

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

Certified Mail sent:
03/08/2019

Owner: **GULFVIEW LODGING LLP**
505 RIVERFRONT PKWY
CHATTANOOGA, TN 37402-1609

Violation Address: **355 S GULFVIEW BLVD**
Parcel # 07-29-15-52380-000-0710

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, MARCH 27 2019, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Meeting Room A/B, in the Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section 3-1502.A & 3-1503.B.2. & 47.161. of the Clearwater City Code, Standard Housing Code, or Florida Building Code, or National Electric 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, or give an order for the City of Clearwater to rectify the violation by any reasonable means necessary.

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,
JASON CANTRELL

BUILDING CONSTRUCTION INSPECTOR

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: UNS2019-00001

NAME OF VIOLATOR: GULFVIEW LODGING LLP
MAILING ADDRESS: 505 RIVERFRONT PKWY
CHATTANOOGA, TN 37402-1609

VIOLATION ADDRESS: 355 S GULFVIEW BLVD

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

PARCEL #: 07-29-15-52380-000-0710

DATE OF INSPECTION: 1/2/2019 10:33:00 AM

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

(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.

ALL ROOMS ON THE THIRD AND FOURTH FLOOR WHERE THE WALKWAY HAS BEEN SUPPORTED, MUST BE VACATED UNTIL ALL REPAIRS ARE PERMITTED AND INSPECTED AND THE PERMIT CLOSED OUT. ENGINEERED PLANS MUST BE SUBMITTED WITH APPLICATION FOR PERMIT.

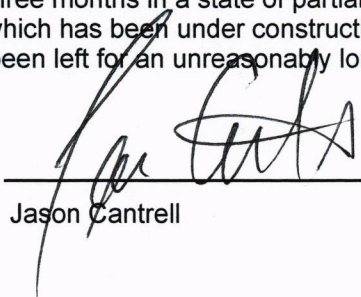
Section 3-1502. - Property maintenance requirements.

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.

3-1503. - Nuisances.

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:

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

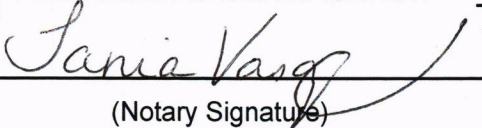
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 12th day of March, 2019, by Jason Cantrell.

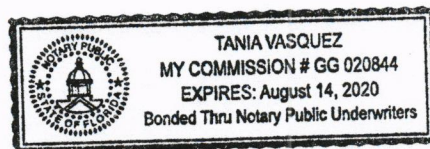
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)

Tania Vasquez

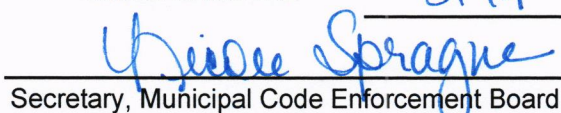


Name of Notary (typed, printed, stamped)

FILED THIS 12 DAY OF March, 20 19

MCEB CASE NO.

51-19


Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2019-01003

NAME OF VIOLATOR: GULFVIEW LODGING LLP
MAILING ADDRESS: 505 RIVERFRONT PKWY
CHATTANOOGA, TN 37402-1609

VIOLATION ADDRESS: 355 S GULFVIEW BLVD

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

PARCEL #: 07-29-15-52380-000-0710

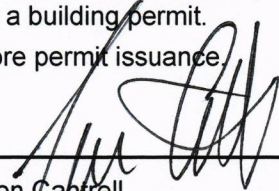
DATE OF INSPECTION: 1/2/2019 10:54:00 AM

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

110 PERMITS - Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure or to cause any work to be done, shall first make application to the Building Official and obtain the required permit therefore. Ordinary minor repairs may be made with the approval of the Building Official without a permit, provided that such repairs shall not violate any of the provisions of this code.

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.

Article IV - 47.083(2) - Work commencing before permit issuance.



Jason Cantrell

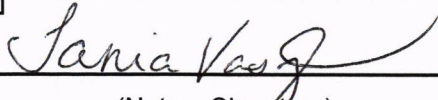
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 12th day of March, 2019, by Jason Cantrell.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

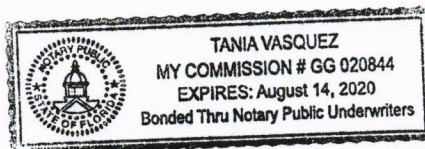
Type of Identification



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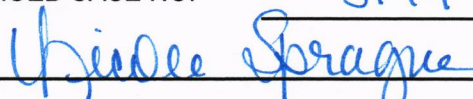


Name of Notary (typed, printed, stamped)



FILED THIS 12 DAY OF March, 2019

MCEB CASE NO.



