

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 86-26**

**Certified Mail  
March 12, 2026**

**Owner: Bonny San Hamel & Ryne San Hamel  
640 Bayway Blvd Unit 304  
Clearwater, FL 33767-2605**

**Violation Address: 640 Bayway Blvd Unit 304  
17-29-15-05649-000-3040**

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 & 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: SWO2022-05002

NAME OF VIOLATOR: BONNY SAN HAMEL  
MAILING ADDRESS: 640 BAYWAY BLVD UNIT 304  
CLEARWATER, FL, 33767-2605

VIOLATION ADDRESS: 640 BAYWAY BLVD 304

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

PARCEL #: 17-29-15-05649-000-3040

DATE OF INSPECTION: 6/23/2022 12:46:00 PM

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

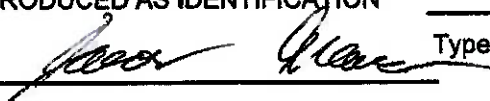
4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.  
Article IV - 47.083(2) - Work commencing before permit issuance.

  
\_\_\_\_\_  
Reid Ito

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or \_\_\_\_\_ online notarization on this 29th day of January, 2026, by Reid Ito.

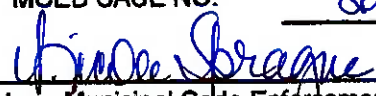
- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

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



\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

FILED THIS 10<sup>th</sup> DAY OF March, 20 26

MCEB CASE NO. 86-26  
  
\_\_\_\_\_  
Secretary, Municipal Code Enforcement Board



# CITY OF CLEARWATER

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

## NOTICE OF VIOLATION

**SWO2022-05002**

BONNY SAN HAMEL  
640 BAYWAY BLVD UNIT 304  
CLEARWATER, FL 33767-2605

ADDRESS OR LOCATION OF VIOLATION: **640 BAYWAY BLVD 304**

LEGAL DESCRIPTION: BAYWAY SHORES CONDO UNIT 304 INCL BT SLIP 12

DATE OF INSPECTION: 06/23/2022

PARCEL: 17-29-15-05649-000-3040

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.

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

**Specifically, PERMITS ARE REQUIRED FOR BUILDING-DRYWALL, ELECTRIC, PLUMBING-2 BATHROOMS, MAIN-TUB TO SHOWER, SECOND-NEW SHOWER.**

**PERMITS BCP2022-050744 AND BCP2022-090147 HAS BEEN VOIDED.**

**PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO . 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.

Nilda Espinosa  
Housing Inspector

DATE MAILED: 7/21/2025  
INSPECTOR: Reid Ito  
INSPECTOR TELEPHONE: 7274448304  
CC: 9589071052702724632540



# 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

**SWO2022-05002**

BONNY SAN HAMEL  
640 BAYWAY BLVD UNIT 304  
CLEARWATER, FL 33767-2605

ADDRESS OR LOCATION OF VIOLATION: **640 BAYWAY BLVD 304**

LEGAL DESCRIPTION: BAYWAY SHORES CONDO UNIT 304 INCL BT SLIP 12

DATE OF INSPECTION: 06/23/2022

PARCEL: 17-29-15-05649-000-3040

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.

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

**Specifically, PERMITS ARE REQUIRED FOR BUILDING-DRYWALL, ELECTRIC, PLUMBING-2 BATHROOMS, MAIN-TUB TO SHOWER, SECOND-NEW SHOWER.**

**PERMITS BCP2022-050744, BCP2022-090147, BCP2022-050392, BCP2022-100493 HAS BEEN VOIDED.**

**PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/5/2025. 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.

Nilda Espinosa  
Housing Inspector

DATE MAILED: 8/15/2025  
INSPECTOR: Reid Ito  
INSPECTOR TELEPHONE: 7274448304  
CC: 9589071052702276538581



# 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

**SWO2022-05002**

BONNY SAN HAMEL  
640 BAYWAY BLVD UNIT 304  
CLEARWATER, FL 33767-2605

ADDRESS OR LOCATION OF VIOLATION: **640 BAYWAY BLVD 304**

LEGAL DESCRIPTION: BAYWAY SHORES CONDO UNIT 304 INCL BT SLIP 12

DATE OF INSPECTION: 09/30/2025

PARCEL: 17-29-15-05649-000-3040

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.

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

**Specifically, PERMITS ARE REQUIRED FOR BUILDING-DRYWALL, ELECTRIC, PLUMBING-2 BATHROOMS, MAIN-TUB TO SHOWER, SECOND-NEW SHOWER.**

**PERMITS BCP2022-050744, BCP2022-090147, BCP2022-050392, BCP2022-100493 HAS BEEN VOIDED.**

**PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 10/20/2025. 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.

