

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

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

Violation Address: **405 N Ft Harrison**  
**Clearwater, FL 33756**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, August 22, 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(s) of Section(s) **3-1503.B.5.A, 3-1403.B.1, 3-1503.B.6, 3-1502.B** of the City of Clearwater Code. (See attached Affidavit(s) of Repeat 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 and 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.

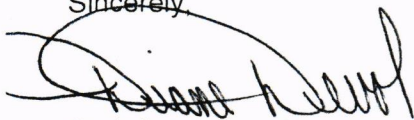
The case shall be presented to the Board even if the violation(s) described in the attached Affidavit(s) of Repeat Violation is/are corrected prior to the Board hearing.

Should you be found to have committed a repeat violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$500 a day against you and your property for every day each violation continues beyond the date of notice to you of the repeat violation(s).

A repeat violation is a violation of a provision of a Code or Ordinance by a person whom the Code Enforcement Board previously found to have violated the same provision within five (5) years prior to the violation.

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 violation(s) or if the violation(s) is/are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit of Repeat Violation.

Sincerely,



Code Inspector, City of Clearwater

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 REPEAT VIOLATION AND REQUEST FOR HEARING

CITY CASE NO: PNU2018-00764

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

VIOLATION ADDRESS: 405 N FT HARRISON AVE

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

PARCEL #: 09-29-15-37440-003-0060

DATE OF INSPECTION: 6/15/2018 12:10:00 PM

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

3-1503.B.6. - **\*\*INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE\*\*** 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 vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

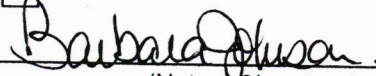
A repeat violation exists and a request for hearing is being made. No reasonable time to correct the violation is required per F.S.S. Sec. 182.06(3).

  
Diane Devol

STATE OF FLORIDA  
COUNTY OF PINELLAS

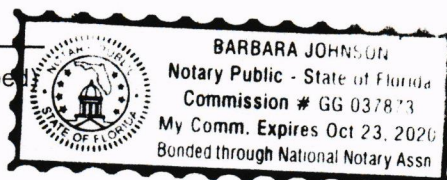
SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

  
(Notary Signature)

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

\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



FILED THIS 2<sup>nd</sup> DAY OF August, 2018

MCEB CASE NO. 130-18

Wendee Sprague  
Secretary, Municipal Code Enforcement Board



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF REPEAT VIOLATION AND REQUEST FOR HEARING

CITY CASE NO: PNU2018-00763

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

VIOLATION ADDRESS: 405 N FT HARRISON AVE

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

PARCEL #: 09-29-15-37440-003-0060

DATE OF INSPECTION: 6/15/2018 12:05:00 PM

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

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

3-1503.B.5.A. - **\*\*Accumulation and Placement of Nuisances\*\*** An 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 property 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.

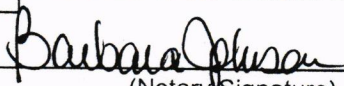
A repeat violation exists and a request for hearing is being made. No reasonable time to correct the violation is required per F.S.S. Sec. 162.06(3).

  
Diane Devol

STATE OF FLORIDA  
COUNTY OF PINELLAS

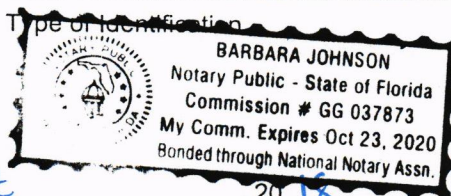
SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

  
(Notary Signature)

Name of Notary (typed, printed, stamped)

FILED THIS 2nd DAY OF August, 2018





130-18

MCEB CASE NO.

Heide Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF REPEAT VIOLATION AND REQUEST FOR HEARING

CITY CASE NO: CDC2018-01339

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

VIOLATION ADDRESS: 405 N FT HARRISON AVE

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

PARCEL #: 09-29-15-37440-003-0060

DATE OF INSPECTION: 6/15/2018 12:18:00 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.

