

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 48-19**

Certified Mail

February 14, 2019

Owner: **Molly Harrison
715 Parkland Ave.
Clearwater, FL 33764-6202**

Violation Address: **715 Parkland Ave.
Hollingsworth Estates Lot 33**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, March 27, 2019, 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 **3-1503.B.5** 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 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 hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. Kindly silence electronic devices during the hearings.

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

City Case Number: PNU2018-01221

NAME OF VIOLATOR: MOLLY HARRISON
MAILING ADDRESS: 715 PARKLAND AVE
CLEARWATER, FL 33764-6202

VIOLATION ADDRESS: 715 PARKLAND AVE

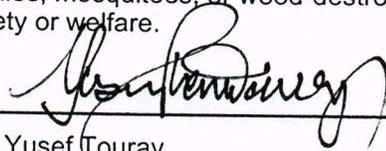
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 13-29-15-40698-000-0330

DATE OF INSPECTION: 12/14/2018 9:47:00 AM

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

3-1503.B.5. - **PUBLIC HEALTH, SAFETY OR WELFARE NUISANCE** An 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 property 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.

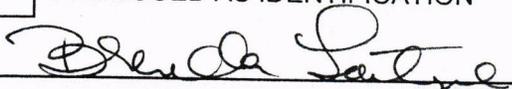


Yusef Touray

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 14th day of January, 2019, by Yusef Touray.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION



(Notary Signature) Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 13th DAY OF February, 20 19

MCEB CASE NO. 48-19



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

MOLLY HARRISON
715 PARKLAND AVE
CLEARWATER, FL 33764-6202

PNU2018-01221

ADDRESS OR LOCATION OF VIOLATION: **715 PARKLAND AVE**

LEGAL DESCRIPTION: HOLLINGSWORTH ESTATES LOT 33

DATE OF INSPECTION: 8/28/2018

PARCEL: 13-29-15-40698-000-0330

Section of City Code Violated:

3-1503.B.5. - ****PUBLIC HEALTH, SAFETY OR WELFARE NUISANCE**** An 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 property 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: Swimming pool means any in-ground or above-ground tank or tub for swimming or wading, including hot tubs, spas, and whirlpools. Per City Of Clearwater, you cannot turn a pool into a pond. Please have this corrected by compliance date, to avoid any further actions. Thank You, and call me if you have any questions.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/14/2018. 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: Yusef Touray
Inspector Phone: 727-562-4731

Date Printed: 8/29/2018

Substantial enlargements or improvements means a ten percent increase in existing square footage or 50 percent increase in assessed valuation of the structure.

Substantially affected person means any person or entity which will suffer to a greater degree than the general public an adverse effect to a legally recognized interest protected or furthered by this development code or the comprehensive plan.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damages condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means:

1. With respect to any property located on Clearwater Beach or Sand Key, any repair, reconstruction, rehabilitation, addition or other improvement of a structure during a five-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement; or
2. With respect to any property located in an area of special flood hazard other than on Clearwater Beach or Sand Key, reconstruction, rehabilitation, addition or other improvement if a structure during a one-year period, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement.

For the purposes of this definition, construction is considered to have started when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include any project for improvement of a structure to correct existing violations of health, sanitary or safety code specifications which have been identified by the building official and which are the minimum necessary to ensure safe living conditions. The terms does not include any alteration of a structure listed on the National Register of Historic Places or the state inventory of historic places, provided that the alteration will not preclude the structure's continued designation as a historic structure on such National Register or state inventory.

Swale means a shallow channel, usually sodded and generally dry except during and immediately after a rainfall event, intended to transport runoff to a larger stormwater conveyance system.

Swimming pool means any in-ground or above-ground tank or tub for swimming or wading, including hot tubs, spas, whirlpools, jacuzzis, and the like.

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, curblin 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 main-

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

13-29-15-40698-000-0330

Compact Property Record Card

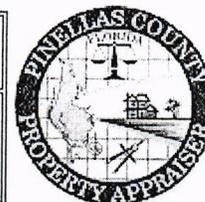
**Updated August 28,
2018**

[Tax Estimator](#)

[Email](#) [Print](#) [Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change <u>Mailing Address</u>	Site Address
HARRISON, MOLLY 715 PARKLAND AVE CLEARWATER FL 33764-6202	715 PARKLAND AVE CLEARWATER



Property Use: 0110 (Single Family Home)

Total Living: Total Gross
SF: 1,411 SF: 2,272

Total Living
Units:1

[click here to hide] **Legal Description**
HOLLINGSWORTH ESTATES LOT 33

Mortgage Letter	File for Homestead Exemption	2018 Parcel Use
Exemption	2018	2019
Homestead:	Yes	Yes
Government:	No	No
Institutional:	No	No
Historic:	No	No
*Assuming no ownership changes before Jan. 1		
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
18497/1050	\$199,000 Sales Query	121030266011	NON EVAC	41/35

2018 Preliminary Value Information

Year	<u>Just/Market Value</u>	<u>Assessed Value / SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2018	\$159,490	\$119,549	\$69,549	\$94,549	\$69,549

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

Year	<u>Homestead Exemption</u>	<u>Just/Market Value</u>	<u>Assessed Value</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2017	Yes	\$117,090	\$117,090	\$67,090	\$92,090	\$67,090

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:
MOLLY HARRISON
715 PARKLAND AVE
CLEARWATER, FL 33764-6202



9590 9402 3761 8032 0142 65

2. Article Number (Transfer from service label)
7018 0680 0002 2858 9040

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee
 B. Received by (Printed Name) *Elizabeth Harrison* C. Date of Delivery *12/19/18*

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

RECEIVED
DEC 29 2018
PLANNING & DEVELOPMENT

3. Service Type **CODE COMPLIANCE**
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

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

Domestic Return Receipt

7018 0680 0002 2858 9040

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
 \$ _____
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

12-14
 Postmark Here

Postage
 \$ _____
 Total Postage and Fees
 \$ _____

Sent To *Molly Harrison*
 Street and Apt. No., or PO Box No. *715 Parkland Ave*
 City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions