

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

**Certified Mail
August 2, 2018**

Owner: **TSETSE LLC**
610 Mandalay Ave.
Clearwater, FL 33767-1632

Violation Address: **314 N Garden Ave., Clearwater**
Parcel # 09-29-15-44352-003-0060

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, August 22, 2018, 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 **3-1503.B.2, 47.161, & 3-1502.A** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

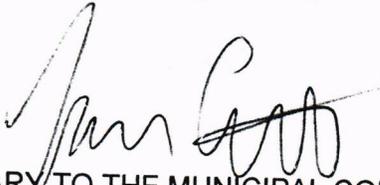
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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 727-562-4097. 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,



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 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

City Case Number: UNS2018-00010

NAME OF VIOLATOR: TSETSE LLC
MAILING ADDRESS: 610 MANDALAY AVE
CLEARWATER, FL 33767-1632

VIOLATION ADDRESS: 314 N GARDEN AVE

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

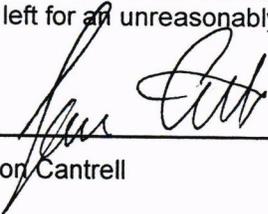
PARCEL #: 09-29-15-44352-003-0060

DATE OF INSPECTION: 7/17/2018 2:13:00 PM

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

Section 3-1503. - Nuisances.

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.

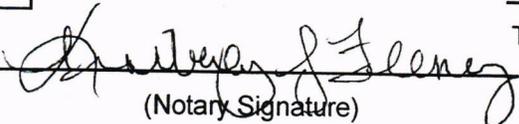


Jason Cantrell

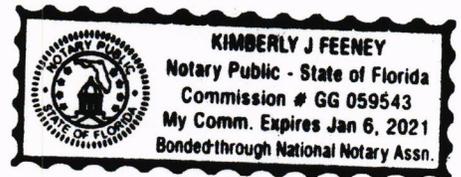
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 2nd day of August, by Jason Cantrell.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION



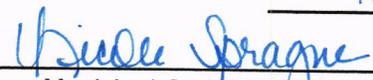
(Notary Signature) Type of Identification _____



Name of Notary (typed, printed, stamped)

FILED THIS 2nd DAY OF August, 2018

MCEB CASE NO. 129-18



Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1718, CLEARWATER, FLORIDA 33758-1718
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

June 1, 2018

NOTICE OF UNSAFE BUILDING

Case #: UNS2018-00010

CERTIFIED MAIL #: 70173040000105944900

LOCATION: 314 N GARDEN AVE

PARCEL NO: 09-29-15-44352-003-0060

LEGAL: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS 6 THRU
10 INCL & VAC ST ADJ TO N. PER ORD 7896-07 OR 16086/1264 TOGETHER WITH
PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC. BEG AT NE COR OF SD

Dear Owners:

You are hereby notified that in accordance with the City of Clearwater Ordinances the above described property is declared unsafe and is creating a nuisance, and is therefore, subject to abatement, repair or demolition. Reference Section 47.161, of the Clearwater Community Development Code and the Standard Unsafe Building Abatement Code as adopted by the City of Clearwater, Florida.

It is in a deteriorated condition that creates a serious hazard to the health, safety and welfare of the public. Items that must be corrected include, but are not limited to, what is shown on the enclosed inspection report. All items on the attached report must be corrected.

You are hereby ordered to repair or demolish this structure within the limits of all building and zoning regulations. Should you elect to repair this structure, you are required to submit drawings showing how this is to be accomplished, secure all necessary permits, and commence work no later than seven (7) calendar days from receipt of this notice. Work is to be continued to completion within twenty (20) calendar days following issuance of the permit.

Work will be considered complete only upon the issuance of a certificate of completion (CoC). The city will give the utility companies (electric, water, gas, etc.) authorization to turn on utilities when all construction work has been completed to meet Code requirements. Use of this structure before issuance of CoC is a violation of law. Electrical power needed to make repairs at this site will require a temporary power pole and the associated permits and inspections.