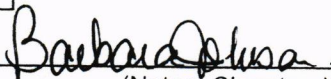
A repeat violation exists and a request for hearing is being made. No reasonable time to correct the violation is required per F.S.S. Sec. 162.06(3)

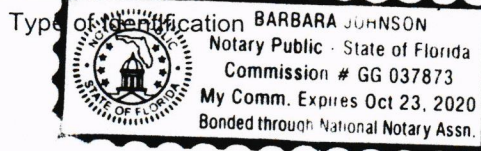
  
Diane Devol

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

  
(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 2nd DAY OF August, 20 18

130-18

MCEB CASE NO.

Brenda Sprague

Secretary, Municipal Code Enforcement Board



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF REPEAT VIOLATION AND REQUEST FOR HEARING

CITY CASE NO: CDC2018-01340

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

VIOLATION ADDRESS: 405 N FT HARRISON AVE

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

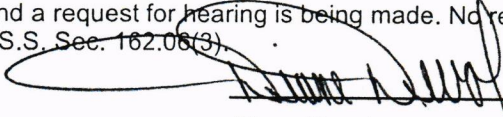
PARCEL #: 09-29-15-37440-003-0060

DATE OF INSPECTION: 6/15/2018 12:29:00 PM

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

3-1403.B.1. - \*\*GRASS PARKING\*\* No parking, displaying or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this Code.

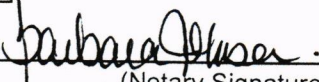
A repeat violation exists and a request for hearing is being made. No reasonable time to correct the violation is required per F.S.S. Sec. 162.06(3).

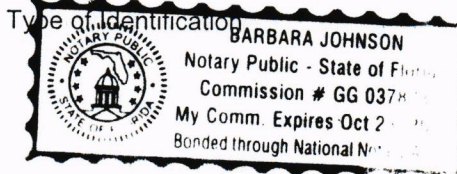
  
Diane Devol

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

  
(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 2nd DAY OF August, 2018

MCEB CASE NO. 130-18

  
Secretary, Municipal Code Enforcement Board



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Repeat Violation

TSETSE LLC  
610 MANDALAY AVE  
CLEARWATER, FL 33767-1632

PNU2018-00763

ADDRESS OR LOCATION OF VIOLATION: 405 N FT HARRISON AVE

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, LOTS 6, 7, 8 & 9 & PART OF LOTS 3, 5 & 10 & PT VAC ALLEY BETWEEN TOGETHER WITH LOT 1 OF FORT HARRISON SUB & VAC ALLEY ADJ ON E ALL DESC

DATE OF INSPECTION: 6/15/2018

PARCEL: 09-29-15-37440-003-0060

### Section of City Code Violated:

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

3-1503.B.5.A. - **\*\*Accumulation and Placement of Nuisances\*\*** An 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 property 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.

Specifically: There is an accumulation of trash and debris scattered throughout the lot. All trash and debris items must be cleaned up and properly disposed of. Lot must be maintained on a regular basis. This is considered a REPEAT VIOLATION due to the property at 1058 Sunset Point Rd. being found in violation of the same stated ordinances by the MCEB in May of 2018. Repeat violations are subject to immediate fine and fines will accrue on a daily basis until the property is brought into compliance.

THIS VIOLATION 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: Diane Devol  
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018



# 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 Repeat Violation

TSETSE LLC  
610 MANDALAY AVE  
CLEARWATER, FL 33767-1632

CDC2018-01340

ADDRESS OR LOCATION OF VIOLATION: 405 N FT HARRISON AVE

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, LOTS 6, 7, 8 & 9 & PART OF LOTS 3, 5 & 10 & PT VAC ALLEY BETWEEN TOGETHER WITH LOT 1 OF FORT HARRISON SUB & VAC ALLEY ADJ ON E ALL DESC

DATE OF INSPECTION: 6/15/2018

PARCEL: 09-29-15-37440-003-0060

Section of City Code Violated:

3-1403.B.1. - \*\*GRASS PARKING\*\* No parking, displaying or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this Code.

