

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 94-18**

Certified Mail
May 30, 2018

**Owner: Frank Charles Freeman
1305 S Madison Ave.
Clearwater, FL 33756-3525**

**Violation Address: 1305 S Madison Ave.
Lakeview Heights Blk D, Lot 1**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 27, 2018, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning violation of Section **3-1502.G.2, 3-1502.K.1, 3-1503.B.7, 3-1503.B.8, 3-803.A, 3-808, 3-808.A.1, 3-808.A.4, 3-808.A.2, 3-808.A.3, 3-808.A.5, & 3-808.A.6** of the Clearwater City Community Development Code. (See attached Affidavit of Violation).

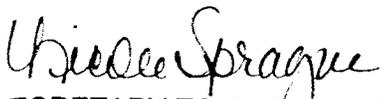
You are hereby ordered to appear before the Municipal Code Enforcement Board on that date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent and represented at the hearing, that person must present to the Board your letter stating your approval of such representation. 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 this meeting 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 for compliance set 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 purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes 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 meeting if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. Kindly refrain from electronic devices during the meeting.

FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.

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

NAME OF VIOLATOR: FRANK CHARLES FREEMAN CITY CASE#: CDC2018-00397
MAILING ADDRESS: 1305 S MADISON AVE
CLEARWATER, FL 33756-3525
VIOLATION ADDRESS: 1305 S MADISON AVE
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 2/5/2018
LEGAL DESCRIPTION OF PROPERTY: LAKEVIEW HEIGHTS BLK D, LOT 1
PARCEL #: 22-29-15-48978-004-0010
DATE OF INSPECTION: 5/8/2018 7:24:00 AM

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

3-1502.G.2. - **Exterior Storage/Not For Use Outdoors** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

SPECIFICALLY,

Please clear any discarded or unused materials, interior furnishings, automobile supplies, equipment, appliances etc., from the exterior of the property, and maintain on a regular basis.

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

Vicki Fletcher
Vicki Fletcher

SWORN AND SUBSCRIBED before me on this 8th day of May, 2018, by Vicki Fletcher.

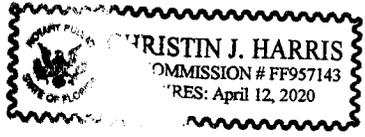
STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Christin J. Harris
(Notary Signature)

Type of Identification

Name of Notary (typed, printed, stamped)



FILED THIS 30th DAY OF May, 20 18

MCEB CASE NO. 94-18

Whidee Spague
Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: PNU2018-00172

NAME OF VIOLATOR: FRANK CHARLES FREEMAN
MAILING ADDRESS: 1305 S MADISON AVE
CLEARWATER, FL 33756-3525

VIOLATION ADDRESS: 1305 S MADISON AVE

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 22-29-15-48978-004-0010

DATE OF INSPECTION: 5/8/2018 7:26:00 AM

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

3-1502.K.1. ****SIDEWALKS AND PUBLIC ROW**** Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.

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.

3-1503.B.8. - ****UNMAINTAINED RIGHT-OF-WAY**** 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 or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.

Vicki Fletcher

Vicki Fletcher

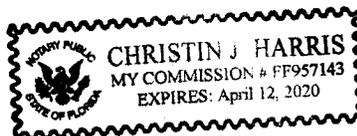
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 8th day of May, 2018, by Vicki Fletcher.

PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION
Christin J Harris

(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 30th DAY OF May, 2018

MCEB CASE NO. 94-18

Wendee Sprague
Secretary, Municipal Code Enforcement Board

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

NAME OF VIOLATOR: FRANK CHARLES FREEMAN CITY CASE#: CDC2018-00392
MAILING ADDRESS: 1305 S MADISON AVE
CLEARWATER, FL 33756-3525

VIOLATION ADDRESS: 1305 S MADISON AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 2/5/2018

LEGAL DESCRIPTION OF PROPERTY: LAKEVIEW HEIGHTS BLK D, LOT 1

PARCEL #: 22-29-15-48978-004-0010

DATE OF INSPECTION: 5/8/2018 7:22:00 AM

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

3-803.A - ****FENCE ORIENTATION**** Fences and walls shall be oriented so that the side of the fence or wall facing or viewable from a street right-of-way or an adjoining property is the finished side, with all support posts and stingers facing inward toward the property upon which the fence or wall is located.

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - ****FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE**** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

SPECIFICALLY,

FENCE MUST BE REPAIRED, REPLACED OR REMOVED.

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



Vicki Fletcher

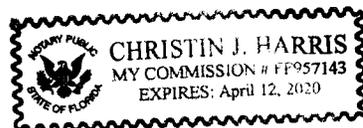
SWORN AND SUBSCRIBED before me on this 8th day of May, 2018, by Vicki Fletcher.

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 30th DAY OF May, 20 18

MCEB CASE NO. 94-18

Unice 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

FRANK CHARLES FREEMAN
1305 S MADISON AVE
CLEARWATER, FL 33756-3525

PNU2018-00172

ADDRESS OR LOCATION OF VIOLATION: **1305 S MADISON AVE**

LEGAL DESCRIPTION: LAKEVIEW HEIGHTS BLK D, LOT 1

DATE OF INSPECTION: 2/2/2018

PARCEL: 22-29-15-48978-004-0010

Section of City Code Violated:

3-1502.K.1. ****SIDEWALKS AND PUBLIC ROW**** Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.

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.

3-1503.B.8. - ****UNMAINTAINED RIGHT-OF-WAY**** 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 inches.

Specifically: THE PROPERTY AT THE ABOVE LOCATION NEEDS TO BE CUT AND MAINTAINED ON A REGULAR BASIS. THIS INCLUDED ALL WEED, TRASH AND DEBRIS.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/9/2018. 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.

Inspector: Vicki Fletcher
Inspector Phone: 727-562-4728

Date Printed: 2/5/2018

NOV_PropOwn



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 Lot Clearing Violation

FRANK CHARLES FREEMAN
1305 S MADISON AVE
CLEARWATER, FL 33756-3525

PNU2018-00172

ADDRESS OR LOCATION OF VIOLATION: 1305 S MADISON AVE
LEGAL DESCRIPTION: LAKEVIEW HEIGHTS BLK D, LOT 1
DATE OF INSPECTION: 2/2/2018 PARCEL: 22-29-15-48978-004-0010
THIS VIOLATION SHALL BE CORRECTED BY 2/9/2018

An inspection of this property discloses and it has been found and determined that a lot clearing violation exists on this property constituting a violation of:

- ✓ Section 3-1503.B.7. Clearwater Code of Ordinances - 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.
- ✓ Section 3-1503.B.8. Clearwater Code of Ordinances - 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, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
- ✓ Section 3-1503.B.10. Clearwater Code of Ordinances - 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.

You are to remedy the above described condition by the above described correction date or file a written notice of appeal. In the absence of either action, the City shall have the right to enter the property and have such work done at cost to the owner. In addition to the cost of the work, a minimum administrative fee of \$200.00 and/or investigative costs shall be owed by the owner to the City. The costs shall become a lien against the property, If the owner remedies the condition after the time allowed, including any extension, the administrative costs shall be owed by the owner and shall constitute a lien.

If you file a written notice of appeal to request a hearing before the Municipal Code Enforcement Board, such appeal shall be filed with the City Clerk, 112 S. Osceola Avenue, Clearwater, FL (P.O. Box 4748, Clearwater, FL 33758-4748). Upon filing an appeal, property owner, agent or representative, shall appear before the Board to show that the condition described in this notice does not exist, or show why the condition should not be remedied by the City at the expense of the property owner. If the owner, agent, or representative, fails to appear before the Board at the designated time to protest such notice, and has not taken action to remedy the condition before the specified date, then the owner shall be deemed to have authorized the City to enter the property and take action to remedy the condition without further notice to the owner. The owner shall be charged the cost of such action, plus minimum administrative costs of \$200.00 and/or investigative costs and these costs shall become a lien upon the property.

