

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 144-25**

Certified Mail
October 10, 2025

Owner: **Shane K. Cupler**
1259 Druid Rd E
Clearwater, FL 33756-4288

Violation Address: **1259 Druid Rd E.**
15-29-15-54000-001-0070

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, November 19, 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) **1-104.B, 3-919, & 3-2302** 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: SHANE K CUPLER
MAILING ADDRESS: 1259 DRUID RD E
CLEARWATER FL, 33756-4288

CITY CASE#: CDC2025-01426

VIOLATION ADDRESS: 1259 E DRUID RD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 9/3/2025

LEGAL DESCRIPTION OF PROPERTY: MCVEIGH SUB BLK A, LOT 7

PARCEL #: 15-29-15-54000-001-0070

DATE OF INSPECTION: 9/10/2025 8:59:00 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.

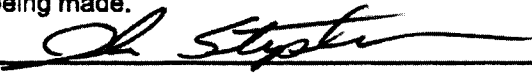
____(3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

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

SPECIFICALLY,

The City of Clearwater's Code Compliance office has discovered that this property is being illegally rented out and/or advertised as being available for rent for less than the 31 day or 1 calendar month requirement. This was verified on the internet and is a violation of the City of Clearwater's 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.


John Stephens

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 10th day of September, 2025, by John Stephens.

STATE OF FLORIDA
COUNTY OF PINELLAS





PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

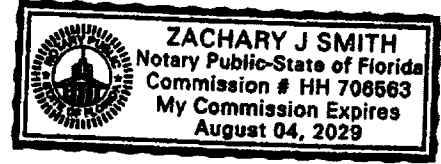
Zoeh

Type of Identification

(Notary Signature)

Zachary J. Smith

Name of Notary (typed, printed, stamped)



FILED THIS 9th DAY OF October, 2025

MCEB CASE NO. 144-25

DeeDee Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

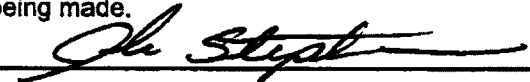
NAME OF VIOLATOR: SHANE K CUPLER
MAILING ADDRESS: 1259 DRUID RD E
CLEARWATER FL, 33756-4288
CITY CASE#: BIZ2025-00517
VIOLATION ADDRESS: 1259 E DRUID RD
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 9/3/2025
LEGAL DESCRIPTION OF PROPERTY: MCVEIGH SUB BLK A, LOT 7
PARCEL #: 15-29-15-54000-001-0070
DATE OF INSPECTION: 9/10/2025 8:32:00 AM
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

3-2302. - **RESIDENTIAL RENTAL BUSINESS TAX RECEIPT** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

SPECIFICALLY,

A recent inspection has found this non-homesteaded property to be a possible rental property. Per city ordinance, all rental properties within the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt and maintain it annually. To comply with City Code, please complete our online application to obtain your business tax receipt (BTR). You may find the online application by visiting www.myclearwater.com and typing "BTR" into the search box. Click on the box: "Business Tax Receipts (BTR)". Next, please click the blue box "Apply for a Business Tax Receipt". Under "Online Applications:" select "Residential Rental Property (BTR)". Once your application has been received and processed, an email will be sent to the contact email listed on your application with your new account number and a link to pay for the BTR. For more information or questions regarding your business tax receipt, please contact our BTR department at 727-562-4005. Our hours of operation are Monday-Friday, 8:00 A.M. to 5:00 P.M.

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


John Stephens

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STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

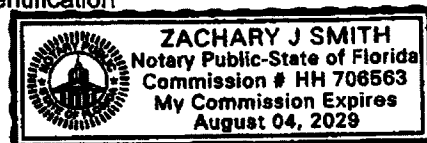


(Notary Signature)



Name of Notary (typed, printed, stamped)

Type of Identification



FILED THIS 9th DAY OF October, 2025

MCEB CASE NO. 144-25

Wendy Sprague

Secretary, Municipal Code Enforcement Board

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)

Section 3-2302. Business tax receipt required.

A business tax receipt shall be required for all rentals set forth in Section 3-2301. Business tax receipt procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax receipt shall be as set forth in the Code of Ordinances Appendix A, Division XVIII.