51-19

Affidavit_Reg4Hearing



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

SWO2019-01003

GULFVIEW LODGING LLP
505 RIVERFRONT PKWY
CHATTANOOGA, TN 37402-1609

ADDRESS OR LOCATION OF VIOLATION: **355 S GULFVIEW BLVD**

LEGAL DESCRIPTION: LLOYD-WHITE-SKINNER SUB LOTS 71 & 120

DATE OF INSPECTION: 01/02/2019

PARCEL: 07-29-15-52380-000-0710

Section of City Code violated:

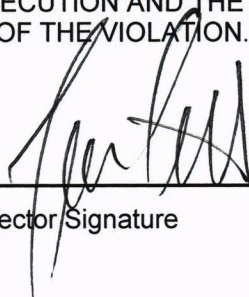
110 PERMITS - Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure or to cause any work to be done, shall first make application to the Building Official and obtain the required permit therefore. Ordinary minor repairs may be made with the approval of the Building Official without a permit, provided that such repairs shall not violate any of the provisions of this code.

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.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, Walkway that was shored up requires a permit.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/17/2019. 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 Signature

DATE MAILED: 1/3/2019
INSPECTOR: Jason Cantrell
INSPECTOR TELEPHONE: 727-562-4570



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

GULFVIEW LODGING LLP
505 RIVERFRONT PKWY
CHATTANOOGA, TN 37402-1609

January 3, 2019

NOTICE OF UNSAFE BUILDING

Case #: UNS2019-00001

CERTIFIED MAIL #: 70173040000108314786

LOCATION: 355 S GULFVIEW BLVD

PARCEL NO: 07-29-15-52380-000-0710

LEGAL: LLOYD-WHITE-SKINNER SUB LOTS 71 & 120

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.

This violation cited above must be corrected by securing all necessary permits, and commencing 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. Failure to correct the above listed violation by the date indicated, or recurrence of the violation after correction, will result in a legal action before the municipal code enforcement board of the city of clearwater or before the Pinellas county court. Such action may result in a fine or other civil remedy. The alleged violator may be liable for the reasonable costs of the investigation, prosecution and the administrative hearing, and any other reasonable costs the city incurs in correcting the violation, should this person be found guilty of the violation.

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: January 3, 2019

Case #: UNS2019-00001

Property Address: 355 S GULFVIEW BLVD
CLEARWATER, FL 33767

Parcel No: 07-29-15-52380-000-0710

Legal Description: LLOYD-WHITE-SKINNER SUB LOTS 71 & 120

Owner Name: GULFVIEW LODGING LLP

Mailing Address: 505 RIVERFRONT PKWY
CHATTANOOGA, TN 37402-1609

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

- ALL ROOMS ON THE THIRD AND FOURTH FLOOR WHERE THE WALKWAY HAS BEEN SUPPORTED, MUST BE VACATED UNTIL ALL REPAIRS ARE PERMITTED AND INSPECTED AND THE PERMIT CLOSED OUT. ENGINEERED PLANS MUST BE SUBMITTED WITH APPLICATION FOR PERMIT.

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.

3-1503. - Nuisances.

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:

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
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TELEPHONE (727) 562-4567

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
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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: _____

Supervisor's Signature: _____

Property Address: 355 S GULFVIEW BLVD

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

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)

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

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

by the words "or part thereof". (For the purpose of this Code each portion of a building separated from other portion by a firewall shall be considered as a separate building.)

CELLAR – that portion of a building, the ceiling of which is entirely below grade or less than 4 ft 6 in (1372 mm) above grade.

DORMITORY – a space in a unit where group sleeping accommodations are provided with or without meals for persons not members of the same family group in one room, or in a series of closely associated rooms under joint occupancy and single management, as in college dormitories, fraternity houses, military barracks and ski lodges.

DWELLING – when used in this Code without other qualifications, means a building occupied exclusively for residential purposes by not more than two families.

DWELLING UNIT – a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

EXTERMINATION – the control and extermination of insects, rodents, or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping; or by any other recognized and legal pest elimination methods.

