

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 74-21

Certified Mail
May 14, 2021

Owner: **Timothy Hall**
35 Waverly Park Ave
Brockton, MA 02302-4422

Violation Address: **1265 Park St. Clearwater**
15-29-15-38574-004-0040

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) **3-2302 & 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: HALL, TIMOTHY
MAILING ADDRESS: 35 WAVERLY PARK AVE
BROCKTON, MA 02302-4422

CITY CASE#: BIZ2021-00116

VIOLATION ADDRESS: 1265 PARK ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/1/2021

LEGAL DESCRIPTION OF PROPERTY: HIBISCUS GARDENS BLK D, LOT 4

PARCEL #: 15-29-15-38574-004-0040

DATE OF INSPECTION: 5/7/2021 2:48:00 PM

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

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.

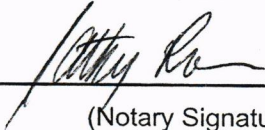


Daniel Kasman

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

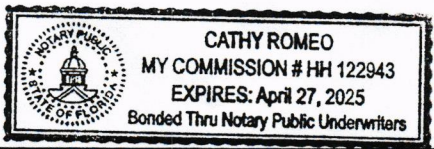
STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 7 DAY OF May, 2021

MCEB CASE NO. 74.21

Chloe 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

HALL, TIMOTHY
35 WAVERLY PARK AVE
BROCKTON, MA 02302-4422

BIZ2021-00116

ADDRESS OR LOCATION OF VIOLATION: **1265 PARK ST**

LEGAL DESCRIPTION: HIBISCUS GARDENS BLK D, LOT 4

DATE OF INSPECTION: 4/1/2021

PARCEL: 15-29-15-38574-004-0040

Section of City Code Violated:

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.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO **5/1/2021**. 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: 4/1/2021

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)

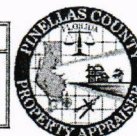
Section 3-2303. - Local representation for business tax receipt applications for residential rentals.

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)

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**15-29-15-38574-004-0040****Compact Property Record Card**[Tax Estimator](#)**Updated May 7, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
HALL, TIMOTHY 35 WAVERLY PARK AVE BROCKTON MA 02302-4422	1265 PARK ST CLEARWATER



Property Use: 0820 (Duplex-Triplex-Fourplex) Current Tax District: CLEARWATER (CW) SF: 3,334 Total Gross SF: 4,180 x3

[click here to hide] Legal Description
HIBISCUS GARDENS BLK D, LOT 4

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
21220/0430	Sales Query	121030264023	NON EVAC	Compare Preliminary to Current FEMA Maps	14/55

2020 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$47,287	\$34,034	\$34,034	\$47,287	\$34,034

[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	\$30,940	\$30,940	\$30,940	\$30,940	\$30,940
2018	No	\$58,086	\$58,086	\$58,086	\$58,086	\$58,086
2017	No	\$29,717	\$15,916	\$15,916	\$29,717	\$15,916
2016	No	\$24,373	\$14,469	\$14,469	\$24,373	\$14,469
2015	No	\$13,925	\$13,154	\$13,154	\$13,925	\$13,154
2014	No	\$13,102	\$11,958	\$11,958	\$13,102	\$11,958
2013	No	\$14,620	\$10,871	\$10,871	\$14,620	\$10,871
2012	No	\$9,883	\$9,883	\$9,883	\$9,883	\$9,883
2011	No	\$11,510	\$11,510	\$11,510	\$11,510	\$11,510
2010	No	\$13,191	\$13,191	\$13,191	\$13,191	\$13,191
2009	No	\$17,473	\$17,473	\$17,473	\$17,473	\$17,473
2008	No	\$53,300	\$53,300	\$53,300	\$53,300	\$53,300
2007	No	\$62,000	\$62,000	\$62,000	N/A	\$62,000
2006	No	\$60,700	\$60,700	\$60,700	N/A	\$60,700
2005	No	\$40,100	\$40,100	\$40,100	N/A	\$40,100
2004	No	\$36,800	\$36,800	\$36,800	N/A	\$36,800
2003	No	\$29,300	\$29,300	\$29,300	N/A	\$29,300
2002	No	\$26,400	\$26,400	\$26,400	N/A	\$26,400
2001	No	\$15,500	\$15,500	\$15,500	N/A	\$15,500
2000	No	\$29,500	\$29,500	\$29,500	N/A	\$29,500
1999	No	\$28,200	\$28,200	\$28,200	N/A	\$28,200
1998	No	\$27,400	\$27,400	\$27,400	N/A	\$27,400
1997	No	\$27,000	\$27,000	\$27,000	N/A	\$27,000
1996	No	\$31,400	\$31,400	\$31,400	N/A	\$31,400

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
19 Oct 2020	21220 / 0430	\$600,400	Q	V
27 Jun 2018	20105 / 1444	\$375,000	M	V
13 Mar 2017	19558 / 1734	\$219,500	M	V
16 Mar 1999	10440 / 2546	\$127,000	U	I

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

B. Received by (Printed Name)

Alexas

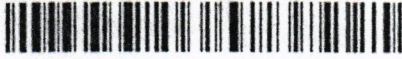
☐ Agent☐ Addressee

C. Date of Delivery

4/6/21

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

HALL, TIMOTHY
35 WAVERLY PARK AVE
BROCKTON MA 02302-4422
RE: 1265 Park St Clearwater, FL



9590 9402 5667 9308 6139 45

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
- ☐ Insured Mail Restricted Delivery (over \$500)

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

2. Article Number (Transfer from service label)

7019 2970 0001 6148 7192

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

Domestic Return Receipt

USPS TRACKING



9590 9402 5667 9308 6139 45

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•

CITY OF CLEARWATER
CODE COMPLIANCE
POST OFFICE BOX 4748
CLEARWATER, FL 33758-4748

INITIALS: Paul M

Received by:

APR 12 2021

Planning & Development
City of Clearwater