

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 09-25**

**Certified Mail**

**February 14, 2025**

Owner: **Tanner R Tillung  
751 Mandalay Ave.  
Clearwater, FL 33767-1433**

Violation Address: **1233 Sedeeva Cir S  
03-29-15-28674-007-0200**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, March 26, 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) **3-808, 3-808.A.1, 3-808.A.4, 3-808.A.2, 3-808.A.3, 3-808.A.5, 3-1503.B.7, 3-1503.B.5.A, & 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**

City Case Number: CDC2024-01343

NAME OF VIOLATOR: TANNER R TILLUNG  
MAILING ADDRESS: 751 MANDALAY AVE  
CLEARWATER, FL 33767-1433

VIOLATION ADDRESS: 1233 SEDEEVA CIR

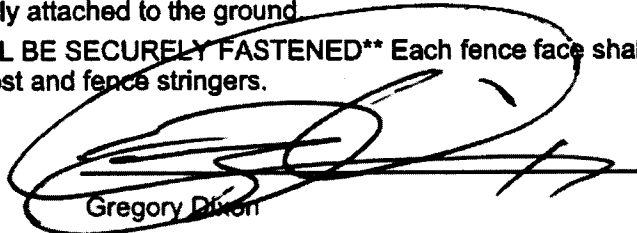
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 03-29-15-28674-007-0200

DATE OF INSPECTION: 2/6/2025 1:16:00 PM

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

- 3-808 - **\*\*FENCES AND WALLS\*\*** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.
- 3-808.A.1. - **\*\*FENCE SHALL BE MAINTAINED IN VERTICAL POSITION\*\*** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.
- 3-808.A.4. - **\*\*FENCE STRINGERS SHALL BE SECURELY FASTENED\*\*** Each fence stringer shall be securely fastened to the support posts and face of the fence.
- 3-808.A.2 - **\*\*ROTTEN BOARDS\*\*** Rotten boards in a fence shall be replaced.
- 3-808.A.3. - **\*\*SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND\*\*** Each support post or footer shall be solidly attached to the ground
- 3-808.A.5. - **\*\*FENCE FACE SHALL BE SECURELY FASTENED\*\*** Each fence face shall be securely fastened to the support post and fence stringers.



Gregory Dixon

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, 2025, by Gregory Dixon.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

*Melinda K. Adam*  
(Notary Signature)

*Melinda K. Adam*  
Name of Notary (typed, printed, stamped)



FILED THIS 12<sup>th</sup> DAY OF February, 20 25

MCEB CASE NO. 09-25

Childe 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: TANNER R TILLUNG CITY CASE#: PNU2024-01168  
MAILING ADDRESS: 751 MANDALAY AVE  
CLEARWATER, FL 33767-1433  
VIOLATION ADDRESS: 1233 SEDEEVA CIR  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 9/5/2024  
LEGAL DESCRIPTION OF PROPERTY: FLORIDENA BLK G, LOT 20  
PARCEL #: 03-29-15-28674-007-0200

DATE OF INSPECTION: 2/6/2025 1:12:00 PM

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

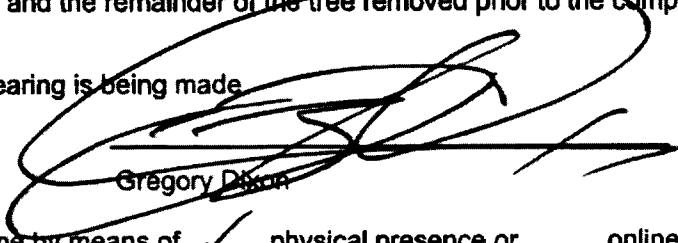
3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

3-1503.B.5.A. - **\*\*Accumulation and Placement of Nuisances\*\*** An accumulation of weeds, debris, trash garden trash, junk, untended growth of vegetation or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood destroying insects, or otherwise threatens the public health, safety or welfare.

