

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 134-26**

Certified Mail
June 12, 2026

Owner: **Deborah Hicks**
4030 Darlington Rd.
Holiday, FL 34691-3432

Violation Address: **1308 Roosevelt Ave., Clearwater**
10-29-15-43596-001-0050

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, July 22, 2026, 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) **3-1502.B & 3-2602.A** 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 727-444-7155. 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: DEBORAH HICKS
MAILING ADDRESS: 4030 DARLINGTON RD
HOLIDAY FL, 34691-3432

CITY CASE#: CDC2026-00555

VIOLATION ADDRESS: 1308 ROOSEVELT AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/20/2026

LEGAL DESCRIPTION OF PROPERTY: JACKSON'S, C. E. SUB BLK 1, LOT 5

PARCEL #: 10-29-15-43596-001-0050

DATE OF INSPECTION: 6/8/2026 12:26:00 PM

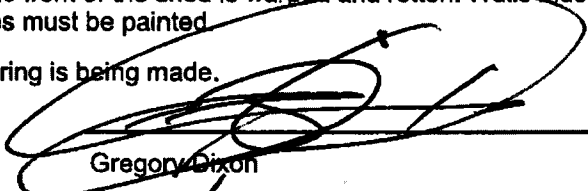
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

3-1502.B. - ****EXTERIOR SURFACES**** All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

SPECIFICALLY,

The shed that has been built on the property must be finished. There are openings that must be closed. The wood used on the front of the shed is warped and rotten. Walls must be uniform and all exposed surfaces must be painted.

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


Gregory Dixon

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 8th day of June, 2026, by Gregory Dixon.

STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

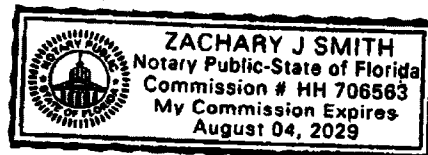


(Notary Signature)



Name of Notary (typed, printed, stamped)

Type of Identification



FILED THIS 8th DAY OF June, 2026

MCEB CASE NO. 134.26

Chad Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: DEBORAH HICKS
MAILING ADDRESS: 4030 DARLINGTON RD
HOLIDAY FL, 34691-3432

CITY CASE#: CDC2026-00556

VIOLATION ADDRESS: 1308 ROOSEVELT AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/20/2026

LEGAL DESCRIPTION OF PROPERTY: JACKSON'S, C. E. SUB BLK 1, LOT 5

PARCEL #: 10-29-15-43596-001-0050

DATE OF INSPECTION: 6/8/2026 12:29:00 PM

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

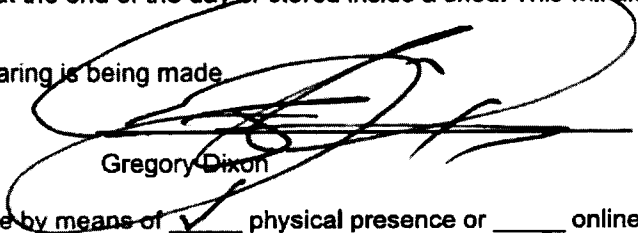
Section 3-2602. - Operational requirements.

A.Maintenance.1.The property shall be maintained in an orderly and neat condition consistent with City property maintenance standards. No trash or debris shall be stored or allowed to remain on the property.2.Tools and supplies shall be stored indoors or removed from the property daily.3.Large power tools (e.g., mowers, tillers) shall be stored at the rear of the property.4.Vegetative material (e.g., compost), additional dirt for distribution and other bulk supplies shall be stored to the rear or center of the property, shall be kept in a neat and orderly fashion and shall not create a visual blight or offensive odors.5.The community garden or urban farm shall be designed and maintained to prevent any chemical pesticide, fertilizer or other garden waste from draining off of the property.6.For the health and safety of all area residents, synthetic chemical fertilizers, herbicides, weed killers, insecticides, and pesticides are not permitted in community gardens. Herbicides and insecticides made from natural materials are permitted, but are to be used sparingly and with caution. Pesticides and fertilizers may only be stored on the property in a locked building and must comply with any other applicable requirements for hazardous materials.B.Limited on-site sales.1.On-site retail sales of the produce and horticultural plants grown in a community garden, including value-added products such as pickles and jams, and compost generated on-site are permitted as an accessory use only in the Commercial (C), Institutional (I), and Downtown (D) Districts.2.No retail sale activities shall take place before 7:00 a.m. or after 9:00 p.m. All activities shall comply with the city's noise ordinance.C.Equipment. Mechanical equipment used in the operation of a community garden or urban farm shall be limited to the following:1.Community gardens.a.Push mowers designed for personal household use.b.Hand-held equipment designed for personal household use.

SPECIFICALLY,

Community Garden is not being maintained in accordance with City Code. All Supplies must be removed from the property at the end of the day or stored inside a shed. This will also apply to any trash or debris.

A violation exists and a request for hearing is being made


Gregory Dixon

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 8th day of June, 2026, by Gregory Dixon.

STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

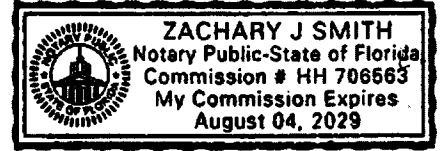
Zach Smith

Type of Identification

(Notary Signature)

Zachary J. Smith

Name of Notary (typed, printed, stamped)



FILED THIS 8th DAY OF June, 2026

MCEB CASE NO. 134.26

Heidi 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 33736
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

DEBORAH HICKS
4030 DARLINGTON RD
HOLIDAY, FL, 34691-3432

CDC2026-00555

ADDRESS OR LOCATION OF VIOLATION: 1308 ROOSEVELT AVE

LEGAL DESCRIPTION: JACKSON'S, C. E. SUB BLK 1, LOT 5

DATE OF INSPECTION: 4/20/2026

PARCEL: 10-29-15-43596-001-0050

Section of City Code Violated:

3-1502.B. - ****EXTERIOR SURFACES**** All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

Specifically: The shed that has been built on the property must be finished. There are openings that must be closed. The wood used on the front of the shed is warped and rotten. Walls must be uniform and all exposed surfaces must be painted.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/20/2026. 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.

Gregory Dixon
727-444-8717

Code Inspector

gregory.dixon@myclearwater.com

Date Printed: 4/20/2026

NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



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

DEBORAH HICKS
4030 DARLINGTON RD
HOLIDAY, FL, 34691-3432

CDC2026-00556

ADDRESS OR LOCATION OF VIOLATION: 1308 ROOSEVELT AVE

LEGAL DESCRIPTION: JACKSON'S, C. E. SUB BLK 1, LOT 5

DATE OF INSPECTION: 4/20/2026

PARCEL: 10-29-15-43596-001-0050

Section of City Code Violated:

Section 3-2602. - Operational requirements.

A.Maintenance.1.The property shall be maintained in an orderly and neat condition consistent with City property maintenance standards. No trash or debris shall be stored or allowed to remain on the property.2.Tools and supplies shall be stored indoors or removed from the property daily.3.Large power tools (e.g., mowers, tillers) shall be stored at the rear of the property.4.Vegetative material (e.g., compost), additional dirt for distribution and other bulk supplies shall be stored to the rear or center of the property, shall be kept in a neat and orderly fashion and shall not create a visual blight or offensive odors.5.The community garden or urban farm shall be designed and maintained to prevent any chemical pesticide, fertilizer or other garden waste from draining off of the property.6.For the health and safety of all area residents, synthetic chemical fertilizers, herbicides, weed killers, insecticides, and pesticides are not permitted in community gardens. Herbicides and insecticides made from natural materials are permitted, but are to be used sparingly and with caution. Pesticides and fertilizers may only be stored on the property in a locked building and must comply with any other applicable requirements for hazardous materials.B.Limited on-site sales.1.On-site retail sales of the produce and horticultural plants grown in a community garden, including value-added products such as pickles and jams, and compost generated on-site are permitted as an accessory use only in the Commercial (C), Institutional (I), and Downtown (D) Districts.2.No retail sale activities shall take place before 7:00 a.m. or after 9:00 p.m. All activities shall comply with the city's noise ordinance.C.Equipment. Mechanical equipment used in the operation of a community garden or urban farm shall be limited to the following:1.Community gardens.a.Push mowers designed for personal household use.b.Hand-held equipment designed for personal household use.

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NOV_PropOwn

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TELEPHONE (727) 562-4720 FAX (727) 562-4735

Date Printed: 4/20/2026

Gregory Dixon

Code Inspector

727-444-8717

gregory.dixon@myclearwater.com

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2026-00555

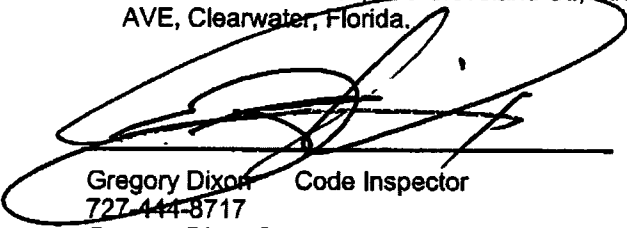
Site of Violation: 1308 ROOSEVELT AVE

RECEIVED

APR 20 2026

1. Gregory Dixon, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 20th day of April, 2026, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1308 ROOSEVELT AVE, Clearwater, Florida.

