

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 01-21**

Corrected Notice of Hearing as to hearing date only

Certified Mail

December 18, 2020

**Owner: Harriet Carratt Tre
Kalioppe Saroodis Tre
c/o Peter Carratt
4625 Bayshore Blvd
Tampa, FL 33611-2814**

**Violation Address: 411 Mandalay Ave., Clearwater
08-29-15-02592-001-0140**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, January 27, 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) **4-203.A.1** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

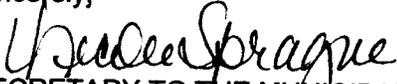
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent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

City Case Number: SWO2020-03029

NAME OF VIOLATOR: CARRATT, HARRIET J TRE
MAILING ADDRESS: 4625 BAYSHORE BLVD
TAMPA, FL 33611-2814

VIOLATION ADDRESS: 411 MANDALAY AVE

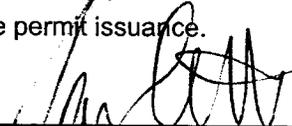
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 08-29-15-02592-001-0140

DATE OF INSPECTION: 11/19/2020 12:00:00 PM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.
Article IV - 47.083(2) - Work commencing before permit issuance.



Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 15th day of December, 2020, by Jason Cantrell.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

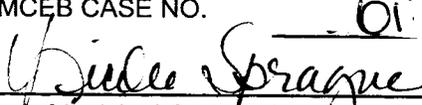
Type of Identification

(Notary Signature)

Name of Notary (typed, printed, stamped)

FILED THIS 16th DAY OF December, 2020

MCEB CASE NO. _____

01 21


Secretary, Municipal Code Enforcement Board

Sec. 47.083. - Fees.

- (1) *Prescribed.* The city will issue any permit(s) required by this Code, once all approvals are granted and all fees as required by Appendix A of this Code are paid. Any amendments to the permit will be released once they are approved and any additional fees due to such amendment as required by Appendix A are paid. EXCEPTION: A temporary permit may be issued for projects which do not require plan review such as roof work, water heater, change-out and air conditioning replacement by facsimile. In that event, the applicant has ten calendar days from the date the temporary permit is issued to make the proper payments and receive the regular permit. If the permit is not paid for within ten days of issuance of the temporary permit, the applicant shall pay a triple or ten times fee as described in appendix A of this Code.
- (2) *Work commencing before permit issuance.* If any person commences any work on a building, structure, or electrical, plumbing, mechanical or gas system before obtaining the necessary permit, he shall be subject to a penalty as provided in appendix A to this Code.
- (3) *Accounting.* The building official shall keep a permanent and accurate accounting of all permit fees and other monies collected, and the names of all persons upon whose account the fees or monies were paid, along with the date and amount thereof.
- (4) *Schedule.* On all buildings, structures, and electrical, plumbing, mechanical and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing application or issuing of permits, in accordance with the schedule in appendix A to this Code.
- (5) *Building permit valuations.* If, in the opinion of the building official, the valuation of building, alteration, structure, or electrical, gas, mechanical or plumbing systems appears to be underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Permit valuations shall include total cost, such as electrical, gas, mechanical, plumbing equipment and other systems, including materials and labor.

(Ord. No. 5767-95, § 1, 3-16-95; Ord. No. 6145-97, § 1, 6-19-97)

Note—Replaces Standard Code Section 104.7.

Section 4-203. - Building permit.

A. *Permit required.*

1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.
2. No seawall, bulkhead, groin, marine improvement, bridge or other similar marine structure shall be built within the city until the building official has issued a building permit for such work.
3. A building permit shall authorize only the use, arrangement and/or construction described in Level One and Two approvals and no other use, arrangement or construction.
4. Complete engineering and architectural plans for each component of a development project shall be required to be submitted prior to the issuance of a building permit. For any phased project, such plans shall be required for each phase of the development.

B. *Procedure:* All applications for building permits shall be submitted in a form required by this Development Code and the building official. Upon receipt of an application, including a declaration of unity of title, in accordance with Article 4 Division 16, the building official shall forward a copy to the community development coordinator in order to determine whether the application conforms to an approved Level One or Level Two approval. Upon receipt of the determination of the community development coordinator, the building official shall determine whether the application conforms to all applicable requirements contained in the building code. If the building official determines that the application does conform, the building permit shall be issued. If the building official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.