The repairs must upgrade the structure to all the latest provisions of the current Standard Housing, Building, Plumbing, and Mechanical Codes and the National Electric Codes. The work shall also include the structural repair of all mechanical, electrical, plumbing, building and fire code. All openings providing access to the interior of the building must be secured using approved materials and methods. Any exterior repairs necessary to remove hazards to persons outside the building(s) shall be performed to the satisfaction of the City as a prerequisite to an extension of a deadline.

6/1/2018

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UNS_Notice_of_Unsafe

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



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) 562-4567

Repairs needed will be, but not limited to the following: Building, Plumbing, Electrical, and Mechanical. You are required to obtain a licensed Florida Engineer, and / or Contractor to determine all areas of the structure that do not meet current Codes. Submit to the City a report from your Construction Professional containing specifics as to how this structure will be brought to current Code Standards, if you choose to repair.

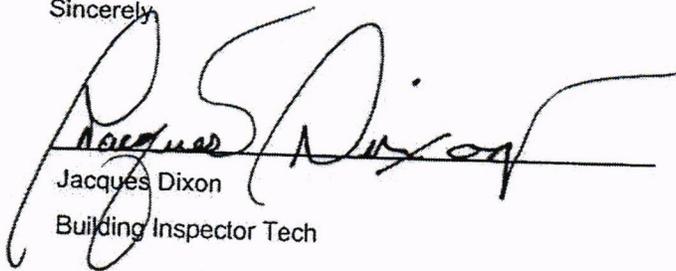
The building or structure may be secured to City of Clearwater specifications up for a maximum of twenty-seven (27) calendar days. During that time all necessary repairs, construction, alterations, removal or demolition shall be completed.

If the repairs, or demolition are not completed by the dates specified in this notice, by authority of Chapter 6 of the Standard Unsafe Building Code, 1985 edition, as adopted by Section 47.051(1)(e) of the City Code of Ordinances, the building will be ordered vacated and posted to prevent further occupancy until the work is completed, the City will take action to obtain compliance with this building.

All costs and expenses will be billed to you. Costs include anything incurred in bringing the property into compliance, including expenses and staff time. An unpaid bill may result in a lien for the amount of the billing. The lien will remain on your property until the bill is paid or the lien satisfied.

Any person having a legal or equitable interest in this property may appeal this decision to the City of Clearwater's Building/Flood Board of Adjustments and Appeals. Upon failure to appeal within the time specified, this notice shall constitute a final order and no additional notice shall be required or provided. A written notice of appeal shall be filed with the Building Official within seven (7), calendar days of receipt of this notice, on a form which you may obtain from this office. Failure to appeal within the time specified will constitute a waiver of all rights to an administrative hearing.

Sincerely,



Jacques Dixon
Building Inspector Tech



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1798, CLEARWATER, FLORIDA 33758-1798
MUNICIPAL SERVICES BUILDING, 100 SOUTH MERITE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (813) 562-1567

UNSAFE STRUCTURE REPORT

Inspector: Jacques Dixon

Date Inspected: June 1, 2018

Case #: UNS2018-00010

Property Address: 314 N GARDEN AVE
CLEARWATER, FL 33755

Parcel No: 09-29-15-44352-003-0060

Legal Description: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS
6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07 OR 16086/1264
TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT
NE COR OF SD

Owner Name: TSETSE LLC

Mailing Address: 610 MANDALAY AVE
CLEARWATER, FL 33767-1632

REPORT

The items listed below were easily visible and noted on an inspection of this structure. They are items that are at least part of the reason this structure has been declared UNSAFE. Caution - Do not use this report as a work write-up. It will be necessary for you to have an architect, engineer, and/or contractor thoroughly inspect the entire structure. This inspection should compare all current Florida Codes with your structure and determine any and all code deficiencies. This structure must be remodeled/repaired to meet all current codes. Your design professional will be able to determine what needs to be done to make the structure meet current codes.

