

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 119-21

Certified Mail
August 13, 2021

Owner: Florida First Properties Inc TRE
Ferrer Land Trust 1468
1516 S Highland Ave
Clearwater, FL 33756-2337

Violation Address: 1468 Cleveland St., Clearwater
14-29-15-38736-003-0330

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) **1-104.B, 2-100 & 8-102** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

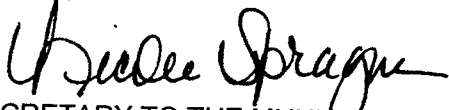
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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: FLORIDA FIRST PROPERTIES INC TRE CITY CASE#: CDC2021-01335
MAILING ADDRESS: FERRER LAND TRUST 1468
1516 S HIGHLAND AVE
CLEARWATER, FL 33756-2337

VIOLATION ADDRESS: 1468 CLEVELAND ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/24/2021

LEGAL DESCRIPTION OF PROPERTY: HIGHLAND GROVES BLK C, LOTS 33,34 AND 35

PARCEL #: 14-29-15-38736-003-0330

DATE OF INSPECTION: 8/2/2021 1:25:00 PM

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

SECTION 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.

SECTION 2-100. ***PERMITTED USES*** Chart 2-100 Permitted Uses. The following chart is a summary of the uses permitted in each zoning district. The "X" only indicates whether the use is permitted; it does not indicate the nature of the approval required. No use is permitted unless it complies with the provisions of the zoning district in which it is located and the applicable development standards in Article 3 of this Development Code. (Please see enclosed Chart 2-100)

SECTION 8-102. Definitions ***HALFWAY HOUSE*** Halfway house means a residential use providing transitional housing for persons needing substance abuse treatment, criminal incarceration and similar environments.

Section 8-102. - Definitions.


Housekeeping unit means a group of individuals, whether or not related by blood, marriage, or civil union, who reside together as a family. Existence of one or more of the following shall create a rebuttable presumption that the group is not a bona fide housekeeping unit:

- i. Interior doors that contain padlocks or keyed doorknobs, which limits tenants' use and access;
- ii. Members of the group have separate leases or sub leases and/or make separate payments to the landlord;
- iii. The group significantly reforms over the course of a twelve (12) month period or during the lease term by losing and/or gaining two or more members. Additions can be made with landlord approval if member(s) abandon(s) property, tenants and landlords should verify rights under Florida Landlord Tenant Laws.
- iv. Residentially zoned property which provides living, sleeping and at least one meal to four or more unrelated individuals for periods of one week or longer, typically referred to as a boarding house. Such individuals do not have a lease agreement with the landlord for that property. Such individuals only obtain a license to use their rooms while landlord maintains right of access, and are typically referred to as boarders. Such uses are prohibited by this code.
- v. Residentially zoned property that provides living and sleeping for more than four unrelated individuals for periods of one week or longer, typically referred to as rooming house. Such individuals do not have a lease agreement with landlord for property. Such individuals only obtain a license to use their rooms while landlord maintains right of access, and are typically referred to as boarders. Such uses are prohibited by this code.
- vi. Members of this group do not engage in group living activities such as shopping, cooking, eating, and socializing.

SPECIFICALLY,

On a recent fire inspection of the building at the property it was determined that a halfway house is being operated out of it. According to our records it would appear that there has been an attempt to obtain a Business Tax Receipt (BTR) for a halfway house to operate at the property, which was denied. A halfway house is only allowed to operate within the Institutional Zoning Districts within the City of Clearwater, this property is zoned Downtown (D). Being that a halfway house is operating at the property, this becomes a zoning violation for the property owner. Compliance can be met by refraining from allowing a halfway house to operate at the property and not allowing one to operate at the property in the future. Rooming houses and boarding houses are also not permitted in any district in Clearwater. Please meet compliance by the compliance date to avoid this case moving forward through the City's enforcement process. If you have any questions or concerns please do not hesitate to reach out to me. My email address is: Daniel.Kasman@myclearwater.com and my office number is located near the bottom of this page.

