

NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 164-18

Certified Mail

February 14, 2019

Owner: H & S Realty & Property Inc  
15429 N Florida Ave.  
Tampa, FL 33613-1235

Violation Address: 1501 N Betty Ln., Clearwater  
Pine Ridge Blk C, Lot 10

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, March 27, 2019**, 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 your ongoing violation of Section(s) **3-1804 & 3-1804.D** of the Clearwater City Code. You previously were found to have violated the Clearwater City Code and, to date, you have failed to correct the violation(s) within the time set for compliance by Order of the Municipal Code Enforcement Board. (See attached Affidavit of Non-Compliance)

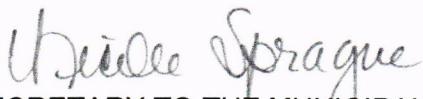
You may appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the 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.

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

If the Municipal Code Enforcement Board finds you did not correct the violation(s) by the date set for compliance in the Board's Order, the Board has the power by law to levy fines against you and your property for each day each violation continues beyond the compliance date and may do so at the hearing.

If you wish to have 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 or if the violation is corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit of Non-Compliance.

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 purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes 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 silence your electronic devices during the hearings.

**FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.**

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF NON - COMPLIANCE**

City of Clearwater, Florida

Petitioner

vs.

H & S REALTY & PROPERTY INC  
15429 N FLORIDA AVE  
TAMPA, FL 33613-1235  
Respondent

Re: 1501 N BETTY LN

MCEB Case Number: 164-18

City Case Number: BIZ2018-00342

RECEIVED

JAN 31 2019

OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

I, Daniel Knight, have personally examined the property described in the Municipal Code Enforcement Board Order dated November 28, 2018 in the above mentioned case, and find that as of January 29, 2019 said property is NOT in compliance with

3-1804. - \*\*PROHIBITED SIGNAGE\*\* Signage exists which is prohibited by the Sign Code.

3-1804.D. \*\* DISCONTINUED SIGN \*\* A discontinued sign and/or sign structure which is determined to be nonconforming with the provisions of this Division 18 shall not be required to be removed if it is brought into conformity with the provisions of this Division 18 within three months after receipt of notification, or refusal to accept delivery of notification by certified mail that removal is required upon failure to bring the structure into conformity.

8-102. DEFINITION \*\* DISCONTINUED SIGN \*\* Sign, discontinued means any sign and/or sign structure (a) displaying advertising for a product or service which is no longer available or displaying advertising for a business which is no longer licensed, (b) which is blank, or (c) which advertises a business that is no longer doing business or maintaining a presence on the premises where the sign is displayed; provided that such circumstances have continued for a period of 180 days.

This shall result in a fine to run daily until the violator notifies the Code Compliance Division. After notification from the violator, the inspector will complete an inspection to determine compliance and the fine shall cease upon the date of the inspection in which compliance is achieved.

Daniel Knight

STATE OF FLORIDA  
COUNTY OF PINELLAS

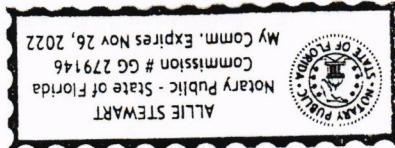
SWORN AND SUBSCRIBED before me on this 30th day of January, 2019, by Daniel Knight.

PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

Type of Identification

Allie Stewart

(Notary Signature)



Allie Stewart

Affidavit\_NonCompl

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Name of Notary (typed, printed, stamped)