SPECIFICALLY,

There is a small section of your property that is not being maintained at the rear of the property between your property and 1237 Sedeeva Cir S. This area currently lies outside of the fence line and small accessory structure . I had a City survey crew go to the property and mark the property line in this area. This area must be cleared of overgrowth. There is also a dead/hazardous tree that must be removed from this area. ~~Please have the overgrowth~~ cleared in the very near future and the remainder of the tree removed prior to the compliance date. Thank You.

A violation exists and a request for hearing is being made

  
Gregory Dixon

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 6th day of February, 2025, by Gregory Dixon.

STATE OF FLORIDA  
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

Melinda K. Adam  
(Notary Signature)

\_\_\_\_\_  
Type of Identification

Melinda K. Adam  
Name of Notary (typed, printed, stamped)



FILED THIS 12<sup>th</sup> DAY OF February, 2025

MCEB CASE NO. 09:25

Wade Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: BIZ2024-00611

NAME OF VIOLATOR: TANNER R TILLUNG  
MAILING ADDRESS: 751 MANDALAY AVE  
CLEARWATER, FL 33767-1433

VIOLATION ADDRESS: 1233 SEDEEVA CIR

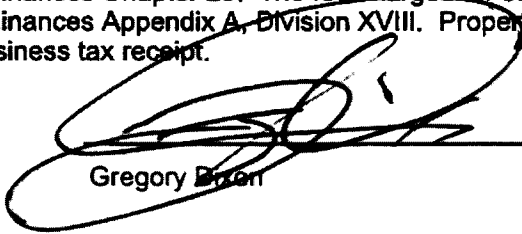
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 03-29-15-28674-007-0200

DATE OF INSPECTION: 2/6/2025 1:20:00 PM

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.

  
Gregory Dixon

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, 2025, by Gregory Dixon.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

  
(Notary Signature)

\_\_\_\_\_  
Type of Identification





Name of Notary (typed, printed, stamped)

FILED THIS 12<sup>th</sup> DAY OF February, 20 25

MCEB CASE NO. 09-25

  
Secretary, Municipal Code Enforcement Board

## Section 3-1503. - Nuisances.

- A. No person owning, leasing, operating, occupying or having control of any premises within the city shall maintain, keep or permit any nuisance affecting the citizens of the city.
- B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:
1. A condition or use that causes a substantial diminution of value of property in the vicinity of the condition or use.
  2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
  3. Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.
  4. Overt blocking of drainage pipes, ditches, channels, and streams, so as to cause flooding and adversely affect surrounding property.
  5. Accumulation and placement of nuisances.
    - a. Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.
    - b. The placement of trash, debris or other items on public property without authorization.
  6. Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curblin or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
  - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
  - b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
  - c.



Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.

12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.
  13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.
  14. *Graffiti.* Graffiti on any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.
- C. Violations of this Section may be enforced by action before the municipal code enforcement board as "nuisance cases" or "non-nuisance cases" pursuant to the corresponding procedures set forth in Section 7-102, or by citation pursuant to Code of Ordinances Section 1.12.

(Ord. No. 6417-99, § 9, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 2, 8-3-00; Ord. No. 6928-02, §§ 76—79, 5-2-02; Ord. No. 7449-05, §§ 21—23, 12-15-05; Ord. No. 7605-06, § 27, 4-20-06; Ord. No. 8211-10, § 12, 10-5-10)

**Section 3-808. - Maintenance of fences and walls.**

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
  2. Rotten boards in a fence shall be replaced.
  3. Each support post or footer shall be solidly attached to the ground.
  4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
  5. Each fence shall be securely fastened to the support post and fence stringers.
  6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replaced with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

**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

TANNER R TILLUNG  
751 MANDALAY AVE  
CLEARWATER, FL 33767-1433

**CDC2024-01343**

ADDRESS OR LOCATION OF VIOLATION: **1233 SEDEEVA CIR**

LEGAL DESCRIPTION: FLORIDENA BLK G, LOT 20

DATE OF INSPECTION: 9/4/2024

PARCEL: 03-29-15-28674-007-0200

### Section of City Code Violated:

3-808 - **\*\*FENCES AND WALLS\*\*** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - **\*\*FENCE SHALL BE MAINTAINED IN VERTICAL POSITION\*\*** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - **\*\*FENCE STRINGERS SHALL BE SECURELY FASTENED\*\*** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - **\*\*ROTTEN BOARDS\*\*** Rotten boards in a fence shall be replaced.

