

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 120-24**

**Certified Mail**  
**August 16, 2024**

Owner: **Maria and Neilon Anderson Joslyn**  
**1350 Byron Dr.**  
**Clearwater, FL 33756-6513**

Violation Address: **1350 Byron Dr.**  
**22-29-15-11952-015-0180**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 25, 2024, 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) **3-1407.A.2, 3-1407.A.5, and 3-1407.A.6** 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: CDC2024-00930

NAME OF VIOLATOR: MARIA JOSLYN  
NEILON ANDERSON JOSLYN  
MAILING ADDRESS: 1350 BYRON DR  
CLEARWATER, FL 33756-6513

VIOLATION ADDRESS: 1350 BYRON DR

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

PARCEL #: 22-29-15-11952-015-0180

DATE OF INSPECTION: 6/11/2024 3:25:00 PM

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

3-1502.G.2. - **\*\*Exterior Storage/Not For Use Outdoors\*\*** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

Parking - 3-1407.A.2. - **\*\*Between principal structure and right-of-way\*\***

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

2. Between principal structure and right-of-way. The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:

- a. Boat in excess of 20 feet;
- b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
- c. Hauling trailer;
- d. Recreational vehicles, travel trailers, motor homes and camping trailers.
- e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
- f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

3-1407.A.5. **\*\*RESIDENTIAL GRASS PARKING\*\***

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply.

5. **RESIDENTIAL GRASS PARKING:** One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space cannot be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

3-1407.A.6. - \*\*Parking on unpaved area prohibited\*\*

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

6. Parking on unpaved area prohibited. No parking, displaying, or storing of vehicles, trailers and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

David Jehnzen  
David Jehnzen

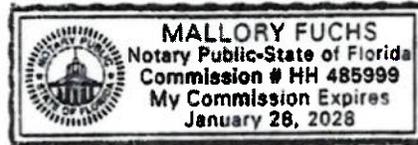
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 1st day of August, 2024, by David Jehnzen.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Mallory Fuchs Type of Identification  
(Notary Signature)



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

FILED THIS 1 DAY OF AUGUST, 2024

MCEB CASE NO. 120-24

Chickie 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

MARIA JOSLYN  
NEILON ANDERSON JOSLYN  
1350 BYRON DR  
CLEARWATER, FL 33756-6513

CDC2024-00930

ADDRESS OR LOCATION OF VIOLATION: **1350 BYRON DR**

LEGAL DESCRIPTION: BROOKHILL UNIT 4 BLK O, LOT 18

DATE OF INSPECTION: 6/11/2024

PARCEL: 22-29-15-11952-015-0180

### Section of City Code Violated:

3-1502.G.2. - **\*\*Exterior Storage/Not For Use Outdoors\*\*** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

Parking - 3-1407.A.2. - **\*\*Between principal structure and right-of-way\*\***

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

2. Between principal structure and right-of-way. The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:

- a. Boat in excess of 20 feet;
- b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
- c. Hauling trailer;
- d. Recreational vehicles, travel trailers, motor homes and camping trailers.
- e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
- f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

3-1407.A.5. **\*\*RESIDENTIAL GRASS PARKING\*\***

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply.

5. **RESIDENTIAL GRASS PARKING:** One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space cannot be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

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

## 3-1407.A.6. - \*\*Parking on unpaved area prohibited\*\*

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

6. Parking on unpaved area prohibited. No parking, displaying, or storing of vehicles, trailers and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

**Specifically: Grass Parking:** During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with residential parking ordinances. One vehicle only may be parked on the grass, but it must be parallel and adjacent to the driveway, and not up on the front yard. Please remove any other vehicles from the grass by compliance date to avoid further action and/or fines. Thank you.

**Outdoor Storage:** During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Please clear any discarded or unused materials, interior furnishings, appliances, automobile supplies, equipment, construction materials, junk/ garbage, containers, etc., from the exterior of the property, and maintain on a regular basis.

**RV's/Boats/Trailers in side-yard:** During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances.

RV's/boats/trailers may be parked in the side or back yard provided such vehicles are screened with a six-foot-high solid fence, wall or hedge and must be on an approved surface such as pavers, concrete, turf block or asphalt. Please bring your property into compliance by the compliance date to avoid further actions. If you intend to install a fence you will need a permit and the RV/boat/trailer will need to be removed until the fence is installed. If no fence is planned the RV/boat/trailer will need to be removed to obtain compliance. Thank You.

RVs are not allowed to be parked between the house and the street. They are allowed to be parked in a side or back yard if they can be screened by a 6ft fence. It does not appear that the side or back yard would be an option at this property. The RV needs to be removed from the property prior to the compliance date to avoid any further action. Thank You

**THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/25/2024. 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: 6/11/2024

NOV\_PropOwn

Section 3-1407. - Parking restrictions in residential areas.

- A. *Restrictions.* For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:
1. *Within street right-of-way.* The following vehicles shall not be parked or stored on any public right-of-way in a residential zoning district, residentially designated downtown property, or on any right-of-way contiguous to such properties:
    - a. Any boat or boat trailer;
    - b. Any hauling trailer;
    - c. Any of the following recreational vehicles: travel trailers, motor homes and camping trailers;
    - d. Any commercial vehicle.
    - e. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
  2. *Between principal structure and right-of-way.* The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:
    - a. Boat in excess of 20 feet;
    - b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
    - c. Hauling trailer;
    - d. Recreational vehicles, travel trailers, motor homes and camping trailers.
    - e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
    - f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
  3. *Parking in the side or rear setback.* The following vehicles may be parked or stored, in whole or in part, in a side or rear setback behind the front building line of the principal structure in a residential zoning district or on a residentially designated downtown property provided such vehicles are screened with a six-foot high solid fence, wall or hedge:
    - a. Boat in excess of 20 feet;
    - b. Boat trailer in excess of 25 feet;

- c. Hauling trailer;
  - d. Recreation vehicles, trailers, motor homes and camping trailers; and
  - e. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
4. *Large vehicles.* The following vehicles shall not be parked or stored in any residential zoning districts or on any residentially designated downtown property:
- a. Commercial vehicles measuring in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo are prohibited; and
  - b. Semi-tractor trailer, semi-tractor cab or any garbage truck, pump-out truck, chemical truck, gasoline truck, fuel oil truck or similar vehicle designed to transport wastes or hazardous or noxious materials.
5. *Exception to prohibition of parking on unpaved areas on single-family and duplex residential property.* One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space cannot be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.
6. *Parking on unpaved area prohibited.* No parking, displaying, or storing of vehicles, trailers and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

B. *Exception.*

- 1. Commercial vehicles during the actual performance of a service at the premises where the vehicle is parked.
- 2. Loading, unloading, or cleaning of vehicles, but not including semitrailer trucks or cabs, provided such activity is fully completed within 24 hours and provided such activity does not occur at the same location more than two times per month.
- 3. Emergency vehicles.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6595-00, § 6, 9-7-00; Ord. No. 6928-02, §§ 65—70, 5-2-02; Ord. No. 7605-06, § 26, 4-20-06; Ord. No. 7835-07, § 17, 1-17-08; Ord. No. 8211-10, § 10, 10-5-10; Ord. No. 9643-23, § 10, 4-4-23; Ord. No. 9712-23, § 1, 11-2-23; Ord. No. 9740-24, § 1, 2-1-24)

7019 2970 0001 6189 6314

# CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee \$ \_\_\_\_\_

Additional Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Restricted \$ \_\_\_\_\_

Adult Signature Certified Delivery \$ \_\_\_\_\_

Postmark Here

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Send To 1350 Byron

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

COC 2034-00730 / #11 615

**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.

MARIA JOSLYN  
NEILON ANDERSON JOSLYN  
1350 BYRON DR  
CLEARWATER, FL 33756-6513



9590 9402 5667 9308 6064 04

**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:

JUN 18 2024  
PLANNING & DEVELOPMENT  
CODE COMPLIANCE

**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 20/

2. Article Number (Transfer from service label)

7019 2970 0001 6189 6314



Parcel Summary (as of 01-Aug-2024)

Parcel Map

Parcel Number

22-29-15-11952-015-0180

Owner Name

JOSLYN, MARIA

JOSLYN, NEILON ANDERSON

Property Use

0110 Single Family Home

Site Address

1350 BYRON DR

CLEARWATER, FL 33756

Mailing Address

1350 BYRON DR

CLEARWATER, FL 33756-6513

Legal Description

BROOKHILL UNIT 4 BLK O, LOT 18

Current Tax District

CLEARWATER (CW)

Year Built

1960



Living SF	Gross SF	Living Units	Buildings
1,660	2,646	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.	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%		
2023	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21280/0445	\$386,700	255.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	49/7

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$330,213	\$251,755	\$201,755	\$226,755	\$201,755

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	\$300,699	\$244,422	\$194,422	\$219,422	\$194,422
2022	Y	\$270,420	\$237,303	\$187,303	\$212,303	\$187,303
2021	Y	\$230,391	\$230,391	\$180,391	\$205,391	\$180,391
2020	N	\$214,781	\$214,781	\$214,781	\$214,781	\$214,781
2019	N	\$203,174	\$202,076	\$202,076	\$203,174	\$202,076