

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

NAME OF VIOLATOR: TREVOR LEE WINGER
MAILING ADDRESS: KYLE ALAN WINGER
2071 THE MALL
CLEARWATER, FL 33755-1148

CITY CASE#: PNU2023-00478

VIOLATION ADDRESS: 2071 THE MALL
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/8/2023

LEGAL DESCRIPTION OF PROPERTY: BROOKLAWN BLK C, LOT 8

PARCEL #: 03-29-15-12060-003-0080

DATE OF INSPECTION: 9/19/2023 11:52:00 AM

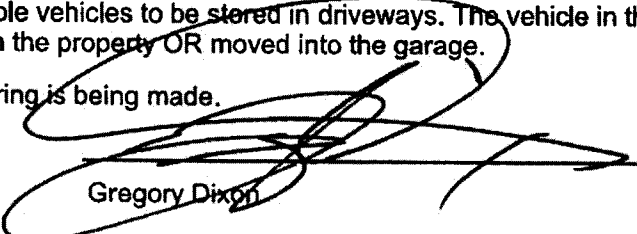
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

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.

SPECIFICALLY,

The City does not allow inoperable vehicles to be stored in driveways. The vehicle in the drive either needs to be removed from the property OR moved into the garage.

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 21st day of September, 2023, by Gregory Dixon.

STATE OF FLORIDA
COUNTY OF PINELLAS

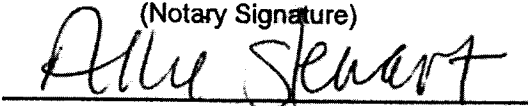
- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION



Type of Identification



(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 20th DAY OF September, 2023

MCEB CASE NO. 116-23

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

INOPERATIVE VEHICLE / OUTDOOR STORAGE NOTICE OF VIOLATION

PNU2023-00478

Property Owner:

TREVOR LEE WINGER
KYLE ALAN WINGER
2071 THE MALL
CLEARWATER, FL 33755-1148

LOCATION OF VIOLATION: 2071 THE MALL

Parcel #: 03-29-15-12060-003-0080

LEGAL DESCRIPTION: BROOKLAWN BLK C, LOT 8

INSPECTION DATE: 06/07/2023

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: The City does not allow inoperable vehicles to be stored in driveways. The vehicle in the drive either needs to be removed from the property OR moved into the garage.

THIS VIOLATION SHALL BE CORRECTED BY 8/26/2023

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, 9/27/2023, 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.

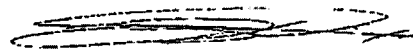
The case shall be presented to the Board even if the violations described above are corrected prior to the Board hearing if compliance is met after the compliance date set forth above.

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

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

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.



Inspector: Gregory Dixon
Inspector Phone: 727-444-8717

Date Mailed: 8/16/2023

Section 3-1503. - Nuisances.

- A. No person owning, leasing, operating, occupying or having control of any premises within the city shall maintain, keep or permit any nuisance affecting the citizens of the city.
- B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:
1. A condition or use that causes a substantial diminution of value of property in the vicinity of the condition or use.
 2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
 3. Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.
 4. Overt blocking of drainage pipes, ditches, channels, and streams, so as to cause flooding and adversely affect surrounding property.
 5. Accumulation and placement of nuisances.
 - a. Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.
 - b. The placement of trash, debris or other items on public property without authorization.
 6. 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.

7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curblineline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
 - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
 - b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
 - c.

Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.

12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.
13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.
14. *Graffiti.* Graffiti on any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.

C. Violations of this Section may be enforced by action before the municipal code enforcement board as "nuisance cases" or "non-nuisance cases" pursuant to the corresponding procedures set forth in Section 7-102, or by citation pursuant to Code of Ordinances Section 1.12.

(Ord. No. 6417-99, § 9, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 2, 8-3-00; Ord. No. 6928-02, §§ 76—79, 5-2-02; Ord. No. 7449-05, §§ 21—23, 12-15-05; Ord. No. 7605-06, § 27, 4-20-06; Ord. No. 8211-10, § 12, 10-5-10)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2023-00478

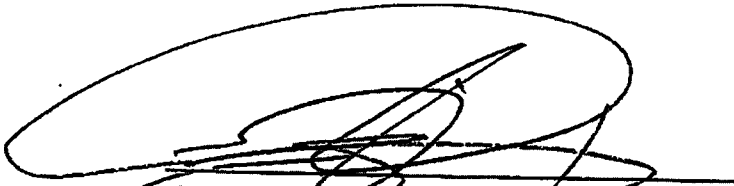
Site of Violation: 2071 THE MALL

RECEIVED

AUG 16 2023

CITY CLERK DEPARTMENT

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 16th day of August, 2023, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 2071 THE MALL, Clearwater, Florida.


 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 notarization on this 16th day of August, 2023, by Gregory Dixon.

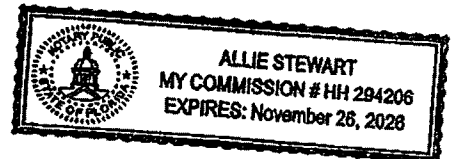
PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Allie Stewart _____
Type of Identification

(Notary Signature)

Allie Stewart
Name of Notary (typed, printed, stamped)



[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

03-29-15-12060-003-0080

Compact Property Record Card

Tax Estimator

Updated September 21, 2023

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
WINGER, TREVOR LEE WINGER, KYLE ALAN 2071 THE MALL CLEARWATER FL 33755-1148	2071 THE MALL CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER (CW)

Total Living: SF: 894

Total Gross SF: 1,281

Total Living Units: 1

[click here to hide] Legal Description
BROOKLAWN BLK C, LOT 8

Tax Estimator <input checked="" type="checkbox"/> File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1	
Government:	No	No	Homestead Use Percentage: 100.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%	
Historic:	No	No	Classified Agricultural: No	

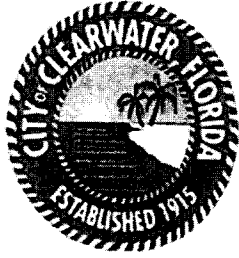
Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)					
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
18407/0791	\$281,300 Sales Query	121030263001	D	Current FEMA Maps	13/59

2023 Preliminary Value Information						
Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2023	\$239,011	\$115,757	\$65,757	\$90,757	\$65,757	

[click here to hide] Value History as Certified (yellow indicates correction on file)						
Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Yes	\$222,916	\$112,385	\$62,385	\$87,385	\$62,385
2021	Yes	\$143,956	\$109,112	\$59,112	\$84,112	\$59,112
2020	Yes	\$131,488	\$107,606	\$57,606	\$82,606	\$57,606
2019	Yes	\$118,953	\$105,187	\$55,187	\$80,187	\$55,187
2018	Yes	\$113,762	\$103,226	\$53,226	\$78,226	\$53,226
2017	Yes	\$101,103	\$101,103	\$51,103	\$76,103	\$51,103
2016	Yes	\$76,339	\$59,109	\$24,500	\$33,609	\$24,500
2015	Yes	\$70,905	\$58,698	\$24,500	\$33,198	\$24,500
2014	Yes	\$68,994	\$58,232	\$24,500	\$32,732	\$24,500
2013	Yes	\$57,371	\$57,371	\$25,000	\$32,371	\$25,000
2012	Yes	\$56,822	\$56,822	\$25,000	\$31,822	\$25,000
2011	Yes	\$65,923	\$60,365	\$25,000	\$35,365	\$25,000
2010	Yes	\$72,734	\$59,473	\$25,000	\$34,473	\$25,000
2009	Yes	\$94,512	\$57,909	\$25,000	\$32,909	\$25,000
2008	Yes	\$106,300	\$57,851	\$25,000	\$32,851	\$25,000
2007	Yes	\$130,000	\$56,166	\$31,166	N/A	\$31,166
2006	Yes	\$117,900	\$54,796	\$29,796	N/A	\$29,796
2005	Yes	\$99,800	\$53,200	\$28,200	N/A	\$28,200
2004	Yes	\$91,600	\$51,700	\$26,700	N/A	\$26,700
2003	Yes	\$75,400	\$50,800	\$25,800	N/A	\$25,800
2002	Yes	\$65,500	\$45,300	\$20,300	N/A	\$20,300
2001	Yes	\$57,200	\$44,600	\$19,600	N/A	\$19,600
2000	Yes	\$48,100	\$43,300	\$18,300	N/A	\$18,300
1999	Yes	\$42,200	\$42,200	\$17,200	N/A	\$17,200
1998	Yes	\$42,000	\$42,000	\$17,000	N/A	\$17,000
1997	Yes	\$41,400	\$41,300	\$16,300	N/A	\$16,300
1996	Yes	\$41,800	\$40,100	\$15,100	N/A	\$15,100

2022 Tax Information	
2022 Tax Bill	Tax District: CW
2022 Final Millage Rate	19.3921
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of	

Ranked Sales (What are Ranked Sales?) See all transactions				
Sale Date	Book/Page	Price	Q/U	V/I
Nov 1985	06116 / 2027	\$51,000	Q	
Apr 1984	05730 / 0217	\$7,500	Q	



City of Clearwater

Clearwater Planning & Development, Post Office Box 4748, Clearwater, Florida 33758-4748
100 South Myrtle Avenue, Clearwater, Florida 33756
Telephone (727) 562-4567 Fax (727) 562-4865

****PLEASE NOTE – LOCATION CHANGE****

September 13, 2023

TREVOR LEE WINGER
KYLE ALAN WINGER
2071 THE MALL
CLEARWATER, FL 33755-1148

RE: Municipal Code Enforcement Board Case PNU2023-00478
2071 THE MALL, Clearwater

Dear Sir/Madam:

Due to a maintenance issue at the Main Library, Council Chambers is not accessible. The location for the public hearing of the above-referenced case scheduled for **Wednesday, September 27, 2023** at 1:30 p.m. will take place at the **Clearwater East Community Library, Community Room, 2465 Drew St., Clearwater 33765.**

Sincerely,

Nicole Sprague
Municipal Code Enforcement Board Secretary

CITY OF CLEARWATER CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA

City of Clearwater, Florida
Petitioner

Municipal Code Enforcement Board
Location Change for 09/27/23 Meeting

vs.

TREVOR LEE WINGER
KYLE ALAN WINGER
2071 THE MALL
Respondent(s)

AFFIDAVIT OF SERVICE/POSTING

BEFORE ME personally appeared Gregory Dixon, INSPECTOR

who deposes and states the following:

1. On the 14th day of **September** 2023, I personally served the attached papers by leaving said papers with _____
(Name of Person Who Receives Papers)
or physically posted said papers at 2071 The Mall
(Address Where Papers Posted)
Clearwater, Florida.

2. On the same date I caused the attached to be posted at City Hall.

3. The above papers were posted at least ten (10) days prior to the scheduled meeting.

FURTHER Affiant sayeth naught.


Inspector Gregory Dixon

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14th day of **September** 2023 by **Inspector Gregory Dixon** who is personally known to me and who did not take an oath.


Notary Public (seal below)