Specifically: No parking, displaying or storing of motor vehicles shall be permitted on any grass or unpaved areas. All vehicles must be removed from the grass area and continue to maintain as a vacant grassy area at all times. This is considered a REPEAT VIOLATION due to the property at 1058 Sunset Point Rd. being found in violation of the same stated ordinance by the MCEB in May of 2018. Repeat violations are subject to immediate fine and fines will accrue on a daily basis until the property is brought into compliance.

THIS VIOLATION 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: Diane Devol  
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018





# 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 Repeat Violation

TSETSE LLC  
610 MANDALAY AVE  
CLEARWATER, FL 33767-1632

PNU2018-00764

ADDRESS OR LOCATION OF VIOLATION: 405 N FT HARRISON AVE

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, LOTS 6, 7, 8 & 9 & PART OF LOTS 3, 5 & 10 & PT VAC ALLEY BETWEEN TOGETHER WITH LOT 1 OF FORT HARRISON SUB & VAC ALLEY ADJ ON E ALL DESC

DATE OF INSPECTION: 6/15/2018

PARCEL: 09-29-15-37440-003-0060

### Section of City Code Violated:

3-1503.B.6. - \*\*INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE\*\* 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 vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

Specifically: All outdoor storage of all or part of any dismantled, inoperative or discarded vehicle, boat, personal watercraft, any abandoned vehicle, boat trailer and hauling trailers must be removed. This is considered REPEAT VIOLATION due to the property at 1058 Sunset Point Rd. being found in violation of the same stated ordinances by the MCEB in May of 2018. Repeat violations are subject to immediate fine and fines will accrue on a daily basis until the property is brought into compliance.

THIS VIOLATION 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: Diane Devol  
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018



# 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) 562-4755

## Notice of Repeat Violation

TSETSE LLC  
610 MANDALAY AVE  
CLEARWATER, FL 33767-1632

CDC2018-01339

ADDRESS OR LOCATION OF VIOLATION: 405 N FT HARRISON AVE

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, LOTS 6, 7, 8 & 9 & PART OF LOTS 3, 5 & 10 & PT VAC ALLEY BETWEEN TOGETHER WITH LOT 1 OF FORT HARRISON SUB & VAC ALLEY ADJ ON E ALL DESC

DATE OF INSPECTION: 6/15/2018

PARCEL: 09-29-15-37440-003-0060

### 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: The exterior surfaces of the buildings are in serious need of repair. Please have all rotten wood replaced and all areas repaired. Exterior of the buildings must be free of mildew, rust; loose material including peeling paint. All repaired areas must present a uniform appearance. This is considered a REPEAT VIOLATION due to the property at 1058 Sunset Point Rd. being found in violation of the same stated ordinance by the MCEB in May of 2018. Repeat violations are subject to immediate fine and fines will accrue on a daily basis until the property is brought into compliance.

THIS VIOLATION 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.

Date Printed: 6/15/2018

Inspector: Diane Devo  
Inspector Phone: 727-562-4727



## 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 vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.
  7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
  8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
  9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
  10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
  11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
    - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
    - b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
    - c. Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.
  12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.
  13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.
  14. *Graffiti.* Graffiti on any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.
- C. Violations of this Section may be enforced by action before the municipal code enforcement board as "nuisance cases" or "non-nuisance cases" pursuant to the corresponding procedures set forth in Section 7-102, or by citation pursuant to Code of Ordinances Section 1.12.