C. *Appeal:* A denial of a building permit may be appealed in the manner provided in Article 4 Division 5.

(Ord. No. 6526-00, § 1, 6-15-00)



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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2020-03029

CARRATT, HARRIET J TRE
4625 BAYSHORE BLVD
TAMPA, FL 33611-2814

ADDRESS OR LOCATION OF VIOLATION: **411 MANDALAY AVE**

LEGAL DESCRIPTION: BARBOUR-MORROW SUB BLK A, LOT 14

DATE OF INSPECTION: 03/23/2020

PARCEL: 08-29-15-02592-001-0140

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION. FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

STORAGE ROOM, ROOF, CONCRETE FLOOR, ALL ON THE SOUTH SIDE OF THE STRUCTURE, REQUIRES PERMITTING.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/10/2020. 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 Signature

DATE MAILED: 3/23/2020
INSPECTOR: Jason Cantrell
INSPECTOR TELEPHONE: 727-562-4570
CC: 70141200000155245353

CITY OF CLEARWATER, FLORIDA

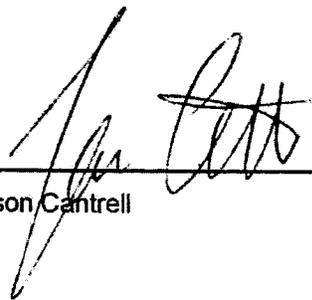
AFFIDAVIT OF POSTING

Case #: SWO2020-03029

I, Jason Cantrell being duly sworn, deposes and says:

1. That I am Code Inspector employed by the Planning and Development Department of the City of Clearwater.
2. That on the 10th day of June, 2020, I posted a copy of the attached Notice of Violation and/or Notice of Hearing on 411 MANDALAY AVE at Clearwater City Hall and at 411 MANDALAY AVE Clearwater, Florida.

Further Affiant sayeth naught.

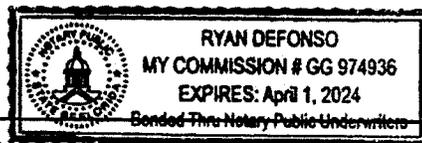


Jason Cantrell

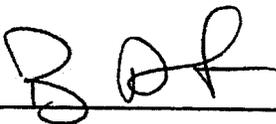
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 10th day of June, 2020, by Jason Cantrell.

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

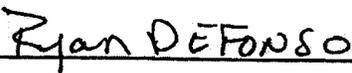


Type of Identification



(Notary Signature)

Notary Public,



Name of Notary (typed, printed, stamped)

Commission Expiration Date

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA**

Certified Mail sent: 10/28/2020

Owner: **CARRATT, HARRIET J TRE**
Violation Address: **411 MANDALAY AVE**
Parcel # 08-29-15-02592-001-0140

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, DECEMBER 16, 2020**, at **1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Meeting Room A/B, in the Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section 4-203.A.1 & 47.083(2) of the Clearwater City Code, International Property Maintenance Code, Florida Building Code, or National Electric Code. (See attached Affidavit(s) of Violation).

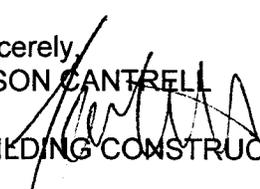
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The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

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, or give an order for the City of Clearwater to rectify the violation by any reasonable means necessary.

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,
JASON CANTRELL


BUILDING CONSTRUCTION INSPECTOR

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 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.

CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

Case #: SWO2020-03029

RECEIVED

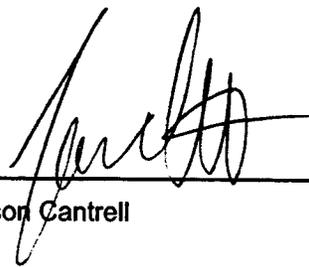
DEC 15 2020

OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DEPT.

