

**NOTICE OF HEARING – REPEAT VIOLATION
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 125-25**

Certified Mail
September 12, 2025

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, 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 repeat violation(s) of Section(s) **1-104.B & 3-919** of the City of Clearwater Code. (See attached Affidavit(s) of Repeat 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 and 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.

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

Should you be found to have committed a repeat violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$500 a day against you and your property for every day each violation continues beyond the date of notice to you of the repeat violation(s).

A repeat violation is a violation of a provision of a Code or Ordinance by a person whom the Code Enforcement Board previously found to have violated the same provision within five (5) years prior to the violation.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at (727) 562-4097. If you have any questions regarding the cited violation(s) or if the violation(s) is/are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit of Repeat 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 REPEAT VIOLATION AND REQUEST FOR HEARING

CITY CASE NO: CDC2025-01182

NAME OF VIOLATOR: STORM ALENCAR
TIAGO ALENCAR
MAILING ADDRESS: 917 PINELLAS ST
CLEARWATER, FL 33756-3430

VIOLATION ADDRESS: 917 PINELLAS ST

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

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

DATE OF INSPECTION: 6/10/2025 12:58:00 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.

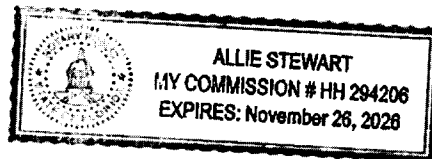
A repeat violation exists and a request for hearing is being made. No reasonable time to correct the violation is required per F.S.S. Sec. 162.06(3).


John Stephens

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or _____ online
notarization on this 26th day of June, 2025, by John Stephens.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



Allie Stewart

(Notary Signature)

Type of Identification

Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 11th DAY OF September, 2025

MCEB CASE NO. 125-25

Heidee Sprague

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)



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 Repeat Violation

STORM ALENCAR
TIAGO ALENCAR
917 PINELLAS ST
CLEARWATER, FL 33756-3430

CDC2025-01182

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

LEGAL DESCRIPTION: MILTON PARK BLK 14, LOT 2

DATE OF INSPECTION: 6/10/2025

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

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

Specifically: The City of Clearwater's Code Compliance office has received complaints 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. You were notified of this last year via official Notice of Violation and taken before the City's Municipal Code Enforcement Board where you were found in violation of this ordinance.

THIS VIOLATION 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 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

Code Inspector

727-444-8719

john.stephens@myclearwater.com

Date Printed: 6/10/2025



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

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:

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___(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!

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.

NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



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

Sarah Green

Code Enforcement Supervisor

727-444-8711

sarah.green@myclearwater.com

Date Printed: 5/3/2024

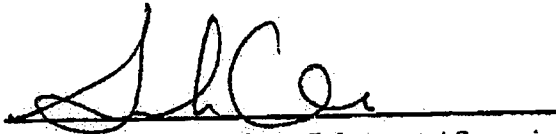
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: 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.
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.


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

RECEIVED

MAY 03 2024

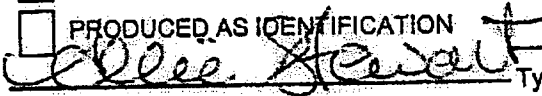
CITY CLERK DEPARTMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

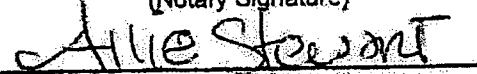
SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online
notarization on this 3rd day of May, 2024, by Sarah Green.

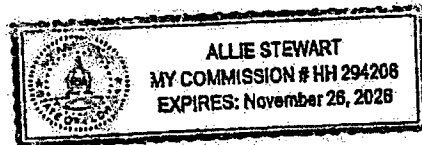
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION


Type of Identification

(Notary Signature)


Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2025-01182

Site of Violation: 917 PINELLAS ST

RECEIVED

JUN 26 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 26th day of June, 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 917 PINELLAS ST, Clearwater, Florida.

CITY CLERK DEPARTMENT



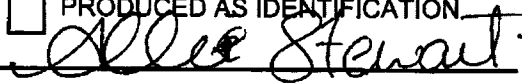
John Stephens Code Inspector
727-444-8719
john.stephens@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online
notarization on this 26th day of June, 2025, by John Stephens.

☒ PERSONALLY KNOWN TO ME

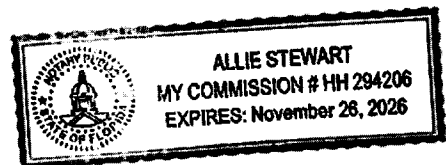
☐ PRODUCED AS IDENTIFICATION

 _____
Type of Identification

(Notary Signature)

 _____

Name of Notary (typed, printed, stamped)





Parcel Summary (as of 01-Jul-2025)

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

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
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 Final 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