

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 81-26**

**Certified Mail**  
**March 12, 2026**

**Owner: Fast Track Homes LLC  
24837 Goddard Rd Unit 1642  
Taylor, MI 48180-9271**

**Violation Address: 2744 Northridge Dr. E, Clearwater  
20-28-16-18640-000-0340**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 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, 47.111, & 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: SWO2024-09011

NAME OF VIOLATOR: FAST TRACK HOMES LLC  
MAILING ADDRESS: 24837 GODDARD RD UNIT 1642  
TAYLOR, MI, 48180-9271

VIOLATION ADDRESS: 2744 NORTHRIDGE DR

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

PARCEL #: 20-28-16-18640-000-0340

DATE OF INSPECTION: 1/13/2026 8:06:00 AM

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

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

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

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.

*Catherine Reese*

Catherine Reese

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 4th day of March, 2026, by Catherine Reese.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

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

*Zach Smith*

(Notary Signature)

*Zachary J. Smith*

Name of Notary (typed, printed, stamped)

FILED THIS 5<sup>th</sup> DAY OF March, 2026

MCEB CASE NO.

81-26

*Chindee Sprague*  
Secretary, Municipal Code Enforcement Board





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567 FAX (727) 562-4576

## NOTICE OF VIOLATION

**SWO2024-09011**

FAST TRACK HOMES LLC  
24837 GODDARD RD UNIT 1642  
TAYLOR, MI 48180-9271

ADDRESS OR LOCATION OF VIOLATION: **2744 NORTHRIDGE DR**

LEGAL DESCRIPTION: COUNTRYSIDE TRACT 9 LOT 34

DATE OF INSPECTION: 10/21/2024

PARCEL: 20-28-16-18640-000-0340

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.

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

**Specifically, Full interior remodel done. New bathrooms, kitchen, electric vehicle charger in garage, exterior pool/cage/pergola.**

**PERMITS MUST BE OBTAINED TO AVOID FURTHER LEGAL ACTION.**

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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 11/8/2024. 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.

Lisa Byington  
Housing Inspector

DATE MAILED: 10/21/2024  
INSPECTOR: Lisa Byington  
INSPECTOR TELEPHONE: 727-444-8723  
CC: 95890710521701219846608



# 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

**SWO2024-09011**

FAST TRACK HOMES LLC  
24837 GODDARD RD UNIT 1642  
TAYLOR, MI 48180-9271

ADDRESS OR LOCATION OF VIOLATION: **2744 NORTHRIDGE DR**

LEGAL DESCRIPTION: COUNTRYSIDE TRACT 9 LOT 34

DATE OF INSPECTION: 03/25/2025

PARCEL: 20-28-16-18640-000-0340

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.

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

**Specifically, Full interior remodel done. New bathrooms, kitchen, electric vehicle charger in garage, exterior pool/cage/ pergola.**

**PERMITS MUST BE OBTAINED TO AVOID FURTHER LEGAL ACTION.**

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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/14/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese  
Code Inspector

DATE MAILED: 3/25/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: 727-444-8141  
CC: 9589071052702277353053



# 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

**SWO2024-09011**

FAST TRACK HOMES LLC  
24837 GODDARD RD UNIT 1642  
TAYLOR, MI 48180-9271

ADDRESS OR LOCATION OF VIOLATION: **2744 NORTHRIDGE DR**

LEGAL DESCRIPTION: COUNTRYSIDE TRACT 9 LOT 34

DATE OF INSPECTION: 04/14/2025

PARCEL: 20-28-16-18640-000-0340

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.

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

**Specifically, Full interior remodel done. New bathrooms, kitchen, electric vehicle charger in garage, exterior pool/cage/ pergola.**

**PERMITS MUST BE OBTAINED TO AVOID FURTHER LEGAL ACTION.**

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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/2/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese  
Code Inspector

DATE MAILED: 4/14/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: 727-224-7143  
CC: 9589071052702277353954



# 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

**SWO2024-09011**

FAST TRACK HOMES LLC  
24837 GODDARD RD UNIT 1642  
TAYLOR, MI 48180-9271

ADDRESS OR LOCATION OF VIOLATION: **2744 NORTHRIDGE DR**

LEGAL DESCRIPTION: COUNTRYSIDE TRACT 9 LOT 34

DATE OF INSPECTION: 08/01/2025

PARCEL: 20-28-16-18640-000-0340

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.

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

**Specifically, Full interior remodel done. New bathrooms, kitche, electric vehicle charger in garage, exterior pool/cage/ pergola.**

**PERMITS MUST BE OBTAINED TO AVOID FURTHER LEGAL ACTION.**

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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/16/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese  
Code Inspector

DATE MAILED: 8/1/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: (727) 444-8141  
CC: POSTED TO PROPERTY



# 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

**SWO2024-09011**

FAST TRACK HOMES LLC  
24837 GODDARD RD UNIT 1642  
TAYLOR, MI 48180-9271

ADDRESS OR LOCATION OF VIOLATION: 2744 NORTHRIDGE DR

LEGAL DESCRIPTION: COUNTRYSIDE TRACT 9 LOT 34

DATE OF INSPECTION: 12/02/2025

PARCEL: 20-28-16-18640-000-0340

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.

