

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA

August 31st, 2018

Owner: **Vanessa Hale**
2209 Jaffa PI
Clearwater, FL 33764-4929

Violation Address: **2209 Jaffa PI**

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.A.B.1.5.6 & 9** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

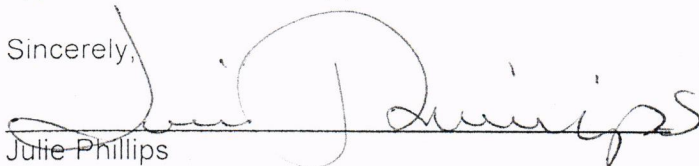
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent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



Julie Phillips
Code Inspections Specialist - City of Clearwater

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.



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

VANESSA HALE
2209 JAFFA PL
CLEARWATER, FL 33764-4929

PNU2018-00945

ADDRESS OR LOCATION OF VIOLATION: 2209 JAFFA PL

LEGAL DESCRIPTION: GROVEWOOD LOT 92

DATE OF INSPECTION: 7/19/2018

PARCEL: 18-29-16-33993-000-0920

Section of City Code Violated:

3-1503.A. - ****NUISANCE**** No person owning, leasing, operating, occupying or having control of any premises within the City shall maintain, keep or permit any nuisance (as defined in Section 8-102.) affecting the citizens of the City.

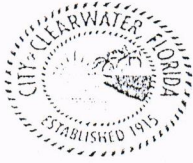
3-1503.B.1. - ****PUBLIC NUISANCE CONDITION**** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.9. - ****Other Nuisance Condition**** 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.

****Definition of a Nuisance**** - means that conduct defined in F.S. § 823.05, that conduct specified in this development code and: (1) any continuing condition or use of premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use; (2) any continuing condition or use of premises, building exteriors or land which unreasonably annoys, injures or endangers the comfort, health, repose, privacy or safety of the public through offensive odors; noises; substances; smoke; ashes; soot; dust; gas fumes; chemical diffusion; smog; flooding; disturbance and vibrations of earth, air, or structures; emanations; light; sights; entry on adjoining property by persons or vehicles; or (3) other unreasonable intrusions upon the free use and comfortable enjoyment of the property of the citizens of the city.

Specifically: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Offensive odors coming from your property are causing a nuisance to the neighboring properties. Please find and correct the source of the odors and maintain in an odor free condition by the compliance date to avoid further action and/or fines. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/30/2018. 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.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

VANESSA HALE
2209 JAFFA PL
CLEARWATER, FL 33764-4929

PNU2018-00946

ADDRESS OR LOCATION OF VIOLATION: 2209 JAFFA PL

LEGAL DESCRIPTION: GROVEWOOD LOT 92

DATE OF INSPECTION: 7/19/2018

PARCEL: 18-29-16-33993-000-0920

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.

3-1503.B.1. - ****PUBLIC NUISANCE CONDITION**** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

Specifically: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. The pool at this location needs to be serviced/maintained on a regular basis, pursuant to the above ordinance. If it's not complied by the compliance date you could be fined daily. Thank you.

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Inspector: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 7/19/2018

NOV_PropOwn



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1718, CLEARWATER, FLORIDA 33758-1718
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-1720 FAX (727) 562-1735

Notice of Violation

VANESSA HALE
2209 JAFFA PL
CLEARWATER, FL 33764-4929

PNU2018-00947

ADDRESS OR LOCATION OF VIOLATION: 2209 JAFFA PL

LEGAL DESCRIPTION: GROVEWOOD LOT 92

DATE OF INSPECTION: 7/19/2018

PARCEL: 18-29-16-33993-000-0920

Section of City Code Violated:

3-1503.B.6. - **INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE** 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.

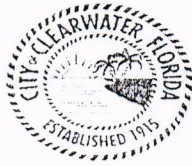
Specifically: All vehicles are required to have a current tag and registration and be operable. Please bring the Green Explorer with an expired tag 912-HTG exp 08/2017 into compliance by the compliance date or it will be towed. Thank you!