FAMILY – one or more persons living together, whether related by blood, marriage or adoption, and having common housekeeping facilities.

FLOOR AREA – the total area of habitable space in a building or structure.

GARBAGE – the animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

108 VIOLATIONS AND PENALTIES

Any person, firm, corporation or agent, who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, demolish or move any structure, or has erected, constructed, altered, repaired, moved or demolished a building or structure in violation of this Code shall be prosecuted within the limits provided by state or local laws. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, or continued and upon conviction of any such violation such person shall be punished within the limits and as provided by state laws.

109 VALIDITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Code.

110 PERMITS

Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure or to cause any such work to be done, shall first make application to the Housing Official and obtain the required permit therefor. Ordinary minor



9590 9402 4283 8190 5478 83

United States
Postal ServicePLANNING & DEVELOPMENT DEPT
CITY OF CLEARWATER

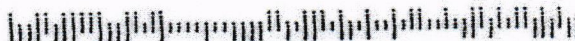
JAN 15 2019

RECEIVED

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

CITY OF CLEARWATER PLANNING & DEVELOPMENT
100 S. MYRTLE AVENUE
CLEARWATER, FL 33756
ATTN: Jason Cantrell RE:

355 S. GULFVIEW



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:

Gulfview Lodging LLP
505 RIVERFRONT PKWY
Chattanooga, TN 37402-1609

9590 9402 4283 8190 5478 83

2. Article Number (Transfer from service label)

7017 3040 0001 0831 4786

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jason Cantrell* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" 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) | |

Domestic Return Receipt

CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF SERVICE

Case #: UNS2019-00001

355 S GULFVIEW BLVD

RECEIVED

MAR 08 2019

OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DEPT.

I, Jason Cantrell being duly sworn, deposes and says:

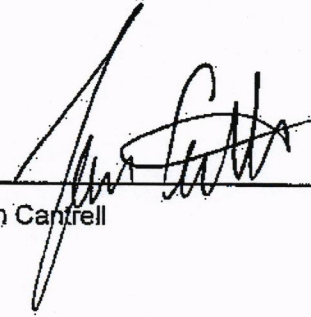
1. That I am Code Inspector employed by the Planning and Development Department of the City of Clearwater.

2. That on the 8th day of March, 2019, I personally served the attached papers by leaving said papers with EDDY MAY

(Name of Person who receives papers)

3. A copy of this notice has been posted at City Hall.

Further Affiant sayeth


Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 8th day of March, 2019, by Jason Cantrell.

☒ PERSONALLY KNOWN TO ME

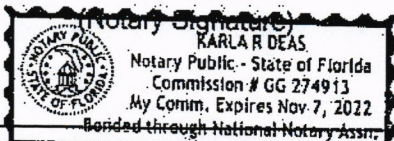
☐ PRODUCED AS IDENTIFICATION

Driver License

Type of Identification

Karla Deas

Notary Public,



Name of Notary (typed, printed, stamped)

11/7/2022

Commission Expiration Date

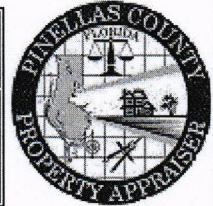
Exhibit A

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

07-29-15-52380-000-0710

Compact Property Record Card[Tax Estimator](#)**Updated March 8,
2019**[Email](#) [Print](#) [Radius Search](#)[FEMA/WLM](#)

<u>Ownership/Mailing Address Change</u> <u>Mailing Address</u>	<u>Site Address</u>
GULFVIEW LODGING LLP 505 RIVERFRONT PKWY CHATTANOOGA TN 37402-1609	355 S GULFVIEW BLVD CLEARWATER



Property Use: 3913 (Hotels and Motels (49 units or less)) Total Heated SF: 14,033 Total Gross SF: 19,198 Total Units:33

[\[click here to hide\]](#) **Legal Description**

LLOYD-WHITE-SKINNER SUB LOTS 71 & 120 TOGETHER WITH E 1/2 VAC GULFVIEW BLVD ADJ ON W OF SD LOT 71 PER O.R. 20203/1614

File for Homestead Exemption			2019 Parcel Use	
Exemption	2019	2020		
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)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
19067/2109	Sales Query	121030260023	A	Compare Preliminary to Current FEMA Maps	13/12

2018 Interim 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>
2018	\$3,415,000	\$3,415,000	\$3,415,000	\$3,415,000	\$3,415,000

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