

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 121-26**

**Certified Mail
May 15, 2026**

**Owner: Snezana Zelic & Marko Zelic
908 Evelyn Ave.
Clearwater, FL 33764-5040**

**Violation Address: 908 Evelyn Ave.
18-29-16-24660-005-0080**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 24, 2026, 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.4** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

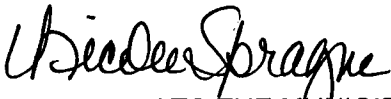
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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: CDC2026-00423

NAME OF VIOLATOR: SNEZANA ZELIC
FILIP ZELIC
MAILING ADDRESS: 908 EVELYN AVE
CLEARWATER, FL, 33764

VIOLATION ADDRESS: 908 EVELYN AVE

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

PARCEL #: 18-29-16-24660-005-0080

DATE OF INSPECTION: 4/28/2026

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

3-1407.A.4. - **Large vehicles**

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:

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.



Andrew Hobbs

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 6th day of May, 2026, by Andrew Hobbs.

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Allie Stewart Type of Identification
(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 6th DAY OF May, 2026



MEEB No:

121-26

Whitney Sprague
Affidavit_Rec4Hearing



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

SNEZANA ZELIC
FILIP ZELIC
908 EVELYN AVE
CLEARWATER, FL, 33764

CDC2026-00423

ADDRESS OR LOCATION OF VIOLATION: 908 EVELYN AVE

LEGAL DESCRIPTION: EDENVILLE SUB BLK E, LOT 8 LESS W 5FT

DATE OF INSPECTION: 3/15/2026

PARCEL: 18-29-16-24660-005-0080

Section of City Code Violated:

3-1407.A.4. - **Large vehicles**

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Specifically: During a recent inspection, the above listed condition(s) exist at this property, and must be address in accordance with the residential parking ordinances. Complaint received about oversized commercial AC trucks parked in driveway overnight and during the weekends. Commercial vehicles measuring in excess of 20 feet total body length, seven feet in total width, or seven feet in total height, including appurtenances, equipment and cargo are prohibited from being stored in a residential zone. Please remove the commercial vehicle from your property by the compliance date to avoid further action and/or fines.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/22/2026. 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.


Andrew Hobbs Code Inspector

727-444-8044

andrew.hobbs@myclearwater.com

Date Printed: 3/19/2026

NOV_PropOwn

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2026-00423

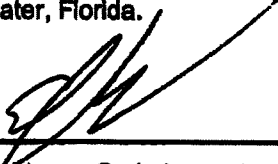
Site of Violation: 908 EVELYN AVE

CITY CLERK DEPARTMENT

APR 28 2026

RECEIVED

1. Andrew Hobbs, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 28th day of April, 2026, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 908 EVELYN AVE, Clearwater, Florida.



Andrew Hobbs Code Inspector
727-444-8044
Andrew.Hobbs@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 April, 2026, by Andrew Hobbs.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Allie Stewart Type of Identification

(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)





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

SNEZANA ZELIC
FILIP ZELIC
908 EVELYN AVE
CLEARWATER, FL, 33764

CDC2026-00423

ADDRESS OR LOCATION OF VIOLATION: 908 EVELYN AVE

LEGAL DESCRIPTION: EDENVILLE SUB BLK E, LOT 8 LESS W 5FT

DATE OF INSPECTION: 4/28/2026

PARCEL: 18-29-16-24660-005-0080

Section of City Code Violated:

3-1407.A.4. - **Large vehicles**

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/12/2026. 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.


Andrew Hobbs Code Inspector
727-444-8044
andrew.hobbs@myclearwater.com

Date Printed: 4/28/2026

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 artificial turf, 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; ~~Ord. No. 9805-25, § 2, 4-17-25~~)

- **Sec. 3-1408. - Parking restrictions in nonresidential areas.**

A.

Commercial trucks, semi-tractor trailers, cabs and other commercial vehicles shall be permitted to be parked or stored on commercial property only if such vehicles are associated with the property on which they are located.

B.

