

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 71-21**

Certified Mail
May 14, 2021

Owner: **Mainstreet Clearwater Dev**
400 Cleveland St
Clearwater, FL 33755

Violation Address: **412 Cleveland St**
16-29-15-23814-000-0030

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) **4-1002** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

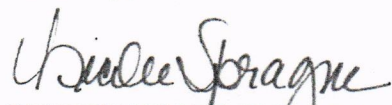
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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: MAINSTREET CLEARWATER DEV
MAILING ADDRESS: 400 CLEVELAND ST
CLEARWATER, FL 33755

CITY CASE#: BIZ2020-00461

VIOLATION ADDRESS: 412 CLEVELAND ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 11/10/2020

LEGAL DESCRIPTION OF PROPERTY: EARL & TATE'S SUB LOT 3 AND W 1/2 LOT 4 LESS N 10
FT IN ALLEY

PARCEL #: 16-29-15-23814-000-0030

DATE OF INSPECTION: 4/22/2021 11:27:00 AM

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

4-1002. - ****SIGNAGE WITHOUT PERMITS**** Signage has been located, placed, erected,
constructed, altered or extended without a permit.

SPECIFICALLY,

All permanently erected signs located within the city limits of Clearwater shall be permitted before being erected. At the property "Roxy's" has erected a permanent sign above their entry and our records show that a permit was not obtained. I did try to reach out to Michael Janecek: MPJanecek@gmail.com about this violation last week, but did not get a reply back. Compliance can be met by either obtaining a sign permit to allow the sign to remain erected at the property or by removing the sign and not re-erecting a permanent sign at the property until permits are first obtained. If you feel that this letter has been sent in error and a sign permit has been obtained please contact me with that permit number so i can verify. 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.

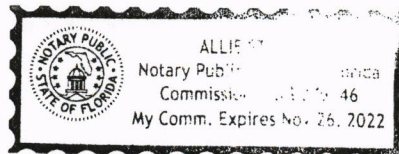

Daniel Knight

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

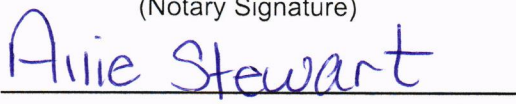
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



Type of Identification


(Notary Signature)

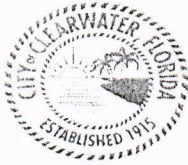

Name of Notary (typed, printed, stamped)

FILED THIS 6th DAY OF May, 2021

MCEB CASE NO. 71-21

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

MAINSTREET CLEARWATER DEV
400 CLEVELAND ST
CLEARWATER, FL 33755

BIZ2020-00461

ADDRESS OR LOCATION OF VIOLATION: **412 CLEVELAND ST**

LEGAL DESCRIPTION: EARL & TATE'S SUB LOT 3 AND W 1/2 LOT 4 LESS N 10
FT IN ALLEY

DATE OF INSPECTION: 11/10/2020

PARCEL: 16-29-15-23814-000-0030

Section of City Code Violated:

4-1002. - **SIGNAGE WITHOUT PERMITS** Signage has been located, placed, erected, constructed, altered or extended without a permit.

Specifically: All permanently erected signs located within the city limits of Clearwater shall be permitted before being erected. At the property "Roxy's" has erected a permanent sign above their entry and our records show that a permit was not obtained. I did try to reach out to Michael Janecek: MPJanecek@gmail.com about this violation last week, but did not get a reply back. Compliance can be met by either obtaining a sign permit to allow the sign to remain erected at the property or by removing the sign and not re-erecting a permanent sign at the property until permits are first obtained. If you feel that this letter has been sent in error and a sign permit has been obtained please contact me with that permit number so i can verify. 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 12/13/2020. 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 Knight
Inspector Phone: 727-562-4732

Date Printed: 11/10/2020

CC: 412 Cleveland St

NOV_PropOwn

Section 4-1002. - Permit required.

No sign shall be located, placed, erected, constructed, altered or extended without first obtaining a sign permit, except for signs listed in Section 3-1806.

(Ord. No. 8654-15, § 27, 2-5-15)

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

16-29-15-23814-000-0030

Compact Property Record Card

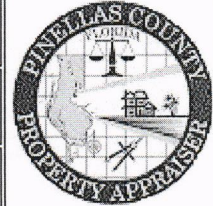
[Tax Estimator](#)

**Updated May 6,
2021**

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

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address (First Building)
MAINSTREET CLEARWATER DEV 400 CLEVELAND ST CLEARWATER FL 33755-4003	410 CLEVELAND ST CLEARWATER
	Jump to building: (1) 410 CLEVELAND ST <input type="button" value="v"/>



Property Use: 1121 (Strip Store - (2 or more stores))
Current Tax District: CLEARWATER
DOWNTOWN (CWD)
Total Heated SF: 29,035
Total Gross SF: 29,416

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

EARLL & TATE'S SUB LOTS 3, 4, 5, 6, 10 & 11

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
13261/1011	Sales Query	121030259022	NON EVAC	Compare Preliminary to Current FEMA Maps	H1/20

2020 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$2,242,000	\$2,136,023	\$2,136,023	\$2,242,000	\$2,136,023

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

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

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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:

Mainstreet Clearwater Dev
400 Cleveland St.
Clearwater, FL 33755



9590 9402 5667 9308 6008 39

412 Cleveland St.

2. Article Number (Transfer from service label)

7019 2970 0001 6083 2634

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

MS Dev. ☒ Agent
☐ Addressee

B. Received by (Printed Name)

MM 12

C. Date of Delivery

11/17

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☒ No

019

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
☐ Registered Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt