

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 22-25**

**Certified Mail**  
**March 14, 2025**

Owner: **Osney A Perez Cardoso**  
**512 N Washington Ave.**  
**Clearwater, FL 33755-4631**

Violation Address: **512 N Washington Ave.**  
**10-29-15-18414-008-0110**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 23, 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) **1-104.B, 3-919, & 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**

City Case Number: CDC2024-01493

NAME OF VIOLATOR: OSNEY A PEREZ CARDOSO  
MAILING ADDRESS: 512 N WASHINGTON AVE  
CLEARWATER, FL 33755-4631

VIOLATION ADDRESS: 512 N WASHINGTON AVE

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

PARCEL #: 10-29-15-18414-008-0110

DATE OF INSPECTION: 2/21/2025 12:39:00 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.

  
Sarah Green

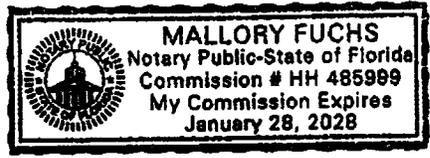
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or \_\_\_ online notarization on this 26th day of February, 2025, by Sarah Green.

PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION \_\_\_\_\_

Mallory Fuchs  
(Notary Signature)

Type of Identification



Mallory Fuchs  
Name of Notary (typed, printed, stamped)

FILED THIS 26 DAY OF February, 2025

MCEB CASE NO. 22-25

Chloe Sprague  
Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

City Case Number: BIZ2024-00748

NAME OF VIOLATOR: OSNEY A PEREZ CARDOSO  
MAILING ADDRESS: 512 N WASHINGTON AVE  
CLEARWATER, FL 33755-4631

VIOLATION ADDRESS: 512 N WASHINGTON AVE

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

PARCEL #: 10-29-15-18414-008-0110

DATE OF INSPECTION: 2/21/2025 12:39:00 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.

  
\_\_\_\_\_  
Sarah Green

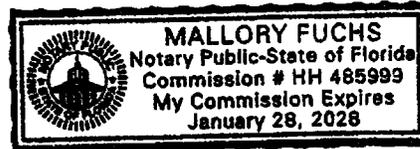
STATE OF FLORIDA  
COUNTY OF PINELLAS

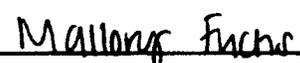
SWORN AND SUBSCRIBED before me by means of  physical presence or \_\_\_\_\_ online notarization on this 26th day of February, 2025, by Sarah Green.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION \_\_\_\_\_

Type of Identification

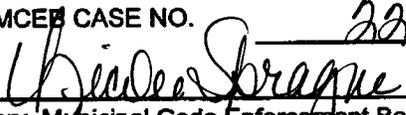
  
\_\_\_\_\_  
(Notary Signature)



  
\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

FILED THIS 26 DAY OF February, 20 25

MCEB CASE NO. 22-25

  
\_\_\_\_\_  
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

OSNEY A PEREZ CARDOSO  
512 N WASHINGTON AVE  
CLEARWATER, FL 33755-4631

**BIZ2024-00748**

ADDRESS OR LOCATION OF VIOLATION: **512 N WASHINGTON AVE**

LEGAL DESCRIPTION: COUNTRY CLUB ADD BLK 8, LOT 11

DATE OF INSPECTION: 1/24/2025

PARCEL: 10-29-15-18414-008-0110

### 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.

### Specifically:

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/6/2025. 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.

Sarah Green

Code Enforcement Supervisor

727-444-8711

sarah.green@myclearwater.com

Date Printed: 1/30/2025

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

## Notice of Violation

OSNEY A PEREZ CARDOSO  
512 N WASHINGTON AVE  
CLEARWATER, FL 33755-4631

**CDC2024-01493**

ADDRESS OR LOCATION OF VIOLATION: **512 N WASHINGTON AVE**

LEGAL DESCRIPTION: COUNTRY CLUB ADD BLK 8, LOT 11

DATE OF INSPECTION: 1/24/2025

PARCEL: 10-29-15-18414-008-0110

### 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)

X (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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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

Sarah Green

Code Enforcement Supervisor

727-444-8711

sarah.green@myclearwater.com

Date Printed: 1/30/2025

**SENDER: COMPLETE THIS SECTION**

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

Article Addressed to:  
Sney A Perez Cardoso  
512 N Washington Ave  
Merwater, FL 33755



9590 9402 5667 9308 6058 41

Article Number (Transfer from service label)

7019 2970 0001 6147 2327

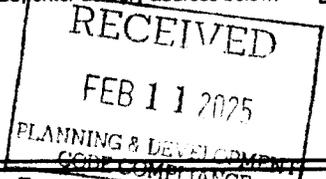
PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:



3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
 Insured Mail  Mail Restricted Delivery

Domestic Return Receipt

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

City Case Number: CDC2024-01493

Site of Violation: 512 N WASHINGTON AVE

RECEIVED

JAN 30 2025

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 30th day of January, 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 512 N WASHINGTON AVE, Clearwater, Florida.