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

Specifically, **\*\*2ND NOTICE\*\***

**Permit BCP2025-080907 revisions have still not been met. Stop work order cannot be resolved until permit is issued and finalized.**

**PERMITS MUST BE OBTAINED TO AVOID FURTHER LEGAL ACTION.  
FINES OF UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 12/22/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese

Code Inspector

DATE MAILED: 12/2/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: (727) 444-8141  
CC: 70192970000161477322



# 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

**SWO2024-09011**

FAST TRACK HOMES LLC  
24837 GODDARD RD UNIT 1642  
TAYLOR, MI 48180-9271

ADDRESS OR LOCATION OF VIOLATION: 2744 NORTHRIDGE DR

LEGAL DESCRIPTION: COUNTRYSIDE TRACT 9 LOT 34

DATE OF INSPECTION: 12/22/2025

PARCEL: 20-28-16-18640-000-0340

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.

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

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

**Permit BCP2025-080907 revisions have still not been met. Stop work order cannot be resolved until permit is issued and finalized.**

**PERMITS MUST BE OBTAINED TO AVOID FURTHER LEGAL ACTION.  
FINES OF UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.**

**THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/13/2026. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.**

Catherine Reese  
Code Inspector

DATE MAILED: 12/22/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: (727) 444-8141  
CC: 9589071052702724635220

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## **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**

RECEIVED

2025 1 23

CITY CLERK DEPARTMENT

City Case Number: SWO2024-09011

Site of Violation: 2744 NORTHRIDGE DR


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 1st day of August, 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 2744 NORTHRIDGE DR, Clearwater, Florida.


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

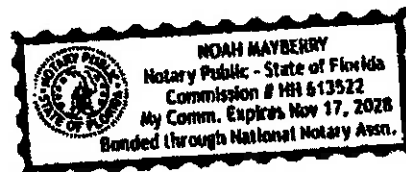
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 1st day of August, 2025, 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 10-Mar-2026) Parcel Map**

Parcel Number  
**20-28-16-18640-000-0340**

Owner Name  
FAST TRACK HOMES LLC

Property Use  
0110 Single Family Home

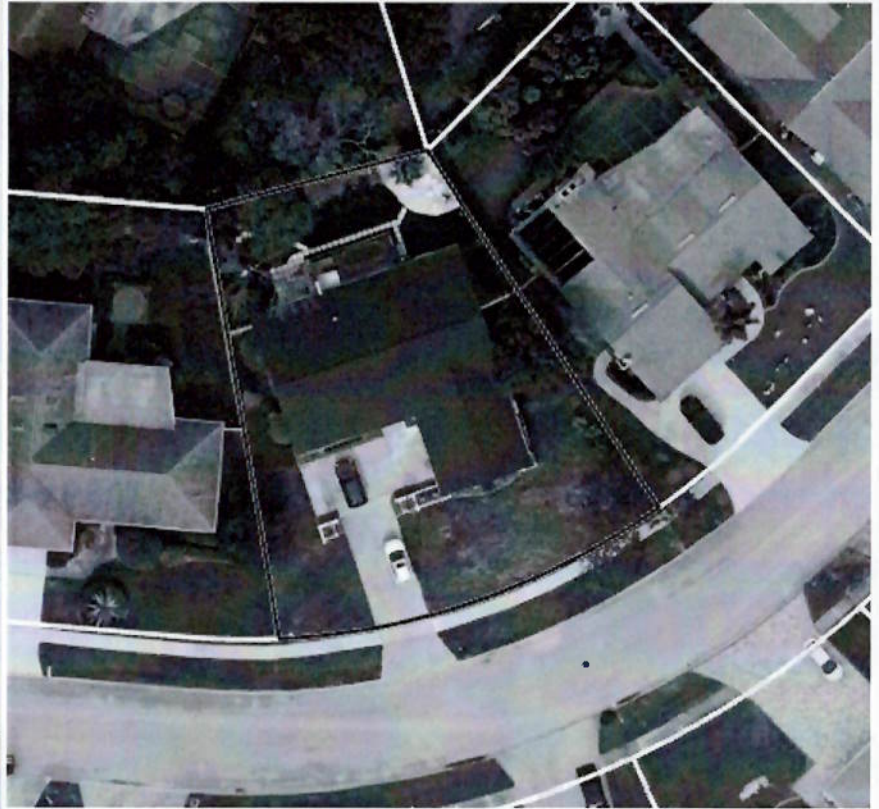
Site Address  
2744 NORTHRIDGE DR E  
CLEARWATER, FL 33761

Mailing Address  
24837 GODDARD RD UNIT 1642  
TAYLOR, MI 48180-9271

Legal Description  
COUNTRYSIDE TRACT 9 LOT 34

Current Tax District  
CLEARWATER (CW)

Year Built  
1979



Living SF	Gross SF	Living Units	Buildings
2,317	3,192	1	1

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	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).
2026	No	0%		
2025	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22392/2474	\$587,900	<u>268.11</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	78/47

**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$498,907	\$498,907	\$498,907	\$498,907	\$498,907

**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	\$494,783	\$494,783	\$494,783	\$494,783	\$494,783
2023	N	\$454,740	\$454,740	\$454,740	\$454,740	\$454,740
2022	Y	\$397,145	\$215,159	\$165,159	\$190,159	\$165,159
2021	Y	\$318,823	\$208,892	\$158,892	\$183,892	\$158,892
2020	Y	\$291,549	\$206,008	\$156,008	\$181,008	\$156,008