3-808.A.3. - **\*\*SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND\*\*** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - **\*\*FENCE FACE SHALL BE SECURELY FASTENED\*\*** Each fence face shall be securely fastened to the support post and fence stringers.

Specifically: The fence that divides the back portion of your property from your neighbor to the east is in disrepair. The last four panels either need to be removed or repaired. If they are removed the entire length of fence along the property line would need to be removed. The City does not allow missing fence panels along a length of fence. If the fence is repaired please have the fence installed on the property line. The damaged portion of fence currently lies inside your property line. If you repair the fence in it's current location you will leave a portion of your property outside the fence and your neighbor no longer wishes to maintain this small triangle at the rear of the property. Please have this violation corrected prior to the compliance date. Thank You

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 10/5/2024. 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.

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

Gregory Dixon  
727-444-8717

Code Inspector

[gregory.dixon@myclearwater.com](mailto:gregory.dixon@myclearwater.com)

Date Printed: 9/5/2024



# 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

TANNER R TILLUNG  
751 MANDALAY AVE  
CLEARWATER, FL 33767-1433

PNU2024-01168

ADDRESS OR LOCATION OF VIOLATION: **1233 SEDEEVA CIR**

LEGAL DESCRIPTION: FLORIDENA BLK G, LOT 20

DATE OF INSPECTION: 9/4/2024

PARCEL: 03-29-15-28674-007-0200

### Section of City Code Violated:

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

3-1503.B.5.A. - **\*\*Accumulation and Placement of Nuisances\*\*** An accumulation of weeds, debris, trash garden trash, junk, untended growth of vegetation or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood destroying insects, or otherwise threatens the public health, safety or welfare.

Specifically: There is a small section of your property that is not being maintained at the rear of the property between your property and 1237 Sedeeva Cir S. This area currently lies outside of the fence line and small accessory structure. I had a City survey crew go to the property and mark the property line in this area. This area must be cleared of overgrowth. There is also a dead/hazardous tree that must be removed from this area. Please have the overgrowth cleared in the very near future and the remainder of the tree removed prior to the compliance date. Thank You.

**THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/23/2024. 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.**

Gregory Dixon Code Inspector  
727-444-8717  
gregory.dixon@myclearwater.com

Date Printed: 9/5/2024

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

## Notice of Violation

TANNER R TILLUNG  
751 MANDALAY AVE  
CLEARWATER, FL 33767-1433

**BIZ2024-00611**

ADDRESS OR LOCATION OF VIOLATION: **1233 SEDEEVA CIR**

LEGAL DESCRIPTION: FLORIDENA BLK G, LOT 20

DATE OF INSPECTION: 9/5/2024

PARCEL: 03-29-15-28674-007-0200

### 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: **RESIDENTIAL RENTAL PROPERTY -BUSINESS TAX RECEIPT REQUIRED:** A search of public records has found this non-homesteaded property to be a possible rental. All rental properties inside the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt. To comply with City Code, please complete and return the enclosed application by the correction date. Completed applications can be emailed to [btr@myclearwater.com](mailto:btr@myclearwater.com) Once received, an email will be sent out to you with a link to pay for the license. All residential rental properties over 5 units that are contiguous are required to obtain a state license through the Department of Business and Professional Regulations. For more information or questions, please contact us at 727-562-4005 or [btr@myclearwater.com](mailto:btr@myclearwater.com). We are open Monday-Friday from 8:00 A.M. to 5:00 P.M.

**THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 10/5/2024. 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.**

Gregory Dixon Code Inspector  
727-444-8717  
[gregory.dixon@myclearwater.com](mailto:gregory.dixon@myclearwater.com)

Date Printed: 9/5/2024

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

## Notice of Violation

TANNER R TILLUNG  
751 MANDALAY AVE  
CLEARWATER, FL 33767-1433

CDC2024-01343

ADDRESS OR LOCATION OF VIOLATION: 1233 SEDEEVA CIR

LEGAL DESCRIPTION: FLORIDENA BLK G, LOT 20

DATE OF INSPECTION: 9/4/2024

PARCEL: 03-29-15-28674-007-0200

### Section of City Code Violated:

3-808 - **\*\*FENCES AND WALLS\*\*** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - **\*\*FENCE SHALL BE MAINTAINED IN VERTICAL POSITION\*\*** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - **\*\*FENCE STRINGERS SHALL BE SECURELY FASTENED\*\*** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - **\*\*ROTTEN BOARDS\*\*** Rotten boards in a fence shall be replaced.

3-808.A.3. - **\*\*SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND\*\*** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - **\*\*FENCE FACE SHALL BE SECURELY FASTENED\*\*** Each fence face shall be securely fastened to the support post and fence stringers.

Specifically: The fence that divides the back portion of your property from your neighbor to the east is in disrepair. The last four panels either need to be removed or repaired. If they are removed the entire length of fence along the property line would need to be removed. The City does not allow missing fence panels along a length of fence. If the fence is repaired please have the fence installed on the property line. The damaged portion of fence currently lies inside your property line. If you repair the fence in it's current location you will leave a portion of your property outside the fence and your neighbor no longer wishes to maintain this small triangle at the rear of the property. Please have this violation corrected prior to the compliance date. Thank You

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/1/2025. 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.

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

---

Gregory Dixon  
727-444-8717

Code Inspector

[gregory.dixon@myclearwater.com](mailto:gregory.dixon@myclearwater.com)

Date Printed: 12/16/2024



# 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

TANNER R TILLUNG  
751 MANDALAY AVE  
CLEARWATER, FL 33767-1433

**PNU2024-01168**

ADDRESS OR LOCATION OF VIOLATION: **1233 SEDEEVA CIR**

LEGAL DESCRIPTION: FLORIDENA BLK G, LOT 20

DATE OF INSPECTION: 9/4/2024

PARCEL: 03-29-15-28674-007-0200

### Section of City Code Violated:

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

3-1503.B.5.A. - **\*\*Accumulation and Placement of Nuisances\*\*** An accumulation of weeds, debris, trash garden trash, junk, untended growth of vegetation or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood destroying insects, or otherwise threatens the public health, safety or welfare.

Specifically: There is a small section of your property that is not being maintained at the rear of the property between your property and 1237 Sedeeva Cir S. This area currently lies outside of the fence line and small accessory structure. I had a City survey crew go to the property and mark the property line in this area. This area must be cleared of overgrowth. There is also a dead/hazardous tree that must be removed from this area. Please have the overgrowth cleared in the very near future and the remainder of the tree removed prior to the compliance date. Thank You.

**THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/16/2025. 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.**

Gregory Dixon Code Inspector  
727-444-8717  
gregory.dixon@myclearwater.com

Date Printed: 12/16/2024

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

## Notice of Violation

TANNER R TILLUNG  
751 MANDALAY AVE  
CLEARWATER, FL 33767-1433

**BIZ2024-00611**

ADDRESS OR LOCATION OF VIOLATION: **1233 SEDEEVA CIR**

LEGAL DESCRIPTION: FLORIDENA BLK G, LOT 20

DATE OF INSPECTION: 9/5/2024

PARCEL: 03-29-15-28674-007-0200

### 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: **RESIDENTIAL RENTAL PROPERTY -BUSINESS TAX RECEIPT REQUIRED:** A search of public records has found this non-homesteaded property to be a possible rental. All rental properties inside the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt. To comply with City Code, please complete and return the enclosed application by the correction date. Completed applications can be emailed to [btr@myclearwater.com](mailto:btr@myclearwater.com) Once received, an email will be sent out to you with a link to pay for the license. All residential rental properties over 5 units that are contiguous are required to obtain a state license through the Department of Business and Professional Regulations. For more information or questions, please contact us at 727-562-4005 or [btr@myclearwater.com](mailto:btr@myclearwater.com). We are open Monday-Friday from 8:00 A.M. to 5:00 P.M.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/16/2025. 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.

Gregory Dixon Code Inspector  
727-444-8717  
[gregory.dixon@myclearwater.com](mailto:gregory.dixon@myclearwater.com)

Date Printed: 12/16/2024

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

City Case Number: PNU2024-01168

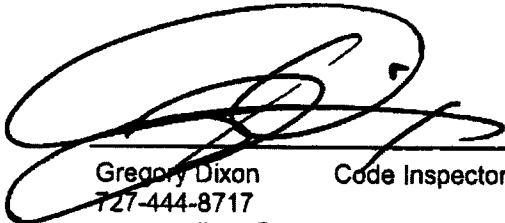
Site of Violation: 1233 SEDEEVA CIR

RECEIVED

DEC 16 2024

CITY CLERK DEPARTMENT

1. Gregory Dixon, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 16th day of December, 2024, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1233 SEDEEVA CIR, Clearwater, Florida.

  
 \_\_\_\_\_  
 Gregory Dixon Code Inspector  
 727-444-8717  
 gregory.dixon@myclearwater.com

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 16th day of December, 2024, by Gregory Dixon.

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

Mallory Fuchs \_\_\_\_\_ Type of Identification  
 (Notary Signature)

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



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

City Case Number: CDC2024-01343


Site of Violation: 1233 SEDEEVA CIR

RECEIVED

DEC 16 2024

CITY CLERK DEPARTMENT

1. Gregory Dixon, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 16th day of December, 2024, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1233 SEDEEVA CIR, Clearwater, Florida.



Gregory Dixon      Code Inspector  
727-444-8717  
gregory.dixon@myclearwater.com

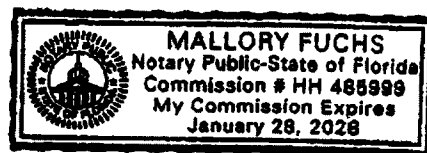
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or \_\_\_\_\_ online notarization on this 16th day of December, 2024, by Gregory Dixon.

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

Mallory Fuchs \_\_\_\_\_ Type of Identification  
 (Notary Signature)

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



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

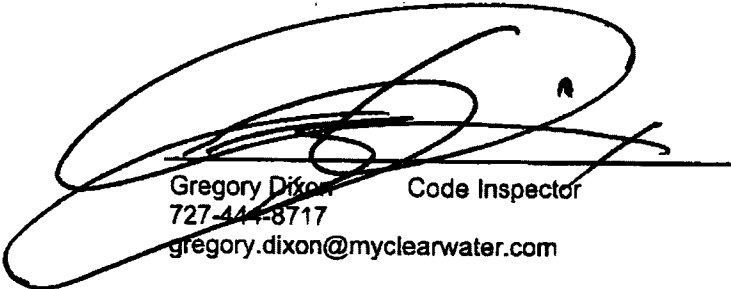
City Case Number: BIZ2024-00611

Site of Violation: 1233 SEDEEVA CIR

RECEIVED

DEC 16 2024

1. Gregory Dixon, being first duly sworn, deposes and says: CITY CLERK DEPARTMENT
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 16th day of December, 2024, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1233 SEDEEVA CIR, Clearwater, Florida.



Gregory Dixon Code Inspector  
727-444-8717  
gregory.dixon@myclearwater.com

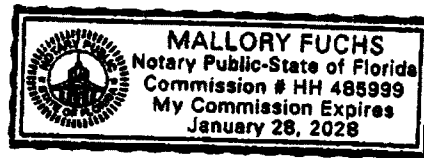
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 16th day of December, 2024, by Gregory Dixon.

