

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 37-25**

Certified Mail
May 16, 2025

Owner: **Sagonias Revocable Trust**
Aydin, Berk Tre
235 Old Oak Cir
Palm Harbor, FL 34683-5862

Violation Address: **1726 N Ft. Harrison Ave., Clearwater**
04-29-15-86364-000-0080

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 25, 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) **29.30(1)** 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: SAGONIAS REVOCABLE TRUST
MAILING ADDRESS: AYDIN, BERK TRE
235 OLD OAK CIR
PALM HARBOR, FL 34683-5862
CITY CASE#: BIZ2025-00010

VIOLATION ADDRESS: 1726 N FT HARRISON AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 1/3/2025

LEGAL DESCRIPTION OF PROPERTY: SUNBURST COURT LOTS 8,9,10 AND 11

PARCEL #: 04-29-15-86364-000-0080

DATE OF INSPECTION: 1/3/2025 4:49:00 PM

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

29.30(1) - ****BUSINESS TAX RECEIPT REQUIRED**** Any person who maintains a permanent business location or branch office within the city to manage a profession, business or occupation shall first obtain a city business tax receipt and pay the appropriate fee.

SPECIFICALLY,

COMMERCIAL RENTAL PROPERTY -BUSINESS TAX RECEIPT REQUIRED: A search of public records has found this non-homesteaded property to be a possible commercial rental. All commercial rental properties inside the city limits of Clearwater are required to obtain a Business Tax Receipt. To comply with City Code, please complete the enclosed application and email to BTR@myclearwater.com by the correction date. For more information or questions, please contact us at 727-562-4005. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M. Thank you!

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


Daniel Kasman

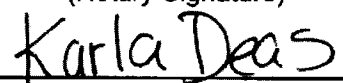
SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 6th day of May, 2025, by Daniel Kasman.

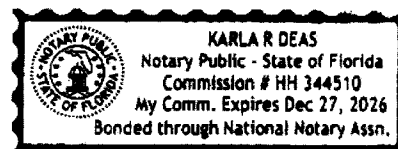
STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION


(Notary Signature)


Type of Identification


Name of Notary (typed, printed, stamped)



FILED THIS 6th DAY OF May, 20 25

MCEB CASE NO. 37-25


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

SAGONIAS REVOCABLE TRUST
AYDIN, BERK TRE
235 OLD OAK CIR
PALM HARBOR, FL 34683-5862

BIZ2025-00010

ADDRESS OR LOCATION OF VIOLATION: 1726 N FT HARRISON AVE

LEGAL DESCRIPTION: SUNBURST COURT LOTS 8,9,10 AND 11

DATE OF INSPECTION: 1/3/2025

PARCEL: 04-29-15-86364-000-0080

Section of City Code Violated:

29.30(1) - **BUSINESS TAX RECEIPT REQUIRED** Any person who maintains a permanent business location or branch office within the city to manage a profession, business or occupation shall first obtain a city business tax receipt and pay the appropriate fee.

Specifically: COMMERCIAL RENTAL PROPERTY -BUSINESS TAX RECEIPT REQUIRED: A search of public records has found this non-homesteaded property to be a possible commercial rental. All commercial rental properties inside the city limits of Clearwater are required to obtain a Business Tax Receipt. To comply with City Code, please complete the enclosed application and email to BTR@myclearwater.com by the correction date. For more information or questions, please contact us at 727-562-4005. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M. Thank you!

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/3/2025. 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.


Daniel Kasman Code Inspector
727-444-8715
daniel.kasman@myclearwater.com

Date Printed: 1/3/2025

Sec. 29.30. - Business tax receipt required.

