

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 141-18**

**Certified Mail**  
**August 10, 2018**

**Owner: Pat Brooking**  
**PO Box 97**  
**Ocotillo, CA 92259-0097**

**Violation Address: 1118 LaSalle St., Clearwater**  
**Greenwood Park No. 2 Blk E, Lot 42**

**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 **3-1503.B.7, 3-1502.B, 3-1502.C.1, & 3-1502.C.3** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

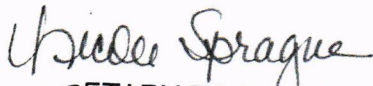
**You** are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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**

NAME OF VIOLATOR: PAT BROOKING  
MAILING ADDRESS: PO BOX 97  
OCOTILLO, CA 92259-0097

CITY CASE#: PNU2018-00233

VIOLATION ADDRESS: 1118 LASALLE ST  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION:

LEGAL DESCRIPTION OF PROPERTY: GREENWOOD PARK NO. 2 BLK E, LOT 42

PARCEL #: 10-29-15-33552-005-0420

DATE OF INSPECTION: 7/24/2018 7:11:00 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,

The back yard is overgrown and there is always scattered debris from people congregating and drinking and leaving trash and beer cans in the front yard. Please bring your property into compliance by the compliance date to avoid further action. Thank you!

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

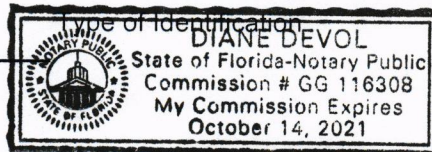
  
Julie Phillips

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

STATE OF FLORIDA  
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

  
(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 9<sup>th</sup> DAY OF August, 20 18

MCEB CASE NO. 141-18

  
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: PAT BROOKING  
MAILING ADDRESS: PO BOX 97  
OCOTILLO, CA 92259-0097  
CITY CASE#: CDC2018-00503  
VIOLATION ADDRESS: 1118 LASALLE ST  
CLEARWATER, FL  
DATE OF OFFICIAL NOTICE OF VIOLATION: 2/15/2018  
LEGAL DESCRIPTION OF PROPERTY: GREENWOOD PARK NO. 2 BLK E, LOT 42  
PARCEL #: 10-29-15-33552-005-0420  
DATE OF INSPECTION: 7/24/2018 7:04:00 PM

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

3-1502.B. - \*\*EXTERIOR SURFACES\*\* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Please address any visible mildew/peeling or failing paint/damaged exterior surfaces, and maintain the property on a regular basis. Thank you.

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

  
Julie Phillips

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

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 9th DAY OF August, 2018

MCEB CASE NO. 141-18

Chloe 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: PAT BROOKING  
MAILING ADDRESS: PO BOX 97  
OCOTILLO, CA 92259-0097  
CITY CASE#: CDC2018-00504  
VIOLATION ADDRESS: 1118 LASALLE ST  
CLEARWATER, FL  
DATE OF OFFICIAL NOTICE OF VIOLATION: 2/15/2018  
LEGAL DESCRIPTION OF PROPERTY: GREENWOOD PARK NO. 2 BLK E, LOT 42  
PARCEL #: 10-29-15-33552-005-0420  
DATE OF INSPECTION: 7/24/2018 7:00:00 PM

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


3-1502.C.1. - **\*\*DOOR AND WINDOW OPENINGS\*\*** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - **\*\*Windows/Maintenance\*\*** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

SPECIFICALLY,

The door and window openings that were secured by former Inspector Peggy Franco have become unsecured and once again require securing. All boarded doors and windows must be replaced. This is creating a public nuisance to the surrounding properties and needs to be addressed. Please bring your property into compliance by the compliance date to avoid further action.

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

  
Julie Phillips

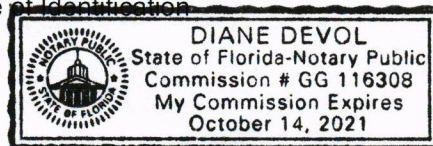
SWORN AND SUBSCRIBED before me on this 24th day of July, 2018, by Julie Phillips.

