

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 109-26**

**Certified Mail
May 15, 2026**

Owner: **John & Edlima Gianfilippo
8 N Neptune Ave.
Clearwater, FL 33765-3125**

Violation Address: **8 N Neptune Ave.
13-29-15-82548-007-0030**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 24, 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) **3-2302** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-444-7155. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

Sincerely,


SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. **Kindly refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104

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

NAME OF VIOLATOR: GIANFILIPPO, JOHN & GIANFILIPPO, EDLIMA
MAILING ADDRESS: 8 N NEPTUNE AVE
CLEARWATER FL, 33765-3125

CITY CASE#: BIZ2026-00243

VIOLATION ADDRESS: 8 N NEPTUNE AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/15/2026

LEGAL DESCRIPTION OF PROPERTY: SKY CREST UNIT NO. 10 BLK G, LOT 3

PARCEL #: 13-29-15-82548-007-0030

DATE OF INSPECTION: 5/6/2026 2:37:00 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.

SPECIFICALLY,

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

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


John Stephens

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 6th day of May, 2026, by John Stephens.

STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

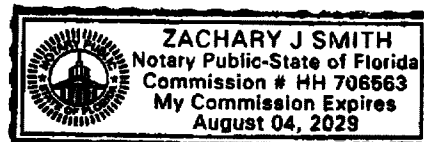


(Notary Signature)

Zachary J. Smith

Name of Notary (typed, printed, stamped)

Type of Identification



FILED THIS 6 DAY OF May, 2026

MCEB CASE NO. 109.26

Heather 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

GIANFILIPPO, JOHN & GIANFILIPPO, EDLIMA
8 N NEPTUNE AVE
CLEARWATER, FL, 33765-3125

BIZ2026-00243

ADDRESS OR LOCATION OF VIOLATION: **8 N NEPTUNE AVE**

LEGAL DESCRIPTION: SKY CREST UNIT NO. 10 BLK G, LOT 3

DATE OF INSPECTION: 4/15/2026

PARCEL: 13-29-15-82548-007-0030

Section of City Code Violated:

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

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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/6/2026. 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.

John Stephens

Code Inspector

727-444-8719

john.stephens@myclearwater.com

Date Printed: 4/15/2026

NOV_PropOwn

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)

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:



GIANFILIPPO JOHN
 GIANFILIPPO EDLIMA
 8 N NEPTUNE AVE.
 CLEARWATER FL 33765-3125



9590 9402 9410 5002 9971 54

Article Number (over \$500)

9589 0710 5270 2047 3928 62

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) *John Edlima* C. Date of Delivery *4/25/20*

D. Is delivery address different from item 1? Yes
 No



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



Parcel Summary (as of 06-May-2026)

Parcel Map

Parcel Number

13-29-15-82548-007-0030

Owner Name

GIANFILIPPO, JOHN
GIANFILIPPO, EDLIMA

Property Use

0110 Single Family Home

Site Address

8 N NEPTUNE AVE
CLEARWATER, FL 33765

Mailing Address

8 N NEPTUNE AVE
CLEARWATER, FL 33765-3125

Legal Description

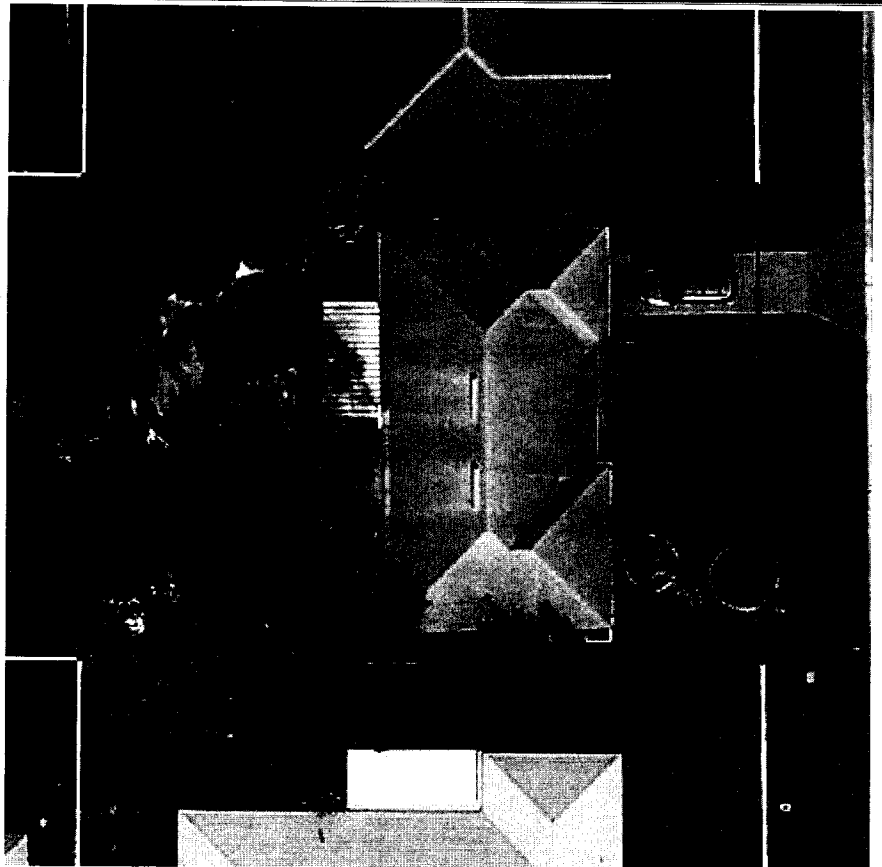
SKYCREST UNIT TEN BLK G, LOT 3

Current Tax District

CLEARWATER (CW)

Year Built

1956



Living SF	Gross SF	Living Units	Buildings
1,075	1,822	1	1

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22405/0779	\$271,500	267.03	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	36/36

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$230,929	\$230,929	\$180,207	\$205,929	\$180,207

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	\$231,250	\$231,250	\$181,250	\$206,250	\$181,250
2023	N	\$202,856	\$202,856	\$202,856	\$202,856	\$202,856
2022	Y	\$186,007	\$82,671	\$32,171	\$57,171	\$32,171
2021	Y	\$128,781	\$80,263	\$29,763	\$54,763	\$29,763
2020	Y	\$126,798	\$79,155	\$28,655	\$53,655	\$28,655