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COUNTY OF PINELLAS

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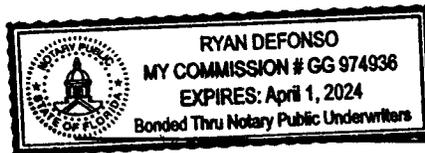


(Notary Signature)

Notary Public,

Ryan Defonso

Name of Notary (typed, printed, stamped)



Commission Expiration Date

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA**

Certified Mail sent: 12/15/2020

Owner: **CARRATT, HARRIET J TRE**
Violation Address: **411 MANDALAY AVE**
Parcel # 08-29-15-02592-001-0140

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, JANUARY 20, 2021, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Meeting Room A/B, in the Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section 4-203.A.1 & 47.083(2) of the Clearwater City Code, International Property Maintenance Code, Florida Building Code, or National Electric Code. (See attached Affidavit(s) of Violation).

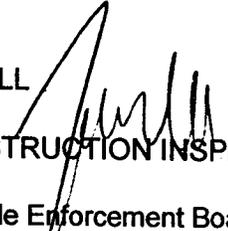
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[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

08-29-15-02592-001-0140

Compact Property Record Card

Tax Estimator

Updated December 16, 2020

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

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
CARRATT, HARRIET J TRE SAROODIS, KALIOPE TRUST C/O CARRATT, PETER D 4625 BAYSHORE BLVD TAMPA FL 33611-2814	411 MANDALAY AVE CLEARWATER



Property Use: 3325 (Bar, With or Without Package Store) Current Tax District: CLEARWATER (CW) Total Heated SF: 2,189 Total Gross SF: 2,640 Total Units: 1

[click here to hide] Legal Description
BARBOUR-MORROW SUB BLK A, LOT 14

File for Homestead Exemption			2021 Parcel Use	
Exemption	2020	2021		
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 <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
09989/2406	Sales Query	121030260022	A	Compare Preliminary to Current FEMA Maps	23/45

2020 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$415,000	\$415,000	\$415,000	\$415,000	\$415,000

[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	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000
2018	No	\$368,000	\$368,000	\$368,000	\$368,000	\$368,000
2017	No	\$350,000	\$338,766	\$338,766	\$350,000	\$338,766
2016	No	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000
2015	No	\$273,000	\$273,000	\$273,000	\$273,000	\$273,000
2014	No	\$258,000	\$258,000	\$258,000	\$258,000	\$258,000
2013	No	\$242,000	\$242,000	\$242,000	\$242,000	\$242,000
2012	No	\$229,000	\$229,000	\$229,000	\$229,000	\$229,000
2011	No	\$228,200	\$228,200	\$228,200	\$228,200	\$228,200
2010	No	\$229,000	\$229,000	\$229,000	\$229,000	\$229,000
2009	No	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000
2008	No	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000
2007	No	\$297,000	\$297,000	\$297,000	N/A	\$297,000
2006	No	\$280,000	\$280,000	\$280,000	N/A	\$280,000
2005	No	\$210,000	\$210,000	\$210,000	N/A	\$210,000
2004	No	\$175,000	\$175,000	\$175,000	N/A	\$175,000
2003	No	\$140,000	\$140,000	\$140,000	N/A	\$140,000
2002	No	\$140,000	\$140,000	\$140,000	N/A	\$140,000
2001	No	\$122,200	\$122,200	\$122,200	N/A	\$122,200
2000	No	\$118,000	\$118,000	\$118,000	N/A	\$118,000
1999	No	\$104,100	\$104,100	\$104,100	N/A	\$104,100
1998	No	\$100,900	\$100,900	\$100,900	N/A	\$100,900
1997	No	\$106,000	\$106,000	\$106,000	N/A	\$106,000
1996	No	\$105,800	\$105,800	\$105,800	N/A	\$105,800

2020 Tax Information

2020 Tax Bill	Tax District: CW
2020 Final Millage Rate	20.5868

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.

Ranked Sales (What are Ranked Sales? See all transactions)

Sale Date	Book/Page	Price	Q/U	V/I
No recent sales on record				

2020 Land Information