Inspector: Vicki Fletcher
Inspector Phone: 727-562-4728

Date Mailed: 2/5/2018

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

Notice of Violation

FRANK CHARLES FREEMAN
1305 S MADISON AVE
CLEARWATER, FL 33756-3525

CDC2018-00397

ADDRESS OR LOCATION OF VIOLATION: **1305 S MADISON AVE**

LEGAL DESCRIPTION: LAKEVIEW HEIGHTS BLK D, LOT 1

DATE OF INSPECTION: 2/2/2018

PARCEL: 22-29-15-48978-004-0010

Section of City Code Violated:

3-1502.G.2. - ****Exterior Storage/Not For Use Outdoors**** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

Specifically: Please clear any discarded or unused materials, interior furnishings, automobile supplies, equipment, appliances etc., from the exterior of the property, and maintain on a regular basis.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/2/2018. 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.

Inspector: Vicki Fletcher
Inspector Phone: 727-562-4728

Date Printed: 2/5/2018



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

FRANK CHARLES FREEMAN
1305 S MADISON AVE
CLEARWATER, FL 33756-3525

CDC2018-00392

ADDRESS OR LOCATION OF VIOLATION: **1305 S MADISON AVE**

LEGAL DESCRIPTION: LAKEVIEW HEIGHTS BLK D, LOT 1

DATE OF INSPECTION: 2/2/2018

PARCEL: 22-29-15-48978-004-0010

Section of City Code Violated:

3-803.A - ****FENCE ORIENTATION**** Fences and walls shall be oriented so that the side of the fence or wall facing or viewable from a street right-of-way or an adjoining property is the finished side, with all support posts and stingers facing inward toward the property upon which the fence or wall is located.

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - ****FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE**** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

Specifically: FENCE MUST BE REPAIRED, REPLACED OR REMOVED.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/2/2018. 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.

Inspector: Vicki Fletcher
Inspector Phone: 727-562-4728

Date Printed: 2/5/2018

NOV_PropOwn

4. Bicycle parking spaces shall be on a hard surface constructed of asphalt or concrete material, brick, decorative pavers or similar materials.

(Ord. No. 8988-17, § 17, 2-2-17)

DIVISION 15. PROPERTY MAINTENANCE STANDARDS

Section 3-1501. Purpose.

The purpose of this division is to protect the comfort, health, repose, safety and general welfare of the citizens of the city by establishing minimum property and building maintenance standards for all properties and to provide for the abatement of nuisances affecting the general public.

Section 3-1502. Property maintenance requirements.

A. Minimum building and fire code requirements. All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's 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-S08 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. Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.
3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.
5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. Yards and landscape areas.

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.

2. Any portion of a lot not covered by a building or structure or otherwise devoted to parking, a service drive or a walkway shall be landscaped with grass or other appropriate ground cover and shall be maintained in a neat and orderly manner.
3. All landscape materials, including turf, shrubs, and trees, whether required or optional, shall be maintained in a healthy live condition so as to present a neat and attractive appearance and so as to discourage the accumulation of trash or debris and/or infestation by pests.
4. No yard, landscape area or growth of landscape material shall encroach upon the public right-of-way so as to hinder safe and convenient vehicular or pedestrian movement in the public right-of-way.
5. No yard shall be used for dumping or accumulation of any garbage, rubbish, dead animals, trash, waste vegetable or animal matter of any kind or construction debris.

I. *Signs.* All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.

J. *Vacant parcels.*

1. Vacant parcels of land shall be properly maintained consistent with section 3-1502 H and be free of weeds, litter, rubble or debris.
2. Erosion and sedimentation mitigation measures may be required if it is determined that runoff from a vacant parcel causes harm to adjacent property, city drainage systems or navigable waters which receive the runoff.
3. No temporary or permanent storage of materials or equipment shall be allowed on any vacant parcel except in compliance with the regulations for the use of

such property as set forth under Article 2 and Article 3 Division 9 of this Development Code.

K. *Public rights-of-way and sidewalks and parking surfaces.*

1. Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.
2. No person shall erect, place or locate any structure, display materials, merchandise, or similar objects within the limits of any street right-of-way unless specifically permitted pursuant to the provisions of this Development Code.
3. No trash receptacles, newspaper racks or other dispensing machines shall be located in a public right-of-way unless specifically authorized by the city and other applicable agencies.
4. Parking lot and driveway surfaces shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such surface free of pot holes, litter, trash, debris, equipment, weeds, dead vegetation and refuse and shall promptly repair cracked or heaved parking lot surfaces.

