

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 190-25**

Certified Mail

November 7, 2025

Owner: **Marco Victorino
Wei-Ween Yang Victorino
1768 Bentley St.
Clearwater, FL 33755-2303**

Violation Address: **1768 Bentley St.
02-29-15-09144-000-2340**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, December 17, 2025, 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) **4-203.A.1, & Article IV 47.083(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

City Case Number: SWO2022-12009

NAME OF VIOLATOR: WEI-WEEN YANG VICTORINO
MARCO A VICTORINO
MAILING ADDRESS: 1768 BENTLEY ST
CLEARWATER, FL, 33755-2303

VIOLATION ADDRESS: 1768 BENTLEY ST

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

PARCEL #: 02-29-15-09144-000-2340

DATE OF INSPECTION: 5/19/2023 7:38:12 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.



Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 7th day of October, 2025, by Catherine Reese.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

Type of Identification

(Notary Signature)

Name of Notary (typed, printed, stamped)

FILED THIS 5th DAY OF November, 2025

MCEB CASE NO. 19025

Wendy 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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2022-12009

WEI-WEEN YANG VICTORINO
MARCO A VICTORINO
1768 BENTLEY ST
CLEARWATER, FL 33755-2303

ADDRESS OR LOCATION OF VIOLATION: **1768 BENTLEY ST**

LEGAL DESCRIPTION: BLACKSHIRE ESTATES REPLAT W 12FT OF LOT 233 AND LOT 234 LESS W 6FT

DATE OF INSPECTION: 05/27/2025

PARCEL: 02-29-15-09144-000-2340

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

A permit is required for the installation of the paver driveway.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/16/2025. 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.

Catherine Reese
Code Inspector

DATE MAILED: 5/27/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276534194



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NOTICE OF VIOLATION

SWO2022-12009

WEI-WEEN YANG VICTORINO
MARCO A VICTORINO
1768 BENTLEY ST
CLEARWATER, FL 33755-2303

ADDRESS OR LOCATION OF VIOLATION: **1768 BENTLEY ST**

LEGAL DESCRIPTION: BLACKSHIRE ESTATES REPLAT W 12FT OF LOT 233 AND LOT 234 LESS W 6FT

DATE OF INSPECTION: 06/16/2025

PARCEL: 02-29-15-09144-000-2340

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

A permit is required for the installation of the paver driveway.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/8/2025. 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.

Catherine Reese

Code Inspector

DATE MAILED: 6/16/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276532725

Section 4-203. Building permit.

A. *Permit required.*

- 1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.**
- 2. No seawall, bulkhead, groin, marine improvement, bridge or other similar marine structure shall be built within the city until the building official has issued a building permit for such work.**
- 3. A building permit shall authorize only the use, arrangement and/or construction described in Level One and Two approvals and no other use, arrangement or construction.**
- 4. Complete engineering and architectural plans for each component of a development project shall be required to be submitted prior to the issuance of a building permit. For any phased project, such plans shall be required for each phase of the development.**

B. *Procedure:* All applications for building permits shall be submitted in a form required by this Development Code and the building official. Upon receipt of an application, including a declaration of unity of title, in accordance with Article 4 Division 16, the building official shall forward a copy to the community development coordinator in order to determine whether the application conforms to an approved Level One or Level Two approval. Upon receipt of the determination of the community development coordinator, the building official shall determine whether the application conforms to all applicable requirements contained in the building code. If the building official determines that the application does conform, the building permit shall be issued. If the building official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.

C. *Appeal:* A denial of a building permit may be appealed in the manner provided in Article 4 Division 5.

(Ord. No. 6526-00, § 1, 6-15-00)

Parcel Summary (as of 07-Oct-2025)	Parcel Map								
Parcel Number 02-29-15-09144-000-2340									
Owner Name VICTORINO, MARCO A VICTORINO, WEI-WEEN YANG									
Property Use 0110 Single Family Home									
Site Address 1768 BENTLEY ST CLEARWATER, FL 33755									
Mailing Address 1768 BENTLEY ST CLEARWATER, FL 33755-2303									
Legal Description BLACKSHIRE ESTATES REPLAT W 12FT OF LOT 233 AND LOT 234 LESS W 6FT									
Current Tax District CLEARWATER (CW)									
Year Built 1968									
<table border="1"> <thead> <tr> <th>Living SF</th> <th>Gross SF</th> <th>Living Units</th> <th>Buildings</th> </tr> </thead> <tbody> <tr> <td>1,863</td> <td>2,489</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	Living SF	Gross SF	Living Units	Buildings	1,863	2,489	1	1	
Living SF	Gross SF	Living Units	Buildings						
1,863	2,489	1	1						

Exemptions

Year	Exemption	Percentage
2025	Yes	100%

2025 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).

Miscellaneous Parcel Info

Parcel ID	Assessed Value	Area (sq ft)	Exemption	FEMA Maps	Check for EC	Zoning Map	Parcel No
22563/1423	\$323,800	267.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	57/83

2025 Final Values

Year	Assessed Value	Land Value	Improvement Value	Market Value	Special Taxable Value
2025	\$273,021	\$140,144	\$89,422	\$115,144	\$89,422

Value History (yellow indicates corrected value)

Year	Assessed Value	Land Value	Improvement Value	Market Value	Special Taxable Value
2024	Y	\$267,399	\$126,588	\$76,588	\$101,588
2023	Y	\$249,355	\$122,901	\$72,901	\$97,901
2022	Y	\$223,374	\$119,321	\$69,321	\$94,321
2021	Y	\$178,917	\$115,846	\$65,846	\$90,846
2020	Y	\$156,653	\$114,247	\$64,247	\$89,247



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 TELEPHONE (727) 562-4567

**NOTICE OF INTENT TO LIEN
 BY THE CITY OF CLEARWATER**

Notice is hereby given that the City of Clearwater intends to file a lien for the costs incurred and associated with the Code Case # SWO2022-12009 on real property, shown in Pinellas County Records as owned by WEI-WEEN YANG VICTORINO on this February 27, 2023 and commonly known by 1768 BENTLEY ST.

Parcel #: 02-29-15-09144-000-2340

Legal Description: BLACKSHIRE ESTATES REPLAT W 12FT OF LOT 233 AND LOT 234 LESS W 6FT

This filing of said lien, pursuant to the Florida Building Code and City of Clearwater Ordinances is for recovery of expenses incurred by the City.

Once recorded in the Official Records of Pinellas County, this instrument shall constitute notice to, and the findings therein shall be binding upon, the respondent and any and all subsequent purchasers, successors in interest or assigns.

Witness my hand this 27th day of FEBRUARY, 2023.

Signature:

Nilda Espinosa - City of Clearwater Building Inspector

STATE OF FLORIDA
 COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization on this 27th day of FEBRUARY, 2023, by Nilda Espinosa who is personally known to me or who has produced identification.

KEN BURKE, CLERK OF COURT
 AND COMPTROLLER PINELLAS COUNTY, FL
 INST# 2023050798 02/27/2023 11:08 AM
 OFF REC BK: 22398 PG: 2408-2408
 DocType:NOTICE RECORDING: \$10.00

(Signature of Notary Public)

Aaron Wrona

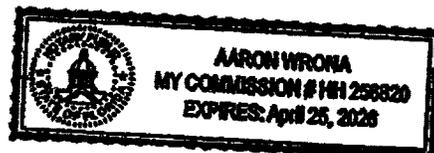
(Printed Name)

(Stamp)

Prepared by and return to:

Office of the Building Official
 Planning & Development Department
 City of Clearwater
 100 S. Myrtle, STE210
 Clearwater, FL 33756

ATTN: Nilda Espinosa





CITY OF CLEARWATER

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

CASE SUMMARY

Case No. SWO2022-12009
 Address 1768 BENTLEY ST
 Project Name
 Case Description *3X FEE*-INSTALLATION OF PAVERS TO THE STREET IN THE FRONT
 Case Status Code Board

Active Work Flow / Inspection	Scheduled	Scheduled By
Reinspection	4/24/2023	Espinosa

Completed Work Flow / Inspection	Result	Scheduled	Completed	Done By
Complaint Received	In Violation	12/13/2022	12/14/2022	Espinosa
Enforcement	Notice Of Violation	12/14/2022	12/14/2022	Espinosa
Initial Inspection	Fail	12/14/2022	12/14/2022	Espinosa
12/14/2022 - Plans Examiner/Inspector J Cantrell and I went to this property today. A paver driveway to the street has been installed. Photos taken				
Phone Call	Done	1/5/2023	1/5/2023	Espinosa
Reinspection	Fail	1/5/2023	1/5/2023	Espinosa
1/5/2023 - No permit application. Owner called and he said this was done 2 years ago; why did it take so long. I told him the complaint came from Engineering Department and they just bought it to this department's attention. I told him that it will require a permit.				
Reinspection	Fail	1/26/2023	1/31/2023	Espinosa
1/31/2023 - still no application for permit.				
Enforcement	Intent to Lien	12/14/2022	2/27/2023	Espinosa
Enforcement	Intent to Lien	12/14/2022	2/27/2023	Espinosa
Enforcement	Notice Of Violation	12/14/2022	2/27/2023	Espinosa
Reinspection	Fail	2/21/2023	2/27/2023	Espinosa
2/27/2023 - Still no permit				
Meeting	Done	3/17/2023	3/17/2023	Swinton
3/17/2023 10:46:40 AM - Owner came into the office today to apply for permit, needed more information will return on Monday.				
Reinspection	Fail	3/17/2023	3/21/2023	Espinosa
3/21/2023 - no contact since the first time. Taking to Code Board.				

Reinspection	Fail	5/15/2023	5/19/2023	Espinosa
5/19/2023 - Nilda Espinosa, 727-562-4729, nilda.espinosa@myclearwater.com				
Reinspection	Fail	6/9/2023	5/27/2025	Reese
5/27/2025 - Catherine Reese, 727-224-7143, Catherine.Reese@myclearwater.com				
Reinspection	Fail	6/16/2025	6/16/2025	Reese
6/16/2025 - Still no permit for pavers. Sending NOV. -- Inspector: Catherine Reese, 727-224-7143, Catherine.Reese@myclearwater.com				
Reinspection	Fail	7/8/2025	7/8/2025	Reese
7/8/2025 - No permit or communication. Will need to take to Code Board. -- Inspector: Catherine Reese, 727-224-7143, Catherine.Reese@myclearwater.com				

Conditions	Status	Category
4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.	Not Met	4-203.A.1 - Permit Required
Article IV - 47.083(2) - Work commencing before permit issuance.	Not Met	Article IV - 47.083(2) - No Permit

PEOPLE	Name	Phone/Fax
Role:		
PRIMARY OWNER	WEI-WEEN YANG VICTORINO 1768 BENTLEY ST 33755-2303, CLEARWATER FL	PHONE: 7274004199 FAX:
OWNER	MARCO A VICTORINO 1768 BENTLEY ST 33755-2303, CLEARWATER FL	PHONE: FAX:

CaseSummaryCode