

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA**

Owner: **David Gangelhoff**  
**405 N Fort Harrison**  
**Clearwater, FL 33755**

Violation Address: **400 N Garden Ave**  
**Clearwater FL 33755**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, August 22, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning violation of Section **3-805.B, 3-808, 3-808.A1&A.5, 3-1502.K.1, 3-1503.B7, 3-1502.B, 3-1502.D1&D3, 3-1503A, 3-1503.B.1-B.3 & B.9** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

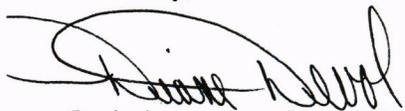
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-562-4097. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

Sincerely,



Code Inspector, City of Clearwater

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater. The purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. Kindly silence electronic devices during the hearings.

**FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.**

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: DAVID J GANGELHOFF  
MAILING ADDRESS: 405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904  
CITY CASE#: PNU2018-00738  
VIOLATION ADDRESS: 400 N GARDEN AVE  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/13/2018

LEGAL DESCRIPTION OF PROPERTY: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

PARCEL #: 09-29-15-37440-003-0100

DATE OF INSPECTION: 7/26/2018 12:30:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

3-1503.B.6. - **\*\*INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE\*\*** Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

3-1503.B.1. - **\*\*PUBLIC NUISANCE CONDITION\*\*** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

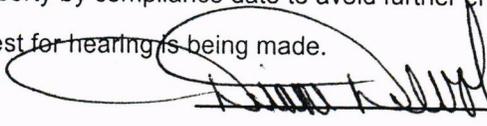
3-1503.A. - **\*\*NUISANCE\*\*** No person owning, leasing, operating, occupying or having control of any premises within the City shall maintain, keep or permit any nuisance (as defined in Section 8-102.) affecting the citizens of the City.

3-1503.B.3. - **\*\*ATTRACTIVE NUISANCE\*\*** Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.

SPECIFICALLY,

All items that are being stored outside to include boats, equipment, dismantled and partially dismantled boats and trailers, engines, metal boat storage racks, and all junk items must be removed from the property by compliance date to avoid further enforcement action.

A violation exists and a request for hearing is being made.

  
\_\_\_\_\_  
Diane Devol

SWORN AND SUBSCRIBED before me on this 30th day of July, 2018, by Diane Devol.

STATE OF FLORIDA  
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

Brenda Fontane

Type of Identification

(Notary Signature)

\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



FILED THIS 2nd DAY OF August, 2018

MCEB CASE NO. 128-18

Whitlee Spagne

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: DAVID J GANGELHOFF CITY CASE#: PNU2018-00739  
MAILING ADDRESS: 405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904

VIOLATION ADDRESS: 400 N GARDEN AVE  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION:

LEGAL DESCRIPTION OF PROPERTY: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

PARCEL #: 09-29-15-37440-003-0100

DATE OF INSPECTION: 7/26/2018 12:35:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

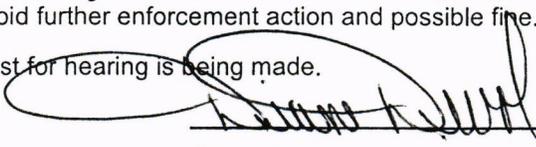
3-1502.K.1. **\*\*SIDEWALKS AND PUBLIC ROW\*\*** Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

SPECIFICALLY,

There is trash and debris scattered throughout the property and overgrowth along the fence line on the Garden St. side of the property. All trash and debris needs to be cleaned up and removed and all areas of overgrowth need to be cut or mowed. Please have done by compliance date to avoid further enforcement action and possible fine.

A violation exists and a request for hearing is being made.

  
\_\_\_\_\_  
Diane Devol

SWORN AND SUBSCRIBED before me on this 30th day of July, 2018, by Diane Devol.