CITY CLERK DEPARTMENT

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

STATE OF FLORIDA  
COUNTY OF PINELLAS

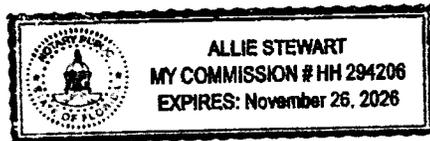
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 30th day of January, 2025, by Sarah Green.

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: BIZ2024-00748

Site of Violation: 512 N WASHINGTON AVE

RECEIVED

JAN 30 2025

- 1. Sarah Green, being first duly sworn, deposes and says: CITY CLERK DEPARTMENT
- 2. That I am a Code Enforcement Supervisor employed by the City of Clearwater.
- 3. That on the 30th day of January, 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 512 N WASHINGTON AVE, Clearwater, Florida.

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

STATE OF FLORIDA  
COUNTY OF PINELLAS

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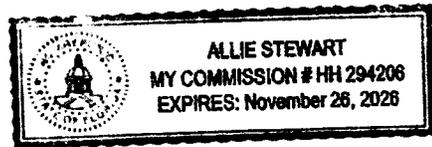
PRODUCED AS IDENTIFICATION

Allie Stewart Type of Identification

(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)



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)

### Section 3-2302. - Business tax receipt required.

A business tax receipt shall be required for all rentals set forth in Section 3-2301. Business tax receipt procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax receipt shall be as set forth in the Code of Ordinances Appendix A, Division XVIII.

(Ord. No. 6932-02, § 1, 4-4-02; Ord. No. 7725-07, § 1, 2-15-07)



Parcel Summary (as of 26-Feb-2025)

Parcel Map

Parcel Number

10-29-15-18414-008-0110

Owner Name

CARDOSO, OSNEY A PEREZ

Property Use

0110 Single Family Home

Site Address

512 N WASHINGTON AVE  
CLEARWATER, FL 33755

Mailing Address

512 N WASHINGTON AVE  
CLEARWATER, FL 33755-4631

Legal Description

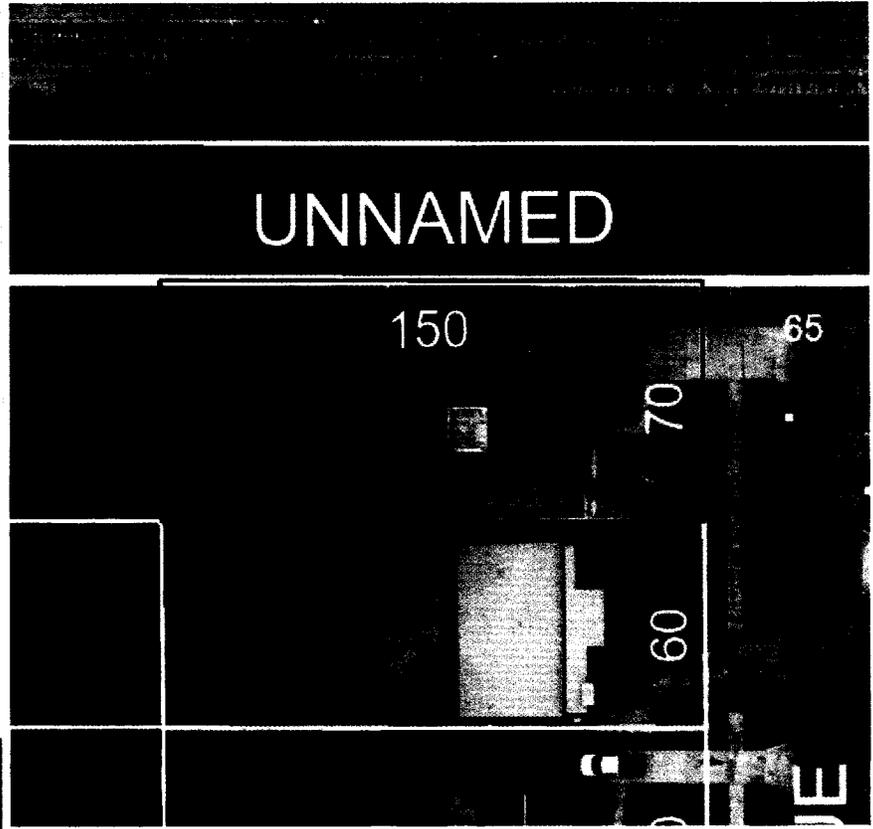
COUNTRY CLUB ADD BLK 8, LOT 11

Current Tax District

CLEARWATER (CW)

Year Built

1998



Living SF	Gross SF	Living Units	Buildings
1,501	2,170	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	Yes	100%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22581/2467	\$396,300	263.00	E	Current FEMA Maps	Check for EC	Zoning Map	7/36

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$338,489	\$249,974	\$199,974	\$224,974	\$199,974

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	\$385,785	\$147,022	\$92,022	\$117,022	\$92,022
2022	Y	\$339,872	\$142,740	\$87,740	\$112,740	\$87,740
2021	Y	\$274,272	\$138,583	\$83,583	\$108,583	\$83,583
2020	Y	\$241,960	\$136,670	\$81,670	\$106,670	\$81,670
2019	Y	\$214,917	\$133,597	\$78,597	\$103,597	\$78,597