TO OCCUPY THE STRUCTURE OR TO HAVE UTILITIES TURNED ON, THE STRUCTURE MUST MEET THE CURRENT CODES.

Exterior

- Section 3-1503. - Nuisances.

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.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1718, CLEARWATER, FLORIDA 34758-1718
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 34756
TELEPHONE (727) 562-4567

It is the property owner's responsibility to have the structure thoroughly investigated for all code deficiencies and to have that work completed by a licensed contractor before utility turn on and occupancy. Submit report to inspector listed below.

Inspector's Signature:

Jacques Dixon

Supervisor's Signature:

Dana C. Root

Property Address: 314 N GARDEN AVE



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) 562-4567

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

August 2, 2018

NOTICE OF UNSAFE BUILDING

Case #: UNS2018-00010

CERTIFIED MAIL #: 0

LOCATION: 314 N GARDEN AVE

PARCEL NO: 09-29-15-44352-003-0060

LEGAL: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07 OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT NE COR OF SD

Dear Owners:

You are hereby notified that in accordance with the City of Clearwater Ordinances the above described property is declared unsafe and is creating a nuisance, and is therefore, subject to abatement, repair or demolition. Reference Section 47.161, of the Clearwater Community Development Code and the Standard Unsafe Building Abatement Code as adopted by the City of Clearwater, Florida.

It is in a deteriorated condition that creates a serious hazard to the health, safety and welfare of the public. Items that must be corrected include, but are not limited to, what is shown on the enclosed inspection report. All items on the attached report must be corrected.

You are hereby ordered to repair or demolish this structure within the limits of all building and zoning regulations. Should you elect to repair this structure, you are required to submit drawings showing how this is to be accomplished, secure all necessary permits, and commence work no later than seven (7) calendar days from receipt of this notice. Work is to be continued to completion within twenty (20) calendar days following issuance of the permit.

Work will be considered complete only upon the issuance of a certificate of completion (CoC). The city will give the utility companies (electric, water, gas, etc.) authorization to turn on utilities when all construction work has been completed to meet Code requirements. Use of this structure before issuance of CoC is a violation of law. Electrical power needed to make repairs at this site will require a temporary power pole and the associated permits and inspections.

The repairs must upgrade the structure to all the latest provisions of the current Standard Housing, Building, Plumbing, and Mechanical Codes and the National Electric Codes. The work shall also include the structural repair of all mechanical, electrical, plumbing, building and fire code. All openings providing access to the interior of the building must be secured using approved materials and methods. Any exterior repairs necessary to remove hazards to persons outside the building(s) shall be performed to the satisfaction of the City as a prerequisite to an extension of a deadline.



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) 562-4567

Repairs needed will be, but not limited to the following: Building, Plumbing, Electrical, and Mechanical. You are required to obtain a licensed Florida Engineer, and / or Contractor to determine all areas of the structure that do not meet current Codes. Submit to the City a report from your Construction Professional containing specifics as to how this structure will be brought to current Code Standards, if you choose to repair.

The building or structure may be secured to City of Clearwater specifications up for a maximum of twenty-seven (27) calendar days. During that time all necessary repairs, construction, alterations, removal or demolition shall be completed.

If the repairs, or demolition are not completed by the dates specified in this notice, by authority of Chapter 6 of the Standard Unsafe Building Code, 1985 edition, as adopted by Section 47.051(1)(e) of the City Code of Ordinances, the building will be ordered vacated and posted to prevent further occupancy until the work is completed, the City will take action to obtain compliance with this building.

All costs and expenses will be billed to you. Costs include anything incurred in bringing the property into compliance, including expenses and staff time. An unpaid bill may result in a lien for the amount of the billing. The lien will remain on your property until the bill is paid or the lien satisfied.