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

Mallory Fuchs \_\_\_\_\_ Type of Identification  
 (Notary Signature)

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





Parcel Summary (as of 06-Feb-2025)

Parcel Map

Parcel Number

**03-29-15-28674-007-0200**

Owner Name

TILLUNG, TANNER R

Property Use

0810 Single Family - more than one house per parcel

Site Address

1233 SEDEVA CIR S  
CLEARWATER, FL 33755

Mailing Address

751 MANDALAY AVE  
CLEARWATER, FL 33767-1433

Legal Description

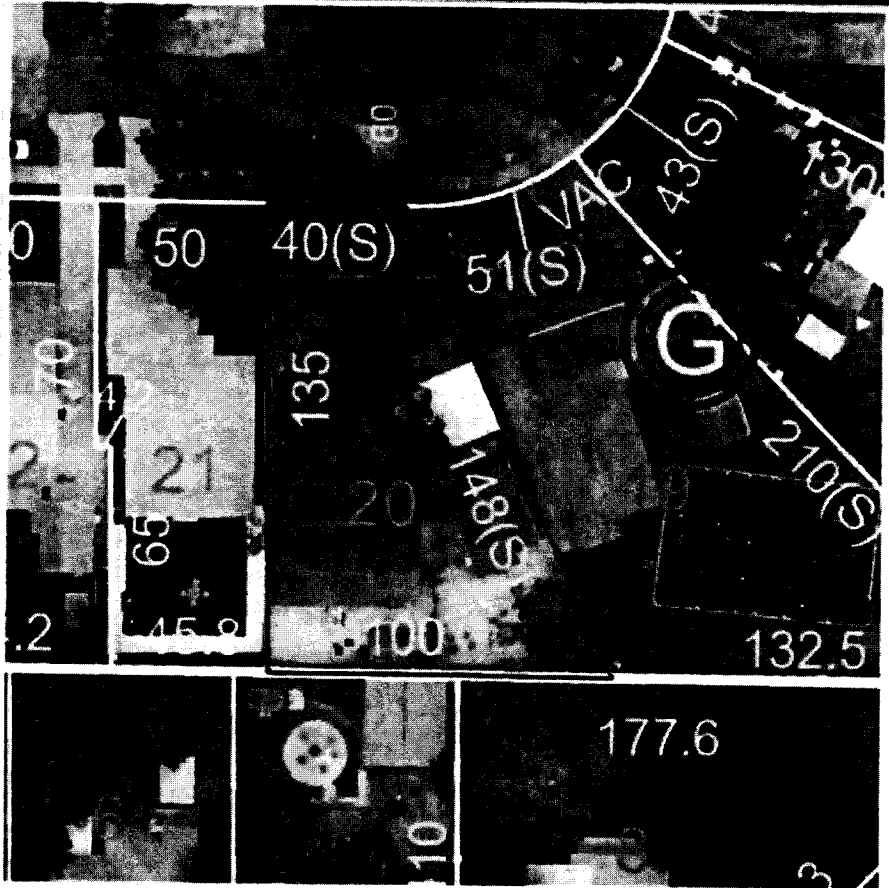
FLORIDENA BLK G, LOT 20 TOGETHER WITH VAC S'LY  
20FT OF SEDEVA CIR ADJ ON N PER O.R. 19606/90

Current Tax District

CLEARWATER (CW)

Year Built

1949 | 1949



Living SF	Gross SF	Living Units	Buildings
1,393	1,973	2	2

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
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).
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20929/2059	\$379,700	<u>263.00</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	9/34

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$321,851	\$248,615	\$248,615	\$321,851	\$248,615

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	N	\$282,646	\$226,014	\$226,014	\$282,646	\$226,014
2022	N	\$264,151	\$205,467	\$205,467	\$264,151	\$205,467
2021	N	\$186,788	\$186,788	\$186,788	\$186,788	\$186,788
2020	N	\$140,607	\$96,027	\$96,027	\$140,607	\$96,027
2019	N	\$120,032	\$87,297	\$87,297	\$120,032	\$87,297