(Ord. No. 6417-99, § 9, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 2, 8-3-00; Ord. No. 6928-02, §§ 76—79, 5-2-02; Ord. No. 7449-05, §§ 21—23, 12-15-05; Ord. No. 7605-06, § 27, 4-20-06; Ord. No. 8211-10, § 12, 10-5-10)



## 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 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 be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.
- D. *Roofs.*
1. All roofs shall be maintained in a safe, secure and watertight condition.
  2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
  3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.
  4. Tile roofs with peeling paint shall be repainted or have the paint removed.
  5. Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.
- E. *Auxiliary and appurtenant structures.*
1. Chimneys and elevator shafts, and mechanical and electrical structures shall be maintained in a satisfactory state of repair and their exterior finish must be architecturally consistent with the exterior side of the building wall from which they can be seen.
  2. Freestanding walls and fences shall be maintained in accordance with the provisions of section 3-808 of this development code.
  3. Fountains and other amenities shall be maintained in good working order and all structural components shall be maintained in a satisfactory state of repair, free of chipping, pitting, cracking, discoloration, peeling or fading.
- F. *Exterior storage and display/ nonresidential properties.*
1. All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.
  2. Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.
- G. *Exterior storage and display for residential properties.*
1. As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.
  2. Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.
  3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
  4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.

5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. *Yards and landscape areas.*

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.
2. Any portion of a lot not covered by a building or structure or otherwise devoted to parking, a service drive or a walkway shall be landscaped with grass or other appropriate ground cover and shall be maintained in a neat and orderly manner.
3. All landscape materials, including turf, shrubs, and trees, whether required or optional, shall be maintained in a healthy live condition so as to present a neat and attractive appearance and so as to discourage the accumulation of trash or debris and/or infestation by pests.
4. No yard, landscape area or growth of landscape material shall encroach upon the public right-of-way so as to hinder safe and convenient vehicular or pedestrian movement in the public right-of-way.
5. No yard shall be used for dumping or accumulation of any garbage, rubbish, dead animals, trash, waste vegetable or animal matter of any kind or construction debris.

- I. *Signs.* All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.

J. *Vacant parcels.*

1. Vacant parcels of land shall be properly maintained consistent with section 3-1502 H and be free of weeds, litter, rubble or debris.
2. Erosion and sedimentation mitigation measures may be required if it is determined that runoff from a vacant parcel causes harm to adjacent property, city drainage systems or navigable waters which receive the runoff.
3. No temporary or permanent storage of materials or equipment shall be allowed on any vacant parcel except in compliance with the regulations for the use of such property as set forth under Article 2 and Article 3 Division 9 of this Development Code.

K. *Public rights-of-way and sidewalks and parking surfaces.*

1. Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, 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 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 3-1403. - Parking lot surfaces.

- A. *Permanent surface.* Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.
- B. *Grass surface.*
1. No parking, displaying, or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this section.
  2. Eighty-five percent of parking required for places of worship, outdoor recreational facilities and other uses as determined by the community development coordinator may have a durable grass or other permeable surface.
  3. Community gardens may provide parking spaces on the grass, provided that the grass parking areas are clearly identified, dedicated and maintained in a clean and un-deteriorated manner.
  4. All surface parking spaces provided in excess of the minimum required pursuant to Article 2 may be surfaced with reinforced grass or other permeable surface as approved by the City Engineer. However, all vehicular accessways and driveways for these excess parking spaces shall be improved in a manner consistent with Section 3-1403.A.
  5. The city manager or the community development coordinator may permit parking on the grass or other permeable surface for public purpose needs, including reducing stormwater impacts.
  6. Any grass parking areas must be a minimum of ten feet from any tree.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, §§ 63, 64, 5-2-02; Ord. No. 7605-06, § 25, 4-20-06; Ord. No. 8654-15, § 22, 2-5-15; Ord. No. 8931-16, § 17, 9-1-16)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2018-00763

Site of Violation: 405 N FT HARRISON AVE

1. Diane Devol, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 15th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 405 N FT HARRISON AVE, Clearwater, Florida.

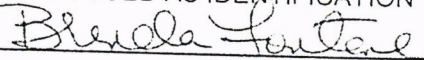
  
Diane Devol

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 15th day of June, 2018, by Diane Devol.

