

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 115-21**

Certified Mail
August 13, 2021

Owner: **JME Trust**
PO BOX 5222
Largo, FL 33779-5222

Violation Address: **1423 Park St # A, Clearwater**
14-29-15-47016-003-0030

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 22, 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** 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: JME TRUST
MAILING ADDRESS: PO BOX 5222
LARGO, FL 33779-5222

CITY CASE#: BIZ2021-00246

VIOLATION ADDRESS: 1423 PARK ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/11/2021

LEGAL DESCRIPTION OF PROPERTY: KNOLLWOOD REPLAT BLK 3, LOT 3 LESS S 10FT

PARCEL #: 14-29-15-47016-003-0030

DATE OF INSPECTION: 7/29/2021 2:49:00 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.

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
Daniel Kasman

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or online notarization on this 29th day of July, 2021, by Daniel Kasman.

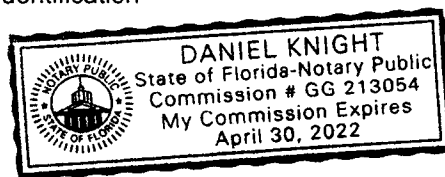
STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

N/A
Type of Identification

[Signature]
(Notary Signature)

Daniel Knight
Name of Notary (typed, printed, stamped)



FILED THIS 29 DAY OF July, 2021

MCEB CASE NO. 115.21

Heide Sprague
Secretary, Municipal Code Enforcement Board

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)



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

JME TRUST
PO BOX 5222
LARGO, FL 33779-5222

BIZ2021-00246

ADDRESS OR LOCATION OF VIOLATION: **1423 PARK ST**

LEGAL DESCRIPTION: KNOLLWOOD REPLAT BLK 3, LOT 3 LESS S 10FT

DATE OF INSPECTION: 6/11/2021

PARCEL: 14-29-15-47016-003-0030

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.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/11/2021. 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: 6/11/2021

NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



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

JME TRUST
PO BOX 5222
LARGO, FL 33779-5222

BIZ2021-00246

ADDRESS OR LOCATION OF VIOLATION: **1423 PARK ST**

LEGAL DESCRIPTION: KNOLLWOOD REPLAT BLK 3, LOT 3 LESS S 10FT

DATE OF INSPECTION: 7/12/2021

PARCEL: 14-29-15-47016-003-0030

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.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/22/2021. 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: 7/12/2021

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

NOV_PropOwn

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: BIZ2021-00246


Site of Violation: 1423 PARK ST

RECEIVED

JUL 12 2021

OFFICIAL RECORDS AND
LEGISLATIVE SRVCS 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 12th day of July, 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 1423 PARK ST, Clearwater, Florida.

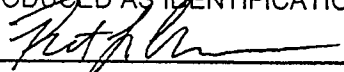


Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 12th day of July, 2021, by Daniel Kasman.

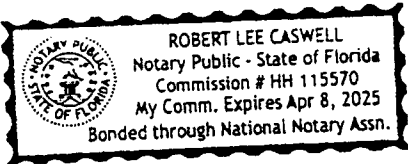
- ☒ PERSONALLY KNOWN TO ME
- ☐ PRODUCED AS IDENTIFICATION



(Notary Signature) Type of Identification

Robert Lee Caswell

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](#)

14-29-15-47016-003-0030

Compact Property Record Card

[Tax Estimator](#)

Updated July 29, 2021

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address (First Building)
JME TRUST PO BOX 5222 LARGO FL 33779-5222	1423 PARK ST # A CLEARWATER
	Jump to building: (2) 1423 PARK ST # B ▾



Property Use: 0810 (Single Family - more than one house per parcel)

Current Tax District: CLEARWATER (CW)

Total Living: SF: 1,498 Total Gross SF: 1,766 Total Living Units:2

[click here to hide] Legal Description

KNOLLWOOD REPLAT BLK 3, LOT 3 LESS S 10FT

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
20798/2563 ■	\$126,700 Sales Query	121030264022	NON EVAC	Compare Preliminary to Current FEMA Maps	21/70

2020 Final Value Information

Year	Just/Market Value	Assessed Value / Non-LIX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$104,665	\$104,665	\$104,665	\$104,665	\$104,665

[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	\$88,557	\$88,557	\$88,557	\$88,557	\$88,557
2018	No	\$123,732	\$92,745	\$92,745	\$123,732	\$92,745
2017	No	\$112,901	\$84,314	\$84,314	\$112,901	\$84,314
2016	No	\$96,411	\$76,649	\$76,649	\$96,411	\$76,649
2015	No	\$90,435	\$69,681	\$69,681	\$90,435	\$69,681
2014	No	\$74,750	\$63,346	\$63,346	\$74,750	\$63,346
2013	No	\$57,587	\$57,587	\$57,587	\$57,587	\$57,587
2012	No	\$55,711	\$55,711	\$55,711	\$55,711	\$55,711
2011	No	\$76,682	\$76,682	\$76,682	\$76,682	\$76,682
2010	No	\$88,296	\$88,296	\$88,296	\$88,296	\$88,296
2009	No	\$123,780	\$123,780	\$123,780	\$123,780	\$123,780
2008	No	\$129,000	\$129,000	\$129,000	\$129,000	\$129,000
2007	No	\$127,000	\$127,000	\$127,000	N/A	\$127,000
2006	No	\$118,900	\$118,900	\$118,900	N/A	\$118,900
2005	No	\$94,500	\$94,500	\$94,500	N/A	\$94,500
2004	No	\$82,200	\$82,200	\$82,200	N/A	\$82,200
2003	No	\$73,700	\$73,700	\$73,700	N/A	\$73,700
2002	No	\$64,200	\$64,200	\$64,200	N/A	\$64,200
2001	No	\$60,900	\$60,900	\$60,900	N/A	\$60,900
2000	No	\$57,300	\$57,300	\$57,300	N/A	\$57,300
1999	No	\$52,000	\$52,000	\$52,000	N/A	\$52,000
1998	No	\$50,900	\$50,900	\$50,900	N/A	\$50,900
1997	No	\$49,700	\$49,700	\$49,700	N/A	\$49,700
1996	No	\$47,500	\$47,500	\$47,500	N/A	\$47,500

2020 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2020 Tax Bill	Tax District: CW	Sale Date	Book/Page	Price	Q/U	V/I
2020 Final Millage Rate	20.5868	25 Sep 2009	16764 / 0610 ■	\$61,400	U	I
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.		18 Nov 2003	13218 / 0738 ■	\$84,000	U	I
		07 Dec 1999	10745 / 2578 ■	\$72,900	Q	I
		11 Sep 1995	09103 / 0608 ■	\$65,400	Q	I

2020 Land Information

Seawall: No

Frontage:

View: None