

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 134-18**

**Certified Mail**  
**August 10, 2018**

**Owner: Neim D Abdullaj**  
**2100 McKinley St.**  
**Clearwater, FL 33765-2540**

**Violation Address: 517 N Saturn Ave., Clearwater**  
**Drew Terrace Lot 21**

**Dear Sir/Madam:**

**You** are hereby formally notified that on **Wednesday, September 26, 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 of Section **3-1403.A & 3-1502.K.4** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

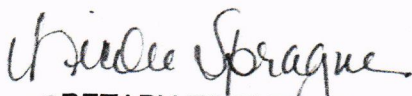
**You** are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent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

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

City Case Number: CDC2018-00378

NAME OF VIOLATOR: NEIM D ABDULLAJ  
MAILING ADDRESS: 2100 MCKINLEY ST  
CLEARWATER, FL 33765-2540

VIOLATION ADDRESS: 517 N SATURN AVE

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

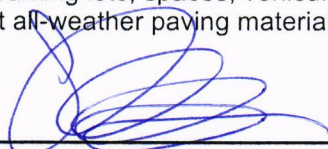
PARCEL #: 11-29-15-22536-000-0210

DATE OF INSPECTION: 7/24/2018 3:25:00 PM

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

3-1502.K.4. - **\*\*PARKING LOT SURFACES\*\*** Parking lot and driveway surfaces shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such surface free of pot holes, litter, trash, debris, equipment, weeds, dead vegetation and refuse and shall promptly repair cracked or heaved parking lot surfaces.


3-1403.A. - **\*\*Parking Lot Surfaces\*\*** Permanent Surface. Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.

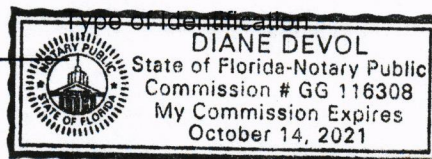
  
Shelby Brown

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 24th day of July, 2018, by Shelby Brown.

☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

  
(Notary Signature)

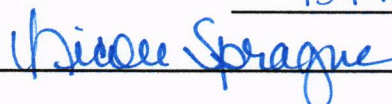


Name of Notary (typed, printed, stamped)

FILED THIS 9<sup>th</sup> DAY OF August, 2018

MCEB CASE NO.

134-18



Affidavit\_Req4Hearing



# 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

NEIM D ABDULLAJ  
2100 MCKINLEY ST  
CLEARWATER, FL 33765-2540

CDC2018-00378

ADDRESS OR LOCATION OF VIOLATION: **517 N SATURN AVE**

LEGAL DESCRIPTION: DREW TERRACE LOT 21

DATE OF INSPECTION: 1/10/2018

PARCEL: 11-29-15-22536-000-0210

### Section of City Code Violated:

3-1502.K.4. - **\*\*PARKING LOT SURFACES\*\*** Parking lot and driveway surfaces shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such surface free of pot holes, litter, trash, debris, equipment, weeds, dead vegetation and refuse and shall promptly repair cracked or heaved parking lot surfaces.

3-1403.A. - **\*\*Parking Lot Surfaces\*\* Permanent Surface.** Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.

Specifically: During a Neighborhood Sweep performed on 01/10/18, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. The parking areas and driveway aprons are in poor condition and show deterioration, potholes, unstable surfaces. Please take the appropriate steps to remedy these conditions. **\*\*NOTE\*** A permit may need to be obtained before repairs can commence; please contact the Planning & Development Dept. at (727) 562-4567 to inquire further. If there are circumstances that make compliance by the date requested below a challenge, please contact me directly at (727) 562-4725 as soon as possible. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/28/2018. 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.

Inspector: Shelby Brown  
Inspector Phone: 562-4725

Date Printed: 2/2/2018

NOV\_PropOwn

## Section 3-1403. - Parking lot surfaces.

- A. *Permanent surface.* Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.
- B. *Grass surface.*
1. No parking, displaying, or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this section.
  2. Eighty-five percent of parking required for places of worship, outdoor recreational facilities and other uses as determined by the community development coordinator may have a durable grass or other permeable surface.
  3. Community gardens may provide parking spaces on the grass, provided that the grass parking areas are clearly identified, dedicated and maintained in a clean and un-deteriorated manner.
  4. All surface parking spaces provided in excess of the minimum required pursuant to Article 2 may be surfaced with reinforced grass or other permeable surface as approved by the City Engineer. However, all vehicular accessways and driveways for these excess parking spaces shall be improved in a manner consistent with Section 3-1403.A.
  5. The city manager or the community development coordinator may permit parking on the grass or other permeable surface for public purpose needs, including reducing stormwater impacts.
  6. Any grass parking areas must be a minimum of ten feet from any tree.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, §§ 63, 64, 5-2-02; Ord. No. 7605-06, § 25, 4-20-06; Ord. No. 8654-15, § 22, 2-5-15; Ord. No. 8931-16, § 17, 9-1-16)

3. No temporary or permanent storage of materials or equipment shall be allowed on any vacant parcel except in compliance with the regulations for the use of such property as set forth under Article 2 and Article 3 Division 9 of this Development Code.

