

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 34-25**

Certified Mail
May 16, 2025

Owner: **912 Plaza Street Land Trust**
Trustee Co Tre
PO Box 8096
Madeira Beach, FL 33738-8096

Violation Address: **912 Plaza St., Clearwater**
10-29-15-72000-007-0070

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 25, 2025**, 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) **3-1407.A.2** 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 727-444-7155. 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: 912 PLAZA STREET LAND TRUST
MAILING ADDRESS: TRUSTEE CO TRE
PO BOX 8096
MADEIRA BEACH, FL 33738-8096
CITY CASE#: CDC2025-00502

VIOLATION ADDRESS: 912 PLAZA ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/13/2025

LEGAL DESCRIPTION OF PROPERTY: PLAZA PARK BLK G, LOT 7

PARCEL #: 10-29-15-72000-007-0070

DATE OF INSPECTION: 5/6/2025 10:17:00 AM

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

Parking - 3-1407.A.2. - ****Between principal structure and right-of-way****

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

2. Between principal structure and right-of-way. The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:

- a. Boat in excess of 20 feet;
- b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
- c. Hauling trailer;
- d. Recreational vehicles, travel trailers, motor homes and camping trailers.
- e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
- f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with residential parking ordinances. Hauling trailers cannot be stored in the front property setbacks OR Right of Way, and ~~must be removed and/or relocated.~~
NOTE If relocated to the side or rear yard, it must be screened by a 6 foot solid fence, wall or hedge and on an approved surface. Thank you.

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


Gregory Dixon

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 7th day of May, 2025, by Gregory Dixon.

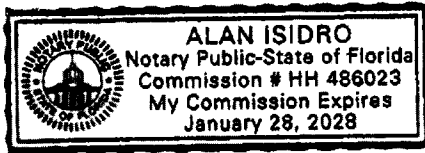
STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

[Signature] Type of Identification
(Notary Signature)

ALAN ISIDRO
Name of Notary (typed, printed, stamped)

FILED THIS 7 DAY OF MAY, 2018



MCEB CASE NO. 34.28
[Signature]
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

912 PLAZA STREET LAND TRUST
TRUSTEE CO TRE
PO BOX 8096
MADEIRA BEACH, FL 33738-8096

CDC2025-00502

ADDRESS OR LOCATION OF VIOLATION: 912 PLAZA ST

LEGAL DESCRIPTION: PLAZA PARK BLK G, LOT 7

DATE OF INSPECTION: 3/11/2025

PARCEL: 10-29-15-72000-007-0070

Section of City Code Violated:

Parking - 3-1407.A.2. - **Between principal structure and right-of-way**

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

2. Between principal structure and right-of-way. The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:

- a. Boat in excess of 20 feet;
- b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
- c. Hauling trailer;
- d. Recreational vehicles, travel trailers, motor homes and camping trailers.
- e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
- f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

Specifically: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with residential parking ordinances. Hauling trailers cannot be stored in the front property setbacks OR Right of Way, and must be removed and/or relocated. *NOTE* If relocated to the side or rear yard, it must be screened by a 6 foot solid fence, wall or hedge and on an approved surface. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/13/2025. 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.

Section 3-1407. - Parking restrictions in residential areas.

A. *Restrictions.* For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

1. *Within street right-of-way.* The following vehicles shall not be parked or stored on any public right-of-way in a residential zoning district, residentially designated downtown property, or on any right-of-way contiguous to such properties:
 - a. Any boat or boat trailer;
 - b. Any hauling trailer;
 - c. Any of the following recreational vehicles: travel trailers, motor homes and camping trailers;
 - d. Any commercial vehicle.
 - e. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
2. *Between principal structure and right-of-way.* The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:
 - a. Boat in excess of 20 feet;
 - b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
 - c. Hauling trailer;
 - d. Recreational vehicles, travel trailers, motor homes and camping trailers.
 - e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
 - f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
3. *Parking in the side or rear setback.* The following vehicles may be parked or stored, in whole or in part, in a side or rear setback behind the front building line of the principal structure in a residential zoning district or on a residentially designated downtown property provided such vehicles are screened with a six-foot high solid fence, wall or hedge:
 - a. Boat in excess of 20 feet;
 - b. Boat trailer in excess of 25 feet;