Reid Ito

Code Inspector 1

DATE MAILED: 9/30/2025  
INSPECTOR: Reid Ito  
INSPECTOR TELEPHONE: 7274448304  
CC: 9589071052702724633349



**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**

**SWO2022-05002**

BONNY SAN HAMEL  
640 BAYWAY BLVD UNIT 304  
CLEARWATER, FL 33767-2605

ADDRESS OR LOCATION OF VIOLATION: **640 BAYWAY BLVD 304**

LEGAL DESCRIPTION: BAYWAY SHORES CONDO UNIT 304 INCL BT SLIP 12

DATE OF INSPECTION: 10/20/2025

PARCEL: 17-29-15-05649-000-3040

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.

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

Specifically, **FINAL NOTICE**

**PERMITS ARE REQUIRED FOR BUILDING-DRYWALL, ELECTRIC, PLUMBING-2 BATHROOMS, MAIN-TUB TO SHOWER, SECOND-NEW SHOWER.**

**PLEASE BE ADVISED THAT PERMITS BCP2022-050744, BCP2022-090147, BCP2022-050392, BCP2022-100493 HAS BEEN VOIDED AND NOT IN COMPLIANCE WITH THE REQUIRMENTS OF THE CITY OF CLEARWATER. PLEASE CALL THE PERMITTING DEPARTMENT AT (727) 562-4567 TO RECTIFY THESE PERMITS AND SEE WHAT IS NEEDED TO BRING THEM INTO COMPLIANCE.**

**PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 11/7/2025. 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.

Reid Ito

Code Inspector 1

DATE MAILED: 10/20/2025  
INSPECTOR: Reid Ito  
INSPECTOR TELEPHONE: 7274448304  
CC: 9589071052702276530318

### **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)

**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.

1.

**BONNY SAN HAMEL  
640 BAYWAY BLVD UNIT 304  
CLEARWATER, FL 33767-2605**



**9590 9402 9625 5121 9269 43**

2 Article Number (Transfer from service label)

**9589 0710 5270 2724 6325 40**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

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

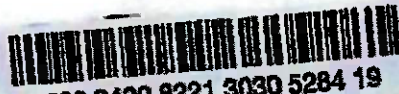
- 3 Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**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.

1. *Address*  
**BONNY SAN HAMEL  
640 BAYWAY BLVD UNIT 304  
CLEARWATER, FL 33767-2605**



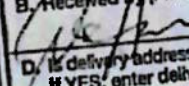
**9590 9402 8221 3030 5284 19**

2. Article Number (transfer from service label) **9589 0710 5270 2276 5385 82**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  
 Addressee

B. Received by (Printed Name)   
C. Date of Delivery **8/21/25**

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

3. Service Type
- Adult Signature  Adult Signature Restricted Delivery
  - Certified Mail  Certified Mail Restricted Delivery
  - Collect on Delivery  Collect on Delivery Restricted Delivery
  - Insured Mail  Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**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.

1. Addressee

BONNY SAN HAMEL  
640 BAYWAY BLVD UNIT 304  
CLEARWATER, FL 33767-2605



9589 0710 5270 2724 6333 49

2. Article Number (Transfer from service label)

9589 0710 5270 2724 6333 49

PS Form 3811, July 2000 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
X *[Signature]*

B. Received by (Printed Name)  Agent  
*[Signature]*  Addressee

C. Date of Delivery 10/4/25

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

3. Service Type

<input checked="" type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery over \$500	

Domestic Return Receipt



Parcel Summary (as of 10-Mar-2026) Parcel Map

Parcel Number  
**17-29-15-05649-000-3040**

Owner Name  
SAN HAMEL, BONNY J  
SAN HAMEL, RYNE E

Property Use  
0430 Condominium

Site Address  
640 BAYWAY BLVD # 304  
CLEARWATER, FL 33767

Mailing Address  
640 BAYWAY BLVD UNIT 304  
CLEARWATER, FL 33767-2605

Legal Description  
BAYWAY SHORES CONDO UNIT 304 TOGETHER WITH THE USE OF BOAT SLIP 12, PARKING SPACES 5 & 18 & STORAGE UNIT 2-304

Current Tax District  
CLEARWATER (CW)

Year Built  
1982



Living SF	Gross SF	Living Units	Buildings
1,348	1,348	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	Yes	50%	Assuming no ownership changes before Jan. 1, 2027.	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	50%		
2025	Yes	50%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22645/1226	\$688,364	260.03	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	58/63

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$585,109	\$585,109	\$529,387	\$555,109	\$529,387

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	\$629,983	\$629,983	\$574,983	\$599,983	
2023	N	\$565,941	\$565,941	\$565,941	\$565,941	\$565,941
2022	N	\$440,527	\$387,837	\$387,337	\$440,027	\$387,337
2021	N	\$352,579	\$352,579	\$352,079	\$352,079	\$352,079