K. *Public rights-of-way and sidewalks and parking surfaces.*

1. Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.
2. No person shall erect, place or locate any structure, display materials, merchandise, or similar objects within the limits of any street right-of-way unless specifically permitted pursuant to the provisions of this Development Code.
3. No trash receptacles, newspaper racks or other dispensing machines shall be located in a public right-of-way unless specifically authorized by the city and other applicable agencies.
4. Parking lot and driveway surfaces shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such surface free of pot holes, litter, trash, debris, equipment, weeds, dead vegetation and refuse and shall promptly repair cracked or heaved parking lot surfaces.
5. All sidewalks located on private property shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep sidewalks clear of litter, trash, debris, equipment, weeds, dead vegetation and refuse. Sidewalks that are cracked, heaved or otherwise unsafe for pedestrians shall be promptly replaced.

L. *Maintenance of seawalls.* All seawalls shall be maintained in structurally sound condition and shall comply with applicable building and coastal construction codes.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, §§ 71—75, 5-2-02; Ord. No. 7449-05, § 20, 12-15-05; Ord. No. 8211-10, § 11, 10-5-10; Ord. No. 8931-16, § 18, 9-1-16)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

✓ *Complied 7/24/18*  
CDC2018-00377 and

City Case Number: CDC2018-00378


Site of Violation: 517 N SATURN AVE

RECEIVED

JUN 07 2018

1. Shelby Brown, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 6th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 517 N SATURN AVE, Clearwater, Florida.

OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

  
Shelby Brown

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 6th day of June, 2018, by Shelby Brown.

☒ PERSONALLY KNOWN TO ME

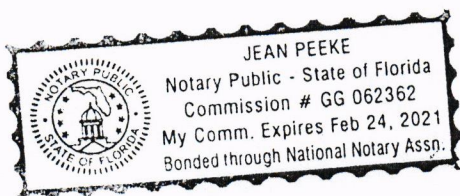
☐ PRODUCED AS IDENTIFICATION

n/a  
Type of Identification

  
(Notary Signature)

JEAN PEEKE

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

NEIM D ABDULLAJ  
2100 MCKINLEY ST  
CLEARWATER, FL 33765-2540

CDC2018-00378

ADDRESS OR LOCATION OF VIOLATION: **517 N SATURN AVE**

LEGAL DESCRIPTION: DREW TERRACE LOT 21

DATE OF INSPECTION: 4/30/2018

PARCEL: 11-29-15-22536-000-0210

### Section of City Code Violated:

3-1502.K.4. - **\*\*PARKING LOT SURFACES\*\*** Parking lot and driveway surfaces shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such surface free of pot holes, litter, trash, debris, equipment, weeds, dead vegetation and refuse and shall promptly repair cracked or heaved parking lot surfaces.

3-1403.A. - **\*\*Parking Lot Surfaces\*\* Permanent Surface.** Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.

Specifically: **\*\*2ND NOTICE\*\*** During a Neighborhood Sweep performed on 01/10/18, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. The parking areas and driveway aprons are in poor condition and show deterioration, potholes, unstable surfaces. Please take the appropriate steps to remedy these conditions. **\*\*NOTE\*** A permit may need to be obtained before repairs can commence; please contact the Planning & Development Dept. at (727) 562-4567 to inquire further. If there are circumstances that make compliance by the date requested below a challenge, please contact me directly at (727) 562-4725 as soon as possible. Thank you.

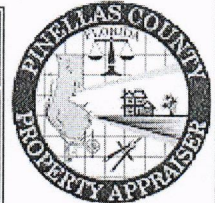
THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/18/2018. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. 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.

Inspector: Shelby Brown  
Inspector Phone: 562-4725

Date Printed: 6/5/2018

**Exhibit A**
[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM
**11-29-15-22536-000-0210****Compact Property Record Card**[Tax Estimator](#)**Updated July 24,  
2018**
[Email](#) [Print](#) [Radius Search](#)
[FEMA/WLM](#)

<b>Ownership/Mailing Address <a href="#">Change</a></b> <b><a href="#">Mailing Address</a></b>	<b>Site Address</b>
ABDULLAJ, NEIM D 2100 MCKINLEY ST CLEARWATER FL 33765-2540	519 N SATURN AVE CLEARWATER

[Property Use:](#) 0820 (Duplex-Triplex-Fourplex)
 Total Living: Total Gross  
 SF: 1,288 SF: 1,870

 Total Living  
 Units:2

[\[click here to hide\]](#) **Legal Description**  
 DREW TERRACE LOT 21
[Mortgage Letter](#)
[File for Homestead  
Exemption](#)
**2018 Parcel Use**

<b>Exemption</b>	<b>2018</b>	<b>2019</b>
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

 Homestead Use Percentage: 0.00%  
 Non-Homestead Use Percentage: 100.00%  
 Classified Agricultural: No
**Parcel Information** **Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b><a href="#">Sales Comparison</a></b>	<b><a href="#">Census Tract</a></b>	<b>Evacuation Zone (NOT the same as a FEMA Flood Zone)</b>	<b>Plat Book/Page</b>
12017/1188	<b>\$105,000</b> <a href="#">Sales Query</a>	121030266021	NON EVAC	48/20

**2017 Final Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2017	\$85,623	\$76,580	\$76,580	\$85,623	\$76,580

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
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