

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

NAME OF VIOLATOR: KIP GROUP HOLDINGS LLC
MAILING ADDRESS: REMODELING OREGON LLC
18331 PINES BLVD STE 1137
PEMBROKE PINES, FL 33029

CITY CASE#: PNU2023-00873

VIOLATION ADDRESS: 1006 JONES ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION:

LEGAL DESCRIPTION OF PROPERTY: PLAZA PARK BLK D, LOT 11 & S 1/2 VAC ALLEY ADJ ON N
& E 1/2 VAC ALLEY ADJ ON W

PARCEL #: 10-29-15-72000-004-0110

DATE OF INSPECTION: 9/19/2023 1:05:00 PM

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

3-1503.B.7. - ****LOT CLEARING VIOLATION**** Excessive growth or accumulation of weeds,
grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12")
inches, or the accumulation of debris upon property within the City of Clearwater.

SPECIFICALLY,

Clear all overgrowth from vacant lot.

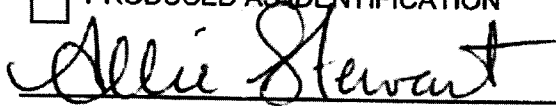
A violation exists and a request for hearing is being made.


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.

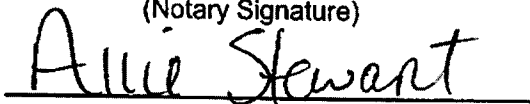
STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

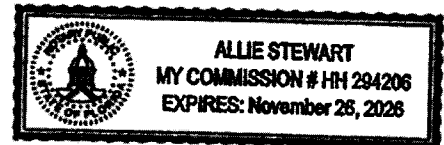


Type of Identification

(Notary Signature)

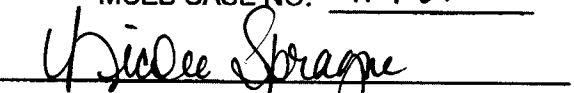


Name of Notary (typed, printed, stamped)



FILED THIS 22nd DAY OF September, 2023

MCEB CASE NO. 114-23


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

Lot Clearing Notice of Violation

KIP GROUP HOLDINGS LLC
REMODELING OREGON LLC
18331 PINES BLVD STE 1137
PEMBROKE PINES, FL 33029

PNU2023-00873

ADDRESS OR LOCATION OF VIOLATION: 1006 JONES ST

PARCEL: 10-29-15-72000-004-0110

LEGAL DESCRIPTION: PLAZA PARK BLK D, LOT 11 & S 1/2 VAC ALLEY ADJ ON N & E 1/2 VAC ALLEY
ADJ ON W

DATE OF INSPECTION: 9/8/2023

An inspection of this property discloses and it has been found and determined that a lot clearing violation exists on this property and/or public right-of-way abutting this property constituting a violation of:

- Section 3-1503.B.7.** which constitutes: Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12) inches, or the accumulation of debris upon property within the City of Clearwater.
- Section 3-1503.B.8.** which constitutes: 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, curblin e or edge of pavement of an improved right-of-way or private accessway or roadway by more than four (4) inches.
- Section 3-1503.B.10.** which constitutes: 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 (8) feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
- Section 3-1503.B.5.a.** which constitutes: 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.

Specifically: Clear all overgrowth from vacant lot.

THIS VIOLATION SHALL BE CORRECTED BY 9/18/2023

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, 100 N Osceola Ave, Clearwater, FL 33755 concerning the above described violation. Failure to appear may result in the Board proceeding in your absence.

NOV_LotClearing



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

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 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.

Gregory Dixon

Code Inspector

727-444-8717

gregory.dixon@myclearwater.com

Date Printed: 9/8/2023

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: PNU2023-00873

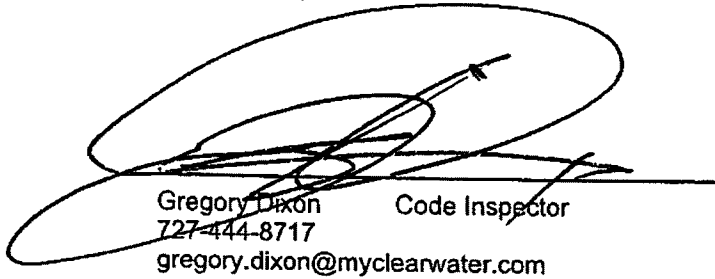
Site of Violation: 1006 JONES ST

RECEIVED

SEP 08 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 8th day of September, 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 1006 JONES ST, 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 X physical presence or _____ online notarization on this 8th day of September, 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)



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:

KIP GROUP HOLDINGS LLC
 18331 PINES BLVD STE 1137
 PEMBROKE PINES FL 33029



9590 9402 5668 9308 0950 09

2. Article Number (Transfer from service label)

7019 2970 0001 6147 3188

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

[Handwritten Date]

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

RECEIVED

SEP 18 2023

3. Service Type

- Adult Signature COMPLIANCE
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery
- 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

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

Sent To

1006 SONES

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9053

See Reverse for Instructions

7019 2970 0001 6147 3188

10-29-15-72000-004-0110

Compact Property Record Card

Tax Estimator

Updated September 21, 2023

Email Print

Radius Search

FEMA:WLM

Ownership/Mailing Address Change Mailing Address	Site Address
KIP GROUP HOLDINGS LLC 18331 PINES BLVD STE 1137 PEMBROKE PINES FL 33029	1006 JONES ST CLEARWATER



Property Use: 0110 (Single Family Home) Current Tax District: CLEARWATER (CW) Total Living: SF: 720 Total Gross SF: 900 Total Living Units: 1

[click here to hide] Legal Description

PLAZA PARK ADD, CLEARWATER IMPROVEMENT CO CORR PLAT BLK D, LOT 11 & S 1/2 VAC ALLEY ADJ ON N & E 1 2 VAC ALLEY ADJ ON W

Tax Estimator	<input checked="" type="checkbox"/> File for Homestead Exemption	2023 Parcel Use	
Exemption	2023	2024	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	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
22528/0555	\$151,400 Sales Query	121030263006	NON EVAC	Current FEMA Maps	H5/53

2023 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$130,297	\$61,372	\$61,372	\$130,297	\$61,372

[click here to hide] Value History as Certified (yellow indicates correction on file)

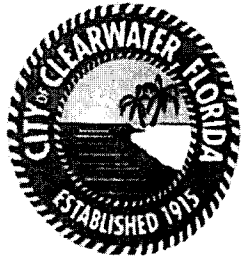
Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	No	\$150,967	\$63,865	\$63,865	\$150,967	\$63,865
2021	No	\$79,832	\$58,059	\$58,059	\$79,832	\$58,059
2020	No	\$86,143	\$52,781	\$52,781	\$86,143	\$52,781
2019	No	\$55,374	\$47,983	\$47,983	\$55,374	\$47,983
2018	No	\$43,621	\$43,621	\$43,621	\$43,621	\$43,621
2017	No	\$52,371	\$52,371	\$52,371	\$52,371	\$52,371
2016	No	\$45,676	\$32,608	\$32,608	\$45,676	\$32,608
2015	No	\$40,136	\$29,644	\$29,644	\$40,136	\$29,644
2014	No	\$31,694	\$26,949	\$26,949	\$31,694	\$26,949
2013	No	\$24,499	\$24,499	\$24,499	\$24,499	\$24,499
2012	No	\$29,023	\$29,023	\$29,023	\$29,023	\$29,023
2011	No	\$35,753	\$35,753	\$35,753	\$35,753	\$35,753
2010	No	\$52,369	\$52,369	\$52,369	\$52,369	\$52,369
2009	No	\$81,413	\$81,413	\$81,413	\$81,413	\$81,413
2008	No	\$91,500	\$91,500	\$91,500	\$91,500	\$91,500
2007	No	\$134,700	\$134,700	\$134,700	N/A	\$134,700
2006	No	\$100,100	\$100,100	\$100,100	N/A	\$100,100
2005	No	\$73,700	\$73,700	\$73,700	N/A	\$73,700
2004	No	\$63,100	\$63,100	\$63,100	N/A	\$63,100
2003	No	\$38,700	\$38,700	\$38,700	N/A	\$38,700
2002	No	\$33,700	\$33,700	\$33,700	N/A	\$33,700
2001	No	\$32,200	\$32,200	\$32,200	N/A	\$32,200
2000	No	\$28,400	\$28,400	\$28,400	N/A	\$28,400
1999	No	\$27,100	\$27,100	\$27,100	N/A	\$27,100
1998	No	\$24,100	\$24,100	\$24,100	N/A	\$24,100
1997	No	\$17,500	\$17,500	\$17,500	N/A	\$17,500
1996	No	\$15,700	\$15,700	\$15,700	N/A	\$15,700

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
02 Aug 2023	22528 / 0555	\$152,000	Q	V
10 Mar 2023	22372 / 1981	\$70,000	U	I
31 Mar 1993	08221 / 0721	\$8,000	U	I
Sep 1983	05608 / 2035	\$26,000	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

KIP GROUP HOLDINGS LLC
18331 PINES BLVD STE 1137
PEMBROKE PINES, FL 33029

RE: Municipal Code Enforcement Board Case PNU2023-00478
1006 JONES ST, 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.

KIP GROUP HOLDINGS LLC
1006 JONES ST
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 1006 Jones St
(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)