STATE OF FLORIDA  
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

  
\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
Type of Identification



\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

FILED THIS 2nd DAY OF August, 20 18

MCEB CASE NO. 128.18

Heather Sprague  
Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: DAVID J GANGELHOFF  
MAILING ADDRESS: 405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904  
CITY CASE#: PNU2018-00741

VIOLATION ADDRESS: 400 N GARDEN AVE  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/13/2018

LEGAL DESCRIPTION OF PROPERTY: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

PARCEL #: 09-29-15-37440-003-0100

DATE OF INSPECTION: 7/26/2018 12:43:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

3-1503.B.1. - **\*\*PUBLIC NUISANCE CONDITION\*\*** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

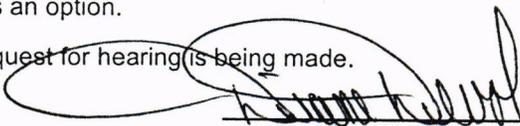
3-1503.B.2. - **\*\*ABANDONED BUILDINGS\*\*** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be a public nuisance.

3-1503.B.9. - **\*\*Other Nuisance Condition\*\*** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

SPECIFICALLY,

The structures on the parcel meet the definition of an abandoned building. These buildings need to have all code violations brought into compliance, continue to maintain, and have active utilities to not be considered abandoned. If this is not going to be done, demolition of the structures is always an option.

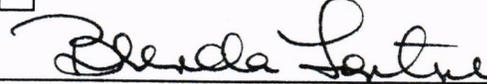
A violation exists and a request for hearing is being made.

  
\_\_\_\_\_  
Diane Devol

SWORN AND SUBSCRIBED before me on this 30th day of July, 2018, by Diane Devol.

STATE OF FLORIDA  
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

  
\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
Type of Identification

\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



FILED THIS 3rd DAY OF August, 20 18

MCEB CASE NO. 128-18

Hinda Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: DAVID J GANGELHOFF CITY CASE#: CDC2018-01309  
MAILING ADDRESS: 405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904

VIOLATION ADDRESS: 400 N GARDEN AVE  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/13/2018

LEGAL DESCRIPTION OF PROPERTY: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

PARCEL #: 09-29-15-37440-003-0100

DATE OF INSPECTION: 7/26/2018 12:46:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

3-805.B. - \*\*Chainlink Fences - Front Chainlink fences shall not be permitted in front of a principal structure. Chainlink fences shall only be located on a parcel to the rear of the front building line of the principal structure.

3-808 - \*\*FENCES AND WALLS\*\* All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - \*\*FENCE SHALL BE MAINTAINED IN VERTICAL POSITION\*\* A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.5. - \*\*FENCE FACE SHALL BE SECURELY FASTENED\*\* Each fence face shall be securely fastened to the support post and fence stringers.

SPECIFICALLY,

The fence running inside the property and along the Garden St. side of the property is in disrepair. Please have the fence repaired, replace, or removed by compliance date to avoid further enforcement action.

A violation exists and a request for hearing is being made.



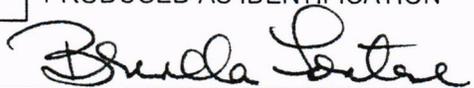
Diane Devol

SWORN AND SUBSCRIBED before me on this 30th day of July, 2018, by Diane Devol.

STATE OF FLORIDA  
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 2nd DAY OF August, 20 18

MCEB CASE NO. 128.18

Wade Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: DAVID J GANGELHOFF  
MAILING ADDRESS: 405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904  
CITY CASE#: CDC2018-01310

VIOLATION ADDRESS: 400 N GARDEN AVE  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/13/2018

LEGAL DESCRIPTION OF PROPERTY: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

PARCEL #: 09-29-15-37440-003-0100

DATE OF INSPECTION: 7/26/2018 12:53:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

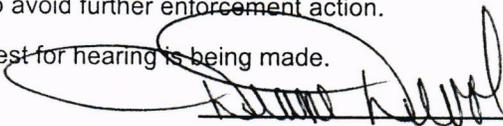
3-1502.D.1. - **\*\*ROOF MAINTENANCE\*\*** All roofs shall be maintained in a safe, secure and watertight condition.

3-1502.D.3. - **\*\*Clean Roof\*\*** Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.

SPECIFICALLY,

The roof on the pink building on the back of the property has a roof that has completely collapsed into the building. This roof must be completely replaced and/or repaired to bring the roof violation into compliance. The building on the Northside of the parcel has vegetation on the roof that needs to be removed and cleared away. Roofs need to repaired and/or replaced by compliance date to avoid further enforcement action.

