NOTICE OF HEARING MUNICIPAL CODE ENFORCEMENT BOARD CITY OF CLEARWATER, FLORIDA Case 122-25

Certified Mail September 12, 2025

Owner: William Joseph Reece 1390 S Hillcrest Ave. Clearwater, FL 33756-3544

Violation Address:

1390 S Hillcrest Ave.

22-29-15-12006-013-0590

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday**, **October 22**, **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) **1-104.B**, **3-919**, **& 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#: CDC2025-01342

WILLIAM JOSEPH REECE

1390 S HILLCREST AVE CLEARWATER, FL 33756-3544

NAME OF VIOLATOR:

MAILING ADDRESS:

VIOLATION ADDRESS:	1390 S HILLCREST AVE CLEARWATER, FL
DATE OF OFFICIAL NOTIC	CE OF VIOLATION: 8/11/2025
LEGAL DESCRIPTION OF	PROPERTY: BROOKHILL UNIT 6 BLK M, LOT 59
PARCEL #: 22-29-15-1200	6-013-0590
DATE OF INSPECTION: 8/	/18/2025 10:46:00 AM
SECTION(S) OF THE CITY SECTION VIOLATED	CODE WHICH HAVE BEEN VIOLATED: CODE
used or occupied, and	PMENT CODE VIOLATION** No building, structure, water or land shall be do no building, structure, or land shall be developed unless in conformity with fithe zoning district in which it is located, all applicable regulations, and all ils.
DISTRICT** Prima factorisisting of rentals for and advertising or hole	CIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING cie evidence of certain uses located in any residential zoning district, or periods of less than 31 days or one calendar month, whichever is less, ding out to the public as a place rented for periods of less than 31 days or whichever is less shall include but not be limited to one or more of the
	licensing for short-term or transient rental use by the state under Florida (Public Lodging Establishments)
(2) Advertising or	holding out a dwelling unit for tourist housing or vacation rental use.
assignment or any oth	booking arrangements or more than one signed lease, sublease, ner occupancy agreement for compensation, trade, or other legal sing or overlapping any period of less than 31 days or one calendar month,
(4) Use of an age	nt or other third person to make reservations or booking arrangements.
SPECIFICALLY,	
illegally rented out calendar month rec Clearwater's ordina advertising your pro	ater's Code Compliance office has discovered that this property is being and/or advertised as being available for rent for less than the 31 day or 1 quirement. This was verified on the internet and is a violation of the City of ance prohibiting short term rentals. Please bring your property and websites operty into compliance by the compliance date. If you have any questions me directly. Thank you!
A violation exists and a red	quest for hearing is being made.
	John Stephens
notarization on this 21st da	ED before me by means of physical presence or online y of August, 2025, by John Stephens.
STATE OF FLORIDA COUNTY OF PINELLAS	

PERSONALLY KNOWN TO ME	
PRODUCED AS IDENTIFICATION	
- 3 menen	Type of Identification
(Notary Signature)	_
Zachary J. Smith	
Name of Notary (typed, printed, stamped)	
FILED THIS 14 DAY OF SUPER	<u>nber</u> , 20 <u>2</u> 5
'	мсев сабыло. <u>128-2</u> 5
ZACHARY J SMITH Notary Public-State of Florida Commission # HH 706563 My Commission Expires August 04, 2029	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:

WILLIAM JOSEPH REECE

MAILING ADDRESS:

1390 S HILLCREST AVE CLEARWATER, FL 33756-3544 CITY CASE#: BIZ2025-00464

VIOLATION ADDRESS:

1390 S HILLCREST AVE

CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 8/11/2025

LEGAL DESCRIPTION OF PROPERTY: BROOKHILL UNIT 6 BLK M, LOT 59

PARCEL #: 22-29-15-12006-013-0590

DATE OF INSPECTION: 8/18/2025 10:46:00 AM

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 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	s being made.
	- Chi Tuph
	John Stephens
SWORN AND SUBSCRIBED before me by motarization on this 21st day of August, 2025,	neans of physical presence or online by John Stephens.
STATE OF FLORIDA COUNTY OF PINELLAS	
PERSONALLY KNOWN TO ME	
PRODUCED AS IDENTIFICATION	
30er an	Type of Identification
(Notary Signature)	
Zachary J. Smith	_
Name of Notary (typed, printed, stamped)	

FILED THIS Ph. DAY OF Suptember	
TACHARY J SMITH	MCEB CASE NO. <u>122.25</u> [Dealle & Brapu
ZACHARY J SMITH Notary Public-State of Florida Commission # HH 706563 My Commission Expires August 04, 2029	Secretary, Municipal Code Enforcement Board

Section 1-104. Jurisdiction and applicability.

- A. This Development Code shall govern the development and use of land and structures within the corporate limits of the city.
- B. No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

Section 3-919. Prima facie evidence of certain uses in residential zoning district.

Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less, shall include but not be limited to one or more of the following:

- (1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging Establishments);
- (2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use;
- (3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or
- (4) Use of an agent or other third person to make reservations or booking arrangements.