STATE OF FLORIDA  
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

  
(Notary Signature)

Type of Identification



\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

FILED THIS 07th DAY OF August, 20 18

MCEB CASE NO. 141-18

Ursula Sprague

Secretary, Municipal Code Enforcement Board



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 1748, CLEARWATER, FLORIDA 33758-1748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-1720 FAX (727) 562-1735

## Notice of Violation

PAT BROOKING  
PO BOX 97  
OCOTILLO, CA 92259-0097

CDC2018-00503

ADDRESS OR LOCATION OF VIOLATION: 1118 LASALLE ST

LEGAL DESCRIPTION: GREENWOOD PARK NO. 2 BLK E, LOT 42

DATE OF INSPECTION: 2/15/2018

PARCEL: 10-29-15-33552-005-0420

### 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.

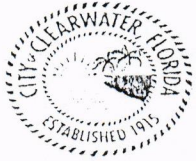
**Specifically:** During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Please address any visible mildew/peeling or failing paint/damaged exterior surfaces, and maintain the property on a regular basis. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/15/2018. 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: Julie Phillips  
Inspector Phone: 562-4730

Date Printed: 2/15/2018

NOV\_PropOwn



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-1748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-1720 FAX (727) 562-1735

## Notice of Violation

PAT BROOKING  
PO BOX 97  
OCOTILLO, CA 92259-0097

CDC2018-00504

ADDRESS OR LOCATION OF VIOLATION: 1118 LASALLE ST

LEGAL DESCRIPTION: GREENWOOD PARK NO. 2 BLK E, LOT 42

DATE OF INSPECTION: 2/15/2018

PARCEL: 10-29-15-33552-005-0420

### Section of City Code Violated:

3-1502.C.1. - \*\*DOOR AND WINDOW OPENINGS\*\* All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - \*\*Windows/Maintenance\*\* Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

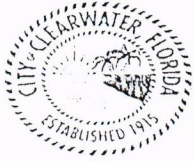
Specifically: The door and window openings that were secured by former Inspector Peggy Franco have become unsecured and once again require securing. This is creating a public nuisance to the surrounding properties and needs to be addressed. Please bring your property into compliance by the compliance date to avoid further action.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/15/2018. 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: Julie Phillips  
Inspector Phone: 562-4730

Date Printed: 2/15/2018

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 Violation

PAT BROOKING  
PO BOX 97  
OCOTILLO, CA 92259-0097

PNU2018-00233

ADDRESS OR LOCATION OF VIOLATION: 1118 LASALLE ST

LEGAL DESCRIPTION: GREENWOOD PARK NO. 2 BLK E, LOT 42

DATE OF INSPECTION: 2/15/2018

PARCEL: 10-29-15-33552-005-0420

Section of City Code 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.

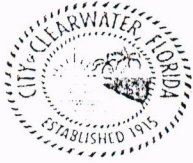
Specifically: The back yard is overgrown and there is always scattered debris from people congregating and drinking and leaving trash and beer cans in the front yard. Please bring your property into compliance by the compliance date to avoid further action. Thank you!

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/15/2018. 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.

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Inspector: Julie Phillips  
Inspector Phone: 562-4730

Date Printed: 2/15/2018



# 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 Lot Clearing Violation

PAT BROOKING  
PO BOX 97  
OCOTILLO, CA 92259-0097

PNU2018-00233

ADDRESS OR LOCATION OF VIOLATION: 1118 LASALLE ST  
LEGAL DESCRIPTION: GREENWOOD PARK NO. 2 BLK E, LOT 42  
DATE OF INSPECTION: 2/15/2018 PARCEL: 10-29-15-33552-005-0420  
THIS VIOLATION SHALL BE CORRECTED BY 3/15/2018

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 forrester.

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: Julie Phillips  
Inspector Phone: 562-4730

Date Mailed: 2/15/2018

NOV\_LotClearing

### Section 3-1410. Conformance to uniform traffic control devices.

A. For parking facilities containing 25 or more parking spaces, all aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows and lines as approved by the city engineer. The city engineer may require additional signage to insure the smooth and safe flow of traffic.

B. Except as noted above, the installation and maintenance of uniform traffic control devices shall be required for all development and redevelopment pursuant to the standards set forth in the Manual on Uniform Traffic Control Devices (MUTCD) as adopted by the Department of Transportation under Rule 14-15.010, Florida Administrative Code.  
(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 7631-06, § 6, 11-2-06)

## 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 facade using wall materials and window detailing comparable with any upper floors and the building facade 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.

