

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 60-21**

Certified Mail
April 19, 2021

**Owner: Florida First Properties Inc Tre
Ferrer Land Trust 1468
1516 S Highland Ave.
Clearwater, FL 33756-2337**

**Violation Address: 1468 Cleveland St., Clearwater
14-29-15-38736-003-0330**

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) **29.30(1)** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

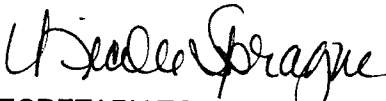
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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: FLORIDA FIRST PROPERTIES INC TRE CITY CASE#: BIZ2021-00031
MAILING ADDRESS: FERRER LAND TRUST 1468
1516 S HIGHLAND AVE
CLEARWATER, FL 33756-2337

VIOLATION ADDRESS: 1468 CLEVELAND ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 2/17/2021

LEGAL DESCRIPTION OF PROPERTY: HIGHLAND GROVES BLK C, LOTS 33,34 AND 35

PARCEL #: 14-29-15-38736-003-0330

DATE OF INSPECTION: 3/19/2021 3:45:00 PM

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

29.30(1) - **BUSINESS TAX RECEIPT REQUIRED** Any person who maintains a permanent business location or branch office within the city to manage a profession, business or occupation shall first obtain a city business tax receipt and pay the appropriate fee.

SPECIFICALLY,

All businesses in the City of Clearwater require a business tax receipt. This includes non-profit businesses such as group homes, and halfway homes. Please contact Allie Stewart at 727-562-4005 for more information and obtain a business tax receipt for the halfway home operating at this location to come into compliance.

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



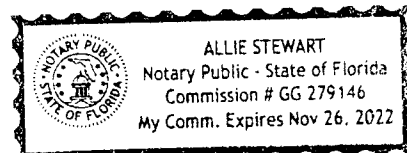
Daniel Kasman

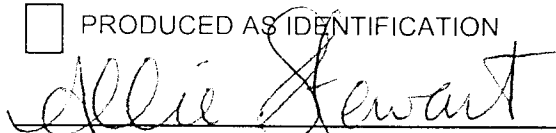
SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online notarization on this 7th day of April, 2021, by Daniel Kasman.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

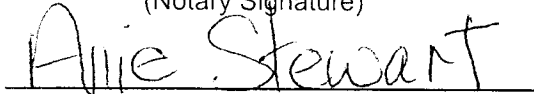
☐ PRODUCED AS IDENTIFICATION





Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 7th DAY OF April, 2021

MCEB CASE NO. 60-21


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

FLORIDA FIRST PROPERTIES INC TRE
FERRER LAND TRUST 1468
1516 S HIGHLAND AVE
CLEARWATER, FL 33756-2337

BIZ2021-00031

ADDRESS OR LOCATION OF VIOLATION: **1468 CLEVELAND ST**

LEGAL DESCRIPTION: HIGHLAND GROVES BLK C, LOTS 33,34 AND 35

DATE OF INSPECTION: 2/17/2021

PARCEL: 14-29-15-38736-003-0330

Section of City Code Violated:

29.30(1) - ****BUSINESS TAX RECEIPT REQUIRED**** Any person who maintains a permanent business location or branch office within the city to manage a profession, business or occupation shall first obtain a city business tax receipt and pay the appropriate fee.

Specifically: All businesses in the City of Clearwater require a business tax receipt. This includes non-profit businesses such as group homes, and halfway homes. Please contact Allie Stewart at 727-562-4005 for more information and obtain a business tax receipt for the halfway home operating at this location to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/17/2021. 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: 2/17/2021

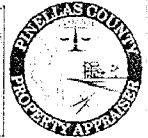
Sec. 29.30. - Business tax receipt required.

- (1) Any person who maintains a permanent or temporary business location or branch office within the city to manage a profession, business or occupation shall first obtain a city business tax receipt for each location and pay the appropriate fee as prescribed in Appendix A of this Code. Such business tax receipt shall be signed by the director of the department and shall have the city seal affixed.
- (2) Any person who does not maintain a permanent business location or branch office within the city but who transacts any business or engages in any occupation or profession in interstate commerce where such business tax is not prohibited by section 8 of article 1 of the United States Constitution shall also be liable for obtaining a city business tax receipt.
- (3) Any person who does not maintain a permanent business location or branch office within the city but who desires to transact a business or within the city shall register with the city manager the business tax receipt of that municipality or other governmental subdivision in which they maintain a permanent business location, or if no business tax receipt is required by the other municipality, a registration of the business shall be required, unless otherwise provided by this article. Such registration shall be accomplished prior to the commencement of the business, shall be subject to a registration fee as prescribed in appendix A to this Code and shall be valid from the date of issuance to the next succeeding September 30.
- (4) The burden of securing a business tax receipt rests with the principal of a business, but in the event of noncompliance by the principal, his agent or employee shall be subject to the same enforcement policies.
- (5) For properties with multiple businesses, a business tax receipt shall be required for each business.
- (6) Accessory uses, as defined by this article, shall be exempt from business tax receipt requirements.
- (7) Each business shall display the business tax receipt in a prominent location within the individual business location. Each registered business shall have the business tax receipt or a copy of the business tax receipt in/on possession of the business representative(s) while conducting business within the city.

