

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 179-25**

**Certified Mail**

**November 7, 2025**

Owner: **Weiyi Yang**  
**6610 Baker Ct.**  
**Colleyville, TX 76034-5751**

Violation Address: **2503 Brigadoon Dr**  
**08-29-16-11404-025-0030**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, December 17, 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) **3-1502.B** 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

City Case Number: CDC2025-00795

NAME OF VIOLATOR: WEIYI YANG  
MAILING ADDRESS: 6610 BAKER CT  
COLLEYVILLE, TX, 76034-5751

VIOLATION ADDRESS: 2503 BRIGADOON DR

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

PARCEL #: 08-29-16-11404-025-0030

DATE OF INSPECTION: 4/17/2025 2:30:00 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.

*Jarrid Daniels*  
Jarrid Daniels

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 30th day of October, 2025, by Jarrid Daniels.

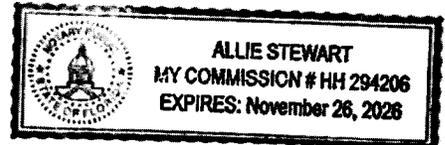
- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

*Allie Stewart*

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

(Notary Signature)

*Allie Stewart*



Name of Notary (typed, printed, stamped)

FILED THIS 30 DAY OF October, 2025

MCEB CASE NO.

179.25  
*Whitney Sprague*



# 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

WEIYI YANG  
6610 BAKER CT  
COLLEYVILLE, TX 76034-5751

CDC2025-00795

ADDRESS OR LOCATION OF VIOLATION: **2503 BRIGADOON DR**

LEGAL DESCRIPTION: BRIGADOON OF CLEARWATER BLK 25, LOT 3

DATE OF INSPECTION: 4/17/2025

PARCEL: 08-29-16-11404-025-0030

### 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: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. To avoid further action and/or fines, please address any visible mildew and/or dirt, peeling or falling paint and/or damaged exterior surfaces by the compliance date, and maintain the property on a regular basis. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/21/2025. 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.

Jarrid Daniels Code Inspector

727-444-8835

jarrid.daniels@myclearwater.com

Date Printed: 4/18/2025

NOV\_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance 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

Tracking Number:

Remove X

## 9589071052702276531964

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

### Latest Update

Your item was picked up at the post office at 2:03 pm on May 9, 2025 in COLLEYVILLE, TX 76034.

### Get More Out of USPS Tracking:

**USPS Tracking Plus®**

Feedback

#### Delivered

**Delivered, Individual Picked Up at Post Office**

COLLEYVILLE, TX 76034

May 9, 2025, 2:03 pm

#### Reminder to Schedule Redelivery of your item

May 3, 2025

#### Notice Left (No Authorized Recipient Available)

COLLEYVILLE, TX 76034

April 28, 2025, 3:33 pm

#### Out for Delivery

COLLEYVILLE, TX 76034

April 28, 2025, 9:19 am

#### Arrived at Post Office

COLLEYVILLE, TX 76034

April 28, 2025, 9:08 am

#### Departed USPS Regional Facility

FORT WORTH TX DISTRIBUTION CENTER

April 26, 2025, 9:09 pm

**Arrived at USPS Regional Facility**

FORT WORTH TX DISTRIBUTION CENTER

April 26, 2025, 12:34 pm

**Departed USPS Facility**

TAMPA, FL 33630

April 25, 2025, 3:05 am

**Arrived at USPS Facility**

TAMPA, FL 33630

April 24, 2025, 8:08 pm

Hide Tracking History

**What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)**

**Text & Email Updates**



**USPS Tracking Plus®**



**Product Information**



**See Less** ^

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**



**Parcel Summary (as of 30-Oct-2025)** **Parcel Map**

**Parcel Number**  
**08-29-16-11404-025-0030**

**Owner Name**  
 YANG, WEIYI

**Property Use**  
 0133 Planned Unit Development

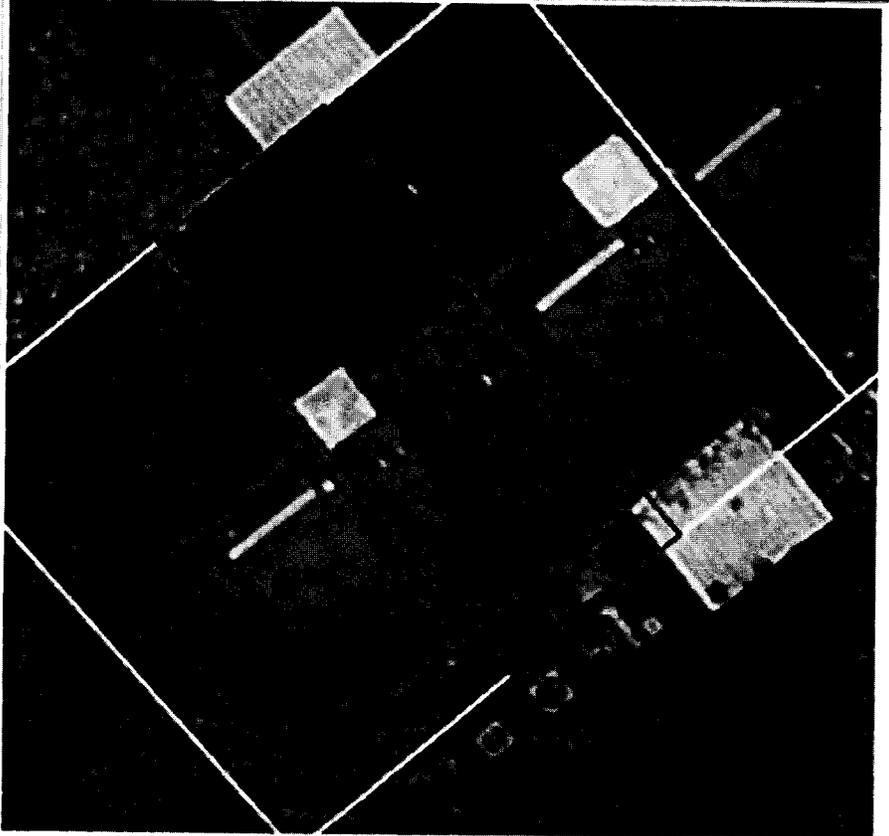
**Site Address**  
 2503 BRIGADOON DR  
 CLEARWATER, FL 33759

**Mailing Address**  
 6610 BAKER CT  
 COLLEYVILLE, TX 76034-5751

**Legal Description**  
 BRIGADOON OF CLEARWATER BLK 25, LOT 3

**Current Tax District**  
 CLEARWATER (CW)

**Year Built**  
 1985



Living SF	Gross SF	Living Units	Buildings
1,088	1,088	1	1

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22860/2144	\$232,251	<u>268.18</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	91/35

**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$197,413	\$197,413	\$197,413	\$197,413	\$197,413

**Value History (yellow indicates corrected value)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$185,835	\$116,978	\$66,978	\$91,978	\$66,978
2023	Y	\$175,772	\$113,571	\$63,571	\$88,571	\$63,571
2022	Y	\$143,124	\$110,263	\$60,263	\$85,263	\$60,263
2021	Y	\$113,087	\$107,051	\$57,051	\$82,051	\$57,051
2020	Y	\$105,573	\$105,573	\$55,573	\$80,573	\$55,573