

**NUISANCE ABATEMENT BOARD
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA
Case No: 2022-01**

CITY OF CLEARWATER

Petitioner,

v.

ESTATE OF JOSEPHINE DIXON
Respondents.

**AMENDED COMPLAINT FOR ABATEMENT OF NUISANCE
AND AMENDED NOTICE OF HEARING**

TO:

1. Gary Johnson 210 S Meteor Ave Clearwater, FL 33765
2. Kirk Johnson 5630 Darlow Ave, Jacksonville, FL, 32277
3. Antoinette Tucker 2450 NW 156th St, Opalocka, FL, 33054
4. Janice Martin 1497 Oak Village Dr, Largo, FL, 33778
5. Quinsette Norris 3517 Bradford Dr, Holiday, FL, 34691
6. Lenard Johnson 207 Pennsylvania Ave, Clearwater, FL 33755
7. Kimberly Johnson 11213 Oyster Bay Cir, New Port Richey, FL, 34654
8. Joseph Dixon Marion Correctional Institute Release Date: 5/2/2031
9. Daryl Dixon 1022 N MLK Ave., Clearwater FL 33755
10. Josephine Antoinette Johnson 4506 Poole St., New Port Richey FL 34652
11. Lavidia Denisha Johnson 1240 Claire Drive, Clearwater FL 33755
12. Marvin Sylvester Johnson Jr 9807 Quadrangle Ct.. Clearwater FL 33755
13. Unknown Heirs

owners of property located at 207 Pennsylvania Avenue Clearwater, Florida, also known as Parcel Number **10-29-15-72000-002-0151** according to the Pinellas County Property Records, (hereinafter Premises) and further identified by that Warranty Deed recorded in the public records of Pinellas County, Florida, in Book #0415, Page #0749, a copy of which is attached as Exhibit "A".

THIS COMPLAINT FOR ABATEMENT OF NUISANCE is made pursuant to Sections 20.01 through 20.04, Clearwater Code of Ordinances, and as authorized by Section 893.138, Florida Statutes, to provide you written notice that the Petitioner herein, City of Clearwater, has reason to believe and does believe that conduct constituting a public nuisance has occurred at the above described premises, to wit:

AMENDED COMPLAINT

This action involves the property located at 207 Pennsylvania Avenue, Clearwater, FL; hereinafter referred to as "Premises." The Premises is a single-family dwelling, that is being utilized in violation of Section 20.02(5), Clearwater Code of Ordinances. All heirs of Josephine Dixon, owner of record, will hereinafter be referred to as "Respondents."

1. On June 1, 2022, Clearwater Police Department Detectives purchased cocaine from the residence.
2. On June 1, 2022, Clearwater Police Department Detectives purchased cocaine from the residence.
3. On June 2, 2022, Clearwater Police Department Detectives purchased cocaine from the residence.
4. On June 6, 2022, Detectives from the Clearwater Police Department purchased cocaine from the residence.
5. On June 13, 2022, Clearwater Police Department Detectives purchased cocaine from the residence.
6. On June 20, 2022, Detectives from the Clearwater Police Department purchased cocaine from the residence.
8. On July 11, 2022, Detectives from the Clearwater Police Department served a search warrant resulting in the seizure of methamphetamine, marijuana, cocaine, MDMA and drug paraphernalia used in the sale of drugs.

All drugs seized during the execution of the search warrant were tested using field presumptive tests and the results of said presumptive tests were positive for methamphetamine, marijuana, cocaine and MDMA. The narcotics were sent to the Pinellas County Forensic Laboratory for further testing.

As a result of the search warrant the following people have been charged with crimes:

Jamayn Johnson was arrested and charged with Trafficking MDMA, Sale & Possession of Crack Cocaine within 1,000 ft. of a School, Possession of Oxycodone, Principle to the Sale of Crack Cocaine, Unlawful Use of a Two-Way Communication Device and Operating a Drug House.

Jamar Johnson was arrested and charged with Felon in Possession of a Weapon, Sale & Possession of Crack Cocaine within 1,000 ft. of a School and Operating a Drug House.

Carlton Brye is at large but has been charged with three counts of sale & Possession of Crack Cocaine within 1,000 ft. of a School.

Freddie Patterson was arrested and charged with three counts of sale & Possession of Crack Cocaine within 1,000 ft. of a School

Tracy Dixon was arrested and charged with six counts of sale & Possession of Crack Cocaine within 1,000 ft. of a School.

