

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 81-23

Certified Mail

August 17, 2023

Owner: Robert Schoeller, Shawn Schoeller and Tim Schoeller
632 Drew St
Clearwater, FL 33755-4108

Violation Address: 632 Drew St
09-29-15-44353-007-0010

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 27, 2023, 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 727-562-4097. 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 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: ROBERT SCHOELLER
MAILING ADDRESS: SHAWN SCHOELLER
632 DREW ST
CLEARWATER, FL 33755-4108
CITY CASE#: CDC2023-00596

**VIOLATION ADDRESS: 632 DREW ST
CLEARWATER, FL**

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/6/2023

LEGAL DESCRIPTION OF PROPERTY: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 7, LOTS 1 THRU 8 INCL ALL OF VAC ALLEY ADJ
PARCEL #: 09-29-15-44353-007-0010

DATE OF INSPECTION: 3/28/2023 4:42:00 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 remove all vines, trees, plants, and other nonstructural debris from the exterior of your buildings at 632 Drew St. In addition please repair any damage to the exterior as well.

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

Danell

Daniel Kasman

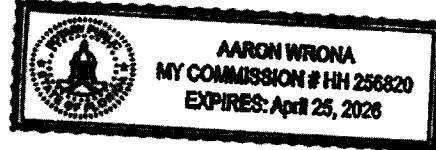
SWORN AND SUBSCRIBED before me by means of ✓ physical presence or online notarization on this 11th day of August, 2023, by Daniel Kasman.

STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 16th DAY OF August, 2023

Wendy Spragg 81.23



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

ROBERT SCHOELLER
SHAWN SCHOELLER
632 DREW ST
CLEARWATER, FL 33755-4108

CDC2023-00596

ADDRESS OR LOCATION OF VIOLATION: 632 DREW ST

LEGAL DESCRIPTION: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER
HARBOR BLK 7, LOTS 1 THRU 8 INCL ALL OF VAC ALLEY ADJ

DATE OF INSPECTION: 3/28/2023 PARCEL: 09-29-15-44353-007-0010

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 remove all vines, trees, plants, and other nonstructural debris from the exterior of your buildings at 632 Drew St. In addition please repair any damage to the exterior as well.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/8/2023. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRANCE 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

Date Printed: 7/3/2023

Daniel Kasman Code Inspector
727-562-4727
daniel.kasman@myclearwater.com

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

be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

D. *Roofs.*

1. All roofs shall be maintained in a safe, secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.
4. Tile roofs with peeling paint shall be repainted or have the paint removed.
5. Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.

E. *Auxiliary and appurtenant structures.*

1. Chimneys and elevator shafts, and mechanical and electrical structures shall be maintained in a satisfactory state of repair and their exterior finish must be architecturally consistent with the exterior side of the building wall from which they can be seen.
2. Freestanding walls and fences shall be maintained in accordance with the provisions of section 3-808 of this development code.
3. Fountains and other amenities shall be maintained in good working order and all structural components shall be maintained in a satisfactory state of repair, free of chipping, pitting, cracking, discoloration, peeling or fading.

F. *Exterior storage and display/ nonresidential properties.*

1. All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.
2. Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

G. *Exterior storage and display for residential properties.*

1. As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.
- 2.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2023-00596

Site of Violation: 632 DREW ST

RECEIVED

1. Daniel Kasman, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 3rd day of July, 2023, a copy of the attached Notice of Violation was delivered to the City of Clearwater Office, 600 Cleveland St., 6th Floor, Clearwater, Florida.

CITY CLERK DEPARTMENT

Daniel Kasman Code Inspector
727-562-4727
daniel.kasman@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

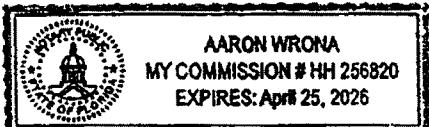
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 3rd day of July, 2023, by Daniel Kasman.

PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Type of Identification

(Notary Signature)

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](#)**09-29-15-44353-007-0010**[Compact Property Record Card](#)[Tax Estimator](#)**Updated August 11, 2023**[Email](#) [Print](#)[Radius Search](#)[FEMA WLM](#)

Ownership/Mailing Address	Change Mailing Address	Site Address
SCHOELLER, ROBERT SCHOELLER, SHAWN SCHOELLER, TIM 632 DREW ST CLEARWATER FL 33755-4108		632 DREW ST CLEARWATER

Property Use: 4190 (Industrial Not Classified Elsewhere) **Current Tax District:** CLEARWATER DOWNTOWN (CWD) **Total Heated SF:** 10,078 **Total Gross SF:** 10,078

[\[click here to hide\] Legal Description](#)

JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 7. LOTS 1, 2 & 3 & S 1/2 VAC ALLEY LYING N OF LOTS 1, 2 & 3 LESS RR R W
ADJ TO LOT 1 & SD VAC ALLEY

<input checked="" type="checkbox"/> File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No		
Government:	No	No	Homestead Use Percentage: 0.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%	
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 (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
18318/0272	Sales Query	121030262002	NON EVAC	Current FEMA Maps	114/82

2023 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$213,901	\$213,901	\$213,901	\$213,901	\$213,901

[\[click here to hide\] 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	No	\$203,720	\$203,720	\$203,720	\$203,720	\$203,720
2021	No	\$193,538	\$193,538	\$193,538	\$193,538	\$193,538
2020	No	\$178,265	\$178,265	\$178,265	\$178,265	\$178,265
2019	No	\$173,200	\$173,200	\$173,200	\$173,200	\$173,200
2018	No	\$162,000	\$162,000	\$162,000	\$162,000	\$162,000
2017	No	\$152,000	\$152,000	\$152,000	\$152,000	\$152,000
2016	No	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
2015	No	\$147,700	\$147,700	\$147,700	\$147,700	\$147,700
2014	No	\$147,600	\$147,600	\$147,600	\$147,600	\$147,600
2013	No	\$147,635	\$147,635	\$147,635	\$147,635	\$147,635
2012	No	\$147,635	\$147,635	\$147,635	\$147,635	\$147,635
2011	No	\$147,635	\$144,379	\$144,379	\$147,635	\$144,379
2010	Yes	\$631,844	\$631,844	\$581,844	\$606,844	\$581,844
2009	Yes	\$710,000	\$703,180	\$653,180	\$678,180	\$653,180
2008	Yes	\$790,000	\$734,761	\$684,761	\$709,761	\$684,761
2007	Yes	\$777,000	\$717,364	\$692,364	N/A	\$692,364
2006	Yes	\$750,000	\$701,700	\$676,700	N/A	\$676,700
2005	Yes	\$650,000	\$650,000	\$625,000	N/A	\$625,000
2004	No	\$640,000	\$640,000	\$640,000	N/A	\$640,000
2003	No	\$600,000	\$600,000	\$600,000	N/A	\$600,000
2002	No	\$559,500	\$559,500	\$559,500	N/A	\$559,500
2001	No	\$532,300	\$532,300	\$532,300	N/A	\$532,300
2000	No	\$526,900	\$526,900	\$526,900	N/A	\$526,900
1999	No	\$143,200	\$143,200	\$143,200	N/A	\$143,200
1998	No	\$143,200	\$143,200	\$143,200	N/A	\$143,200
1997	No	\$143,200	\$143,200	\$143,200	N/A	\$143,200
1996	No	\$143,200	\$143,200	\$143,200	N/A	\$143,200

2022 Tax Information

2022 Tax Bill	Tax District: CWD	Ranked Sales (what are Ranked Sales?) See all transactions			
2022 Final Millage Rate	20.3621	Sale Date	Book/Page	Price	Q/U V/I
		06 Nov 1991	07726 / 0916	\$140,000	U I
		24 Oct 1991	07714 / 0567	\$100,000	U I