

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 153-24**

Certified Mail
September 13, 2024

Owner: **Maria Joslyn and Neilon Anderson Joslyn**
1350 Byron Dr
Clearwater, FL 33756-6513

Violation Address: **1350 Byron Dr.**
22-29-15-11952-015-0180

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, October 23, 2024, 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.2, 3-1407.A.2., 3-1407.A.5., and 3-1407.A.6.** 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: CDC2024-00930

NAME OF VIOLATOR: MARIA JOSLYN
NEILON ANDERSON JOSLYN
MAILING ADDRESS: 1350 BYRON DR
CLEARWATER, FL 33756-6513

VIOLATION ADDRESS: 1350 BYRON DR

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

PARCEL #: 22-29-15-11952-015-0180

DATE OF INSPECTION: 6/11/2024 3:25:00 PM

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

3-1502.G.2. - ****Exterior Storage/Not For Use Outdoors**** 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.

Parking - 3-1407.A.2. - ****Between principal structure and right-of-way****

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

2. Between principal structure and right-of-way. The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:

- a. Boat in excess of 20 feet;
- b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
- c. Hauling trailer;
- d. Recreational vehicles, travel trailers, motor homes and camping trailers.
- e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
- f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

3-1407.A.5. ****RESIDENTIAL GRASS PARKING****

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply.

5. RESIDENTIAL GRASS PARKING: One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space cannot be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

3-1407.A.6. - **Parking on unpaved area prohibited**

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

6. Parking on unpaved area prohibited. No parking, displaying, or storing of vehicles, trailers and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

David Jehnzen
David Jehnzen

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of Y physical presence or _____ online notarization on this 1st day of August, 2024, by David Jehnzen.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION _____

Mallory Fuchs Type of Identification
(Notary Signature)



Mallory Fuchs
Name of Notary (typed, printed, stamped)

FILED THIS 1 DAY OF AUGUST, 2024

MCEB CASE NO. 153-24
Whilee 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) 562-4720 FAX (727) 562-4735

Notice of Violation

MARIA JOSLYN
NEILON ANDERSON JOSLYN
1350 BYRON DR
CLEARWATER, FL 33756-6513

CDC2024-00930

ADDRESS OR LOCATION OF VIOLATION: **1350 BYRON DR**

LEGAL DESCRIPTION: BROOKHILL UNIT 4 BLK O, LOT 18

DATE OF INSPECTION: 6/11/2024

PARCEL: 22-29-15-11952-015-0180

Section of City Code Violated:

3-1502.G.2. - ****Exterior Storage/Not For Use Outdoors**** 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.

Parking - 3-1407.A.2. - ****Between principal structure and right-of-way****

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

2. Between principal structure and right-of-way. The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:

- a. Boat in excess of 20 feet;
- b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
- c. Hauling trailer;
- d. Recreational vehicles, travel trailers, motor homes and camping trailers.
- e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
- f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

3-1407.A.5. ****RESIDENTIAL GRASS PARKING****

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply.

5. **RESIDENTIAL GRASS PARKING:** One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space cannot be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

NOV_PropOwn



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

3-1407.A.6. - **Parking on unpaved area prohibited**

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

6. Parking on unpaved area prohibited. No parking, displaying, or storing of vehicles, trailers and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

Specifically: Grass Parking: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with residential parking ordinances. One vehicle only may be parked on the grass, but it must be parallel and adjacent to the driveway, and not up on the front yard. Please remove any other vehicles from the grass by compliance date to avoid further action and/or fines. Thank you.

Outdoor Storage: 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.

RV's/Boats/Trailers in side-yard: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances.

RV's/boats/trailers may be parked in the side or back yard provided such vehicles are screened with a six-foot-high solid fence, wall or hedge and must be on an approved surface such as pavers, concrete, turf block or asphalt. Please bring your property into compliance by the compliance date to avoid further actions. If you intend to install a fence you will need a permit and the RV/boat/trailer will need to be removed until the fence is installed. If no fence is planned the RV/boat/trailer will need to be removed to obtain compliance. Thank You.

RVs are not allowed to be parked between the house and the street. They are allowed to be parked in a side or back yard if they can be screened by a 6ft fence. It does not appear that the side or back yard would be an option at this property. The RV needs to be removed from the property prior to the compliance date to avoid any further action. Thank You

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/25/2024. 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 ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

David Jehnzen

Code Inspector

727-444-8718

david.jehnzen@myclearwater.com

Date Printed: 6/11/2024

NOV_PropOwn

Section 3-1407. - Parking restrictions in residential areas.

A. *Restrictions.* For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

1. *Within street right-of-way.* The following vehicles shall not be parked or stored on any public right-of-way in a residential zoning district, residentially designated downtown property, or on any right-of-way contiguous to such properties:
 - a. Any boat or boat trailer;
 - b. Any hauling trailer;
 - c. Any of the following recreational vehicles: travel trailers, motor homes and camping trailers;
 - d. Any commercial vehicle.
 - e. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
2. *Between principal structure and right-of-way.* The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:
 - a. Boat in excess of 20 feet;
 - b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
 - c. Hauling trailer;
 - d. Recreational vehicles, travel trailers, motor homes and camping trailers.
 - e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
 - f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
3. *Parking in the side or rear setback.* The following vehicles may be parked or stored, in whole or in part, in a side or rear setback behind the front building line of the principal structure in a residential zoning district or on a residentially designated downtown property provided such vehicles are screened with a six-foot high solid fence, wall or hedge:
 - a. Boat in excess of 20 feet;
 - b. Boat trailer in excess of 25 feet;