9. On August 3, 2022, a letter was sent to Josephine Dixon Estate via certified mail, return receipt requested and first-class U.S. mail. The letter advised Respondent that(drug activity had been documented at the property and that the activity was being conducted by Jamayn Johnson, Jamar Johnson, Carlton Brye, Freddie Patterson and Tracy Dixon. Kimberly Johnson received the letter and contacted Lieutenant Wannos to coordinate a meeting. A copy of the letter and return receipt is attached hereto as Exhibit "B".
10. On August 18, 2022, Kimberly Johnson met with Lieutenant Wannos regarding the nuisance process and need for abatement to the property. (see thumb drive of body cam video of meeting)
11. On September 20, 2022, Clearwater Police Department Detectives purchased cocaine from the residence.
12. On September 23, 2022, Clearwater Police Department Detectives purchased cocaine from the residence.
13. On November 3, 2022, Detectives from the Clearwater Police Department and the Drug Enforcement Agency (DEA) served a search warrant resulting in the seizure of cocaine, MDMA, and drug paraphernalia used in the sale of drugs.

All drugs seized during the execution of the search warrant were tested using field presumptive tests and the results of said presumptive tests were positive for cocaine and MDMA. The drugs were sent to the Pinellas County Forensic Laboratory for further testing.

Jamayn Johnson was arrested and charged with Sale & Possession of Crack Cocaine within 1,000 ft. of a park.

13. On November 15, 2022, Aaron Ford and several other family members of Josephine Dixon met with Chief Daniel Slaughter to discuss the nuisance abatement activity

and any potential remedy to the drug activity occurring on the property.

All of the above incidents are in violation of Section 20.02(5), Clearwater Code of Ordinances.

RESPONDENTS ARE FURTHER ADVISED THAT ADDITIONAL INCIDENTS, EVIDENCE, OR TESTIMONY MAY BE INTRODUCED AT TIME OF HEARING.

YOU ARE HEREBY NOTIFIED that the above Amended Complaint For Abatement Of Nuisance will be held before the Nuisance Abatement Board of the City of Clearwater on June 7, 2023, **3:00 p.m., in Council Chambers at City Hall, 112 South Osceola Avenue, Clearwater, Florida.** Failure to appear **WILL** result in action being taken **in your absence**. All hearings will begin at 3:00 p.m. or as soon thereafter as may be called.

AT THE ABOVE SCHEDULED HEARING, YOU WILL HAVE THE OPPORTUNITY TO PRESENT EVIDENCE AND ARGUMENTS ON ALL ISSUES PRESENTED, TO TESTIFY ON YOUR OWN BEHALF, TO CONDUCT CROSS EXAMINATION AND SUBMIT REBUTTAL EVIDENCE, AND **TO BE REPRESENTED BY COUNSEL AT YOUR OWN EXPENSE.** *IF TRANSLATION IS NEEDED FOR YOURSELF OR ANY WITNESS YOU INTEND TO CALL TO TESTIFY ON YOUR BEHALF, YOU ARE HEREBY RESPONSIBLE FOR PROVIDING SAID TRANSLATOR. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDNG, PLEASE CONTACT (727)562-4090 (VOICE) WITHIN 48 HOURS OF THE MEETING OR 711 HEARING IMPAIRED.*

If any person desires to appeal any decision with respect to the matter considered at the hearing, such person will need a record of the proceedings and, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.

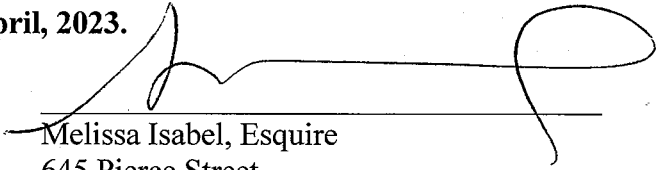
Pursuant to Section 893.138, Florida Statutes and Sections 20.01 through 20.04, Clearwater Code of Ordinances, the Nuisance Abatement Board may, after hearing the case and evidence presented, impose sanctions as provided in the above referenced statute and city code sections. Said sanctions include, but are not limited to:

1. Imposing remedial measures to reduce or eliminate future nuisance conduct on the Premises.
2. Assess fines, investigative costs, costs of bringing the action, and an attorney's fee, which may become a lien against the Premises.

