

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 46-21

Certified Mail
March 19, 2021

Owner: **Ilhan M Bilgutay**
503 N Garden Ave
Clearwater, FL 33755-4127

Violation Address: **503 N Garden Ave**
09-29-15-37422-002-0140

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) **3-1502.B** 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: ILHAN M BILGUTAY
MAILING ADDRESS: 503 N GARDEN AVE
CLEARWATER, FL 33755-4127
CITY CASE#: CDC2021-00146
VIOLATION ADDRESS: 503 N GARDEN AVE
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 2/2/2021
LEGAL DESCRIPTION OF PROPERTY: HART'S ADD TO CLEARWATER BLK 2, LOT 14
PARCEL #: 09-29-15-37422-002-0140
DATE OF INSPECTION: 3/9/2021 2:10:00 PM
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

3-1502.B. - ****EXTERIOR SURFACES**** All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

SPECIFICALLY,

The mold and mildew on all sides of the exterior of the structure needs to be removed. Also, the front of the structure appears to be falling off the building and needs to be repaired. Please have these violations corrected prior to the compliance date to avoid any further action and/or fines. Thank You

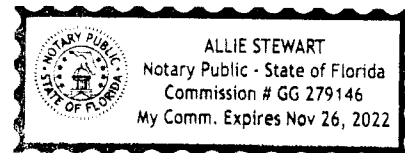
A violation exists and a request for hearing is being made.

Gregory Dixon

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 9th day of March, 2021, by Gregory Dixon.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



Allie Stewart
(Notary Signature)
Allie Stewart
Name of Notary (typed, printed, stamped)

Type of Identification

FILED THIS 9 DAY OF March, 2021

MCEB CASE NO. 46-21

Wade Sprague

Secretary, Municipal Code Enforcement Board

Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance Code.
- B. *Exterior surfaces.* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. All exterior surfaces shall be free of:
1. Mildew;
 2. Rust;
 3. Loose material, including peeling paint; and
 4. Patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to materials, color, bond and joining.

All cornices, trim and window frames that are damaged, sagging or otherwise deteriorated shall be repaired or replaced to be made structurally sound. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained according to manufacturer's specifications and otherwise treated in a consistent manner.

C. *Door and window openings.*

1. All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.
2. Sashes with rotten wood, broken joints or deteriorated mullions or muntins must be repaired or replaced.
3. Windows shall be maintained in an unbroken, and clean state. No windows shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building façade using wall materials and window detailing comparable with any upper floors and the building façade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way or any other parcel shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.
4. Doors and windows not facing the public right-of-way and upper level window and door openings fronting a public right-of-way shall be similarly maintained and repaired as the doors and windows facing the public right-of-way, except that such doors and windows may be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

D. *Roofs.*

1. All roofs shall be maintained in a safe, secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.



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

ILHAN M BILGUTAY
503 N GARDEN AVE
CLEARWATER, FL 33755-4127

CDC2021-00146

ADDRESS OR LOCATION OF VIOLATION: **503 N GARDEN AVE**

LEGAL DESCRIPTION: HART'S ADD TO CLEARWATER BLK 2, LOT 14

DATE OF INSPECTION: 1/27/2021

PARCEL: 09-29-15-37422-002-0140

Section of City Code Violated:

3-1502.B. - ****EXTERIOR SURFACES**** All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

Specifically: The mold and mildew on all sides of the exterior of the structure needs to be removed. Also, the front of the structure appears to be falling off the building and needs to be repaired. Please have these violations corrected prior to the compliance date to avoid any further action and/or fines. Thank You

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/2/2021. 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: Gregory Dixon
Inspector Phone: 727-562-4785

Date Printed: 2/2/2021

NOV_PropOwn

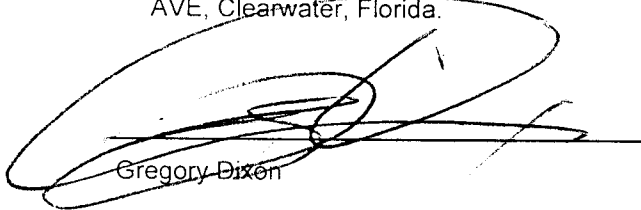
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2021-00146

Site of Violation: 503 N GARDEN AVE

1. Gregory Dixon, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 2nd day of February, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 503 N GARDEN AVE, Clearwater, Florida.



