

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 39-25**

Certified Mail
May 16, 2025

Owner: **Elham Hakim
Gilbert Hakim
1560 Gulf Blvd Unit D-1
Clearwater, FL 33767-2900**

Violation Address: **1104 Druid Rd S., Clearwater
16-29-15-36270-000-1700**

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) **3-808, 3-808.A.1, 3-808.A.4, 3-808.A.2, 3-808.A.3, 3-808.A.5, & 3-808.A.6** 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: ELHAM HAKIM
MAILING ADDRESS: GILBERT HAKIM
1560 GULF BLVD UNIT D-1
CLEARWATER, FL 33767-2900

CITY CASE#: CDC2025-00100

VIOLATION ADDRESS: 1104 DRUID RD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 1/23/2025

LEGAL DESCRIPTION OF PROPERTY: HARBOR OAKS LOT M & SUBMERGED LAND ON W AND
A 93.6FT X 40.57 FT TRI ADJ IN SE COR

PARCEL #: 16-29-15-36270-000-1700

DATE OF INSPECTION: 5/2/2025 11:57:00 AM

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

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - ****FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE**** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

SPECIFICALLY,

Please repair all damage to your fence or remove it to come into compliance.

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



Daniel Kasman

SWORN AND SUBSCRIBED before me by means of Y physical presence or _____ online
notarization on this 2nd day of May, 2025, by Daniel Kasman.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)

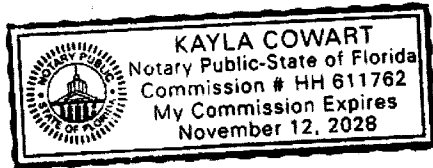
Kayla Cowart

Name of Notary (typed, printed, stamped)

FILED THIS 13th DAY OF May, 2025

MCEB CASE NO. 39.25

Heide 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

ELHAM HAKIM
GILBERT HAKIM
1560 GULF BLVD UNIT D-1
CLEARWATER, FL 33767-2900

CDC2025-00100

ADDRESS OR LOCATION OF VIOLATION: **1104 DRUID RD**

LEGAL DESCRIPTION: HARBOR OAKS LOT M & SUBMERGED LAND ON W AND
A 93.6FT X 40.57 FT TRI ADJ IN SE COR

DATE OF INSPECTION: 1/23/2025

PARCEL: 16-29-15-36270-000-1700

Section of City Code Violated:

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - ****FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE**** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

Specifically: Please repair all damage to your fence or remove it to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/23/2025. 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.

Daniel Kasman

Daniel Kasman

Code Inspector

727-444-8715

daniel.kasman@myclearwater.com

Date Printed: 1/23/2025

NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

Section 3-808. - Maintenance of fences and walls.

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
 2. Rotten boards in a fence shall be replaced.
 3. Each support post or footer shall be solidly attached to the ground.
 4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
 5. Each fence shall be securely fastened to the support post and fence stringers.
 6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replaced with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.
- (Ord. No. 6526-00, § 1, 6-15-00)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

HAKIM, ELHAM
HAKIM, GILBERT
1560 GULF BLVD UNIT D-1
CLEARWATER, FL 33767-2900
RE: 1104 Druid Rd S



9590 9402 8226 3030 3837 92

2. Article Number (Transfer from service label)

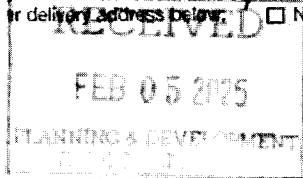
7019 2970 0001 6126 1723

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☐ Addressee
 B. Received by (Printed Name) *HAKIM* C. Date of Delivery *1/30/25*

address different from item 12 ☐ Yes ☐ No
 or delivery address below



3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

PL 002 025 2010 Domestic Return Receipt

USPS TRACKING #



9590 9402 8226 3030 3837 92



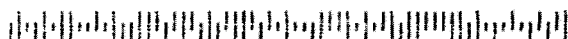
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

1560 GULF BLVD UNIT D-1
CLEARWATER, FL 33767-2900

INITIALS *[Signature]*



**Parcel Summary (as of 02-May-2025)**

Parcel Number

16-29-15-36270-000-1700

Owner Name

HAKIM, ELHAM

HAKIM, GILBERT

Property Use

0090 Vacant Residential Land w/XFSB

Site Address

1104 DRUID RD S

CLEARWATER, FL 33756

Mailing Address

1560 GULF BLVD UNIT D-1

CLEARWATER, FL 33767-2900

Legal Description

HARBOR OAKS LOT M & SUBM LAND ON W TO E
SIDE OF CHANNEL TOGETHER WITH THAT TRACT
DESC BEG NE COR OF LOT M TH SW'LY 93.6FT ALG E
LINE LOT M TH E'LY 40.

Current Tax District

CLEARWATER (CW)

Year Built

Parcel Map

Living SF	Gross SF	Living Units	Buildings
			0

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 Blk/Pg
18393/0831	\$2,793,700	259.02	B	Current FEMA Maps	Check for EC	Zoning Map	3/65

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$2,384,896	\$1,608,898	\$1,608,898	\$2,384,896	\$1,608,898

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	\$2,452,075	\$1,462,635	\$1,462,635	\$2,452,075	\$1,462,635
2022	N	\$2,011,089	\$1,329,668	\$1,329,668	\$2,011,089	\$1,329,668
2021	N	\$1,511,129	\$1,208,789	\$1,208,789	\$1,511,129	\$1,208,789
2020	N	\$1,349,748	\$1,098,899	\$1,098,899	\$1,349,748	\$1,098,899