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Inspector: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 7/19/2018

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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

VANESSA HALE
2209 JAFFA PL
CLEARWATER, FL 33764-4929

PNU2018-00945

ADDRESS OR LOCATION OF VIOLATION: 2209 JAFFA PL

LEGAL DESCRIPTION: GROVEWOOD LOT 92

DATE OF INSPECTION: 8/31/2018

PARCEL: 18-29-16-33993-000-0920

Section of City Code Violated:

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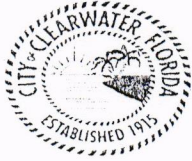
3-1503.B.9. - ****Other Nuisance Condition**** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/20/2018. 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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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

VANESSA HALE
2209 JAFFA PL
CLEARWATER, FL 33764-4929

PNU2018-00946

ADDRESS OR LOCATION OF VIOLATION: **2209 JAFFA PL**

LEGAL DESCRIPTION: GROVEWOOD LOT 92

DATE OF INSPECTION: 8/31/2018

PARCEL: 18-29-16-33993-000-0920

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.

3-1503.B.1. - ****PUBLIC NUISANCE CONDITION**** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

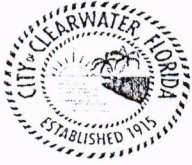
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Inspector: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 8/31/2018

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

VANESSA HALE
2209 JAFFA PL
CLEARWATER, FL 33764-4929

PNU2018-00947

ADDRESS OR LOCATION OF VIOLATION: **2209 JAFFA PL**

LEGAL DESCRIPTION: GROVEWOOD LOT 92

DATE OF INSPECTION: 8/31/2018

PARCEL: 18-29-16-33993-000-0920

Section of City Code Violated:

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Specifically: All vehicles are required to have a current tag and registration and be operable. Please bring the Green Explorer with an expired tag 912-HTG exp 08/2017 and the Green E150 Ford van with no tag into compliance by the compliance date or it will be towed. Thank you!

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Inspector: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 8/31/2018

NOV_PropOwn

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; Ord. No. 8931-16, § 18, 9-1-16)

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 maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
 - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
 - b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
 - c. Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.
12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.
13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.

CITY OF CLEARWATER CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA

City of Clearwater, Florida
Petitioner

CASE PNU2018-00945
PNU2018-00946
PNU2018-00947

vs.

Vanessa Hale
2209 Jaffa PI
Clearwater FI 33764-4929

Respondent(s)

AFFIDAVIT OF SERVICE/POSTING

BEFORE ME personally appeared Julie Phillips, INSPECTOR

who deposes and states the following:

1. On the 31st day of August 2018, I personally served the
attached papers by leaving said papers with Andy Hale (son)
(Name of Person Who Receives Papers)
or physically posted said papers at 2209 Jaffa PI,
(Address Where Papers Posted)

Clearwater, Florida.

FURTHER Affiant sayeth naught.

Julie Phillips
Inspector

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 8 day of May 2018
by **Inspector Julie Phillips** who is personally known to me and who did not take an
oath.

[Signature]
Notary Public (seal below)



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

18-29-16-33993-000-0920

Compact Property Record Card

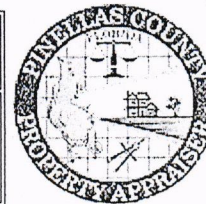
[Tax Estimator](#)

**Updated August 31,
2018**

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

[FEMA/WLM](#)

<u>Ownership/Mailing Address Change</u> <u>Mailing Address</u>	<u>Site Address</u>
HALE, VANESSA 2209 JAFFA PL CLEARWATER FL 33764-4929	2209 JAFFA PL CLEARWATER



Property Use: 0110 (Single Family Home)

Total Living: Total Gross
SF: 2,334 SF: 3,354

Total Living
Units:1

[click here to hide] **Legal Description**
GROVEWOOD LOT 92

<u>Mortgage Letter</u> <u>Exemption</u>	<input type="checkbox"/> <u>File for Homestead</u>	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)

<u>Most Recent Recording</u>	<u>Sales Comparison</u>	<u>Census Tract</u>	<u>Evacuation Zone</u> (NOT the same as a FEMA Flood Zone)	<u>Plat Book/Page</u>
14817/1381	\$273,500 <u>Sales Query</u>	121030254131	NON EVAC	66/44

2018 Preliminary Value Information

<u>Year</u>	<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	\$238,491	\$182,797	\$132,797	\$157,797	\$132,797

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

<u>Year</u>	<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	\$244,655	\$179,037	\$129,037	\$154,037	\$129,037
2016	Yes	\$250,393	\$175,355	\$125,355	\$150,355	\$125,355