

**NOTICE OF HEARING – REPEAT VIOLATION**  
**MUNICIPAL CODE ENFORCEMENT BOARD**  
**CITY OF CLEARWATER, FLORIDA**  
Case 85-23

**Certified Mail**  
**August 17, 2023**

Owner: **Greg Zipadelli and Nanette Zipadelli**  
**1825 Venetian Point Drive**  
**Clearwater, FL 33755-1753**

Violation Address: **1825 Venetian Point Dr**  
**04-29-15-93894-001-0350**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 27, 2023, 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 repeat violation(s) of Section(s) **1-104.B, 3-919** of the City of Clearwater Code. (See attached Affidavit(s) of Repeat 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 and 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.

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

Should you be found to have committed a repeat violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$500 a day against you and your property for every day each violation continues beyond the date of notice to you of the repeat violation(s).

A repeat violation is a violation of a provision of a Code or Ordinance by a person whom the Code Enforcement Board previously found to have violated the same provision within five (5) years prior to the violation.

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 violation(s) or if the violation(s) is/are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit of Repeat 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 REPEAT VIOLATION AND REQUEST FOR HEARING

CITY CASE NO: CDC2023-00972

NAME OF VIOLATOR: GREG ZIPADELLI  
NANETTE ZIPADELLI  
MAILING ADDRESS: 1825 VENETIAN POINT DRIVE  
CLEARWATER, FL 33755-1753

VIOLATION ADDRESS: 1825 VENETIAN POINT DR

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

PARCEL #: 04-29-15-93894-001-0350

DATE OF INSPECTION: 7/28/2023 8:26:00 AM

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

1-104.B. - **\*\*DEVELOPMENT CODE VIOLATION\*\*** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

3-919. - **\*\*PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT\*\*** Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

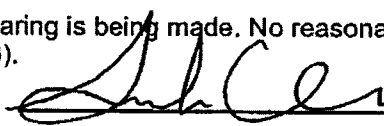
\_\_\_(1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)

(2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.

\_\_\_(3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

\_\_\_(4) Use of an agent or other third person to make reservations or booking arrangements.

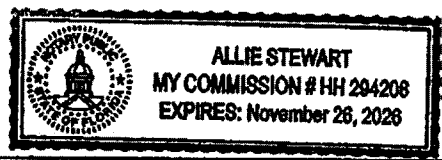
A repeat violation exists and a request for hearing is being made. No reasonable time to correct the violation is required per F.S.S. Sec. 162.06(3).

  
\_\_\_\_\_  
Sarah Green

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or \_\_\_ online notarization on this 31st day of July, 2023, by Sarah Green.

PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION



Allie Stewart

Type of Identification

Allie Stewart  
(Notary Signature)

Name of Notary (typed, printed, stamped)

FILED THIS 31 DAY OF July, 2023

MCEB CASE NO. 85-23  
Wendee 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 Repeat Violation**

GREG ZIPADELLI  
 NANETTE ZIPADELLI  
 1825 VENETIAN POINT DRIVE  
 CLEARWATER, FL 33755-1753

CDC2023-00972

ADDRESS OR LOCATION OF VIOLATION: **1825 VENETIAN POINT DR**

LEGAL DESCRIPTION: VENETIAN POINT BLK A, LOT 35

DATE OF INSPECTION: 6/8/2023

PARCEL: 04-29-15-93894-001-0350

Section of City Code Violated:

1-104.B. - **\*\*DEVELOPMENT CODE VIOLATION\*\*** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

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Specifically: Repeat Violation - Our office has received complaints that this property is being illegally rented out and/or advertised as being available for less than the 31 day or 1 calendar month requirement. This was verified on the internet. This is a violation of the City of Clearwater ordinance prohibiting short term rentals.

THIS VIOLATION 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.

Sarah Green Code Enforcement Supervisor  
 727-562-4723  
 sarah.green@myclearwater.com

Date Printed: 6/8/2023



# 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 Repeat Violation

GREG ZIPADELLI  
NANETTE ZIPADELLI  
1825 VENETIAN POINT DRIVE  
CLEARWATER, FL 33755-1753

CDC2023-00972

ADDRESS OR LOCATION OF VIOLATION: 1825 VENETIAN POINT DR

LEGAL DESCRIPTION: VENETIAN POINT BLK A, LOT 35

DATE OF INSPECTION: 7/28/2023

PARCEL: 04-29-15-93894-001-0350

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Sarah Green  
727-562-4723

Code Enforcement Supervisor

sarah.green@myclearwater.com

Sec. 29.59. - Prima facie evidence of operating a business without a business tax receipt.

- A. Prima facie evidence of operating a business without a business tax receipt shall include but not be limited to conducting one or more of the following activities without having obtained said receipt:
- (1) Conducting any business, legal or illegal, in which anything of value, including money, services, product, or any other consideration is exchanged or intended to be exchanged in the future;
  - (2) Advertising in any form for a business indicating the business is operating within the city limits of Clearwater;
  - (3) Holding out a product or service, legal or illegal, for monetary gain or exchange, barter, or any other consideration, present, past or future
  - (4) Having documentation associated with professional licenses, corporations, fictitious names, public and/or private records or any other source indicating a business is located within the city.
- B. It is not a defense to a notice of violation, notice to appear or other citation for operating a business without a business tax receipt that a business tax receipt is not required where the business, legal or illegal, cannot obtain approvals from the city.

(Ord. No. 7724-07, § 7, 1-31-07)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

RECEIVED

City Case Number: CDC2023-00972

CITY CLERK DEPARTMENT

Site of Violation: 1825 VENETIAN POINT DR

1. Sarah Green, being first duly sworn, deposes and says:
2. That I am a Code Enforcement Supervisor employed by the City of Clearwater.
3. That on the 28th day of July, 2023, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1825 VENETIAN POINT DR, Clearwater, Florida.

Sarah Green Code Enforcement Supervisor  
727-562-4723  
sarah.green@myclearwater.com

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 28th day of July, 2023, by Sarah Green.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

(Notary Signature)

ALICIA L. ROBINSON

Name of Notary (typed, printed, stamped)

\_\_\_\_\_  
Type of Identification



[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

**04-29-15-93894-001-0350**

**Compact Property Record Card**

Tax Estimator

**Updated July 29, 2023**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address Change Mailing Address</b>	<b>Site Address</b>
ZIPADELLI, GREG ZIPADELLI, NANETTE 1825 VENETIAN POINT DR CLEARWATER FL 33755-1753	1825 VENETIAN POINT DR CLEARWATER



Property Use: 0110 (Single Family Home) Current Tax District: CLEARWATER (CW) Total Living: SF 4,557 Total Gross SF 5,888 Total Living Units 1

[click here to hide] Legal Description  
VENETIAN POINT BLK A, LOT 35

<b>Tax Estimator</b> <input checked="" type="checkbox"/> <b>File for Homestead Exemption</b>			<b>2023 Parcel Use</b>	
<b>Exemption</b>	<b>2023</b>	<b>2024</b>		
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)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Flood Zone</b> <small>(NOT the same as your evacuation zone)</small>	<b>Plat Book/Page</b>
21427/0584	\$2,082,800 Sales Query	121030261011	A	Current FEMA Maps	27/26

**2023 Preliminary Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value / Non-HX Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2023	\$1,741,650	\$1,466,514	\$1,466,514	\$1,741,650	\$1,466,514

[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
2022	No	\$1,333,195	\$1,333,195	\$1,333,195	\$1,333,195	\$1,333,195
2021	No	\$506,035	\$506,035	\$506,035	\$506,035	\$506,035
2020	No	\$531,016	\$531,016	\$531,016	\$531,016	\$531,016
2019	Yes	\$649,474	\$635,227	\$585,227	\$610,227	\$585,227
2018	Yes	\$623,383	\$623,383	\$573,383	\$598,383	\$573,383
2017	No	\$508,834	\$508,834	\$508,834	\$508,834	\$508,834
2016	No	\$533,576	\$533,576	\$533,576	\$533,576	\$533,576
2015	No	\$523,760	\$491,870	\$491,870	\$523,760	\$491,870
2014	No	\$447,155	\$447,155	\$447,155	\$447,155	\$447,155
2013	No	\$455,802	\$455,802	\$455,802	\$455,802	\$455,802
2012	No	\$438,053	\$438,053	\$438,053	\$438,053	\$438,053
2011	No	\$460,119	\$460,119	\$460,119	\$460,119	\$460,119
2010	Yes	\$498,222	\$498,222	\$448,222	\$473,222	\$448,222
2009	Yes	\$597,441	\$597,441	\$547,441	\$572,441	\$547,441
2008	Yes	\$858,400	\$858,400	\$808,400	\$833,400	\$808,400
2007	No	\$984,500	\$984,500	\$984,500	N/A	\$984,500
2006	No	\$771,900	\$771,900	\$771,900	N/A	\$771,900
2005	No	\$633,700	\$633,700	\$633,700	N/A	\$633,700
2004	No	\$490,000	\$490,000	\$490,000	N/A	\$490,000
2003	Yes	\$405,500	\$319,300	\$294,300	N/A	\$294,300
2002	Yes	\$368,600	\$311,800	\$286,800	N/A	\$286,800
2001	Yes	\$318,500	\$306,900	\$281,900	N/A	\$281,900
2000	Yes	\$298,000	\$298,000	\$273,000	N/A	\$273,000
1999	No	\$288,000	\$288,000	\$288,000	N/A	\$288,000
1998	No	\$279,900	\$279,900	\$279,900	N/A	\$279,900
1997	No	\$264,000	\$264,000	\$264,000	N/A	\$264,000
1996	No	\$252,500	\$252,500	\$252,500	N/A	\$252,500

**2022 Tax Information**

<b>2022 Tax Bill</b>	<b>Tax District: CW</b>
2022 Final Millage Rate	19.3921
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	

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

Sale Date	Book/Page	Price	Q/U	V/I
17 Feb 2021	21427 / 0584	\$1,550,000	Q	1
06 Jun 2005	14361 / 1539	\$845,900	Q	1
10 Jun 1998	10127 / 1432	\$289,900	Q	1
17 Mar 1994	08600 / 0314	\$319,000	Q	1