- (1) Any person who maintains a permanent or temporary business location or branch office within the city to manage a profession, business or occupation shall first obtain a city business tax receipt for each location and pay the appropriate fee as prescribed in Appendix A of this Code. Such business tax receipt shall be signed by the director of the department and shall have the city seal affixed.
- (2) Any person who does not maintain a permanent business location or branch office within the city but who transacts any business or engages in any occupation or profession in interstate commerce where such business tax is not prohibited by section 8 of article 1 of the United States Constitution shall also be liable for obtaining a city business tax receipt.
- (3) Any person who does not maintain a permanent business location or branch office within the city but who desires to transact a business or within the city shall register with the city manager the business tax receipt of that municipality or other governmental subdivision in which they maintain a permanent business location, or if no business tax receipt is required by the other municipality, a registration of the business shall be required, unless otherwise provided by this article. Such registration shall be accomplished prior to the commencement of the business, shall be subject to a registration fee as prescribed in appendix A to this Code and shall be valid from the date of issuance to the next succeeding September 30.
- (4) The burden of securing a business tax receipt rests with the principal of a business, but in the event of noncompliance by the principal, his agent or employee shall be subject to the same enforcement policies.
- (5) For properties with multiple businesses, a business tax receipt shall be required for each business.
- (6) Accessory uses, as defined by this article, shall be exempt from business tax receipt requirements.
- (7) Each business shall display the business tax receipt in a prominent location within the individual business location. Each registered business shall have the business tax receipt or a copy of the business tax receipt in/on possession of the business representative(s) while conducting business within the city.

(Code 1980, § 71.01; Ord. No. 5841-95, § 8, 8-3-95; Ord. No. 6101-96, § 1, 11-7-96; Ord. No. 7724-07, § 7, 1-31-07).

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ 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. 	A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
	B. Received by (Printed Name) BERK AYDIN	C. Date of Delivery

Address different from item 1? ☐ Yes
or delivery address below: ☐ No

SAGONIAS REVOCABLE TRUST
AYDIN, BERK TRESAGONIAS, STAMATINA TRE
235 OLD OAK CIR
PALM HARBOR, FL 34683-5862



9590 9402 8226 3030 3838 60

2. Article Number (Transfer from service label)

7019 2970 0001 6126 1655

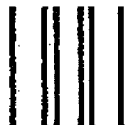
3. Service Type	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted 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)	

PS Form 3811, July 2020 PSN 7530-02-000-9053 *DK 012025 11:27 822636* Domestic Return Receipt

USPS TRACKING#



9590 9402 8226 3030 3838 60



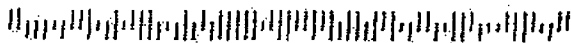
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

* Sender: Please print your name, address, and ZIP+4® in this box*

CITY OF CLEARWATER
CODE COMPLIANCE
POST OFFICE BOX 4748
CLEARWATER, FL 33758-4748

INITIALS: 





Parcel Summary (as of 06-May-2025)

Parcel Map

Parcel Number

04-29-15-86364-000-0080

Owner Name

SAGONIAS REVOCABLE TRUST

AYDIN, BERK TRE

SAGONIAS, STAMATINA TRE

Property Use

1121 Strip Store - (2 or more stores)

Site Address

1726 N FT HARRISON AVE

CLEARWATER, FL 33755

Mailing Address

235 OLD OAK CIR

PALM HARBOR, FL 34683-5862

Legal Description

SUNBURST COURT LOTS 8,9,10 AND 11

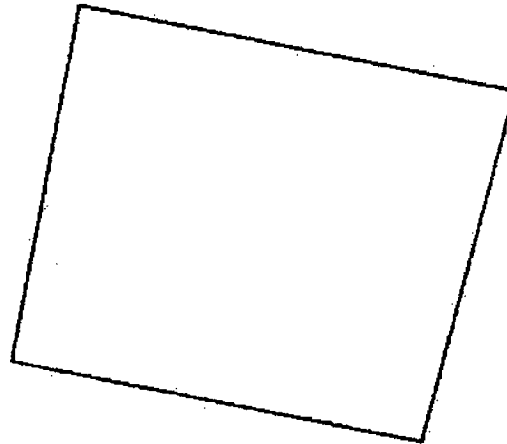
Current Tax District

CLEARWATER (CW)

Year Built

1953 | 1960

Heated SF	Gross SF	Living Units	Buildings
2,499	2,836	0	2



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19771/1871	Find Comps	261.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	13/46

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$210,000	\$196,988	\$196,988	\$210,000	\$196,988

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	\$195,000	\$179,080	\$179,080	\$195,000	\$179,080
2022	N	\$168,000	\$162,800	\$162,800	\$168,000	\$162,800
2021	N	\$148,000	\$148,000	\$148,000	\$148,000	\$148,000
2020	N	\$152,000	\$152,000	\$152,000	\$152,000	\$152,000
2019	N	\$152,000	\$152,000	\$152,000	\$152,000	\$152,000