

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 70-23

Certified Mail
July 14, 2023

Owner: **Ayad Elayyan**
1383 Gulf to Bay Blvd.
Clearwater, FL 33755-5310

Violation Address: 1383 Gulf to Bay Blvd.
15-29-15-64890-004-0010

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, August 23, 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 **3-1504** 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

NAME OF VIOLATOR: AYAD ELAYYAN
MAILING ADDRESS: 1383 GULF TO BAY BLVD
CLEARWATER, FL 33755-5310

CITY CASE#: CDQ2023-00791

VIOLATION ADDRESS: 1383 GULF TO BAY BLVD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 5/1/2023

LEGAL DESCRIPTION OF PROPERTY: OVERBROOK BLK 4, LOTS 1, 2, 3, 20 & 21

PARCEL #: 15-29-15-64890-004-0010

DATE OF INSPECTION: 7/3/2023 11:08:00 AM

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

3-1504. - **GRAFFITI PROHIBITED/REMOVAL REQUIRED** No person may paint, draw, or otherwise apply graffiti to any wall, post, column, building or structure. The property owner must remove graffiti within ten calendar days following discovery of the existence of such graffiti.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Several of the boards that are covering the windows and doors have been vandalized, (Photos attached); please have graffiti removed promptly, and maintain the property on a regular basis. Thank you.

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

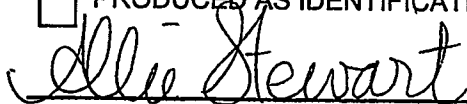

John Stephens

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

STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION



_____ Type of Identification

(Notary Signature)

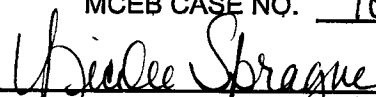


Name of Notary (typed, printed, stamped)



FILED THIS 7th DAY OF July, 2023

MCEB CASE NO. 70-23


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

AYAD ELAYYAN
1383 GULF TO BAY BLVD
CLEARWATER, FL 33755-5310

CDC2023-00791

ADDRESS OR LOCATION OF VIOLATION: 1383 GULF TO BAY BLVD

LEGAL DESCRIPTION: OVERBROOK BLK 4, LOTS 1, 2, 3, 20 & 21

DATE OF INSPECTION: 6/1/2023

PARCEL: 15-29-15-64890-004-0010

Section of City Code Violated:

3-1504. -**GRAFFITI PROHIBITED/REMOVAL REQUIRED** No person may paint, draw, or otherwise apply graffiti to any wall, post, column, building or structure. The property owner must remove graffiti within ten calendar days following discovery of the existence of such graffiti.

Specifically: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Several of the boards that are covering the windows and doors have been vandalized, (Photos attached); please have graffiti removed promptly, and maintain the property on a regular basis. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/1/2023. 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.

John Stephens

Code Inspector

727-562-4962

john.stephens@myclearwater.com

Date Printed: 6/1/2023



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

AYAD ELAYYAN
1383 GULF TO BAY BLVD
CLEARWATER, FL 33755-5310

CDC2023-00791

ADDRESS OR LOCATION OF VIOLATION: **1383 GULF TO BAY BLVD**

LEGAL DESCRIPTION: OVERBROOK BLK 4, LOTS 1, 2, 3, 20 & 21

DATE OF INSPECTION: 5/1/2023

PARCEL: 15-29-15-64890-004-0010

Section of City Code Violated:

3-1504. - ****GRAFFITI PROHIBITED/REMOVAL REQUIRED**** No person may paint, draw, or otherwise apply graffiti to any wall, post, column, building or structure. The property owner must remove graffiti within ten calendar days following discovery of the existence of such graffiti.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/1/2023. 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.

Inspector: John Stephens
Inspector Phone: 727-562-4962

Section 3-1504. - Graffiti prohibited; removal required.

- A. No person may paint, draw, or otherwise apply graffiti to any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.
- B. Graffiti found upon privately-owned property within the city shall be removed by the property owner or, if the owner is not in possession of the property, by the tenant or any adult person acting as the agent or property manager for the owner or the tenant, within ten (10) calendar days following service of notice to such person of the existence of graffiti upon such property.
- C. Graffiti found upon city-owned public property shall be removed by the appropriate city department within ten (10) calendar days following discovery of the existence of such graffiti. If graffiti is found upon public property not owned by the city, the city manager shall give notice of such graffiti to the owner and shall request the prompt removal of the graffiti.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2023-00791

Site of Violation: 1383 GULF TO BAY BLVD

RECEIVED

JUN 01 2023

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 1st day of June, 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 1383 GULF TO BAY BLVD, Clearwater, Florida.

John Stephens

John Stephens

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 1st day of June, 2023, by John Stephens.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Cynthia Williams _____
Type of Identification

CJ (Notary Signature)
Cynthia Williams

Name of Notary (typed, printed, stamped)



CYNTHIA WILLIAMS
Notary Public
State of Florida
Comm# HH011869
Expires 6/17/2024

15-29-15-64890-004-0010

Compact Property Record Card

Tax Estimator

Updated July 7, 2023

Email Print

Radius Search

FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
ELAYYAN, AYAD 1383 GULF TO BAY BLVD CLEARWATER FL 33755-5310	1383 GULF TO BAY BLVD CLEARWATER



Property Use: 1121 (Strip Store - (2 or more stores)) Current Tax District: CLEARWATER (CW) Total Heated SF: 4,761 Total Gross SF: 5,371

[click here to hide] Legal Description
OVERBROOK BLK 4, LOTS 1, 2, 3, 20 & 21

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
15590/2578	Sales Query	121030264021	NON EVAC	Current FEMA Maps	8/23

2022 Final Value Information					
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$285,000	\$269,500	\$269,500	\$285,000	\$269,500

[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	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000
2020	No	\$255,000	\$241,395	\$241,395	\$255,000	\$241,395
2019	No	\$230,000	\$219,450	\$219,450	\$230,000	\$219,450
2018	No	\$199,500	\$199,500	\$199,500	\$199,500	\$199,500
2017	No	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000
2016	No	\$183,500	\$183,500	\$183,500	\$183,500	\$183,500
2015	No	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
2014	No	\$182,000	\$182,000	\$182,000	\$182,000	\$182,000
2013	No	\$172,000	\$172,000	\$172,000	\$172,000	\$172,000
2012	No	\$169,000	\$169,000	\$169,000	\$169,000	\$169,000
2011	No	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000
2010	No	\$177,000	\$177,000	\$177,000	\$177,000	\$177,000
2009	No	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
2008	No	\$355,000	\$355,000	\$355,000	\$355,000	\$355,000
2007	No	\$307,000	\$307,000	\$307,000	N/A	\$307,000
2006	No	\$225,000	\$225,000	\$225,000	N/A	\$225,000
2005	No	\$170,000	\$170,000	\$170,000	N/A	\$170,000
2004	No	\$162,000	\$162,000	\$162,000	N/A	\$162,000
2003	No	\$155,000	\$155,000	\$155,000	N/A	\$155,000
2002	No	\$150,300	\$150,300	\$150,300	N/A	\$150,300
2001	No	\$150,400	\$150,400	\$150,400	N/A	\$150,400
2000	No	\$141,300	\$141,300	\$141,300	N/A	\$141,300
1999	No	\$133,000	\$133,000	\$133,000	N/A	\$133,000
1998	No	\$132,900	\$132,900	\$132,900	N/A	\$132,900
1997	No	\$127,700	\$127,700	\$127,700	N/A	\$127,700
1996	No	\$117,200	\$117,200	\$117,200	N/A	\$117,200

2022 Tax Information	
2022 Tax Bill	Tax District: CW
2022 Final Millage Rate	19.3921
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 exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.	

Ranked Sales (What Are Ranked Sales?). See all transactions					
Sale Date	Book/Page	Price	Q/U	V/I	
18 Jan 2007	15590 / 2578	\$450,000	Q	I	
Mar 1981	05168 / 1888	\$165,000	Q		
1970	03402 / 0108	\$24,000	U		