4. Bicycle parking spaces shall be on a hard surface constructed of asphalt or concrete material, brick, decorative pavers or similar materials.

(Ord. No. 8988-17, § 17, 2-2-17)

DIVISION 15. PROPERTY MAINTENANCE STANDARDS

Section 3-1501. Purpose.

The purpose of this division is to protect the comfort, health, repose, safety and general welfare of the citizens of the city by establishing minimum property and building maintenance standards for all properties and to provide for the abatement of nuisances affecting the general public.

Section 3-1502. Property maintenance requirements.

A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's 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. Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.
3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.
5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. Yards and landscape areas.

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.

ism or theft provided that the property is not located adjacent to residentially zoned or residentially used property.

F. Wire fences shall be constructed of chain link wire.

G. Chainlink fences shall not have exposed points, wires or prongs on the top of the fence. (Ord. No. 6526-00, § 1, 6-15-00)

Section 3-803. Design requirements.

A. Fences and walls placed within a required setback area shall be oriented so that the side of the fence or wall facing or viewable from a street right-of-way or an adjoining property is the finished side, with all support posts and stringers facing inward toward the property upon which the fence or wall is located.

B. If access to a portion of a fence is wholly or partially blocked by a building, fence, wall or other structure or by dense foliage located upon adjoining property and adjacent to, but not necessarily adjoining, the property line, the support posts for that portion of the fence, but not the stringers, may be installed on the outside of the fence, facing away from the property upon which the fence is located.

C. A fence or wall which exceeds 100 feet in length in any single horizontal plane along a street right-of-way shall either be offset to create inset areas of at least eight feet in width and depth for landscaping treatment or non-opaque openings in the walls or fence shall be provided through the use of wrought iron or similar types of wall treatment or some architectural features such as a column or other feature is used to offset the unbroken nature of the fence or wall.

D. All fences and walls located within a required setback area shall be provided with an opening or gate of sufficient width to allow access outside of the area enclosed by the fence or wall to such right-of-way for the purpose of facilitating maintenance of any required landscaping and the street right-of-way. (Ord. No. 6526-00, § 1, 6-15-00)

Editor's note—Ord. No. 6526-00, § 1, adopted June 15, 2000, repealed §§ 3-803—3-807 and added provisions designated as new §§ 3-803—3-807. Former §§ 3-803—3-807

pertained to easements and rights-of-way; orientation; height/location; setbacks; and special requirements. See the Table of Amendments.

Section 3-804. Height requirements.

The following height requirements shall apply to all fences, and walls, except chain link fences.

- A. *Front.* Walls and fences located in front of a principal structure shall be permitted to a maximum height of 48 inches with the following exceptions:
1. In the MDR and MHDR zoning districts, brick or other masonry walls or walls with masonry columns linked by substantial grill work shall be permitted to a maximum height of six feet in a required front setback area as a Level One (flexible standard development) approval. Such walls shall be architecturally compatible with the principal structure on the property and compatible with the surrounding properties.
 2. In the HDR, MHP, C, T, D, O, I, IRT, OSR, and P zoning districts, PVC fences, brick or other masonry walls or walls with masonry columns linked by substantial grill work shall be permitted to a maximum height of six feet in front of a principal structure.
 3. Walls, no greater than a maximum height of six feet, shall be permitted for the perimeter of any residential subdivision located within any zoning district. Such walls shall be architecturally compatible with the building design within the subdivision.
- B. *Side and rear.* Fences and walls shall be permitted to a maximum height of six feet between the principal structure and any side or rear lot line with the following exceptions:
1. Fences and walls may be permitted up to eight feet in height if located in the Industrial, Research, and Technology District ("IRT").

landscaping as may be necessary to maintain the utilities located in the easement.

(Ord. No. 6526-00, § 1, 6-15-00)

Note—See the editor's note at § 3-803.

