

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**

**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

City Case Number: UNS2015-00021

NAME OF VIOLATOR: H & S REALTY & PROPERTY INC  
MAILING ADDRESS: 15429 N FLORDIA AVE  
TAMPA, FL 33613-1243

VIOLATION ADDRESS: 1501 N BETTY LN

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

PARCEL #: 10-29-15-71694-003-0100

DATE OF INSPECTION: 11/7/2018 8:21:00 AM

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

Interior Store Fire; Damage to Ceilings, Walls, Electrical and HVAC.

Storefront glass windows damaged.

All repairs must meet current Building Codes.

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 14th day of December, 2018, by Jason Cantrell.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

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

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

Myra James

Name of Notary (typed, printed, stamped)

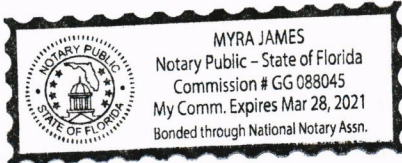
FILED THIS 14<sup>th</sup> DAY OF December, 2018

MCEB CASE NO.

10-19

Uinde Sprague

Secretary, Municipal Code Enforcement Board



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

**Affidavit of Posting**

**10/25/2018**

Owner: **H & S Realty & Property Inc.**

**15429 N Florida Ave**

**Tampa, FL 33613-1243**

Violation Address: **1501 N Betty Ln**

**Parcel # 10-29-15-71694-003-0100**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, December 19, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning violation of Section 3-1502.A & 3-1503.B.2 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.**



**Certified Mail**

December 03, 2018

H & S Realty & Property INC  
15429 N Florida Ave  
Tampa, FL 33613-1243

RE: Municipal Code Enforcement Board Case  
1501 Betty Ln, Clearwater, FL 33755

Dear Sir/Madam:

The public hearing of the above-referenced case was continued to the meeting of Wednesday, January 23, 2019 at 1:30 p.m.. **Please note, the meeting location has changed from your original Notice of Hearing.** The meeting will be held at the City of Clearwater Main Library, Meeting Room A/B, 100 N Osceola Ave., Clearwater, Florida.

Enclosed please find the paperwork regarding this case which serves as official notice of said hearing.

Sincerely,

Jason Cantrell  
Building Construction Inspector

Enclosure





# 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

H & S REALTY & PROPERTY INC  
15429 N FLORDIA AVE  
TAMPA, FL 33613-1243

July 7, 2015

## NOTICE OF UNSAFE BUILDING

**Case #:** UNS2015-00021

**CERTIFIED MAIL #:** 70141200000155247081

**LOCATION:** 1501 N BETTY LN

**PARCEL NO:** 10-29-15-71694-003-0100

**LEGAL:** PINE RIDGE BLK C, LOT 10

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 Code of Ordinances 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 FAX (727) 562-4576

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 City will take action to obtain compliance with this building.

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

Any person having a legal interest in this property may appeal this decision to the City of Clearwater's Building/Flood Board of Adjustments and Appeals. A written notice of appeal shall be filed with the Building Official within seven (7), calendar days of receipt of this notice, on a form which you may obtain from this office. Failure to appeal within the time specified will constitute a waiver of all rights to an administrative hearing.

Sincerely,

---

Ralph Saraceno

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 FAX (727) 562-4576

## UNSAFE STRUCTURE REPORT

Inspector: Ralph Saraceno

Date Inspected: July 7, 2015

Case #: UNS2015-00021

Property Address: 1501 N BETTY LN  
CLEARWATER, FL 33755

Parcel No: 10-29-15-71694-003-0100

Legal Description: PINE RIDGE BLK C, LOT 10

Owner Name: H & S REALTY & PROPERTY INC

Mailing Address: 15429 N FLORDIA AVE  
TAMPA, FL 33613-1243

## 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 current codes and have passed inspections.

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

### Interior

- Interior Store Fire; Damage to Ceilings, Walls, Electrical and HVAC.  
Storefront glass windows damaged.  
All repairs must meet current Building Codes.





# 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

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: 1501 N BETTY LN  
CLEARWATER, FL 33755



# 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

**Certified Mail Number:** 70150640000700285038

H & S REALTY & PROPERTY INC  
15429 N FLORDIA AVE  
TAMPA, FL 33613-1243

August 24, 2015

RE: Case #: UNS2015-00021

Location: 1501 N BETTY LN

Dear Owners:

This is a reminder of the Unsafe Notice sent to you for a structure at the above address. You have not requested a permit within the time limit, therefore, we are proceeding with our process. A title search will be ordered.

Questions may be directed to the inspector at 562-4567X2628.

Sincerely,

---

Ralph Saraceno  
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 FAX (727) 562-4576

**Certified Mail Number:** 70150640000700285304

H & S REALTY & PROPERTY INC  
15429 N FLORDIA AVE  
TAMPA, FL 33613-1243

November 20, 2015

RE: Case #: UNS2015-00021

Location: 1501 N BETTY LN

Dear Owners:

No action has been taken on your part, therefore, we are proceeding with the next step in the demolition of the building.

The title search is completed and we are now requesting an asbestos survey. Once that is completed, we will request bids for demolition.

Questions may be directed to the inspector at 562-4567X2628.

