

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 51-21**

Certified Mail
April 19, 2021

Owner: **Michael V Loverde**
Alexandra T Ferrara
407 Maxwell Pl.
Indian Rocks Beach, FL 33785-3122

Violation Address: **607 Lime Ave., Clearwater**
16-29-15-92628-013-0031

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, May 26, 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) **1-104.B & 3-919** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

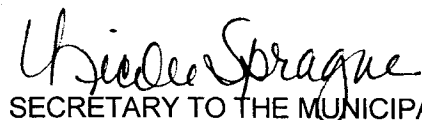
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent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

City Case Number: CDC2021-00093

NAME OF VIOLATOR: MICHAEL V LOVERDE
ALEXANDRA T FERRARA
MAILING ADDRESS: 420 WOODLAWN AVE
BELLEAIR, FL 33756-2043

VIOLATION ADDRESS: 607 LIME AVE

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

PARCEL #: 16-29-15-92628-013-0031

DATE OF INSPECTION: 3/30/2021 9:10:00 AM

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

1-104.B. - ****DEVELOPMENT CODE VIOLATION**** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

8-102 - ****RESIDENTIAL USE****

A residential use means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

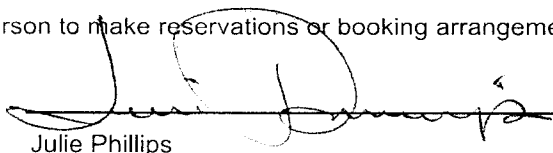
3-919. - ****PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT**** Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

K(1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)

1(2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.

___(3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

___(4) Use of an agent or other third person to make reservations or booking arrangements.


Julie Phillips

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online notarization on this 30th day of March, 2021, by Julie Phillips.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

N/A
Type of Identification

[Signature]
(Notary Signature)

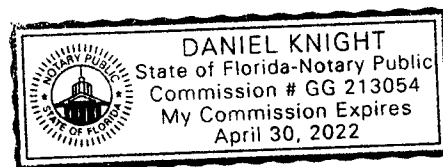
Daniel Knight
Name of Notary (typed, printed, stamped)

FILED THIS 30 DAY OF March, 2021

MCEB CASE NO.

SI-21

[Signature]
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) 562-4720 FAX (727) 562-4735

Notice of Violation

MICHAEL V LOVERDE
ALEXANDRA T FERRARA
420 WOODLAWN AVE
BELLEAIR, FL 33756-2043

CDC2021-00093

ADDRESS OR LOCATION OF VIOLATION: **607 LIME AVE**

LEGAL DESCRIPTION: TURNER'S, A.C. NO. 3 BLK 13, S 46.3FT OF W 24FT OF LOT 2 & S 46.3FT OF LOT 3

DATE OF INSPECTION: 1/21/2021

PARCEL: 16-29-15-92628-013-0031

Section of City Code Violated:

1-104.B. - ****DEVELOPMENT CODE VIOLATION**** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

8-102 - ****RESIDENTIAL USE****

A residential use means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

3-919. - ****PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT****

Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

___(1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)

☒ (2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.

___(3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

___(4) Use of an agent or other third person to make reservations or booking arrangements.

Specifically: We have received complaints that this property is being illegally rented out and/or advertised as being available for less than the 31 day or one calendar month requirement whichever is less. This was verified on the internet and is a violation of the City of Clearwater ordinance prohibiting short term rentals. Please bring your property and all advertising for your property into compliance by the compliance date to avoid further action. If you have any questions feel free to contact me directly. Thank you!

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

TELEPHONE (727) 562-4720 FAX (727) 562-4735

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/22/2021. 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: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 1/21/2021

Section 1-104. - Jurisdiction and applicability.

- A. This Development Code shall govern the development and use of land and structures within the corporate limits of the city.
- B. No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

Section 3-919. - Prima facie evidence of certain uses in residential zoning district.

Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less, shall include but not be limited to one or more of the following:

- (1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging Establishments);
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- (3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or
- (4) Use of an agent or other third person to make reservations or booking arrangements.

(Ord. No. 7105-03, § 1, 4-17-03; Ord. No. 8042-09, § 3, 6-4-09)

Residential use means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

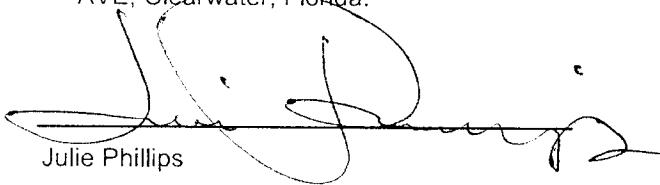
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2021-00093

Site of Violation: 607 LIME AVE

1. Julie Phillips, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 30th day of March, 2021, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 607 LIME AVE, Clearwater, Florida.


Julie Phillips

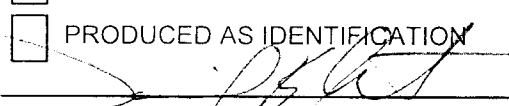
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 30th day of March, 2021, by Julie Phillips.

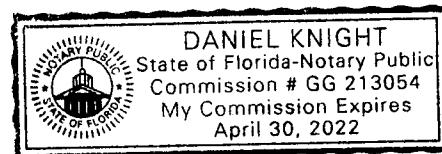
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

N/A
Type of Identification


(Notary Signature)

Daniel Knight
Name of Notary (typed, printed, stamped)





CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1748, 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

MICHAEL V LOVERDE
ALEXANDRA T FERRARA
420 WOODLAWN AVE
BELLEAIR, FL 33756-2043

CDC2021-00093

ADDRESS OR LOCATION OF VIOLATION: **607 LIME AVE**

LEGAL DESCRIPTION: TURNER'S, A.C. NO. 3 BLK 13, S 46.3FT OF W 24FT OF LOT 2 & S 46.3FT OF LOT 3

DATE OF INSPECTION: 3/30/2021

PARCEL: 16-29-15-92628-013-0031

Section of City Code Violated:

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NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/5/2021. 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: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 3/30/2021

Exhibit A

[Interactive Map of this parcel](#)
[Sales Query](#)
[Back to Query Results](#)
[New Search](#)
[Tax Collector Home Page](#)
[Contact Us](#)
16-29-15-92628-013-0031
Compact Property Record Card
[Tax Estimator](#)
Updated March 30, 2021
[Email](#) [Print](#)
[Radius Search](#)
[FEMA/WLIM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
LOVERDE, MICHAEL V FERRARA, ALEXANDRA T 407 MAXWELL PL INDIAN ROCKS BEACH FL 33785-3122	607 LIME AVE CLEARWATER



Property Use: 0820 (Duplex-Triplex-Fourplex) Current Tax District: CLEARWATER (CW) SF: 1,509 Total Gross SF: 2,205 x2

[click here to hide] Legal Description

TURNER'S, A.C. NO. 3 BLK 13, S 46.3FT OF W 24FT OF LOT 2 & S 46.3FT OF LOT 3

File for Homestead Exemption			2021 Parcel Use	
Exemption	2021	2022		
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
18777-0383	Sales Query	121030259002	NON EVAC	Compare Preliminary to Current FEMA Maps	H1/53

2020 Interim Value Information

Year	Just Market Value	Assessed Value / Non-HIX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$180,056	\$165,421	\$165,421	\$180,056	\$165,421

[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	\$169,407	\$150,383	\$150,383	\$169,407	\$150,383
2018	No	\$136,712	\$136,712	\$136,712	\$136,712	\$136,712
2017	Yes	\$131,535	\$131,535	\$81,535	\$106,535	\$81,535
2016	No	\$124,642	\$124,642	\$124,642	\$124,642	\$124,642
2015	No	\$91,456	\$91,456	\$91,456	\$91,456	\$91,456
2014	No	\$106,970	\$88,436	\$88,436	\$106,970	\$88,436
2013	No	\$80,396	\$80,396	\$80,396	\$80,396	\$80,396
2012	No	\$91,479	\$91,479	\$91,479	\$91,479	\$91,479
2011	No	\$87,314	\$87,314	\$87,314	\$87,314	\$87,314
2010	No	\$103,831	\$103,831	\$103,831	\$103,831	\$103,831
2009	No	\$103,358	\$103,358	\$103,358	\$103,358	\$103,358
2008	No	\$144,500	\$144,500	\$144,500	\$144,500	\$144,500
2007	No	\$154,000	\$154,000	\$154,000	N/A	\$154,000
2006	No	\$154,100	\$154,100	\$154,100	N/A	\$154,100
2005	No	\$114,500	\$114,500	\$114,500	N/A	\$114,500
2004	No	\$99,500	\$99,500	\$99,500	N/A	\$99,500
2003	No	\$85,600	\$85,600	\$85,600	N/A	\$85,600
2002	No	\$79,200	\$79,200	\$79,200	N/A	\$79,200
2001	No	\$78,900	\$78,900	\$78,900	N/A	\$78,900
2000	No	\$68,700	\$68,700	\$68,700	N/A	\$68,700
1999	No	\$67,400	\$67,400	\$67,400	N/A	\$67,400
1998	No	\$72,200	\$72,200	\$72,200	N/A	\$72,200
1997	No	\$61,000	\$61,000	\$61,000	N/A	\$61,000
1996	No	\$58,200	\$58,200	\$58,200	N/A	\$58,200

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
12 May 2015	18777 / 0383	\$135,000	Q	I
1976	04472 / 0044	\$37,800	Q	
1975	04335 / 0786	\$36,000	Q	
1968	02983 / 0663	\$19,500	U	

2020 Land Information

Seawall: No

Frontage:

View: None