

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 146-25**

Certified Mail
October 10, 2025

Owner: **Bach Vinh & Thu-Ha Tran**
27 Spencercreek Dr
Dundas ON L9H 7R2
CANADA

Violation Address: **585 Sky Harbor Dr #121, Clearwater**
17-29-16-82690-000-1210

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, November 19, 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) **3-2302** 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: BACH VINH
MAILING ADDRESS: THU-HA TRAN
27 SPENCERCREEK DR
DUNDAS ON L9H 7R2 CANADA
CITY CASE#: BIZ2025-00195
VIOLATION ADDRESS: 585 SKY HARBOR DR 121
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 5/23/2025
LEGAL DESCRIPTION OF PROPERTY: SKY HARBOR ESTATES CORPORATION INC. CONDO
LOT 121
PARCEL #: 17-29-16-82690-000-1210

DATE OF INSPECTION: 9/30/2025 3:05:00 PM

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

3-2302. - ****RESIDENTIAL RENTAL BUSINESS TAX RECEIPT**** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

SPECIFICALLY,

A recent inspection has found this non-homesteaded property to be a possible rental property. Per city ordinance, all rental properties within the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt and maintain it annually. To comply with City Code, please complete our online application to obtain your business tax receipt (BTR). You may find the online application by visiting www.myclearwater.com and typing "BTR" into the search box. Click on the box: "Business Tax Receipts (BTR)". Next, please click the blue box "Apply for a Business Tax Receipt". Under "Online Applications:" select "Residential Rental Property (BTR)". Once your application has been received and processed, an email will be sent to the contact email listed on your application with your new account number and a link to pay for the BTR. For more information or questions regarding your business tax receipt, please contact our BTR department at 727-562-4005. Our hours of operation are Monday-Friday, 8:00 A.M. to 5:00 P.M.


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


John Stephens

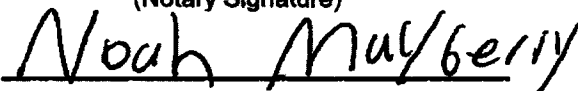
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 30th day of September, 2025, by John Stephens.

STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION


Type of Identification

(Notary Signature)



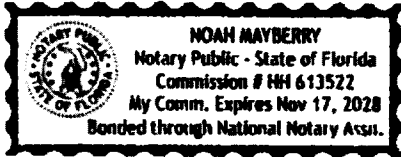
Name of Notary (typed, printed, stamped)

FILED THIS 30th DAY OF September, 2025

MCEB CASE NO. 146-25

Whitney Sprague

Secretary, Municipal Code Enforcement Board



Section 3-2302. Business tax receipt required.

A business tax receipt shall be required for all rentals set forth in Section 3-2301. Business tax receipt procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax receipt shall be as set forth in the Code of Ordinances Appendix A, Division XVIII.

(Ord. No. 6932-02, § 1, 4-4-02; Ord. No. 7725-07, § 1, 2-15-07)



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

Courtesy Notice

BIZ2025-00195

BACH VINH
THU-HA TRAN
27 SPENCERCREEK DR
DUNDAS ON L9H 7R2, CANADA

Re: 585 SKY HARBOR DR 121

Dear Property Owner:

The City of Clearwater Planning and Development Department has done an inspection at the above address and has found the property is in violation of the following City Code:

3-2302. - ****RESIDENTIAL RENTAL BUSINESS TAX RECEIPT**** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

Specifically: **RESIDENTIAL RENTAL PROPERTY -BUSINESS TAX RECEIPT REQUIRED:** A search of public records has found this non-homesteaded property to be a possible rental. All rental properties inside the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt. To comply with City Code, please complete and return the enclosed application by the correction date. Completed applications can be emailed to btr@myclearwater.com Once received, an email will be sent out to you with a link to pay for the license. All residential rental properties over 5 units that are contiguous are required to obtain a state license through the Department of Business and Professional Regulations. For more information or questions, please contact us at 727-562-4005 or btr@myclearwater.com. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M. If you have any question, please call Kevin Mattocks at 727-580-2511.

No further action is required on your part if the violation is corrected by May 23, 2025.

Our goal is to achieve voluntary compliance through education, communication and cooperation. We would appreciate your assistance in achieving this goal. You can obtain a copy of our Citizens' Guide to Code Enforcement by visiting http://www.myclearwater.com/gov/depts/planning_dev/index.asp. If you have any questions concerning this matter, or if you need any additional information, please do not hesitate to contact me.

Inspector: Kevin Mattocks

Inspector Phone: 727-444-7744

Date Printed: 4/8/2025

CourtesyLtr2



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

BACH VINH
THU-HA TRAN
27 SPENCERCREEK DR
DUNDAS ON L9H 7R2, CANADA

BIZ2025-00195

ADDRESS OR LOCATION OF VIOLATION: **585 SKY HARBOR DR 121**

LEGAL DESCRIPTION: SKY HARBOR ESTATES CORPORATION INC. CONDO
LOT 121

DATE OF INSPECTION: 8/6/2025

PARCEL: 17-29-16-82690-000-1210

Section of City Code Violated:

3-2302. - ****RESIDENTIAL RENTAL BUSINESS TAX RECEIPT**** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

Specifically: A recent inspection has found this non-homesteaded property to be a possible rental property. Per city ordinance, all rental properties within the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt and maintain it annually. To comply with City Code, please complete our online application to obtain your business tax receipt (BTR). You may find the online application by visiting www.myclearwater.com and typing "BTR" into the search box. Click on the box: "Business Tax Receipts (BTR)". Next, please click the blue box "Apply for a Business Tax Receipt". Under "Online Applications:" select "Residential Rental Property (BTR)". Once your application has been received and processed, an email will be sent to the contact email listed on your application with your new account number and a link to pay for the BTR. For more information or questions regarding your business tax receipt, please contact our BTR department at 727-562-4005. Our hours of operation are Monday-Friday, 8:00 A.M. to 5:00 P.M.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/20/2025. 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.

John Stephens Code Inspector
727-444-8719
john.stephens@myclearwater.com

Date Printed: 8/6/2025

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: BIZ2025-00195

Site of Violation: 585 SKY HARBOR DR 121

RECEIVED

AUG 06 2025

CITY CLERK DEPARTMENT

1. John Stephens, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 6th day of August, 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 585 SKY HARBOR DR 121, Clearwater, Florida.

John Stephens
 John Stephens Code Inspector
 727-444-8719
 john.stephens@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 6th day of August, 2025, by John Stephens.

PERSONALLY KNOWN TO ME

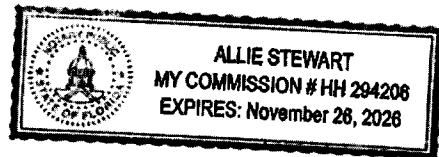
PRODUCED AS IDENTIFICATION

Allie Stewart _____
Type of Identification

- (Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)





Parcel Summary (as of 30-Sep-2025) Parcel Map

Parcel Number
17-29-16-82690-000-1210

Owner Name
VINH, BACH
TRAN, THU-HA

Property Use
0262 Manufactured Home (Land Condo, Individually Owned)

Site Address
585 SKY HARBOR DR # 121
CLEARWATER, FL 33759

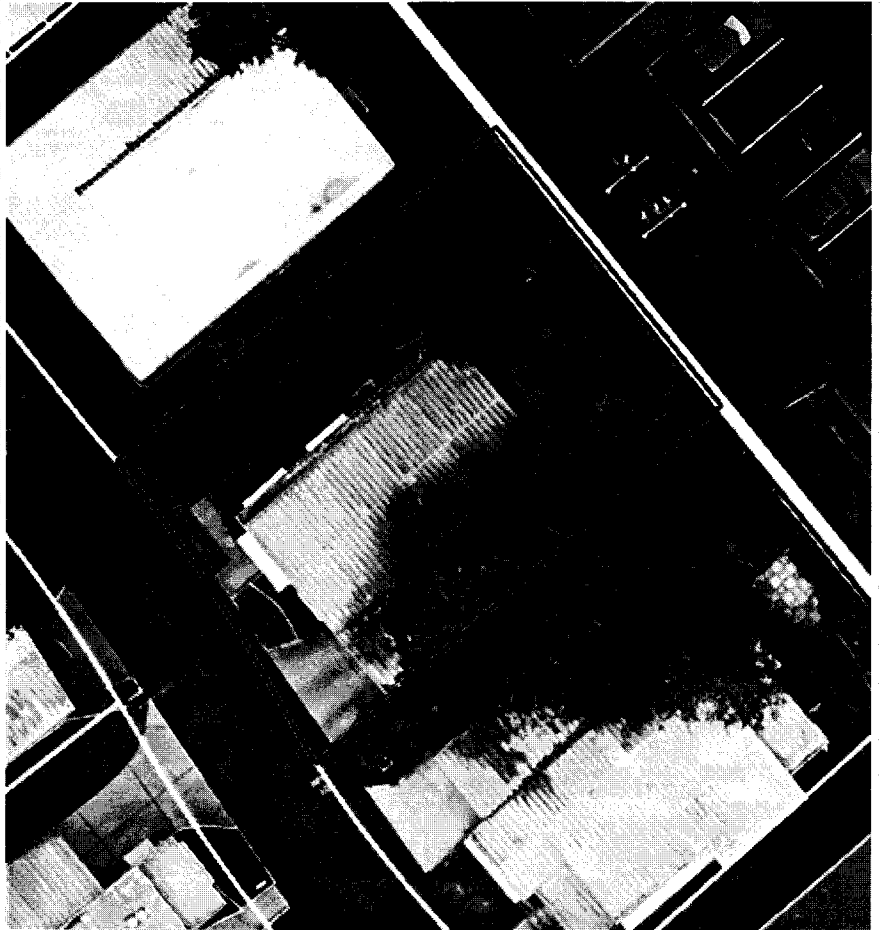
Mailing Address
27 SPENCERCREEK DR
DUNDAS ON L9H 7R2,
CANADA

Legal Description
SKY HARBOR ESTATES CORPORATION INC. CONDO
LOT 121

Current Tax District
CLEARWATER (CW)

Year Built
1965

Living SF	Gross SF	Living Units	Buildings
680	1,272	1	1



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	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).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17733/2636	Find Comps	<u>254.20</u>	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	13/99

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$89,400	\$66,584	\$66,584	\$89,400	\$66,584

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
2024	N	\$86,958	\$60,531	\$60,531	\$86,958	\$60,531
2023	N	\$66,727	\$55,028	\$55,028	\$66,727	\$55,028
2022	N	\$50,025	\$50,025	\$50,025	\$50,025	\$50,025
2021	N	\$53,343	\$53,343	\$53,343	\$53,343	\$53,343