

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 121-24**

**Certified Mail
August 16, 2024**

Owner: **Tiago Alencar
Storm Alencar
917 Pinellas St.
Clearwater, FL 33756-3430**

Violation Address: **917 Pinellas St.
21-29-15-58068-014-0020**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 25, 2024, 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, and 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: TIAGO ALENCAR
MAILING ADDRESS: 917 PINELLAS ST
CLEARWATER, FL

CITY CASE#: CDC2024-00067

VIOLATION ADDRESS: 917 PINELLAS ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 2/1/2024

LEGAL DESCRIPTION OF PROPERTY: MILTON PARK BLK 14, LOT 2

PARCEL #: 21-29-15-58068-014-0020

DATE OF INSPECTION: 7/25/2024 3:05:00 PM

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

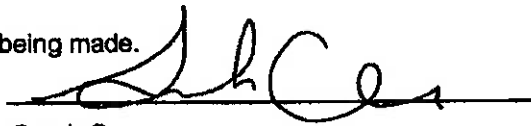
___(3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

___(4) Use of an agent or other third person to make reservations or booking arrangements.

SPECIFICALLY,

Our office has received complaints that this property is being illegally rented out and/or advertised as being available for less than the 31 day or 1 calendar month requirement. This was verified on the internet. This is a violation of the City of Clearwater 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!

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


Sarah Green

SWORN AND SUBSCRIBED before me by means of physical presence or ___ online notarization on this 12th day of August, 2024, by Sarah Green.

STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Allie Stewart Type of Identification

(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)



FILED THIS 12th DAY OF August, 2024

MCEB CASE NO. 121-24

Whilee Sprague

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: TIAGO ALENCAR
MAILING ADDRESS: 917 PINELLAS ST
CLEARWATER, FL 33756
CITY CASE#: BIZ2024-00037

VIOLATION ADDRESS: 917 PINELLAS ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 2/1/2024

LEGAL DESCRIPTION OF PROPERTY: MILTON PARK BLK 14, LOT 2

PARCEL #: 21-29-15-58068-014-0020

DATE OF INSPECTION: 7/25/2024 3:06:00 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 search of public records has found this non-homesteaded property to be a rental. To comply with city code, please complete and return the enclosed application with a money order or check payable to City of Clearwater in the amount of \$31.50 to cover the fee for the fiscal year.

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

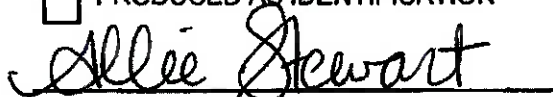


Sarah Green

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STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION



(Notary Signature)



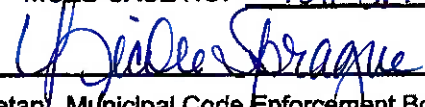
Name of Notary (typed, printed, stamped)

Type of Identification



FILED THIS 12 DAY OF August, 2024

MCEB CASE NO. 121-24


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

TIAGO ALENCAR
917 PINELLAS ST
CLEARWATER, FL 33756

BIZ2024-00037

ADDRESS OR LOCATION OF VIOLATION: **917 PINELLAS ST**

LEGAL DESCRIPTION: MILTON PARK BLK 14, LOT 2

DATE OF INSPECTION: 2/1/2024

PARCEL: 21-29-15-58068-014-0020

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.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/1/2024. 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.

Sarah Green

Code Enforcement Supervisor

727-444-8711

sarah.green@myclearwater.com

Date Printed: 2/1/2024



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

TIAGO ALENCAR
917 PINELLAS ST
CLEARWATER, FL

CDC2024-00067

ADDRESS OR LOCATION OF VIOLATION: **917 PINELLAS ST**

LEGAL DESCRIPTION: MILTON PARK BLK 14, LOT 2

DATE OF INSPECTION: 2/1/2024

PARCEL: 21-29-15-58068-014-0020

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 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

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Specifically: Our office has received complaints that this property is being illegally rented out and/or advertised as being available for less than the 31 day or 1 calendar month requirement. This was verified on the internet. This is a violation of the City of Clearwater 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!

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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

A handwritten signature in black ink, appearing to read "Sarah Green", is written above a horizontal line.

Sarah Green

Code Enforcement Supervisor

727-444-8711

sarah.green@myclearwater.com

Date Printed: 2/1/2024



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

TIAGO ALENCAR
917 PINELLAS ST
CLEARWATER, FL 33756

BIZ2024-00037

ADDRESS OR LOCATION OF VIOLATION: **917 PINELLAS ST**

LEGAL DESCRIPTION: MILTON PARK BLK 14, LOT 2

DATE OF INSPECTION: 3/26/2024

PARCEL: 21-29-15-58068-014-0020

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.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/9/2024. 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.

Sarah Green Code Enforcement Supervisor
727-444-8711
sarah.green@myclearwater.com

Date Printed: 5/3/2024



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

TIAGO ALENCAR
917 PINELLAS ST
CLEARWATER, FL

CDC2024-00067

ADDRESS OR LOCATION OF VIOLATION: **917 PINELLAS ST**

LEGAL DESCRIPTION: MILTON PARK BLK 14, LOT 2

DATE OF INSPECTION: 3/26/2024

PARCEL: 21-29-15-58068-014-0020

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CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4720 FAX (727) 562-4735

Sarah Green

Code Enforcement Supervisor

727-444-8711

sarah.green@myclearwater.com

Date Printed: 5/3/2024

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: BIZ2024-00037

Site of Violation: 917 PINELLAS ST

CITY CLERK DEPARTMENT

RECEIVED
MAY 03 2024

1. Sarah Green, being first duly sworn, deposes and says:
2. That I am a Code Enforcement Supervisor employed by the City of Clearwater.
3. That on the 3rd day of May, 2024, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 917 PINELLAS ST, Clearwater, Florida.

RECEIVED

MAY 03 2024

CITY CLERK DEPARTMENT



Sarah Green Code Enforcement Supervisor
727-444-8711
sarah.green@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 3rd day of May, 2024, by Sarah Green.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Allie Stewart Type of Identification

Allie Stewart
(Notary Signature)

Name of Notary (typed, printed, stamped)




MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2024-00067

Site of Violation: 917 PINELLAS ST

- 1. Sarah Green, being first duly sworn, deposes and says:
- 2. That I am a Code Enforcement Supervisor employed by the City of Clearwater.
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 Sarah Green Code Enforcement Supervisor
 727-444-8711
 sarah.green@myclearwater.com

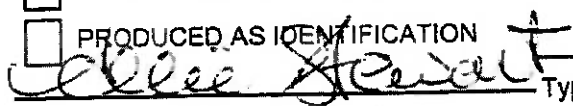
RECEIVED
 MAY 03 2024

CITY CLERK DEPARTMENT

STATE OF FLORIDA
 COUNTY OF PINELLAS

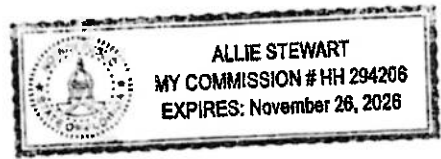
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 3rd day of May, 2024, by Sarah Green.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION


 Type of Identification

(Notary Signature)


Name of Notary (typed, printed, stamped)





| Parcel Summary (as of 12-Aug-2024) | | | | Parcel Map |
|---|----------|--------------|-----------|------------|
| Parcel Number 21-29-15-58068-014-0020 | | | | |
| Owner Name ALENCAR, TIAGO ALENCAR, STORM | | | | |
| Property Use 0110 Single Family Home | | | | |
| Site Address 917 PINELLAS ST CLEARWATER, FL 33756 | | | | |
| Mailing Address 917 PINELLAS ST CLEARWATER, FL 33756-3430 | | | | |
| Legal Description MILTON PARK BLK 14, LOT 2 | | | | |
| Current Tax District CLEARWATER (CW) | | | | |
| Year Built 1925 | | | | |
| Living SF | Gross SF | Living Units | Buildings | |
| 1,028 | 1,480 | 1 | 1 | |

| Exemptions | | | | 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). |
|------------|-----------|-------|--------|--|
| Year | Homestead | Use % | Status | |
| 2025 | No | 0% | | |
| 2024 | No | 0% | | |
| 2023 | No | 0% | | |

| Miscellaneous Parcel Info | | | | | | | |
|---------------------------|------------------|---------------|-----------------|--------------------------|-----------------------|------------|------------|
| Last Recorded Deed | Sales Comparison | Census Tract | Evacuation Zone | Flood Zone | Elevation Certificate | Zoning | Plat Bk/Pg |
| 22419/2398 | \$265,300 | <u>259.01</u> | <u>NON EVAC</u> | <u>Current FEMA Maps</u> | <u>Check for EC</u> | Zoning Map | 1/69 |

| 2024 Preliminary Values | | | | | |
|-------------------------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
| 2024 | \$223,692 | \$223,692 | \$223,692 | \$223,692 | \$223,692 |

| 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 | \$172,942 | \$172,942 | \$172,942 | \$172,942 | \$172,942 |
| 2022 | N | \$149,591 | \$149,591 | \$149,591 | \$149,591 | \$149,591 |
| 2021 | N | \$128,930 | \$76,551 | \$76,551 | \$128,930 | \$76,551 |
| 2020 | N | \$96,895 | \$69,592 | \$69,592 | \$96,895 | \$69,592 |
| 2019 | N | \$63,265 | \$63,265 | \$63,265 | \$63,265 | \$63,265 |