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.
5. All sidewalks located on private property shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep sidewalks clear of litter, trash, debris, equipment, weeds, dead vegetation and refuse. Sidewalks that are cracked, heaved or otherwise unsafe for pedestrians shall be promptly replaced.

L. *Maintenance of seawalls.* All seawalls shall be maintained in structurally sound condition and shall comply with applicable building and coastal construction codes.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, §§ 71—75, 5-2-02; Ord. No. 7449-05, § 20, 12-15-05; Ord. No. 8211-10, § 11, 10-5-10)

### 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 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, ditch channels, and streams, so as to cause flooding and adversely affect surrounding property.
5. Accumulation and placement of nuisance
  - 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, 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, outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, equipment, aircraft, construction equipment, boat, personal watercraft, truck, motorcycle, bicycle, or scrap vehicle on any public or private property, any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within city limits. This provision shall not apply to any vehicle, recreational vehicle

chinery, 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, curbline 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

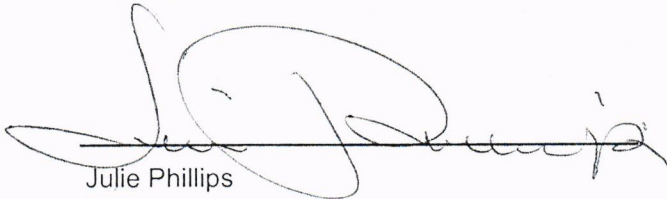
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

City Case Number: CDC2018-00503

Site of Violation: 1118 LASALLE ST

1. Julie Phillips, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 19th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 1118 LASALLE ST, Clearwater, Florida.

  
Julie Phillips

STATE OF FLORIDA  
COUNTY OF PINELLAS

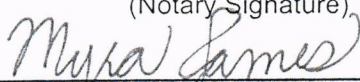
SWORN AND SUBSCRIBED before me on this 19th day of June, 2018, by Julie Phillips.

☒ PERSONALLY KNOWN TO ME

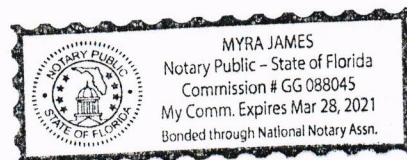
☐ PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

(Notary Signature)



\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

City Case Number: CDC2018-00504

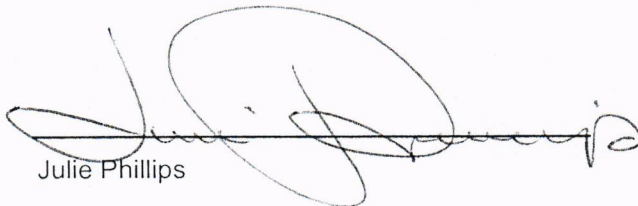
Site of Violation: 1118 LASALLE ST

RECEIVED

JUN 19 2018

OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

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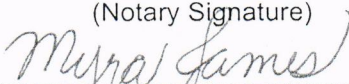
PERSONALLY KNOWN TO ME



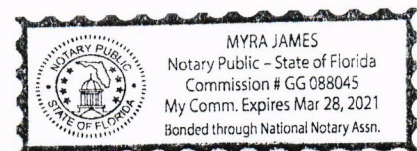
PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

(Notary Signature)



\_\_\_\_\_  
Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2018-00233

Site of Violation: 1118 LASALLE ST

RECEIVED

JUN 19 2018

OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

1. Julie Phillips, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 19th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 1118 LASALLE ST, Clearwater, Florida.

  
Julie Phillips

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 19th day of June, 2018, by Julie Phillips.