A violation exists and a request for hearing is being made.

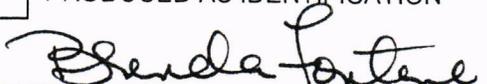
  
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Diane Devol

SWORN AND SUBSCRIBED before me on this 30th day of July, 2018, by Diane Devol.

STATE OF FLORIDA  
COUNTY OF PINELLAS

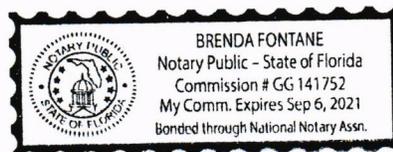
PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

  
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(Notary Signature)

\_\_\_\_\_  
Type of Identification

\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



FILED THIS 2nd DAY OF August, 2018

MCEB CASE NO. 128-18

*Chico Sprague*

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Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: DAVID J GANGELHOFF  
MAILING ADDRESS: 405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904  
CITY CASE#: CDC2018-01311  
VIOLATION ADDRESS: 400 N GARDEN AVE  
CLEARWATER, FL  
DATE OF OFFICIAL NOTICE OF VIOLATION: 6/13/2018  
LEGAL DESCRIPTION OF PROPERTY: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)  
PARCEL #: 09-29-15-37440-003-0100

DATE OF INSPECTION: 7/26/2018 12:57:00 PM

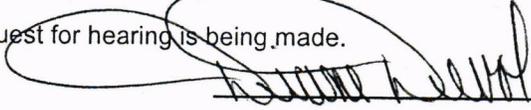
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

3-1502.B. - **\*\*EXTERIOR SURFACES\*\*** All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

SPECIFICALLY,

All exterior surfaces on both buildings needs to be maintained. All areas with rotten wood must be repaired, mildew must be removed, and peeling and/or faded paint must be cleaned and repainted to present a uniform appearance.

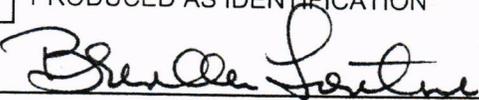
A violation exists and a request for hearing is being made.

  
\_\_\_\_\_  
Diane Devol

SWORN AND SUBSCRIBED before me on this 30th day of July, 2018, by Diane Devol.

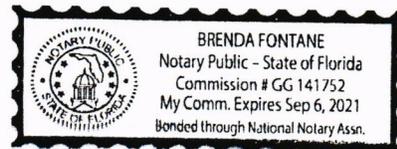
STATE OF FLORIDA  
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

  
\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
Type of Identification

\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



FILED THIS 2nd DAY OF August, 20 18

MCEB CASE NO. 128-18

*Chiselo Sprague*

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Secretary, Municipal Code Enforcement Board



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

DAVID J GANGELHOFF  
405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904

CDC2018-01309

ADDRESS OR LOCATION OF VIOLATION: **400 N GARDEN AVE**

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

DATE OF INSPECTION: 5/3/2018

PARCEL: 09-29-15-37440-003-0100

Section of City Code Violated:

- 3-805.B. - **\*\*Chainlink Fences - Front Chainlink fences shall not be permitted in front of a principal structure. Chainlink fences shall only be located on a parcel to the rear of the front building line of the principal structure.**
- 3-808 - **\*\*FENCES AND WALLS\*\* All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.**
- 3-808.A.1. - **\*\*FENCE SHALL BE MAINTAINED IN VERTICAL POSITION\*\* A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.**
- 3-808.A.5. - **\*\*FENCE FACE SHALL BE SECURELY FASTENED\*\* Each fence face shall be securely fastened to the support post and fence stringers.**

Specifically: The fence running inside the property and along the Garden St. side of the property is in disrepair. Please have the fence repaired, replace, or removed by compliance date to avoid further enforcement action.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector: Diane Devol  
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018

NOV\_PropOwn



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

**Notice of Violation**

DAVID J GANGELHOFF  
405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904

PNU2018-00739

ADDRESS OR LOCATION OF VIOLATION: **400 N GARDEN AVE**

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

DATE OF INSPECTION: 5/3/2018

PARCEL: 09-29-15-37440-003-0100

Section of City Code Violated:

3-1502.K.1. **\*\*SIDEWALKS AND PUBLIC ROW\*\*** Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

Specifically: There is trash and debris scattered throughout the property and overgrowth along the fence line on the Garden St. side of the property. All trash and debris needs to be cleaned up and removed and all areas of overgrowth need to be cut or mowed. Please have done by compliance date to avoid further enforcement action and possible fine.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector: Diane Devol  
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

DAVID J GANGELHOFF  
405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904

CDC2018-01311

ADDRESS OR LOCATION OF VIOLATION: **400 N GARDEN AVE**

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

DATE OF INSPECTION: 5/3/2018

PARCEL: 09-29-15-37440-003-0100

### Section of City Code Violated:

3-1502.B. - \*\*EXTERIOR SURFACES\*\* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

Specifically: All exterior surfaces on both buildings needs to be maintained. All areas with rotten wood must be repaired, mildew must be removed, and peeling and/or faded paint must be cleaned and repainted to present a uniform appearance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector: Diane Devol  
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018

NOV\_PropOwn



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

### Notice of Violation

DAVID J GANGELHOFF  
405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904

CDC2018-01310

ADDRESS OR LOCATION OF VIOLATION: **400 N GARDEN AVE**

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

DATE OF INSPECTION: 5/3/2018

PARCEL: 09-29-15-37440-003-0100

Section of City Code Violated:

3-1502.D.1. - **\*\*ROOF MAINTENANCE\*\*** All roofs shall be maintained in a safe, secure and watertight condition.

3-1502.D.3. - **\*\*Clean Roof\*\*** Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.

Specifically: The roof on the pink building on the back of the property has a roof that has completely collapsed into the building. This roof must be completely replaced and/or repaired to bring the roof violation into compliance. The building on the Northside of the parcel has vegetation on the roof that needs to be removed and cleared away. Roofs need to repaired and/or replaced by compliance date to avoid further enforcement action.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector: Diane Devol  
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

DAVID J GANGELHOFF  
405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904

PNU2018-00738

ADDRESS OR LOCATION OF VIOLATION: **400 N GARDEN AVE**

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

DATE OF INSPECTION: 5/3/2018

PARCEL: 09-29-15-37440-003-0100

### Section of City Code Violated:

3-1503.B.6. - **\*\*INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE\*\*** Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

3-1503.B.1. - **\*\*PUBLIC NUISANCE CONDITION\*\*** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.A. - **\*\*NUISANCE\*\*** No person owning, leasing, operating, occupying or having control of any premises within the City shall maintain, keep or permit any nuisance (as defined in Section 8-102.) affecting the citizens of the City.

3-1503.B.3. - **\*\*ATTRACTIVE NUISANCE\*\*** Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.

Specifically: All items that are being stored outside to include boats, equipment, dismantled and partially dismantled boats and trailers, engines, metal boat storage racks, and all junk items must be removed from the property by compliance date to avoid further enforcement action.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

NOV\_PropOwn



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

DAVID J GANGELHOFF  
405 N FORT HARRISON AVE  
CLEARWATER, FL 33755-3904

PNU2018-00741

ADDRESS OR LOCATION OF VIOLATION: **400 N GARDEN AVE**

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT  
OF LOTS 5 & 10 (PER O.R. 4569/117 & 5557/22)

DATE OF INSPECTION: 5/3/2018

PARCEL: 09-29-15-37440-003-0100

### Section of City Code Violated:

3-1503.B.1. - **\*\*PUBLIC NUISANCE CONDITION\*\*** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.2. - **\*\*ABANDONED BUILDINGS\*\*** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be a public nuisance.

3-1503.B.9. - **\*\*Other Nuisance Condition\*\*** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

Specifically: The structures on the parcel meet the definition of an abandoned building. These buildings need to have all code violations brought into compliance, continue to maintain, and have active utilities to not be considered abandoned. If this is not going to be done, demolition of the structures is always an option.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector: Diane Devol  
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018

NOV\_PropOwn

## Section 3-805. - Chainlink fences.

The following requirements shall apply to chain link fences.