Any person having a legal or equitable interest in this property may appeal this decision to the City of Clearwater's Building/Flood Board of Adjustments and Appeals. Upon failure to appeal within the time specified, this notice shall constitute a final order and no additional notice shall be required or provided. A written notice of appeal shall be filed with the Building Official within seven (7), calendar days of receipt of this notice, on a form which you may obtain from this office. Failure to appeal within the time specified will constitute a waiver of all rights to an administrative hearing.

Sincerely,

Jason Cantrell

Building Inspector



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) 562-4567

UNSAFE STRUCTURE REPORT

Inspector: Jason Cantrell

Date Inspected: August 2, 2018

Case #: UNS2018-00010

Property Address: 314 N GARDEN AVE
CLEARWATER, FL 33755

Parcel No: 09-29-15-44352-003-0060

Legal Description: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS
6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07 OR 16086/1264
TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT
NE COR OF SD

Owner Name: TSETSE LLC

Mailing Address: 610 MANDALAY AVE
CLEARWATER, FL 33767-1632

REPORT

The items listed below were easily visible and noted on an inspection of this structure. They are items that are at least part of the reason this structure has been declared UNSAFE. Caution - Do not use this report as a work write-up. It will be necessary for you to have an architect, engineer, and or contractor thoroughly inspect the entire structure. This inspection should compare all current Florida Codes with your structure and determine any and all code deficiencies. This structure must be remodeled/repaired to meet all current codes. Your design professional will be able to determine what needs to be done to make the structure meet current codes.

TO OCCUPY THE STRUCTURE OR TO HAVE UTILITIES TURNED ON, THE STRUCTURE MUST MEET THE CURRENT CODES.

Exterior

- Section 3-1503. - Nuisances.

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.

- 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.



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) 562-4567

UNSAFE BUILDINGS & SYSTEMS - 47.161 Declared illegal; amendments to standard code

- **UNSAFE BUILDINGS & SYSTEMS - 47.161 Declared illegal; amendments to standard code**

(1) All buildings, structures, or electrical, gas, mechanical or plumbing systems which are unsafe or unsanitary, or which do not provide adequate egress, or which constitute a fire hazard, or which are otherwise dangerous to human life, or which constitute a hazard to safety or health, are considered unsafe buildings, structures or service systems and are hereby declared illegal. All such unsafe building, structures or service systems shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Standard Unsafe Building Abatement Code, adopted in section 47.051 of this Code of Ordinances, with the following amendments:

UNSAFE. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

 1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
 2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.



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) 562-4567

It is the property owner's responsibility to have the structure thoroughly investigated for all code deficiencies and to have that work completed by a licensed contractor before utility turn on and occupancy. Submit report to inspector listed below.

Inspector's Signature:

Jim Eto

Supervisor's Signature:

Kevin Garcia

Property Address: 314 N GARDEN AVE

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,

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

Sec. 47.161. - Declared illegal; amendments to standard code.

- (1) All buildings, structures, or electrical, gas, mechanical or plumbing systems which are unsafe or unsanitary, or which do not provide adequate egress, or which constitute a fire hazard, or which are otherwise dangerous to human life, or which constitute a hazard to safety or health, are considered unsafe buildings, structures or service systems and are hereby declared illegal. All such unsafe building, structures or service systems shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Standard Unsafe Building Abatement Code, adopted in section 47.051 of this Code of Ordinances, with the following amendments:

Section 105. Section 105 is amended to read in its entirety:

105. Board of adjustment and appeals. The building/flood board of adjustment and appeals shall have the authority to provide for adjustments and appeals to the Standard for Unsafe Building Abatement Code, and shall have the authority to make the final interpretation of provisions of such code. This section shall not be construed as depriving the Municipal Code Enforcement Board of its authority to conduct hearings relating to violations of the Standard Unsafe Building Abatement Code or to carry out its powers pursuant to Division 9 of Article III of Chapter 2 of the Code of Ordinances.

