

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 16-19**

**Certified Mail**  
**January 17, 2019**

Owner: **Dionne Hicks & Lawanda Griffin**  
**401 Rosery Rd NE Apt 219**  
**Largo, FL 33770-1466**

Violation Address: **1151 Woodlawn St., Clearwater**  
**Carolina Terrace Blk B, lot 2 Less Rd**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, February 27, 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 at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section **3-1502.B** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-562-4097. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

Sincerely,

  
SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater. The purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. Kindly silence electronic devices during the hearings.

**FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.**

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: DIONNE HICKS  
MAILING ADDRESS: LAWANDA GRIFFIN  
401 ROSERY RD NE APT 219  
LARGO, FL 33770-1466

CITY CASE#: CDC2018-02062

VIOLATION ADDRESS: 1151 WOODLAWN ST  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 10/25/2018

LEGAL DESCRIPTION OF PROPERTY: CAROLINA TERRACE BLK B, LOT 2 LESS RD

PARCEL #: 22-29-15-13662-002-0020

DATE OF INSPECTION: 12/11/2018 1:55:00 PM

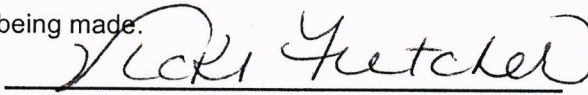
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

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 HOUSE AT THE ABOVE LOCATION NEEDS TO BE PRESSURE WASHED AND OR  
PAINTED AND ALL ROTTED WOOD NEEDS TO BE REPAIRED AND OR REPLACED.  
PLEASE BRING YOUR PROPERTY INTO COMPLIANCE.

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



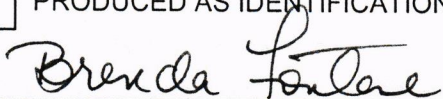
Vicki Fletcher

SWORN AND SUBSCRIBED before me on this 10th day of January, 2019, by Vicki Fletcher.

STATE OF FLORIDA  
COUNTY OF PINELLAS

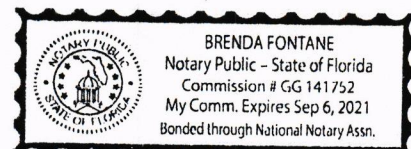
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



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

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



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

FILED THIS 15<sup>th</sup> DAY OF January, 20 19

MCEB CASE NO. 16-19



*Ursula Sprague*

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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

DIONNE HICKS  
LAWANDA GRIFFIN  
401 ROSERY RD NE APT 219  
LARGO, FL 33770-1466

CDC2018-02062

ADDRESS OR LOCATION OF VIOLATION: **1151 WOODLAWN ST**

LEGAL DESCRIPTION: CAROLINA TERRACE BLK B, LOT 2 LESS RD

DATE OF INSPECTION: 10/22/2018

PARCEL: 22-29-15-13662-002-0020

### 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 HOUSE AT THE ABOVE LOCATION NEEDS TO BE PRESSURE WASHED AND OR PAINTED AND ALL ROTTED WOOD NEEDS TO BE REPAIRED AND OR REPLACED.  
PLEASE BRING YOUR PROPERTY INTO COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 11/22/2018. 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: Vicki Fletcher  
Inspector Phone: 727-562-4728

Date Printed: 10/25/2018



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



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

WM

**22-29-15-13662-002-0020****Compact Property Record Card**[Tax Estimator](#)**Updated January 10, 2019**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
HICKS, DIONNE GRIFFIN, LAWANDA 401 ROSERY RD NE APT 219 LARGO FL 33770-1466	1151 WOODLAWN ST CLEARWATER



Property Use: 0110 (Single Family Home)

Total Living: SF: 756 Total Gross SF: 1,144 Total Living Units: 1

[click here to hide] Legal Description

CAROLINA TERRACE BLK B, LOT 2 LESS RD

Tax Estimator <input type="checkbox"/> 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	Flood Zone	Plat Book/Page
18204/0358	\$75,900 <a href="#">Sales Query</a>	121030258002	(NOT the same as a FEMA Flood Zone) NON EVAC	(NOT the same as your evacuation zone) <a href="#">Compare Preliminary to Current FEMA Maps</a>	12/15

**2018 Interim Value Information**

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$62,631	\$56,695	\$56,695	\$62,631	\$56,695

**[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	\$51,541	\$51,541	\$51,541	\$51,541	\$51,541
2016	No	\$52,539	\$47,401	\$47,401	\$52,539	\$47,401
2015	No	\$50,760	\$43,092	\$43,092	\$50,760	\$43,092
2014	No	\$39,175	\$39,175	\$39,175	\$39,175	\$39,175
2013	No	\$32,735	\$28,895	\$28,895	\$32,735	\$28,895
2012	No	\$26,268	\$26,268	\$26,268	\$26,268	\$26,268
2011	No	\$35,296	\$35,296	\$35,296	\$35,296	\$35,296
2010	No	\$43,874	\$43,874	\$43,874	\$43,874	\$43,874
2009	No	\$57,844	\$57,844	\$57,844	\$57,844	\$57,844
2008	No	\$80,900	\$80,900	\$80,900	\$80,900	\$80,900
2007	Yes	\$87,900	\$35,368	\$10,368	N/A	\$0
2006	Yes	\$87,700	\$34,505	\$9,505	N/A	\$0
2005	Yes	\$65,000	\$33,500	\$8,500	N/A	\$8,500
2004	Yes	\$59,500	\$32,500	\$7,500	N/A	\$7,500
2003	Yes	\$43,600	\$31,900	\$6,900	N/A	\$6,900
2002	Yes	\$41,500	\$31,200	\$6,200	N/A	\$6,200
2001	Yes	\$39,500	\$30,800	\$5,800	N/A	\$5,800
2000	Yes	\$33,000	\$29,900	\$4,900	N/A	\$4,900
1999	Yes	\$33,700	\$29,200	\$4,200	N/A	\$4,200
1998	Yes	\$32,400	\$28,800	\$3,800	N/A	\$3,800
1997	Yes	\$30,200	\$28,400	\$3,400	N/A	\$3,400
1996	Yes	\$27,600	\$27,600	\$2,600	N/A	\$2,600

**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	Q/U	V/I
No recent sales on record				

**2018 Land Information**

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	51x100	385.00	51.9000	1.0000	\$19,982	FF

USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 3761 8032 0104 58

United States  
Postal Service

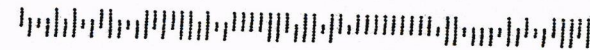
RECEIVED BY: B.V.P.

Sender: Please print your name, address, and ZIP+4® in this box\*

NOV 01 2018

PLANNING & DEVELOPMENT  
CITY OF CLEARWATER

CITY OF CLEARWATER  
CODE COMPLIANCE  
POST OFFICE BOX 4748  
CLEARWATER, FL 33758-4748





**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. VF
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DIONNE HICKS  
LAWANDA GRIFFIN  
401 ROSERY RD NE APT 219  
LARGO, FL 33770-1466



9590 9402 3761 8032 0104 58

2 Article Number (Transfer from service label)

7018 0680 0002 2858 7510

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- ☐ 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

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

☐ Restricted Delivery

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

1151 Woodlawn

Domestic Return Receipt