

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 12-21**

**Certified Mail**  
**December 18, 2020**

Owner: Bourlon & Lucas Law, PLLC  
877 Executive Center Dr W, STE 100  
St. Petersburg, FL, 33702  
CC: Blue Tram Investments LLC  
2519 Mc Mullen Booth Rd Apt 242  
Clearwater, FL 33761-4159

Violation Address: **1266 Santa Rosa St.**  
**15-29-15-38574-009-0150**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, January 27, 2021, 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).

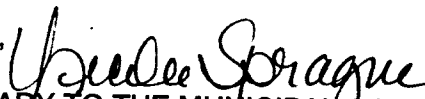
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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: BOURLON & LUCAS LAW, PLLC  
MAILING ADDRESS: 877 EXECUTIVE CENTER DR W., STE 100 CITY CASE#: BIZ2020-00348  
ST. PETERSBURG, FL 33702  
VIOLATION ADDRESS: 1266 SANTA ROSA ST  
CLEARWATER, FL  
DATE OF OFFICIAL NOTICE OF VIOLATION: 8/26/2020  
LEGAL DESCRIPTION OF PROPERTY: HIBISCUS GARDENS BLK I, LOT 15  
PARCEL #: 15-29-15-38574-009-0150  
DATE OF INSPECTION: 12/10/2020 4:21:00 PM

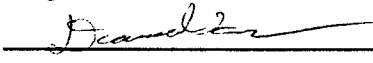
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

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.

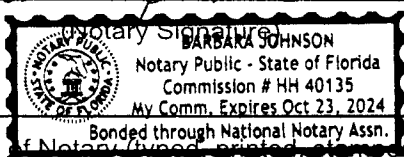
  
\_\_\_\_\_  
Daniel Kasman

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or \_\_\_\_\_ online notarization on this 10th day of December, 2020, 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 16<sup>th</sup> DAY OF December, 2020

MCEB CASE NO.

12-21

*Wendee Sprague*

Secretary, Municipal Code Enforcement Board

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)



# 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

BLUE TRAM INVESTMENTS LLC  
2519 MCMULLEN BOOTH RD APT 242  
CLEARWATER, FL 33761-4159

**BIZ2020-00348**

ADDRESS OR LOCATION OF VIOLATION: **1266 SANTA ROSA ST**

LEGAL DESCRIPTION: HIBISCUS GARDENS BLK I, LOT 15

DATE OF INSPECTION: 8/26/2020

PARCEL: 15-29-15-38574-009-0150

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.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 11/27/2020. 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.

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

Date Printed: 10/27/2020

NOV\_PropOwn



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
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BOURLON & LUCAS LAW, PLLC  
877 EXECUTIVE CENTER DR W., STE 100  
ST. PETERSBURG, FL 33702

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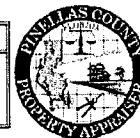
Inspector: Daniel Kasman  
Inspector Phone: 727-562-4727

Date Printed: 10/27/2020

NOV\_PropOwn

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**15-29-15-38574-009-0150****Compact Property Record Card**[Tax Estimator](#)**Updated December 10, 2020**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
BLUE TRAM INVESTMENTS LLC 2519 MCMULLEN BOOTH RD APT 242 CLEARWATER FL 33761-4159	1266 SANTA ROSA ST CLEARWATER



Property Use: 0820 (Duplex-Triplex-Fourplex) Current Tax District: CLEARWATER (CW) SF: 1,908 Total Gross SF: 1,944 x2

[click here to hide] Legal Description  
HIBISCUS GARDENS BLK I, LOT 15

<input checked="" type="checkbox"/> File for Homestead Exemption			2021 Parcel Use
Exemption	2020	2021	
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
19832/1977	<a href="#">Sales Query</a>	121030264002	NON EVAC	<a href="#">Compare Preliminary to Current FEMA Maps</a>	14/55

**2020 Interim Value Information**

Year	Just/Market Value	Assessed Value / Non-HIX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$130,573	\$122,720	\$122,720	\$130,573	\$122,720

[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
2019	No	\$111,564	\$111,564	\$111,564	\$111,564	\$111,564
2018	No	\$132,200	\$132,200	\$132,200	\$132,200	\$132,200
2017	No	\$95,543	\$95,543	\$95,543	\$95,543	\$95,543
2016	No	\$88,554	\$88,554	\$88,554	\$88,554	\$88,554
2015	Yes	\$64,933	\$54,167	\$29,167	\$31,009	\$29,167
2014	Yes	\$63,460	\$51,735	\$26,735	\$30,182	\$26,735
2013	Yes	\$49,858	\$49,301	\$24,301	\$24,301	\$24,301
2012	Yes	\$48,111	\$48,111	\$23,111	\$23,111	\$23,111
2011	Yes	\$57,957	\$57,957	\$32,957	\$32,957	\$32,957
2010	Yes	\$71,021	\$71,021	\$46,021	\$46,021	\$46,021
2009	Yes	\$82,047	\$82,047	\$57,047	\$57,047	\$57,047
2008	Yes	\$128,600	\$120,165	\$76,440	\$95,165	\$76,440
2007	Yes	\$150,700	\$127,003	\$102,003	N/A	\$102,003
2006	Yes	\$150,700	\$125,376	\$100,376	N/A	\$100,376
2005	Yes	\$120,200	\$111,200	\$86,200	N/A	\$86,200
2004	Yes	\$102,200	\$102,200	\$77,200	N/A	\$77,200
2003	No	\$92,000	\$92,000	\$92,000	N/A	\$92,000
2002	Yes	\$82,100	\$71,000	\$46,000	N/A	\$46,000
2001	Yes	\$63,500	\$63,200	\$38,200	N/A	\$38,200
2000	Yes	\$61,500	\$61,200	\$36,200	N/A	\$36,200
1999	Yes	\$59,400	\$59,400	\$34,400	N/A	\$34,400
1998	Yes	\$59,700	\$59,700	\$34,700	N/A	\$34,700
1997	No	\$58,600	\$58,600	\$58,600	N/A	\$58,600
1996	No	\$55,800	\$55,800	\$55,800	N/A	\$55,800

**2020 Tax Information**

**2020 Tax Bill** Tax District: CW  
2020 Final Millage Rate 20.5868  
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 exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

**Ranked Sales (What are Ranked Sales?) [See all transactions](#)**

Sale Date	Book/Page	Price	Q/U	V/I
26 Oct 2017	19832 / 1977	\$124,000	Q	1
06 Nov 2003	13193 / 0022	\$120,000	Q	1
24 Jun 1996	09382 / 0756	\$63,500	Q	1
01 Aug 1990	07342 / 0467	\$66,000	Q	1
19 Jun 1987	06521 / 1554	\$69,000	Q	
1979	04935 / 0484	\$63,000	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

X

Lucas

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/30/20

address different from item 1? ☐ Yesor delivery address below: ☐ No

BOURLON &amp; LUCAS LAW, PLLC

877 Executive Center Dr W., Ste 100

ST PETERSBURG, FL 33702

RE: 1266 Santa Rosa St. Clearwater, FL



9590 9402 5667 9308 6354 04

2. Article Number (Transfer from service label)

7019 2970 0001 6083 5857

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING#



9590 9402 5667 9308 6354 04

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

United States  
Postal Service

Receiver

NOV 04 2020

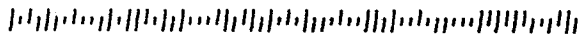
Planning & Development  
City of Clearwater

• 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:

Samuel M





## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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BLOOMING INVESTMENTS LLC  
AMY MARIE DAVIDSON  
2519 McMULLEN BOOTH RD APT 242  
CLEARWATER FL 33761-4159  
RE: 1266 Santa Rosa St



9590 9402 5667 9308 6354 11

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/30

D. Is delivery address different from item 1? ☐ YesIf so, print delivery address below: ☐ No

NOV 02 2020

PLANNING & DEVELOPMENT  
CODE COMPLIANCE

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)

19 2970 0001 6083 5840

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

Domestic Return Receipt

USPS TRACKING #



9590 9402 5667 9308 6354 11



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 •

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