

**NOTICE OF HEARING – REPEAT VIOLATION
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 113-18**

Certified Mail
June 7, 2018

Owner: **Cedar House LLC**
313 Spottis Woode Ct.
Clearwater, FL 33756-5273

Violation Address: **302 Cedar St., Clearwater**
Eldridge, J.J. Blk A, Lot 6 and S 15 Ft Mol of Lot 5 & Subm Land Per T1IF Deed 20764

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 27, 2018, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning violation(s) of Section(s) **1-104.B, 3-2103, & 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.

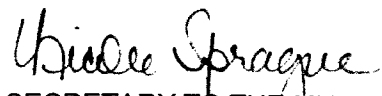
The case shall be presented to the Board even if the violation(s) described in the attached Affidavit(s) of Repeat Violation is/are corrected prior to the Board hearing.

~~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 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.

AFFIDAVIT OF REPEAT VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: CEDAR HOUSE LLC
MAILING ADDRESS: 313 SPOTTIS WOODS CT
CLEARWATER, FL 33756-5273

r hearing is being made. No reasonable time to correct the
 06(3).

 Julie Phillips

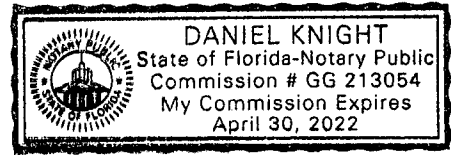
☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

n/A

[Signature]
(Notary Signature)

Type of Identification

Daniel Knight
Name of Notary (typed, printed, stamped)



FILED THIS 2nd DAY OF June, 2018

MCEB CASE NO. 113-18

[Signature]
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

CEDAR HOUSE LLC
313 SPOTTIS WOODS CT
CLEARWATER, FL 33756-5273

CDC2013-01638

ADDRESS OR LOCATION OF VIOLATION: **302 CEDAR ST**

LEGAL DESCRIPTION: ELDRIDGE, J. J. BLK A, LOT 6 AND S 15FT MOL OF LOT 5
& SUBM LAND PER TIF DEED 20764

DATE OF INSPECTION: 6/5/2018

PARCEL: 09-29-15-25542-001-0060

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.

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.

8-102 - ****Residential Use**** means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

Specifically: Your rental property is being advertised less than 31 day, or one calendar month requirement. This was verified on the homeaway.com website and is a repeat violation of city's ordinance. This case will be heard June 27th 2018 (Not July). If you have any questions feel free to contact me directly. Thank you.

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.

Inspector: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 6/7/2018

7. Protect and improve the quality of water resources and wetlands in both interior and coastal areas and preserve floodplains, drainageways, and other natural areas having beneficial hydrological characteristics and functions;
8. Establish zoning districts of a size, type, location and with standards that reflect the existing and desirable characteristics of a particular area within the city;
9. Establish permitted uses corresponding with the purpose and character of the respective zoning districts and limit uses within each district to those uses specifically authorized;
10. Establish use limitations for specified uses consistent with the zoning district in which they are allowed and the particular characteristics of such specified uses;
11. Enumerate density, area, width, height, setback, coverage and like requirements for each district, and make appropriate distinctions between categories of use within districts, based on the general purposes of this article, the Comprehensive Plan, and existing and desired community characteristics; and
12. Coordinate the provisions of this Development Code with corollary provisions relating to parking, fences and walls, signs, and like supplementary requirements designed to establish an integrated and complete regulatory framework for the use of land and water within the city.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 8310-12, § 1, 2-2-12)

Section 1-104. Jurisdiction and applicability.

A. This Development Code shall govern the development and use of land and structures within the corporate limits of the city.

B. 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.

Section 1-105. Comprehensive plan.

The Comprehensive Plan of the City of Clearwater is the official statement of policy of the city in regard to the use of land and all use or development of land undertaken pursuant to this Development Code shall be consistent with the Comprehensive Plan.

Section 1-106. Transitional rules.

A. *Transition period.* Where a complete application for development approval is pending on the adoption of this Development Code, the provisions of the regulations in effect when the application was filed shall govern the review and approval of the application for development approval, provided that:

1. The application is approved within six (6) months of the date of adoption of this Development Code; and
2. Construction begins within six (6) months of the issuance of such approval and is diligently pursued to completion.

B. *Existing unlawful uses and structures.* A structure or use not lawfully existing at the time of the adoption of this Development Code is lawful only if it conforms with all of the requirements of this Development Code.

C. *Existing approved uses.* An existing use which is lawful on the date of adoption of this Development Code, whether permitted as a "permitted use" or a "conditional use" in the zoning district in which it is located, shall not be deemed nonconforming solely because the procedure for approval has changed through the adoption of this Development Code. In the event the use was approved subject to one or more conditions, those conditions shall continue in full force and effect unless a new approval is obtained. If the existing use is nonconforming under either the prior Land Development Code or this Development Code, then such use shall come into conformance with this Development Code if required by the provisions of Article 7.

3. The vending machine shall not be located within a required setback, open space, view corridor, or landscaping area, or within a parking space or travel aisle within a parking lot;
4. The vending machine shall not be located in such a manner to impair a motor vehicle operator's view of motor vehicles, bicycles, or pedestrians upon entering, or exiting a right-of-way;
5. The vending machine shall not be located at a place where such vending machine unreasonably obstructs the flow of pedestrian or vehicular traffic; and
6. Electric service to the vending machine shall comply with the edition of the National Electrical Code currently in effect.

