

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**

**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

City Case Number: UNS2018-00023

NAME OF VIOLATOR: CALVIN LEE LADD  
MAILING ADDRESS: 1246 IDLEWILD DR  
CLEARWATER, FL 33755-1119

VIOLATION ADDRESS: 1246 IDLEWILD DR

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

PARCEL #: 03-29-15-80388-001-0120

DATE OF INSPECTION: 11/29/2018 8:19:00 AM

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

This structure is not completely secured, qualifying it as unsafe. This violation must be corrected immediately.

All Residential buildings or structures used as such which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are considered unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with Section 47.161 of the Code of Ordinances.

Every electrical outlet and fixture, and all electrical wiring and equipment shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the electrical code.

Every dwelling unit shall have safe, unobstructed means of egress with minimum ceiling height of 7 ft (2134mm) leading to a safe and open space at ground level. Stairs shall have a minimum head room of 6 ft 8 in (2032 mm)

Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.

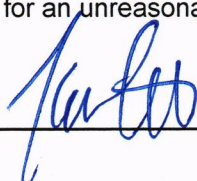
Section 3-1502. - Property maintenance requirements.

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.

3-1503. - Nuisances.

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:

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.



STATE OF FLORIDA  
COUNTY OF PINELLAS

Jason Cantrell  
Jason Cantrell

SWORN AND SUBSCRIBED before me on this 17th day of December, 2018, by Jason Cantrell.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

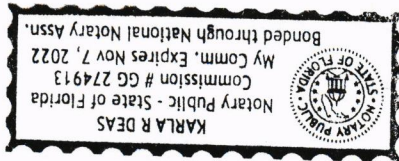
Karla Deas

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

\_\_\_\_\_  
(Notary Signature)

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

FILED THIS 17<sup>th</sup> DAY OF December, 2018



MCEB CASE NO. 09-19

Chloe 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) 562-4567

CALVIN LEE LADD  
1246 IDLEWILD DR  
CLEARWATER, FL 33755-1119

September 19, 2018

## NOTICE OF UNSAFE BUILDING

**Case #:** UNS2018-00023

**CERTIFIED MAIL #:** 70180360000150186132

**LOCATION:** 1246 IDLEWILD DR

**PARCEL NO:** 03-29-15-80388-001-0120

**LEGAL:** SHADOW LAWN BLK A, LOT 12 & E 30FT OF LOT 11

Dear Owners:

You are hereby notified that in accordance with the City of Clearwater Ordinances the above described property is declared unsafe and is creating a nuisance, and is therefore, subject to abatement, repair or demolition. Reference Section 47.161, of the Clearwater Community Development Code and the Standard Unsafe Building Abatement Code as adopted by the City of Clearwater, Florida.

It is in a deteriorated condition that creates a serious hazard to the health, safety and welfare of the public. Items that must be corrected include, but are not limited to, what is shown on the enclosed inspection report. All items on the attached report must be corrected.

You are hereby ordered to repair or demolish this structure within the limits of all building and zoning regulations. Should you elect to repair this structure, you are required to submit drawings showing how this is to be accomplished, secure all necessary permits, and commence work no later than seven (7) calendar days from receipt of this notice. Work is to be continued to completion within twenty (20) calendar days following issuance of the permit.

Work will be considered complete only upon the issuance of a certificate of completion (CoC). The city will give the utility companies (electric, water, gas, etc.) authorization to turn on utilities when all construction work has been completed to meet Code requirements. Use of this structure before issuance of CoC is a violation of law. Electrical power needed to make repairs at this site will require a temporary power pole and the associated permits and inspections.

The repairs must upgrade the structure to all the latest provisions of the current Standard Housing, Building, Plumbing, and Mechanical Codes and the National Electric Codes. The work shall also include the structural repair of all mechanical, electrical, plumbing, building and fire code. All openings providing access to the interior of the building must be secured using approved materials and methods. Any exterior repairs necessary to remove hazards to persons outside the building(s) shall be performed to the satisfaction of the City as a prerequisite to an extension of a deadline.



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Repairs needed will be, but not limited to the following: Building, Plumbing, Electrical, and Mechanical. You are required to obtain a licensed Florida Engineer, and / or Contractor to determine all areas of the structure that do not meet current Codes. Submit to the City a report from your Construction Professional containing specifics as to how this structure will be brought to current Code Standards, if you choose to repair.

The building or structure may be secured to City of Clearwater specifications up for a maximum of twenty-seven (27) calendar days. During that time all necessary repairs, construction, alterations, removal or demolition shall be completed.

If the repairs, or demolition are not completed by the dates specified in this notice, by authority of Chapter 6 of the Standard Unsafe Building Code, 1985 edition, as adopted by Section 47.051(1)(e) of the City Code of Ordinances, the building will be ordered vacated and posted to prevent further occupancy until the work is completed, the City will take action to obtain compliance with this building.

**All costs and expenses will be billed to you. Costs include anything incurred in bringing the property into compliance, including expenses and staff time. An unpaid bill may result in a lien for the amount of the billing. The lien will remain on your property until the bill is paid or the lien satisfied.**

Any person having a legal or equitable interest in this property may appeal this decision to the City of Clearwater's Building/Flood Board of Adjustments and Appeals. Upon failure to appeal within the time specified, this notice shall constitute a final order and no additional notice shall be required or provided. A written notice of appeal shall be filed with the Building Official within seven (7), calendar days of receipt of this notice, on a form which you may obtain from this office. Failure to appeal within the time specified will constitute a waiver of all rights to an administrative hearing.

Sincerely,

Jason Cantrell  
Building Inspector





# CITY OF CLEARWATER

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567

## UNSAFE STRUCTURE REPORT

Inspector: Jason Cantrell

Date Inspected: September 19, 2018

Case #: UNS2018-00023

Property Address: 1246 IDLEWILD DR.  
CLEARWATER, FL 33755-

Parcel No: 03-29-15-80388-001-0120

Legal Description: SHADOW LAWN BLK A, LOT 12 & E 30FT OF LOT 11

Owner Name: CALVIN LEE LADD

Mailing Address: 1246 IDLEWILD DR  
CLEARWATER, FL 33755-1119

### REPORT

The items listed below were easily visible and noted on an inspection of this structure. They are items that are at least part of the reason this structure has been declared UNSAFE. Caution - Do not use this report as a work write-up. It will be necessary for you to have an architect, engineer, and or contractor thoroughly inspect the entire structure. This inspection should compare all current Florida Codes with your structure and determine any and all code deficiencies. This structure must be remodeled/repaired to meet all current codes. Your design professional will be able to determine what needs to be done to make the structure meet current codes.

### TO OCCUPY THE STRUCTURE OR TO HAVE UTILITIES TURNED ON, THE STRUCTURE MUST MEET THE CURRENT CODES.

#### 103.2.1 - Unsafe Structure

- This structure is not completely secured, qualifying it as unsafe. This violation must be corrected immediately.

#### 103.2.1.1. - Unsafe Residential Buildings and Structures

- All Residential buildings or structures used as such which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are considered unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with Section 47.161 of the Code of Ordinances.

#### 304 - Requirements for Electrical Systems

- Every electrical outlet and fixture, and all electrical wiring and equipment shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the electrical code.

#### 305.17 - Structural Support

- Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.



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### 305.4 Means of Egress

- Every dwelling unit shall have safe, unobstructed means of egress with minimum ceiling height of 7 ft (2134mm) leading to a safe and open space at ground level. Stairs shall have a minimum head room of 6 ft 8 in (2032 mm)

### Exterior

- Section 3-1502. - Property maintenance requirements.

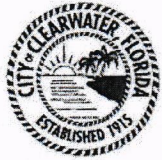
A. Minimum building and fire code requirements. All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's Code.

3-1503. - Nuisances.

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:

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.





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TELEPHONE (727) 562-4567

It is the property owner's responsibility to have the structure thoroughly investigated for all code deficiencies and to have that work completed by a licensed contractor before utility turn on and occupancy. Submit report to inspector listed below.

Inspector's Signature: \_\_\_\_\_

*[Handwritten Signature]*

Supervisor's Signature: \_\_\_\_\_

*[Handwritten Signature]*

Property Address: 1246 IDLEWILD DR



### 102.3 Records

The Housing Official shall keep, or cause to be kept, a record of the business of the department. The records of the department shall be open to public inspection.

## 103 POWERS AND DUTIES OF HOUSING OFFICIAL

### 103.1 Right of Entry

The Housing Official shall enforce the provisions of this Code, and he, or his duly authorized representative upon presentation of proper identification to the owner, agent, or tenant in charge of such property, may enter any building, structure, dwelling, apartment, apartment house, or premises, during all reasonable hours, except in cases of emergency where extreme hazards are known to exist which may involve the potential loss of life or severe property damage, in which case the above limitations shall not apply.

### 103.2 Unsafe Residential Buildings and Structures.

#### 103.2.1 Unsafe Residential Buildings and Structures.

1. All residential buildings or structures used as such which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are considered unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with Section 47.161 of the Code of Ordinances.
2. Any building or structure meeting one or more of the following descriptions shall be deemed to constitute an unfit or unsafe building and a nuisance, and the owner of the building or structure shall be required to take corrective action pursuant to the Standard Housing Code as amended and adopted by the City:
  - a. Having a condition dangerous to the health, safety or welfare to the occupants, passersby or persons in contiguous areas because of fire, deterioration, unsanitary conditions, decay, structural defects, improper design, unstable foundation, termites, acts of God or other causes;
  - b. Lacking illumination, ventilation, or sanitation facilities adequate to protect the health and safety of the occupants or the public;
  - c. Containing conditions constituting a "major violation" as defined by Section 202 of the Standard Housing Code;
  - d. Requiring repair, where the enforcing official determines the cost of repair exceeds 50 percent of the value of the building or structure as described in Section 103.2.4 herein; or
  - e. Having a condition of uncompleted repair for which a building permit was issued, where such repair is not completed in substantial conformity with the approved plans and specifications and the building permit has expired; or





and such light-obstruction structures are located less than 3 ft (914mm) from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area. Whenever the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight shall equal at least 15% of the total floor area of such room.

### **303.2 Ventilation**

**303.2.1** Every habitable room shall have at least one window or skylight which can be easily opened, or such other device as will adequately ventilate the room. The total of openable window area in every habitable room shall equal to at least 45 % of the minimum window area size or minimum skylight-type window size, as required, or shall have other approved, equivalent ventilation.

**303.2.2** Year round mechanically ventilating conditioned air systems may be substituted for windows, as required herein, in rooms other than rooms used for sleeping purposes. Window type air conditioning unit are not included in this exception.

### **303.3 Bathroom**

Every bathroom shall comply with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms equipped with an approved ventilating system.

### **303.4 Electric Lights and Outlets**

Where there is electric service available to the building structure, every habitable room or space shall contain at least two separate and remote receptacle outlets. Bedrooms shall have, in addition, at least one wall switch controlled lighting outlet. In kitchens, two separate and remove receptacle outlets shall be provided (receptacles rendered inaccessible by appliances fastened in place or by appliances occupying dedicated space shall not be considered as these required outlets) and a wall or ceiling lighting outlet controlled by a wall switch shall be provided. Every hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one ceiling-mounted or wall-mounted lighting outlet. In bathrooms, the lighting outlet shall be controlled by a wall switch. In addition to the lighting outlet in every bathroom and laundry room, there shall be provided at least one receptacle outlet. Any new bathroom receptacle shall have ground fault circuit interrupter protection.

### **303.5 Light in Public Halls and Stairways**

Every common hall and inside stairway in every building, other than one-family dwellings, shall be adequately lighted at all times with an illumination of at least 1 foot candle intensity (10.76 lux) at the floor in the darkest portion of the normally traveled stairs and passageways.

## **304 MINIMUM REQUIREMENTS FOR ELECTRICAL SYSTEMS**

Every electrical outlet and fixture, and all electrical wiring and equipment shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the electrical code of the authority having jurisdiction.



## EXTERIOR AND INTERIOR OF STRUCTURES

### 305.1 Foundation

The building foundation system shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.

### 305.2 Exterior Walls

Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair.

### 305.3 Roofs

305.3.1 Roofs shall be structurally sound and maintained in a safe manner and have no defects which might admit rain or cause dampness in the walls or interior portion of the building.

305.3.2 All portions, additions or sections of a roof including, but not limited to the fascia, eave, soffit, sheathing, rafter tail, barge rafter, vent screening, gutter, downspout, roof jack, lead or metal flashing, shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display sign of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure, that could allow dampness or admit rain to the interior of that building.

### 305.4 Means of Egress

Every dwelling unit shall have safe, unobstructed means of egress with minimum ceiling height of 7 ft (2134 mm) leading to a safe and open space at ground level. Stairs shall have a minimum head room of 6 ft 8 in (2032 mm).

### 305.5 Stairs, Porches and Appurtenances

Every inside and outside stair, porch and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and good repair.

### 305.6 Protective Railings

Protective railings shall be required on any unenclosed structure over 30 inches (762 mm) above the ground level or on any steps containing four risers or more.

### 305.7 Windows

Every window shall be substantially weathertight, watertight and rodentproof, and shall be kept in sound working condition and good repair.



### **305.15 Accessory Structures**

Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.

### **305.16 Interior Floors, Walls, and Ceilings**

**305.16.1** Every floor, interior wall and ceiling shall be substantially rodent proof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

**305.16.2** Every toilet, bathroom and kitchen floor surface shall be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

### **305.17 Structural Supports**

Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.

### **305.18 Protective Railings For Interior Stairs**

Interior stairs and stairwells more than four risers high shall have handrails located in accordance with the requirements of the Standard Building Code. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.

### **305.19 Firestopping and Draftstopping**

**305.19.1** Firestopping shall be maintained to cut off all concealed draft openings both horizontal and vertical and to form a fire barrier between floors and between the upper floor and the roof space.

**305.19.2** Draftstopping shall be maintained to cut off all concealed draft openings in floor/ceiling assemblies and in attics.

### **305.20 Interior Doors**

Every existing interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

### **305.21 Interior Door Hardware**

Every interior door shall be provided with proper hardware, securely attached and maintained in good condition. Hasp lock assemblies are not permitted on the exterior side of the door of habitable rooms.

## 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. A 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



shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.

2. No person shall erect, place or locate any structure, display materials, merchandise, or similar objects within the limits of any street right-of-way unless specifically permitted pursuant to the provisions of this Development Code.
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; 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,



CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

Case #: UNS2018-00023

RECEIVED

OCT 01 2018

OFFICIAL RECORDS AND  
LEGISLATIVE SERVICES DIVISION

I, Jason Cantrell being duly sworn, deposes and says:

1. That I am Code Inspector employed by the Planning and Development Department of the City of Clearwater.
2. That on the 1st day of October, 2018, I posted a copy of the attached Notice of Violation on 1246 IDLEWILD DR at Clearwater City Hall and at 1246 IDLEWILD DR Clearwater, Florida.

Further Affiant sayeth naught.

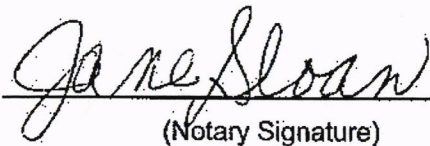
  
\_\_\_\_\_  
Jason Cantrell

STATE OF FLORIDA  
COUNTY OF PINELLAS

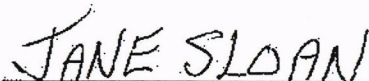
SWORN AND SUBSCRIBED before me on this 1st day of October, 2018, by Jason Cantrell.

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

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

  
\_\_\_\_\_  
(Notary Signature)

Notary Public,

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



\_\_\_\_\_  
Commission Expiration Date

CITY OF CLEARWATER CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA

City of Clearwater, Florida  
Petitioner

CASE UNS2018-00023

vs.

Calvin Lee Ladd  
1246 Idlewild Dr.  
Respondent(s)

RECEIVED  
NOV 29 2018  
OFFICIAL RECORDS AND  
LEGISLATIVE SVCS DEPT.

**AFFIDAVIT OF SERVICE/POSTING**

BEFORE ME personally appeared Jason Cantrell, INSPECTOR

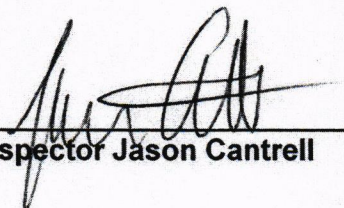
who deposes and states the following:

1. On the 29 day of **November** 2018, I personally served the attached papers by leaving said papers with Calvin Lee Ladd  
(Name of Person Who Receives Papers)  
or physically posted said papers at \_\_\_\_\_  
(Address Where Papers Posted)

Clearwater, Florida.

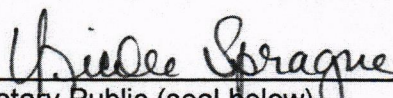
2. On the same date I caused the attached to be posted at City Hall.
3. The above papers were posted at least ten (10) days prior to the scheduled meeting.

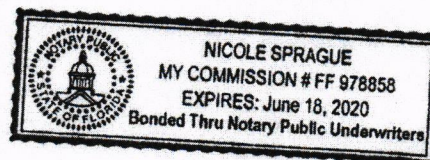
FURTHER Affiant sayeth naught.

  
Inspector Jason Cantrell

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 29th day of **November** 2018 by **Inspector Jason Cantrell** who is personally known to me and who did not take an oath.

  
Notary Public (seal below)





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

**Affidavit of Posting**

**10/18/2018**

Owner: **CALVIN LEE LADD  
1246 IDLEWILD DR  
Clearwater, FL 33755-1119**

Violation Address: **1246 IDLEWILD DR  
Parcel # 03-29-15-80388-001-0120**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, December 19, 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.A & 3-1503.B.2 & 103.2.1 & 103.2.1.1. & 304 & 305.4 & 305.17 of the Clearwater City Code, Standard Housing Code, or Florida Building Code, or National Electric 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, or give an order for the City of Clearwater to rectify the violation by any reasonable means necessary.

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,  
**JASON CANTRELL**

**BUILDING CONSTRUCTION INSPECTOR**

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.

**Certified Mail**

December 03, 2018

CALVIN LEE LADD  
1246 IDLEWILD DR  
CLEARWATER, FL 33755-1119

RE: Municipal Code Enforcement Board Case  
1246 IDLEWILD DR

Dear Sir/Madam:

The public hearing of the above-referenced case was continued to the meeting of Wednesday, January 23, 2019 at 1:30 p.m.. **Please note, the meeting location has changed from your original Notice of Hearing.** The meeting will be held at the City of Clearwater Main Library, Meeting Room A/B, 100 N Osceola Ave., Clearwater, Florida.

Enclosed please find the paperwork regarding this case which serves as official notice of said hearing.

Sincerely,

Jason Cantrell  
Building Construction Inspector

Enclosure

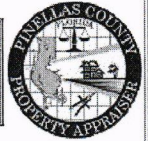


[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)

WM

**03-29-15-80388-001-0120****Compact Property Record Card**[Tax Estimator](#)**Updated December 15, 2018**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
LADD, CALVIN LEE 1246 IDLEWILD DR CLEARWATER FL 33755-1119	1246 IDLEWILD DR CLEARWATER



Property Use: 0110 (Single Family Home)

Total Living: SF: 1,642 Total Gross SF: 2,952 Total Living Units: 1

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

SHADOW LAWN BLK A, LOT 12 &amp; E 30FT OF LOT 11

Tax Estimator  File for Homestead Exemption			2019 Parcel Use	
Exemption	2018	2019		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	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)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
19669/1907	\$220,300 <a href="#">Sales Query</a>	121030263001	D	Compare Preliminary to Current FEMA Maps	7/41

**2018 Interim Value Information**

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$181,698	\$181,698	\$181,698	\$181,698	\$181,698

**[\[click here to hide\]](#) 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	\$126,055	\$113,572	\$113,572	\$126,055	\$113,572
2016	No	\$118,656	\$103,247	\$103,247	\$118,656	\$103,247
2015	No	\$102,703	\$93,861	\$93,861	\$102,703	\$93,861
2014	No	\$85,328	\$85,328	\$85,328	\$85,328	\$85,328
2013	No	\$101,929	\$97,827	\$97,827	\$101,929	\$97,827
2012	No	\$88,934	\$88,934	\$88,934	\$88,934	\$88,934
2011	No	\$108,495	\$108,495	\$108,495	\$108,495	\$108,495
2010	No	\$119,749	\$119,749	\$119,749	\$119,749	\$119,749
2009	No	\$148,702	\$148,702	\$148,702	\$148,702	\$148,702
2008	No	\$196,400	\$196,400	\$196,400	\$196,400	\$196,400
2007	No	\$206,600	\$206,600	\$206,600	N/A	\$206,600
2006	No	\$222,100	\$222,100	\$222,100	N/A	\$222,100
2005	No	\$167,300	\$167,300	\$167,300	N/A	\$167,300
2004	No	\$136,400	\$136,400	\$136,400	N/A	\$136,400
2003	No	\$125,900	\$125,900	\$125,900	N/A	\$125,900
2002	No	\$108,400	\$108,400	\$108,400	N/A	\$108,400
2001	No	\$99,600	\$99,600	\$99,600	N/A	\$99,600
2000	No	\$82,800	\$82,800	\$82,800	N/A	\$82,800
1999	Yes	\$70,000	\$62,000	\$37,000	N/A	\$37,000
1998	Yes	\$65,800	\$61,100	\$36,100	N/A	\$36,100
1997	Yes	\$65,600	\$60,100	\$35,100	N/A	\$35,100
1996	Yes	\$62,200	\$58,400	\$33,400	N/A	\$33,400

**2018 Tax Information**

2018 Tax Bill	Tax District: <u>CW</u>
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 <a href="#">Tax Estimator</a> to estimate taxes under new ownership.	

**Ranked Sales (What are Ranked Sales?) [See all transactions](#)**

Sale Date	Book/Page	Price	Q/U	V/I
28 Apr 2006	15086 / 1445	\$235,000	Q	I
06 Mar 2000	10832 / 1383	\$81,000	U	I
	06351 / 1712	\$47,000	Q	
	05178 / 0869	\$43,500	Q	
	04710 / 2143	\$27,500	Q	

**2018 Land Information**

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	80x120	1730.00	80.0000	0.8428	\$116,644	FF