

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA

Certified Mail sent:

07-20-21

Owner: CHIAVATTI, MICHAEL

599 BAY ESPLANADE

CLEARWATER, FL 33767-1334

Violation Address: 599 BAY ESPLANADE

Parcel # 05-29-15-54756-078-0010

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, Meeting Room A/B, in the Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section 4-203.A.1 of the Clearwater City Code, International Property Maintenance Code, Florida Building Code, or National Electric 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, or give an order for the City of Clearwater to rectify the violation by any reasonable means necessary.

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,

JASON CANTRELL

BUILDING INSPECTOR

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 purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes 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 silence electronic devices during the hearings.

FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2020-06033

NAME OF VIOLATOR: CHIAVATTI, MICHAEL
MAILING ADDRESS: 599 BAY ESPLANADE
CLEARWATER, FL 33767-1334

VIOLATION ADDRESS: 599 BAY ESPLANADE

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 05-29-15-54756-078-0010

DATE OF INSPECTION: 7/15/2021 2:21:00 PM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.



Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

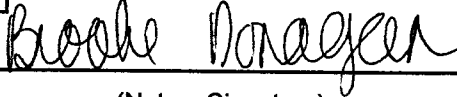
SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 20th day of July, 2021, by Jason Cantrell.



PERSONALLY KNOWN TO ME

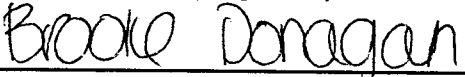


PRODUCED AS IDENTIFICATION



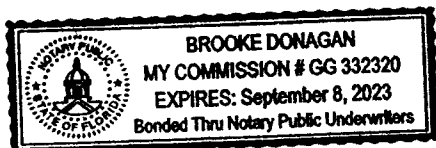
(Notary Signature)

Type of Identification

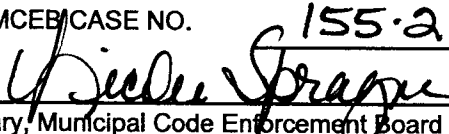


Name of Notary (typed, printed, stamped)

FILED THIS 20th DAY OF October, 2021



MCEB/CASE NO.

155-21


Secretary, Municipal Code Enforcement Board

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com.

OFFICIAL USE

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
Here

Sent To
599 BAY ESPLANADE
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

OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
PO BOX 4748, CLEARWATER, FLORIDA 33758-4748
PHONE, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
PHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2020-06033

ADDRESS OR LOCATION OF VIOLATION: 599 BAY ESPLANADE

LEGAL DESCRIPTION: MANDALAY UNIT NO. 5 REPLAT BLK 78, S 54FT OF LOT 1 AS DESC IN PL 20 PG 27 & ADJ SUBM LAND ON E PER OR 15261/467

DATE OF INSPECTION: 06/19/2020 PARCEL: 05-29-15-54756-078-0010

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION. FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

INTERIOR DEMO, FRAMING NEW WALLS, ELECTRIC, PLUMBING, MECHANICAL, GARAGE CONVERSION ALL REQUIRE PERMITS.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/10/2020. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.


Inspector Signature

DATE MAILED: 6/19/2020
INSPECTOR: Jason Cantrell
INSPECTOR TELEPHONE: 727-562-4570

Section 4-203. - Building permit.

A. Permit required. 1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.



CITY OF CLEARWATER

ORDER TO STOP WORK

ADDRESS OF VIOLATION 599 BAY ESPERANSE
CONTRACTOR/OWNER _____
DATE OF INSPECTION 6/19/20
NATURE OF VIOLATION Demo, framing walls, elec, Plumb, Mechanical

TIME 2:30

CODE VIOLATED: CITY OF CLEARWATER CODE ORDINANCES,
CHAPTER 47, ARTICLE IV, SECTION 47.083 (2)
AND ARTICLE V, SECTION 47.111

THE VIOLATIONS CITED ABOVE MUST BE CORRECTED NO LATER THAN _____ P.M. ON 7/3, 20 20

* A penalty will be assessed against the permit fees at the time of permit issuance.

Unless otherwise specified by the inspector, a reinspection must be made before construction can be resumed. If the violations have not been corrected within the time specified, the City reserves the right to charge a fee for each subsequent reinspection and/or schedule a hearing before the Clearwater Municipal Code Enforcement Board.

FAILURE TO CORRECT THE ABOVE LISTED VIOLATIONS BY THE DATE INDICATED WILL RESULT IN LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER (Section 162.05 et seq F.S.)

Inspector's Name Jason C

Inspector's Signature [Signature]

Received by _____
(Signature indicates only a copy of this notice has been received and does not in any way indicate admission of guilt or concurrence with the findings of the inspector)

CITY OF CLEARWATER, FLORIDA

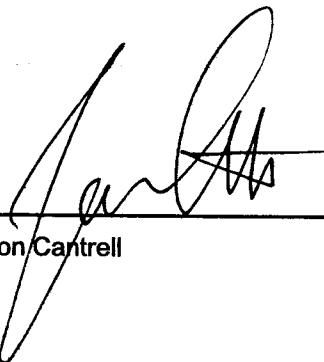
AFFIDAVIT OF POSTING

Case #: SWO2020-06033

I, Jason Cantrell being duly sworn, deposes and says:

- 1. That I am Code Inspector employed by the Planning and Development Department of the City of Clearwater.
- 2. That on the 20th day of July, 2021, I posted a copy of the attached Notice of Violation and/or Notice of Hearing on 599 BAY ESPLANADE at Clearwater City Hall and at 599 BAY ESPLANADE Clearwater, Florida.

Further Affiant sayeth naught.



Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or online notarization on this 20th day of July, 2021, by Jason Cantrell.


