

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 73-21

Certified Mail
May 14, 2021

Owner: Dennis Dimovski
Steven Dimovski
2389 Lake Heather Heights Ct
Dunedin, FL 34698

Violation Address: 1417 Franklin St. Clearwater
14-29-15-10476-006-0200

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) **3-1502.G.1 & 3-1502.G.2, 3-1502.G.3 & 28.82(1)** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

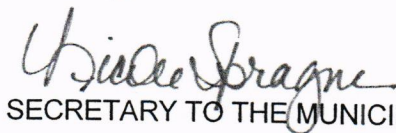
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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: DENNIS DIMOVSKI
MAILING ADDRESS: STEVE DIMOVSKI
2389 LAKE HEATHER HEIGHTS CT
DUNEDIN, FL 34698
CITY CASE#: CDC2021-00438

VIOLATION ADDRESS: 1417 FRANKLIN ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/15/2021

LEGAL DESCRIPTION OF PROPERTY: BOULEVARD HEIGHTS BLK F, LOT 20

PARCEL #: 14-29-15-10476-006-0200

DATE OF INSPECTION: 5/7/2021 10:19:00 AM

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

3-1502.G.1. - **EXTERIOR STORAGE** As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.

3-1502.G.2. - **Exterior Storage/Not For Use Outdoors** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

3-1502.G.3 - **CONSTRUCTION MATERIAL STORAGE** Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, may not be stored outdoors on a residentially zoned property.

SPECIFICALLY,

Items not meant for outdoor use must be stored indoors. Please properly store or remove all plywood, bins, boxes, construction materials, and other miscellaneous items to come into compliance.

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


Daniel Kasman

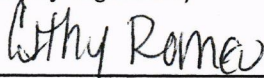
SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 7th day of May, 2021, by Daniel Kasman.

STATE OF FLORIDA
COUNTY OF PINELLAS

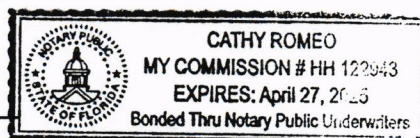
☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)



Name of Notary (typed, printed, stamped)



FILED THIS 7 DAY OF May, 2021

MCEB CASE NO. 73.21

Wendee Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: STEVE DIMOVSKI
MAILING ADDRESS: DENNIS DIMOVSKI
2389 LAKE HEATHER HEIGHTS CT
DUNEDIN, FL 34698

CITY CASE#: CDC2021-00437

VIOLATION ADDRESS: 1417 FRANKLIN ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/15/2021

LEGAL DESCRIPTION OF PROPERTY: BOULEVARD HEIGHTS BLK F, LOT 20

PARCEL #: 14-29-15-10476-006-0200

DATE OF INSPECTION: 5/7/2021 10:34:00 AM

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

28.82(1) - **Address Numbers** The owners of all developed properties within the city are required to have the proper address numbers displayed conspicuously upon the property. The numbers must be Arabic numerals. Painted numbers on a curb and written script are not acceptable. Such numbers shall be not less than 3" in height for residential uses and not less than 6" in height for nonresidential uses, and in such location as to be easily visible from the street upon which the property fronts.

SPECIFICALLY,

Please display the address of your home on the structure itself according to the above guidelines to come into compliance.

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



Daniel Kasman

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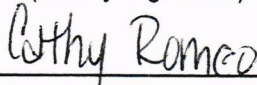
STATE OF FLORIDA
COUNTY OF PINELLAS

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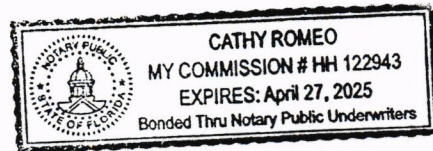


(Notary Signature)



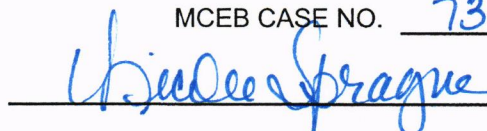
Name of Notary (typed, printed, stamped)

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MCEB CASE NO. 73-21





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

DENNIS DIMOVSKI
STEVE DIMOVSKI
2389 LAKE HEATHER HEIGHTS CT
DUNEDIN, FL 34698

CDC2021-00438

ADDRESS OR LOCATION OF VIOLATION: 1417 FRANKLIN ST

LEGAL DESCRIPTION: BOULEVARD HEIGHTS BLK F, LOT 20

DATE OF INSPECTION: 3/15/2021

PARCEL: 14-29-15-10476-006-0200

Section of City Code Violated:

3-1502.G.1. - **EXTERIOR STORAGE** As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.

3-1502.G.2. - **Exterior Storage/Not For Use Outdoors** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

3-1502.G.3. - **CONSTRUCTION MATERIAL STORAGE** Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, may not be stored outdoors on a residentially zoned property.

Specifically: Items not meant for outdoor use must be stored indoors. Please properly store or remove all plywood, bins, boxes, construction materials, and other miscellaneous items to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/15/2021. 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.

Daniel Kasman

Inspector: Daniel Kasman
Inspector Phone: 727-562-4727

Date Printed: 3/15/2021



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

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Notice of Violation

DENNIS DIMOVSKI
STEVE DIMOVSKI
2389 LAKE HEATHER HEIGHTS CT
DUNEDIN, FL 34698

CDC2021-00438

ADDRESS OR LOCATION OF VIOLATION: **1417 FRANKLIN ST**

LEGAL DESCRIPTION: BOULEVARD HEIGHTS BLK F, LOT 20

DATE OF INSPECTION: 4/16/2021

PARCEL: 14-29-15-10476-006-0200

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Daniel Kasman

Inspector: Daniel Kasman
Inspector Phone: 727-562-4727

Date Printed: 4/16/2021



CITY OF CLEARWATER

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
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Notice of Violation

STEVE DIMOVSKI
DENNIS DIMOVSKI
2389 LAKE HEATHER HEIGHTS CT
DUNEDIN, FL 34698

CDC2021-00437

ADDRESS OR LOCATION OF VIOLATION: 1417 FRANKLIN ST

LEGAL DESCRIPTION: BOULEVARD HEIGHTS BLK F, LOT 20

DATE OF INSPECTION: 3/15/2021

PARCEL: 14-29-15-10476-006-0200

Section of City Code Violated:

28.82(1) - **Address Numbers** The owners of all developed properties within the city are required to have the proper address numbers displayed conspicuously upon the property. The numbers must be Arabic numerals. Painted numbers on a curb and written script are not acceptable. Such numbers shall be not less than 3" in height for residential uses and not less than 6" in height for nonresidential uses, and in such location as to be easily visible from the street upon which the property fronts.

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Inspector Phone: 727-562-4727

Date Printed: 4/16/2021

Sec. 28.82. - Numbers required, visibility, size.

- (1) The owners of all developed properties within the city are required to have the proper address numbers, as set forth in the house number atlas, displayed conspicuously upon the property. The numbers must be Arabic numerals. Painted numbers on a curb and written script are not acceptable. Such numbers shall be not less than three inches in height for residential uses and not less than six inches in height for nonresidential uses, and in such location as to be easily visible from the street upon which the property fronts.
- (2) The owners of developed nonresidential properties shall also display the proper address numbers in such location as to be easily visible from the rear of each property, using Arabic numbers not less than three inches in height; provided, however, that this requirement shall be inapplicable to any building having no rear door and no rear window and to any building having two or more occupants who do not each have a proper address number assigned to the occupant's space in the building.

(Code 1980, § 111.02; Ord. No. 5705-94, § 1, 1-5-95)

Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance Code.
- B. *Exterior surfaces.* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. All exterior surfaces shall be free of:
1. Mildew;
 2. Rust;
 3. Loose material, including peeling paint; and
 4. Patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to materials, color, bond and joining.

All cornices, trim and window frames that are damaged, sagging or otherwise deteriorated shall be repaired or replaced to be made structurally sound. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained according to manufacturer's specifications and otherwise treated in a consistent manner.

- C. *Door and window openings.*
1. All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.
 2. Sashes with rotten wood, broken joints or deteriorated mullions or muntins must be repaired or replaced.
 3. Windows shall be maintained in an unbroken, and clean state. No windows shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building façade using wall materials and window detailing comparable with any upper floors and the building façade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way or any other parcel shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.

4. Doors and windows not facing the public right-of-way and upper level window and door openings fronting a public right-of-way shall be similarly maintained and repaired as the doors and windows facing the public right-of-way, except that such doors and windows may be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

D. *Roofs.*

1. All roofs shall be maintained in a safe, secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.
4. Tile roofs with peeling paint shall be repainted or have the paint removed.
5. Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.

E. *Auxiliary and appurtenant structures.*

1. Chimneys and elevator shafts, and mechanical and electrical structures shall be maintained in a satisfactory state of repair and their exterior finish must be architecturally consistent with the exterior side of the building wall from which they can be seen.
2. Freestanding walls and fences shall be maintained in accordance with the provisions of section 3-808 of this development code.
3. Fountains and other amenities shall be maintained in good working order and all structural components shall be maintained in a satisfactory state of repair, free of chipping, pitting, cracking, discoloration, peeling or fading.

F. *Exterior storage and display/ nonresidential properties.*

- 1.