Boats or boat trailers, hauling trailers, and recreational vehicles shall not be parked or stored on any public right-of-way in nonresidential areas.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 9643-23, § 10, 4-4-23; Ord. No. 9712-23, § 1, 11-2-23; Ord. No. 9740-24, § 1, 2-1-24)



Parcel Summary (as of 06-May-2026) Parcel Map

Parcel Number
18-29-16-24660-005-0080

Owner Name
 ZELIC, SNEZANA
 ZELIC, MARKO
 ZELIC, FILIP

Property Use
 0110 Single Family Home

Site Address
 908 EVELYN AVE
 CLEARWATER, FL 33764

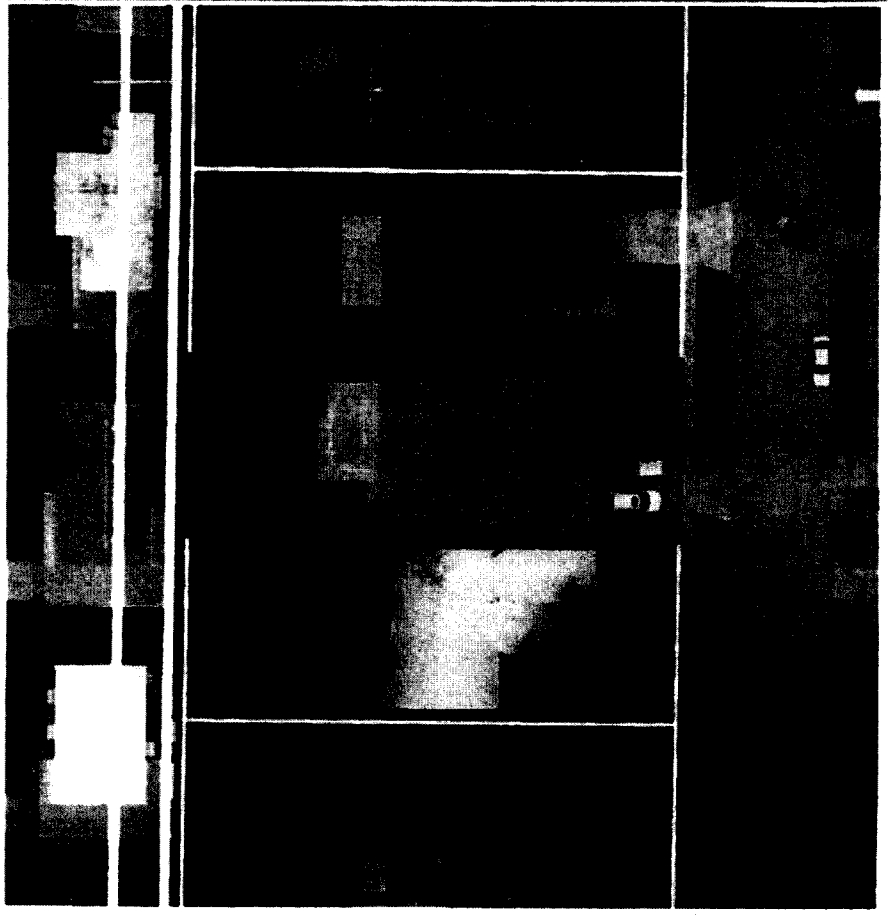
Mailing Address
 908 EVELYN AVE
 CLEARWATER, FL 33764-5040

Legal Description
 EDENVILLE SUB BLK E, LOT 8 LESS W 5FT

Current Tax District
 CLEARWATER (CW)

Year Built
 1984

Living SF	Gross SF	Living Units	Buildings
1,432	2,300	1	1



Exemptions

Year	Homestead	Use %	Status
			no exemptions found as of 1/1/2022
2026	Yes	100%	
2025	Yes	100%	

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).

Miscellaneous Parcel Info

Assessor's Parcel ID	Value Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Blk/Pg
23169/0062	\$484,600	254.13	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	35/97

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$413,757	\$376,220	\$325,498	\$351,220	\$325,498

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
2024	Y	\$361,552	\$361,552	\$311,552	\$336,552	\$311,552
2023	Y	\$384,584	\$217,571	\$167,571	\$192,571	\$167,571
2022	Y	\$281,326	\$211,234	\$161,234	\$186,234	\$161,234
2021	Y	\$233,103	\$205,082	\$155,082	\$180,082	\$155,082
2020	Y	\$197,285	\$185,871	\$135,871	\$160,871	\$135,871