(Code 1980, § 71.01; Ord. No. 5841-95, § 8, 8-3-95; Ord. No. 6101-96, § 1, 11-7-96; Ord. No. 7724-07, § 7, 1-31-07)

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**14-29-15-38736-003-0330****Compact Property Record Card**[Tax Estimator](#)**Updated April 7, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
FLORIDA FIRST PROPERTIES INC TRE FERRER LAND TRUST 1468 1516 S HIGHLAND AVE CLEARWATER FL 33756-2337	1468 CLEVELAND ST CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER
(CW)

Total Living: SF: 1,913 Total Gross SF: 2,404 Total Living Units: 1

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

HIGHLAND GROVES BLK C, LOTS 33,34 AND 35

Tax Estimator 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
20923/2107 2	\$235,500 Sales Query	121030264001	NON EVAC	Compare Preliminary to Current FEMA Maps	6-75

2020 Interim Value Information

Year	Just Market Value	Assessed Value / Non-HIX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$192,228	\$85,796	\$0	\$0	\$0

[\[click here to hide\] 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	\$164,875	\$83,867	\$0	\$0	\$0
2018	Yes	\$124,008	\$82,303	\$0	\$0	\$0
2017	Yes	\$111,821	\$80,610	\$0	\$0	\$0
2016	Yes	\$90,456	\$78,952	\$0	\$0	\$0
2015	Yes	\$84,554	\$78,403	\$0	\$0	\$0
2014	Yes	\$79,004	\$77,781	\$0	\$0	\$0
2013	Yes	\$80,255	\$76,632	\$0	\$0	\$0
2012	Yes	\$75,351	\$75,351	\$0	\$0	\$0
2011	Yes	\$91,652	\$91,652	\$41,652	\$66,652	\$41,652
2010	Yes	\$113,382	\$113,382	\$63,382	\$88,382	\$63,382
2009	No	\$166,680	\$166,680	\$166,680	\$166,680	\$166,680
2008	Yes	\$189,900	\$189,900	\$139,900	\$164,900	\$139,900
2007	Yes	\$211,300	\$211,300	\$186,300	N/A	\$186,300
2006	No	\$208,800	\$208,800	\$208,800	N/A	\$208,800
2005	No	\$156,100	\$156,100	\$156,100	N/A	\$156,100
2004	No	\$137,700	\$137,700	\$137,700	N/A	\$137,700
2003	No	\$96,000	\$96,000	\$96,000	N/A	\$96,000
2002	No	\$87,200	\$87,200	\$87,200	N/A	\$87,200
2001	No	\$100,100	\$100,100	\$100,100	N/A	\$100,100
2000	No	\$84,400	\$84,400	\$84,400	N/A	\$84,400
1999	No	\$76,400	\$76,400	\$76,400	N/A	\$76,400
1998	No	\$76,800	\$76,800	\$76,800	N/A	\$76,800
1997	No	\$73,100	\$73,100	\$73,100	N/A	\$73,100
1996	No	\$59,700	\$59,700	\$34,700	N/A	\$34,700

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
03 Mar 2020	20923 / 2107 2	\$192,000	Q	1
17 Nov 2009	16756 / 0290 2	\$145,000	U	1
17 Dec 2003	13288 / 2003 2	\$131,400	Q	1
1980	05021 / 0440 2	\$49,500	Q	

2020 Land Information

Seawall: No

Frontage:

View: None

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 C-19 Rt 29 ED ☒ Agent
☐ Addressee

B. Received by (Printed Name)

John Linchan

C. Date of Delivery

2-25-21

address different from item 1? ☐ Yes
 or delivery address below: ☒ No

FLORIDA FIRST PROPERTIES INC TRE
 FERRER LAND TRUST 1468
 1516 S HIGHLAND AVE
 CLEARWATER FL 33756-2337
 RE: 1468 Cleveland St



9590 9402 5667 9308 6138 22

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 | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

2. Article Number (Transfer from service label)

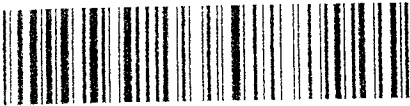
7019 2970 0001 6148 6676

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

DK

Domestic Return Receipt

USPS TRACKING#



9590 9402 5667 9308 6138 22



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 •

CODE COMPLIANCE
 POST OFFICE BOX 4748
 CLEARWATER, FL 33754-4748

INITIALS: