

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 63-21

Certified Mail
April 19, 2021

Owner: **Adam & Dana McGrady**
403 Carriage House Ln.
Tarpon Springs, FL 34688-7251

Violation Address: **104 N Meteor Ave., Clearwater**
13-29-15-82476-007-0040

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), 3-2302, & 3-2303** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

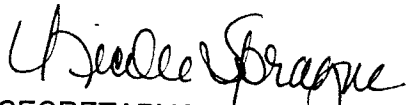
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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: ADAM S MC GRADY
MAILING ADDRESS: DANA K MC GRADY
403 CARRIAGE HOUSE LN
TARPON SPRINGS, FL 34688-7251

CITY CASE#: BIZ2021-00022

VIOLATION ADDRESS: 104 N METEOR AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 1/27/2021

LEGAL DESCRIPTION OF PROPERTY: SKY CREST UNIT NO. 6 BLK G, LOT 4

PARCEL #: 13-29-15-82476-007-0040

DATE OF INSPECTION: 3/17/2021 9:17:00 AM

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.

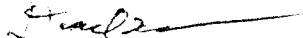
3-2302. - ****RESIDENTIAL RENTAL BUSINESS TAX RECEIPT**** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

3-2303. - ****LOCAL REPRESENTATION FOR BUSINESS TAX APPLICATIONS FOR RESIDENTIAL RENTALS**** Business tax applications for residential rentals shall include a local contact or representative. Such contact or representative shall maintain a current working local telephone number and current local address, not a public or private post office box, and provide notification thereof of any changes to the city within 30 days for a physical location and telephone number within one of the following counties in Florida: Pinellas, Hillsborough, Pasco, Manatee or Sarasota.

SPECIFICALLY,

A search of public records has found this non-homesteaded property to be a possible rental. All rental properties inside the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt. To comply with City Code, please complete and return the enclosed application by the correction date. Once received, an email will be sent out to you with a link to pay for the license. All residential rental properties over 5 units that are contiguous are required to obtain a state license through the Department of Business and Professional Regulations. For more information or questions, please contact us at 727-562-4005. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M.

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.

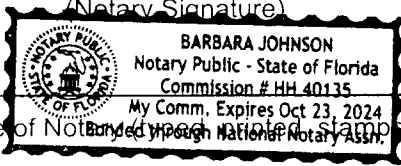
STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Barbara Johnson

Type of Identification

(Notary Signature)



Name of Notary (Typed, Printed, Stamped)

FILED THIS 16th DAY OF April, 20 21

MCEB CASE NO. 6321

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

Notice of Violation

ADAM S MC GRADY
DANA K MC GRADY
403 CARRIAGE HOUSE LN
TARPON SPRINGS, FL 34688-7251

BIZ2021-00022

ADDRESS OR LOCATION OF VIOLATION: **104 N METEOR AVE**

LEGAL DESCRIPTION: SKY CREST UNIT NO. 6 BLK G, LOT 4

DATE OF INSPECTION: 1/27/2021

PARCEL: 13-29-15-82476-007-0040

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.

3-2302. - ****RESIDENTIAL RENTAL BUSINESS TAX RECEIPT**** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

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Specifically: A search of public records has found this non-homesteaded property to be a possible rental. All rental properties inside the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt. To comply with City Code, please complete and return the enclosed application by the correction date. Once received, an email will be sent out to you with a link to pay for the license. All residential rental properties over 5 units that are contiguous are required to obtain a state license through the Department of Business and Professional Regulations. For more information or questions, please contact us at 727-562-4005. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/27/2021. 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: 1/27/2021

NOV_PropOwn



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1748, CLEARWATER, FLORIDA 33758-1748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

ADAM S MC GRADY
DANA K MC GRADY
403 CARRIAGE HOUSE LN
TARPON SPRINGS, FL 34688-7251

BIZ2021-00022

ADDRESS OR LOCATION OF VIOLATION: **104 N METEOR AVE**

LEGAL DESCRIPTION: SKY CREST UNIT NO. 6 BLK G, LOT 4

DATE OF INSPECTION: 3/2/2021

PARCEL: 13-29-15-82476-007-0040

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.

3-2302. - ****RESIDENTIAL RENTAL BUSINESS TAX RECEIPT**** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

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Specifically: A search of public records has found this non-homesteaded property to be a possible rental. All rental properties inside the city limits of Clearwater are required to obtain a Residential Rental Business Tax Receipt. To comply with City Code, please complete and return the enclosed application by the correction date. Once received, an email will be sent out to you with a link to pay for the license. All residential rental properties over 5 units that are contiguous are required to obtain a state license through the Department of Business and Professional Regulations. For more information or questions, please contact us at 727-562-4005. We are open Monday-Friday from 8:00 A.M. to 5:00 P.M.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/12/2021. 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: 3/2/2021

NOV_PropOwn

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)

Section 3-2302. - Business tax receipt required.

A business tax receipt shall be required for all rentals set forth in Section 3-2301. Business tax receipt procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax receipt shall be as set forth in the Code of Ordinances Appendix A, Division XVIII.

(Ord. No. 6932-02, § 1, 4-4-02; Ord. No. 7725-07, § 1, 2-15-07)

Section 3-2303. - Local representation for business tax receipt applications for residential rentals.

Business tax receipt applications for residential rentals shall include a local contact or representative. Such contact or representative shall maintain a current working local telephone number and current local address, not a public or private post office box, and provide notification thereof of any changes to the city within 30 days for a physical location and telephone number within one of the following counties in Florida: Pinellas, Hillsborough, Pasco, Manatee or Sarasota.

(Ord. No. 6932-02, § 1, 4-4-02; Ord. No. 7725-07, § 1, 2-15-07)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: BIZ2021-00022

Site of Violation: 104 N METEOR AVE

RECEIVED

MAR 02 2021

OFFICIAL RECORDS AND
LEGISLATIVE SVCS DEPT.

1. Daniel Kasman, 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 March, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 104 N METEOR AVE, Clearwater, Florida.



Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

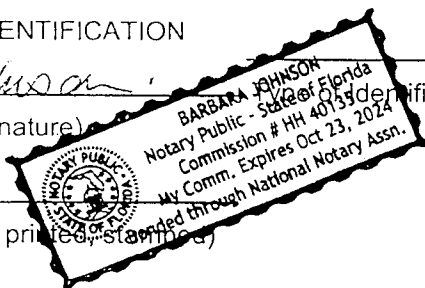
SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 2nd day of March, by Daniel Kasman.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS 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](#)**13-29-15-82476-007-0040****Compact Property Record Card**[Tax Estimator](#)**Updated April 7, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
MCGRADY, ADAM S MCGRADY, DANA K 403 CARRIAGE HOUSE LN TARPON SPRINGS FL 34688-7251	104 N METEOR AVE CLEARWATER

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

Total Living: SF: 1,162 Total Gross SF: 1,529 Total Living Units: 1

[click here to hide] **Legal Description**
SKY CREST UNIT NO. 6 BLK G. LOT 4

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
18344 1155	\$158,000 Sales Query	121030266022	NON EVAC	Compare Preliminary to Current FEMA Maps	28/51

2020 Interim Value Information

Year	Just Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$133,081	\$129,624	\$129,624	\$133,081	\$129,624

[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	\$121,452	\$117,840	\$117,840	\$121,452	\$117,840
2018	No	\$111,159	\$107,127	\$107,127	\$111,159	\$107,127
2017	No	\$105,209	\$97,388	\$97,388	\$105,209	\$97,388
2016	No	\$90,054	\$88,535	\$88,535	\$90,054	\$88,535
2015	No	\$86,580	\$80,486	\$80,486	\$86,580	\$80,486
2014	No	\$82,562	\$73,169	\$73,169	\$82,562	\$73,169
2013	No	\$66,517	\$66,517	\$66,517	\$66,517	\$66,517
2012	No	\$85,121	\$85,121	\$85,121	\$85,121	\$85,121
2011	No	\$85,532	\$85,532	\$85,532	\$85,532	\$85,532
2010	No	\$88,744	\$88,744	\$88,744	\$88,744	\$88,744
2009	Yes	\$102,975	\$66,352	\$25,000	\$41,352	\$25,000
2008	Yes	\$133,500	\$66,286	\$25,000	\$41,286	\$25,000
2007	Yes	\$163,200	\$64,355	\$39,355	N/A	\$39,355
2006	Yes	\$158,700	\$62,785	\$37,785	N/A	\$37,785
2005	Yes	\$112,500	\$62,200	\$37,200	N/A	\$37,200
2004	Yes	\$93,700	\$60,400	\$35,400	N/A	\$35,400
2003	Yes	\$83,700	\$59,300	\$34,300	N/A	\$34,300
2002	Yes	\$70,800	\$57,900	\$32,900	N/A	\$32,900
2001	Yes	\$63,600	\$57,000	\$32,000	N/A	\$32,000
2000	Yes	\$59,100	\$55,400	\$30,400	N/A	\$30,400
1999	Yes	\$57,900	\$54,000	\$29,000	N/A	\$29,000
1998	Yes	\$55,300	\$53,200	\$28,200	N/A	\$28,200
1997	Yes	\$52,400	\$52,400	\$27,400	N/A	\$27,400
1996	Yes	\$51,200	\$51,200	\$26,200	N/A	\$26,200

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
03 Oct 1995	09123 / 1076	\$66,500	Q	1
22 Jul 1991	07629 / 1584	\$58,000	Q	1
Jun 1981	05206 / 0141	\$49,500	Q	
1978	04648 / 0938	\$33,900	Q	

2020 Land Information

Seawall: No

Frontage:

View: None