

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 131-25**

Certified Mail
September 12, 2025

Owner: **Cay at Clearwater Beach Condo Assn Inc.**
620 Mandalay Ave.
Clearwater, FL 33767-1632

Violation Address: **622 Mandalay Ave.**
05-29-15-14335-000-0001

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, October 22, 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) **4-203.A.1 & Article IV - 47.083(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

City Case Number: SWO2024-08033

NAME OF VIOLATOR: CAY AT CLEARWATER BEACH CONDO ASSN INC
MAILING ADDRESS: 620 MANDALAY AVE
CLEARWATER, FL 33767-1632

VIOLATION ADDRESS: 622 MANDALAY AVE COMMON

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

PARCEL #: 05-29-15-14335-000-0001

DATE OF INSPECTION: 7/31/2025 9:44:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.


Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 4th day of September, 2025, by Catherine Reese.

☒ PERSONALLY KNOWN TO ME

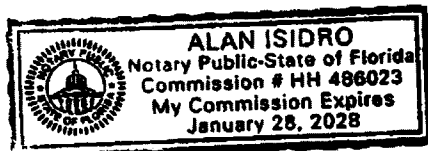
☐ PRODUCED AS IDENTIFICATION

Type of Identification

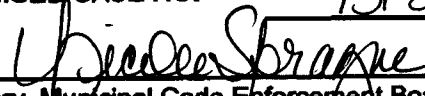

(Notary Signature)


Name of Notary (typed, printed, stamped)

FILED THIS 4 DAY OF September, 2025



MCEB CASE NO.

131-25

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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2024-08033

CAY AT CLEARWATER BEACH CONDO ASSN INC
620 MANDALAY AVE
CLEARWATER, FL 33767-1632

ADDRESS OR LOCATION OF VIOLATION: **622 MANDALAY AVE COMMON**
LEGAL DESCRIPTION: CAY AT CLEARWATER BEACH CONDO, THE (COMMON ELEMENTS)
DATE OF INSPECTION: 04/30/2025 PARCEL: 05-29-15-14335-000-0001

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

Bushes and dirt have been removed and REPLACED with CONCRETE and PAVERS. This is on Mandalay Ave and Hellwood St.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/20/2025. 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.

Catherine Reese
Code Inspector

DATE MAILED: 4/30/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276533845



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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2024-08033

CAY AT CLEARWATER BEACH CONDO ASSN INC
620 MANDALAY AVE
CLEARWATER, FL 33767-1632

ADDRESS OR LOCATION OF VIOLATION: **622 MANDALAY AVE COMMON**
LEGAL DESCRIPTION: CAY AT CLEARWATER BEACH CONDO, THE (COMMON ELEMENTS)
DATE OF INSPECTION: 03/27/2025 PARCEL: 05-29-15-14335-000-0001

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

Bushes and dirt have been removed and REPLACED with CONCRETE and PAVERS. This is on Mandalay Ave and Heilwood St. Also, PLUMBING has been added for the SODA and WATER MACHINES. This work REQUIRES a PERMIT.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/16/2025. 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.

DATE MAILED: 3/27/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-444-8141
CC: 9589071052702277353121



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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2024-08033

CAY AT CLEARWATER BEACH CONDO ASSN INC
620 MANDALAY AVE
CLEARWATER, FL 33767-1632

ADDRESS OR LOCATION OF VIOLATION: **622 MANDALAY AVE COMMON**
LEGAL DESCRIPTION: CAY AT CLEARWATER BEACH CONDO, THE (COMMON ELEMENTS)
DATE OF INSPECTION: 08/27/2024 PARCEL: 05-29-15-14335-000-0001

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

Bushes and dirt have been removed and REPLACED with CONCRETE and PAVERS. This is on Mandalay Ave and Hellwood St. Also, PLUMBING has been added for the SODA and WATER MACHINES. This work REQUIRES a PERMIT.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/17/2024. 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.

Nilda Espinosa
Housing Inspector

DATE MAILED: 8/27/2024
INSPECTOR: Nilda Espinosa
INSPECTOR TELEPHONE: 727-444-8742
CC: 9589 0710 5270 1219 8461 34

Section 4-203. Building permit.

A. *Permit required.*

1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.
2. No seawall, bulkhead, groin, marine improvement, bridge or other similar marine structure shall be built within the city until the building official has issued a building permit for such work.
3. A building permit shall authorize only the use, arrangement and/or construction described in Level One and Two approvals and no other use, arrangement or construction.
4. Complete engineering and architectural plans for each component of a development project shall be required to be submitted prior to the issuance of a building permit. For any phased project, such plans shall be required for each phase of the development.

B. *Procedure:* All applications for building permits shall be submitted in a form required by this Development Code and the building official. Upon receipt of an application, including a declaration of unity of title, in accordance with Article 4 Division 16, the building official shall forward a copy to the community development coordinator in order to determine whether the application conforms to an approved Level One or Level Two approval. Upon receipt of the determination of the community development coordinator, the building official shall determine whether the application conforms to all applicable requirements contained in the building code. If the building official determines that the application does conform, the building permit shall be issued. If the building official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.

