

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 82-23**

**Certified Mail
August 17, 2023**

Owner: **Emanuel Retails LLC
Nabil S Thomas
706 Drew St
Clearwater, FL 33755-4111**

Violation Address: **706 Drew St
09-29-15-16812-008-0010**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 27, 2023, 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) **3-2103.H.2 and 3-2103.H.3** 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 727-562-4097. 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: CDC2023-00563

NAME OF VIOLATOR: EMANUEL RETAILS LLC
NABIL S THOMAS
MAILING ADDRESS: 706 DREW ST
CLEARWATER, FL 33755-4111

VIOLATION ADDRESS: 706 DREW ST

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

PARCEL #: 09-29-15-16812-008-0010

DATE OF INSPECTION: 7/7/2023 1:05:00 PM

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

3-2103.H.2. - **Portable Storage Units-Nonresidential Zones** Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;

3-2103.H.3. - **Portable Storage Unit Occurrences** Individual occurrences may not be consecutive;

Daniel Kasman
Daniel Kasman

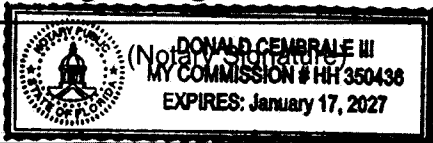
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 7th day of July, 2023, by Daniel Kasman.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

Daniel Kasman

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 16th DAY OF August, 2023

MCEB CASE NO. 82-23

Wendee 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) 562-4720 FAX (727) 562-4735

Notice of Violation

EMANUEL RETAILS LLC
NABIL S THOMAS
706 DREW ST
CLEARWATER, FL 33755-4111

CDC2023-00563

ADDRESS OR LOCATION OF VIOLATION: 706 DREW ST

LEGAL DESCRIPTION: COACHMAN, E. H., PROP OF BLK 8, LOTS 1 AND 2 LESS STREET AND ALL OF LOTS 3,4 S 63FT OF LOTS 10 AND 11 & LOT A LESS N 20FT ALL OF LOT 14

DATE OF INSPECTION: 3/24/2023

PARCEL: 09-29-15-16812-008-0010

Section of City Code Violated:

3-2103.H.2. - ****Portable Storage Units-Nonresidential Zones**** Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;

3-2103.H.3. - ****Portable Storage Unit Occurrences**** Individual occurrences may not be consecutive;

Specifically: Pods can only be at a property in the downtown zoning district during an active building permit or four times a year, for no longer than 30 days at a time, nonconsecutively. Please remove your storage pod to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/18/2023. 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.

Daniel Kasman

Inspector: Daniel Kasman
Inspector Phone: 727-562-4727

Section 3-2103. - Allowable temporary uses.

Unless otherwise noted, the following temporary uses are permitted subject to obtaining a Level One approval in accordance with the provisions of Article 4, Division 3 as well as the specific criteria pertaining to each temporary use:

A. *Block or neighborhood parties.*

1. Allowable within all residential zoning districts and within the US 19 District; and
2. Maximum of two days, per calendar year.
3. May be subject to review by the special events committee.

B. *Circuses or carnivals.*

1. Allowable within the C, US 19, IRT and I Districts; and
2. Maximum of 14 days per property, per calendar year.

C. *Contractors office and/or construction sheds.*

1. Allowable within all zoning districts; and
2. Allowable only in conjunction with a valid building permit and only for the time that the building permit is active.

D. *Evangelical and religious revivals or assemblies.*

1. Allowable within the C, D, T, US 19, I and IRT Districts; and
2. Maximum of seven days per property, per calendar year.

E. *Garage, yard or estate sales.*

1. Allowable within all residential zoning districts and for all detached dwellings and duplexes;
2. Allowable twice per property, per calendar year, but for no longer than three days per occurrence;
3. Individual occurrences may not be consecutive; and
4. Provided all of the applicable standards of this division are met, a permit is not required for this temporary use.

F. *Outdoor automobile, boat or recreational vehicle shows.*

1. Allowable only on properties located in the C and US 19 Districts that are at least 75 contiguous acres in size;
2. Allowable four times per property, per calendar year, but for no longer than seven days per occurrence, inclusive of set-up and take down time for all related facilities. Individual occurrences may not be consecutive; and
- 3.

The sale of products displayed at the show is permitted, without regard to the primary use of the property.

G. *Outdoor bazaars, cookouts, special fund raising events and/or similar activities.*

1. Allowable within the C, D and I Districts; and
2. Maximum of two days per property, per calendar year.

H. *Portable storage units.*

1. Allowable within all residential zoning districts four times per property, per calendar year, but for no longer than four days per occurrence;
2. Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;
3. Individual occurrences may not be consecutive;
4. Provided all of the applicable standards of this division are met, a permit is not required for this temporary use within a residential zoning district;
5. Portable storage units not exceeding eight feet in height, eight feet in width, and 16 feet in length may be permitted provided such units comply with the following provisions:
 - a. One portable storage unit may be located on any lot occupied by a detached dwelling. The number of permitted portable storage units for all other uses shall be decided by the community development coordinator based upon the amount of construction, size of property and the ability to locate the portable storage unit in accordance with the requirements below;
 - b. Portable storage units may be located in a required setback;
 - c. Portable storage units shall not be located in such a manner to impair a motor vehicle operator's view of motor vehicles, bicycles or pedestrians upon entering or exiting a right-of-way;
 - d. Portable storage units shall not be located in such a manner to obstruct the flow of pedestrian or vehicular traffic;
 - e. A maximum of two signs no more than 12 square feet in area each may be located on parallel sides on a portable storage unit;
 - f. A sticker shall be affixed to all portable storage units indicating the most recent delivery date, on which the portable storage unit was delivered to a property;
 - g. If the National Weather Advisory Service or other qualified weather advisory service identifies weather conditions which are predicted to include winds of 75 mph or greater, all portable storage units shall be removed from all properties and placed in approved storage locations at least 24 hours prior to the predicted onset of such winds or as soon as reasonably practical if less notice is provided. This requirement

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

09-29-15-16812-008-0010

Compact Property Record Card

[Tax Estimator](#)

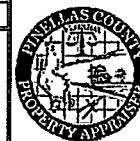
Updated July 7, 2023

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
EMANUEL RETAILS LLC THOMAS, NABIL S GUIRGUIS, RAOUF S 706 DREW ST CLEARWATER FL 33755-4111	706 DREW ST CLEARWATER



Property Use: 1122 (Convenience Store) Current Tax District: CLEARWATER DOWNTOWN (CWD) Total Heated SF: 1,914 Total Gross SF: 1,914

[\[click here to hide\] Legal Description](#)

COACHMAN, E. H., PROP OF BLK 8, LOTS 1, 2, 3, 4 & 14 & S 63FT OF LOTS 10 & 11 & S 30FT OF LOT "A" ALL LESS RD R/WS FOR DREW ST & N MYRTLE AVE

File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
18458/2655	Sales Query	121030262002	NON EVAC	Current FEMA Maps	6/56

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000
2020	No	\$474,000	\$474,000	\$474,000	\$474,000	\$474,000
2019	No	\$465,000	\$465,000	\$465,000	\$465,000	\$465,000
2018	No	\$460,000	\$460,000	\$460,000	\$460,000	\$460,000
2017	No	\$460,000	\$460,000	\$460,000	\$460,000	\$460,000
2016	No	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
2015	No	\$440,000	\$440,000	\$440,000	\$440,000	\$440,000
2014	No	\$410,000	\$410,000	\$410,000	\$410,000	\$410,000
2013	No	\$428,500	\$428,500	\$428,500	\$428,500	\$428,500
2012	No	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000
2011	No	\$415,200	\$415,200	\$415,200	\$415,200	\$415,200
2010	No	\$457,000	\$457,000	\$457,000	\$457,000	\$457,000
2009	No	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000
2008	No	\$546,500	\$546,500	\$546,500	\$546,500	\$546,500
2007	No	\$548,400	\$548,400	\$548,400	N/A	\$548,400
2006	No	\$535,300	\$535,300	\$535,300	N/A	\$535,300
2005	No	\$475,600	\$475,600	\$475,600	N/A	\$475,600
2004	No	\$455,600	\$455,600	\$455,600	N/A	\$455,600
2003	No	\$417,600	\$417,600	\$417,600	N/A	\$417,600
2002	No	\$383,800	\$383,800	\$383,800	N/A	\$383,800
2001	No	\$383,700	\$383,700	\$383,700	N/A	\$383,700
2000	No	\$380,400	\$380,400	\$380,400	N/A	\$380,400
1999	No	\$380,100	\$380,100	\$380,100	N/A	\$380,100
1998	No	\$371,400	\$371,400	\$371,400	N/A	\$371,400
1997	No	\$375,600	\$375,600	\$375,600	N/A	\$375,600
1996	No	\$377,900	\$377,900	\$377,900	N/A	\$377,900

2022 Tax Information

2022 Tax Bill	Tax District: CWD
2022 Final Millage Rate	20.3621
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of	


Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
24 Mar 2014	18356 / 1699	\$400,000	U	I
26 Mar 2002	11909 / 1427	\$1,000,000	U	I
29 Mar 1989	06965 / 1620	\$56,500	U	I

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

EMANUEL RETAILS LLC
 THOMAS, NABIL S
 GUIRGUIS, RAOUF S
 706 DREW ST
 CLEARWATER FL 33755-4111

Address different from item 1? Yes
 No
RECEIVED
 APR 25 2023
 PLANNING & DEVELOPMENT
 CODE COMPLIANCE



9590 9402 5668 9308 1426 97

2. Article Number (Transfer from service label) 111 1 1
 7019 2970 0001 6145 3487

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
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING#



9590 9402 5668 9308 1426 97

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

United States Postal Service.

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

CITY OF CLEARWATER
 CODE COMPLIANCE
 POST OFFICE BOX 4748
 CLEARWATER, FL 33758-4748

INITIALS: Jalk

CDC2023 - PN42023 -