

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 56-26**

**Certified Mail
February 13, 2026**

**Owner: Hui Lin & Shiling He
1017 Fairwood Ave.
Clearwater, FL 33759-2628**

**Violation Address: 1017 Fairwood Ave.
08-29-16-99101-009-0150**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, March 25, 2026, 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) **3-1502.G.4** 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

City Case Number: CDC2025-01084

NAME OF VIOLATOR: HUI LIN
SHILING HE
MAILING ADDRESS: 1017 FAIRWOOD AVE
CLEARWATER, FL, 33759-2628

VIOLATION ADDRESS: 1017 FAIRWOOD AVE

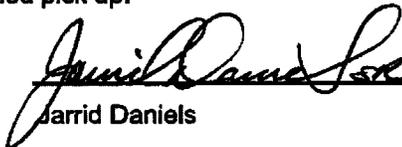
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 08-29-16-99101-009-0150

DATE OF INSPECTION: 7/7/2025 4:08:00 PM

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

3-1502.G.4. - **BULK ITEMS** intended for pickup by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.



Jarrid Daniels

STATE OF FLORIDA
COUNTY OF PINELLAS

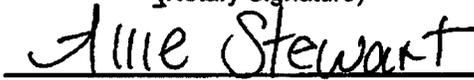
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 6th day of February, 2026, by Jarrid Daniels.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

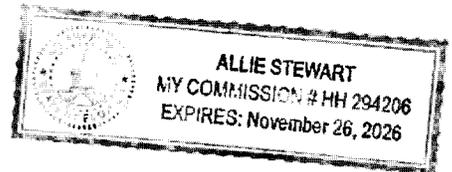


(Notary Signature)

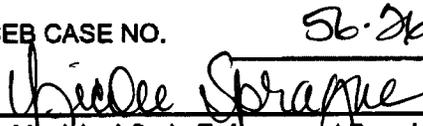
Type of Identification



Name of Notary (typed, printed, stamped)



FILED THIS 6 DAY OF February, 2026

MCEB CASE NO. 56-26


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

HUI LIN
SHILING HE
1017 FAIRWOOD AVE
CLEARWATER, FL 33759-2628

CDC2025-01084

ADDRESS OR LOCATION OF VIOLATION: **1017 FAIRWOOD AVE**

LEGAL DESCRIPTION: WOODVALLEY UNIT NO. 3 BLK 9, LOT 15

DATE OF INSPECTION: 5/29/2025

PARCEL: 08-29-16-99101-009-0150

Section of City Code Violated:

3-1502.G.4. - ****BULK ITEMS**** intended for pickup by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.

Specifically: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Please clear any discarded or unused materials, interior furnishings, appliances, automobile supplies, equipment, construction materials, junk/garbage, containers, etc., from the exterior of the property, and maintain on a regular basis.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/7/2025. 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.

Jarrid Daniels Code Inspector
727-444-8835
jarrid.daniels@myclearwater.com

Date Printed: 6/26/2025

NOV_PropOwn

be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

D. *Roofs.*

1. All roofs shall be maintained in a safe, secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.
4. Tile roofs with peeling paint shall be repainted or have the paint removed.
5. Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.

E. *Auxiliary and appurtenant structures.*

1. Chimneys and elevator shafts, and mechanical and electrical structures shall be maintained in a satisfactory state of repair and their exterior finish must be architecturally consistent with the exterior side of the building wall from which they can be seen.
2. Freestanding walls and fences shall be maintained in accordance with the provisions of section 3-808 of this development code.
3. Fountains and other amenities shall be maintained in good working order and all structural components shall be maintained in a satisfactory state of repair, free of chipping, pitting, cracking, discoloration, peeling or fading.

F. *Exterior storage and display/ nonresidential properties.*

1. All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.
2. Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

G. *Exterior storage and display for residential properties.*

1. As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.
- 2.

Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.

3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.
5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. *Yards, landscape areas, and artificial turf areas.*

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.
 2. Any portion of a lot not covered by a building or structure or otherwise devoted to parking, a service drive or a walkway shall be landscaped with grass or other appropriate ground cover and shall be maintained in a neat and orderly manner.
 3. Landscape materials, including natural turf, shrubs, and trees, excluding artificial turf, whether required or optional, shall be maintained in a healthy live condition so as to present a neat and attractive appearance and so as to discourage the accumulation of trash or debris and/or infestation by pests.
 4. Artificial turf shall be maintained according to Section 3-1203.G.
 5. No yard, landscape area, growth of landscape material, or artificial turf area (unless previously approved by the city engineer) shall encroach upon the public right-of-way so as to hinder safe and convenient vehicular or pedestrian movement in the public right-of-way.
 6. No yard shall be used for dumping or accumulation of any garbage, rubbish, dead animals, trash, waste vegetable or animal matter of any kind or construction debris.
- I. *Signs.* All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.
- J. *Vacant parcels.*
- 1.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

RECEIVED

JUN 26 2025

City Case Number: CDC2025-01084

Site of Violation: 1017 FAIRWOOD AVE

CITY CLERK DEPARTMENT

1. Jarrid Daniels, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 26th day of June, 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 1017 FAIRWOOD AVE, Clearwater, Florida.

Jarrid Daniels

 Jarrid Daniels Code Inspector
 727-444-8835
 jarrid.daniels@myclearwater.com

REC

JUN

CITY CLERK

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 26th day of June, 2025, by Jarrid Daniels.

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Melinda K. Adam _____ Type of Identification
 (Notary Signature)

Melinda K. Adam

 Name of Notary (typed, printed, stamped)





Parcel Summary (as of 06-Feb-2026)

Parcel Map

Parcel Number

08-29-16-99101-009-0150

Owner Name

LIN, HUI
HE, SHILING

Property Use

0110 Single Family Home

Site Address

1017 FAIRWOOD AVE
CLEARWATER, FL 33759

Mailing Address

1017 FAIRWOOD AVE
CLEARWATER, FL 33759-2628

Legal Description

WOODVALLEY UNIT NO. 3 BLK 9, LOT 15

Current Tax District

CLEARWATER (CW)

Year Built

1972



Living SF	Gross SF	Living Units	Buildings
1,150	1,234	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
20574/1108	\$280,200	268.04	D	Current FEMA Maps	Check for EC	Zoning Map	68/46

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$237,718	\$227,114	\$227,114	\$237,718	\$227,114

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	\$241,213	\$206,467	\$206,467	\$241,213	\$206,467
2023	N	\$223,440	\$187,697	\$187,697	\$223,440	\$187,697
2022	N	\$201,490	\$170,634	\$170,634	\$201,490	\$170,634
2021	N	\$155,122	\$155,122	\$155,122	\$155,122	\$155,122
2020	N	\$145,288	\$145,288	\$145,288	\$145,288	\$145,288