C. *Appeal:* A denial of a building permit may be appealed in the manner provided in Article 4 Division 5.

(Ord. No. 6526-00, § 1, 6-15-00)

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:

CAY AT CLEARWATER BEACH CONDO
ASSN INC

620 MANDALAY AVE.
CLEARWATER, FL 33767



9590 9402 5667 9308 6097 64

2. Article Number (Transfer from service label)

9589 0710 5270 1219 8461 34

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

COMPLETE THIS SECTION ON DELIVERY

3. Delivery address (same as item 1) ☐ Yes
If different, enter delivery address below: ☐ No



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 | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING #



9590 9402 5667 9308 6097 64

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

RECEIVED
SEP 09 2015
UNITED STATES
POSTAL SERVICE
PLANNING & DEVELOPMENT
CITY OF CLEARWATER

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

Planning & Development Services
ATTN: N ESPINOSA
100 S MYRTLE AVE RM 210
CLEARWATER, FL 33756

Address: 622 MANDALAY AVE

09/04





Parcel Summary (as of 04-Sep-2025)

Parcel Map

Parcel Number

05-29-15-14335-000-0010

Owner Name

HEILWOOD STREET SK LLC TRE

622 MANDALAY AVE UNITS A-C CLW BCH FL 33767

LND TRUST

Property Use

0430 Condominium

Site Address

622 MANDALAY AVE

CLEARWATER, FL 33767

Mailing Address

914 OAK STONE DR

TAMPA, FL 33613-2097

Legal Description

CAY AT CLEARWATER BEACH CONDO, THE UNIT A
TOGETHER WITH THE USE OF GARAGE AREA ADJ TO
UNIT A

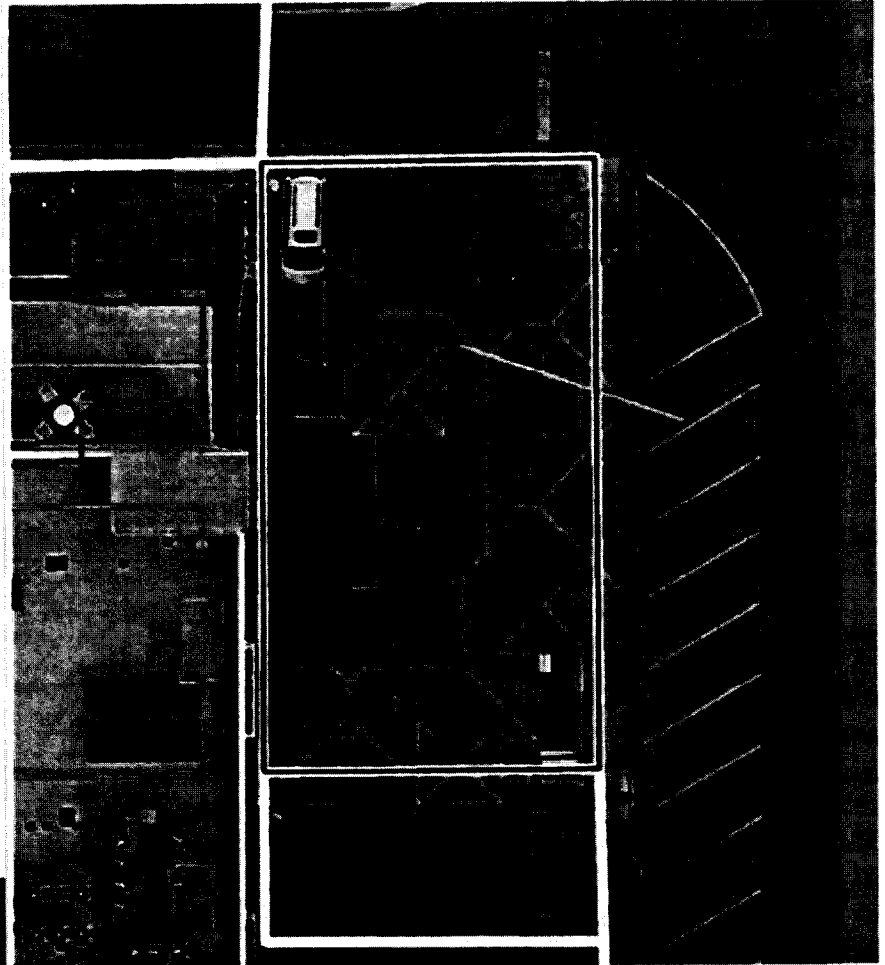
Current Tax District

CLEARWATER (CW)

Year Built

1997

Living SF	Gross SF	Living Units	Buildings
1,600	1,600	1	1



Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Current Tract	Encroachment Zone	Flood Zone	Elevation Certificate	Zoning	Plot Bk/Pg
21717/1358	\$711,398	260.03	A	Current FEMA Maps	Check for EC	Zoning Map	119/78

2025 Preliminary Values

Year	Assessed Value	Assessed Value/SQ Ft	County Taxable Value	County Taxable Value/SQ Ft	Market Value
2025	\$604,688	\$604,688	\$604,688	\$604,688	\$604,688

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Assessed Value	Assessed Value/SQ Ft	County Taxable Value	County Taxable Value/SQ Ft	Market Value
2024	N	\$752,291	\$752,291	\$752,291	\$752,291	\$752,291
2023	N	\$742,002	\$708,599	\$708,599	\$742,002	\$708,599
2022	N	\$644,181	\$644,181	\$644,181	\$644,181	\$644,181
2021	N	\$449,505	\$384,696	\$384,696	\$449,505	\$384,696