- A. *Prohibited.* Chainlink fences are prohibited within the Downtown District.
- B. *Front.* Chainlink fences shall not be permitted in front of a principal structure. Chainlink fences shall only be located on a parcel to the rear of the front building line of the principal structure.
- C. *Side and rear.* Chainlink fences located between the principal structure and any side or rear lot line shall not exceed 48 inches or six feet if clad with green or black vinyl. If such side or rear lot line is adjacent to a public right-of-way, however, such chainlink fence shall not be permitted.
- D. *Landscaping requirements.* Chainlink fences shall be landscaped with a continuous hedge or a nondeciduous robust growing vine at frequent intervals. Such landscaping may be located on the external or internal side of the fence along the entire length of the fence.
- E. *Public or private recreational facilities.* Chainlink fences for public or private tennis courts, golf courses and driving ranges, athletic fields, play courts, batting cages and other similar uses are exempt from height regulations contained in this section and the location restriction of Section 3-805.B., above.
- F. *Vacant lots.* In all zoning districts except for the Downtown District, chainlink fences, clad with green or black vinyl are permitted to secure any vacant lot. Such fences shall be limited to a maximum height of six feet and are subject to the requirements of 3-805.D., above. Upon development of the vacant lot, all chain link fencing shall be removed.
- G. *Publicly owned landbanked properties.* A six foot high green or black vinyl coated chainlink fence shall be permitted around the perimeter of any publicly owned landbanked property and shall be exempt from the landscaping requirements specified in Section 3-805.D., above.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, § 46, 5-2-02; Ord. No. 7835-07, § 13, 1-17-08; Ord. No. 8349-12, § 31, 9-6-12)

**Note**— See the editor's note at [§ 3-803](#).

## Section 3-808. - Maintenance of fences and walls.

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
  2. Rotten boards in a fence shall be replaced.
  3. Each support post or footer shall be solidly attached to the ground.
  4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
  5. Each fence shall be securely fastened to the support post and fence stringers.
  6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replaced with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

## Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's Code.
- B. *Exterior surfaces.* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. All exterior surfaces shall be free of:
1. Mildew;
  2. Rust;
  3. Loose material, including peeling paint; and
  4. Patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to materials, color, bond and joining.

All cornices, trim and window frames that are damaged, sagging or otherwise deteriorated shall be repaired or replaced to be made structurally sound. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained according to manufacturer's specifications and otherwise treated in a consistent manner.

- C. *Door and window openings.*
1. All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.
  2. Sashes with rotten wood, broken joints or deteriorated mullions or muntins must be repaired or replaced.
  3. Windows shall be maintained in an unbroken, and clean state. No windows shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building façade using wall materials and window detailing comparable with any upper floors and the building façade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way or any other parcel shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.
  4. Doors and windows not facing the public right-of-way and upper level window and door openings fronting a public right-of-way shall be similarly maintained and repaired as the doors and windows facing the public right-of-way, except that such doors and windows may be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.
- D. *Roofs.*
1. All roofs shall be maintained in a safe, secure and watertight condition.
  2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
  3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.
  4. Tile roofs with peeling paint shall be repainted or have the paint removed.
  5. Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.
- E. *Auxiliary and appurtenant structures.*
1. Chimneys and elevator shafts, and mechanical and electrical structures shall be maintained in a satisfactory state of repair and their exterior finish must be architecturally consistent with the exterior side of the building wall from which they can be seen.
  2. Freestanding walls and fences shall be maintained in accordance with the provisions of section 3-808 of this development code.
  3. Fountains and other amenities shall be maintained in good working order and all structural components shall be maintained in a satisfactory state of repair, free of chipping, pitting, cracking, discoloration, peeling or fading.
- F. *Exterior storage and display/ nonresidential properties.*
1. All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.
  2. Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.
- G. *Exterior storage and display for residential properties.*
1. As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.
  2. Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.
  3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
  4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.

5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. *Yards and landscape areas.*

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.
  2. Any portion of a lot not covered by a building or structure or otherwise devoted to parking, a service drive or a walkway shall be landscaped with grass or other appropriate ground cover and shall be maintained in a neat and orderly manner.
  3. All landscape materials, including turf, shrubs, and trees, whether required or optional, shall be maintained in a healthy live condition so as to present a neat and attractive appearance and so as to discourage the accumulation of trash or debris and/or infestation by pests.
  4. No yard, landscape area or growth of landscape material shall encroach upon the public right-of-way so as to hinder safe and convenient vehicular or pedestrian movement in the public right-of-way.
  5. No yard shall be used for dumping or accumulation of any garbage, rubbish, dead animals, trash, waste vegetable or animal matter of any kind or construction debris.
- I. *Signs.* All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.

J. *Vacant parcels.*

1. Vacant parcels of land shall be properly maintained consistent with section 3-1502 H and be free of weeds, litter, rubble or debris.
2. Erosion and sedimentation mitigation measures may be required if it is determined that runoff from a vacant parcel causes harm to adjacent property, city drainage systems or navigable waters which receive the runoff.
3. No temporary or permanent storage of materials or equipment shall be allowed on any vacant parcel except in compliance with the regulations for the use of such property as set forth under Article 2 and Article 3 Division 9 of this Development Code.

K. *Public rights-of-way and sidewalks and parking surfaces.*

1. Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.
2. No person shall erect, place or locate any structure, display materials, merchandise, or similar objects within the limits of any street right-of-way unless specifically permitted pursuant to the provisions of this Development Code.
3. No trash receptacles, newspaper racks or other dispensing machines shall be located in a public right-of-way unless specifically authorized by the city and other applicable agencies.
4. Parking lot and driveway surfaces shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such surface free of pot holes, litter, trash, debris, equipment, weeds, dead vegetation and refuse and shall promptly repair cracked or heaved parking lot surfaces.
5. All sidewalks located on private property shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep sidewalks clear of litter, trash, debris, equipment, weeds, dead vegetation and refuse. Sidewalks that are cracked, heaved or otherwise unsafe for pedestrians shall be promptly replaced.

L. *Maintenance of seawalls.* All seawalls shall be maintained in structurally sound condition and shall comply with applicable building and coastal construction codes.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, §§ 71—75, 5-2-02; Ord. No. 7449-05, § 20, 12-15-05; Ord. No. 8211-10, § 11, 10-5-10; Ord. No. 8931-16, § 18, 9-1-16)

## Section 3-1503. - Nuisances.

- A. No person owning, leasing, operating, occupying or having control of any premises within the city shall maintain, keep or permit any nuisance affecting the citizens of the city.
- B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:
1. A condition or use that causes a substantial diminution of value of property in the vicinity of the condition or use.
  2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
  3. Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.
  4. Overt blocking of drainage pipes, ditches, channels, and streams, so as to cause flooding and adversely affect surrounding property.
  5. Accumulation and placement of nuisances.
    - a. Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.
    - b. The placement of trash, debris or other items on public property without authorization.
  6. Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.
  7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
  8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
  9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
  10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
  11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
    - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
    - b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
    - c. Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.
  12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.
  13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.
  14. *Graffiti.* Graffiti on any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.
- C. Violations of this Section may be enforced by action before the municipal code enforcement board as "nuisance cases" or "non-nuisance cases" pursuant to the corresponding procedures set forth in Section 7-102, or by citation pursuant to Code of Ordinances Section 1.12.

(Ord. No. 6417-99, § 9, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 2, 8-3-00; Ord. No. 6928-02, §§ 76—79, 5-2-02; Ord. No. 7449-05, §§ 21—23, 12-15-05; Ord. No. 7605-06, § 27, 4-20-06; Ord. No. 8211-10, § 12, 10-5-10)

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WM

**09-29-15-37440-003-0100**

Compact Property Record Card

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**Updated July 28, 2018**

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<b>Ownership/Mailing Address Change Mailing Address</b>	<b>Site Address</b>
GANGELHOFF, DAVID J 405 N FORT HARRISON AVE CLEARWATER FL 33755-3904	400 N GARDEN AVE CLEARWATER



Property Use: 4190 (Manufacturing Not Classified Elsewhere)

Total Heated SF: 2,296

Total Gross SF: 2,548

[click here to hide] **Legal Description**

HART'S 2ND ADD TO CLEARWATER BLK 3, E 149.34FT OF LOTS 5 & 10 (PER O.R. 4569 117 & 5557 22)

<a href="#">File for Homestead Exemption</a>			<b>2018 Parcel Use</b>	
<b>Exemption</b>	<b>2018</b>	<b>2019</b>		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

