

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 21-26**

**Certified Mail**  
**December 19, 2025**

**Owner: Jimmy & Leo Island Properties LLC  
671 House Wren Cir  
Palm Harbor, FL 34683-6264**

**Violation Address: 280 Windward Psge., Clearwater  
08-29-15-00000-130-0400**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, January 28, 2026, 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) **4-203.A.1** 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: SWO2024-03002

NAME OF VIOLATOR: JIMMY & LEO ISLAND PROPERTIES LLC  
MAILING ADDRESS: 671 HOUSE WREN CIR  
PALM HARBOR, FL, 34683-6264

VIOLATION ADDRESS: 280 WINDWARD PSG

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

PARCEL #: 08-29-15-00000-130-0400

DATE OF INSPECTION: 11/10/2025 2:41:00 PM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.



Catherine Reese

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization on this 8th day of December, 2025, by Catherine Reese.

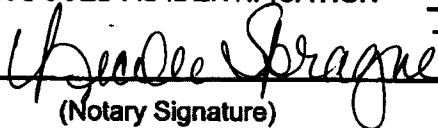


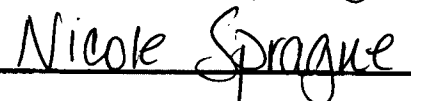
PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

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

  
(Notary Signature)

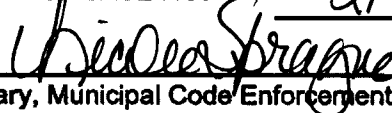


Name of Notary (typed, printed, stamped)

FILED THIS 16<sup>th</sup> DAY OF December, 2025

MCEB CASE NO.

21-216



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) 562-4567 FAX (727) 562-4576

## NOTICE OF VIOLATION

**SWO2024-03002**

JIMMY & LEO ISLAND PROPERTIES LLC  
671 HOUSE WREN CIR  
PALM HARBOR, FL 34683-6264

ADDRESS OR LOCATION OF VIOLATION: **280 WINDWARD PSG**

LEGAL DESCRIPTION: FROM NE COR OF LOT 3, BLK C, UNIT 5, ISLAND ESTATES CLEARWATER  
TH N01D21'01"E 40FT TH CUR LT RAD 5310FT ARC 40FT CB N01D07'56"E 40 FT TH N88D38'59"W  
160FT FOR POB TH N88D38'59"W 155FT TH CUR LT RAD 4995FT

DATE OF INSPECTION: 03/31/2025

PARCEL: 08-29-15-00000-130-0400

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

**Specifically, Permit is in need of revisions and communication for said revisions have failed. Stop work order cannot be rectified until permit is issued and approved.**

**Alterations were made to the interior of this business including addition of walls/windows and doors for a second business (Susie's Scoops) without proper permits and inspections.**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/18/2025. 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.

Catherine Reese  
Code Inspector

DATE MAILED: 3/31/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: 727-444-8141  
CC: 9589071052702277353473



# 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 FAX (727) 562-4576

## NOTICE OF VIOLATION

**SWO2024-03002**

JIMMY & LEO ISLAND PROPERTIES LLC  
671 HOUSE WREN CIR  
PALM HARBOR, FL 34683-6264

ADDRESS OR LOCATION OF VIOLATION: **280 WINDWARD PSG**

LEGAL DESCRIPTION: FROM NE COR OF LOT 3, BLK C, UNIT 5, ISLAND ESTATES CLEARWATER  
TH N01D21'01"E 40FT TH CUR LT RAD 5310FT ARC 40FT CB N01D07'56"E 40 FT TH N88D38'59"W  
160FT FOR POB TH N88D38'59"W 155FT TH CUR LT RAD 4995FT

DATE OF INSPECTION: 04/22/2025

PARCEL: 08-29-15-00000-130-0400

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

**Specifically, Permit is in need of revisions and communication for said revisions have failed. Stop work order cannot be rectified until permit is issued and approved.**

**Alterations were made to the interior of this business including addition of walls/windows and doors for a second business (Susie's Scoops) without proper permits and inspections.**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/12/2025. 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.

Catherine Reese  
Code Inspector

DATE MAILED: 4/22/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: 727-224-7143  
CC: 9589071052702276542083



# 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 FAX (727) 562-4576

## NOTICE OF VIOLATION

**SWO2024-03002**

JIMMY & LEO ISLAND PROPERTIES LLC  
671 HOUSE WREN CIR  
PALM HARBOR, FL 34683-6264

**ADDRESS OR LOCATION OF VIOLATION: 280 WINDWARD PSG**

**LEGAL DESCRIPTION: FROM NE COR OF LOT 3, BLK C, UNIT 5, ISLAND ESTATES CLEARWATER  
TH N01D21'01"E 40FT TH CUR LT RAD 5310FT ARC 40FT CB N01D07'56"E 40 FT TH N88D38'59"W  
160FT FOR POB TH N88D38'59"W 155FT TH CUR LT RAD 4995FT**

**DATE OF INSPECTION: 06/02/2025**

**PARCEL: 08-29-15-00000-130-0400**

**Section of City Code violated:**

**4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.**

**Specifically, Permit is in need of revisions and communication for said revisions have failed. Stop work order cannot be rectified until permit is issued and approved.**

