

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 102-20**

**Certified Mail**

**December 23, 2020**

**Owner: Ayad Elayyan  
1383 Gulf to Bay Blvd  
Clearwater, FL 33755-5310**

**Violation Address: 1391 Gulf to Bay Blvd., Clearwater  
15-29-15-64890-004-0010**

**Dear Sir/Madam:**

**You are hereby formally notified that on Wednesday, January 27, 2021, at 1:30 p.m. there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning your ongoing violation of Section(s) **3-1502.C.1, 3-1502.C.3, & 3-1502.C.4** of the Clearwater City Code. You previously were found to have violated the Clearwater City Code and, to date, you have failed to correct the violation(s) within the time set for compliance by Order of the Municipal Code Enforcement Board. (See attached Affidavit of Non-Compliance)**

**You may 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.**

**The case shall be presented to the Board even if the violation(s) described in the Affidavit of Non-Compliance is/are corrected prior to the Board hearing.**

**If the Municipal Code Enforcement Board finds you did not correct the violation(s) by the date set for compliance in the Board's Order, the Board has the power by law to levy fines against you and your property for each day each violation continues beyond the compliance date and may do so at the hearing.**

**If you wish to have 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 or if the violation is corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit of Non-Compliance.**

**Sincerely,**



**SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD**

**The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater.**

**The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. Kindly refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

**Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104**

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF NON - COMPLIANCE**

City of Clearwater, Florida

Petitioner

MCEB Case Number: 102-20

City Case Number: CDC2020-00841

vs.

AYAD ELAYYAN  
1383 GULF TO BAY BLVD  
CLEARWATER, FL 33755-5310  
Respondent

RECEIVED

DEC 07 2020

Re: 1391 GULF TO BAY BLVD

OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated November 18, 2020 in the above mentioned case, and find that as of December 7, 2020 said property is NOT in compliance with

3-1502.C.1. - **\*\*DOOR AND WINDOW OPENINGS\*\*** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - **\*\*Windows/Maintenance\*\*** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

3-1502.C.4 - **\*\*Windows Not Facing Right-Of-Way\*\*** 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.

This shall result in a fine to run daily until the violator notifies the Code Compliance Division. After notification from the violator, the inspector will complete an inspection to determine compliance and the fine shall cease upon the date of the inspection in which compliance is achieved.



Daniel Kasman

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 7th day of December, 2020, by Daniel Kasman.



PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

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

Allie Stewart

(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)

