

6521

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA**

**Certified Mail sent: 02/22/2021**

Owner: MOHAMED ABDURRAHMAN

1565 S PROSPECT AVE

CLEARWATER, FL 33756-2186

Violation Address: **1565 S PROSPECT AVE**

**Parcel # 22-29-15-07938-007-0400**

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, Meeting Room A/B, in the Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section 3-1502 & 3-1503.b.2. of the Clearwater City Code, International Property Maintenance Code, Florida Building Code, or National Electric 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, or give an order for the City of Clearwater to rectify the violation by any reasonable means necessary.

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,  
JASON CANTRELL

**BUILDING CONSTRUCTION INSPECTOR**

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: UNS2020-00007

NAME OF VIOLATOR: MOHAMED ABDURRAHMAN  
MAILING ADDRESS: 1565 S PROSPECT AVE  
CLEARWATER, FL 33756-2186

VIOLATION ADDRESS: 1565 S PROSPECT AVE

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

PARCEL #: 22-29-15-07938-007-0400

DATE OF INSPECTION: 2/22/2021 12:00:00 PM

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

Roof appears to have collapsed in a large area. Repairs for the damage is required as well as permitting.

Section 3-1502. - Property maintenance requirements.

A. Minimum building and fire code requirements. All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's Code.

3-1503. - Nuisances.

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:

2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

  
\_\_\_\_\_  
Jason Cantrell

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 22th day of February, 2021, by Jason Cantrell.



PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

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

\_\_\_\_\_  
(Notary Signature)

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

FILED THIS 21<sup>st</sup> DAY OF April, 20 21

MCEB CASE NO.

65-21

Wade Sprague  
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) 562-4567

MOHAMED ABDURRAHMAN  
1565 S PROSPECT AVE  
CLEARWATER, FL 33756-2186

April 30, 2020

## NOTICE OF UNSAFE BUILDING

**Case #:** UNS2020-00007

**CERTIFIED MAIL #:** 70133020000084627450

**LOCATION:** 1565 S PROSPECT AVE

**PARCEL NO:** 22-29-15-07938-007-0400

**LEGAL:** BELMONT SUB 2ND ADD.BLK G, LOTS 40 AND 41

Dear Owners:

You are hereby notified that in accordance with the City of Clearwater Ordinances the above described property is declared unsafe and is creating a nuisance, and is therefore, subject to abatement, repair or demolition. Reference Section 47.161, of the Clearwater Community Development Code and the Standard Unsafe Building Abatement Code as adopted by the City of Clearwater, Florida.

It is in a deteriorated condition that creates a serious hazard to the health, safety and welfare of the public. Items that must be corrected include, but are not limited to, what is shown on the enclosed inspection report. All items on the attached report must be corrected.

You are hereby ordered to repair or demolish this structure within the limits of all building and zoning regulations. Should you elect to repair this structure, you are required to submit drawings showing how this is to be accomplished, secure all necessary permits, and commence work no later than seven (7) calendar days from receipt of this notice. Work is to be continued to completion within twenty (20) calendar days following issuance of the permit.

Work will be considered complete only upon the issuance of a certificate of completion (CoC). The city will give the utility companies (electric, water, gas, etc.) authorization to turn on utilities when all construction work has been completed to meet Code requirements. Use of this structure before issuance of CoC is a violation of law. Electrical power needed to make repairs at this site will require a temporary power pole and the associated permits and inspections.

The repairs must upgrade the structure to all the latest provisions of the current Standard Housing, Building, Plumbing, and Mechanical Codes and the National Electric Codes. The work shall also include the structural repair of all mechanical, electrical, plumbing, building and fire code. All openings providing access to the interior of the building must be secured using approved materials and methods. Any exterior repairs necessary to remove hazards to persons outside the building(s) shall be performed to the satisfaction of the City as a prerequisite to an extension of a deadline.



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

Repairs needed will be, but not limited to the following: Building, Plumbing, Electrical, and Mechanical. You are required to obtain a licensed Florida Engineer, and / or Contractor to determine all areas of the structure that do not meet current Codes. Submit to the City a report from your Construction Professional containing specifics as to how this structure will be brought to current Code Standards, if you choose to repair.

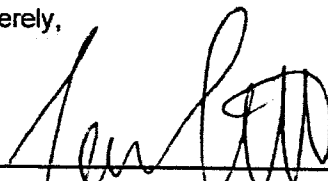
The building or structure may be secured to City of Clearwater specifications up for a maximum of twenty-seven (27) calendar days. During that time all necessary repairs, construction, alterations, removal or demolition shall be completed.

If the repairs, or demolition are not completed by the dates specified in this notice, by authority of Chapter 6 of the Standard Unsafe Building Code, 1985 edition, as adopted by Section 47.051(1)(e) of the City Code of Ordinances, the building will be ordered vacated and posted to prevent further occupancy until the work is completed, the City will take action to obtain compliance with this building.

**All costs and expenses will be billed to you. Costs include anything incurred in bringing the property into compliance, including expenses and staff time. An unpaid bill may result in a lien for the amount of the billing. The lien will remain on your property until the bill is paid or the lien satisfied.**

This violation cited above must be corrected by securing all necessary permits, and commencing work no later than seven (7) calendar days from receipt of this notice. Work is to be continued to completion within twenty (20) calendar days following issuance of the permit. Failure to correct the above listed violation by the date indicated, or recurrence of the violation after correction, will result in a legal action before the municipal code enforcement board of the city of clearwater or before the Pinellas county court. Such action may result in a fine or other civil remedy. The alleged violator may be liable for the reasonable costs of the investigation, prosecution and the administrative hearing, and any other reasonable costs the city incurs in correcting the violation, should this person be found guilty of the violation.

Sincerely,

  
\_\_\_\_\_  
Jason Cantrell  
Unsafe Building Inspector



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567

## UNSAFE STRUCTURE REPORT

Inspector: Jason Cantrell

Date Inspected: April 30, 2020

Case #: UNS2020-00007

Property Address: 1565 S. PROSPECT AVE.  
CLEARWATER, FL 33756

Parcel No: 22-29-15-07938-007-0400

Legal Description: BELMONT SUB 2ND ADD BLK G, LOTS 40 AND 41

Owner Name: MOHAMED ABDURRAHMAN

Mailing Address: 1565 S PROSPECT AVE.  
CLEARWATER, FL 33756-2186

### REPORT

The items listed below were easily visible and noted on an inspection of this structure. They are items that are at least part of the reason this structure has been declared UNSAFE. Caution - Do not use this report as a work write-up. It will be necessary for you to have an architect, engineer, and or contractor thoroughly inspect the entire structure. This inspection should compare all current Florida Codes with your structure and determine any and all code deficiencies. This structure must be remodeled/repaired to meet all current codes. Your design professional will be able to determine what needs to be done to make the structure meet current codes.

### TO OCCUPY THE STRUCTURE OR TO HAVE UTILITIES TURNED ON, THE STRUCTURE MUST MEET THE CURRENT CODES.

#### Exterior

- Roof appears to have collapsed in a large area. Repairs for the damage is required as well as permitting.

Section 3-1502. - Property maintenance requirements.

A. Minimum building and fire code requirements. All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's Code.

3-1503. - Nuisances.

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:

2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

It is the property owner's responsibility to have the structure thoroughly investigated for all code deficiencies and to have that work completed by a licensed contractor before utility turn on and occupancy. Submit report to inspector listed below.

Inspector's Signature: \_\_\_\_\_

Supervisor's Signature: \_\_\_\_\_

Property Address: 1565 S PROSPECT AVE

Section 3-1502. - Property maintenance requirements.

A. Minimum building and fire code requirements. All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's Code.

3-1503. - *Nuisances.*

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a *public nuisance*:

2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.



CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

Case #: UNS2020-00007

RECEIVED

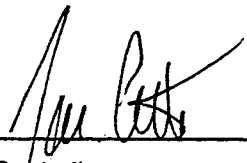
FEB 22 2021

OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

I, Jason Cantrell being duly sworn, deposes and says:

1. That I am Code Inspector employed by the Planning and Development Department of the City of Clearwater.
2. That on the 22th day of February, 2021, I posted a copy of the attached Notice of Violation and/or Notice of Hearing on 1565 S PROSPECT AVE at Clearwater City Hall and at 1565 S PROSPECT AVE Clearwater, Florida.

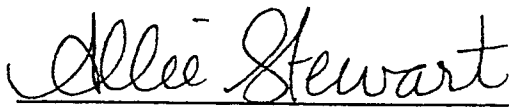
Further Affiant sayeth naught.

  
\_\_\_\_\_  
Jason Cantrell

STATE OF FLORIDA  
COUNTY OF PINELLAS

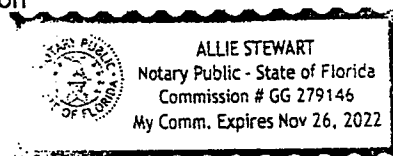
SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 22th day of February, 2021, by Jason Cantrell.


- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

  
\_\_\_\_\_  
(Notary Signature)

Type of Identification

Notary Public,

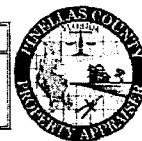


  
\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

\_\_\_\_\_  
Commission Expiration Date

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**22-29-15-07938-007-0400****Compact Property Record Card**[Tax Estimator](#)**Updated February 19, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ABDURRAHMAN, MOHAMED 1565 S PROSPECT AVE CLEARWATER FL 33756-2186	1565 S PROSPECT AVE CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER  
(CW)

Total Living: SF: 1,088 Total Gross SF: 1,300 Total Living Units: 1

[click here to hide] Legal Description  
BELMONT SUB 2ND ADD BLK G, LOTS 40 AND 41

Tax Estimator <input checked="" type="checkbox"/> File for Homestead Exemption			2021 Parcel Use
Exemption	2021	2022	
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1
Government:	No	No	Homestead Use Percentage: 100.00%
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%
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
15267/0075 ■	\$97,300 Sales Query	121030258003	NON EVAC	Compare Preliminary to Current FEMA Maps	6/88

**2020 Interim Value Information**

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$80,073	\$41,480	\$16,480	\$16,480	\$16,480

**[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	Yes	\$62,040	\$40,547	\$15,547	\$15,547	\$15,547
2018	Yes	\$63,763	\$39,791	\$14,791	\$14,791	\$14,791
2017	Yes	\$51,638	\$38,973	\$13,973	\$13,973	\$13,973
2016	Yes	\$46,272	\$38,171	\$13,171	\$13,171	\$13,171
2015	Yes	\$46,037	\$37,906	\$12,906	\$12,906	\$12,906
2014	Yes	\$39,713	\$37,605	\$12,605	\$12,605	\$12,605
2013	Yes	\$47,354	\$37,049	\$12,049	\$12,049	\$12,049
2012	Yes	\$36,430	\$36,430	\$11,430	\$11,430	\$11,430
2011	Yes	\$42,256	\$42,256	\$17,256	\$17,256	\$17,256
2010	Yes	\$57,900	\$57,900	\$25,000	\$32,900	\$25,000
2009	Yes	\$68,706	\$68,706	\$25,000	\$43,706	\$25,000
2008	Yes	\$89,500	\$89,500	\$39,500	\$64,500	\$39,500
2007	Yes	\$99,500	\$99,500	\$74,500	N/A	\$74,500
2006	Yes	\$96,200	\$48,101	\$23,101	N/A	\$23,101
2005	Yes	\$71,500	\$46,700	\$21,700	N/A	\$21,700
2004	Yes	\$67,700	\$45,400	\$20,400	N/A	\$20,400
2003	Yes	\$53,200	\$44,600	\$19,600	N/A	\$19,600
2002	Yes	\$47,100	\$43,600	\$18,600	N/A	\$18,600
2001	Yes	\$43,000	\$43,000	\$18,000	N/A	\$18,000
2000	No	\$37,600	\$29,900	\$4,900	N/A	\$4,900
1999	Yes	\$33,400	\$29,200	\$4,200	N/A	\$4,200
1998	Yes	\$32,900	\$28,800	\$3,800	N/A	\$3,800
1997	Yes	\$29,900	\$28,400	\$3,400	N/A	\$3,400
1996	Yes	\$27,600	\$27,600	\$2,600	N/A	\$2,600

**2020 Tax Information**

<b>2020 Tax Bill</b>	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 <a href="#">Tax Estimator</a> to estimate taxes under new ownership.	

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

Sale Date	Book/Page	Price	Q/U	V/I
27 Jul 2006	15267 / 0075 ■	\$140,000	Q	I
28 Aug 2000	11030 / 1227 ■	\$35,000	U	I
29 Dec 1989	07164 / 1102 ■	\$39,500	Q	I
Jul 1981	05214 / 1826 ■	\$26,490	Q	

**2020 Land Information**

Scawall: No

Frontage:

View: None



Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 4694 8323 8166 28

United States  
Postal Service

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

CITY OF CLEARWATER PLANNING & DEVELOPMENT

100 S. MYRTLE AVENUE

CLEARWATER, FL 33756

ATTN: Jason Cantrell RE:

CITY OF CLEARWATER  
PLANNING & DEVELOPMENT

1505 S. PROSPECT AVE

MAY 19 2020

RECEIVED BY: J.A.W.

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.

1. Article Addressed to:

MOHAMED ABDURRAHMAN  
1505 S. PROSPECT AVE  
CLEARWATER, FL 33756-2820



9590 9402 4694 8323 8166 28

2. Article Number (Transfer from service label)

7013 3020 0000 8462 7450

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *John Cantrell*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

Domestic Return Receipt