

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 119-24**

**Certified Mail
August 16, 2024**

Owner: **Clearbridge LLC
411 Cleveland St Ste 112
Clearwater, FL 33755-4004**

Violation Address: **1672 Druid Rd E., Clearwater
14-29-15-50454-000-0010**

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) **3-2302** 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,



Windsor Sprague

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: CLEARBRIDGE LLC
MAILING ADDRESS: 411 CLEVELAND ST STE 112
CLEARWATER, FL 33755-4004
CITY CASE#: BIZ2024-00432

VIOLATION ADDRESS: 1672 E DRUID RD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/14/2024

LEGAL DESCRIPTION OF PROPERTY: LAUREL LAKE SUB LOT 1

PARCEL #: 14-29-15-50454-000-0010

DATE OF INSPECTION: 7/16/2024 8:11:00 AM


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

3-2302. - **RESIDENTIAL RENTAL BUSINESS TAX RECEIPT** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

SPECIFICALLY,

A search of public records has found this non-homesteaded property to be a possible rental. All rental properties inside the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt. To comply with City Code, please complete and return the enclosed application by the correction date. Completed applications can be emailed to btr@myclearwater.com Once received, an email will be sent out to you with a link to pay for the license. All residential rental properties over 5 units that are contiguous are required to obtain a state license through the Department of Business and Professional Regulations. For more information or questions, please contact us at 727-562-4005 or btr@myclearwater.com. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M.


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


John Stephens


SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 16th day of July, 2024, by John Stephens.

STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION


(Notary Signature)

Type of Identification


Name of Notary (typed, printed, stamped)



FILED THIS 16 DAY OF July, 2024

MCEB CASE NO. 119.24

Wade 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

CLEARBRIDGE LLC
411 CLEVELAND ST STE 112
CLEARWATER, FL 33755-4004

BIZ2024-00432

ADDRESS OR LOCATION OF VIOLATION: **1672 E DRUID RD**

LEGAL DESCRIPTION: LAUREL LAKE SUB LOT 1

DATE OF INSPECTION: 6/14/2024

PARCEL: 14-29-15-50454-000-0010

Section of City Code Violated:

3-2302. - **RESIDENTIAL RENTAL BUSINESS TAX RECEIPT** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

Specifically: A search of public records has found this non-homesteaded property to be a possible rental. All rental properties inside the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt. To comply with City Code, please complete and return the enclosed application by the correction date. Completed applications can be emailed to btr@myclearwater.com Once received, an email will be sent out to you with a link to pay for the license. All residential rental properties over 5 units that are contiguous are required to obtain a state license through the Department of Business and Professional Regulations. For more information or questions, please contact us at 727-562-4005 or btr@myclearwater.com. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/14/2024. 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.

John Stephens Code Inspector
727-444-8719
john.stephens@myclearwater.com

Date Printed: 6/14/2024

Section 3-2302. - Business tax receipt required.

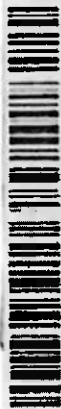
A business tax receipt shall be required for all rentals set forth in Section 3-2301. Business tax receipt procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax receipt shall be as set forth in the Code of Ordinances Appendix A, Division XVIII.

(Ord. No. 6932-02, § 1, 4-4-02; Ord. No. 7725-07, § 1, 2-15-07)

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.

CLEARBRIDGE LLC
411 CLEVELAND ST STE 112
CLEARWATER, FL 33755-4004
RE: 1672 DRUID RD E, CLEARWATER




9590 9402 5667 9308 6026 66

7039 2970 0003 6789 8536

PS Form 3811, July 2015 PSN 7530-02-000-6053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) ANDY

C. Date of Delivery 6/25/24

Address different from item 1? Yes
 delivery address below

RECEIVED
JUN 28 2024
PLANNING & DEVELOPMENT

3. Service Type

Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Registered Mail[®]
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation
 Signature Confirmation Restricted Delivery

Domestic Return Receipt



Parcel Summary (as of 16-Jul-2024)				Parcel Map
Parcel Number 14-29-15-50454-000-0010				
Owner Name CLEARBRIDGE LLC				
Property Use 0110 Single Family Home				
Site Address 1672 DRUID RD E CLEARWATER, FL 33756				
Mailing Address 411 CLEVELAND ST STE 112 CLEARWATER, FL 33755-4004				
Legal Description LAUREL LAKE SUB LOT 1				
Current Tax District CLEARWATER (CW)				
Year Built 1953				
Living SF	Gross SF	Living Units	Buildings	
1,106	1,458	1	1	

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22503/1810	\$185,500	<u>265.01</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	29/19

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$157,397	\$157,397	\$157,397	\$157,397	\$157,397

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	N	\$201,832	\$134,429	\$134,429	\$201,832	\$134,429
2022	N	\$231,470	\$122,208	\$122,208	\$231,470	\$122,208
2021	N	\$158,923	\$111,098	\$111,098	\$158,923	\$111,098
2020	N	\$143,460	\$100,998	\$100,998	\$143,460	\$100,998
2019	N	\$136,151	\$91,816	\$91,816	\$136,151	\$91,816