NOTICE OF HEARING MUNICIPAL CODE ENFORCEMENT BOARD CITY OF CLEARWATER, FLORIDA Case 126-25

<u>Certified Mail</u> September 12, 2025

Owner: 904 Seminole St Land Trust

Corporate Midwest Investment LLC Tre

7901 4th St N Ste 8648

St. Petersburg, FL 33702-4305

Violation Address: 904 Seminole St., Clearwater

10-29-15-69138-005-0150

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) **4-203.A.1 & Article IV – 47.083(2)** 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 WINICIPAL 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 Number: SWO2018-04017

904 SEMINOLE ST LAND TRUST NAME OF VIOLATOR: 7901 4TH ST N STE 8648 MAILING ADDRESS: ST PETERSBURG, FL 33702 **VIOLATION ADDRESS: 904 SEMINOLE ST** LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description PARCEL #: 10-29-15-69138-005-0150 **DATE OF INSPECTION: 8/6/2025 8:01:00 AM** SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE SECTION VIOLATED 4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit. Article IV - 47.083(2) - Work commencing before permit issuance. Catherine Reese STATE OF FLORIDA **COUNTY OF PINELLAS** SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 22nd day of August, 2025, by Catherine Reese. PERSONALLY KNOWN TO ME

Type of Identification (Notary Signature) Name of Notary (typed, printed, stamped FILED THIS 12 DAY OF MCGB CASE NO. **ALAN ISIDRO** Notary Public-State of Florida Commission # HH 486023 My Commission Expires January 28, 2028

Secretary, Municipal Code Enforcement Board

PRODUCED AS IDENTIFICATION



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) 562-4567

Fal (727) 562-4576

NOTICE OF VIOLATION

SWO2018-04017

904 SEMINOLE ST LAND TRUST 7901 4TH ST N STE 8648 ST PETERSBURG, FL 33702

ADDRESS OR LOCATION OF VIOLATION: 904 SEMINOLE ST

LEGAL DESCRIPTION: PINE CREST SUB BLK 5, LOT 15

DATE OF INSPECTION: 06/03/2025 PARCEL: 10-29-15-69138-005-0150

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, ***FINAL NOTICE***

A permit is required for the installation of the new wooden fence.

PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION. FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/24/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese Code Inspector

DATE MAILED: 6/3/2025 INSPECTOR: Catherine Reese

INSPECTOR TELEPHONE: 727-224-7143

CC: 9589071052702276534279

Print Date: 6/3/2025 Page: 1 of 1 CLWNovSWO



CLEARWATER CITY OF

PLANNING & DEVELOPMENT DEPARTMENT Post Office Box 4748, Clearwater, Florida 33758-4748 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756 FAX (727) 562-4576 Telephone (727) 562-4567

NOTICE OF VIOLATION

SWO2018-04017

904 SEMINOLE ST LAND TRUST CORPORATE MIDWEST INVESTMENT LLC TRE 9550 S EASTERN AVE STE 253 LAS VEGAS, NV 89123-8042

ADDRESS OR LOCATION OF VIOLATION: 904 SEMINOLE ST

LEGAL DESCRIPTION: PINE CREST SUB BLK 5, LOT 15

DATE OF INSPECTION: 04/12/2018

PARCEL: 10-29-15-69138-005-0150

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, A permit is required for the installation of the new wooden fence.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/26/2018. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector Signature

DATE MAILED: 4/12/2018 INSPECTOR: Nilda Espinosa INSPECTOR TELEPHONE: 727-562-4729

CC: 7017 2400 0000 6788 3867

CLWNovSWO Page: 1 of 1 Print Date: 4/12/2018

Section 4-203. Building permit.

Permit required.