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 2nd day of August, by Daniel Kasman.

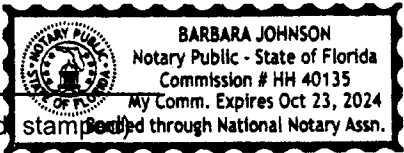
STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
- ☐ PRODUCED AS IDENTIFICATION

Type of Identification

Barbara Johnson

(Notary Signature)



Name of Notary (typed, printed)

FILED THIS 10th DAY OF August, 20 21

MCEB CASE NO. 119.21

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

Section 8-102. - Definitions.

Housekeeping unit means a group of individuals, whether or not related by blood, marriage, or civil union, who reside together as a family. Existence of one or more of the following shall create a rebuttable presumption that the group is not a bona fide housekeeping unit:

- i. Interior doors that contain padlocks or keyed doorknobs, which limits tenants' use and access;
- ii. Members of the group have separate leases or sub leases and/or make separate payments to the landlord;
- iii. The group significantly reforms over the course of a twelve (12) month period or during the lease term by losing and/or gaining two or more members. Additions can be made with landlord approval if member(s) abandon(s) property, tenants and landlords should verify rights under Florida Landlord Tenant Laws.
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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/24/2021. 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
Date Printed: 6/24/2021

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

Inspector Phone: 727-562-4727

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.

Sec. 2-100. - Permitted uses.

Chart 2-100 Permitted Uses. The following chart is a summary of the uses permitted in each zoning district. The "X" only indicates whether the use is permitted; it does not indicate the nature of the approval required. No use is permitted unless it complies with the provisions of the zoning district in which it is located and the applicable development standards in [Article 3](#) of this Development Code.

	CHART 2-100 PERMITTED USES																
Use Categories	LDR	LMDR	MDR	MHDR	HDR	MHP	C	T	D	O	US 19	I	IRT	OSR	P	CRNCOD	IENCOD
Residential																	
Accessory dwellings							X	X	X	X		X	X				
Attached dwellings	X	X	X	X	X			X	X		X						
Community residential homes	X	X	X	X	X				X	X						X	X
Detached dwellings	X	X	X	X	X	X			X							X	X
Mobile homes						X											
Mobile home parks						X											
Residential infill projects	X	X	X	X	X											X	X
Nonresidential																	
Adult uses											X		X				
Airport												X					
Alcoholic beverage sales							X	X	X		X						
Animal boarding							X		X		X		X				
Assisted living facilities			X	X	X				X		X	X					
Automobile service stations							X				X		X				
Bars							X	X	X		X		X				
Brewpubs							X	X	X		X						
Cemeteries												X					
Community gardens	X	X	X	X	X		X		X		X	X					
Comprehensive infill redevelopment project (CIRP)							X	X		X		X	X	X			
Congregate care			X	X	X				X		X	X					
Convention center									X								
Educational facilities							X		X	X	X	X					

Environmental park																	X		
Funeral homes							X			X		X							
Governmental uses							X	X	X		X	X	X	X					
Halfway houses												X							
Hospitals												X							
Indoor recreation/entertainment							X	X	X		X		X						
Light assembly							X		X		X								
Manufacturing													X						
Marinas																	X		
Marinas and marina facilities							X	X	X		X	X							
Medical clinic							X	X	X	X	X	X							
Microbreweries							X		X		X		X						
Mixed use							X	X		X									
Museums								X	X				X						
Nightclubs							X	X	X		X		X						
Non-residential off-street parking		X	X	X															
Nursing homes				X	X					X	X	X							
Offices						X	X	X	X	X	X		X						
Off-street parking							X			X									
Open space									X						X				
Outdoor recreation/entertainment							X	X			X		X	X					
Outdoor storage													X						
Overnight accommodations	X		X	X	X		X	X	X		X		X						
Parking garages and lots					X			X	X		X	X	X	X					
Parks and recreation facilities	X	X	X	X	X		X	X	X	X	X	X	X	X					
Places of worship							X		X	X	X	X							
Planned medical campus													X						
Planned medical campus project													X						

Section 8-102. - Definitions.