The Board's Order shall expire after one (1) year or such earlier time as stated in the Order. These proceedings are in rem and run with the land.

The Board may, in addition to the relief outlined above, obtain enforcement of its Order pursuant to the procedures contained in Section 120.69, Florida Statutes, or bring a complaint under Florida Statute 60.05, seeking an injunction to abate the public nuisance.

DATED THIS 7 DAY OF April, 2023.



Melissa Isabel, Esquire
645 Pierce Street
Clearwater FL 33756
Melissa.Isabel@myclearwater.com
FBN 109124

EXHIBIT A

4.00 Rec
56.40 State
20.90 SURTAX
81.30

WARRANTY DEED (Statutory Form)

73175781

L. R. 4115 PAGE 749

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

Made this 17th day of December, A. D. 1973.

Between

ROY REICHARDT and DOROTHY S. REICHARDT, his wife,

of the County of Pinellas in the State of Florida,
party of the first part, and

Return to: LONNIE DIXON and JOSEPHINE DIXON, his wife,
207 Pennsylvania Avenue, Clearwater,

of the County of Pinellas in the State of Florida 33515,
party of the second part,

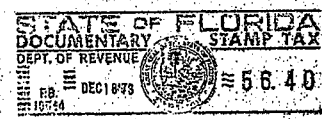
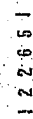
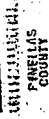
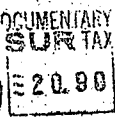
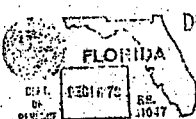
Witnesseth that the said party of the first part, for and in consideration of the sum of Ten dollars and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Pinellas, State of Florida, to wit:

NORTH HALF (N $\frac{1}{2}$) of LOTS FIFTEEN (15) and SIXTEEN (16), BLOCK "B", PLAZA PARK ADDITION, according to map or plat thereof as recorded in Plat Book 5, Page 53, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

RECORDED
PINELLAS CO. 1-3-4114
Hillsborough
CLEAN CIRCUIT COURT

Dec 18 8 57 AM '73

0 0 3 4 5 3



This conveyance is made subject to all easements, restrictions and reservations of record, if any; also subject to any taxes or assessments levied or assessed subsequent to the date hereof.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence

Malvin A. Stone
Bruce H. Foster

Roy Reichardt TS
Roy Reichardt TS

Dorothy S. Reichardt TS
Dorothy S. Reichardt TS

STATE OF FLORIDA
COUNTY OF PINELLAS }

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ROY REICHARDT and DOROTHY S. REICHARDT, his wife,

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Clearwater,
County of Pinellas, and State of Florida, this 17th
day of December, A. D. 1973

My Commission Expires
BRUCE H. FOSTER
Notary Public, State of Florida at Large
My Commission Expires July 30, 1977

Bruce H. Foster
Notary Public

This Instrument Was Prepared By
BRUCE H. FOSTER
PINELLAS COUNTY TITLE COMPANY
624 Court Street - Clearwater, Florida
as a necessary incident to the fulfillment
of conditions contained in a title insurance
policy issued by the



MIKE TWITTY, MAI, CFA

Meet Mike

Property Appraiser HOME

Search Our Database

Appraisal Info

Forms / Change of Address

Exemption / Save-Our-Homes /
Portability

Tax Estimator

Tangible Personal Property

Downloads / Reports / Maps

Truth In Millage

Tax Roll / Budget / Legal

Glossary / FAQ's

Links

Important ADA Information

About Us

Contact Us

[Interactive Map of this parcel](#)
[Sales Query](#)
[Back to Query Results](#)
[New Search](#)
[Tax Collector Home Page](#)
[Contact Us](#)

10-29-15-72000-002-0151**Compact Property Record Card****Updated****Tax Estimator****December 8, 2022**
[Email](#)
[Print](#)
[Radius Search](#)

FEM

Ownership/Mailing Address Change Mailing Address	Site Address
DIXON, JOSEPHINE EST 207 PENNSYLVANIA AVE CLEARWATER FL 33755-4438	207 PENNSYLVANIA AVE CLEARWATER

Property Use: 0110 (Single Family Home)
Current Tax District: CLEARWATER (CW)
Total Living: 986 SF
Total Gross: 1,330 SF
To Live Un

