

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 141-25**

Certified Mail
October 10, 2025

Owner: **Giovanni Stanzani**
1614 Drew St.
Clearwater, FL 33755-6107

Violation Address: **1614 Drew St.**
11-29-15-31230-000-0590

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, November 19, 2025, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section(s) **3-904.A** 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 727-444-7155. 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,



SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD

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 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 refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104

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

NAME OF VIOLATOR: GIOVANNI STANZANI
MAILING ADDRESS: 1614 DREW ST
CLEARWATER FL, 33755-6107

CITY CASE#: CDC2025-01618

VIOLATION ADDRESS: 1614 DREW ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 9/3/2025

LEGAL DESCRIPTION OF PROPERTY: GLENWOOD ESTATES ADD LOT 59

PARCEL #: 11-29-15-31230-000-0590

DATE OF INSPECTION: 9/3/2025 2:36:00 PM

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

3-904.A. - **SIGHT VISIBILITY TRIANGLE** To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between thirty inches (30") above grade and eight (8) feet above grade within the sight distance triangle.

SPECIFICALLY,

Please cut down the bushes on the southeast corner so that they are no greater than 30 inches tall going 20 feet north and 20 feet west to come into compliance.

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

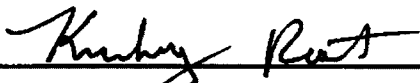


Daniel Kasman

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 7th day of October, 2025, by Daniel Kasman.

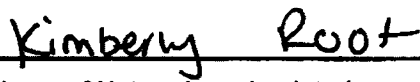
STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)

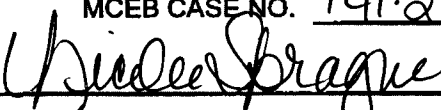
Type of Identification



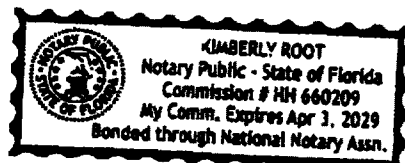
Name of Notary (typed, printed, stamped)

FILED THIS 07th DAY OF October, 20 25

MCEB CASE NO. 141.25



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

GIOVANNI STANZANI
1614 DREW ST
CLEARWATER, FL 33755-6107

CDC2025-01618

ADDRESS OR LOCATION OF VIOLATION: **1614 DREW ST**

LEGAL DESCRIPTION: GLENWOOD ESTATES ADD LOT 59

DATE OF INSPECTION: 9/3/2025

PARCEL: 11-29-15-31230-000-0590

Section of City Code Violated:

3-904.A. - ****SIGHT VISIBILITY TRIANGLE**** To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between thirty inches (30") above grade and eight (8) feet above grade within the sight distance triangle.

Specifically: Please cut down the bushes on the southeast corner so that they are no greater than 30 inches tall going 20 feet north and 20 feet west to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 10/3/2025. 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.

