

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 45-21**

**Certified Mail**  
**March 19, 2021**

Owner: **Belleair Properties Group LLC**  
**2840 West Bay Dr**  
**Belleair Bluffs, FL 33770-2620**

Violation Address: **16 N Highland Ave**  
**14-29-15-38736-003-0010**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 28, 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) **3-1407.A.5** 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: BELLEAIR PROPERTIES GROUP LLC CITY CASE#: CDC2021-00001  
MAILING ADDRESS: 2840 WEST BAY DR  
BELLEAIR BLUFFS, FL 33770-2620  
VIOLATION ADDRESS: 16 N HIGHLAND AVE  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 1/4/2021

LEGAL DESCRIPTION OF PROPERTY: HIGHLAND GROVES BLK C, LOTS 1,2,3 AND 4 LESS RD  
IN NE COR LOT 1

PARCEL #: 14-29-15-38736-003-0010

DATE OF INSPECTION: 1/28/2021 1:52:00 PM

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

3-1407.A.5. \*\*RESIDENTIAL GRASS PARKING\*\* 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 can not 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 crushed shell, mulch, millings or similar material.

SPECIFICALLY,

Only 1 vehicle is permitted to be parked on the grass and only if it is parallel and adjacent to the driveway. Please cease parking vehicles on the grass to come into compliance.

A violation exists and a request for hearing is being made.

*Daniel Kasman*

Daniel Kasman

SWORN AND SUBSCRIBED before me by means of *initials* physical presence or \_\_\_\_\_ online notarization on this 12th day of March, 2021, by Daniel Kasman.

STATE OF FLORIDA  
COUNTY OF PINELLAS



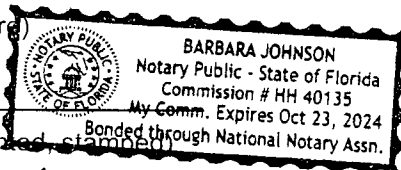
PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

*Barbara Johnson*  
(Notary Signature)

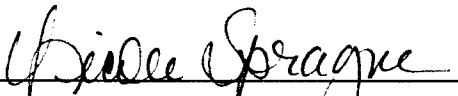
\_\_\_\_\_  
Type of Identification



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

FILED THIS 16<sup>th</sup> DAY OF March, 2021

MCEB CASE NO. 45-21

  
Secretary, Municipal Code Enforcement Board

## 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 or on any right-of-way contiguous to a residentially zoned property:
    - 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 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 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:
- 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 can not 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 crushed shell, mulch, millings or similar material.
7. *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



**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

BELLEAIR PROPERTIES GROUP LLC  
2840 WEST BAY DR  
BELLEAIR BLUFFS, FL 33770-2620

**CDC2021-00001**

ADDRESS OR LOCATION OF VIOLATION: **16 N HIGHLAND AVE**

LEGAL DESCRIPTION: HIGHLAND GROVES BLK C, LOTS 1,2,3 AND 4 LESS RD  
IN NE COR LOT 1

DATE OF INSPECTION: 1/4/2021

PARCEL: 14-29-15-38736-003-0010

Section of City Code Violated:

3-1407.A.5. **\*\*RESIDENTIAL GRASS PARKING\*\*** 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 can not 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 crushed shell, mulch, millings or similar material.

Specifically: Only 1 vehicle is permitted to be parked on the grass and only if it is parallel and adjacent to the driveway. Please cease parking vehicles on the grass to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/25/2021. 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: Daniel Kasman  
Inspector Phone: 727-562-4727

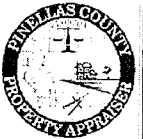
Date Printed: 1/4/2021

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**14-29-15-38736-003-0010**

Compact Property Record Card

[Tax Estimator](#)**Updated March 12, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
BELLEAIR PROPERTIES GROUP LLC 2840 WEST BAY DR BELLEAIR BLUFFS FL 33770-2620	16 N HIGHLAND AVE CLEARWATER

[Property Use](#) 0822 (Apartments (5-9 units))Current Tax District: CLEARWATER  
(CW)

SF: 3,636

Total Gross SF: 4,074 x6

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

HIGHLAND GROVES BLK C, LOTS 1, 2, 3 &amp; 4 LESS RD R/W IN NE COR OF SD LOT 1

File for Homestead Exemption			2021 Parcel Use	
Exemption	2021	2022		
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)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
1999/4/1754	Sales Query	121030264001	NON EVAC	Compare Preliminary to Current FEMA Maps	6/75

**2020 Interim Value Information**

Year	Just Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$267,214	\$267,214	\$267,214	\$267,214	\$267,214

[\[click here to hide\]](#) 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	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000
2018	No	\$250,000	\$225,060	\$225,060	\$250,000	\$225,060
2017	No	\$205,000	\$204,600	\$204,600	\$205,000	\$204,600
2016	No	\$186,000	\$186,000	\$186,000	\$186,000	\$186,000
2015	No	\$172,000	\$172,000	\$172,000	\$172,000	\$172,000
2014	No	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000
2013	No	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
2012	No	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
2011	No	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000
2010	No	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000
2009	No	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
2008	No	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000
2007	No	\$270,000	\$270,000	\$270,000	N/A	\$270,000
2006	No	\$240,000	\$240,000	\$240,000	N/A	\$240,000
2005	No	\$200,000	\$200,000	\$200,000	N/A	\$200,000
2004	No	\$145,000	\$145,000	\$145,000	N/A	\$145,000
2003	No	\$125,000	\$125,000	\$125,000	N/A	\$125,000
2002	No	\$108,000	\$108,000	\$108,000	N/A	\$108,000
2001	No	\$99,600	\$99,600	\$99,600	N/A	\$99,600
2000	No	\$96,800	\$96,800	\$96,800	N/A	\$96,800
1999	No	\$96,000	\$96,000	\$96,000	N/A	\$96,000
1998	No	\$95,900	\$95,900	\$95,900	N/A	\$95,900
1997	No	\$95,200	\$95,200	\$95,200	N/A	\$95,200
1996	No	\$105,000	\$105,000	\$105,000	N/A	\$105,000

**2020 Tax Information****2020 Tax Bill**

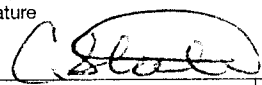
Tax District: CW

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	Y/I
21 Mar 2018	1999/4/1754	\$480,000	M	I
13 Apr 2012	17554/1905	\$287,500	M	I
27 Dec 2002	12439/0823	\$125,000	U	I
12 Feb 1996	09245/1513	\$300	U	I
27 Jul 1987	06548/0400	\$64,500	U	
Jun 1982	05357/1270	\$125,000	U	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>1 Complete items 1, 2, and 3.</p> <p>2 Print your name and address on the reverse so that we can return the card to you.</p> <p>3 Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <b>X</b>  <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>C. Stas</u> C. Date of Delivery <u>1/8/21</u></p> <p>address different from item 1? <input type="checkbox"/> Yes or delivery address below: <input type="checkbox"/> No</p>

BELLEAIR PROPERTIES GROUP LLC  
2840 WEST BAY DR  
BELLEAIR BLUFFS FL 33770-2620  
RE: 16 N Highland Ave Clearwater, FL



9590 9402 5667 9308 6362 72

3. Service Type

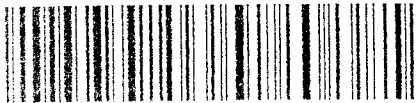
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input 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 (over \$500)	

Article Number (Transfer from service label)  
69 2970 0001 6083 6960

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

Domestic Return Receipt

USPS TRACKING #



9590 9402 5667 9308 6362 72



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

United States  
Postal Service

RECEIVED

PLANNING & DESIGN  
COUNCIL

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

CITY OF CLEARWATER  
COUNCIL CHAMBER  
POST OFFICE BOX 4748  
CLEARWATER, FL 33758-4748

INITIALS: Daniel D.