

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 01-19**

Certified Mail
December 12, 2018

Owner: **Andrew Brown**
2303 Tavern Rd.
Alpine, CA 91901-3135

Violation Address: **1536 S Martin Luther King, Jr. Ave., Clearwater**
Belmont sun 2nd Add Blk E, Lots 19 & 20

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, January 23, 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, 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section **3-1502.B, 3-1502.C.1, & 3-1502.C.3** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

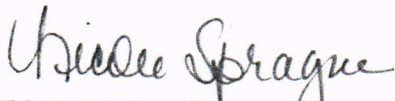
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent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

MAILING ADDRESS: 2303 TAVERN RD
ALPINE, CA 91901-3135

CITY CASE#: CDC2018-01737

VIOLATION ADDRESS: 1536 S MARTIN LUTHER KING JR AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 8/30/2018

LEGAL DESCRIPTION OF PROPERTY: BELMONT SUB 2ND ADD BLK E, LOTS 19 AND 20

PARCEL #: 22-29-15-07938-005-0190

DATE OF INSPECTION: 11/29/2018 4:18:00 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,

THE STRUCTURE AT THE ABOVE LISTED PROPERTY NEEDS TO BE PRESSURE
WASHED AND OR PAINTED. ALL PEELING PAINT, MILDEW AND ROTTED WOOD
NEEDS TO BE REMOVED.

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

Vicki Fletcher
Vicki Fletcher

SWORN AND SUBSCRIBED before me on this 29th day of November, 2018, by Vicki Fletcher.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Brenda Fontane

(Notary Signature)

Type of Identification

Name of Notary (typed, printed, stamped)



FILED THIS 14th DAY OF December, 2018

MCEB CASE NO. 01-19

Heide 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: ANDREW BROWN

MAILING ADDRESS: 2303 TAVERN RD
ALPINE, CA 91901-3135

CITY CASE#: CDC2018-01739

VIOLATION ADDRESS: 1536 S MARTIN LUTHER KING JR AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 8/30/2018

LEGAL DESCRIPTION OF PROPERTY: BELMONT SUB 2ND ADD BLK E, LOTS 19 AND 20

PARCEL #: 22-29-15-07938-005-0190

DATE OF INSPECTION: 11/29/2018 4:23:00 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,

WINDOWS BROKEN

Broken window(s) must be replaced and/or repaired.

WINDOWS COVERED

Windows may not be continually covered or boarded up. Storm shutters may not remain in use throughout the entire year.

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



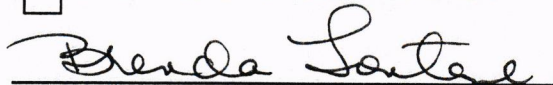
Vicki Fletcher

SWORN AND SUBSCRIBED before me on this 29th day of November, 2018, by Vicki Fletcher.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

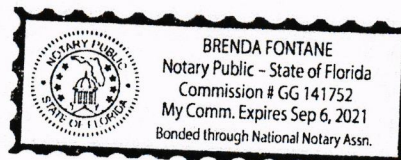
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification

Name of Notary (typed, printed, stamped)



FILED THIS 1st DAY OF December, 2018

MCEB CASE NO. 01-19

Wendee Sprague

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

ANDREW BROWN
2303 TAVERN RD
ALPINE, CA 91901-3135

CDC2018-01737

ADDRESS OR LOCATION OF VIOLATION: **1536 S MARTIN LUTHER KING JR AVE**

LEGAL DESCRIPTION: BELMONT SUB 2ND ADD BLK E, LOTS 19 AND 20

DATE OF INSPECTION: 8/30/2018

PARCEL: 22-29-15-07938-005-0190

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: THE STRUCTURE AT THE ABOVE LISTED PROPERTY NEEDS TO BE PRESSURE WASHED AND OR PAINTED. ALL PEELING PAINT, MILDEW AND ROTTED WOOD NEEDS TO BE REMOVED.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 11/10/2018. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

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

Date Printed: 10/10/2018



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
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Notice of Violation

ANDREW BROWN
2303 TAVERN RD
ALPINE, CA 91901-3135

CDC2018-01739

ADDRESS OR LOCATION OF VIOLATION: **1536 S MARTIN LUTHER KING JR AVE**

LEGAL DESCRIPTION: BELMONT SUB 2ND ADD BLK E, LOTS 19 AND 20

DATE OF INSPECTION: 8/30/2018

PARCEL: 22-29-15-07938-005-0190

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: WINDOWS BROKEN

Broken window(s) must be replaced and/or repaired.

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

Date Printed: 10/10/2018

NOV_PropOwn

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

(Ord. No. 8988-17, § 17, 2-2-17)

DIVISION 15. PROPERTY MAINTENANCE STANDARDS

Section 3-1501. Purpose.

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

Section 3-1502. Property maintenance requirements.

A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's Code.