Section 302.1.1, paragraph 3.1. Paragraph 3.1 of section 302.1.1 is amended to read:

3.1. If the building or structure is to be repaired or secured, the notice shall require that all necessary permits be secured and the work commenced within seven calendar days following service of notice and that the work be completed within 20 calendar days following issuance of the permit. The notice shall also indicate the degree to which the repairs must comply with the provisions of the Standard Building Code, in accordance with section 101.4 of this Standard Unsafe Building Abatement Code.

Section 302.1.1, paragraph 3.3. Paragraph 3.3 of section 302.1.1 is amended to read:

3.3. If the building or structure is to be demolished, the notice shall require that the premises be vacated within 30 calendar days following service of notice, or immediately following service of notice in the case of an occupied building or

structure which constitutes an immediate hazard to life or to the safety of the occupants and the public. The notice shall also require that all required permits for demolition be secured and the work commenced within seven calendar days following service of notice, and that the demolition be completed within no longer than 20 calendar days following issuance of the permit.

Section 302.1.1, paragraph 4. Paragraph 4 of section 302.1.1 is amended to read:

4. A statement advising that any person having any legal or equitable interest in the property may appeal the notice by the building official to the building/flood board of adjustment and appeals; that such appeal shall be in writing in the form specified in section 401 of this Standard Unsafe Building Abatement Code and shall be filed with the building official within seven calendar days following service of the notice; that upon a failure to appeal in the time specified, the notice shall constitute a final order and no additional notice shall be required or provided; and that failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

Section 303. Section 303 is amended to read in its entirety:

303. Standards For Compliance. The following action shall be taken by the building official when ordering the repair, vacation or demolition of an unsafe building or structure:

1. The building shall be ordered repaired in accordance with the Standard Building Code or demolished at the option of the owner.
2. If the building or structure constitutes an immediate hazard to life or to the safety of the public:
 - a. The building official shall order the building or structure vacated immediately; and
 - b. The building official shall cause the building or structure to be made safe. If the cost to repair is more than 50 percent of the value of that building or structure, the building official shall order the building or structure demolished.

3. The building or structure may be secured or boarded up for a maximum of 30 calendar days, after which time the necessary repairs or construction, alterations, removal, or demolition shall have been commenced and completed; provided, that if an appeal has been taken, the building or structure may be secured or boarded up during the pendency of the appeal and for such additional time as the reviewing board may allow.

4. The building official may extend a deadline for repairing, securing or boarding up, or demolishing a building or structure upon a showing of good cause by the owner, and upon a showing by the owner that the owner has entered into a contract with a licensed contractor to perform the necessary work. To allow the owner to be eligible for a deadline extension, the contract shall require the necessary work to be commenced not later than 60 days following service of notice to the owner and shall require the work to be completed not later than 30 days following commencement of the work if the work consists of nonstructural repairs, or not later than 90 days following commencement of the work if the work consists of structural repairs or demolition of the building or structure. However, if the building or structure constitutes an immediate hazard to life or to the safety of the occupants and the public, the deadline to vacate the building shall not be extended, the building or structure shall be secured against entry by trespassers, and any exterior repairs necessary to remove hazards to persons outside the building or structure shall be performed to the satisfaction of the building official as a prerequisite to an extension of a deadline.

Section 401.1. Section 401.1 is amended to read in its entirety:

401.1. Right of Appeal—Filing.

Any person entitled to service in accordance with the provisions of chapter 3 of this Standard Unsafe Building Abatement Code may appeal any action of the building official under this code to the building/flood board of adjustment and appeals. Such appeal must be filed in writing with the building official within seven calendar days from the date of service on a form provided by the building official containing at least the following information:

1. Identification of the building or structure by street address or legal description.
2. A statement identifying the legal or equitable interest of each appellant.
3. A statement identifying the specific order of the building official or section of the code being appealed.
4. A statement detailing the issues on which the appellant desires to be heard.
5. The signature of all appellants and their mailing addresses.
6. An application fee as determined in the fee schedule. If appellant is successful, the fee will be refunded.