(Ord. No. 6932-02, § 1, 4-4-02; Ord. No. 7725-07, § 1, 2-15-07)



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

SHANE K CUPLER
1259 DRUID RD E
CLEARWATER, FL 33756-4288

BIZ2025-00517

ADDRESS OR LOCATION OF VIOLATION: **1259 E DRUID RD**

LEGAL DESCRIPTION: MCVEIGH SUB BLK A, LOT 7

DATE OF INSPECTION: 9/2/2025

PARCEL: 15-29-15-54000-001-0070

Section of City Code Violated:

3-2302. - ****RESIDENTIAL RENTAL BUSINESS TAX RECEIPT**** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

Specifically: A recent inspection has found this non-homesteaded property to be a possible rental property. Per city ordinance, all rental properties within the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt and maintain it annually. To comply with City Code, please complete our online application to obtain your business tax receipt (BTR). You may find the online application by visiting www.myclearwater.com and typing "BTR" into the search box. Click on the box: "Business Tax Receipts (BTR)". Next, please click the blue box "Apply for a Business Tax Receipt". Under "Online Applications:" select "Residential Rental Property (BTR)". Once your application has been received and processed, an email will be sent to the contact email listed on your application with your new account number and a link to pay for the BTR. For more information or questions regarding your business tax receipt, please contact our BTR department at 727-562-4005. Our hours of operation are Monday-Friday, 8:00 A.M. to 5:00 P.M.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/10/2025. 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.

John Stephens

Code Inspector

727-444-8719

john.stephens@myclearwater.com

Date Printed: 9/3/2025

NOV_PropOwn



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Notice of Violation

SHANE K CUPLER
1259 DRUID RD E
CLEARWATER, FL 33756-4288

CDC2025-01426

ADDRESS OR LOCATION OF VIOLATION: **1259 E DRUID RD**

LEGAL DESCRIPTION: MCVEIGH SUB BLK A, LOT 7

DATE OF INSPECTION: 9/2/2025

PARCEL: 15-29-15-54000-001-0070

Section of City Code Violated:

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Date Printed: 9/3/2025

John Stephens

Code Inspector

727-444-8719

john.stephens@myclearwater.com

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

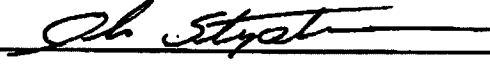
City Case Number: BIZ2025-00517

Site of Violation: 1259 E DRUID RD

RECEIVED

SEP 03 2025

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 3rd day of September, 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 1259 E DRUID RD, Clearwater, Florida.


John Stephens Code Inspector
727-444-8719
john.stephens@myclearwater.com

RECEIVED
SEP 03 2025
CITY CLERK DEPARTMENT

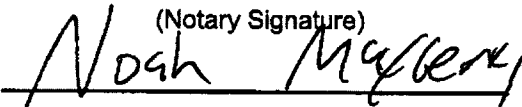
STATE OF FLORIDA
COUNTY OF PINELLAS

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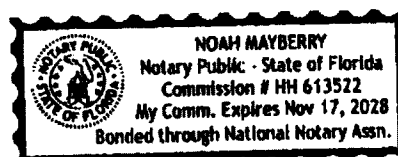
- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



Type of Identification

(Notary Signature)


Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

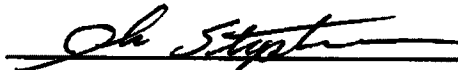
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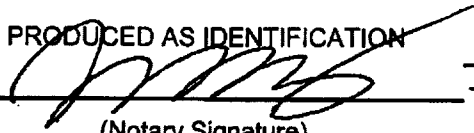
John Stephens Code Inspector
727-444-8719
john.stephens@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

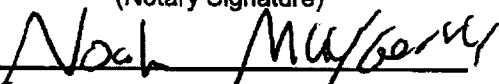
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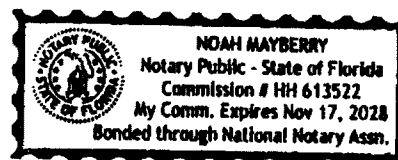
☐ PRODUCED AS IDENTIFICATION



(Notary Signature) Type of Identification



Name of Notary (typed, printed, stamped)





Parcel Summary (as of 10-Sep-2025)				Parcel Map
Parcel Number 15-29-15-54000-001-0070				
Owner Name CUPLER, SHANE K				
Property Use 0110 Single Family Home				
Site Address 1259 DRUID RD E CLEARWATER, FL 33756				
Mailing Address 1259 DRUID RD E CLEARWATER, FL 33756-4288				
Legal Description MCVEIGH SUB BLK A, LOT 7				
Current Tax District CLEARWATER (CW)				
Year Built 1954				
Living SF	Gross SF	Living Units	Buildings	
985	1,336	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).
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.	
2025	Yes	100%		
2024	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17894/2054	\$194,600	<u>264.01</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	30/83

2025 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$165,476	\$114,839	\$64,117	\$89,839	\$64,117

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	Y	\$187,743	\$111,603	\$61,603	\$86,603	\$61,603
2023	Y	\$223,035	\$108,352	\$58,352	\$83,352	\$58,352
2022	Y	\$181,788	\$105,196	\$55,196	\$80,196	\$55,196
2021	Y	\$129,225	\$102,132	\$52,132	\$77,132	\$52,132
2020	Y	\$115,876	\$100,722	\$50,722	\$75,722	\$50,722