

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 43-25**

**Certified Mail**  
**May 16, 2025**

Owner: **William R Black**  
**2390 Willow Tree Trl**  
**Clearwater, FL 33763-1630**

Violation Address: **2390 Willow Tree Trl**  
**31-28-16-98726-000-1120**

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) **3-1503.A, 3-1503.B.1, 3-1503.B.2, & 3-1503.B.3** 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: WILLIAM R BLACK  
MAILING ADDRESS: 2390 WILLOW TREE TRL  
CLEARWATER, FL 33763-1630

CITY CASE#: PNU2025-00317

VIOLATION ADDRESS: 2390 WILLOW TREE TRL  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/19/2025

LEGAL DESCRIPTION OF PROPERTY: WOODGATE OF COUNTRYSIDE UNIT 2 LOT 112

PARCEL #: 31-28-16-98726-000-1120

DATE OF INSPECTION: 4/3/2025 8:27:00 AM

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

3-1503.A. - **\*\*NUISANCE\*\*** No person owning, leasing, operating, occupying or having control of any premises within the City shall maintain, keep or permit any nuisance (as defined in Section 8-102.) affecting the citizens of the City.

3-1503.B.1. - **\*\*PUBLIC NUISANCE CONDITION\*\*** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.2. - **\*\*ABANDONED BUILDINGS\*\*** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be a public nuisance.

3-1503.B.3. - **\*\*ATTRACTIVE NUISANCE\*\*** Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.

SPECIFICALLY,

During a recent inspection, the above listed conditions existed at this property and must be addressed in accordance with the property maintenance ordinances. This residence caught fire in September of 2023 and since that time has been left in disrepair. The building and or structure on your property shows signs of being deserted by the owner and left unsecured and is not being maintained. The fence around the back yard has fallen allowing free access to an unsecured pool which is dangerous and attractive to children. There are several vehicles, some that qualify as inoperable per the City Code are parked in the driveway and have not moved in months. Evidence of desertion and lack of maintenance shall include, but not be limited to: unaddressed code violation; lack of required building permits or certificate of occupancy; lack of business tax receipt; and lack of active utilities. Please bring property into compliance AND have current utilities turned on and the property occupied, OR have the property sold, OR demolished by the compliance date to avoid further action and/or fines. Thank you.

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 3rd day of April, 2025, by John Stephens.

STATE OF FLORIDA  
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME  
☐

☐ PRODUCED AS IDENTIFICATION

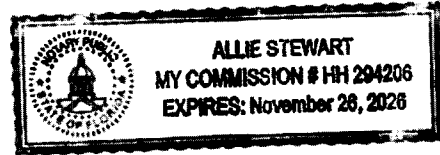
Allie Stewart

\_\_\_\_\_  
Type of Identification

(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)



FILED THIS 3 DAY OF April, 2025

MCEB CASE NO. 4325

Bridget 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

WILLIAM R BLACK  
2390 WILLOW TREE TRL  
CLEARWATER, FL 33763-1630

PNU2025-00317

ADDRESS OR LOCATION OF VIOLATION: 2390 WILLOW TREE TRL

LEGAL DESCRIPTION: WOODGATE OF COUNTRYSIDE UNIT 2 LOT 112

DATE OF INSPECTION: 3/19/2025

PARCEL: 31-28-16-98726-000-1120

### Section of City Code Violated:

3-1503.A. - **\*\*NUISANCE\*\*** No person owning, leasing, operating, occupying or having control of any premises within the City shall maintain, keep or permit any nuisance (as defined in Section 8-102.) affecting the citizens of the City.

3-1503.B.1. - **\*\*PUBLIC NUISANCE CONDITION\*\*** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.2. - **\*\*ABANDONED BUILDINGS\*\*** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be a public nuisance.

3-1503.B.3. - **\*\*ATTRACTIVE NUISANCE\*\*** Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.

Specifically: During a recent inspection, the above listed conditions existed at this property and must be addressed in accordance with the property maintenance ordinances. This residence caught fire in September of 2023 and since that time has been left in disrepair. The building and or structure on your property shows signs of being deserted by the owner and left unsecured and is not being maintained. The fence around the back yard has fallen allowing free access to an unsecured pool which is dangerous and attractive to children. There are several vehicles, some that qualify as inoperable per the City Code are parked in the driveway and have not moved in months. Evidence of desertion and lack of maintenance shall include, but not be limited to: unaddressed code violation; lack of required building permits or certificate of occupancy; lack of business tax receipt; and lack of active utilities. Please bring property into compliance AND have current utilities turned on and the property occupied, OR have the property sold, OR demolished by the compliance date to avoid further action and/or fines. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/2/2025. 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.

NOV\_PropOwn



# 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

Date Printed: 3/19/2025

John Stephens

Code Inspector

727-444-8719

[john.stephens@myclearwater.com](mailto:john.stephens@myclearwater.com)

Section 3-1503. - Nuisances.

- A. No person owning, leasing, operating, occupying or having control of any premises within the city shall maintain, keep or permit any nuisance affecting the citizens of the city.
- B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:
  - 1. A condition or use that causes a substantial diminution of value of property in the vicinity of the condition or use.
  - 2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
  - 3. Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.
  - 4. Overt blocking of drainage pipes, ditches, channels, and streams, so as to cause flooding and adversely affect surrounding property.
  - 5. Accumulation and placement of nuisances.
    - a. Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.
    - b. The placement of trash, debris or other items on public property without authorization.
  - 6. Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curblin or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
  - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
  - b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
  - c.

Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.

12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.

13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.

14. *Graffiti.* Graffiti on any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.

C. Violations of this Section may be enforced by action before the municipal code enforcement board as "nuisance cases" or "non-nuisance cases" pursuant to the corresponding procedures set forth in Section 7-102, or by citation pursuant to Code of Ordinances Section 1.12.

(Ord. No. 6417-99, § 9, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 2, 8-3-00; Ord. No. 6928-02, §§ 76—79, 5-2-02; Ord. No. 7449-05, §§ 21—23, 12-15-05; Ord. No. 7605-06, § 27, 4-20-06; Ord. No. 8211-10, § 12, 10-5-10)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

City Case Number: PNU2025-00317


Site of Violation: 2390 WILLOW TREE TRL

RECEIVED

MAR 19 2025

1. John Stephens, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 19th day of March, 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 2390 WILLOW TREE TRL, Clearwater, Florida.

CITY CLERK DEPARTMENT



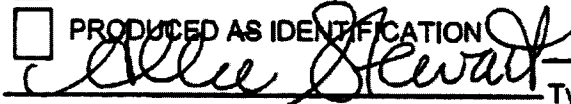
John Stephens      Code Inspector  
727-444-8719  
john.stephens@myclearwater.com

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 19th day of March, 2025, by John Stephens.

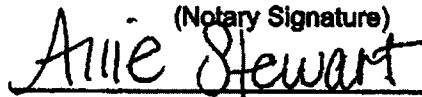
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

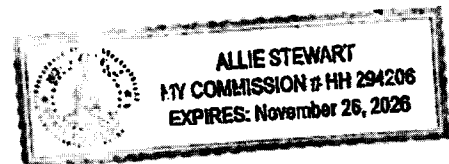


Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)





## Parcel Summary (as of 03-Apr-2025)

## Parcel Number

31-28-16-98726-000-1120

## Owner Name

BLACK, WILLIAM R

## Property Use

0110 Single Family Home

## Site Address

2390 WILLOW TREE TRL  
CLEARWATER, FL 33763

## Mailing Address

2390 WILLOW TREE TRL  
CLEARWATER, FL 33763-1630

## Legal Description

WOODGATE OF COUNTRYSIDE UNIT 2 LOT 112

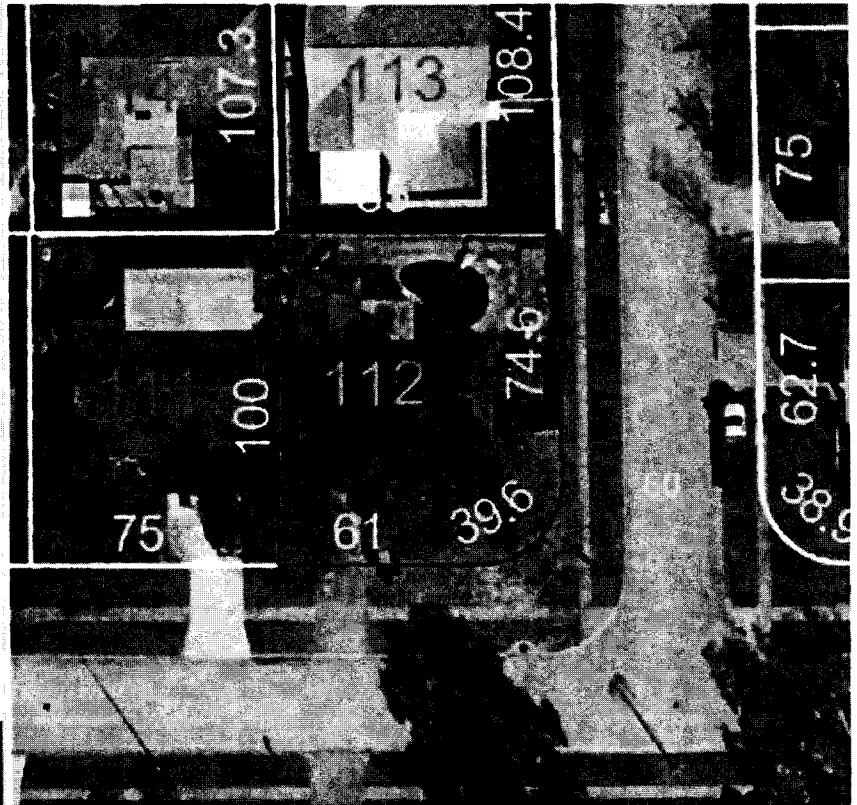
## Current Tax District

CLEARWATER (CW)

## Year Built

1975

## Parcel Map



Living SF	Gross SF	Living Units	Buildings
1,489	2,211	1	1

## Exemptions

Year	Homestead	Use %	Status
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	
2024	Yes	100%	

## Property Exemptions &amp; 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
15896/1619	\$237,500	269.13	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	71/75

## 2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$204,743	\$68,573	\$25,000	\$43,573	\$25,000

## 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	Y	\$348,480	\$121,196	\$71,196	\$96,196	\$71,196
2022	Y	\$325,180	\$117,666	\$67,666	\$92,666	\$67,666
2021	Y	\$246,332	\$114,239	\$64,239	\$89,239	\$64,239
2020	Y	\$226,636	\$112,662	\$62,662	\$87,662	\$62,662
2019	Y	\$215,299	\$110,129	\$60,129	\$85,129	\$60,129