Chapter 5. Chapter 5 is amended to read in its entirety:

501.1. As an alternative code enforcement remedy, the Municipal Code Enforcement Board is hereby authorized to conduct hearings relating to violations of the Standard Unsafe Building Abatement Code. In any case in which the board finds that a violation has occurred, the board may order corrective action to be taken by a date certain, which corrective action may include the repair, improvement, vacation, or demolition of the building or structure, and may otherwise carry out its powers pursuant to Division 9 of Article III of Chapter 2 of the Code of Ordinances relating to any such violations.

501.2. The hearing notice shall be served personally or mailed as required by section 302.1.3 of this Standard Unsafe Building Abatement Code at least ten calendar days prior to the hearing date.

502. Judicial review. The decision of the building/flood board of adjustment and appeals shall be subject to judicial review in the circuit court by common law certiorari.

- (2) Those provisions of the Standard Unsafe Building Abatement Code not expressly amended by this section 47.161 shall continue in full force and effect.

(Ord. No. 5767-95, § 1, 3-16-95)

Exhibit A

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

09-29-15-44352-003-0060

Compact Property Record Card

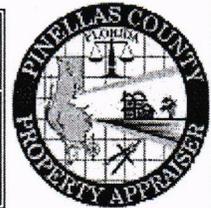
[Tax Estimator](#)

**Updated August 1,
2018**

[Email](#) [Print](#) [Radius Search](#)

[FEMA/WLM](#)

<u>Ownership/Mailing Address Change</u> <u>Mailing Address</u>	<u>Site Address</u>
TSETSE LLC 610 MANDALAY AVE CLEARWATER FL 33767-1632	314 N GARDEN AVE CLEARWATER



Property Use: 4190 (Manufacturing Not Classified Elsewhere) Total Heated SF: 1,900 Total Gross SF: 1,900

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

JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07 OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT NE COR OF SD LOT 6 TH S00D26'40"E 155FT TO SE COR OF LOT 6 TH N89D 56'40"W 353.03FT TO SW COR OF LOT 10 TH N00D37'45"W 79.94FT TH S89D46'49"E 116.49FT TH N04D33'37"W 108.3FT TH S89D48'20"E 244.77FT TH S00D26'40"E 30 FT TO POB

File for Homestead Exemption			2018 Parcel Use	
Exemption	2018	2019		
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		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	<u>Sales Comparison</u>	<u>Census Tract</u>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
14925/0366	Sales Query	121030261012	NON EVAC	H1/13

2017 Final Value Information

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	\$275,500	\$275,500	\$275,500	\$275,500	\$275,500

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3, and print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Addressee's name:
 ITSE LLC
 5 mandalay Ave
 Clearwater FL, 33767-1632



2. ZIP+4® Number (Transfer from secure label)
 7037 3040 0001 0594 4900

ADDRESSEE: COMPLETE THIS SECTION ON DELIVERY

3. Signature
 [Handwritten Signature] Addressee

4. Received by (Printed Name) Date of Delivery
 [Handwritten Name] [Handwritten Date]

5. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: No

- | | |
|--|---|
| <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 |

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

Domestic Return Receipt

USPS TRACKING#



First-Class Postage & Fees Paid
 USPS
 Permit No. 1

9590 9402 3292 7196 4336 65

United States Postal Service
 PLANNING & DEVELOPMENT DEPT
 CITY OF CLEARWATER
 JUN 13 2018
 RECEIVED

6. Sender: Please print your name, address, and ZIP+4® in this block.

CITY OF CLEARWATER
 PLANNING & DEVELOPMENT SERVICES
 100 S MYRTLE AVENUE
 CLEARWATER, FLORIDA 33756
 ATTEN: JACQUES DIXON
 RE: 314 N Garden