For the purposes of this Development Code, the following words and terms have the meanings specified herein:

Abandoned building means a building or structure that is deserted by the owner and left unsecured or that is not maintained. Evidence of desertion and lack of maintenance shall include, but not be limited to: unaddressed code violations; lack of required building permits or certificate of occupancy; lack of business tax receipt; and lack of active utilities.

Abandoned motor vehicle means a motor vehicle voluntarily relinquished by the owner for an apparently indefinite period of time. The term includes but is not limited to any motor vehicle which is left upon private property without the consent of the owner, lessee or occupant thereof for longer than two hours.

Abutting property means property which is contiguous to the parcel proposed for development or contiguous to property which is owned by the applicant and/or an affiliated entity of the applicant which is contiguous to the parcel proposed for development.

Accent tree means a self-supporting woody plant which normally attains a height between 15 and 35 feet at maturity in the county.

Access means a way or means of approach to provide vehicular or pedestrian entrance or exit to a property.

Access classification means a ranking system for roadways used to determine the appropriate degree of access management. Factors considered include functional classification, the appropriate local government's adopted plan for the roadway, subdivision, of abutting properties, and existing level of access control.

Access connection means any driveway, street, turnout or other means of providing for the movement of vehicles to or from the public roadway system.

Access management means the process of providing and managing access to land development while preserving the regional flow of traffic in terms of safety, capacity, and speed.

Access management plan (corridor) means a plan illustrating the design of access for lots on a highway segment or an interchange area that is developed jointly by the state, the metropolitan planning organization, and the City of Clearwater.

Garage, yard or estate sale means a sale operated at a residence primarily for the sale of used household goods.

Garden center means the outdoor retail sales and display of plant materials not grown on-site, garden tools, fertilizers, potting soil, mulch, rock and other garden supplies, including power equipment, such as garden tractors, lawnmowers, etc.

Governmental use means a building, use or structure owned or occupied by a federal, state, or local government agency and serving as an agency office, police station, fire station, library, post office, or similar facility, but not including a vehicle storage yard, jail, sanitary landfill, solid waste transfer or disposal facility, wastewater treatment facility, hazardous waste treatment or storage facility, food irradiation facility, educational or health institution, university, military facility, residential care home, housing for persons who are participating in work release programs or who have previously served and completed terms of imprisonment for violations of criminal laws, or other type of public facility.

Grade, existing means the natural earth surface, or the earth surface altered for drainage or other engineering purposes determined necessary by the city engineer.

Graffiti means one or more letters, symbols, or other markings painted, drawn or otherwise applied to a wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, not including signs or murals.

Gross floor area means the total interior floor area of a building measured at the inside face of the exterior walls, but excluding parking garages, carports, stairwells and elevator shafts.

Gross land area means the total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public road right-of-way.

Gross leasable floor area means the total floor area designed for tenant occupancy.

Ground level means the lower or finished grade of a parcel of land exclusive of any filling, berming, mounding or excavating solely for the purpose of locating a sign. Ground level on marina docks or floating structures shall be the finish grade of the landward portion of the adjoining parcel.

Grubbing means the removal of any type of rooted vegetation from land by digging, raking, dragging or otherwise disturbing the roots of such vegetation and the soil which such roots are located.

Halfway house means a residential use providing transitional housing for persons needing

substance abuse treatment, criminal incarceration and similar environments.

Hazardous tree means a tree that constitutes a hazard to life or has a significant potential to cause injury to persons or damage to property as the tree is in imminent danger of falling, or is otherwise considered to be or likely to create a hazard. A hazardous tree shall include but not be limited to dead, diseased, broken, split, cracked, leaning and uprooted trees. A hazardous tree shall also include a tree harboring communicable diseases or insects of a type that could infest and cause the decline of adjacent trees.

Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. For other structures, the vertical distance from existing grade to the highest point of the structure above such existing grade. Where minimum floor elevations in flood prone areas have been established by law, the building height may be measured as though the required minimum floor elevations constitute existing grade. In addition, (1) linear radio and television antennas shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district within which the antenna is located. Parabolic and other geometrically shaped antenna shall not be permitted this height increase. (2) Flagpoles located on top of buildings shall be permitted to project ten feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (3) Elevator equipment rooms and like mechanical equipment enclosures shall be permitted to project up to 16 feet higher than the maximum height otherwise specified for the zoning district assigned to the property. (4) Parapet walls constructed on buildings with flat roofs shall be permitted to extend not higher than 42 inches over the maximum height specified for the zoning district in which the building is located. (5) Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height.

Historic property means any prehistoric or historic site, building, structure, or other real or personal property of historic, architectural, or archaeological value, and designated as such by the city commission. Historic properties may include but are not limited to Indian habitations, ceremonial sites, artifacts, and other properties, or any part thereof, having intrinsic historical, architectural, or archaeological value relating to the history, government and culture of the city.

Historic easement means any easement, restriction, covenant or condition running with the land, designed to preserve, maintain or enhance all or part of the existing state of places of historic, architectural, cultural or archaeological significance.

Historic district means a geographically definable area designated as such by the city commission.

Home occupation means an occupation, craft or profession conducted entirely within a dwelling unit or conducted from a motor vehicle based at a dwelling unit such that the use is incidental to the residential use of the dwelling unit and does not change the residential character of the dwelling unit.

Horizontal zone means an area in proximity to the airport with an outer boundary the perimeter of which is constructed by swinging two arcs, each with a 5,000-foot radius, from the center of each end of the primary zone, i.e., 200 feet from the end of the runway, and enclosed by connecting the arcs with two lines tangent to such arcs. (See airport height definition for illustration).

Hospital means an establishment primarily engaged in providing diagnostic services, extensive medical treatment including surgical services, and other services, as well as continuous nursing services. The establishment has an organized medical staff on duty 24 hours a day, inpatient beds, and equipment and facilities to provide complete health care; may also provide complete health care emergency room care and include less intensive medical uses such as convalescent and ambulatory care facilities.

Housekeeping unit means a group of individuals, whether or not related by blood, marriage, or civil union, who reside together as a family. Existence of one or more of the following shall create a rebuttable presumption that the group is not a bona fide housekeeping unit:

- i. Interior doors that contain padlocks or keyed doorknobs, which limits tenants' use and access;
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Hydroponic systems means the propagation of plants using a mechanical system designed to circulate a solution of minerals in water with limited use of growing media. For the purposes of this Code, a hydroponic system shall constitute an urban farm.

Impermeable lot coverage means any permanent installation on or improvement to the natural earth surface which completely or partially prevents the absorption of precipitation and surface water in a natural manner. Such coverage shall be expressed as a percentage of the area of the lot.

Impervious means surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water, including surfaces such as compacted sand, limerock, shell or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

Impervious surface ratio (ISR) means a measurement of intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.



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

FLORIDA FIRST PROPERTIES INC TRE
FERRER LAND TRUST 1468
1516 S HIGHLAND AVE
CLEARWATER, FL 33756-2337

CDC2021-01335

ADDRESS OR LOCATION OF VIOLATION: **1468 CLEVELAND ST**

LEGAL DESCRIPTION: HIGHLAND GROVES BLK C, LOTS 33,34 AND 35

DATE OF INSPECTION: 6/24/2021

PARCEL: 14-29-15-38736-003-0330

Section of City Code Violated:

SECTION 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.