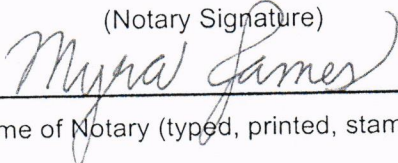
PERSONALLY KNOWN TO ME

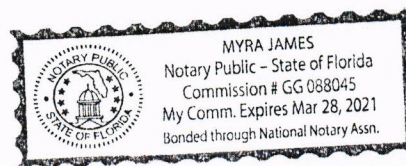


PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

(Notary Signature)

  
\_\_\_\_\_  
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

PAT BROOKING  
PO BOX 97  
OCOTILLO, CA 92259-0097

CDC2018-00503

ADDRESS OR LOCATION OF VIOLATION: **1118 LASALLE ST**

LEGAL DESCRIPTION: GREENWOOD PARK NO. 2 BLK E, LOT 42

DATE OF INSPECTION: 6/19/2018

PARCEL: 10-29-15-33552-005-0420

### 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 recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Please address any visible mildew/peeling or failing paint/damaged exterior surfaces, and maintain the property on a regular basis. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO **6/26/2018**. 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: Julie Phillips  
Inspector Phone: 562-4730

Date Printed: 6/19/2018

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 Violation

PAT BROOKING  
PO BOX 97  
OCOTILLO, CA 92259-0097

CDC2018-00504

ADDRESS OR LOCATION OF VIOLATION: 1118 LASALLE ST

LEGAL DESCRIPTION: GREENWOOD PARK NO. 2 BLK E, LOT 42

PARCEL: 10-29-15-33552-005-0420

### Section of City Code Violated:

3-1502.C.1. - \*\*DOOR AND WINDOW OPENINGS\*\* All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - \*\*Windows/Maintenance\*\* Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

Specifically: The door and window openings that were secured by former Inspector Peggy Franco have become unsecured and once again require securing. All boarded doors and windows must be replacing. This is creating a public nuisance to the surrounding properties and needs to be addressed. Please bring your property into compliance by the compliance date to avoid further action.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/26/2018. 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: Julie Phillips  
Inspector Phone: 562-4730

Date Printed: 6/19/2018

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 Violation

PAT BROOKING  
PO BOX 97  
OCOTILLO, CA 92259-0097

PNU2018-00233

ADDRESS OR LOCATION OF VIOLATION: **1118 LASALLE ST**

LEGAL DESCRIPTION: GREENWOOD PARK NO. 2 BLK E, LOT 42

DATE OF INSPECTION: 6/19/2018

PARCEL: 10-29-15-33552-005-0420

Section of City Code 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: The back yard is overgrown and there is always scattered debris from people congregating and drinking and leaving trash and beer cans in the front yard. Please bring your property into compliance by the compliance date to avoid further action. Thank you!

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO **6/26/2018**. 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: Julie Phillips  
Inspector Phone: 562-4730

Date Printed: 6/19/2018

NOV\_PropOwn

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

**10-29-15-33552-005-0420**

**Compact Property Record Card**

[Tax Estimator](#)

**Updated July 24,  
2018**

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

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change</a>	<b>Site Address</b>
<b>Mailing Address</b>	
BROOKING, PAT PO BOX 97 OCOTILLO CA 92259-0097	1118 LASALLE ST CLEARWATER



[Property Use:](#) 0110 (Single Family Home)

Total Living: Total Gross  
SF: 531 SF: 1,017

Total Living  
Units:1

[click here to hide] **Legal Description**  
GREENWOOD PARK NO. 2 BLK E, LOT 42

<a href="#">Mortgage Letter</a>	<input checked="" type="checkbox"/> <a href="#">File for Homestead Exemption</a>	<b>2018 Parcel Use</b>
<b>Exemption</b>	<b>2018</b>	<b>2019</b>
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
19535/2086	\$33,100 <a href="#">Sales Query</a>	121030262001	D	8/16

**2017 Final Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HIX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2017	\$25,327	\$23,297	\$23,297	\$25,327	\$23,297

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2017	No	\$25,327	\$23,297	\$23,297	\$25,327	\$23,297

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p> <input checked="" type="checkbox"/> Complete items 1, 2, and 3.  <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.  <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. </p>		<p>A. Signature <u>[Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Pat Brooking PO BOX 97 Ocotillo, CA 92259-0097</p> <p>RE: 1118 La Salle St</p>		<p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7018 0680 0002 2902 7886</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below: _____</p>	
<p>3. Service Type</p> <p> <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) </p>		<p> <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery </p>	

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

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage	\$ _____	
Total Postage and Fees	\$ _____	
Sent To	Pat Brooking	
Street and Apt. No., or PO Box No.	1118 LaSalle St	
City, State, ZIP+4®		

PS Form 3800, April 2015 PSN 7530-02-000-8047 See Reverse for Instructions