<b>Parcel Information</b> Latest Notice of Proposed Property Taxes (TRIM Notice)				
<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
05557 0022	<a href="#">Sales Query</a>	121030261012	NON EVAC	3.47

<b>2017 Final Value Information</b>					
Year	<u>Just Market Value</u>	<u>Assessed Value / Non-HX Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2017	\$114,900	\$114,900	\$114,900	\$114,900	\$114,900

<b>[click here to hide] Value History as Certified (yellow indicates correction on file)</b>						
Year	<u>Homestead Exemption</u>	<u>Just Market Value</u>	<u>Assessed Value</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2017	No	\$114,900	\$114,900	\$114,900	\$114,900	\$114,900
2016	No	\$116,500	\$116,500	\$116,500	\$116,500	\$116,500
2015	No	\$115,000	\$115,000	\$115,000	\$115,000	\$115,000
2014	No	\$120,300	\$120,300	\$120,300	\$120,300	\$120,300
2013	No	\$113,000	\$113,000	\$113,000	\$113,000	\$113,000
2012	No	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
2011	No	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
2010	No	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000
2009	No	\$184,000	\$184,000	\$184,000	\$184,000	\$184,000
2008	No	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000
2007	No	\$224,000	\$224,000	\$224,000	N/A	\$224,000
2006	No	\$225,000	\$225,000	\$225,000	N/A	\$225,000
2005	No	\$70,700	\$70,700	\$70,700	N/A	\$70,700
2004	No	\$65,000	\$65,000	\$65,000	N/A	\$65,000
2003	No	\$60,000	\$60,000	\$60,000	N/A	\$60,000
2002	No	\$59,600	\$59,600	\$59,600	N/A	\$59,600
2001	No	\$57,400	\$57,400	\$57,400	N/A	\$57,400
2000	No	\$57,400	\$57,400	\$57,400	N/A	\$57,400
1999	No	\$52,200	\$52,200	\$52,200	N/A	\$52,200
1998	No	\$51,100	\$51,100	\$51,100	N/A	\$51,100
1997	No	\$48,600	\$48,600	\$48,600	N/A	\$48,600
1996	No	\$48,600	\$48,600	\$48,600	N/A	\$48,600

<b>2017 Tax Information</b>		<b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>			
<a href="#">2017 Tax Bill</a>	Tax District: <u>CW</u>	<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>Q/U</b> <b>V/I</b>
2017 Final Millage Rate	20.4150		05557 0022	\$46,000	Q
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.					
Amendment 1 - Will you Benefit? <a href="#">Check Estimated 3rd Homestead Exemption Benefit</a>					

<b>2017 Land Information</b>					
Seawall: No	Land Use		Unit Value	Units	Total Adjustments
	Light Manufacture (41)	Land Size: 0x0	6.25	20916.4400	1.0000
		Frontage: None			Adjusted Value: \$130,728
					Method: SF

[click here to hide] **2018 Building 1 Structural Elements** [Back to Top](#)

Building Type: Warehouses  
Quality: Average  
Foundation: Spread/Mono Footing  
Floor System: Slab On Grade  
Exterior Wall: Concrete Block

Site Address: 400 N GARDEN AVE

[Compact Property Record Card](#)

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<p><input checked="" type="checkbox"/> Complete items 1, 2, and 3.</p> <p><input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</p> <p><input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to:</p> <p>Estate of David Gangelhoff            405 N Fort Harrison Ave.            Clearwater, FL 33755</p> <p>Ref: 400 N Garden Ave.</p>  <p>9590 9402 3783 8032 0575 61</p>	<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery            05/21/18</p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label)            7018 0680 0002 2902 7732</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**USPS TRACKING #**



9590 9402 3783 8032 0575 61



First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

**United States Postal Service**

RECEIVED  
 JUN 25 2018  
 PLANNING & DEVELOPMENT  
 CODE COMPLIANCE

• Sender: Please print your name, address, and ZIP+4® in this box •

CITY OF CLEARWATER  
 CODE COMPLIANCE  
 POSTOFFICE BOX 4748  
 CLEARWATER, FL 33758-4748



05/21 