

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 33-21**

**Certified Mail**

**February 11, 2021**

Owner: **EQUIALT QOZ FL HOLDINGS LLC**  
**2112 W Kennedy Blvd**  
**Tampa, FL 33606-1535**

Violation Address: **403 Jasmine Way**  
**16-29-15-36270-000-0522**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, March 24, 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 violation of Section(s) **3-1502.B & 3-1503.B.5.A** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

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

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-562-4097. 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,



SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD

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

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

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

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: EQUIALT QOZ FL HOLDINGS LLC  
MAILING ADDRESS: 2112 W KENNEDY BLVD  
TAMPA, FL 33606

CITY CASE#: CDC2020-01425

VIOLATION ADDRESS: 403 JASMINE WAY  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/26/2020

LEGAL DESCRIPTION OF PROPERTY: HARBOR OAKS W 10FT OF LOT 48 & ALL OF LOTS 50,52A  
AND 52B

PARCEL #: 16-29-15-36270-000-0480

DATE OF INSPECTION: 1/26/2021 1:43:00 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.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. To avoid further action and/or fines, please address any visible mildew and/or dirt, peeling or failing paint and/or damaged exterior surfaces by the compliance date, and maintain the property on a regular basis. Thank you. If repairs are going to take a little time could you please do something about the garage door. This structure is unsecure and could present a hazard or a place for homeless to occupy. This house has been in disrepair for some time and the neighbors are growing impatient. Please let me know what the plan is for this property. Thank You.

A violation exists and a request for hearing is being made.

Gregory Dixon

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 4th day of February, 2021, by Gregory Dixon.

STATE OF FLORIDA  
COUNTY OF PINELLAS

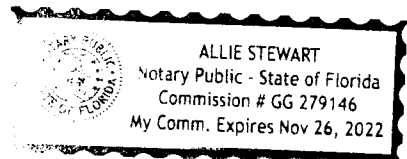
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Allie Stewart  
(Notary Signature)

Anie Stewart

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 4<sup>th</sup> DAY OF February, 2021

MCEB CASE NO. 33-21

Wendee Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: PNU2020-00468

NAME OF VIOLATOR: EQUIALT QOZ FL HOLDINGS LLC  
MAILING ADDRESS: 2112 W KENNEDY BLVD  
TAMPA, FL 33606

VIOLATION ADDRESS: 403 JASMINE WAY

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

PARCEL #: 16-29-15-36270-000-0480

DATE OF INSPECTION: 1/26/2021 1:30:00 PM

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

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.

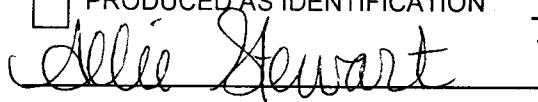
STATE OF FLORIDA  
COUNTY OF PINELLAS

  
Gregory Dixon

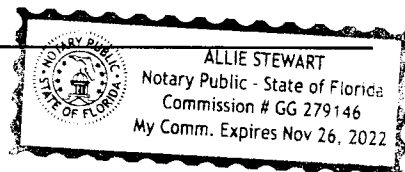
SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 4th day of February, 2021, by Gregory Dixon.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

  
(Notary Signature)

Type of Identification

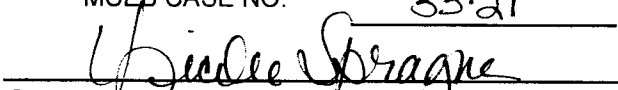


Name of Notary (typed, printed, stamped)

FILED THIS 4<sup>th</sup> DAY OF February, 2021

MCEB CASE NO.

33-21

  
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 Violation

EQUALT QOZ FL HOLDINGS LLC  
2112 W KENNEDY BLVD  
TAMPA, FL 33606

**CDC2020-01425**

ADDRESS OR LOCATION OF VIOLATION: **403 JASMINE WAY**

LEGAL DESCRIPTION: HARBOR OAKS W 10FT OF LOT 48 & ALL OF LOTS  
50.52A AND 52B

DATE OF INSPECTION: 7/31/2020

PARCEL: 16-29-15-36270-000-0480

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: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. To avoid further action and/or fines, please address any visible mildew and/or dirt, peeling or failing paint and/or damaged exterior surfaces by the compliance date, and maintain the property on a regular basis. Thank you. If repairs are going to take a little time could you please do something about the garage door. This structure is unsecure and could present a hazard or a place for homeless to occupy. This house has been in disrepair for some time and the neighbors are growing impatient. Please let me know what the plan is for this property. Thank You.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/31/2020. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector: Gregory Dixon  
Inspector Phone: 727-562-4785

Date Printed: 8/3/2020



# 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 Violation

EQUALT QOZ FL HOLDINGS LLC  
2112 W KENNEDY BLVD  
TAMPA, FL 33606

PNU2020-00468

ADDRESS OR LOCATION OF VIOLATION: **403 JASMINE WAY**

LEGAL DESCRIPTION: HARBOR OAKS W 10FT OF LOT 48 & ALL OF LOTS  
50,52A AND 52B

DATE OF INSPECTION: 7/31/2020

PARCEL: 16-29-15-36270-000-0480

### Section of City Code Violated:

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: Please have all loose debris and bags of trash removed from the property prior to the compliance date to avoid any further action and/or fines. Thank You.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/13/2020. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector: Gregory Dixon  
Inspector Phone: 727-562-4785

Date Printed: 8/3/2020

## 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

### Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance 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.



