

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 37-19**

Certified Mail

February 14, 2019

Owner: **K 2 Holdings LLC
215 W Verne St Ste D
Tampa, FL 33606-2320**

Violation Address: **907 Beckett St., Clearwater
Avondale Blk G, Lot 2**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, March 27, 2019, 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 **3-1502.C.1** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

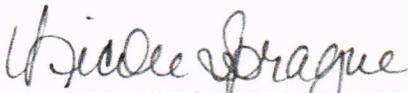
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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,



Wanda Sprague

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 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: CDC2018-02089

NAME OF VIOLATOR: K 2 HOLDINGS LLC
MAILING ADDRESS: 3902 HENDERSON BLVD STE 208316
TAMPA, FL 33629-5038

VIOLATION ADDRESS: 907 BECKETT ST

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

PARCEL #: 03-29-15-01926-007-0020

DATE OF INSPECTION: 2/4/2019 7:33:00 AM

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

3-1502.C.1. - **DOOR AND WINDOW OPENINGS** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

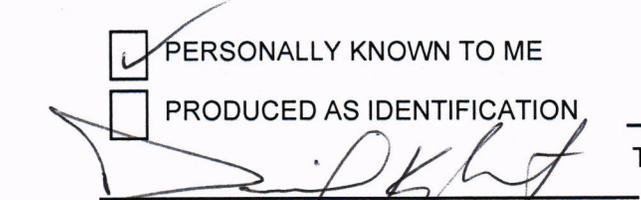

Eric Jewett

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 8th day of February, 2019, by Eric Jewett.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

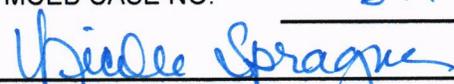
n/a
Type of Identification


(Notary Signature)



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

FILED THIS 8 DAY OF Feb, 2019

MCEB CASE NO. 37.19

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

K 2 HOLDINGS LLC
3902 HENDERSON BLVD STE 208316
TAMPA, FL 33629-5038

CDC2018-02089

ADDRESS OR LOCATION OF VIOLATION: **907 BECKETT ST**

LEGAL DESCRIPTION: AVONDALE BLK G, LOT 2

DATE OF INSPECTION: 10/23/2018

PARCEL: 03-29-15-01926-007-0020

Section of City Code Violated:

3-1502.C.1. - ****DOOR AND WINDOW OPENINGS**** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

Specifically: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Specifically, the garage door is in disrepair and must be repaired and/or replaced. Please bring property into compliance by the compliance date to avoid further action and/or fines. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 11/13/2018. 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.

Inspector: Eric Jewett
Inspector Phone: 727-562-4726

Date Printed: 10/30/2018

NOV_PropOwn

C. *Door and window openings.*

1. All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.
2. Sashes with rotten wood, broken joints or deteriorated mullions or muntins must be repaired or replaced.
3. Windows shall be maintained in an unbroken, and clean state. No windows shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building façade using wall materials and window detailing comparable with any upper floors and the building façade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way or any other parcel shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.
4. Doors and windows not facing the public right-of-way and upper level window and door openings fronting a public right-of-way shall be similarly maintained and repaired as the doors and windows facing the public right-of-way, except that such doors and windows may be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

Exhibit A

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

03-29-15-01926-007-0020

Compact Property Record Card

Updated February 5, 2019

[Tax Estimator](#)

[Email](#) [Print](#) [Radius Search](#)

[FEMA/WLM](#)

<u>Ownership/Mailing Address Change</u> <u>Mailing Address</u>	<u>Site Address</u>
K 2 HOLDINGS LLC 215 W VERNE ST STE D TAMPA FL 33606-2320	907 BECKETT ST CLEARWATER



Property Use: 0110 (Single Family Home)

Total Living: Total Gross Total Living
SF: 1,290 SF: 1,645 Units:1

[click here to hide] **Legal Description**
AVONDALE BLK G, LOT 2

<u>Tax Estimator</u> <u>File for Homestead Exemption</u>	2019 Parcel Use																			
<table border="1"> <thead> <tr> <th><u>Exemption</u></th> <th>2019</th> <th>2020</th> </tr> </thead> <tbody> <tr> <td>Homestead:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Government:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Institutional:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Historic:</td> <td>No</td> <td>No</td> </tr> </tbody> </table>	<u>Exemption</u>	2019	2020	Homestead:	No	No	Government:	No	No	Institutional:	No	No	Historic:	No	No	<table border="1"> <tr> <td>Homestead Use Percentage: 0.00%</td> </tr> <tr> <td>Non-Homestead Use Percentage: 100.00%</td> </tr> <tr> <td>Classified Agricultural: No</td> </tr> </table>		Homestead Use Percentage: 0.00%	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No
<u>Exemption</u>	2019	2020																		
Homestead:	No	No																		
Government:	No	No																		
Institutional:	No	No																		
Historic:	No	No																		
Homestead Use Percentage: 0.00%																				
Non-Homestead Use Percentage: 100.00%																				
Classified Agricultural: 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
17773/1527	\$150,000 Sales Query	121030261013	E	Compare Preliminary to Current FEMA Maps	7/40

2018 Interim 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>
2018	\$128,479	\$107,274	\$107,274	\$128,479	\$107,274

[click here to hide] Value History as Certified (yellow indicates correction on file)

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
K2 HOLDINGS LLC
3902 HENDERSON BLVD STE 208316
TAMPA, FL
33629-5038



9590 9402 3761 8032 0114 48

Article Number (Transfer from service label)
7018 0360 0001 4779 5859

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature] Agent
 Addressee

B. Received by (Printed Name)
Faith Johnson

C. Date of Delivery
11-2-18

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

NOV 05 2018

PLANNING & DEVELOPMENT

3. Service Code COMPLIANCE
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 3761 8032 0114 48



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

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •
CITY OF CLEARWATER
CODE COMPLIANCE
POSTOFFICE BOX 4748
CLEARWATER, FL 33758-4748

ERIC