- ☒ PERSONALLY KNOWN TO ME
- ☐ PRODUCED AS IDENTIFICATION

Type of Identification

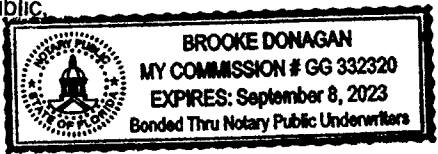
Notary Public



(Notary Signature)



Name of Notary (typed, printed, stamped)



Commission Expiration Date

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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	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____
Sent To	
Street and Apt. No., or PO Box No.	599 BAY ESPLANADE
City, State, ZIP+4®	NOV MARCH

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CLEARWATER, FLORIDA

AVIT OF POSTING

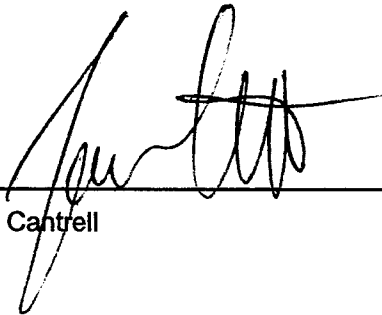
se #: SWO2020-06033

RECEIVED
DEC 02 2020
OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DEPT.

s and says:

1. That I am Code Inspector employed by the Planning and Development Department of the City of Clearwater.
2. That on the 2nd day of December, I posted a copy of the attached Notice of Violation and/or Notice of Hearing on 599 BAY ESPLANADE at Clearwater City Hall and at 599 BAY ESPLANADE Clearwater, Florida.

Further Affiant sayeth naught.

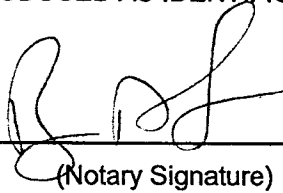


Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 2nd day of December, by Jason Cantrell.

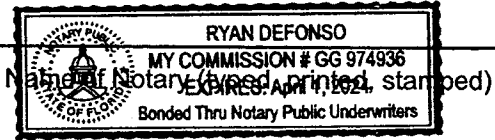
- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification

Notary Public,



Commission Expiration Date

05-29-15-54756-078-0010

Compact Property Record Card

[Tax Estimator](#)

Updated October 12, 2021

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

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
CHIAVATTI, MICHAEL 599 BAY ESPLANADE CLEARWATER FL 33767-1614	599 BAY ESPLANADE CLEARWATER



Property Use: 0822 (Apartments (5-9 units)) Current Tax District: CLEARWATER (CW) SF: 5,530 Total Gross SF: 6,920 x7

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

MANDALAY UNIT NO. 5 REPLAT BLK 78, S 54FT OF LOT 1 AS DESC IN PL 20 PG 27 & ADJ SUBM LAND ON E PER O.R. 16391/1270

File for Homestead Exemption			2022 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
20983/2362	Sales Query	121030260041	A	Current FEMA Maps	20/48

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$1,229,600	\$1,229,600	\$1,229,600	\$1,229,600	\$1,229,600

[\[click here to hide\]](#) 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	No	\$932,633	\$781,000	\$781,000	\$932,633	\$781,000
2019	No	\$710,000	\$710,000	\$710,000	\$710,000	\$710,000
2018	No	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
2017	No	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
2016	No	\$590,000	\$583,000	\$583,000	\$590,000	\$583,000
2015	No	\$530,000	\$530,000	\$530,000	\$530,000	\$530,000
2014	No	\$561,900	\$561,900	\$561,900	\$561,900	\$561,900
2013	No	\$525,000	\$525,000	\$525,000	\$525,000	\$525,000
2012	No	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000
2011	No	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000
2010	No	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
2009	No	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000
2008	No	\$825,000	\$825,000	\$825,000	\$825,000	\$825,000
2007	No	\$855,000	\$855,000	\$855,000	N/A	\$855,000
2006	No	\$826,200	\$826,200	\$826,200	N/A	\$826,200
2005	No	\$700,000	\$700,000	\$700,000	N/A	\$700,000
2004	No	\$520,000	\$520,000	\$520,000	N/A	\$520,000
2003	No	\$405,000	\$405,000	\$405,000	N/A	\$405,000
2002	No	\$355,000	\$355,000	\$355,000	N/A	\$355,000
2001	No	\$353,500	\$353,500	\$353,500	N/A	\$353,500
2000	No	\$265,300	\$265,300	\$265,300	N/A	\$265,300
1999	Yes	\$247,600	\$238,600	\$213,600	N/A	\$213,600
1998	Yes	\$221,000	\$221,000	\$196,000	N/A	\$196,000
1997	Yes	\$221,000	\$221,000	\$196,000	N/A	\$196,000
1996	Yes	\$221,000	\$221,000	\$196,000	N/A	\$196,000

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
28 Apr 2020	20983 / 2362	\$1,800,000	Q	I
01 Oct 2008	16391 / 1270	\$5,900	U	I
14 Aug 2000	11013 / 1269	\$365,000	Q	I

2021 Land Information

- 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:

CHIAVARI, MICHAEL
599 BAY ESPLANADE
CLEARWATER, FL 33767-1331



9590 9402 4694 8323 8146 48

2. Article Number (Transfer from carrier label)

7017 2620 0000 3306 6593

A. Signature

x Corrd 19

☒ Agent
☐ Address

B. Received by (Printed Name)

Michael Chiavari

C. Date of Delivery

6-25-2

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

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

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

Domestic Return Receipt

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Domestic Mail Only

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OFFICIAL USE

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

\$

Sent To

BAY ESPLANADE

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 2620 0000 3306 6593