☒ PERSONALLY KNOWN TO ME

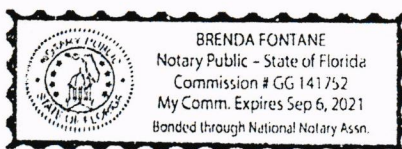
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)

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

\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

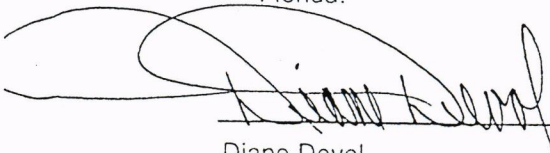
City Case Number: CDC2018-01340

Site of Violation: 405 N FT HARRISON AVE

RECEIVED

1. Diane Devol, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 15th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 405 N FT HARRISON AVE, Clearwater, Florida.

OFFICIAL RECORDS AND  
LEGAL SERVICES DEPT.

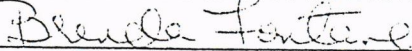
  
\_\_\_\_\_  
Diane Devol

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 15th day of June, 2018, by Diane Devol.

☒ PERSONALLY KNOWN TO ME

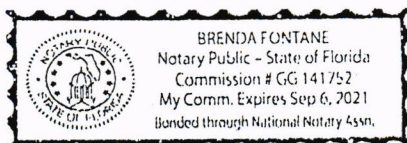
☐ PRODUCED AS IDENTIFICATION



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

(Notary Signature)

\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2018-00764

Site of Violation: 405 N FT HARRISON AVE

RECEIVED

JUN 15 2018

OFFICIAL RECORDS AND  
LEGISLATIVE SVCS DEPT.

1. Diane Devol, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 15th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 405 N FT HARRISON AVE, Clearwater, Florida.

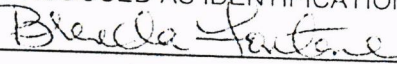
  
Diane Devol

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 15th day of June, 2018, by Diane Devol.

☒ PERSONALLY KNOWN TO ME

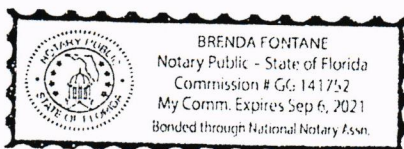
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)

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

\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



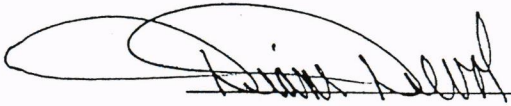
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2018-01339

Site of Violation: 405 N FT HARRISON AVE

1. Diane Devol, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 15th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 405 N FT HARRISON AVE, Clearwater, Florida.

  
\_\_\_\_\_  
Diane Devol

STATE OF FLORIDA  
COUNTY OF PINELLAS

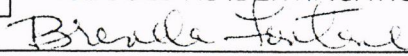
SWORN AND SUBSCRIBED before me on this 15th day of June, 2018, by Diane Devol.



PERSONALLY KNOWN TO ME

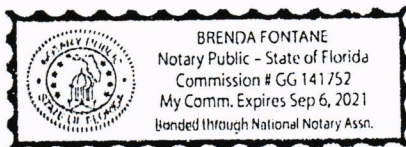


PRODUCED AS IDENTIFICATION

  
\_\_\_\_\_  
(Notary Signature)

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

\_\_\_\_\_  
Name of Notary (typed, printed, stamped)





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

WM

09-29-15-37440-003-0060

[Compact Property Record Card](#)[Tax Estimator](#)

Updated July 31, 2018

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

FFMA WLM

Ownership/Mailing Address Change Mailing Address

TSETSE LLC  
610 MANDALAY AVE  
CLEARWATER FL 33767-1632

Site Address (First Building)

405 N FT HARRISON AVE  
CLEARWATER

Jump to building: (1) 405 N FT HARRISON AVE ▾



Property Use: 4800 (General Warehouse)

