

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 118-21

Certified Mail
August 13, 2021

Owner: **Pierce Waverly LLC**
2010 Kings Highway Apt 203
Clearwater, FL 33755-1236

Violation Address: **1313 Pierce Street., Clearwater**
15-29-15-38574-023-0020

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 22, 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, 3-1502.D.1, 3-1502.D.3 & 3-1502.D.5** 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: PIERCE WAVERLY LLC
MAILING ADDRESS: 2010 KINGS HWY APT 203
CLEARWATER, FL 33755-1236

CITY CASE#: CDC2021-01393

VIOLATION ADDRESS: 1313 PIERCE ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/29/2021

LEGAL DESCRIPTION OF PROPERTY: HIBISCUS GARDENS BLK W, LOT 2

PARCEL #: 15-29-15-38574-023-0020

DATE OF INSPECTION: 8/3/2021 2:22:00 PM

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

3-1502.D.1. - ****ROOF MAINTENANCE**** All roofs shall be maintained in a safe, secure and watertight condition.


3-1502.D.3. - ****Clean Roof**** 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.

3-1502.D.5. - ****False Roof Elements**** 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.

SPECIFICALLY,

Please repair all damage to your roof such as the damaged soffits and fascia and remove all debris from the roof to come into compliance.

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



Daniel Kasman

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online notarization on this 3rd day of August, by Daniel Kasman.

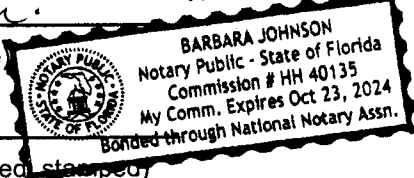
STATE OF FLORIDA 2021
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION


(Notary Signature)

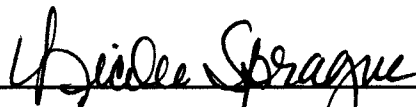
Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 10th DAY OF August, 20 21

MCEB CASE NO. 118.21


Secretary, Municipal Code Enforcement Board

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

NAME OF VIOLATOR: PIERCE WAVERLY LLC
MAILING ADDRESS: 2010 KINGS HWY APT 203
CLEARWATER, FL 33755-1236
CITY CASE#: CDC2021-01394
VIOLATION ADDRESS: 1313 PIERCE ST
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 6/29/2021
LEGAL DESCRIPTION OF PROPERTY: HIBISCUS GARDENS BLK W, LOT 2
PARCEL #: 15-29-15-38574-023-0020
DATE OF INSPECTION: 8/3/2021 2:21:00 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. Please address any visible mildew/peeling or failing paint/damaged exterior surfaces, rotted wood and maintain the property on a regular basis. Thank you.

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


Daniel Kasman

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online
notarization on this 3rd day of August, by Daniel Kasman.
2021

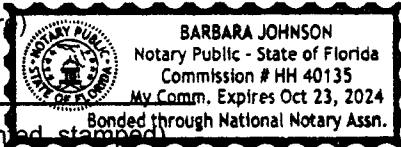
STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION


(Notary Signature)

Type of Identification

Name of Notary (typed, printed, stamped)



FILED THIS 10th DAY OF August, 2021

MCEB CASE NO. 118-21

Heide Sprague
Secretary, Municipal Code Enforcement Board

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.
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.



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

PIERCE WAVERLY LLC
2010 KINGS HWY APT 203
CLEARWATER, FL 33755-1236

CDC2021-01393

ADDRESS OR LOCATION OF VIOLATION: **1313 PIERCE ST**

LEGAL DESCRIPTION: HIBISCUS GARDENS BLK W, LOT 2

DATE OF INSPECTION: 6/29/2021

PARCEL: 15-29-15-38574-023-0020

Section of City Code Violated:

3-1502.D.1. - **ROOF MAINTENANCE** All roofs shall be maintained in a safe, secure and watertight condition.

3-1502.D.3. - **Clean Roof** 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.

3-1502.D.5. - **False Roof Elements** 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.

Specifically: Please repair all damage to your roof such as the damaged soffits and fascia and remove all debris from the roof to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/29/2021. 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.

Daniel Kasman

Inspector: Daniel Kasman
Inspector Phone: 727-562-4727

Date Printed: 6/29/2021

NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



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

PIERCE WAVERLY LLC
2010 KINGS HWY APT 203
CLEARWATER, FL 33755-1236

CDC2021-01394

ADDRESS OR LOCATION OF VIOLATION: **1313 PIERCE ST**

LEGAL DESCRIPTION: HIBISCUS GARDENS BLK W, LOT 2

DATE OF INSPECTION: 6/29/2021

PARCEL: 15-29-15-38574-023-0020

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. Please address any visible mildew/peeling or failing paint/damaged exterior surfaces, rotted wood and maintain the property on a regular basis. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/29/2021. 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: Daniel Kasman
Inspector Phone: 727-562-4727

Date Printed: 6/29/2021

NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

15-29-15-38574-023-0020

Compact Property Record Card

Tax Estimator

Updated July 31, 2021

[Email](#)

[Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
PIERCE WAVERLY LLC 2010 KINGS HWY APT 203 CLEARWATER FL 33755-1236	1313 PIERCE ST CLEARWATER



Property Use: 0820 (Duplex-Triplex-Fourplex)

Current Tax District: CLEARWATER (CW)

SF: 1,720

Total Gross SF: 2,060 x2

[click here to hide] Legal Description

HIBISCUS GARDENS BLK W, LOT 2

File for Homestead Exemption			2021 Parcel Use	
Exemption	2021	2022		
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
19018/0434	Sales Query	121030264023	E	Compare Preliminary to Current FEMA Maps	14/55

2020 Final Value Information					
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$121,293	\$105,281	\$105,281	\$121,293	\$105,281

[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
2020	No	\$121,293	\$105,281	\$105,281	\$121,293	\$105,281
2019	No	\$95,710	\$95,710	\$95,710	\$95,710	\$95,710
2018	No	\$114,613	\$91,513	\$91,513	\$114,613	\$91,513
2017	No	\$83,194	\$83,194	\$83,194	\$83,194	\$83,194
2016	No	\$78,692	\$78,692	\$78,692	\$78,692	\$78,692
2015	No	\$49,967	\$49,967	\$49,967	\$49,967	\$49,967
2014	No	\$54,531	\$51,511	\$51,511	\$54,531	\$51,511
2013	No	\$46,828	\$46,828	\$46,828	\$46,828	\$46,828
2012	No	\$47,299	\$47,299	\$47,299	\$47,299	\$47,299
2011	No	\$56,453	\$56,453	\$56,453	\$56,453	\$56,453
2010	No	\$69,112	\$69,112	\$69,112	\$69,112	\$69,112
2009	No	\$80,425	\$80,425	\$80,425	\$80,425	\$80,425
2008	No	\$123,300	\$123,300	\$123,300	\$123,300	\$123,300
2007	No	\$143,700	\$143,700	\$143,700	N/A	\$143,700
2006	No	\$144,300	\$144,300	\$144,300	N/A	\$144,300
2005	No	\$114,700	\$114,700	\$114,700	N/A	\$114,700
2004	No	\$98,800	\$98,800	\$98,800	N/A	\$98,800
2003	No	\$90,200	\$90,200	\$90,200	N/A	\$90,200
2002	No	\$80,200	\$80,200	\$80,200	N/A	\$80,200
2001	No	\$62,200	\$62,200	\$62,200	N/A	\$62,200
2000	No	\$60,400	\$60,400	\$60,400	N/A	\$60,400
1999	No	\$58,100	\$58,100	\$58,100	N/A	\$58,100
1998	No	\$58,100	\$58,100	\$58,100	N/A	\$58,100
1997	No	\$48,500	\$48,500	\$48,500	N/A	\$48,500
1996	No	\$58,400	\$58,400	\$58,400	N/A	\$58,400


2020 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions			
2020 Tax Bill	Tax District: CW	Sale Date	Book/Page	Price	Q/U Y/I
2020 Final Millage Rate	20.5868	11 Dec 2015	19018 / 0434	\$116,000	Q I
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.		22 Jan 1998	09970 / 0622	\$296,500	U I
		Apr 1982	05335 / 1976	\$123,000	M

2020 Land Information

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent
☒ Addressee
 B. Received by (Printed Name) Shirley C. Date of Delivery 7-7-21
 Address different from item 1? ☐ Yes
 If delivery address below: ☐ No

PIERCE WAVERLY LLC
 2010 KINGS HWY APT 203
 CLEARWATER FL 33755-1236
 Rt 1313 Pierce St



9590 9402 5668 9308 1382 56

2. Article Number (Transfer from service label)

7019 2970 0001 6148 8250

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

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

Domestic Return Receipt

USPS TRACKING#



9590 9402 5668 9308 1382 56

First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

United States
 Postal Service

Received

JUL 12 2021

Planning & Development
 City of Clearwater

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

CITY OF CLEARWATER
 CODE COMPLIANCE
 POST OFFICE BOX 4748
 CLEARWATER, FL 33758-4748

INITIALS: Smilke