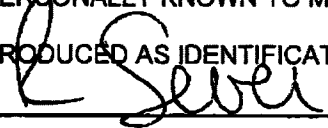
CITY CLERK DEPARTMENT


Gregory Dixon Code Inspector
727-444-8717
Gregory.Dixon@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

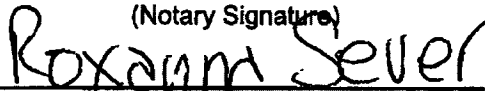
SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online
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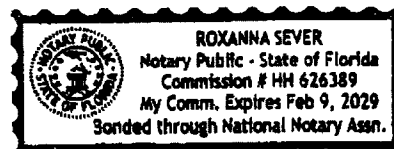
- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



Type of Identification

(Notary Signature)


Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2026-00556

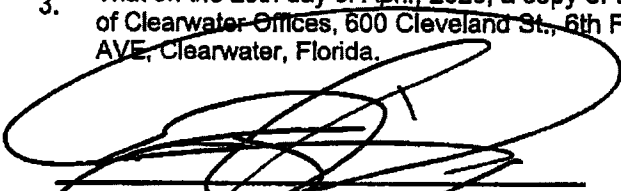
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CITY CLERK DEPARTMENT

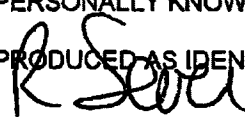


Gregory Dixon Code Inspector
727-444-8717
Gregory.Dixon@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

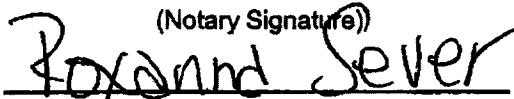
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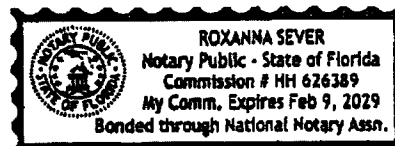


Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)





Parcel Summary (as of 08-Jun-2026)

Parcel Map

Parcel Number

10-29-15-43596-001-0050

Owner Name

HICKS, DEBORAH

Property Use

0000 Vacant Residential - lot & acreage less than 5 acres

Site Address

BLANCHE B LITTLEJOHN TRL
CLEARWATER, FL 33755

Mailing Address

4030 DARLINGTON RD
HOLIDAY, FL 34691-3432

Legal Description

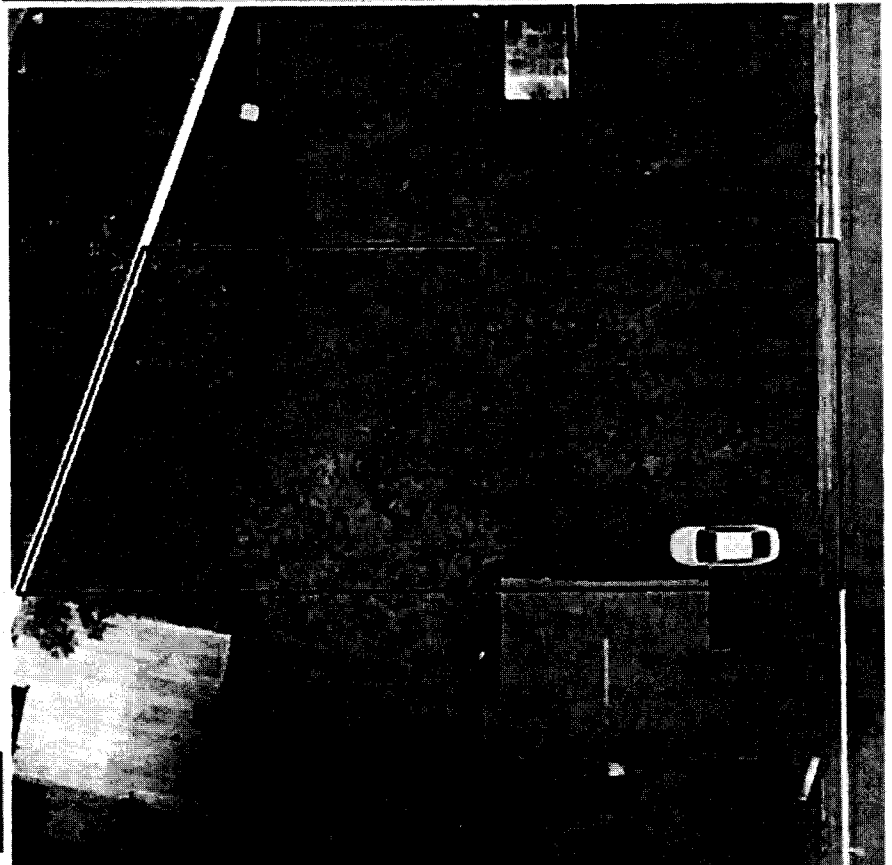
JACKSON'S, C. E. SUB BLK 1, LOT 5

Current Tax District

CLEARWATER (CW)

Year Built

Living SF	Gross SF	Living Units	Buildings
			0



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18799/2178	\$80,800	262.00	E	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	H2/96

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$68,745	\$11,916	\$11,916	\$68,745	\$11,916

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
2024	N	\$95,920	\$10,833	\$10,833	\$95,920	\$10,833
2023	N	\$77,687	\$9,848	\$9,848	\$77,687	\$9,848
2022	N	\$65,343	\$8,953	\$8,953	\$65,343	\$8,953
2021	N	\$34,513	\$8,139	\$8,139	\$34,513	\$8,139
2020	N	\$28,190	\$7,399	\$7,399	\$28,190	\$7,399