

NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 78-23

Certified Mail  
August 17, 2023

Owner: Timothy C Christensen  
4128 Walsh Rd  
Racine, WI 53405-1229

Violation Address: 222 Dolphin Pt., Clearwater  
08-29-15-43398-000-0170

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 violation of Section(s) **3-2302** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

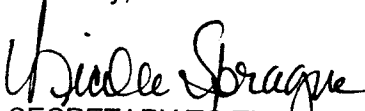
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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 727-562-4097. 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**

NAME OF VIOLATOR: CHRISTENSEN, TIMOTHY C  
MAILING ADDRESS: 4128 WALSH RD  
RACINE, WI 53405-1229  
CITY CASE#: BIZ2023-00360

VIOLATION ADDRESS: 222 DOLPHIN PT  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/22/2023

LEGAL DESCRIPTION OF PROPERTY: ISLAND ESTATES OF CLEARWATER UNIT 5-A LOT 17  
PARCEL #: 08-29-15-43398-000-0170

DATE OF INSPECTION: 8/7/2023 11:02:00 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. 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. 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.

  
\_\_\_\_\_  
Daniel Kasman

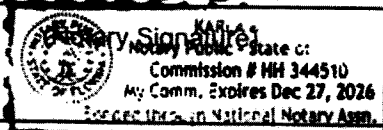
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 7th day of August, 2023, by Daniel Kasman.

STATE OF FLORIDA  
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION



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



\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

FILED THIS 7<sup>th</sup> DAY OF August, 2023

MCEB CASE NO. 78.23

Wanda 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

CHRISTENSEN, TIMOTHY C  
4128 WALSH RD  
RACINE, WI 53405-1229

**BIZ2023-00360**

ADDRESS OR LOCATION OF VIOLATION: **222 DOLPHIN PT**

LEGAL DESCRIPTION: ISLAND ESTATES OF CLEARWATER UNIT 5-A LOT 17

DATE OF INSPECTION: 1/1/0001

PARCEL: 08-29-15-43398-000-0170

### 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. 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. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/22/2023. 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.

*Daniel Kasman*

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Inspector: Daniel Kasman  
Inspector Phone: 727-562-4727

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)

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

**08-29-15-43398-000-0170**

Compact Property Record Card

Tax Estimator

**Updated August 5, 2023**

[Email Print](#)

[Radius Search](#)

FEMA WLM

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
CHRISTENSEN, TIMOTHY C 4128 WALSH RD RACINE WI 53405-1229	222 DOLPHIN PT CLEARWATER



Property Use: 0820 (Duplex-Triplex-Fourplex) Current Tax District: CLEARWATER (CW) SF: 3,526 Total Gross SF: 4,945 x4

[\[click here to hide\] Legal Description](#)

ISLAND ESTATES OF CLEARWATER UNIT 5-A LOT 17

<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)**

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21772/1421	<a href="#">Sales Query</a>	121030260013	A	Current FEMA Maps	60-51

**2023 Preliminary Value Information**

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$1,002,000	\$1,002,000	\$1,002,000	\$1,002,000	\$1,002,000

[\[click here to hide\] 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
2022	No	\$935,000	\$935,000	\$935,000	\$935,000	\$935,000
2021	No	\$738,700	\$737,684	\$737,684	\$738,700	\$737,684
2020	No	\$677,254	\$670,622	\$670,622	\$677,254	\$670,622
2019	No	\$609,656	\$609,656	\$609,656	\$609,656	\$609,656
2018	No	\$583,958	\$583,958	\$583,958	\$583,958	\$583,958
2017	No	\$618,066	\$618,066	\$618,066	\$618,066	\$618,066
2016	Yes	\$527,784	\$461,293	\$411,293	\$436,293	\$411,293
2015	Yes	\$493,191	\$436,222	\$386,222	\$417,624	\$386,222
2014	Yes	\$481,475	\$412,830	\$362,830	\$410,210	\$362,830
2013	Yes	\$397,012	\$390,105	\$340,105	\$365,105	\$340,105
2012	Yes	\$383,629	\$380,210	\$330,210	\$355,210	\$330,210
2011	Yes	\$366,557	\$366,187	\$316,187	\$341,187	\$316,187
2010	Yes	\$403,313	\$381,863	\$331,863	\$356,863	\$331,863
2009	Yes	\$433,339	\$392,137	\$342,137	\$367,137	\$342,137
2008	Yes	\$672,400	\$511,493	\$461,493	\$486,493	\$461,493
2007	Yes	\$821,600	\$580,987	\$555,987	N/A	\$555,987
2006	Yes	\$825,400	\$578,736	\$553,736	N/A	\$553,736
2005	Yes	\$661,500	\$491,900	\$466,900	N/A	\$466,900
2004	Yes	\$441,500	\$377,200	\$352,200	N/A	\$352,200
2003	Yes	\$389,800	\$348,500	\$323,500	N/A	\$323,500
2002	Yes	\$313,600	\$306,800	\$281,800	N/A	\$281,800
2001	Yes	\$312,400	\$303,900	\$278,900	N/A	\$278,900
2000	Yes	\$286,800	\$286,800	\$261,800	N/A	\$261,800
1999	No	\$275,100	\$275,100	\$275,100	N/A	\$275,100
1998	No	\$265,600	\$265,600	\$265,600	N/A	\$265,600
1997	No	\$204,000	\$204,000	\$204,000	N/A	\$204,000
1996	No	\$204,000	\$204,000	\$204,000	N/A	\$204,000

**2022 Tax Information**

**2022 Tax Bill**  
 2022 Final Millage Rate 19.3921  
 Tax District: CW  
 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
20 Oct 2021	21772 / 1421	\$1,125,000	Q	1
28 Sep 2018	20248 0397	\$755,000	Q	1
30 Jul 1999	10607 2184	\$227,500	U	1
05 Jan 1987	06399 0638	\$239,500	Q	

**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

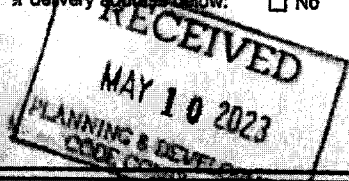
**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee

B. Received by (Printed Name) *F. M. [unclear]* C. Date of Delivery *5/2/23*

Address different from item 1?  Yes  
 or delivery address below:  No

**CHRISTENSEN, TIMOTHY C**  
**4128 WALSH RD**  
**RACINE WI 53405-1229**  
**RE: 222 Dolphin Pt. Clearwater, FL**



9590 9402 5668 9308 1426 73

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Registered Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

2. Article Number (Transfer from service label)

7019 2970 0001 6145 3500

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING#



9590 9402 5668 9308 1426 73



First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

United States  
 Postal Service

\* Sender: Please print your name, address, and ZIP+4® in this box\*

CITY OF CLEARWATER  
 CODE COMPLIANCE  
 POST OFFICE BOX 4748  
 CLEARWATER, FL 33758-4748

INITIALS: *David L*

*PNU 2023 90350 Biz 2023-00560*