Gregory Dixon

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 2nd day of February, by Gregory Dixon.

☒ PERSONALLY KNOWN TO ME

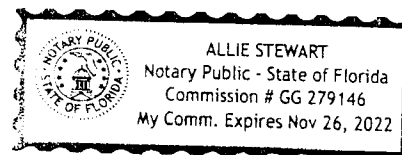
☐ PRODUCED AS IDENTIFICATION

 _____
Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)



[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**09-29-15-37422-002-0140****Compact Property Record Card**[Tax Estimator](#)**Updated March 9, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)


Ownership/Mailing Address Change Mailing Address	Site Address
BILGUTAY, ILHAN M 503 N GARDEN AVE CLEARWATER FL 33755-4127	503 N GARDEN AVE CLEARWATER

[Property Use:](#) 0110 (Single Family Home)Current Tax District: CLEARWATER
(CW)

Total Living: SF: 800 Total Gross SF: 800 Total Living Units: 1

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

HART'S ADD TO CLEARWATER BLK 2, LOT 14

Tax Estimator  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
08924/1249 	\$62,000 Sales Query	121030261012	NON EVAC	Compare Preliminary to Current FEMA Maps	H1/94

2020 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$51,419	\$39,218	\$39,218	\$51,419	\$39,218

[\[click here to hide\] 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	\$48,877	\$35,653	\$35,653	\$48,877	\$35,653
2018	No	\$47,206	\$32,412	\$32,412	\$47,206	\$32,412
2017	No	\$45,800	\$29,465	\$29,465	\$45,800	\$29,465
2016	No	\$34,671	\$26,786	\$26,786	\$34,671	\$26,786
2015	No	\$24,351	\$24,351	\$24,351	\$24,351	\$24,351
2014	No	\$29,543	\$29,543	\$29,543	\$29,543	\$29,543
2013	No	\$30,943	\$30,943	\$30,943	\$30,943	\$30,943
2012	No	\$32,579	\$32,579	\$32,579	\$32,579	\$32,579
2011	No	\$34,087	\$34,087	\$34,087	\$34,087	\$34,087
2010	No	\$44,019	\$44,019	\$44,019	\$44,019	\$44,019
2009	No	\$57,829	\$57,829	\$57,829	\$57,829	\$57,829
2008	No	\$87,600	\$87,600	\$87,600	\$87,600	\$87,600
2007	No	\$91,700	\$91,700	\$91,700	N/A	\$91,700
2006	No	\$78,900	\$78,900	\$78,900	N/A	\$78,900
2005	No	\$47,400	\$47,400	\$47,400	N/A	\$47,400
2004	No	\$33,900	\$33,900	\$33,900	N/A	\$33,900
2003	No	\$23,700	\$23,700	\$23,700	N/A	\$23,700
2002	No	\$21,100	\$21,100	\$21,100	N/A	\$21,100
2001	No	\$23,200	\$23,200	\$23,200	N/A	\$23,200
2000	No	\$19,200	\$19,200	\$19,200	N/A	\$19,200
1999	No	\$17,000	\$17,000	\$17,000	N/A	\$17,000
1998	No	\$16,900	\$16,900	\$16,900	N/A	\$16,900
1997	No	\$16,300	\$16,300	\$16,300	N/A	\$16,300
1996	No	\$17,300	\$17,300	\$17,300	N/A	\$17,300



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
28 Feb 1995	08924 / 1249 	\$19,000	Q	I
21 Jan 1988	06666 / 0444 	\$4,900	U	

2020 Land Information

Seawall: No

Frontage:

View: None