Daniel Kasman

Daniel Kasman

Code Inspector

727-444-8715

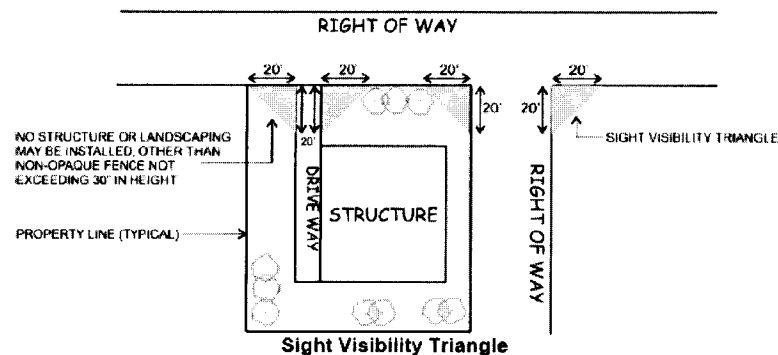
daniel.kasman@myclearwater.com

Date Printed: 9/3/2025

NOV_PropOwn

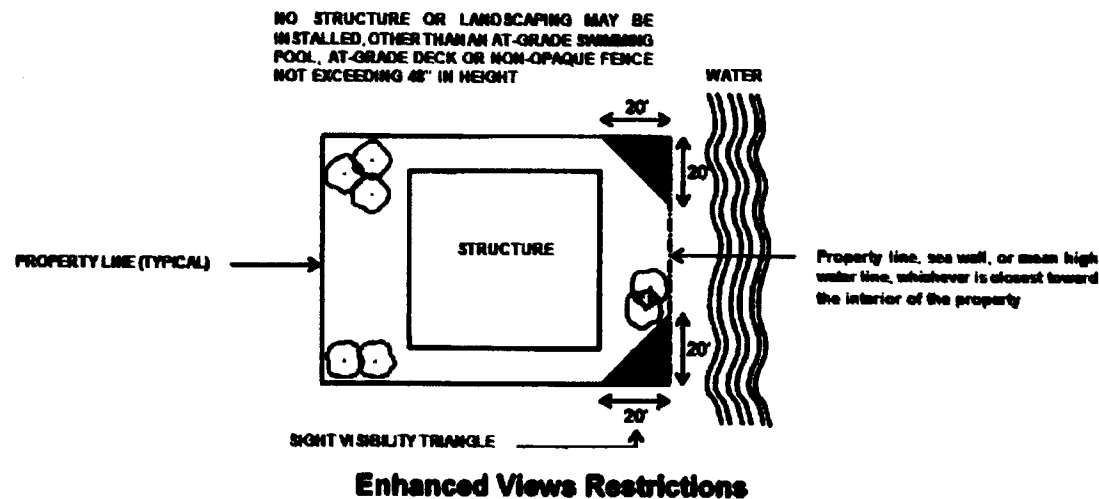
Section 3-904. - Sight visibility triangle.

- A. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle described in the following figure, unless otherwise approved by the City Engineer.



Sight Visibility Triangle

- B. To enhance views of the water from waterfront property, no structure or landscaping may be installed within the sight visibility triangle described in the following figure, with the exception of an at-grade swimming pool, at-grade deck, and a non-opaque fence not to exceed 48 inches in height.



(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, § 48, 5-2-02; Ord. No. 8043-09, § 26, 9-3-09; Ord. No. 8070-09, § 5, 12-3-09; Ord. No. 8931-16, § 13, 9-1-16; Ord. No. 9758-24, § 16, 6-6-24)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2025-01618

Site of Violation: 1614 DREW ST

1. Daniel Kasman, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 3rd day of September, 2025, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1614 DREW ST, Clearwater, Florida.



Daniel Kasman Code Inspector
727-444-8715
daniel.kasman@myclearwater.com

RECEIVED

SEP 03 2025

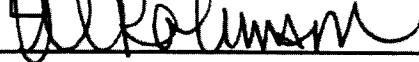
CITY CLERK DEPARTMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 3rd day of September, 2025, by Daniel Kasman.

☒ PERSONALLY KNOWN TO ME

☒ PRODUCED AS IDENTIFICATION

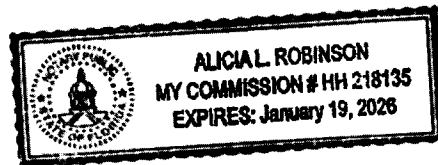


(Notary Signature)

ALICIA L. ROBINSON

Name of Notary (typed, printed, stamped)

Type of Identification





Parcel Summary (as of 07-Oct-2025)

Parcel Map

Parcel Number

11-29-15-31230-000-0590

Owner Name

STANZANI, GIOVANNI

Property Use

0110 Single Family Home

Site Address

1614 DREW ST
CLEARWATER, FL 33755

Mailing Address

1614 DREW ST
CLEARWATER, FL 33755-6107

Legal Description

GLENWOOD ESTATES ADD LOT 59

Current Tax District

CLEARWATER (CW)

Year Built

1925

Living SF	Gross SF	Living Units	Buildings
1,048	1,392	1	1



Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16153/1708	\$206,400	265.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	9/56