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2020-00468

Site of Violation: 403 JASMINE WAY

RECEIVED

AUG 03 2020

OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

1. Gregory Dixon, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 3rd day of August, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 403 JASMINE WAY, Clearwater, Florida.

Gregory Dixon

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online  
notarization on this 3rd day of August, by Gregory Dixon.

☒ PERSONALLY KNOWN TO ME

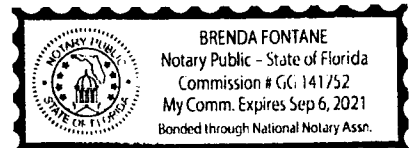
☐ PRODUCED AS IDENTIFICATION

Brenda Fontane

\_\_\_\_\_  
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: CDC2020-01425

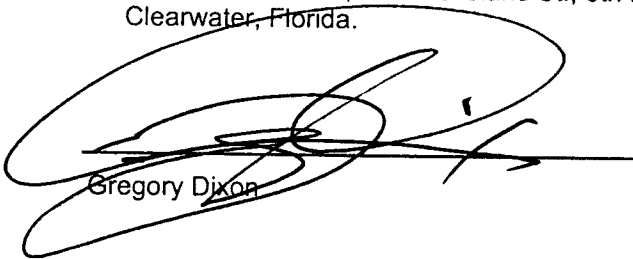
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Gregory Dixon

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of   P   physical presence or \_\_\_\_\_ online  
notarization on this 3rd day of August, by Gregory Dixon.

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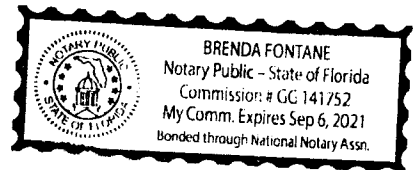
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)

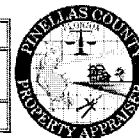
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Type of Identification

\_\_\_\_\_  
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](#)**16-29-15-36270-000-0522****Compact Property Record Card**[Tax Estimator](#)**Updated February 4, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address (First Building)
EQUIALT QOZ FL HOLDINGS LLC 2112 W KENNEDY BLVD TAMPA FL 33606-1535	403 JASMINE WAY CLEARWATER
	Jump to building: (1) 403 JASMINE WAY ▼




Property Use: 0810 (Single Family - more than one house per parcel)

Current Tax District: CLEARWATER (CW)

Total Living: SF: 4,220 Total Gross SF: 5,990 Total Living Units: 3

[click here to hide] **Legal Description**  
HARBOR OAKS LOT 52B & W 20FT OF LOT 52A

Tax Estimator  <a href="#">File for Homestead Exemption</a>			2021 Parcel Use	
Exemption	2020	2021		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20578/2035	\$537,900 <a href="#">Sales Query</a>	121030259002	NON EVAC	<a href="#">Compare Preliminary to Current FEMA Maps</a>	3/65

**2020 Interim Value Information**

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$499,667	\$499,667	\$499,667	\$499,667	\$499,667

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
No History						

**2020 Tax Information**

[2020 Tax Bill](#) Tax District: CW  
2020 Final Millage Rate 20.5868  
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.

**Ranked Sales (What are Ranked Sales?) [See all transactions](#)**

Sale Date	Book/Page	Price	Q/U	V/I
14 Jun 2019	20578 / 2035	\$845,000	Q	I
28 Nov 2018	20349 / 0973	\$633,100	U	I
17 Jun 1999	10557 / 0877	\$525,000	Q	I
16 Apr 1990	07250 / 1830	\$425,000	Q	I

**2020 Land Information**

Seawall: No

Frontage:

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam <10 Units (08)	105x130	4950.00	105.0000	0.8200	\$426,195	FF

**[click here to hide] 2021 Building 1 Structural Elements [Back to Top](#)**

Site Address: 403 JASMINE WAY

[Compact Property Record Card](#)

Building Type: **Single Family**  
Quality: **Above Average**  
Foundation: **Continuous Footing**  
Floor System: **Wood**  
Exterior Wall: **Cb Stucco/Cb Reclad**  
Roof Frame: **Gable Or Hip**  
Roof Cover: **Shingle Composition**  
Stories: **2**  
Living units: **2**  
Floor Finish: **Hard Tile/Wood/Marble**  
Interior Finish: **Upgrade**  
Fixtures: **11**  
Year Built: **1925**  
Effective Age: **63**  
Heating: **Central Duct**  
Cooling: **Cooling (Central)**  
Other Depreciation: **20%**