B. *Exterior surfaces.* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. All exterior surfaces shall be free of:

1. Mildew;
2. Rust;
3. Loose material, including peeling paint; and
4. Patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to materials, color, bond and joining.

All cornices, trim and window frames that are damaged, sagging or otherwise deteriorated shall be repaired or replaced to be made structurally sound. All exterior surfaces other than decay-resistant wood and other weather durable finishes,

shall be protected from the elements by paint or other protective covering applied and maintained according to manufacturer's specifications and otherwise treated in a consistent manner.

C. Door and window openings.

1. All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.
2. Sashes with rotten wood, broken joints or deteriorated mullions or muntins must be repaired or replaced.
3. Windows shall be maintained in an unbroken, and clean state. No windows shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building façade using wall materials and window detailing comparable with any upper floors and the building façade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way or any other parcel shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.
4. Doors and windows not facing the public right-of-way and upper level window and door openings fronting a public right-of-way shall be similarly maintained and repaired as the doors and windows facing the public right-of-way, except that such doors and windows may be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

D. Roofs.

1. All roofs shall be maintained in a safe, secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a

4. Bicycle parking spaces shall be on a hard surface constructed of asphalt or concrete material, brick, decorative pavers or similar materials.
(Ord. No. 8988-17, § 17, 2-2-17)

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2. Any new mechanical equipment, including replacement equipment placed on a

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

WM

22-29-15-07938-005-0190**Compact Property Record Card**[Tax Estimator](#)**Updated December 6, 2018**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
BROWN, ANDREW 2303 TAVERN RD ALPINE CA 91901-3135	1536 S MARTIN LUTHER KING JR AVE CLEARWATER



Property Use: 0110 (Single Family Home)

Total Living: SF: 856 Total Gross SF: 1,209 Total Living Units: 1

[\[click here to hide\] Legal Description](#)

BELMONT SUB 2ND ADD BLK E, LOTS 19 AND 20

Mortgage Letter	<input checked="" type="checkbox"/> File for Homestead Exemption	2019 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	Flood Zone	Plat Book/Page
19646/0823	\$54,100 Sales Query	121030258003	(NOT the same as a FEMA Flood Zone) NON EVAC	(NOT the same as your evacuation zone) Compare Preliminary to Current FEMA Maps	6/88

2018 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$42,927	\$42,927	\$42,927	\$42,927	\$42,927

[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	\$28,973	\$25,846	\$25,846	\$28,973	\$25,846
2016	No	\$23,496	\$23,496	\$23,496	\$23,496	\$23,496
2015	No	\$22,909	\$22,909	\$22,909	\$22,909	\$22,909
2014	No	\$24,784	\$22,724	\$22,724	\$24,784	\$22,724
2013	No	\$24,895	\$20,658	\$20,658	\$24,895	\$20,658
2012	No	\$18,780	\$18,780	\$18,780	\$18,780	\$18,780
2011	No	\$30,345	\$30,345	\$30,345	\$30,345	\$30,345
2010	No	\$37,388	\$37,388	\$37,388	\$37,388	\$37,388
2009	No	\$48,983	\$48,983	\$48,983	\$48,983	\$48,983
2008	No	\$68,200	\$68,200	\$68,200	\$68,200	\$68,200
2007	No	\$75,200	\$75,200	\$75,200	N/A	\$75,200
2006	No	\$75,200	\$75,200	\$75,200	N/A	\$75,200
2005	No	\$54,400	\$54,400	\$54,400	N/A	\$54,400
2004	No	\$48,700	\$48,700	\$48,700	N/A	\$48,700
2003	No	\$33,800	\$33,800	\$33,800	N/A	\$33,800
2002	No	\$31,000	\$31,000	\$31,000	N/A	\$31,000
2001	No	\$30,400	\$30,400	\$30,400	N/A	\$30,400
2000	No	\$25,800	\$25,800	\$25,800	N/A	\$25,800
1999	No	\$24,200	\$21,900	\$0	N/A	\$0
1998	Yes	\$23,900	\$21,600	\$0	N/A	\$0
1997	Yes	\$21,300	\$21,300	\$0	N/A	\$0
1996	Yes	\$22,100	\$22,100	\$0	N/A	\$0

2018 Tax Information**2018 Tax Bill**

Tax District: CW

2018 Final Millage Rate 20.9154

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	O/U	V/I
25 May 2017	19646 / 0823	\$120,000	M	I
06 Aug 1999	10617 / 0405	\$50,000	U	I
07 Dec 1995	09186 / 0847	\$4,900	U	I

2018 Land Information

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	50x100	450.00	50.0000	1.0000	\$22,500	FF

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:

Andrew Brown
2303 Waverly Rd
Alpine, CA 91901-3135



9590 9402 3761 8032 0112 33

2. Article Number (Transfer from service label)

7018 0360 0001 4779 7914

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature]

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

OCT 29 2018

PLANNING & DEVELOPMENT

CODE COMPLIANCE

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

1536 2 MLK

Domestic Return Receipt