

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 81-25**

**Certified Mail**  
**July 18, 2025**

Owner: **James W Marshall, Jr**  
**2025 Croydon Dr.**  
**Clearwater, FL 33764-4719**

Violation Address:     **2025 Croydon Dr.**  
                                  **13-29-15-23886-002-0050**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, August 27, 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 & 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: SWO2024-09006

NAME OF VIOLATOR: JAMES MARSHALL JR  
MAILING ADDRESS: 2025 CROYDON DR  
CLEARWATER, FL 33764-4719

VIOLATION ADDRESS: 2025 CROYDON DR

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

PARCEL #: 13-29-15-23886-002-0050

DATE OF INSPECTION: 6/27/2025 8:14:00 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  
Catherine Reese

STATE OF FLORIDA  
COUNTY OF PINELLAS

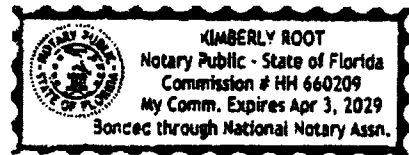
SWORN AND SUBSCRIBED before me by means of   X   physical presence or        online notarization on this 10th day of July, 2025, by Catherine Reese.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

Kimberly Root  
(Notary Signature)

Kimberly Root  
Name of Notary (typed, printed, stamped)



FILED THIS 10 DAY OF July, 2025

MCEB CASE NO. 8125  
Chinde 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) 562-4567 FAX (727) 562-4576

## NOTICE OF VIOLATION

**SWO2024-09006**

JAMES MARSHALL JR  
2025 CROYDON DR  
CLEARWATER, FL 33764-4719

ADDRESS OR LOCATION OF VIOLATION: **2025 CROYDON DR**

LEGAL DESCRIPTION: EAST DRUID ESTATES BLK B, LOT 5

DATE OF INSPECTION: 06/06/2025

PARCEL: 13-29-15-23886-002-0050

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.**

**The fence permit from 2020, BCP2020-040240, has been VOIDED. This permit was never picked up. A permit is required for the wood FENCE that has been installed.**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/27/2025. 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: 6/6/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: 727-224-7143  
CC: POSTED TO PROPERTY

---

## **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:**

James Marshall Jr.  
2025 Croydon Dr  
Clearwater, FL 33764



9590 9402 8223 3030 1819 95

**2. Article Number (Transfer from service label)**

9589 0710 5270 2277 3531 14

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X

- Agent
- Addressee

**B. Received by (Printed Name)**

JAMES MARSHALL

**C. Date of Delivery**

4/5/25

- D. Is delivery address different from item 1?  Yes**  
If YES, enter delivery address below:  No

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



Parcel Summary (as of 10-Jul-2025)

Parcel Map

Parcel Number

13-29-15-23886-002-0050

Owner Name

MARSHALL, JAMES W JR

Property Use

0110 Single Family Home

Site Address

2025 CROYDON DR  
CLEARWATER, FL 33764

Mailing Address

2025 CROYDON DR  
CLEARWATER, FL 33764-4719

Legal Description

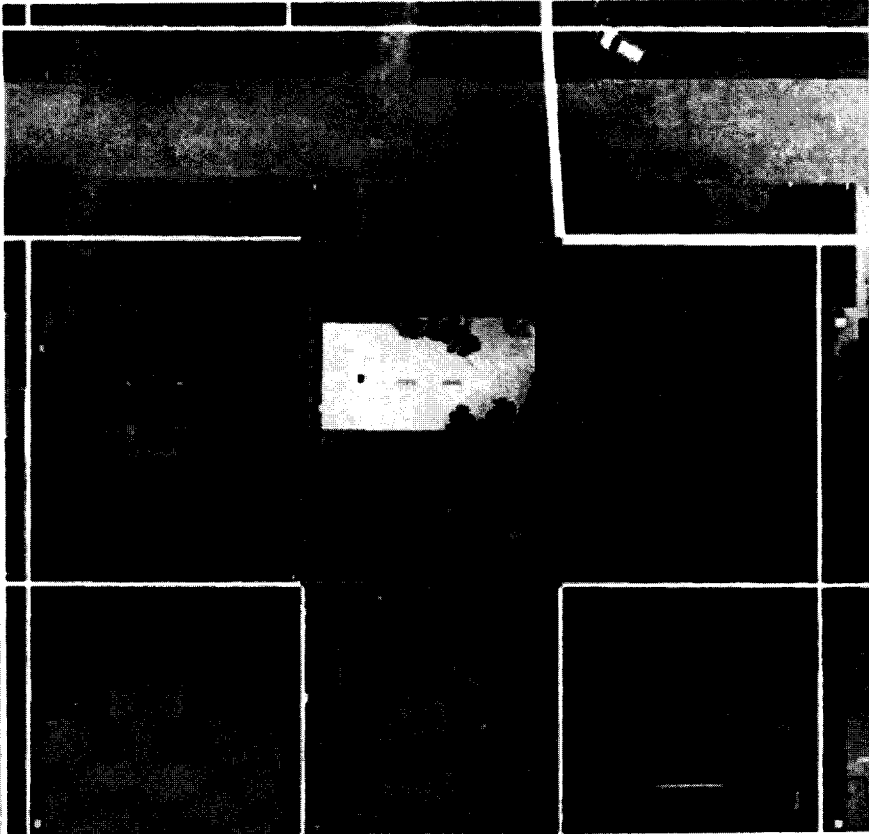
EAST DRUID ESTATES BLK B, LOT 5

Current Tax District

CLEARWATER (CW)

Year Built

1959



Living SF	Gross SF	Living Units	Buildings
1,618	2,300	1	1

Exemptions

Year	Homestead	Use %	Status
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026
2025	Yes	100%	
2024	Yes	100%	

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
18638/0322	\$323,500	266.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	40/12

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$275,475	\$199,293	\$149,293	\$174,293	\$149,293

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	Y	\$253,075	\$193,488	\$143,488	\$168,488	\$143,488
2022	Y	\$218,198	\$187,852	\$137,852	\$162,852	\$137,852
2021	Y	\$189,555	\$182,381	\$132,381	\$157,381	\$132,381
2020	Y	\$180,810	\$179,863	\$129,863	\$154,863	\$129,863
2019	Y	\$175,819	\$175,819	\$125,819	\$150,819	\$125,819