

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 41-25**

Certified Mail
May 16, 2025

Owner: **Amanda Hope Rees**
905 Sevard Ave.
Clearwater, FL 33764-4756

Violation Address: **905 Sevard Ave.**
13-29-15-22644-000-0060

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) **3-2103.H.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 727-444-7155. 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: CDC2025-00622

NAME OF VIOLATOR: AMANDA HOPE REES
MAILING ADDRESS: 905 SEVARD AVE
CLEARWATER, FL 33764-4756

VIOLATION ADDRESS: 905 SEVARD AVE

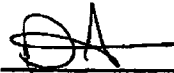
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 13-29-15-22644-000-0060

DATE OF INSPECTION: 5/12/2025 10:25:00 AM

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

3-2103.H.1. - **Portable Storage Units-Residential Zones** Allowable within all residential zoning districts four times per property, per calendar year, but for no longer than four days per occurrence;



David Jehnzen

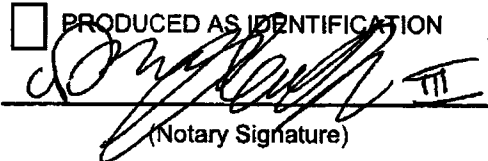
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of / physical presence or online notarization on this 13th day of May, 2025, by David Jehnzen.

☒ PERSONALLY KNOWN TO ME

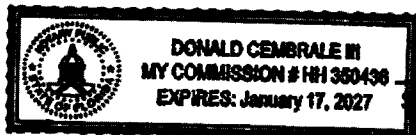
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)

Name of Notary (typed, printed, stamped)

FILED THIS 13th DAY OF May, 2025



MCEB CASE NO. 41-25

Michelle 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

AMANDA HOPE REES
905 SEVARD AVE
CLEARWATER, FL 33764-4756

CDC2025-00622

ADDRESS OR LOCATION OF VIOLATION: 905 SEVARD AVE

LEGAL DESCRIPTION: DRUID ACRES 1ST ADD LOT 6

DATE OF INSPECTION: 4/25/2025

PARCEL: 13-29-15-22644-000-0060

Section of City Code Violated:

3-2103.H.1. - **Portable Storage Units-Residential Zones** Allowable within all residential zoning districts four times per property, per calendar year, but for no longer than four days per occurrence;

Specifically: Portable Storage Unit: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Specifically, the portable storage unit on your property. A portable storage unit may be placed for no more than four days and no more than four times a year on a residentially zoned property. Please correct the violation by the date specified to avoid further actions.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/2/2025. 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.

David Jehnzen

Code Inspector

727-444-8716

david.jehnzen@myclearwater.com

Date Printed: 4/25/2025

Section 3-2103. - Allowable temporary uses.

Unless otherwise noted, the following temporary uses are permitted subject to obtaining a Level One approval in accordance with the provisions of Article 4, Division 3 as well as the specific criteria pertaining to each temporary use:

A. *Block or neighborhood parties.*

1. Allowable within all residential zoning districts and within the US 19 District; and
2. Maximum of two days, per calendar year.
3. May be subject to review by the special events committee.

B. *Circuses or carnivals.*

1. Allowable within the C, US 19, IRT and I Districts; and
2. Maximum of 14 days per property, per calendar year.

C. *Contractors office and/or construction sheds.*

1. Allowable within all zoning districts; and
2. Allowable only in conjunction with a valid building permit and only for the time that the building permit is active.

D. *Evangelical and religious revivals or assemblies.*

1. Allowable within the C, D, T, US 19, I and IRT Districts; and
2. Maximum of seven days per property, per calendar year.

E. *Garage, yard or estate sales.*

1. Allowable within all residential zoning districts and for all detached dwellings and duplexes;
2. Allowable twice per property, per calendar year, but for no longer than three days per occurrence;
3. Individual occurrences may not be consecutive; and
4. Provided all of the applicable standards of this division are met, a permit is not required for this temporary use.

F. *Outdoor automobile, boat or recreational vehicle shows.*

1. Allowable only on properties located in the C and US 19 Districts that are at least 75 contiguous acres in size;
2. Allowable four times per property, per calendar year, but for no longer than seven days per occurrence, inclusive of set-up and take down time for all related facilities. Individual occurrences may not be consecutive; and
- 3.

The sale of products displayed at the show is permitted, without regard to the primary use of the property.

G. *Outdoor bazaars, cookouts, special fund raising events and/or similar activities.*

1. Allowable within the C, D and I Districts; and
2. Maximum of two days per property, per calendar year.

H. *Portable storage units.*

1. Allowable within all residential zoning districts four times per property, per calendar year, but for no longer than four days per occurrence;
2. Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;
3. Individual occurrences may not be consecutive;
4. Provided all of the applicable standards of this division are met, a permit is not required for this temporary use within a residential zoning district;
5. Portable storage units not exceeding eight feet in height, eight feet in width, and 16 feet in length may be permitted provided such units comply with the following provisions:
 - a. One portable storage unit may be located on any lot occupied by a detached dwelling. The number of permitted portable storage units for all other uses shall be decided by the community development coordinator based upon the amount of construction, size of property and the ability to locate the portable storage unit in accordance with the requirements below;
 - b. Portable storage units may be located in a required setback;
 - c. Portable storage units shall not be located in such a manner to impair a motor vehicle operator's view of motor vehicles, bicycles or pedestrians upon entering or exiting a right-of-way;
 - d. Portable storage units shall not be located in such a manner to obstruct the flow of pedestrian or vehicular traffic;
 - e. A maximum of two signs no more than 12 square feet in area each may be located on parallel sides on a portable storage unit;
 - f. A sticker shall be affixed to all portable storage units indicating the most recent delivery date, on which the portable storage unit was delivered to a property;
 - g. If the National Weather Advisory Service or other qualified weather advisory service identifies weather conditions which are predicted to include winds of 75 mph or greater, all portable storage units shall be removed from all properties and placed in approved storage locations at least 24 hours prior to the predicted onset of such winds or as soon as reasonably practical if less notice is provided. This requirement

may be modified by the building official upon receipt of adequate documentation from a registered architect or engineer or other professional qualified to give such opinion that a greater wind loading pertain to a particular portable storage unit model or manufacturer so that the portable storage unit is unlikely to be moved by winds greater than the predicted winds. As an alternative to removal, the portable storage vendor may submit a tie down proposal for approval by the building official and each portable storage unit not removed shall be tied down in the approved manner;

- h. Any portable storage unit which is not removed at the end of the time for which it may lawfully remain in place, or immediately upon the direction of a code enforcement officer for removal of such temporary structure for safety reasons, may be removed by the city immediately, without notice, and the cost of such removal, together with the cost of administration of its removal, may be assessed against the property on which the temporary structure was located and may be filed as a lien against such property by the city clerk; and
 - i. The community development coordinator may allow portable storage units to be located on a property within a residential zoning district for a longer period of time than otherwise specified, but only in emergency situations. The community development coordinator may allow a period of 15 days for a portable storage unit to be located on such a property and may allow an additional 15 days if an extension is necessary to complete emergency repairs.
- l. *Seasonal sales (sale of Christmas trees, pumpkins, or other seasonal holiday items).*
 - 1. Allowable within all nonresidential zoning districts;
 - 2. Maximum of 45 days per property, per calendar year;
 - 3. A 1,000-foot separation shall be required between a seasonal business and any permanent business whose primary business is selling the same product as the seasonal business. The 1,000 feet shall be measured from property line to property line; and
 - 4. Only items traditionally considered as associated with the particular season, including plant materials and fireworks, are allowed to be sold and general merchandise not associated with the seasonal sale such as toys, tools, clothing, etc. are prohibited from being sold as a seasonal sale item.
- j. *Sidewalk sales in conjunction with a special event.*
 - 1. Allowable within the T and D Districts; and
 - 2. Maximum of seven days per property, per calendar year.
- k. *Temporary buildings during construction.*
 - 1. Allowable within the C, T, D, O, US 19, I and IRT Districts;
 - 2.

Allowable only for the duration of an active building construction permit. All temporary buildings must be removed prior to the issuance of a Certificate of Completion or Certificate of Occupancy, as applicable, for the permanent building;

3. All temporary buildings must meet the setbacks applicable to the permanent building;
4. An adequate area for parking must be provided on-site that would accommodate the parking needs of the temporary building; and
5. The temporary use permit may be revoked if it should be determined that construction on the permanent building has ceased.

L. *Temporary commercial parking lots.*

1. Allowable within all zoning districts;
2. Allowable only in conjunction with another approved temporary use or an approved special event; and
3. Allowable only for that time the temporary use or special event the parking will serve is authorized.

M. *Temporary recreational or entertainment events.*

1. Allowable within all nonresidential zoning districts; and
2. Maximum of seven days per property, per calendar year.

N. *Temporary emergency housing.*

1. Upon declaration of a state of emergency by the Pinellas County Board of County Commissioners, City of Clearwater City Council, or the Governor, those provisions set forth in Chapter 34, Article II, of the Pinellas County Code of Ordinances with regard to emergency housing shall be applicable in those areas encompassed by the declaration, with the exception that the emergency housing shall be permitted for up to 36 months after the date of declaration or until a certificate of occupancy is issued on the permanent residential structure, whichever occurs first.

O. *Temporary real estate sales office or model home.*

1. Allowable within all zoning districts;
2. Maximum of 24 months per development; and
3. The office or required accessory uses shall not be equipped or used as a dwelling.

P. *Temporary retail sales and displays.*

1. Allowable within the C, T and D, and US 19 Districts;
2. Allowable four times per property, per calendar year, but for no longer than seven days per occurrence; and
- 3.

Individual occurrences may not be consecutive, and must be separated by at least one day.

Q. *Temporary community garden sale.*

1. Allowable in association with all permitted community gardens;
2. Items for sale are restricted to produce and other horticultural plants grown on-site and value-added products such as pickles and jams; and
3. Allowable four times per property, per calendar year, but for no longer than five days per occurrence. Individual occurrences may not be consecutive.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 6, 8-3-00; Ord. No. 6928-02, §§ 92, 93, 5-2-02; Ord. No. 7106-03, § 11, 9-18-03; Ord. No. 7449-05, § 26, 12-15-05; Ord. No. 7631-06, § 7, 11-2-06; Ord. No. 8098-09, § 2, 10-22-09; Ord. No. 8310-12, § 4, 2-2-12; Ord. No. 8349-12, § 33, 9-6-12; Ord. No. 8654-15, § 23, 2-5-15; Ord. No. 9387-20, § 3, 8-6-20; Ord. No. 9643-23, § 12, 4-4-23; Ord. No. 9758-24, § 20, 6-6-24)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2025-00622

Site of Violation: 905 SEVARD AVE

RECEIVED

APR 25 2025

CITY CLERK DEPARTMENT

1. David Jehnzen, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 25th day of April, 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 905 SEVARD AVE, Clearwater, Florida.



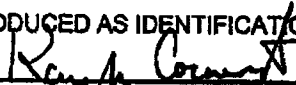
David Jehnzen Code Inspector
727-444-8716
david.jehnzen@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online
notarization on this 25th day of April, 2025, by David Jehnzen.

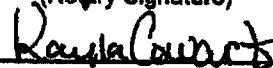
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

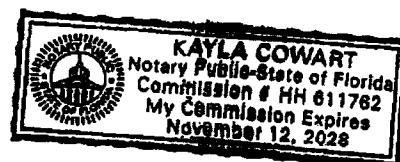


(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)





Parcel Summary (as of 13-May-2025)

Parcel Map

Parcel Number

13-29-15-22644-000-0060

Owner Name

REES, AMANDA HOPE

Property Use

0110 Single Family Home

Site Address

905 SEVARD AVE

CLEARWATER, FL 33764

Mailing Address

905 SEVARD AVE

CLEARWATER, FL 33764-4756

Legal Description

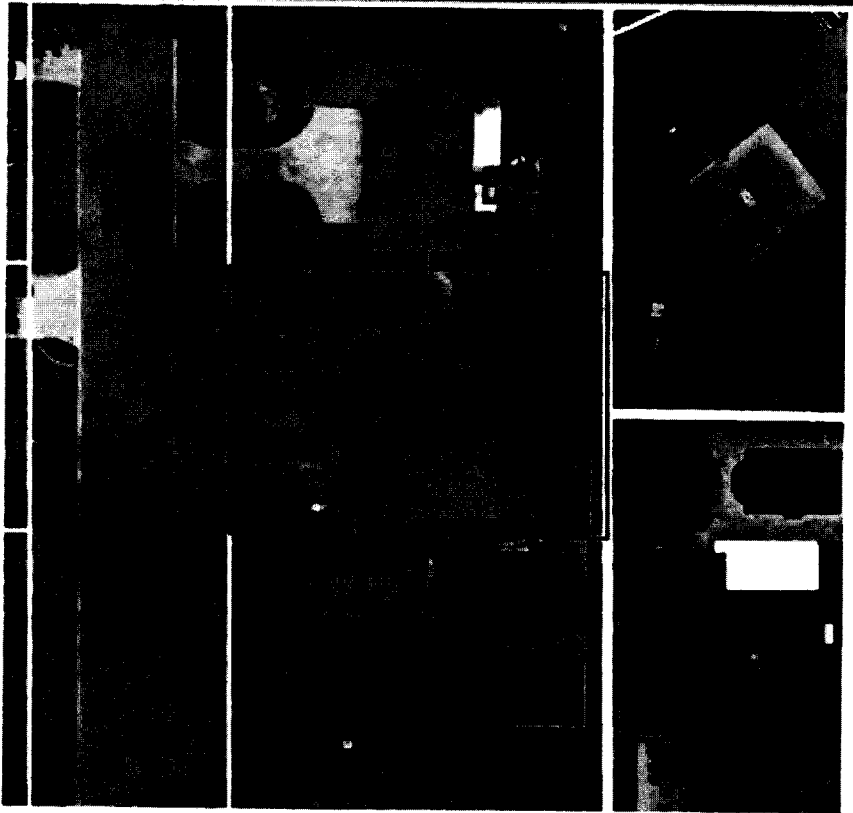
DRUID ACRES 1ST ADD LOT 6

Current Tax District

CLEARWATER (CW)

Year Built

1955



Living SF	Gross SF	Living Units	Buildings
2,217	3,108	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	Yes	100%		
2024	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zones	Elevation Certificate	Zoning	Plat Bk/Pg
16311/2688	\$473,800	<u>266.01</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	35/66

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$403,842	\$162,676	\$112,676	\$137,676	\$112,676

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	\$388,843	\$157,938	\$107,938	\$132,938	\$107,938
2022	Y	\$334,412	\$154,346	\$104,346	\$129,346	\$104,346
2021	Y	\$302,264	\$149,850	\$99,850	\$124,850	\$99,850
2020	Y	\$268,856	\$147,781	\$97,781	\$122,781	\$97,781
2019	Y	\$251,837	\$144,458	\$94,458	\$119,458	\$94,458