

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

NAME OF VIOLATOR: ZANO TEAM 2 LLC
MAILING ADDRESS: 1140 CORAL RIDGE DR STE 107
CORAL SPRINGS, FL 33071
CITY CASE#: PNJ2021-01300
VIOLATION ADDRESS: 815 PIERCE ST
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION:
LEGAL DESCRIPTION OF PROPERTY: AIKEN SUB BLK 9, LOTS 1,2,3 AND 4
PARCEL #: 15-29-15-00108-009-0010
DATE OF INSPECTION: 10/14/2021 9:46:00 AM

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.8. - ****UNMAINTAINED RIGHT-OF-WAY**** 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.


3-1503.B.10. - ****MAINTENANCE OF ABUTTING RIGHTS-OF-WAY**** 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.

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 mow the lawn, edge the curb and sidewalk, cut out the undergrowth of the palms on the north side of the lot, and keep an eight foot vertical clearance clear above the sidewalks and roadways, remove the large pile of garbage and palm fronds from the middle west side of the property, and uncover the sidewalk on the north side of the property that has been buried by the lawn and overgrowth to come into compliance.

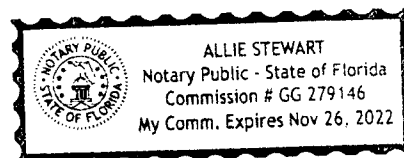
A violation exists and a request for hearing is being made.


Daniel Kasman

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 14th day of October, 2021, by Daniel Kasman.

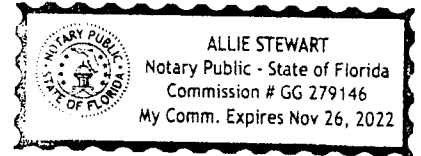
STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



Allie Stewart

Type of Identification



(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 14 DAY OF October, 2021

MCEB CASE NO. 154-21

Upiele Sprague

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

ZANO TEAM 2 LLC
1140 CORAL RIDGE DR STE 107
CORAL SPRINGS, FL 33071

PNU2021-01300

ADDRESS OR LOCATION OF VIOLATION: **815 PIERCE ST**

LEGAL DESCRIPTION: AIKEN SUB BLK 9, LOTS 1,2,3 AND 4

DATE OF INSPECTION: 8/31/2021

PARCEL: 15-29-15-00108-009-0010

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.8. - ****UNMAINTAINED RIGHT-OF-WAY**** 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, curblin or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.

3-1503.B.10. - ****MAINTENANCE OF ABUTTING RIGHTS-OF-WAY**** 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.

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 mow the lawn, edge the curb and sidewalk, cut out the undergrowth of the palms on the north side of the lot, and keep an eight foot vertical clearance clear above the sidewalks and roadways, remove the large pile of garbage and palm fronds from the middle west side of the property, and uncover the sidewalk on the north side of the property that has been buried by the lawn and overgrowth to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/9/2021. 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 Hasman

Date Printed: 8/31/2021

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

Lot Clearing Notice of Violation

ZANO TEAM 2 LLC
1140 CORAL RIDGE DR STE 107
CORAL SPRINGS, FL 33071

PNU2021-01300

ADDRESS OR LOCATION OF VIOLATION: 815 PIERCE ST

PARCEL: 15-29-15-00108-009-0010

LEGAL DESCRIPTION: AIKEN SUB BLK 9, LOTS 1,2,3 AND 4

DATE OF INSPECTION: 8/31/2021

An inspection of this property discloses and it has been found and determined that a lot clearing violation exists on this property and/or public right-of-way abutting this property constituting a violation of:

- ☒ **Section 3-1503.B.7.** which constitutes: 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.
- ☒ **Section 3-1503.B.8.** which constitutes: 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, curblin or edge of pavement of an improved right-of-way or private accessway or roadway by more than four (4) inches.
- ☒ **Section 3-1503.B.10.** which constitutes: 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 (8) feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
- ☒ **Section 3-1503.B.5.a.** which constitutes: 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.

Specifically: Please mow the lawn, edge the curb and sidewalk, cut out the undergrowth of the palms on the north side of the lot, and keep an eight foot vertical clearance clear above the sidewalks and roadways, remove the large pile of garbage and palm fronds from the middle west side of the property, and uncover the sidewalk on the north side of the property that has been buried by the lawn and overgrowth to come into compliance.

THIS VIOLATION SHALL BE CORRECTED BY 9/9/2021

You are to remedy the above described condition by the above-described correction date. If you do not remedy the condition by the above-described date then a public hearing will be held on Wednesday, 10/27/2021, at 1:30 p.m. before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library, 100 N Osceola Ave, Clearwater, FL 33755 concerning the above described violation. Failure to appear may result in the Board proceeding in your absence.

NOV_LotClearing

"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

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 above are corrected prior to the Board hearing if compliance is met after the compliance date set forth above.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to allow the City to make all reasonable repairs which are required to bring the property into compliance and charge you with the reasonable cost of the repairs along with daily fines which may become a lien on all non-exempt real and personal property you own.

