

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 114-21

Certified Mail
August 13, 2021

Owner: 1148 Land Trust
C/O Laura Tearney
540 8th Ave SW
Largo, FL 33770-1163

Violation Address: 1148 NE Cleveland St, Clearwater
15-29-15-03060-002-0360

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 22, 2021, 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) **29.40(1)** 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 727-562-4097. 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: 1148 LAND TRUST
MAILING ADDRESS: 540 8TH AVE NW
LARGO, FL 33770-1163
CITY CASE#: BIZ2021-00196
VIOLATION ADDRESS: 1148 NE CLEVELAND ST
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 5/10/2021
LEGAL DESCRIPTION OF PROPERTY: BASSEDENA BLK B, LOTS 36,37, & W 1/2 OF 38
PARCEL #: 15-29-15-03060-002-0360
DATE OF INSPECTION: 7/30/2021 9:06:00 AM

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

29.40(1) - **DELINQUENT BUSINESS TAX** All business taxes imposed by this article shall be due and payable on September 30 of each year. Business Tax Receipts not renewed by September 30 shall be considered delinquent and shall be subject to an administration fee and delinquency penalty.

SPECIFICALLY,

Your business tax receipt BTR-000023862 has not been payed since 09/16/2018 and the current balance due is \$141.78
To pay for your Business Tax Receipt Online – (You do not need to create an account or login)
Please follow these steps:
1. Go to epermit.myclearwater.com
2. Type the entire license number in the upper right-hand "Search Box" and press enter.
3. Then click on "Fees"
4. Click on "Pay Fees"
5. Click on "Continue Application"
6. Enter your credit card information
7. Finally, email us confirmation of payment so the license can be issued.
Failure to pay a delinquent BTR can result in an NTA which starts at \$193.00 and increases per issuance.
For any questions please call 727-562-4005.

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

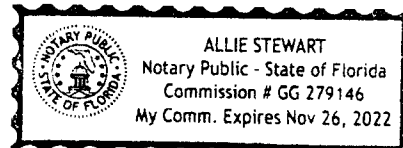


Daniel Kasman

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 30th day of July, 2021, by Daniel Kasman.

STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION





Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 10th DAY OF August, 2021

MCEB CASE NO. 114.21

Wendee Sprague
Secretary, Municipal Code Enforcement Board

Sec. 29.40. - Penalties.

- (1) All business taxes imposed by this article shall be due and payable on September 30 of each year and shall expire on September 30 of the succeeding year. Those business tax receipts not renewed by September 30 shall be considered delinquent and shall be subject to an administrative fee and delinquency penalty as per Appendix A. It is the duty of an inspector or a law enforcement officer to cause such person or persons or officers and directors of any corporation to be brought before the Municipal Code Enforcement Board or the county court utilizing processes as set forth in Article 7 of the Community Development Code and Florida State Statutes, as amended from time to time.
- (2) Each business tax receipt required by this chapter shall be obtained prior to the commencement of business or the practice of a profession and if not, shall be subject to an administrative fee and penalty as per Appendix A, in addition to the civil penalties of section 1.12. The administrative fee and penalty as detailed in Appendix A along with the civil penalty set forth in section 1.12, for the delinquent payment of business taxes, shall be exhaustive and to the exclusion of any and all other penalties and sanctions.

(Code 1980, § 71.05; Ord. No. 5835-95, § 4, 5-18-95; Ord. No. 5841-95, § 15, 8-3-95; Ord. No. 7724-07, § 7, 1-31-07; Ord. No. 8212-10, § 3, 11-4-10)



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

1148 LAND TRUST
540 8TH AVE NW
LARGO, FL 33770-1163

BIZ2021-00196

ADDRESS OR LOCATION OF VIOLATION: **1148 NE CLEVELAND ST**

LEGAL DESCRIPTION: BASSEDENA BLK B, LOTS 36,37, & W 1/2 OF 38

DATE OF INSPECTION: 5/10/2021

PARCEL: 15-29-15-03060-002-0360

Section of City Code Violated:

29.40(1) - **DELINQUENT BUSINESS TAX** All business taxes imposed by this article shall be due and payable on September 30 of each year. Business Tax Receipts not renewed by September 30 shall be considered delinquent and shall be subject to an administration fee and delinquency penalty.

Specifically: Your business tax receipt BTR-000023862 has not been paid since 09/16/2018 and the current balance due is \$141.78

To pay for your Business Tax Receipt Online – (You do not need to create an account or login)

Please follow these steps:

1. Go to epermit.myclearwater.com
2. Type the entire license number in the upper right-hand "Search Box" and press enter.
3. Then click on "Fees"
4. Click on "Pay Fees"
5. Click on "Continue Application"
6. Enter your credit card information
7. Finally, email us confirmation of payment so the license can be issued.

Failure to pay a delinquent BTR can result in an NTA which starts at \$193.00 and increases per issuance.

For any questions please call 727-562-4005.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/10/2021. 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.

Inspector: Daniel Kasman
Inspector Phone: 727-562-4727

Date Printed: 5/10/2021

NOV_PropOwn

"Equal Employment and Affirmative Action Employer"

15-29-15-03060-002-0360

Compact Property Record Card

[Tax Estimator](#)

Updated July 30, 2021

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address (First Building)
1148 LAND TRUST C/O TEARNEY, LAURA 540 8TH AVE NW LARGO FL 33770-1163	1148 CLEVELAND ST CLEARWATER
	Jump to building: (1) 1148 CLEVELAND ST ▾



Property Use: 0820 (Duplex-Triplex-Fourplex)

Current Tax District: CLEARWATER (CW)

SF: 2,088

Total Gross SF: 3,325 x3

[click here to hide] Legal Description

BASSEDENA BLK B, LOTS 36,37, & W 1/2 OF 38

File for Homestead Exemption			2021 Parcel Use	
Exemption	2021	2022		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)					
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
15574/0967	Sales Query	121030259022	NON EVAC	Compare Preliminary to Current FEMA Maps	6/26

2020 Final Value Information					
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$122,687	\$116,404	\$116,404	\$122,687	\$116,404

[click here to hide] Value History as Certified (yellow indicates correction on file)						
Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	No	\$105,822	\$105,822	\$105,822	\$105,822	\$105,822
2018	No	\$99,690	\$97,132	\$97,132	\$99,690	\$97,132
2017	No	\$96,185	\$88,302	\$88,302	\$96,185	\$88,302
2016	No	\$124,049	\$80,275	\$80,275	\$124,049	\$80,275
2015	No	\$117,562	\$72,977	\$72,977	\$117,562	\$72,977
2014	No	\$92,818	\$66,343	\$66,343	\$92,818	\$66,343
2013	No	\$60,312	\$60,312	\$60,312	\$60,312	\$60,312
2012	No	\$57,093	\$57,093	\$57,093	\$57,093	\$57,093
2011	No	\$97,520	\$97,520	\$97,520	\$97,520	\$97,520
2010	No	\$114,551	\$114,551	\$114,551	\$114,551	\$114,551
2009	No	\$140,266	\$140,266	\$140,266	\$140,266	\$140,266
2008	No	\$153,700	\$153,700	\$153,700	\$153,700	\$153,700
2007	No	\$202,800	\$202,800	\$202,800	N/A	\$202,800
2006	No	\$208,900	\$208,900	\$208,900	N/A	\$208,900
2005	No	\$169,600	\$169,600	\$169,600	N/A	\$169,600
2004	No	\$131,500	\$131,500	\$131,500	N/A	\$131,500
2003	No	\$115,900	\$115,900	\$115,900	N/A	\$115,900
2002	No	\$111,700	\$111,700	\$111,700	N/A	\$111,700
2001	No	\$98,800	\$98,800	\$98,800	N/A	\$98,800
2000	No	\$97,800	\$97,800	\$97,800	N/A	\$97,800
1999	No	\$94,700	\$94,700	\$94,700	N/A	\$94,700
1998	No	\$96,900	\$96,900	\$96,900	N/A	\$96,900
1997	No	\$81,600	\$81,600	\$81,600	N/A	\$81,600
1996	No	\$78,200	\$78,200	\$78,200	N/A	\$78,200

2020 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2020 Tax Bill	Tax District: CW	Sale Date	Book/Page	Price	Q/U	V/I
2020 Final Millage Rate	20.5868	29 Dec 2006	15574 / 0967	\$175,000	Q	I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.		16 May 2003	12752 / 2218	\$395,000	U	I
		02 Apr 1997	09659 / 1412	\$195,000	U	I
		Feb 1983	05470 / 1830	\$111,360	M	
		Sep 1981	05246 / 1908	\$76,800	Q	
		1976	04401 / 2074	\$37,000	U	

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

address different from item 1? ☐ Yes
 or delivery address below: ☐ No

148 LAND TRUST
 G/O TEARNEY LAURA
 5408TH AVE NW
 GARGOHL 33770-1063

RE: frequent BTR rental at 1135 Grove
 1135NE Cleveland Ave Clearwater, FL



9590 9402 5667 9308 6250 47

2. Article Number (Transfer from service label)

019 2970 0001 6148 7710

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

USPS TRACKING#



9590 9402 5667 9308 6250 47



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

Received by
 United States
 Postal Service

MAY 1 2015

Planning & Development
 City of Clearwater

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

CITY OF CLEARWATER
 CODE COMPLIANCE
 POST OFFICE BOX 4748
 CLEARWATER, FL 33758-4748

INITIALS: David J...