[click here to hide] **Legal Description**

PLAZA PARK ADD, CLEARWATER IMPROVEMENT CO CORR
BLK B, N 1/2 OF LOTS 15 AND 16

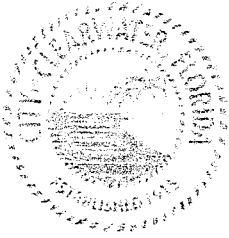
Tax Estimator File for Homestead Exemption			2023 Parcel Use
Exemption	2023	2024	
Homestead:	No	No	Homestead Use Percentage: C
Government:	No	No	Non-Homestead Use Percenta
Institutional:	No	No	100.00%
Historic:	No	No	Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (1 Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Bo
04115/0749	\$259,900 Sales Query	121030263006	NON EVAC	Current FEMA Maps]

2022 Final Value Information

EXHIBIT B



CITY OF CLEARWATER

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
CLEARWATER POLICE DEPARTMENT, 645 PIERCE STREET, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4336

OFFICE OF THE CHIEF
OF POLICE

August 3, 2022

VIA CERTIFIED MAIL RETURN RECEIPT
AND FIRST CLASS MAIL

Josephine Dixon Estate
207 Pennsylvania Ave.
Clearwater, FL 33755

Re: 207 Pennsylvania Ave., Clearwater, FL 33755

To Whom It May Concern:

According to Pinellas County Property Appraiser's records this property is owned by you. This letter is to make you aware of undercover investigations regarding the sale of illegal narcotics occurring at this property. An example of activity that has occurred at this property includes the following:

CW22-76118 - On June 1, 2022, Clearwater Police Department detectives purchased cocaine from within the residence.

CW22-76131 - On June 1, 2022, Clearwater Police Department detectives purchased cocaine from within the residence.

CW22-76561 - On June 2, 2022, Clearwater Police Department detectives purchased cocaine from within the residence.

CW22-78662 - On June 6, 2022, detectives from the Clearwater Police Department purchased cocaine from within the residence.

CW22-81923 - On June 13, 2022, Clearwater Police Department detectives purchased cocaine from within the residence.

CW22-85271 - On June 20, 2022, detectives from the Clearwater Police Department purchased cocaine from within the residence.

CW22-96302 - On July 11, 2022, detectives from the Clearwater Police Department served a narcotics search warrant resulting in the seizure of cocaine, MDMA, and drug paraphernalia used in the sale of narcotics.

This letter is to inform you that any type of activity related to the sales and/or possession of illegal narcotics or prostitution could subject your property to the jurisdiction of the city's Nuisance Abatement Board for a determination of whether the property has become a public nuisance. If the board finds that your property has become a public nuisance, you could be subject to fines, investigative costs, attorney's fees -- all of which could become a lien against the property -- as well as other appropriate sanctions.

There are actions that you, as the property owner, must take to alleviate the issues arising from this property. Failure to act could ultimately lead to your property being closed by the Nuisance Abatement Board or to the filing of a foreclosure action by the City of Clearwater against your property to recover any liens resulting from orders imposed by the Nuisance Abatement Board.

It is imperative that you contact Lieutenant Stephen Wannos at (727) 562-4142 within ten days of the receipt of this letter to arrange a meeting with him. He will provide you with information and suggestions and will make recommendations in an attempt to assist you in taking positive steps to help alleviate the issues and to ensure that illegal narcotic/prostitution activity does not reoccur on the property.

Within thirty days from the date of this letter, you must submit a written plan of action to Lieutenant Wannos outlining the measures that you are taking to prevent illegal narcotic/prostitution activity from occurring in the future. Please give your immediate attention to this matter to avoid incurring the sanctions mentioned in this letter.

If you are unable to contact Lieutenant Wannos within ten days, then you may speak with his supervisor, Major Nathan Burnside at (727) 562-4160.

Sincerely,



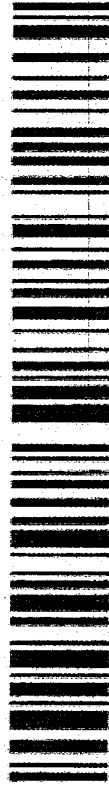
Daniel W. Slaughter
Chief of Police

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.

1. Article Addressed to:

Josephine Dixon Estate
207 Pennsylvania Ave.
Clearwater, FL 33755



9590 9402 6577 1028 2067 30

2 Article Number (Transfer from service label)

7005 1160 0000 6637 9067

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery