

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: PNU2024-00172

NAME OF VIOLATOR: PATRICIA A HALIK
MAILING ADDRESS: 1404 W VIRGINIA LN
CLEARWATER, FL 33759-2327

VIOLATION ADDRESS: 1404 W VIRGINIA LN

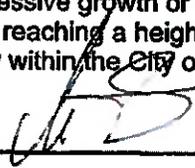
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 08-29-16-94302-011-0150

DATE OF INSPECTION: 2/29/2024 10:12:00 AM

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

3-1503.B.7. - **LOT CLEARING VIOLATION** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.



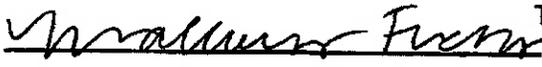
Mark Still

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 29th day of February, 2024, by Mark Still.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

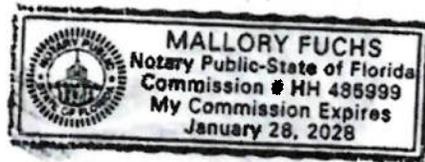
Type of Identification



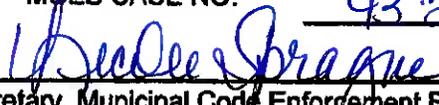
(Notary Signature)

Mallory Fuchs

Name of Notary (typed, printed, stamped)



FILED THIS 11th DAY OF March, 2024

MCEB CASE NO. 4324


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

Lot Clearing Notice of Violation

PATRICIA A HALIK
1404 W VIRGINIA LN
CLEARWATER, FL 33759-2327

PNU2024-00172

COPY

ADDRESS OR LOCATION OF VIOLATION: 1404 W VIRGINIA LN

PARCEL: 08-29-16-94302-011-0150

LEGAL DESCRIPTION: VIRGINIA GROVES ESTATES 1ST ADD BLK 11, S 10FT OF LOT 14 & N 55FT OF LOT 15

DATE OF INSPECTION: 2/8/2024

An inspection of this property discloses and it has been found and determined that a lot clearing violation exists on this property and/or public right-of-way abutting this property constituting a violation of:

- Section 3-1503.B.7.** which constitutes: Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12) inches, or the accumulation of debris upon property within the City of Clearwater.
- Section 3-1503.B.8.** which constitutes: The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four (4) inches.
- Section 3-1503.B.10.** which constitutes: The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight (8) feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
- Section 3-1503.B.5.a.** which constitutes: Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

Specifically: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Please clear any overgrowth/weeds/debris/brush, etc., from the property by compliance date, and maintain on a regular basis. Currently on your property you have construction material, scrap metal and other debris around your front porch. Overgrowth on the property exceeds 12 inches of height. In addition to the removal of the construction material (PVC pipes) and debris, please removed the vegetation growing across the sidewalk and driveway. The conditions currently existing at your home are considered to be a nuisance and a threat to public health and safety by the City of Clearwater and must be corrected to bring your property into compliance. Thank you

THIS VIOLATION SHALL BE CORRECTED BY 2/29/2024

You are to remedy the above described condition by the above-described correction date. If you do not remedy the condition by the above-described date then a public hearing will be held on Wednesday, 3/27/2024, at 1:30 p.m. before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library, 100 N Osceola Ave, Clearwater, FL 33755 concerning the above described violation. Failure to appear may result in the Board proceeding in your absence.

NOV_LotClearing



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

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 above are corrected prior to the Board hearing if compliance is met after the compliance date set forth above.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to allow the City to make all reasonable repairs which are required to bring the property into compliance and charge you with the reasonable cost of the repairs along with daily fines which may become a lien on all non-exempt real and personal property you own.

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 below.

Mark Still

Code Inspector

727-444-8589

mark.still@myclearwater.com

Date Printed: 2/8/2024

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2024-00172

Site of Violation: 1404 W VIRGINIA LN

RECEIVED

FEB 09 2024

1. Mark Still, being first duly sworn, deposes and says: CITY CLERK DEPARTMENT
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 9th day of February, 2024, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1404 W VIRGINIA LN, Clearwater, Florida.

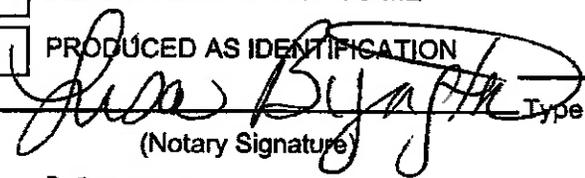


 Mark Still Code Inspector
 727-444-8589
 mark.still@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 9th day of February, 2024, by Mark Still.

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION



 (Notary Signature) Type of Identification

Notary Public State of Florida
 Lisa Byrnes
 My Commission No. 301191
 Expires 8/22/2026



Parcel Summary (as of 27-Feb-2024)

Parcel Number
08-29-16-94302-011-0150

Owner Name
HALIK, PATRICIA A

Property Use
0110 Single Family Home

Site Address
1404 W VIRGINIA LN
CLEARWATER, FL 33759

Mailing Address
1404 W VIRGINIA LN
CLEARWATER, FL 33759-2327

Legal Description
VIRGINIA GROVES ESTATES 1ST ADD BLK 11, S 10FT
OF LOT 14 & N 55FT OF LOT 15

Current Tax District
CLEARWATER (CW)

Year Built
1972

Living SF	Gross SF	Living Units	Buildings
1,218	1,612	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	Yes	100%		
2023	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
04234/1676	\$297,200	121030268042	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	47/41

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$254,083	\$83,014	\$33,014	\$58,014	\$33,014

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Y	\$230,565	\$80,596	\$30,596	\$55,596	\$30,596
2021	Y	\$176,403	\$78,249	\$28,249	\$53,249	\$28,249
2020	Y	\$161,230	\$77,169	\$27,169	\$52,169	\$27,169
2019	Y	\$153,709	\$75,434	\$25,434	\$50,434	\$25,434
2018	Y	\$140,516	\$74,027	\$25,000	\$49,027	\$25,000