Section 3-807. Special regulations.

A. *Fences for swimming pools.* A swimming pool may be enclosed with a four foot high fence or wall.

B. *Visibility triangle.* All fences and walls shall comply with the sight visibility triangle requirements in Article 3, Division 9.

C. *Subdivisions.*

1. Parcels of land within a subdivision which, in conjunction with the approval of the subdivision, were required to have a fence and/or wall shall not be permitted any additional or substitute fences or walls which otherwise contravene the general purpose and uniformity afforded by the approved plan.
2. A six-foot high wall or fence, excluding chainlink, may be installed around the perimeter of any residential subdivision, provided such a wall or fence does not conflict with Section 3-807.C.1., above, or 3-804.A.

D. *Construction sites.* Temporary fences around construction sites may be approved by the building official and such fences shall comply with any reasonable conditions, e.g., height, location, materials, as the building official may determine appropriate for a given property.

E. *Fences on publicly owned lands.* Deviations from these fence requirements may be permitted for fences associated with public projects pursuant to the Level 1 (flexible standard) approval process.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 7631-06, § 21, 11-2-06; Ord. No. 8349-12, § 31, 9-6-12)

Note—See the editor's note at § 3-803.

Section 3-808. Maintenance of fences and walls.

A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:

1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
2. Rotten boards in a fence shall be replaced.
3. Each support post or footer shall be solidly attached to the ground.
4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
5. Each fence shall be securely fastened to the support post and fence stringers.
6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replaced with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.

B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

DIVISION 9. GENERAL APPLICABILITY STANDARDS

Section 3-901. General/technical codes.

The following technical standards and codes are hereby incorporated by reference as if fully set out herein, and shall be maintained and kept on file in the office of the city manager:

- A. Florida Department of Transportation's Standard Specifications and Roadway and Traffic Design Standards (latest edition).

Exhibit A

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

22-29-15-48978-004-0010

Compact Property Record Card

Updated May 17, 2018

[Tax Estimator](#)
[Email](#)
[Print](#)
[Radius Search](#)
[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address FREEMAN, FRANK CHARLES 1305 S MADISON AVE CLEARWATER FL 33756-3525	Site Address 1305 S MADISON AVE CLEARWATER
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Property Use: 0110 (Single Family Home)

Living Units:
1

[\[click here to hide\]](#) **Legal Description**
 LAKEVIEW HEIGHTS BLK D, LOT 1

Mortgage Letter <input type="checkbox"/> File for Homestead Exemption	2018 Parcel Use																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Exemption</th> <th style="width: 20%;">2018</th> <th style="width: 20%;">2019</th> </tr> </thead> <tbody> <tr> <td>Homestead:</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td>Government:</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Institutional:</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Historic:</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> </tr> </tbody> </table>	Exemption	2018	2019	Homestead:	Yes	Yes	Government:	No	No	Institutional:	No	No	Historic:	No	No	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Homestead Use Percentage: 100.00%</td> </tr> <tr> <td style="padding: 2px;">Non-Homestead Use Percentage: 0.00%</td> </tr> <tr> <td style="padding: 2px;">Classified Agricultural: No</td> </tr> </table>	Homestead Use Percentage: 100.00%	Non-Homestead Use Percentage: 0.00%	Classified Agricultural: No
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Government:	No	No																	
Institutional:	No	No																	
Historic:	No	No																	
Homestead Use Percentage: 100.00%																			
Non-Homestead Use Percentage: 0.00%																			
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)	Plat Book/Page
17777/0201	\$99,400 Sales Query	121030258002	NON EVAC	13/5

2017 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$82,831	\$54,955	\$25,000	\$29,955	\$25,000

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
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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.

Article Addressed to:

FRANK CHARLES FREEMAN
305 S MADISON AVE
CLEARWATER, FL 33765



9590 9402 3066 7124 7816 81

Article Number (Transfer from service label)

7017 1450 0000 6479 6700

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Frank Freeman

Agent

Addressee

B. Received by (Printed Name)

FRANK FREEMAN

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

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Restricted Delivery

1305 S. Madison Domestic Return Receipt