Sincerely,

---

Ralph Saraceno  
BUILDING INSPECTOR





# CITY OF CLEARWATER

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

H & S REALTY & PROPERTY INC  
15429 N FLORDIA AVE  
TAMPA, FL 33613-1243

October 25, 2018

## NOTICE OF UNSAFE BUILDING

**Case #:** UNS2015-00021

**CERTIFIED MAIL #:** 70173040000105942470

**LOCATION:** 1501 N BETTY LN

**PARCEL NO:** 10-29-15-71694-003-0100

**LEGAL:** PINE RIDGE BLK C, LOT 10

Dear Owners:

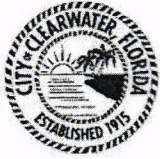
You are hereby notified that in accordance with the City of Clearwater Ordinances the above described property is declared unsafe and is creating a nuisance, and is therefore, subject to abatement, repair or demolition. Reference Section 47.161, of the Clearwater Community Development Code and the Standard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

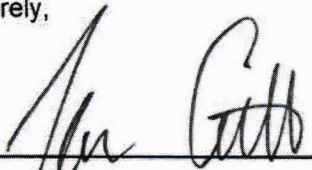
The building or structure may be secured to City of Clearwater specifications up for a maximum of twenty-seven (27) calendar days. During that time all necessary repairs, construction, alterations, removal or demolition shall be completed.

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: October 25, 2018

Case #: UNS2015-00021

Property Address: 1501 N BETTY LN  
CLEARWATER, FL 33755

Parcel No: 10-29-15-71694-003-0100

Legal Description: PINE RIDGE BLK C, LOT 10

Owner Name: H & S REALTY & PROPERTY INC

Mailing Address: 15429 N FLORDIA AVE  
TAMPA, FL 33613-1243

### 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.

#### Interior

- Interior Store Fire; Damage to Ceilings, Walls, Electrical and HVAC.  
Storefront glass windows damaged.  
All repairs must meet current Building Codes.
- Section 3-1502. - Property maintenance requirements.

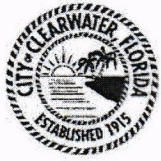
A. Minimum building and fire code requirements. All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's Code.

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  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567

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

Inspector's Signature: \_\_\_\_\_

*John Ellis*

Supervisor's Signature: \_\_\_\_\_

*Dan Reed*

Property Address: 1501 N BETTY LN

**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

## Exhibit A

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

**10-29-15-71694-003-0100**

**Compact Property Record Card**

[Tax Estimator](#)

**Updated December**  
**14, 2018**

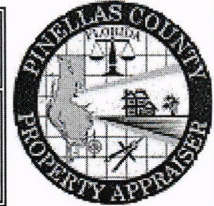
[Email](#)

[Print](#)

[Radius](#)  
[Search](#)

[FEMA/WLM](#)

<b><u>Ownership/Mailing Address Change</u></b> <b><u>Mailing Address</u></b>	<b><u>Site Address</u></b>
H & S REALTY & PROPERTY INC 15429 N FLORIDA AVE TAMPA FL 33613-1235	1501 N BETTY LN CLEARWATER



Property Use: 1122 (Convenience Store (7-11, Circle K, drive through)) Total Heated SF: 1,602 Total Gross SF: 1,872

[click here to hide] **Legal Description**  
PINE RIDGE BLK C, LOT 10

<b><u>File for Homestead Exemption</u></b>			<b>2019 Parcel Use</b>
<b><u>Exemption</u></b>	<b>2018</b>	<b>2019</b>	
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)**

<b><u>Most Recent Recording</u></b>	<b><u>Sales Comparison</u></b>	<b><u>Census Tract</u></b>	<b><u>Evacuation Zone</u></b> (NOT the same as a FEMA Flood Zone)	<b><u>Flood Zone</u></b> (NOT the same as your evacuation zone)	<b><u>Plat Book/Page</u></b>
09863/1437	<a href="#">Sales Query</a>	121030263004	C	<a href="#">Compare Preliminary to Current FEMA Maps</a>	28/98

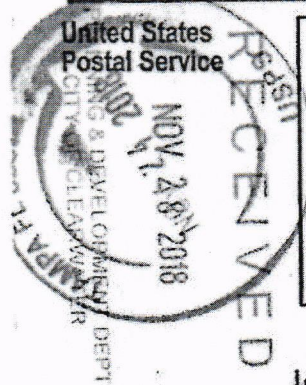
**2018 Interim Value Information**

<b>Year</b>	<b><u>Just/Market Value</u></b>	<b><u>Assessed Value / Non-HX Cap</u></b>	<b><u>County Taxable Value</u></b>	<b><u>School Taxable Value</u></b>	<b><u>Municipal Taxable Value</u></b>
2018	\$43,500	\$43,500	\$43,500	\$43,500	\$43,500

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

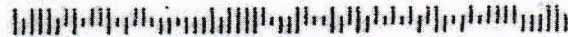


9590 9402 3761 8032 0116 08



• 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: 1501 BETTY



**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:

**H+S REALTY & PROPERTY INC**  
**15429 N. FLORIDA AVE.**  
**TAMPA, FL 33613-1243**



9590 9402 3761 8032 0116 08

2. Article Number (Transit)

**7017 3040 0001 0826 7099**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *Hamid Ghannad*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

**Hamid Ghannad**

C. Date of Delivery

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

**11-23-18**

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt





9590 9402 3761 8032 0119 81

Postage & Fees Paid  
USPS  
Permit No. G-10

RECEIVED  
NOV 01 2018  
PLANNING & DEVELOPMENT DEPT.  
CITY OF CLEARWATER

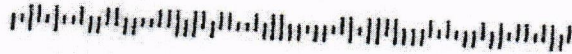
United States  
Postal Service

• 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: 1501 N. BETTY LN

48



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:

H+S REALTY + PROPERTY INC  
1542A N. FLORIDA AVE  
TAMPA, FL 33613-1243

RE: 1501 N BETTY LN



9590 9402 3761 8032 0119 81

2. Article Number (Transfer from carrier label)

7017 3040 0001 0594 2470

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Melisa Shannon

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

Melisa Shannon

C. Date of Delivery

10/29/18

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt