

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 152-26**

Certified Mail
June 12, 2026

Owner: **Ivan, Caruso Tre**
912 Seminole Street Land Trust.
2148 NE Coachman Rd.
Clearwater, FL 33765-2615

Violation Address: **912 Seminole St., Clearwater**
10-29-15-69138-005-0070

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, July 22, 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) **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: SWO2023-09009

NAME OF VIOLATOR: CARUSO IVAN TRE
MAILING ADDRESS: 2418 NE COACHMAN RD
CLEARWATER, FL, 33761

VIOLATION ADDRESS: 912 SEMINOLE ST

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

PARCEL #: 10-29-15-69138-005-0070

DATE OF INSPECTION: 5/15/2026 8:10:00 AM

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

47.111 - The permit holder or his agent shall request all inspections as required by permit in a timely manner, and a final inspection upon completion of the work.

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.


Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 15th day of June, 2026, by Catherine Reese.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

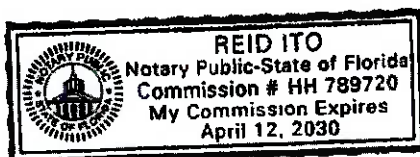

(Notary Signature)

Type of Identification

REID ITO

Name of Notary (typed, printed, stamped)

FILED THIS 15th DAY OF June, 2026



MCEB CASE NO.

152-26

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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2023-09009

CARUSO IVAN TRE
2418 NE COACHMAN RD
CLEARWATER, FL 33761

ADDRESS OR LOCATION OF VIOLATION: **912 SEMINOLE ST**

LEGAL DESCRIPTION: PINE CREST SUB BLK 5, LOT 7 & S 1/2 VAC ALLEY ADJ ON N

DATE OF INSPECTION: 09/12/2023

PARCEL: 10-29-15-69138-005-0070

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.

47.111 - The permit holder or his agent shall request all inspections as required by permit in a timely manner, and a final inspection upon completion of the work.

Specifically, NEW HOME BUILT, PERMIT BCP2015-11427 WAS VOIDED BEFORE ALL INSPECTION WERE COMPLETED AND FINAL.

PERMIT(S) MUST BE OBTAIN AND COMPLETED TO AVOID ANY FURTHER LEGAL ACTION.

FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

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.

Inspector Signature

DATE MAILED: 9/12/2023
INSPECTOR: Sam Swinton
INSPECTOR TELEPHONE: 727-444-8744
70223330000084707963



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

SWO2023-09009

CARUSO IVAN TRE
2418 NE COACHMAN RD
CLEARWATER, FL 33761

ADDRESS OR LOCATION OF VIOLATION: **912 SEMINOLE ST**

LEGAL DESCRIPTION: **PINE CREST SUB BLK 5, LOT 7 & S 1/2 VAC ALLEY ADJ ON N**

DATE OF INSPECTION: **10/02/2023**

PARCEL: **10-29-15-69138-005-0070**

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.

47.111 - The permit holder or his agent shall request all inspections as required by permit in a timely manner, and a final inspection upon completion of the work.

Specifically, NEW HOME BUILT, PERMIT BCP2015-11427 WAS VOIDED BEFORE ALL INSPECTION WERE COMPLETED AND FINAL.

PERMIT(S) MUST BE OBTAIN AND COMPLETED TO AVOID ANY FURTHER LEGAL ACTION.

FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/12/2024. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector Signature

DATE MAILED: 3/7/2024
INSPECTOR: Lisa Byington
INSPECTOR TELEPHONE: 727-444-8723



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

SWO2023-09009

CARUSO IVAN TRE
2418 NE COACHMAN RD
CLEARWATER, FL 33761

ADDRESS OR LOCATION OF VIOLATION: **912 SEMINOLE ST**

LEGAL DESCRIPTION: PINE CREST SUB BLK 5, LOT 7 & S 1/2 VAC ALLEY ADJ ON N

DATE OF INSPECTION: 05/13/2024

PARCEL: 10-29-15-69138-005-0070

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.

47.111 - The permit holder or his agent shall request all inspections as required by permit in a timely manner, and a final inspection upon completion of the work.

Specifically, ******FINAL NOTICE******

NEW HOME BUILT, PERMIT BCP2015-11427 WAS VOIDED BEFORE ALL INSPECTION WERE COMPLETED AND FINAL.

PERMIT(S) MUST BE OBTAIN AND COMPLETED TO AVOID ANY FURTHER LEGAL ACTION.

FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/3/2024. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector Signature

DATE MAILED: 6/11/2024
INSPECTOR: Lisa Byington
INSPECTOR TELEPHONE: 727-444-8723
CC: 70010320000234040543

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)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: SWO2023-09009

Site of Violation: 912 SEMINOLE ST

1. Catherine Reese, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 27th day of April, 2026, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 912 SEMINOLE ST, Clearwater, Florida.



Catherine Reese Code Inspector
(727) 444-8141
Catherine.Reese@myclearwater.com

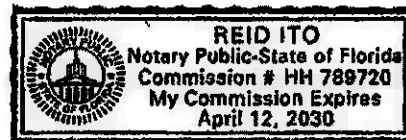
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online
notarization on this 27th day of April, 2026, by Catherine Reese.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

 _____ Type of Identification
(Notary Signature)

 _____
Name of Notary (typed, printed, stamped)





Parcel Summary (as of 07-Oct-2025)

Parcel Number

10-29-15-69138-005-0070

Owner Name

IVAN, CARUSO TRE

912 SEMINOLE STREET LAND TRUST

Property Use

0110 Single Family Home

Site Address

912 SEMINOLE ST

CLEARWATER, FL 33755

Mailing Address

2148 NE COACHMAN RD

CLEARWATER, FL 33765-2615

Legal Description

PINE CREST SUB BLK 5, LOT 7 & S 1/2 VAC ALLEY

ADJ ON N

Current Tax District

CLEARWATER (CW)

Year Built

2020

Parcel Map



Living SF	Gross SF	Living Units	Buildings
1,260	1,440	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		
2026	No	0%		
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).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21492/1398	\$390,700	<u>262.00</u>	E	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	1/66

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$333,861	\$333,861	\$333,861	\$333,861	\$333,861

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	\$358,073	\$318,419	\$318,419	\$358,073	\$318,419
2023	N	\$295,313	\$289,472	\$289,472	\$295,313	\$289,472
2022	N	\$263,156	\$263,156	\$263,156	\$263,156	\$263,156
2021	N	\$177,694	\$177,694	\$177,694	\$177,694	\$177,694
2020	N	\$17,726	\$17,565	\$17,565	\$17,726	\$17,565