

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 63-24

Corrected Notice as to Hearing Date

Certified Mail
April 10, 2024

Owner: JJJ Family LLLP
PO Box 447
Odessa, FL 33556-0447

Violation Address: 2171 Beecher Rd., Clearwater
36-28-15-15552-000-0210

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 24, 2024**, 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 and 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,

Nilda Espinosa
Housing Inspector

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: SWO2022-10020

NAME OF VIOLATOR: JJJ FAMILY LLLP
MAILING ADDRESS: PO BOX 447
ODESSA, FL 33556-0447

VIOLATION ADDRESS: 2171 BEECHER RD

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

PARCEL #: 36-28-15-15552-000-0210

DATE OF INSPECTION: 3/21/2024 2:52:00 PM

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.

Nilda Espinosa
Nilda Espinosa

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 10th day of April, 2024, by Nilda Espinosa.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

Melinda K. Adam
(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)
FILED THIS 10 DAY OF April, 2024

MCEB CASE NO. 123-24
Nilda Espinosa
Secretary, Municipal Code Enforcement Board

FINAL



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

SWO2022-10020

JJJ FAMILY LLLP
PO BOX 447
ODESSA, FL 33556-0447

ADDRESS OR LOCATION OF VIOLATION: 2171 BEECHER RD

LEGAL DESCRIPTION: CITRUS HEIGHTS MANOR 1ST ADD LOT 21

DATE OF INSPECTION: 02/22/2024

PARCEL: 36-28-15-15552-000-0210

Section of City Code violated:

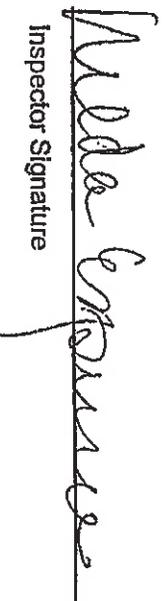
4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

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.

A permit is required for the interior remodel that is being done to include Building (new steel beam), Electric, Mechanical, Plumbing, New Windows, New Exterior doors (front with side lights and sliding door at the back, New Bathrooms, etc. The EXTERIOR of this building also need a permit.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/13/2024, 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.


Inspector Signature

DATE MAILED: 2/22/2024
INSPECTOR: Nilda Espinosa
INSPECTOR TELEPHONE: 727-444-8742
CC: 9589 0710 5270 0675 7714 79

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)

- (1) *Prescribed.* The city will issue any permit(s) required by this Code, once all approvals are granted and all fees as required by Appendix A of this Code are paid. Any amendments to the permit will be released once they are approved and any additional fees due to such amendment as required by Appendix A are paid. EXCEPTION: A temporary permit may be issued for projects which do not require plan review such as roof work, water heater, change-out and air conditioning replacement by fan/tille. In that event, the applicant has ten calendar days from the date the temporary permit is issued to make the proper payments and receive the regular permit. If the permit is not paid for within ten days of issuance of the temporary permit, the applicant shall pay a triple or ten times fee as described in appendix A of this Code.
- (2) *Work commencing before permit issuance.* If any person commences any work on a building, structure, or electrical, plumbing, mechanical or gas system before obtaining the necessary permit, he shall be subject to a penalty as provided in appendix A to this Code.
- (3) *Accounting.* The building official shall keep a permanent and accurate accounting of all permit fees and other monies collected, and the names of all persons upon whose account the fees or monies were paid, along with the date and amount thereof.
- (4) *Schedule.* On all buildings, structures, and electrical, plumbing, mechanical and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing application or issuing of permits, in accordance with the schedule in appendix A to this Code.
- (5) *Building permit valuations.* If, in the opinion of the building official, the valuation of building, alteration, structure, or electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Permit valuations shall include total cost, such as electrical, gas, mechanical, plumbing equipment and other systems, including materials and labor.

(Ord. No. 5767-95, § 1.3-16-95; Ord. No. 6145-97, § 1, 6-19-97)

Note— Replaces Standard Code Section 104.7.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: SWO20222-10020

Site of Violation: 2171 BEECHER RD

RECEIVED

FEB 22 2024

- 1. Nilda Espinosa, being first duly sworn, deposes and says:
- 2. That I am a Housing Inspector employed by the City of Clearwater. CITY CLERK DEPARTMENT

- 3. That on the 22nd day of February, 2024, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 2171 BEECHER RD, Clearwater, Florida.

Nilda Espinosa

Nilda Espinosa Housing Inspector
727-444-8742
nilda.espinosa@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online
notarization on this 22nd day of February, 2024, by Nilda Espinosa.

PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Melinda K. Adam _____
(Notary Signature) Type of Identification

Melinda K. Adam
Name of Notary (typed, printed, stamped)





Parcel Summary (as of 10-Apr-2024)

Parcel Map

Parcel Number
36-28-15-15552-000-0210

Owner Name
JJJ FAMILY LLLP

Property Use
0110 Single Family Home

Site Address
2171 BEECHER RD
CLEARWATER, FL 33763

Mailing Address
PO BOX 447
ODESSA, FL 33556-0447

Legal Description
CITRUS HEIGHTS MANOR 1ST ADD LOT 21

Current Tax District
CLEARWATER (CW)

Year Built
1979

Living SF	Gross SF	Living Units	Buildings
2,626	3,121	1	1



Year	Homestead	Use %	Status
2025	No	0%	
2024	No	0%	
2023	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	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22262/2209	\$533,000	121030269164	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	47/29

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$453,347	\$453,347	\$453,347	\$453,347	\$453,347

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
2022	N	\$376,607	\$376,607	\$376,607	\$376,607	\$376,607
2021	N	\$287,020	\$283,562	\$283,562	\$287,020	\$283,562
2020	N	\$257,784	\$257,784	\$257,784	\$257,784	\$257,784
2019	N	\$253,365	\$253,365	\$253,365	\$253,365	\$253,365
2018	N	\$251,344	\$245,831	\$245,831	\$251,344	\$245,831