

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 50-24**

**Certified Mail**  
**March 14, 2024**

Owner: **Dzu Huy Vu & Trinh Thi Tu Le**  
**205 N Beverly**  
**Mesa, AZ 85201-6312**

Violation Address: **1325 St Thomas Dr., Clearwater**  
**22-29-15-11916-006-0020**

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) **1-104.B & 3-919(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**

NAME OF VIOLATOR: DZU HUY VU CITY CASE#: CDC2023-01161  
MAILING ADDRESS: TRINH THI TU LE  
205 N BEVERLY  
MESA, AZ 85201

VIOLATION ADDRESS: 1325 ST THOMAS DR  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 7/25/2023

LEGAL DESCRIPTION OF PROPERTY: BROOKHILL UNIT 2 BLK F, LOT 2

PARCEL #: 22-29-15-11916-006-0020

DATE OF INSPECTION: 10/17/2023 7:53:00 AM

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

1-104.B. - **\*\*DEVELOPMENT CODE VIOLATION\*\*** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

3-919. - **\*\*PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT\*\*** Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

\_\_\_(1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)

(2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.

\_\_\_(3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

\_\_\_(4) Use of an agent or other third person to make reservations or booking arrangements.

SPECIFICALLY,

Our office has received complaints that this property is being illegally rented out and/or advertised as being available for less than the 31 day or 1 calendar month requirement. This was verified on the internet. This is a violation of the City of Clearwater ordinance prohibiting short term rentals. Please bring your property and websites advertising your property into compliance by the compliance date. If you have any questions feel free to contact me directly. Thank you!

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

  
\_\_\_\_\_  
Sarah Green

SWORN AND SUBSCRIBED before me by means of  physical presence or \_\_\_ online notarization on this 8th day of March, 2024, by Sarah Green.

STATE OF FLORIDA  
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

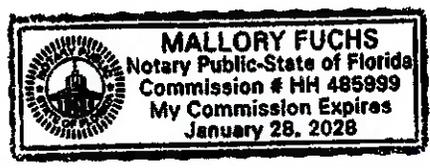
Mallory Fuchs

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

(Notary Signature)

Mallory Fuchs

Name of Notary (typed, printed, stamped)



FILED THIS 8 DAY OF March, 2024

MCEB CASE NO. 50:24

Heidee 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**

DZU HUY VU  
TRINH THI TU LE  
205 N BEVERLY  
MESA, AZ 85201

**CDC2023-01161**

ADDRESS OR LOCATION OF VIOLATION: **1325 ST THOMAS DR**

LEGAL DESCRIPTION: BROOKHILL UNIT 2 BLK F, LOT 2

DATE OF INSPECTION: 9/6/2023

PARCEL: 22-29-15-11916-006-0020

Section of City Code Violated:

1-104.B. - **\*\*DEVELOPMENT CODE VIOLATION\*\*** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

3-919. - **\*\*PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT\*\***  
Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

\_\_\_(1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)

\_\_\_(2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.

\_\_\_(3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

\_\_\_(4) Use of an agent or other third person to make reservations or booking arrangements.

Specifically: Our office has received complaints that this property is being illegally rented out and/or advertised as being available for less than the 31 day or 1 calendar month requirement. This was verified on the internet. This is a violation of the City of Clearwater ordinance prohibiting short term rentals. Please bring your property and websites advertising your property into compliance by the compliance date. If you have any questions feel free to contact me directly. Thank you!

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 10/2/2023. 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.



# 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

Sarah Green

Code Enforcement Supervisor

727-444-8711

[sarah.green@myclearwater.com](mailto:sarah.green@myclearwater.com)

Date Printed: 9/22/2023

Section 1-104. - Jurisdiction and applicability.

- A. This Development Code shall govern the development and use of land and structures within the corporate limits of the city.
- B. No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

Section 3-919. - Prima facie evidence of certain uses in residential zoning district.

Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less, shall include but not be limited to one or more of the following:

- (1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging Establishments);
- (2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use;
- (3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or
- (4) Use of an agent or other third person to make reservations or booking arrangements.

(Ord. No. 7105-03, § 1, 4-17-03; Ord. No. 8042-09, § 3, 6-4-09)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2023-01161

Site of Violation: 1325 ST THOMAS DR

RECEIVED

SEP 22 2023

- 1. Sarah Green, being first duly sworn, deposes and says: CITY CLERK DEPARTMENT
- 2. That I am a Code Enforcement Supervisor employed by the City of Clearwater.
- 3. That on the 22nd day of September, 2023, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1325 ST THOMAS DR, Clearwater, Florida.

  
 \_\_\_\_\_  
 Sarah Green Code Enforcement Supervisor  
 727-444-8711  
 sarah.green@myclearwater.com

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 22nd day of September, 2023, by Sarah Green.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

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

(Notary Signature)  
  
 \_\_\_\_\_  
 Name of Notary (typed, printed, stamped)





**Parcel Summary (as of 08-Mar-2024)** **Parcel Map**

Parcel Number  
**22-29-15-11916-006-0020**

Owner Name  
 VU, DZU HUY  
 LE, TRINH THI TU

Property Use  
 0110 Single Family Home

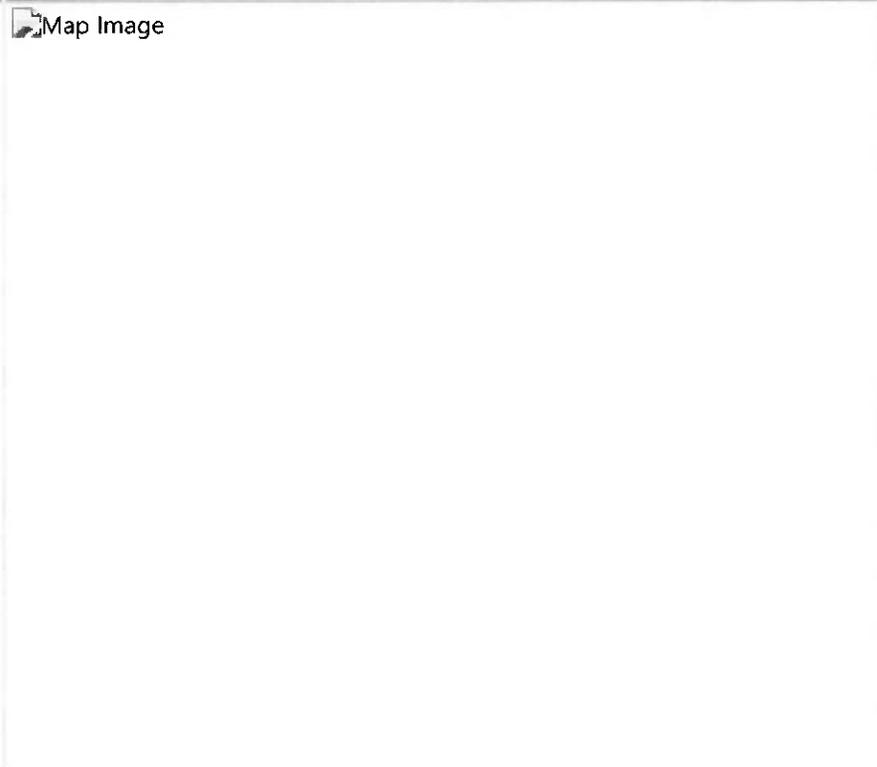
Site Address  
 1325 ST THOMAS DR  
 CLEARWATER, FL 33756

Mailing Address  
 205 N BEVERLY  
 MESA, AZ 85201-6312

Legal Description  
 BROOKHILL UNIT 2 BLK F, LOT 2

Current Tax District  
 CLEARWATER (CW)

Year Built  
 1958



Living SF	Gross SF	Living Units	Buildings
1,573	1,810	1	1

**Exemptions**

Year	Homestead	Use %	Status	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).
2025	No	0%		
2024	No	0%		
2023	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Blk/Pg
22114/0463	\$444,400	121030258001	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	41/43

**2023 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$375,731	\$375,731	\$375,731	\$375,731	\$375,731

**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	\$340,554	\$295,579	\$295,579	\$340,554	\$295,579
2021	N	\$274,032	\$268,708	\$268,708	\$274,032	\$268,708
2020	N	\$244,280	\$244,280	\$244,280	\$244,280	\$244,280
2019	N	\$231,424	\$231,424	\$231,424	\$231,424	\$231,424
2018	N	\$144,564	\$144,564	\$144,564	\$144,564	\$144,564