

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 146-24**

Certified Mail
September 13, 2024

Owner: **A Real Agape LLC**
3527 Mt. Diablo Blvd Ste 301
Lafayette, CA 94549-3815

Violation Address: **220 S Hillcrest Ave, Clearwater**
15-29-15-88992-004-0070

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, October 23, 2024, 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) **3-808, 3-808.A.1, 3-808.A.4, 3-808.A.2, 3-808.A.3, and 3-808.A.5.** 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

City Case Number: CDC2024-00585

NAME OF VIOLATOR: A REAL AGAPE LLC
MAILING ADDRESS: 3527 MT DIABLO BLVD STE 301
LAFAYETTE, CA 94549-3815

VIOLATION ADDRESS: 220 S HILLCREST AVE

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

PARCEL #: 15-29-15-88992-004-0070

DATE OF INSPECTION: 9/5/2024 1:13:00 PM

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

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.


Shelby Brown


STATE OF FLORIDA
COUNTY OF PINELLAS

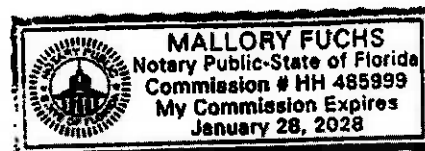
SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 6th day of September, 2024, by Shelby Brown.

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)


Name of Notary (typed, printed, stamped)



FILED THIS 16 DAY OF September, 2024

MCEB CASE NO.

146-24

Chloe 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 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

A REAL AGAPE LLC
3527 MT DIABLO BLVD STE 301
LAFAYETTE, CA 94549-3815

CDC2024-00585

ADDRESS OR LOCATION OF VIOLATION: **220 S HILLCREST AVE**

LEGAL DESCRIPTION: TAGARELLI SUB BLK 4, LOT 7

DATE OF INSPECTION: 7/23/2024

PARCEL: 15-29-15-88992-004-0070

Section of City Code Violated:

3-808 - **FENCES AND WALLS** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - **FENCE SHALL BE MAINTAINED IN VERTICAL POSITION** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - **FENCE STRINGERS SHALL BE SECURELY FASTENED** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - **ROTTEN BOARDS** Rotten boards in a fence shall be replaced.

3-808.A.3. - **SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - **FENCE FACE SHALL BE SECURELY FASTENED** Each fence face shall be securely fastened to the support post and fence stringers.

Specifically: ****3RD REQUEST**** During a recent inspection the above listed condition(s) still existed at this property and must be addressed in accordance with property maintenance ordinances. Fencing on the south side of your property is still totally dilapidated, needs to be repaired to code and maintained on a regular basis thereafter. NOTE: The entire stretch of fencing (including panels, posts, etc.) can also be removed to achieve compliance. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/6/2024. 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.

Shelby Brown

Code Inspector

727-444-8721

shelby.brown@myclearwater.com

Date Printed: 7/29/2024

NOV_PropOwn



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

A REAL AGAPE LLC
3527 MT DIABLO BLVD STE 301
LAFAYETTE, CA 94549-3815

CDC2024-00585

ADDRESS OR LOCATION OF VIOLATION: **220 S HILLCREST AVE**

LEGAL DESCRIPTION: TAGARELLI SUB BLK 4, LOT 7

DATE OF INSPECTION: 5/28/2024

PARCEL: 15-29-15-88992-004-0070

Section of City Code Violated:

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

Specifically: During a recent inspection the above listed condition(s) still existed at this property and must be addressed in accordance with property maintenance ordinances. Fencing on the south side of your property is still totally dilapidated, needs to be repaired to code and maintained on a regular basis thereafter. NOTE: The entire stretch of fencing (including panels, posts, etc.) can also be removed to achieve compliance. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/24/2024. 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.

Shelby Brown
727-444-8721

Code Inspector

shelby.brown@myclearwater.com

Date Printed: 5/30/2024

NOV_PropOwn



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

Courtesy Notice

CDC2024-00585

A REAL AGAPE LLC
3527 MT DIABLO BLVD STE 301
LAFAYETTE, CA 94549-3815

Re: 220 S HILLCREST AVE

Dear Property Owner:

The City of Clearwater Planning and Development Department has done an inspection at the above address and has found the property is in violation of the following City Code:

3-808 - **FENCES AND WALLS** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - **FENCE SHALL BE MAINTAINED IN VERTICAL POSITION** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - **FENCE STRINGERS SHALL BE SECURELY FASTENED** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - **ROTTEN BOARDS** Rotten boards in a fence shall be replaced.

3-808.A.3. - **SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - **FENCE FACE SHALL BE SECURELY FASTENED** Each fence face shall be securely fastened to the support post and fence stringers.

Specifically: During a Neighborhood Sweep performed on 4/17/24, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Fencing on the south side of your property is in terrible shape, needs to be repaired to code and maintained on a regular basis thereafter. NOTE: If there is no pool at the property, fencing can also be removed to achieve compliance. If there are circumstances that make compliance by the date requested below a challenge, please contact me directly at (727) 444-8721 as soon as possible. Thank you. **Si tiene preguntas en español, llame al (727) 562-4720 y alguien podrá ayudarle. Gracias -

No further action is required on your part if the violation is corrected by May 20, 2024.

Our goal is to achieve voluntary compliance through education, communication and cooperation. We would appreciate your assistance in achieving this goal. You can obtain a copy of our Citizens' Guide to Code Enforcement by visiting http://www.myclearwater.com/gov/depts/planning_dev/index.asp. If you have any questions concerning this matter, or if you need any additional information, please do not hesitate to contact me.

Inspector: Shelby Brown

Inspector Phone: 727-444-8721

Date Printed: 4/18/2024

CourtesyLtr2

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

cc: RESIDENT
220 S. Hillcrest

Section 3-808. - Maintenance of fences and walls.

A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:

- 1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.**
- 2. Rotten boards in a fence shall be replaced.**
- 3. Each support post or footer shall be solidly attached to the ground.**
- 4. Each fence stringer shall be securely fastened to the support posts and face of the fence.**
- 5. Each fence shall be securely fastened to the support post and fence stringers.**
- 6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replace with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.**

B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

RECEIVED

JUL 31 2024

City Case Number: CDC2024-00585

Site of Violation: 220 S HILLCREST AVE

CITY CLERK DEPARTMENT

1. Shelby Brown, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the ^{31st}~~30th~~ day of July, 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 220 S HILLCREST AVE, Clearwater, Florida. - on July 30, 2024.



Shelby Brown Code Inspector
727-444-8721
shelby.brown@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 30th day of July, 2024, by Shelby Brown.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Mallory Fuchs _____
(Notary Signature) Type of Identification

Mallory Fuchs
Name of Notary (typed, printed, stamped)





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 06-Sep-2024)

Parcel Number

15-29-15-88992-004-0070

- Owner Name
A REAL AGAPE LLC
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**220 S HILLCREST AVE
CLEARWATER, FL 33756**
- Mailing Address
**3527 MT DIABLO BLVD STE 301
LAFAYETTE, CA 94549-3815**
- Legal Description
TAGARELLI SUB BLK 4, LOT 7
- Current Tax District
CLEARWATER (CW)
- Year Built
1955

Heated SF	Gross SF	Living Units	Buildings
1,569	1,749	2	1