

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 131-21**

**Certified Mail
September 17, 2021**

Owner: **Lindsey Corbett
319 Venetian Dr.
Clearwater, FL 33755**

Violation Address: **319 Venetian Dr.
04-29-15-64188-009-0050**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, October 27, 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 & 3-919** 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: CORBETT, LINDSEY
MAILING ADDRESS: 319 VENETIAN DR
CLEARWATER, FL 33755

CITY CASE#: CDC2021-01695

VIOLATION ADDRESS: 319 VENETIAN DR
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 8/6/2021

LEGAL DESCRIPTION OF PROPERTY: NORTH SHORE PARK BLK 9, W 1/2 OF LOT 4 AND ALL OF LOT 5

PARCEL #: 04-29-15-61488-009-0050

DATE OF INSPECTION: 8/6/2021 4:10:00 PM

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

1-104.B. - ****DEVELOPMENT CODE VIOLATION**** 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.

8-102 - ****RESIDENTIAL USE****

A residential use means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

3-919. - ****PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT**** Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

___(1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)

(2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.

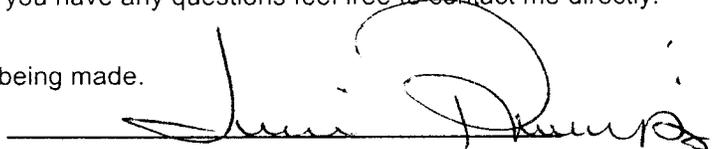
___(3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

___(4) Use of an agent or other third person to make reservations or booking arrangements.

SPECIFICALLY,

Our office has received complaints that this property is being illegally rented out and/or advertised as being available for less than the 31 day or 1 calendar month requirement. This was verified on the internet. This is a violation of the City of Clearwater ordinance prohibiting short term rentals. Please bring your property and websites advertising your property into compliance by the compliance date. If you have any questions feel free to contact me directly. Thank you!

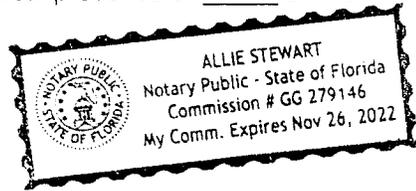
A violation exists and a request for hearing is being made.



Julie Phillips

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 8th day of September, 2021, by Julie Phillips.

STATE OF FLORIDA
COUNTY OF PINELLAS



PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Allie Stewart

Type of Identification

(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 8th DAY OF September, 2021

MCEB CASE NO. 131-21

Yvonne 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

CORBETT, LINDSEY
319 VENETIAN DR
CLEARWATER, FL 33755

CDC2021-01695

ADDRESS OR LOCATION OF VIOLATION: **319 VENETIAN DR**

LEGAL DESCRIPTION: NORTH SHORE PARK BLK 9, W 1/2 OF LOT 4 AND ALL OF LOT 5

DATE OF INSPECTION: 8/6/2021

PARCEL: 04-29-15-61488-009-0050

Section of City Code Violated:

1-104.B. - ****DEVELOPMENT CODE VIOLATION**** 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.

8-102 - ****RESIDENTIAL USE****

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3-919. - ****PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT****
Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

___ (1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)

(2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.

___ (3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

___ (4) Use of an agent or other third person to make reservations or booking arrangements.

Specifically: Our office has received complaints that this property is being illegally rented out and/or advertised as being available for less than the 31 day or 1 calendar month requirement. This was verified on the internet. This is a violation of the City of Clearwater ordinance prohibiting short term rentals. Please bring your property and websites advertising your property into compliance by the compliance date. If you have any questions feel free to contact me directly. Thank you!



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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/6/2021. 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.

A handwritten signature in cursive script, appearing to read "Julie Phillips", is written over a horizontal line.

Inspector: Julie Phillips
Inspector Phone: 562-4730

Section 3-919. - Prima facie evidence of certain uses in residential zoning district.

Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less, shall include but not be limited to one or more of the following:

- (1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging Establishments);
- (2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use;
- (3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or
- (4) Use of an agent or other third person to make reservations or booking arrangements.

(Ord. No. 7105-03, § 1, 4-17-03; Ord. No. 8042-09, § 3, 6-4-09)

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.

- *Residential use* means a permanent place of residence for a family. A residential use located on residentially zoned property shall not include rentals for periods of less than 31 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less. A residential use located on residentially zoned property shall not include an interval ownership, a fractional ownership, or a timesharing unit.

Residentially zoned property means any parcel of property located in one of the following zoning districts: Low Density Residential ("LDR"); Low Medium Density Residential ("LMDR"); Medium Density Residential ("MDR"); Medium High Density Residential ("MHDR"); High Density Residential ("HDR"); Neighborhood Conservation Overlay ("NC"); Mobile Home Park ("MHP") as contained in Article 2 of this Development Code.

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

04-29-15-61488-009-0050

Compact Property Record Card

Tax Estimator

Updated September 8, 2021

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
CORBETT, LINDSEY 319 VENETIAN DR CLEARWATER FL 33755-1749	319 VENETIAN DR CLEARWATER



Property Use: 0110 (Single Family Home) Current Tax District: CLEARWATER (CW) Total Living: SF: 1,399 Total Gross SF: 1,924 Total Living Units: 1

[\[click here to hide\] Legal Description](#)

NORTH SHORE PARK BLK 9, LOT 5 & W 1/2 OF LOT 4

Tax Estimator	<input type="checkbox"/> File for Homestead Exemption	2021 Parcel Use
Exemption	2021	2022
Homestead:	Yes*	No*
Government:	No	No
Institutional:	No	No
Historic:	No	No
		*The current homestead will expire Dec. 31, 2021. New application needed.
		Homestead Use Percentage: 100.00%
		Non-Homestead Use Percentage: 0.00%
		Classified Agricultural: 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
21532/1647	\$331,600 Sales Query	121030261011	A	Current FEMA Maps	3/10

2021 Preliminary Value Information

Year	<u>Just Market Value</u>	<u>Assessed Value / Non-HX Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2021	\$281,202	\$215,142	\$160,142	\$185,142	\$160,142

[\[click here to hide\] 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
2020	Yes	\$230,406	\$206,622	\$151,622	\$176,622	\$151,622
2019	Yes	\$201,977	\$201,977	\$146,977	\$171,977	\$146,977
2018	Yes	\$160,944	\$160,637	\$105,137	\$130,137	\$105,137
2017	Yes	\$157,333	\$157,333	\$101,833	\$126,833	\$101,833
2016	Yes	\$152,389	\$83,883	\$33,883	\$58,883	\$33,883
2015	Yes	\$148,842	\$83,300	\$33,300	\$58,300	\$33,300
2014	Yes	\$141,888	\$82,639	\$32,639	\$57,639	\$32,639
2013	Yes	\$111,049	\$81,418	\$31,418	\$56,418	\$31,418
2012	Yes	\$103,985	\$80,057	\$30,057	\$55,057	\$30,057
2011	Yes	\$106,190	\$77,725	\$27,725	\$52,725	\$27,725
2010	Yes	\$116,903	\$76,576	\$26,576	\$51,576	\$26,576
2009	Yes	\$147,039	\$74,563	\$25,000	\$49,563	\$25,000
2008	Yes	\$210,800	\$74,489	\$25,000	\$49,489	\$25,000
2007	Yes	\$274,200	\$72,319	\$47,319	N/A	\$47,319
2006	Yes	\$274,600	\$70,555	\$45,555	N/A	\$45,555
2005	Yes	\$163,700	\$68,500	\$43,500	N/A	\$43,500
2004	Yes	\$151,700	\$66,500	\$41,500	N/A	\$41,500
2003	Yes	\$143,400	\$65,300	\$40,300	N/A	\$40,300
2002	Yes	\$99,200	\$63,800	\$38,800	N/A	\$38,800
2001	Yes	\$98,800	\$62,800	\$37,800	N/A	\$37,800
2000	Yes	\$95,100	\$61,000	\$36,000	N/A	\$36,000
1999	No	\$67,000	\$59,400	\$34,400	N/A	\$34,400
1998	Yes	\$66,000	\$58,500	\$33,500	N/A	\$33,500
1997	Yes	\$57,600	\$57,600	\$32,600	N/A	\$32,600
1996	Yes	\$59,700	\$59,700	\$34,700	N/A	\$34,700

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
04 May 2021	21532 / 1647	\$340,000	Q	1
02 Oct 2018	20291 / 1813	\$334,000	Q	1
18 Oct 2016	19382 / 0796	\$147,500	U	1
02 May 2016	19177 / 1025	\$125,300	U	1
03 Feb 2016	19072 / 1928	\$125,300	U	1
1971	03632 / 0559	\$16,500	Q	

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OFFICIAL USE

7019 2970 0001 6126 3222

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
 \$ _____

Postmark
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Sent To 319 Venetian Dr
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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:
 Lindsey Corbett
 319 Venetian Dr
 Clearwater FL 33755-1749



2. Article Number (Transfer from service label)
 7019 2970 0001 6126 3222

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

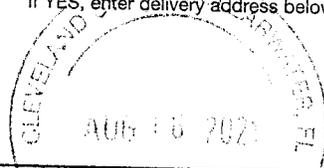
COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X [Signature] Agent
 Addressee

B. Received by (Printed Name)
Walter Cost

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Return Receipt for Merchandise

Collect on Delivery Signature Confirmation™

Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Insured Mail Signature Confirmation Restricted Delivery (over \$500)

Domestic Return Receipt

2019 2970 0001 6126 2226 9279 1000 0462 6702

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To 319 Neachian Dr
(Street and Apt. No. or PO Box No.)

City, State, ZIP+4® _____

PS Form 3800, April 2018 PSN 7530-02-000-9047 See Reverse for Instructions

USPS TRACKING #



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United States
Postal Service

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CITY OF CLEARWATER
 COMM COMPLIANCE
 BOARD OF BOARDS 4748
 CLEARWATER, FL 33758-4748

INITIALS: J. Phillips