**Alterations were made to the interior of this business including addition of walls/windows and doors for a second business (Susie's Scoops) without proper permits and inspections.**

**THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/23/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.**

Catherine Reese  
Code Inspector

DATE MAILED: 6/2/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: 727-224-7143  
CC: POSTED TO PROPERTY



# 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 FAX (727) 562-4576

## NOTICE OF VIOLATION

**SWO2024-03002**

JIMMY & LEO ISLAND PROPERTIES LLC  
671 HOUSE WREN CIR  
PALM HARBOR, FL 34683-6264

ADDRESS OR LOCATION OF VIOLATION: **280 WINDWARD PSG**

LEGAL DESCRIPTION: FROM NE COR OF LOT 3, BLK C, UNIT 5, ISLAND ESTATES CLEARWATER  
TH N01D21'01"E 40FT TH CUR LT RAD 5310FT ARC 40FT CB N01D07'56"E 40 FT TH N88D38'59"W  
160FT FOR POB TH N88D38'59"W 155FT TH CUR LT RAD 4995FT

DATE OF INSPECTION: 10/20/2025

PARCEL: 08-29-15-00000-130-0400

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

**Specifically, \*\*FINAL NOTICE\*\***

**Permit is in need of revisions and communication for said revisions have failed. Stop work order cannot be rectified until permit is issued and approved.**

**Alterations were made to the interior of this business including addition of walls/windows and doors for a second business (Susie's Scoops) without proper permits and inspections.**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 11/7/2025. 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.

Catherine Reese  
Code Inspector

DATE MAILED: 10/20/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: (727) 444-8141  
CC: 9589071052702276530516

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## **Section 4-203. Building permit.**

### **A. *Permit required.***

1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.
2. No seawall, bulkhead, groin, marine improvement, bridge or other similar marine structure shall be built within the city until the building official has issued a building permit for such work.
3. A building permit shall authorize only the use, arrangement and/or construction described in Level One and Two approvals and no other use, arrangement or construction.
4. Complete engineering and architectural plans for each component of a development project shall be required to be submitted prior to the issuance of a building permit. For any phased project, such plans shall be required for each phase of the development.

### **B. *Procedure:*** All applications for building permits shall be submitted in a form required by this Development Code and the building official. Upon receipt of an application, including a declaration of unity of title, in accordance with Article 4 Division 16, the building official shall forward a copy to the community development coordinator in order to determine whether the application conforms to an approved Level One or Level Two approval. Upon receipt of the determination of the community development coordinator, the building official shall determine whether the application conforms to all applicable requirements contained in the building code. If the building official determines that the application does conform, the building permit shall be issued. If the building official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.

### **C. *Appeal:*** A denial of a building permit may be appealed in the manner provided in Article 4 Division 5.

(Ord. No. 6526-00, § 1, 6-15-00)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- 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. Article Addressed to:**

Riti Invest LLC  
1820 SE 18th Ave  
Ocala FL 34471



9590 9402 8454 3156 6405 27

**2. Article Number (Transfer from service label)**

9589 0710 5270 0675 7713 25

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X *[Signature]*

☐ Agent

☐ Addressee

**B. Received by (Printed Name)**

*[Signature]*

**C. Date of Delivery**

3/11/2024

**D. Is delivery address different from 1?**

If YES, enter delivery address below:

☐ Yes

☐ No

MAR 14 2024

PLANNING & DEVELOPMENT  
CODE COMPLIANCE

**3. Service Type**

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery





## Parcel Summary (as of 08-Dec-2025)

## Parcel Map

## Parcel Number

**08-29-15-00000-130-0400**

## Owner Name

JIMMY &amp; LEO ISLAND PROPERTIES LLC

## Property Use

1121 Strip Store - (2 or more stores)

## Site Address

280 WINDWARD PSGE  
CLEARWATER, FL 33767

## Mailing Address

671 HOUSE WREN CIR  
PALM HARBOR, FL 34683-6264

## Legal Description

FROM NE COR OF LOT 3, BLK C, UNIT 5, ISLAND  
ESTATES CLEARWATER TH N01D21'01"E 40FT TH  
CUR LT RAD 5310FT ARC 40FT CB N01D07'56"E 40  
FT TH N88D38'59"W 1

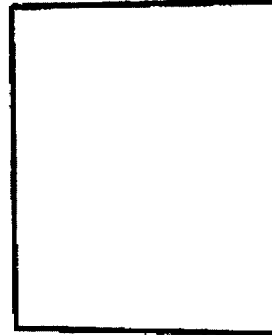
## Current Tax District

CLEARWATER (CW)

## Year Built

1968 | 1969

Heated SF	Gross SF	Living Units	Buildings
7,224	8,747	0	2



## Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

## Property Exemptions &amp; 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
16573/1341	Find Comps	260.01	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	/

## 2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000

## 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	N	\$1,830,000	\$1,738,000	\$1,738,000	\$1,830,000	\$1,738,000
2023	N	\$1,580,000	\$1,580,000	\$1,580,000	\$1,580,000	\$1,580,000
2022	N	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
2021	N	\$1,365,000	\$1,365,000	\$1,365,000	\$1,365,000	\$1,365,000