(Ord. No. 7105-03, § 1, 4-17-03; Ord. No. 8042-09, § 3, 6-4-09)

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)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA AFFIDAVIT OF POSTING

City Case Number: CDC2025-01342

Site of Violation: 1390 S HILLCREST AVE

RECEIVED

AUG 1 1 2025

1. John Stephens, 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 11th 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 1390 S HILLCREST AVE, Clearwater, Florida.

John Stephens 727-444-8719

Code inspector

john.stephens@myclearwater.com

STATE OF FLORIDA COUNTY OF PINELLAS
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 11th day of August, 2025, by John Stephens.
PERSONALLY KNOWN TO ME PRODUCED AS IDENTIFICATION
Type of Identification Type of Identification MY COMMISSION # HH 350436 EXPIRES: January 17, 2027



CITY OF CLEARWATER

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

WILLIAM JOSEPH REECE 1390 S HILLCREST AVE CLEARWATER, FL 33756-3544

CDC2025-01342

ADDRESS OR LOCATION OF VIOLATION: 1390 S HILLCREST AVE

LEGAL DESCRIPTION: BROOKHILL UNIT 6 BLK M, LOT 59

DATE OF INSPECTION: 8/11/2025 PARCEL: 22-29-15-12006-013-0590

Section of City Code Violated:

1-104.B. - **DEVELOPMENT CODE VIOLATION** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

3-919. - **PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT** Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

(1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)	
(2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.	
(3) Reservations, booking arrangements or more than one signed lease, sublease, assignment any other occupancy agreement for compensation, trade, or other legal consideration addressing of overlapping any period of less than 31 days or one calendar month, whichever is less; or	
(4) Use of an agent or other third person to make reservations or booking arrangements.	
pecifically: The City of Clearwater's Code Compliance office has discovered that this property is hei	na

Specifically: The City of Clearwater's Code Compliance office has discovered that this property is being illegally rented out and/or advertised as being available for rent for less than the 31 day or 1 calendar month requirement. This was verified on the internet and is a violation of the City of Clearwater's ordinance prohibiting short term rentals. Please bring your property and websites advertising your property into compliance by the compliance date. If you have any questions feel free to contact me directly. Thank you!

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/17/2025. 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.



CITY OF Y 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

John Stephens 727-444-8719

Code Inspector

Date Printed: 8/11/2025

john.stephens@myclearwater.com

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA AFFIDAVIT OF POSTING

City Case Number: BIZ2025-00464

Site of Violation: 1390 S HILLCREST AVE

RECEIVED

AUG 1 1 2025

1. John Stephens, 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 11th 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 1390 S HILLCREST AVE, Clearwater, Florida.

John Stephens Code Inspector 727-444-8719

john.stephens@myclearwater.com

Name of Notary (typed, printed, stamped)

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ______ physical presence or ______ online
notarization on this 11th day of August, 2025, by John Stephens.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

PRODUCED AS IDENTIFICATION

pe of Identification

SIDENTIFICATION

PERSONAL PRODUCED AS IDENTIFICATION

PRODUCED AS IDENTIFICATION

PROPERS: January 17, 2027



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

WILLLIAM JOSEPH REECE 1390 S HILLCREST AVE CLEARWATER, FL 33756-3544

BIZ2025-00464

ADDRESS OR LOCATION OF VIOLATION: 1390 S HILLCREST AVE

LEGAL DESCRIPTION: BROOKHILL UNIT 6 BLK M, LOT 59

DATE OF INSPECTION: 8/11/2025 PARCEL: 22-29-15-12006-013-0590

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 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 8/17/2025. 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.

John Stephens 727-444-8719

john.stephens@myclearwater.com

Code Inspector

Date Printed: 8/11/2025



Parcel Summary (as of 21-Aug-2025)

Parcel Number

22-29-15-12006-013-0590

Owner Name REECE, WILLIAM JOSEPH

Property Use 0110 Single Family Home

Site Address 1390 S HILLCREST AVE CLEARWATER, FL 33756

Mailing Address 1390 S HILLCREST AVE CLEARWATER, FL 33756-3544

Legal Description BROOKHILL UNIT 6 BLK M, LOT 59

Current Tax District CLEARWATER (CW)

Year Built 1962

Living SF	Gross SF	Living Units	Buildings
1,358	2,030	1	1



Exemptions

· #Ki ziba zirali	40.9	Use % 100%	Assumi	Per Print	vnersh	Multimeter news,	before	Jan. 1,	2026	
2025	Yes	100%								
2024	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).

			Miscellaneo	us Parcel Info			
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22395/1887	\$429,100	<u>255.01</u>	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	58/77

			2025 Preliminary Values		
Year J	lust/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$365,325	\$313,253	\$262,531	\$288,253	\$262,531

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	Υ	\$364,541	\$304,425	\$254,425	\$279,425	\$254,425	
2023	N	\$340,660	\$340,660	\$340,660	\$340,660	\$340,660	
2022	Υ	\$269,170	\$150,664	\$100,664	\$125,664	\$100,664	
2021	Y	\$230,285	\$146,276	\$96,276	\$121,276	\$96,276	
2020	Υ	\$201,380	\$144,256	\$94,256	\$119,256	\$94,256	