- c. Hauling trailer;
 - d. Recreation vehicles, trailers, motor homes and camping trailers; and
 - e. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
4. *Large vehicles.* The following vehicles shall not be parked or stored in any residential zoning districts or on any residentially designated downtown property:
- a. Commercial vehicles measuring in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo are prohibited; and
 - b. Semi-tractor trailer, semi-tractor cab or any garbage truck, pump-out truck, chemical truck, gasoline truck, fuel oil truck or similar vehicle designed to transport wastes or hazardous or noxious materials.
5. *Exception to prohibition of parking on unpaved areas on single-family and duplex residential property.* One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space cannot be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.
6. *Parking on unpaved area prohibited.* No parking, displaying, or storing of vehicles, trailers and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

B. *Exception.*

- 1. Commercial vehicles during the actual performance of a service at the premises where the vehicle is parked.
- 2. Loading, unloading, or cleaning of vehicles, but not including semitrailer trucks or cabs, provided such activity is fully completed within 24 hours and provided such activity does not occur at the same location more than two times per month.
- 3. Emergency vehicles.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6595-00, § 6, 9-7-00; Ord. No. 6928-02, §§ 65—70, 5-2-02; Ord. No. 7605-06, § 26, 4-20-06; Ord. No. 7835-07, § 17, 1-17-08; Ord. No. 8211-10, § 10, 10-5-10; Ord. No. 9643-23, § 10, 4-4-23; Ord. No. 9712-23, § 1, 11-2-23; Ord. No. 9740-24, § 1, 2-1-24)

7019 2970 0001 6189 6314

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ _____

Other Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Send to 1350 Byron

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


Postmark Here

COCA 34-00930 / AID 615

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

MARIA JOSLYN
NEILON ANDERSON JOSLYN
1350 BYRON DR
CLEARWATER, FL 33756-6513



9590 9402 5667 9308 6064 04

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

JUN 18 2024

PLANNING & DEVELOPMENT
CODE COMPLIANCE

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Return Receipt for Merchandise

Collect on Delivery Signature Confirmation™

Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Insured Mail Signature Confirmation Restricted Delivery

Mail Restricted Delivery (2)

2. Article Number (Transfer from service label)

7019 2970 0001 6189 6314



Parcel Summary (as of 01-Aug-2024) Parcel Map

Parcel Number
22-29-15-11952-015-0180

Owner Name
 JOSLYN, MARIA
 JOSLYN, NEILON ANDERSON

Property Use
 0110 Single Family Home

Site Address
 1350 BYRON DR
 CLEARWATER, FL 33756

Mailing Address
 1350 BYRON DR
 CLEARWATER, FL 33756-6513

Legal Description
 BROOKHILL UNIT 4 BLK O, LOT 18

Current Tax District
 CLEARWATER (CW)

Year Built
 1960



Living SF	Gross SF	Living Units	Buildings
1,660	2,646	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	Yes	100%		
2023	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Blk/Pg
21280/0445	\$386,700	255.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	49/7

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$330,213	\$251,755	\$201,755	\$226,755	\$201,755

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
2023	Y	\$300,699	\$244,422	\$194,422	\$219,422	\$194,422
2022	Y	\$270,420	\$237,303	\$187,303	\$212,303	\$187,303
2021	Y	\$230,391	\$230,391	\$180,391	\$205,391	\$180,391
2020	N	\$214,781	\$214,781	\$214,781	\$214,781	\$214,781
2019	N	\$203,174	\$202,076	\$202,076	\$203,174	\$202,076

Municipal Code Enforcement Board Checklist

(Two collated single-sided copies of everything below to be submitted)

CODE BOARD# _____

Case# CDC2024-00930

Address of Violation: 1350 Byron

Inspector Name and Title: Dave Jehnzen - Inspector

Copy of Notice of Violation – Date Issued: 6/11/24

Copy of Code Section(s) Violated: 3-1407.A.2, 3-1407.A.5, 3-1407.A.6

Number of Violations to be considered by MCEB: 1 – Grass Parking/Parking Between Structure & ROW/Parking Unpaved Area

Original Affidavit of Violation and Request for Hearing

Copy of Photographs: Date of photographs marked on photograph copy or photo sheets, retain originals in case file

Did person acknowledge notification? Yes No How?

Copy of Service Copy of Green Card from post office

Copy of Affidavit of Posting(s) if Green Card is not returned

Copy of Affidavit of Service

(Personal Service, Substitute Service, etc.)

Copy of Property Appraiser printout showing ownership of property – Verify before submitting

Copy of any other pertinent information relating to your case (letter, memo, permits, code case summary printout, etc.) When testifying, refer to all evidence as "City Exhibit":

Be prepared to testify on the following items if questioned by opposing counsel:

Your duties as an inspector

Last inspection date and the results Inspection date and the results (typically the day of the Code Enforcement Board.)

Detailed information and description of the violation.

Contact with the violator

What reasons did the violator give for non-compliance?

- No contact.

What recommendation do you have for the Board (Amount of fine, time period to comply with the board, conditions for the Board to consider, etc.)

- Request compliance 5 days after the board renders its order for Parking Violations. If compliance is not met after 5 days, a fine of \$150.00 per day for each day the violation exists.

List below any witnesses who will testify:

Name _____

Address _____

Telephone Number _____

Name _____

Address _____

Telephone Number _____

Approved by: Manager _____ Legal _____

(Revised 04/2019)

Print Case Summary