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14-29-15-38736-003-0330

Compact Property Record Card

Tax Estimator

Updated July 31, 2021

Email Print

Radius Search

FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
FLORIDA FIRST PROPERTIES INC TRE FERRER LAND TRUST 1468 1516 S HIGHLAND AVE CLEARWATER FL 33756-2337	1468 CLEVELAND ST CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER (CW)

Total Living: SF: 1,913 Total Gross SF: 2,404 Total Living Units: 1

[click here to hide] Legal Description

HIGHLAND GROVES BLK C, LOTS 33,34 AND 35

Tax Estimator 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 <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
20923/2107	\$235,500 Sales Query	121030264022	NON EVAC	Compare Preliminary to Current FEMA Maps	6/75

2020 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$192,228	\$85,796	\$0	\$0	\$0

[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	Yes	\$164,875	\$83,867	\$0	\$0	\$0
2018	Yes	\$124,008	\$82,303	\$0	\$0	\$0
2017	Yes	\$111,821	\$80,610	\$0	\$0	\$0
2016	Yes	\$90,456	\$78,952	\$0	\$0	\$0
2015	Yes	\$84,554	\$78,403	\$0	\$0	\$0
2014	Yes	\$79,004	\$77,781	\$0	\$0	\$0
2013	Yes	\$80,255	\$76,632	\$0	\$0	\$0
2012	Yes	\$75,351	\$75,351	\$0	\$0	\$0
2011	Yes	\$91,652	\$91,652	\$41,652	\$66,652	\$41,652
2010	Yes	\$113,382	\$113,382	\$63,382	\$88,382	\$63,382
2009	No	\$166,680	\$166,680	\$166,680	\$166,680	\$166,680
2008	Yes	\$189,900	\$189,900	\$139,900	\$164,900	\$139,900
2007	Yes	\$211,300	\$211,300	\$186,300	N/A	\$186,300
2006	No	\$208,800	\$208,800	\$208,800	N/A	\$208,800
2005	No	\$156,100	\$156,100	\$156,100	N/A	\$156,100
2004	No	\$137,700	\$137,700	\$137,700	N/A	\$137,700
2003	No	\$96,000	\$96,000	\$96,000	N/A	\$96,000
2002	No	\$87,200	\$87,200	\$87,200	N/A	\$87,200
2001	No	\$100,100	\$100,100	\$100,100	N/A	\$100,100
2000	No	\$84,400	\$84,400	\$84,400	N/A	\$84,400
1999	No	\$76,400	\$76,400	\$76,400	N/A	\$76,400
1998	No	\$76,800	\$76,800	\$76,800	N/A	\$76,800
1997	No	\$73,100	\$73,100	\$73,100	N/A	\$73,100
1996	No	\$59,700	\$59,700	\$34,700	N/A	\$34,700

2020 Tax Information		Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions				
2020 Tax Bill	Tax District: CW	Sale Date	Book/Page	Price	Q/U	V/I
2020 Final Millage Rate	20.5868	03 Mar 2020	20923 / 2107	\$192,000	Q	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.		17 Nov 2009	16756 / 0290	\$145,000	U	I
		17 Dec 2003	13288 / 2003	\$131,400	Q	I
		1980	05021 / 0440	\$49,500	Q	

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.

FLORIDA FIRST PROPERTIES INC TRE
FERRER LAND TRUST 1468
1516 S HIGHLAND AVE
CLEARWATER FL 33756-2337
RE 1468 Cleveland St



9590 9402 5667 9308 6265 56

2. Article Number (Transfer from service label)

7019 2970 0001 6148 8205

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x C19 Rt 29 KD

☐ Agent☒ Addressee

B. Received by (Printed Name)

Tim Conlham

C. Date of Delivery

7-1-21

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input 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) | |

Domestic Return Receipt

USPS TRACKING#



9590 9402 5667 9308 6265 56

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

Received by:

JUL 06 2021

Planning & Development
City of Clearwater

• 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: Tim Conlham