

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 70-21

Certified Mail
May 14, 2021

Owner: **Jared White LLC**
231 Skiff Pt Unit 7
Clearwater, FL 33767-2158

Violation Address: **1747 Drew St**
14-29-15-82404-003-0010

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 23, 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, 29.30(1) & 29.40(1)** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

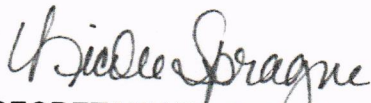
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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: JARED WHITE LLC
MAILING ADDRESS: 231 SKIFF PT UNIT 7
CLEARWATER, FL 33767-2158

CITY CASE#: BIZ2021-00041

VIOLATION ADDRESS: 1747 DREW ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 2/11/2021

LEGAL DESCRIPTION OF PROPERTY: SKY CREST UNIT NO. 2 BLK C, LOTS 1 AND 2

PARCEL #: 14-29-15-82404-003-0010

DATE OF INSPECTION: 5/4/2021 10:03:00 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.

29.40(1) - ****DELINQUENT BUSINESS TAX**** All business taxes imposed by this article shall be due and payable on September 30 of each year. Business Tax Receipts not renewed by September 30 shall be considered delinquent and shall be subject to an administration fee and delinquency penalty.

1-104.B. *****JURISDICTION AND APPLICABILITY***** 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.

SPECIFICALLY,

All businesses located within the city limits of Clearwater shall obtain a Business Tax Receipt (BTR) before operating within the city limits. If a business obtains a BTR it needs to be renewed each year by Sept 31st that the business remains operational. At the property "United One Insurance" is operating without having an active BTR. There was a BTR obtained for this business in the past, BTR-003772, but it has not been renewed in over years. When looking up the LLC associated with this BTR, United One Insurance Franchise Company LLC, on SunBiz.org it shows that it is in an "Inactive" status as of 9/25/2020. Being that this business is operating at the property without an active BTR, this becomes a zoning violation for the property owner. If "United One Insurance" has changed ownership a new BTR application will need to be submitted and obtained, if the ownership has not changed then their BTR will need to be made current and obtained. As of 2/11/2021 the balance owed for BTR-0037722 is \$582.00. Please note that if ownership of this business has not changed their LLC will also need to be made active on SunBiz.org before the BTR can be provided by the City of Clearwater. Please meet compliance by the compliance date and contact me with any questions. My email address is: Daniel.Knight@myclearwater.com and my office number is: 727-562-4732. Thank you and be safe and well.

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


Daniel Knight

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 6th day of May, 2021, by Daniel Knight.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME



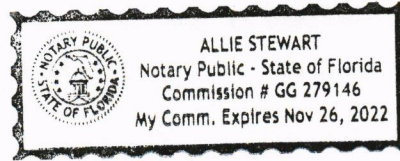
PRODUCED AS IDENTIFICATION

Allie Stewart

(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)



Type of Identification

FILED THIS 6th DAY OF May, 2021

MCEB CASE NO. 70-21

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

JARED WHITE LLC
231 SKIFF PT UNIT 7
CLEARWATER, FL 33767-2158

BIZ2021-00041

ADDRESS OR LOCATION OF VIOLATION: **1747 DREW ST**

LEGAL DESCRIPTION: SKY CREST UNIT NO. 2 BLK C, LOTS 1 AND 2

DATE OF INSPECTION: 2/11/2021

PARCEL: 14-29-15-82404-003-0010

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.

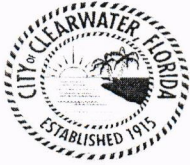
29.40(1) - **DELINQUENT BUSINESS TAX** All business taxes imposed by this article shall be due and payable on September 30 of each year. Business Tax Receipts not renewed by September 30 shall be considered delinquent and shall be subject to an administration fee and delinquency penalty.

1-104.B. *JURISDICTION AND APPLICABILITY***** 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.

Specifically: All businesses located within the city limits of Clearwater shall obtain a Business Tax Receipt (BTR) before operating within the city limits. If a business obtains a BTR it needs to be renewed each year by Sept 31st that the business remains operational. At the property "United One Insurance" is operating without having an active BTR. There was a BTR obtained for this business in the past, BTR-003772, but it has not been renewed in over years. When looking up the LLC associated with this BTR, United One Insurance Franchise Company LLC, on SunBiz.org it shows that it is in an "Inactive" status as of 9/25/2020. Being that this business is operating at the property without an active BTR, this becomes a zoning violation for the property owner. If "United One Insurance" has changed ownership a new BTR application will need to be submitted and obtained, if the ownership has not changed then their BTR will need to be made current and obtained. As of 2/11/2021 the balance owed for BTR-0037722 is \$582.00. Please note that if ownership of this business has not changed their LLC will also need to be made active on SunBiz.org before the BTR can be provided by the City of Clearwater. Please meet compliance by the compliance date and contact me with any questions. My email address is: Daniel.Knight@myclearwater.com and my office number is: 727-562-4732. Thank you and be safe and well.

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.

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

A handwritten signature in black ink, appearing to read "D. Knight", is written over a horizontal line.

Inspector: Daniel Knight

Inspector Phone: 727-562-4732

Date Printed: 2/11/2021

CC: 1747 Drew St

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)

Sec. 29.40. - Penalties.

- (1) All business taxes imposed by this article shall be due and payable on September 30 of each year and shall expire on September 30 of the succeeding year. Those business tax receipts not renewed by September 30 shall be considered delinquent and shall be subject to an administrative fee and delinquency penalty as per Appendix A. It is the duty of an inspector or a law enforcement officer to cause such person or persons or officers and directors of any corporation to be brought before the Municipal Code Enforcement Board or the county court utilizing processes as set forth in Article 7 of the Community Development Code and Florida State Statutes, as amended from time to time.
- (2) Each business tax receipt required by this chapter shall be obtained prior to the commencement of business or the practice of a profession and if not, shall be subject to an administrative fee and penalty as per Appendix A, in addition to the civil penalties of section 1.12. The administrative fee and penalty as detailed in Appendix A along with the civil penalty set forth in section 1.12, for the delinquent payment of business taxes, shall be exhaustive and to the exclusion of any and all other penalties and sanctions.

(Code 1980, § 71.05; Ord. No. 5835-95, § 4, 5-18-95; Ord. No. 5841-95, § 15, 8-3-95; Ord. No. 7724-07, § 7, 1-31-07; Ord. No. 8212-10, § 3, 11-4-10)

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.

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#)

14-29-15-82404-003-0010

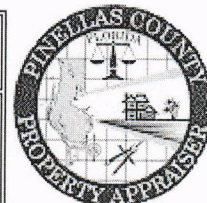
Compact Property Record Card

[Tax Estimator](#) **Updated May 6,
2021**

[Email](#) [Print](#) [Radius
Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
JARED WHITE LLC 231 SKIFF PT UNIT 7 CLEARWATER FL 33767-2158	1745 DREW ST CLEARWATER



Property Use: 1121 (Strip Store - (2 or more stores)) Current Tax District: CLEARWATER (CW) Total Heated SF: 7,200 Total Gross SF: 8,555

[click here to hide] **Legal Description**

SKY CREST UNIT NO. 2 BLK C, LOTS 1 AND 2

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
20699/2548	Sales Query	121030266022	NON EVAC	Compare Preliminary to Current FEMA Maps	28/3

2020 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$530,000	\$530,000	\$530,000	\$530,000	\$530,000

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year

7019 2970 0001 6148 5563

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none">■ 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.	<p>A. Signature XC-19 2460 <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) JB C. Date of Delivery 2-17-21</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>1. Article Addressed to: Jared White LLC 231 Skiff PT Unit 7 Cleawater, FL 33767</p> <p>9590 9402 5667 9308 6136 62 REF: 1747 Drew St.</p>	<p>3. Service Type</p> <table border="0"><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input checked="" type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Certified Mail Restricted Delivery</td><td><input type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Insured Mail</td><td></td></tr><tr><td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td><td></td></tr></table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" 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)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input checked="" 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)																	
<p>2. Article Number (Transfer from service label) 7019 2970 0001 6148 5563</p>																	