All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.

2. Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

G. Exterior storage and display for residential properties.

1. As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.
2. Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.
3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.
5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. Yards and landscape areas.

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.
2. Any portion of a lot not covered by a building or structure or otherwise devoted to parking, a service drive or a walkway shall be landscaped with grass or other appropriate ground cover and shall be maintained in a neat and orderly manner.
- 3.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2021-00438

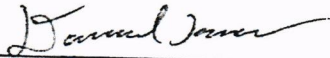
Site of Violation: 1417 FRANKLIN ST

RECEIVED

APR 16 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 16th day of April, 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 1417 FRANKLIN ST, Clearwater, Florida.



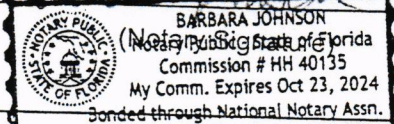
Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

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☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



Type of Identification

Name of Notary (typed, printed, stamped)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

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OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DEPT.



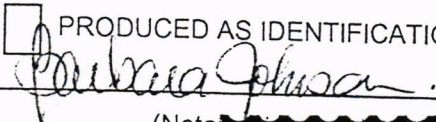
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STATE OF FLORIDA
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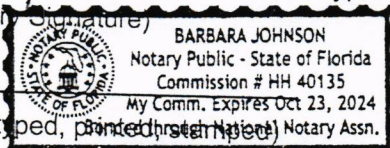
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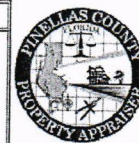
(Notary Signature)



Name of Notary (typed, printed or legible) Notary Assn.

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**14-29-15-10476-006-0200****Compact Property Record Card**[Tax Estimator](#)**Updated May 7, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
DIMOVSKI, DENNIS DIMOVSKI, STEVE SHEEHY, BEBA 2389 LAKE HEATHER HEIGHTS CT DUNEDIN FL 34698-5649	1417 FRANKLIN ST CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER
(CW)

Total Living: SF: 706

Total Gross SF: 1,220

Total Living Units: 1

[click here to hide] Legal Description
BOULEVARD HEIGHTS BLK F, LOT 20

Tax Estimator <input checked="" type="checkbox"/> 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
21060/0718	\$81,300 Sales Query	121030264021	NON EVAC	Compare Preliminary to Current FEMA Maps	7/54

2020 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$68,427	\$68,427	\$68,427	\$68,427	\$68,427

[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	\$55,480	\$44,438	\$44,438	\$55,480	\$44,438
2018	No	\$52,203	\$40,398	\$40,398	\$52,203	\$40,398
2017	No	\$41,038	\$36,725	\$36,725	\$41,038	\$36,725
2016	No	\$40,642	\$33,386	\$33,386	\$40,642	\$33,386
2015	No	\$30,351	\$30,351	\$30,351	\$30,351	\$30,351
2014	No	\$31,867	\$31,005	\$31,005	\$31,867	\$31,005
2013	No	\$28,502	\$28,502	\$28,502	\$28,502	\$28,502
2012	No	\$27,822	\$27,822	\$27,822	\$27,822	\$27,822
2011	Yes	\$42,676	\$35,630	\$10,630	\$10,630	\$10,630
2010	Yes	\$50,631	\$35,103	\$10,103	\$10,103	\$10,103
2009	Yes	\$74,437	\$34,180	\$9,180	\$9,180	\$9,180
2008	Yes	\$85,500	\$34,146	\$9,146	\$9,146	\$9,146
2007	Yes	\$75,100	\$33,151	\$8,151	N/A	\$0
2006	Yes	\$82,000	\$32,342	\$7,342	N/A	\$0
2005	Yes	\$57,000	\$31,400	\$6,400	N/A	\$6,400
2004	Yes	\$51,300	\$30,500	\$5,500	N/A	\$5,500
2003	Yes	\$46,400	\$30,000	\$5,000	N/A	\$5,000
2002	Yes	\$41,400	\$29,300	\$4,300	N/A	\$4,300
2001	Yes	\$37,000	\$28,900	\$3,900	N/A	\$3,900
2000	Yes	\$30,700	\$28,100	\$3,100	N/A	\$3,100
1999	Yes	\$30,000	\$27,400	\$2,400	N/A	\$2,400
1998	Yes	\$30,400	\$27,000	\$2,000	N/A	\$2,000
1997	Yes	\$26,600	\$26,600	\$1,600	N/A	\$1,600
1996	Yes	\$28,000	\$28,000	\$3,000	N/A	\$3,000

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
18 Sep 1987	06584 / 0741	\$38,000	Q	
Nov 1983	05641 / 0271	\$31,500	Q	

2020 Land Information