

**.NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 149-24**

**Certified Mail
September 13, 2024**

Owner: **McKorbelroy LLC
5018 W Longfellow Ave
Tampa. FI 33629-7532**

Violation Address: **1001 Mandalay Ave., Clearwater
32-28-15-13464-267-0010**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, October 23, 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) **3-808, 3-808.A.1, 3-808.A.4, 3-808.A.2., 3-808.A.3., 3-808.A.5., and 3-808.A.6.** 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: MCKORBELROY LLC
MAILING ADDRESS: 5018 W LONGFELLOW AVE
TAMPA, FL 33629-7532

CITY CASE#: CDC2024-01154

VIOLATION ADDRESS: 1001 MANDALAY AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 8/15/2024

LEGAL DESCRIPTION OF PROPERTY: CARLOUEL SUB BLK 267, LOT 1

PARCEL #: 32-28-15-13464-267-0010

DATE OF INSPECTION: 9/6/2024 4:05:00 PM

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

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.


3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - ****FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE**** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

SPECIFICALLY,

Please clean/repair/repaint your fence where necessary using the guidelines above to come into compliance.

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



Daniel Kasman

SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 6th day of September, 2024, by Daniel Kasman.

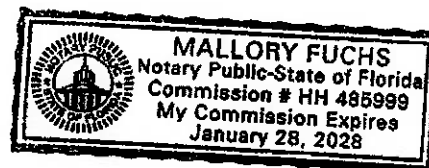
STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Type of Identification

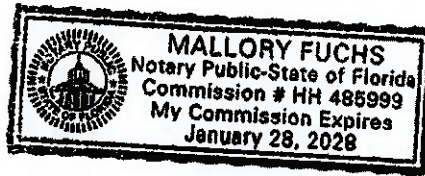


(Notary Signature)



Mallory Fuchs

Name of Notary (typed, printed, stamped)



FILED THIS 16 DAY OF September, 2024

MCEB CASE NO. 149.24

Childee 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

MCKORBELROY LLC
5018 W LONGFELLOW AVE
TAMPA, FL 33629-7532

CDC2024-01154

ADDRESS OR LOCATION OF VIOLATION: 1001 MANDALAY AVE

LEGAL DESCRIPTION: CARLOUEL SUB BLK 267, LOT 1

DATE OF INSPECTION: 7/26/2024

PARCEL: 32-28-15-13464-267-0010

Section of City Code Violated:

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - ****FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE**** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

Specifically: Please clean/repair/repaint your fence where necessary using the guidelines above to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/15/2024. 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.

Daniel Kasman

Daniel Kasman Code Inspector
727-444-8715
daniel.kasman@myclearwater.com

Date Printed: 8/15/2024

NOV_PropOwn



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

MCKORBELROY LLC
5018 W LONGFELLOW AVE
TAMPA, FL 33629-7532

CDC2024-01154

ADDRESS OR LOCATION OF VIOLATION: **1001 MANDALAY AVE**

LEGAL DESCRIPTION: CARLOUEL SUB BLK 267, LOT 1

DATE OF INSPECTION: 7/26/2024

PARCEL: 32-28-15-13464-267-0010

Section of City Code Violated:

3-808 - **FENCES AND WALLS** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - **FENCE SHALL BE MAINTAINED IN VERTICAL POSITION** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - **FENCE STRINGERS SHALL BE SECURELY FASTENED** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - **ROTTEN BOARDS** Rotten boards in a fence shall be replaced.

3-808.A.3. - **SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - **FENCE FACE SHALL BE SECURELY FASTENED** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - **FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

Specifically: Please clean/repair/repaint your fence where necessary using the guidelines above to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/3/2024. 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.

Daniel Kasman

Daniel Kasman Code Inspector
727-444-8715
daniel.kasman@myclearwater.com

Date Printed: 8/28/2024

NOV_PropOwn

Section 3-808. - Maintenance of fences and walls.

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
 2. Rotten boards in a fence shall be replaced.
 3. Each support post or footer shall be solidly attached to the ground.
 4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
 5. Each fence shall be securely fastened to the support post and fence stringers.
 6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replaced with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

RECEIVED

AUG 28 2024

CITY CLERK DEPARTMENT

City Case Number: CDC2024-01154

Site of Violation: 1001 MANDALAY AVE

1. Daniel Kasman, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 28th day of August, 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 1001 MANDALAY AVE, Clearwater, Florida.

[Handwritten Signature]

Daniel Kasman Code Inspector
727-444-8715
daniel.kasman@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

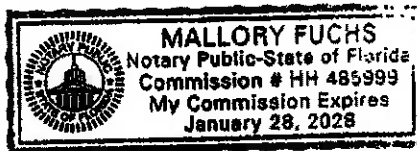
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 28th day of August, 2024, by Daniel Kasman.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Mallory Fuchs _____
(Notary Signature) Type of Identification

Mallory Fuchs
Name of Notary (typed, printed, stamped)





Parcel Summary (as of 06-Sep-2024)

Parcel Map

Parcel Number

32-28-15-13464-267-0010

Owner Name

MCKORBELROY LLC

Property Use

0110 Single Family Home

Site Address

1001 MANDALAY AVE
CLEARWATER, FL 33767

Mailing Address

5018 W LONGFELLOW AVE
TAMPA, FL 33629-7532

Legal Description

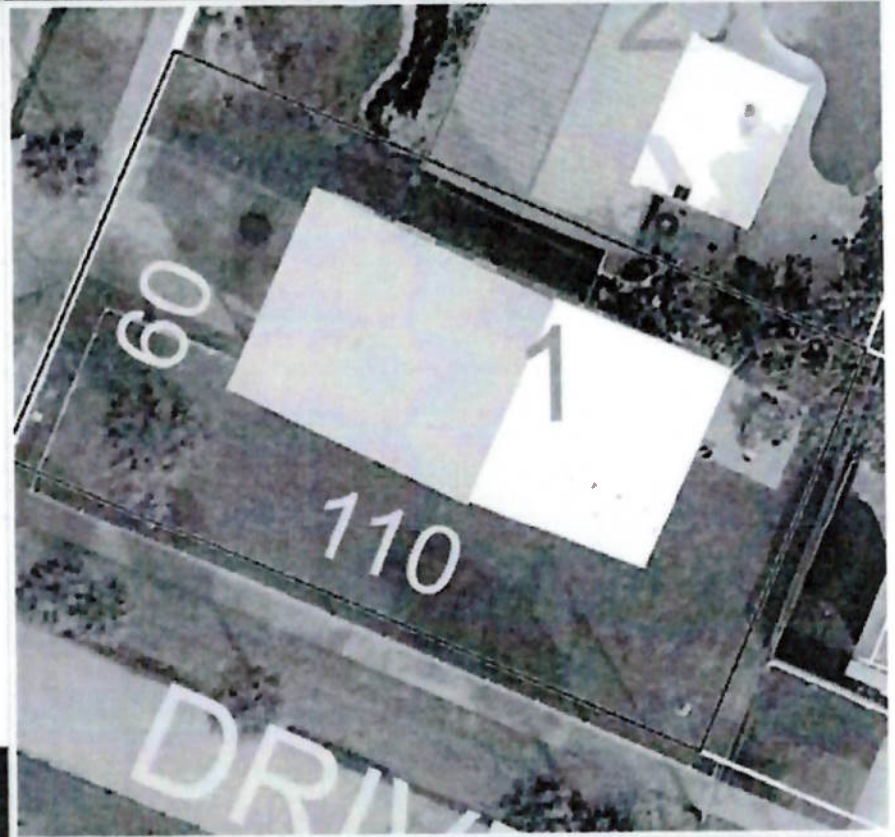
CARLOUEL SUB BLK 267, LOT 1

Current Tax District

CLEARWATER (CW)

Year Built

1985



Living SF	Gross SF	Living Units	Buildings
1,650	3,750	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	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).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19595/2329	\$801,000	<u>260.04</u>	<u>A</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	20/60

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$686,343	\$686,343	\$686,343	\$686,343	\$686,343

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	N	\$743,381	\$677,566	\$622,547	\$688,362	\$622,547
2022	N	\$637,274	\$615,969	\$615,969	\$637,274	\$615,969
2021	N	\$559,972	\$559,972	\$559,972	\$559,972	\$559,972
2020	N	\$526,847	\$526,847	\$526,847	\$526,847	\$526,847
2019	N	\$501,061	\$501,061	\$501,061	\$501,061	\$501,061