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 below.

Daniel Kasman

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

Date Mailed: 8/31/2021

NOV_LotClearing

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

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, curblane 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

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2021-01300


Site of Violation: 815 PIERCE ST

RECEIVED

AUG 31 2021

1. Daniel Kasman, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 31st day of August, 2021, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 815 PIERCE ST, Clearwater, Florida.

OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DEPT.




Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

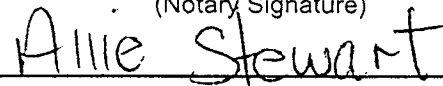
SWORN AND SUBSCRIBED before me by means of physical presence or online
notarization on this 31st day of August, 2021, by Daniel Kasman.

☒ PERSONALLY KNOWN TO ME

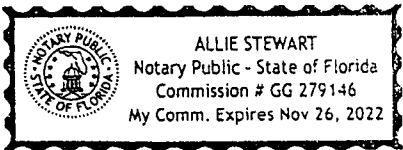
☐ PRODUCED AS IDENTIFICATION



(Notary Signature) Type of Identification



Name of Notary (typed, printed, stamped)



15-29-15-00108-009-0010

Compact Property Record Card

[Tax Estimator](#)

Updated October 13, 2021

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ZANO TEAM 2 LLC 1140 CORAL RIDGE DR STE 107 CORAL SPRINGS FL 33071	PROSPECT AVE CLEARWATER



Property Use: 1090 (Vacant Commercial Land w/XFSB) Current Tax District: CLEARWATER DOWNTOWN (CWD) Total Heated SF: Total Gross SF:

[click here to hide] Legal Description
AIKEN SUB BLK 9, LOTS 1,2,3 AND 4

File for Homestead Exemption			2022 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
19793/1435 ■		121030259022	NON EVAC	Current FEMA Maps	14/45

2021 Final Value Information					
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$152,312	\$122,864	\$122,864	\$152,312	\$122,864

[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	\$142,157	\$111,695	\$111,695	\$142,157	\$111,695
2019	No	\$101,541	\$101,541	\$101,541	\$101,541	\$101,541
2018	No	\$99,003	\$99,003	\$99,003	\$99,003	\$99,003
2017	No	\$63,112	\$63,112	\$63,112	\$63,112	\$63,112
2016	No	\$60,588	\$60,588	\$60,588	\$60,588	\$60,588
2015	No	\$58,064	\$58,064	\$58,064	\$58,064	\$58,064
2014	No	\$58,064	\$58,064	\$58,064	\$58,064	\$58,064
2013	No	\$58,064	\$58,064	\$58,064	\$58,064	\$58,064
2012	No	\$58,064	\$58,064	\$58,064	\$58,064	\$58,064
2011	No	\$58,064	\$58,064	\$58,064	\$58,064	\$58,064
2010	No	\$65,637	\$65,637	\$65,637	\$65,637	\$65,637
2009	No	\$78,260	\$78,260	\$78,260	\$78,260	\$78,260
2008	No	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
2007	No	\$139,000	\$139,000	\$139,000	N/A	\$139,000
2006	No	\$140,800	\$140,800	\$140,800	N/A	\$140,800
2005	No	\$120,500	\$120,500	\$120,500	N/A	\$120,500
2004	No	\$112,400	\$112,400	\$112,400	N/A	\$112,400
2003	No	\$97,300	\$97,300	\$97,300	N/A	\$97,300
2002	No	\$95,100	\$95,100	\$95,100	N/A	\$95,100
2001	No	\$92,100	\$92,100	\$92,100	N/A	\$92,100
2000	No	\$90,500	\$90,500	\$90,500	N/A	\$90,500
1999	No	\$79,800	\$79,800	\$79,800	N/A	\$79,800
1998	No	\$77,000	\$77,000	\$77,000	N/A	\$77,000
1997	No	\$80,300	\$80,300	\$80,300	N/A	\$80,300
1996	No	\$80,300	\$80,300	\$80,300	N/A	\$80,300

2020 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2020 Tax Bill	Tax District: CWD	Sale Date	Book/Page	Price	Q/U	V/I
2020 Final Millage Rate	21.5568	25 Sep 2017	19793 / 1435 ■	\$440,000	M	V
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.						

2021 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

X 

B. Received by (Printed Name)

Address different from item 1? ☐ Yes
 Return delivery address below: ☐ No

ZANO TEAM 2 LLC
1140 CORAL RIDGE DR STE 107
CORAL SPRINGS FL 33071
 RE: Lots at 815 Pierce St, 301 S Myrtle Ave
 Clearwater, FL



9590 9402 5667 9308 5811 76

2. Article Number (Transfer from service label)

7019 2970 0001 6126 5721

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

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

DK NOH PNA 2021 - 01244 01300

Domestic Return Receipt

USPS TRACKING#

MIAMI FL 330



9590 9402 5667 9308 5811 76

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

United States
 Postal Service

Received by:

SEP 16 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: Donal