C. No more than two vending machines, per development site, shall be permitted outside of any building, unless such machines are not visible from any public right-of-way or any abutting property. Signage allowed on vending machines shall be flush with the machine and shall be limited to 35 percent of the machine's front face, including the selection choices. The remaining front face of the vending machine shall be of a similar color as the signage. No signage shall be allowed other than on the front of the vending machine.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, § 52, 5-2-02; Ord. No. 8042-09, § 3, 6-4-09)

Section 3-918. Maintenance in accordance with approved plans.

All improvements authorized by any Level One, Level Two, or Level Three approval shall be maintained in accordance with such approval. This includes, but shall not be limited to, approved landscaping, paved areas, stormwater facilities, retention/detention ponds, irrigation systems, and signage.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 8042-09, § 3, 6-4-09)

Section 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.

(Ord. No. 7105-03, § 1, 4-17-03; Ord. No. 8042-09, § 3, 6-4-09)

Section 3-920. Affordable housing incentives.

A. *Affordable housing density dwelling units.*

1. *City review and approval process.*

- a. *City approval procedures.* Such approval shall be considered a Level Two (flexible development) approval in accordance with the provisions of Article 4 Division 4 of the Community Development Code. The use of the density bonus as provided within this section shall not be considered a land use plan amendment.

- b. *Pre-application conference required.* Prior to submitting an application

Residential shelter means a building or buildings or portions thereof, the use of which is for a nonprofit service providing a place of temporary residence or sustenance to homeless or needy persons or families.

Residential use means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

Residentially zoned property means any parcel of property located in one of the following zoning districts: Low Density Residential ("LDR"); Low Medium Density Residential ("LMDR"); Medium Density Residential ("MDR"); Medium High Density Residential ("MHDR"); High Density Residential ("HDR"); Neighborhood Conservation Overlay ("NC"); Mobile Home Park ("MHP") as contained in Article 2 of this Development Code.

Restaurant means a use providing for the preparation or sale of prepared food for consumption by customers primarily on the premises, including the subordinate sale of alcoholic beverages for consumption on premises, but excluding facilities with prepared food service within grocery stores and delicatessens.

Restaurant, fast food means a business involving the sale of food and/or beverages ordered at either a counter or drive-through facility for either consumption on the premises using dishes and utensils which are disposable, or consumption off the premises.

Retail plazas means a building or group of buildings on the same property or adjoining properties, but operating as and/or presenting a unified/cohesive appearance and generally but not necessarily under common ownership and management, and which is partitioned into separate units that utilize a common parking area, and is designed for a variety of interchangeable uses including governmental, indoor recreation/entertainment,

office, restaurant, retail sales and service, and social/community center. In addition, bars, medical clinics, nightclubs, and places of worship may also be incorporated into retail plazas subject to their approval through the applicable Level One (Flexible Standard Development) or Level Two (Flexible Development) approval process and meeting their respective flexibility criteria.

Retail sales and services means a building, property, or activity the principle use or purpose of which is the sale or lease of goods, products, materials, or services directly to the consumer, including grocery stores, bicycle stores (sales, rentals and/or repair), adult day care, child care, personal services, animal grooming, funeral homes, art galleries, artisans, farmer markets, and including the sale of alcoholic beverages for off-premises consumption provided that the sale of alcoholic beverages is subordinate to the principal use and display of alcoholic beverages occupies less than 25 percent of the floor area of the use. Not including problematic uses, street vendors or the on-premise consumption of alcoholic beverages.

Retention area means an excavated stormwater holding area which has no designed discharge.

Right-of-way means a strip of land reserved, used or intended to be used for vehicular or pedestrian travel, including highways, streets, alleys, walkways, drainage facilities or other public purpose, whether public or private.

Runoff means the quality of stormwater that is unable to soak into the ground due to the presence of impermeable cover and which flows over land to a lower elevation following a storm.

Runway means a defined area on an airport prepared for landing and takeoff of aircraft along its length.

Salvage yard means an area of land which is principally used for the storage, collection, treatment, purchase or sale of refuse or scrap materials, including but not limited to wrecked or scrapped vehicles, rags, paper products, scrap metal, used appliances, scrap plumbing supplies or parts of any of the foregoing or similar property.

Exhibit A

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

09-29-15-25542-001-0060

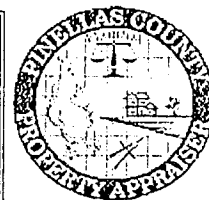
Compact Property Record Card[Tax Estimator](#)

**Updated June 5,
2018**

[Email](#) [Print](#) [Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
CEDAR HOUSE LLC 313 SPOTTIS WOOD CT CLEARWATER FL 33756-5273	302 CEDAR ST CLEARWATER




Property Use: 0810 (Single Family - more than one house per parcel)

Living Units:
2

[click here to hide] **Legal Description**

ELDRIDGE, J. J. BLK A, LOT 6 AND S 15FT MOL OF LOT 5 & SUBM LAND PER TIF DEED
20764

<u>Mortgage Letter</u>  <u>File for Homestead Exemption</u>			2018 Parcel Use
Exemption	2018	2019	
Homestead:	No	No	
Government:	No	No	Homestead Use Percentage: 0.00%
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%
Historic:	No	No	Classified Agricultural: 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)	Plat Book/Page
16940/0381	\$1,335,600 Sales Query	121030261011	D	111/85

2017 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$1,063,606	\$901,605	\$901,605	\$1,063,606	\$901,605

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
------	-------------------------------------	-----------------------------------	-----------------------------------------	--------------------------------------	--------------------------------------	-----------------------------------------