- c. Hauling trailer;
 - d. Recreation vehicles, trailers, motor homes and camping trailers; and
 - e. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
4. *Large vehicles.* The following vehicles shall not be parked or stored in any residential zoning districts or on any residentially designated downtown property:
- a. Commercial vehicles measuring in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo are prohibited; and
 - b. Semi-tractor trailer, semi-tractor cab or any garbage truck, pump-out truck, chemical truck, gasoline truck, fuel oil truck or similar vehicle designed to transport wastes or hazardous or noxious materials.
5. *Exception to prohibition of parking on unpaved areas on single-family and duplex residential property.* One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space cannot be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.
6. *Parking on unpaved area prohibited.* No parking, displaying, or storing of vehicles, trailers and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

B. *Exception.*

- 1. Commercial vehicles during the actual performance of a service at the premises where the vehicle is parked.
- 2. Loading, unloading, or cleaning of vehicles, but not including semitrailer trucks or cabs, provided such activity is fully completed within 24 hours and provided such activity does not occur at the same location more than two times per month.
- 3. Emergency vehicles.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6595-00, § 6, 9-7-00; Ord. No. 6928-02, §§ 65—70, 5-2-02; Ord. No. 7605-06, § 26, 4-20-06; Ord. No. 7835-07, § 17, 1-17-08; Ord. No. 8211-10, § 10, 10-5-10; Ord. No. 9643-23, § 10, 4-4-23; Ord. No. 9712-23, § 1, 11-2-23; Ord. No. 9740-24, § 1, 2-1-24)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2025-00502

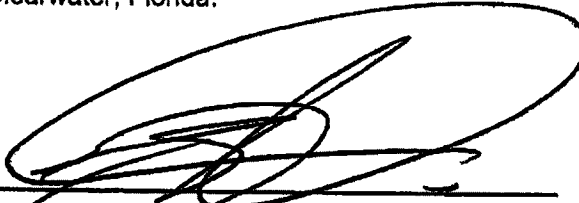
Site of Violation: 912 PLAZA ST

RECEIVED

MAR 13 2025

CITY CLERK DEPARTMENT

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 13th day of March, 2025, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 912 PLAZA ST, Clearwater, Florida.



Gregory Dixon Code Inspector
727-444-8717
gregory.dixon@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online notarization on this 13th day of March, 2025, by Gregory Dixon.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Melinda K. Adam

(Notary Signature)

Type of Identification

Melinda K. Adam

Name of Notary (typed, printed, stamped)



DE 912 Plaza St CDC2025-00500/501/502 JUL2025-00294

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:

912 Plaza St. Land Trust
Trustee CO TRF
PO. Box 8096
Maheira Beach, FL 33738



9590 9402 8223 3030 1738 77

2. Article Number (Transfer from service label)

7019 2970 0001 6141 2774

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below

RECEIVED
APR 21 2025
PLANNING & DEVELOPMENT
CODE COMPLIANCE

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

all

all Restricted Delivery

(over \$500)

Domestic Return Receipt

7019 2970 0001 6141 2774

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	
Postmark Here	
Sent to: 912 Plaza St	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-90407 See Reverse for Instructions	



Parcel Summary (as of 06-May-2025)

Parcel Map

Parcel Number

10-29-15-72000-007-0070

Owner Name

912 PLAZA STREET LAND TRUST
TRUSTEE CO TRE

Property Use

0110 Single Family Home

Site Address

912 PLAZA ST
CLEARWATER, FL 33755

Mailing Address

PO BOX 8096
MADEIRA BEACH, FL 33738-8096

Legal Description

PLAZA PARK ADD, CLEARWATER IMPROVEMENT CO
CORR PLAT BLK G, LOT 7

Current Tax District

CLEARWATER (CW)

Year Built

1993

Living SF	Gross SF	Living Units	Buildings
1,140	1,440	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19580/1476	\$353,800	263.00	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	H5/53

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$300,314	\$196,599	\$196,599	\$300,314	\$196,599

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$260,708	\$178,726	\$178,726	\$260,708	\$178,726
2022	N	\$245,831	\$162,478	\$162,478	\$245,831	\$162,478
2021	N	\$150,216	\$147,707	\$147,707	\$150,216	\$147,707
2020	N	\$151,932	\$134,279	\$134,279	\$151,932	\$134,279
2019	N	\$124,289	\$122,072	\$122,072	\$124,289	\$122,072