Total Heated SF: 4,328

Total Gross SF: 6,044

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

HART'S 2ND ADD TO CLEARWATER BLK 3, LOTS 6, 7, 8 & 9 & PART OF LOTS 3, 5 & 10 & PT VAC ALLEY BETWEEN TOGETHER WITH LOT 1 OF FORT HARRISON SUB & VAC ALLEY ADJ ON E ALL DESC BEG SW COR OF LOT 1 OF FORT HARRISON SUB TH N00D 37'45"W 190.35FT TO N LINE OF S 7FT OF LOT 3 TH S89D 41'38"E 179.31FT TO C/L OF VAC ALLEY TH S00D21'11"E 21.74FT TO WLY EXT OF N LINE OF LOT 5 TH S89D41' 30"E 25.7FT TH S00D26'40"E 140.32FT TO S LINE OF LOT 10 TH N89D48'53"W 95.43FT TO NE COR OF VAC ALLEY TH S04D33'37"E 30.12FT TO ELY EXT OF LOT 1 OF FORT HARRISON SUB TH N89D47' 19"W 110.93FT TO POB

[File for Homestead Exemption](#)

2018 Parcel Use

Exemption	2018	2019	
Homestead:	No	No	
Government:	No	No	
Institutional:	No	No	
Historic:	No	No	
			Homestead Use Percentage: 0.00%
			Non-Homestead Use Percentage: 100.00%
			Classified Agricultural: No

[Parcel Information](#) Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone	Plat Book/Page
14925/0366	<a href="#">Sales Query</a>	121030261012	(NOT the same as a FEMA Flood Zone) NON EVAC	3/47

2017 Final Value Information

Year	Just Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000

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

Year	Homestead Exemption	Just Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
2016	No	\$228,000	\$228,000	\$228,000	\$228,000	\$228,000
2015	No	\$223,000	\$223,000	\$223,000	\$223,000	\$223,000
2014	No	\$219,000	\$219,000	\$219,000	\$219,000	\$219,000
2013	No	\$215,000	\$215,000	\$215,000	\$215,000	\$215,000
2012	No	\$213,500	\$213,500	\$213,500	\$213,500	\$213,500
2011	No	\$215,800	\$215,800	\$215,800	\$215,800	\$215,800
2010	No	\$254,000	\$254,000	\$254,000	\$254,000	\$254,000
2009	No	\$408,000	\$408,000	\$408,000	\$408,000	\$408,000
2008	No	\$557,000	\$557,000	\$557,000	\$557,000	\$557,000
2007	No	\$572,000	\$572,000	\$572,000	\$572,000	\$572,000
2006	No	\$598,900	\$598,900	\$598,900	N/A	\$598,900
2005	No	\$98,000	\$98,000	\$98,000	N/A	\$98,000
2004	No	\$86,000	\$86,000	\$86,000	N/A	\$86,000
2003	No	\$77,000	\$77,000	\$77,000	N/A	\$77,000
2002	No	\$74,300	\$74,300	\$74,300	N/A	\$74,300
2001	No	\$74,400	\$74,400	\$74,400	N/A	\$74,400
2000	No	\$74,400	\$74,400	\$74,400	N/A	\$74,400
1999	No	\$72,300	\$72,300	\$72,300	N/A	\$72,300
1998	No	\$71,500	\$71,500	\$71,500	N/A	\$71,500
1997	No	\$67,800	\$67,800	\$67,800	N/A	\$67,800
1996	No	\$67,800	\$67,800	\$67,800	N/A	\$67,800

2017 Tax Information

Tax District: CW

[2017 Tax Bill](#)

2017 Final Millage Rate

20.4150

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Amendment 1 - Will you Benefit?

[Check Estimated 3rd Homestead Exemption Benefit](#)[Ranked Sales \(What are Ranked Sales?\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	Q/C	V/I
10 Feb 2006	14925 / 0366	\$3,974,000	U	1
	03644 / 0175	\$22,500	Q	

2017 Land Information

Frontage: None

Seawall: No

Land Use

Warehouse Stor/Dist (48)

Land Size

0x0

Unit Value

6.25

Units

35229.0000

Total Adjustments

1.0000

View:

Adjusted Value

\$220,181

Method

SF

[\[click here to hide\] 2018 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 405 N FT HARRISON AVE

Building Type: Retail Stores

Quality: Average

Foundation: Spread/Mono Footing

[Compact Property Record Card](#)