

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 73-24**

**Certified Mail**  
**May 17, 2024**

Owner: **Shannon Seymour**  
**321 S Missouri Ave.**  
**Clearwater, FL 33756-5833**

Violation Address: **1609 Sunset Dr.**  
**09-29-15-34686-000-0070**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 26, 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) **3-1502.B** 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: SHANNON M SEYMOUR CITY CASE#: CDC2024-00315  
MAILING ADDRESS: 321 S MISSOURI AVE  
CLEARWATER, FL 33756-5833

VIOLATION ADDRESS: 1609 SUNSET DR  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/18/2024

LEGAL DESCRIPTION OF PROPERTY: GULFVIEW LOT 7

PARCEL #: 09-29-15-34686-000-0070

DATE OF INSPECTION: 5/10/2024 3:41:00 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,

Please repaint on the exterior where the paint is failing on the front of the building and anywhere else the paint is faded or peeling to come into compliance.

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

  
\_\_\_\_\_  
Daniel Kasman

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 10th day of May, 2024, by Daniel Kasman.

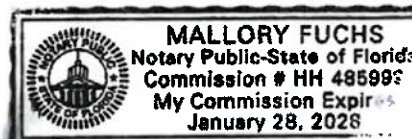
STATE OF FLORIDA  
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

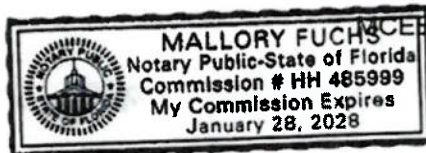
  
\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
Type of Identification

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



FILED THIS 10 DAY OF May, 20 24



CASE NO. 73-24

Page 1 of 1

*Wendee 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

SHANNON M SEYMOUR  
321 S MISSOURI AVE  
CLEARWATER, FL 33756-5833

CDC2024-00315

ADDRESS OR LOCATION OF VIOLATION: 1609 SUNSET DR

LEGAL DESCRIPTION: GULFVIEW LOT 7

DATE OF INSPECTION: 2/29/2024

PARCEL: 09-29-15-34686-000-0070

### 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: Please repaint on the exterior where the paint is failing on the front of the building and anywhere else the paint is faded or peeling to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/18/2024. 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.

*Daniel Kasman*

Daniel Kasman Code Inspector

727-444-8715

daniel.kasman@myclearwater.com

Date Printed: 3/18/2024

NOV\_PropOwn

**Section 3-1502. - Property maintenance requirements.**

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance Code.
- 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. All exterior surfaces shall be free of:
1. Mildew;
  2. Rust;
  3. Loose material, including peeling paint; and
  4. Patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to materials, color, bond and joining.

All cornices, trim and window frames that are damaged, sagging or otherwise deteriorated shall be repaired or replaced to be made structurally sound. 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 according to manufacturer's specifications and otherwise treated in a consistent manner.

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

**SENDER: COMPLETE THIS SECTION**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) S. L. H. C. Date of Delivery 3/22/24

**SEYMOUR, SHANNON M**  
**321 S MISSOURI AVE**  
**CLEARWATER, FL 33756-5833**  
**RE: 1609 Sunset Dr.**

address different from item 1?  Yes  
 No

For delivery address below:

**MAR 27 2024**

PLANNING & DEVELOPMENT  
 CODE COMPLIANCE



2. Article Number (Transfer from service label)  
**7019 2970 0001 6126 0733**

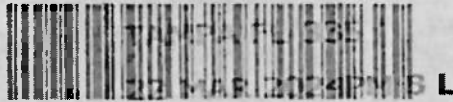
3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

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

*DKCDE 2024-02-25*

Domestic Return Receipt

USPS TRACKING#



**9590 9402 5668 9308 1552 91**

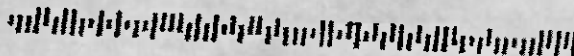
First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

United States  
 Postal Service

\* Sender: Please print your name, address, and ZIP+4® in this box\*

**CITY OF CLEARWATER**  
**CODE COMPLIANCE**  
**POST OFFICE BOX 47-8**  
**CLEARWATER, FL 33756-47-8**

INITIALS: *S. L. H.*





**Parcel Summary (as of 10-May-2024)**

Parcel Number  
**09-29-15-34686-000-0070**

Owner Name  
SEYMOUR, SHANNON M

Property Use  
0110 Single Family Home

Site Address  
1609 SUNSET DR  
CLEARWATER, FL 33755

Mailing Address  
321 S MISSOURI AVE  
CLEARWATER, FL 33756-5833

Legal Description  
GULFVIEW LOT 7

Current Tax District  
CLEARWATER (CW)

Year Built  
2004

**Parcel Map**



Living SF	Gross SF	Living Units	Buildings
3,392	4,403	1	1

**Exemptions**

Year	Homestead	Use %	Status
2025	No	0%	
2024	No	0%	
2023	No	0%	

**Property Exemptions & Classifications**  
No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18380/0974	\$1,077,000	<u>261.01</u>	E	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	1/38

**2023 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$895,989	\$638,166	\$638,166	\$895,989	\$638,166

**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	N	\$638,063	\$580,151	\$580,151	\$638,063	\$580,151
2021	N	\$554,880	\$527,410	\$527,410	\$554,880	\$527,410
2020	N	\$479,464	\$479,464	\$479,464	\$479,464	\$479,464
2019	N	\$471,163	\$471,163	\$471,163	\$471,163	\$471,163
2018	N	\$471,775	\$471,174	\$471,174	\$471,775	\$471,174