

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

City Case Number: PNU2024-00089

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 10:56:00 AM

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

3-1503.B.6. - \*\*INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE\*\* Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

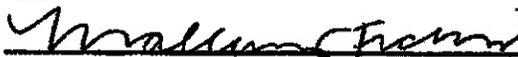
  
Mark Still

STATE OF FLORIDA  
COUNTY OF PINELLAS

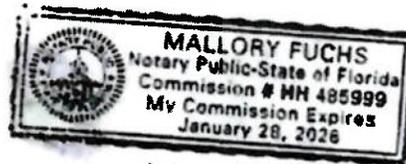
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 29th day of February, 2024, by Mark Still.

- 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. 4824

Affidavit\_Req4Hearing





# 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

## INOPERATIVE VEHICLE / OUTDOOR STORAGE NOTICE OF VIOLATION

**PNU2024-00089**

**Property Owner:**

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

**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

INSPECTION DATE: 02/07/2024

An inspection of this property discloses and it has been found and determined, that an inoperable vehicle or outdoor storage violation exists on this property constituting a violation of Section 3-1503.B.6. which constitutes: Except as provided in section 3-1506., the outdoor storage of all or part of any dismantled, partially dismantled, inoperable (Inoperable means not in working condition as designed, or not capable of being operated lawfully.) or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment. This violation constitutes a nuisance as defined in Section 8-102.

Specifically: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. All vehicles parked or stored outdoors (including carports) must display current registration, have inflated tires, and be street operable, or they should be removed from the property or kept in the garage. Inoperable is defined by the city as not in working condition as designed, or not capable of being operated lawfully. Please bring your property into compliance by the compliance date to avoid further action and/or fines. 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, at 100 N Osceola Ave, Clearwater, Florida 33755, concerning the above described violation. 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 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.



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Inspector: Mark Still  
Inspector Phone: 727-444-8589

Date Mailed: 2/8/2024

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

City Case Number: PNU2024-00089

Site of Violation: 1404 W VIRGINIA LN

RECEIVED

JAN 29 2024

CITY CLERK DEPARTMENT

1. Mark Still, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 29th day of January, 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 29th day of January, 2024, by Mark Still.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Allie Stewart \_\_\_\_\_  
(Notary Signature) Type of Identification

Allie Stewart

Name of Notary (typed, printed, stamped)





**Parcel Summary (as of 27-Feb-2024)**

**Parcel Map**

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         |

**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                |