

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 110-26**

**Certified Mail
May 15, 2026**

**Owner: Kenneth & Cynthia Hoffman
PO Box 3762
Wofford Heights, CA 93285-3762**

**Violation Address: 1285 S Betty Ln., Clearwater
22-29-15-01476-000-0960**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 24, 2026**, 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) **3-2302** 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: BIZ2026-00156

NAME OF VIOLATOR: KENNETH R HOFFMAN
CYNTHIA L HOFFMAN
MAILING ADDRESS: PO BOX 3762
WOFFORD HEIGHTS, CA, 93285-3762

VIOLATION ADDRESS: 1285 S BETTY LN

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

PARCEL #: 22-29-15-01476-000-0960

DATE OF INSPECTION: 4/27/2026 8:26:00 AM

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.



David Jehnzen

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 28th day of April, 2026, by David Jehnzen.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 28 DAY OF Apr. 1, 2026

MCEB CASE NO. 110-26


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

KENNETH R HOFFMAN
CYNTHIA L HOFFMAN
PO BOX 3762
WOFFORD HEIGHTS, CA, 93285-3762

BIZ2026-00156

ADDRESS OR LOCATION OF VIOLATION: 1285 S BETTY LN

LEGAL DESCRIPTION: ARDMORE PLACE REPLAT LOT 96

DATE OF INSPECTION: 3/3/2026

PARCEL: 22-29-15-01476-000-0960

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: **RESIDENTIAL RENTAL PROPERTY -BUSINESS TAX RECEIPT REQUIRED:** A recent inspection has found this non-homesteaded property to be a possible rental property. Per city ordinance, all rental properties within the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt and maintain it annually. To comply with City Code, please complete our online application to obtain your business tax receipt (BTR). You may find the online application by visiting www.myclearwater.com and typing "BTR" into the search box. Click on the box: "Business Tax Receipts (BTR)". Next, please click the blue box "Apply for a Business Tax Receipt". Under "Online Applications:" select "Residential Rental Property (BTR)". Once your application has been received and processed, an email will be sent to the contact email listed on your application with your new account number and a link to pay for the BTR. For more information or questions regarding your business tax receipt, please contact our BTR department at 727-562-4005. Our hours of operation are Monday-Friday, 8:00 A.M. to 5:00 P.M.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/24/2026. 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.

David Jehnzen Code Inspector
727-444-8716
david.jehnzen@myclearwater.com

Date Printed: 3/3/2026

NOV_PropOwn

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)

9589 0710 5270 2724 6399 69

CERTIFIED MAIL RECEIPT

Domestic Mail

For delivery information, visit our website at www.usps.com

Certified Mail Fee

\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$	
Total Postage and Fees	\$ _____

Sent To

128.5 Betty
Street and Apt. No. (or PO Box No.)
City, State, ZIP+4

100-2096-60370-622-151

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, *print the front if error permits.*

1. **KENNETH R HOFFMAN**
CYNTHIA HOFFMAN
PO BOX 3762
HOFFORD HEIGHTS, CA 93285-3762

9589 0402 9825 5121 9257 82

2. Article Number (Transfer from service label)
9589 0710 5270 2724 6399 69

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

A. Signature
x Ken Hoffman Agent
 Addressee

B. Received by (Printed Name)
Kenneth Hoffman

C. Date of Delivery

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

PS Form 3811, July 2020 PSN 7530-02-000-8053 Domestic Return Receipt



Parcel Summary (as of 28 Apr 2026)

Parcel Map

Parcel Number

22-29-15-01476-000-0960

Owner Name

HOFFMAN, KENNETH R
HOFFMAN, CYNTHIA L

Property Use

0820 Duplex-Triplex-Fourplex

Site Address

1285 S BETTY LN
CLEARWATER, FL 33756

Mailing Address

PO BOX 3762
WOFFORD HEIGHTS, CA 93285-3762

Legal Description

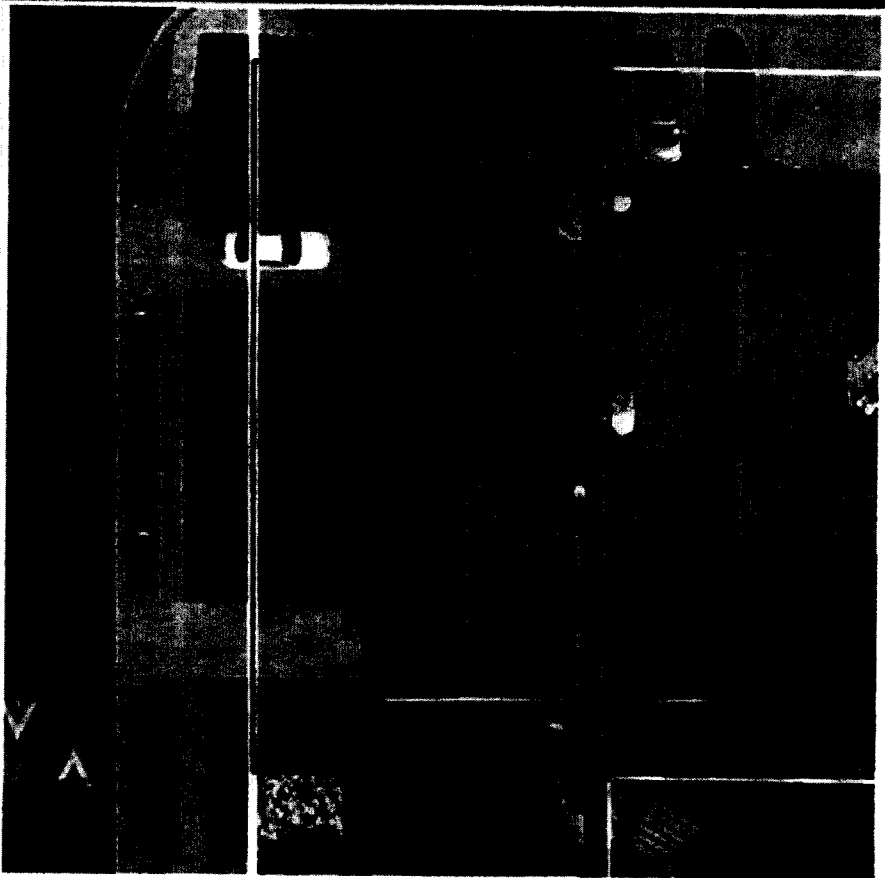
ARDMORE PLACE REPLAT LOT 96

Current Tax District

CLEARWATER (CW)

Year Built

1977



Heated SF	Gross SF	Living Units	Buildings

Exemptions

Year	Assessed	Use %	Status	Property Exemptions & Classifications
2027	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).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Parcel ID	Find Comps	Area	Evac Zone	FEMA Zone	Check for EC	Zoning Map	Year Bldg
21365/1503	Find Comps	264.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	25/56

2025 Final Values

Year	Assessed Value	Market Value	Special Value	Net Value	Final Value
2025	\$280,000	\$266,200		\$266,200	\$280,000

Value History (yellow indicates corrected value)

Year	Assessed	Market	Special	Net	Final
2024	N	\$260,000	\$242,000	\$242,000	\$260,000
2023	N	\$220,000	\$220,000	\$220,000	\$220,000
2022	N	\$200,000	\$200,000	\$200,000	\$200,000
2021	N	\$179,300	\$149,783	\$149,783	\$179,300
2020	N	\$163,004	\$136,166	\$136,166	\$163,004