- 1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.
- 2. No seawall, bulkhead, groin, marine improvement, bridge or other similar marine structure shall be built within the city until the building official has issued a building permit for such work.
- 3. A building permit shall authorize only the use, arrangement and/or construction described in Level One and Two approvals and no other use, arrangement or construction.
- 4. Complete engineering and architectural plans for each component of a development project shall be required to be submitted prior to the issuance of a building permit. For any phased project, such plans shall be required for each phase of the development.
- B. Procedure: All applications for building permits shall be submitted in a form required by this Development Code and the building official. Upon receipt of an application, including a declaration of unity of title, in accordance with Article 4 Division 16, the building official shall forward a copy to the community development coordinator in order to determine whether the application conforms to an approved Level One or Level Two approval. Upon receipt of the determination of the community development coordinator, the building official shall determine whether the application conforms to all applicable requirements contained in the building code. If the building official determines that the application does conform, the building permit shall be issued. If the building official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.
- C. Appeal: A denial of a building permit may be appealed in the manner provided in Article 4 Division 5. (Ord. No. 6526-00, § 1, 6-15-00)

SENDER: COMPLETE THIS SECTION COMPLETE THIS SECTION ON DELIVERY ■ Complete items 1, 2, and 3. A. Signature Print your name and address on the reverse **D**/Agent XQW so that we can return the card to you. Addressee Attach this card to the back of the mailpiece, B. Received by (Printed Name) C. Date of Delivery or on the front if space permits. Savan Winter 16.0.20 1. Article Addressed to: D. is delivery address different from item 12 Yes if YES, enter delivery address February D. No. 904 Seminde St Land Trust 7901 45 St Ste 8048 JUN 1 2 2025 St. Potusoura, FL 33702 PLANNING & DEVELOPMENT 3. Service Typ O Priority Mail Express M. Adult Signature Adult Signature restricted Delivery Contilled Malate Contilled Malate Contilled Malate Contilled Malate Contilled Malate Collect on Delivery Collect on Delivery Restricted Delivery C Registered Medi C Registered Medi Delivery 9590 9402 8222 3030 3853 56 2. Article Number (Bansfer from service label)

PS Form 3811, July 2020 PSN 7530-02-000-9053

9589 0710 5270 2276 5342 79 Insured Mail Restricted Delivery

Domestic Return Receipt

Pinellas County Property Appraiser - www.pcpao.gov

Parcel Summary (as of 22-Aug-2025)

Parcel Number

10-29-15-69138-005-0150

Owner Name 904 SEMINOLE ST LAND TRUST CORPORATE MIDWEST INVESTMENT LLC TRE

Property Use 0110 Single Family Home

Site Address 904 SEMINOLE ST CLEARWATER, FL 33755

Mailing Address 7901 4TH ST N STE 8648 ST PETERSBURG, FL 33702-4305

Legal Description PINE CREST SUB BLK 5, LOT 15

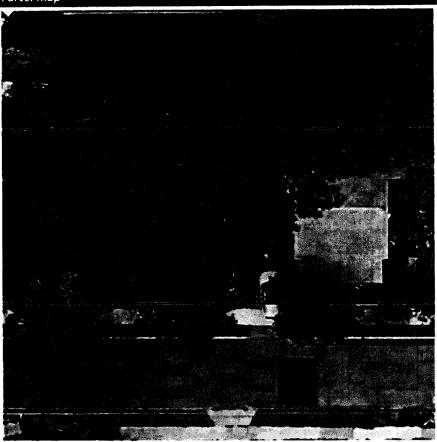
Current Tax District CLEARWATER (CW)

Year Built 1922



Parcel Map

Exhibit A



F		

Status

Year I	lomestead	l Use %
2026	No	0%
2025	No	0%
2024	No	0%

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).

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone 🛸	Elevation Certificate	Zoning	Plat Bk/Pg
17394/0507	\$152,600	262.00	<u>E</u>	Current FEMA Maps	Check for EC	Zoning Map	1/66

2025 Preliminary Values					
Year J	ust/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$129,372	\$80,739	\$80,739	\$129,372	\$80,739

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	N	\$179,637	\$73,399	\$73,399	\$179,637	\$73,399
2023	N	\$114,496	\$66,726	\$66,726	\$114,496	\$66,726
2022	N	\$107,940	\$60,660	\$60,660	\$107,940	\$60,660
2021	N	\$60,863	\$55,145	\$55,145	\$60,863	\$55,145
2020	N	\$50,892	\$50,132	\$50,132	\$50,892	\$50,132