

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 135-18**

Certified Mail
August 10, 2018

Owner: **Pillar Appraisals Inc**
PO Box 1001
Safety Harbor, FL 34695-1001

Violation Address: **1730 Kenneth Pl., Clearwater**
Drew Terrace Lot 63

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 26, 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.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 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: CDC2018-00344

NAME OF VIOLATOR: PILLAR APPRAISALS INC
MAILING ADDRESS: PO BOX 1001
SAFETY HARBOR, FL 34695-1001

VIOLATION ADDRESS: 1730 KENNETH PL

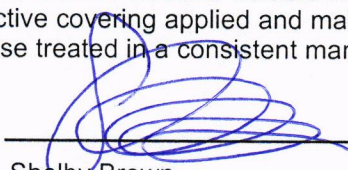
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 11-29-15-22536-000-0630

DATE OF INSPECTION: 7/24/2018 3:16:00 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.



Shelby Brown

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 24th day of July, 2018, by Shelby Brown.

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)

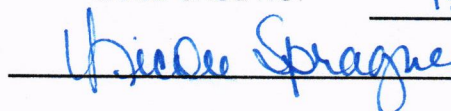


Name of Notary (typed, printed, stamped)

FILED THIS 9th DAY OF August, 2018

MCEB CASE NO.

135-18





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

PILLAR APPRAISALS INC
PO BOX 1001
SAFETY HARBOR, FL 34695-1001

CDC2018-00344

ADDRESS OR LOCATION OF VIOLATION: **1730 KENNETH PL**

LEGAL DESCRIPTION: DREW TERRACE LOT 63

DATE OF INSPECTION: 1/1/0001

PARCEL: 11-29-15-22536-000-0630

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: During a Neighborhood Sweep performed on 01/10/18, the above listed conditions existed at this property and must be addressed in accordance with property maintenance ordinances. Wall in front is very discolored; please address any visible mildew/peeling or failing paint/damaged exterior surfaces, and maintain the property on a regular basis. If there are circumstances that make compliance by the date requested below a challenge, please contact me directly at (727) 562-4725 as soon as possible. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/26/2018. 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: Shelby Brown
Inspector Phone: 562-4725

Date Printed: 1/30/2018

NOV_PropOwn

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.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2018-00344

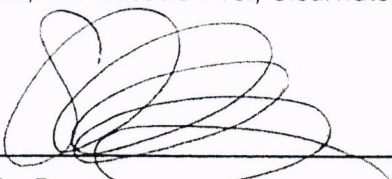
Site of Violation: 1730 KENNETH PL

RECEIVED

JUN 07 2018

1. Shelby Brown, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 6th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 1730 KENNETH PL, Clearwater, Florida.

OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DEPT.



Shelby Brown

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 6th day of June, 2018, by Shelby Brown.

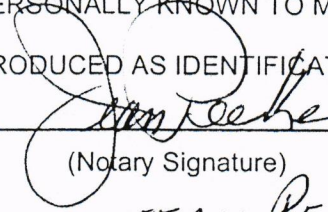
☒
☐

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

N/A

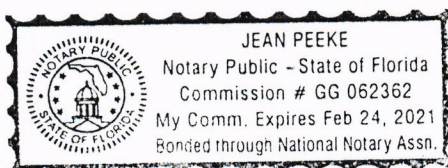
Type of Identification



(Notary Signature)

JEAN PEEKE

Name of Notary (typed, printed, stamped)





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

PILLAR APPRAISALS INC
PO BOX 1001
SAFETY HARBOR, FL 34695-1001

CDC2018-00344

ADDRESS OR LOCATION OF VIOLATION: **1730 KENNETH PL**

LEGAL DESCRIPTION: DREW TERRACE LOT 63

DATE OF INSPECTION: 4/30/2018

PARCEL: 11-29-15-22536-000-0630

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: ****2ND NOTICE**** During a Neighborhood Sweep performed on 01/10/18, the above listed conditions existed at this property and must be addressed in accordance with property maintenance ordinances. Wall in front is very discolored; please address any visible mildew/peeling or failing paint/damaged exterior surfaces, and maintain the property on a regular basis. If there are circumstances that make compliance by the date requested below a challenge, please contact me directly at (727) 562-4725 as soon as possible. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/18/2018. 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: Shelby Brown
Inspector Phone: 562-4725

Date Printed: 6/5/2018

NOV_PropOwn

Exhibit A

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

11-29-15-22536-000-0630

Compact Property Record Card

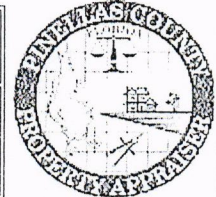
[Tax Estimator](#)

**Updated July 24,
2018**

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

[FEMA/WLM](#)

| Ownership/Mailing Address Change Mailing Address | Site Address |
|---|-------------------------------|
| PILLAR APPRAISALS INC PO BOX 1001 SAFETY HARBOR FL 34695-1001 | 1730 KENNETH PL CLEARWATER |

[Property Use:](#) 0820 (Duplex-Triplex-Fourplex)

Total Living: Total Gross
SF: 1,759 SF: 2,496

Total Living
Units:2

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

DREW TERRACE LOT 63

| Mortgage Letter Exemption | <input type="checkbox"/> File for Homestead | 2018 Parcel Use |
|--|---|---------------------------------------|
| Exemption | 2018 | 2019 |
| Homestead: | No | No |
| Government: | No | No |
| Institutional: | No | No |
| Historic: | No | No |
| | | Homestead Use Percentage: 0.00% |
| | | Non-Homestead Use Percentage: 100.00% |
| | | 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 |
|----------------------------------|---|------------------------------|--|---------------------------|
| 15758/2437 | \$137,700 Sales Query | 121030265003 | NON EVAC | 48/20 |

2017 Final Value Information

| Year | Just/Market Value | Assessed Value / Non-HIX Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|---------------------------------------|--|--|--|---|
| 2017 | \$112,859 | \$112,859 | \$112,859 | \$112,859 | \$112,859 |

[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 |
|------|---|---------------------------------------|------------------------------------|--|--|---|
| 2017 | No | \$112,859 | \$112,859 | \$112,859 | \$112,859 | \$112,859 |
| 2016 | No | \$108,122 | \$106,740 | \$106,740 | \$108,122 | \$106,740 |