

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

**Certified Mail sent: JANUARY 16, 2019**

Owner: **OLIVIA B NICHOLS  
ALEXANDER ADAM NICHOLS  
1511 NELSON AVE  
CLEARWATER, FL 33755-2836**

Violation Address: **1511 NELSON AVE  
Parcel # 11-29-15-39204-027-0120**

Dear Sir/Madam:

You are hereby formally notified that on **WEDNESDAY, FEBRUARY 27, 2019, at 1:30 PM** there will be a public hearing before the **Municipal Code Enforcement Board in the Council Chambers**, Meeting Room A/B, in the Main Library at **100 North Osceola Avenue, Clearwater, Florida**, concerning violation of **Section 101.6, 302.5, 304, 305.10, 305.11.1, 305.11.2, 305.16, 305.20, 305.7** 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,

NILDA ESPINOSA



HOUSING 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.

**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**

City Case Number: HOU2018-00133

NAME OF VIOLATOR: OLIVIA B NICHOLS  
ALEXANDER ADAM NICHOLS  
MAILING ADDRESS: 1511 NELSON AVE  
CLEARWATER, FL 33755-2836

VIOLATION ADDRESS: 1511 NELSON AVE

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

PARCEL #: 11-29-15-39204-027-0120

DATE OF INSPECTION: 12/4/2018 12:00:00 PM

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

Buildings or structure, existing and new, all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards required by this code when erected, altered or repaired shall be maintained in good working order. The owner or his designated agent, shall be responsible for maintenance.

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.

1-THERE ARE HOLES, PEELING PAINT, ON THE WALLS, CEILINGS, DOOR FRAMES  
THROUGHOUT THIS HOUSE

2-AROUND THE WINDOW IN THE BATHROOM

3-THE FLOORING IN THE HALLWAY IS MOVING

Every window shall be substantially weather tight, water tight and rodent proof, and shall be kept in sound working condition and good repair

THE WINDOW IN THE KITCHEN DOES NOT STAY OPEN.

Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.

THE KITCHEN WINDOW DOES NOT STAY OPEN.

Every exterior door, basement or cellar door and hatchway shall be substantially weathertight, watertight, and rodentproof, and shall be kept in sound working condition and good repair.

DAYLIGHT CAN BE SEEN COMING IN FROM BOTH EXTERIOR DOORS

Every exterior door shall be provided with properly installed hardware that is maintained to insure reasonable ease of operation to open, close, and secure in an open or closed position, as intended by the manufacturer of the door and the attached hardware.

THE EXTERIOR DOOR TO THE CARPORT CANNOT BE LOCKED WITH THE HARDWARE.

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 .

WHEN APPLIANCES ARE PLUGGED INTO THE OUTLETS, IT WILL NOT HOLD IT SECURE  
(THE PLUG FALLS OUT)  
NEW RECEPTABLE SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION-  
BATHROOM AND KITCHEN

Every dwelling unit shall have heating facilities which are properly installed, are maintained in safe good working conditions, and are capable of safely and adequately heating all habitable rooms and bathrooms in every dwelling unit located therein to a temperature of at least 68 degree F (20 degree C) at a distance 3 feet (914 mm) above floor level, under minimum winter conditions.

HAVE THE HVAC CHECKED; ONLY TEPID AIR IS COMING OUT

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.

THERE IS A DOOR IN THE HALLWAY THAT WILL NOT STAY CLOSED.

Nilda Espinosa  
Nilda Espinosa

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 11th day of February, 2019, by Nilda Espinosa.

☒ PERSONALLY KNOWN TO ME  
☒ PRODUCED AS IDENTIFICATION

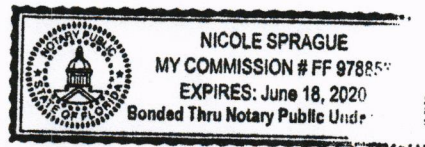
Nicole Sprague  
(Notary Signature)

Nicole Sprague

Name of Notary (typed, printed, stamped)

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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



MCEB CASE NO.

50-19  
Nicole Sprague  
Secretary, Municipal Code Enforcement Board

COPY



# 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 FAX (727) 562-4576

**HOU2018-00133**

## NOTICE OF VIOLATION

OLIVIA B NICHOLS  
1511 NELSON AVE  
CLEARWATER, FL 33755-2836

Certified Mail Number: 7017 2620 0000 8095 7998

**ADDRESS OR LOCATION OF VIOLATION: 1511 NELSON AVE**

**LEGAL DESCRIPTION: HIGHLAND PINES 7TH ADD BLK 27, LOT 12**

**DATE OF INSPECTION: 12/04/2018**

**PARCEL: 11-29-15-39204-027-0120**

**THE ABOVE NAMED LOCATION WAS INSPECTED THIS DAY AND FOUND TO BE IN VIOLATION OF THE FOLLOWING:**

City of Clearwater Code of Ordinance Chapter 47, 49, and Section 3-1502.A of the Community Development Code.

**NATURE OF VIOLATIONS: Failure to comply with Standard Housing Code Report dated 8/7/2018.**

THE VIOLATION(S) CITED ABOVE MUST BE CORRECTED PRIOR TO 01/03/2019. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION(S) BY THE DATE INDICATED, OR RECCURENCE 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 ADMINSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Nilda Espinosa

Housing Inspector

DATE MAILED: 12/4/2018

INSPECTOR: Nilda Espinosa

INSPECTOR TELEPHONE: 727-562-4729

CC: All County First Choice Property Management



# 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

**HOU2018-00133**

## HOUSING INSPECTOR'S REPORT

**ADDRESS: 1511 NELSON AVE**

OLIVIA B NICHOLS  
1511 NELSON AVE  
CLEARWATER, FL 33755-2836

**PARCEL: 11-29-15-39204-027-0120**

**BLOCK NO: 2005**

**LOT NO:**

**SUBDIVISION: HIGHLAND PINES 7TH ADD**

Inspector: Nilda Espinosa

Inspector Telephone 727-562-4729

**DATE OF INSPECTION: August 3, 2018**

No person shall occupy as owner-occupant or let or sublet to another for occupancy any dwelling or dwelling unit designed or intended to be used for the purpose of living, sleeping, cooking, or eating therein, nor shall any vacant dwelling building be permitted to exist which does not comply with the following requirements.

## VIOLATIONS

### 101.6 - Maintenance

Buildings or structure, existing and new, all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards required by this code when erected, altered or repaired shall be maintained in good working order. The owner or his designated agent, shall be responsible for maintenance.

### 302.5 - Heat

Every dwelling unit shall have heating facilities which are properly installed, are maintained in safe good working conditions, and are capable of safely and adequately heating all habitable rooms and bathrooms in every dwelling unit located therein to a temperature of at least 68 degree F (20 degree C) at a distance 3 feet (914 mm) above floor level, under minimum winter conditions.

HAVE THE HVAC CHECKED; ONLY TEPID AIR IS COMING OUT

### 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 of the authority having jurisdiction.

WHEN APPLIANCES ARE PLUGGED INTO THE OUTLETS, IT WILL NOT HOLD IT SECURE (THE PLUG FALLS OUT)

NEW RECEPTABLE SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION-  
BATHROOM AND KITCHEN

### 305.10 - Window Hardware

Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.

THE KITCHEN WINDOW DOES NOT STAY OPEN.

8/7/2018

1

HOU\_Insp\_Rpt



# 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

## **305.11.1 - Exterior Doors**

Every exterior door, basement or cellar door and hatchway shall be substantially weathertight, watertight, and rodentproof, and shall be kept in sound working condition and good repair.

DAYLIGHT CAN BE SEEN COMING IN FROM BOTH EXTERIOR DOORS

## **305.11.2 - Door Hardware**

Every exterior door shall be provided with properly installed hardware that is maintained to insure reasonable ease of operation to open, close, and secure in an open or closed position, as intended by the manufacturer of the door and the attached hardware.

THE EXTERIOR DOOR TO THE CARPORT CANNOT BE LOCKED WITH THE HARDWARE.

## **305.16 - Interior**

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.

1-THERE ARE HOLES, PEELING PAINT, ON THE WALLS, CEILINGS, DOOR FRAMES  
THROUGHOUT THIS HOUSE

2-AROUND THE WINDOW IN THE BATHROOM

3-THE FLOORING IN THE HALLWAY IS MOVING

## **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.

THERE IS A DOOR IN THE HALLWAY THAT WILL NOT STAY CLOSED.

## **305.7 - Windows**

Every window shall be substantially weather tight, water tight and rodent proof, and shall be kept in sound working condition and good repair

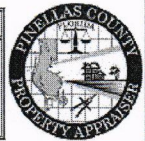
THE WINDOW IN THE KITCHEN DOES NOT STAY OPEN.

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

WM

**11-29-15-39204-027-0120****Compact Property Record Card**[Tax Estimator](#)**Updated January 16, 2019**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
NICHOLS, OLIVIA B NICHOLS, ALEXANDER ADAM 1511 NELSON AVE CLEARWATER FL 33755-2836	1511 NELSON AVE CLEARWATER



Property Use: 0110 (Single Family Home)

Total Living: SF: 888 Total Gross SF: 1,470 Total Living Units: 1

[click here to hide] Legal Description  
HIGHLAND PINES 7TH ADD BLK 27, LOT 12

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
19262/2285	\$127,000 <a href="#">Sales Query</a>	121030265002	NON EVAC	Compare Preliminary to Current FEMA Maps	54/20

**2018 Interim Value Information**

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$109,610	\$104,816	\$104,816	\$109,610	\$104,816

**[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	\$95,287	\$95,287	\$95,287	\$95,287	\$95,287
2016	No	\$77,446	\$69,291	\$69,291	\$77,446	\$69,291
2015	No	\$69,553	\$62,992	\$62,992	\$69,553	\$62,992
2014	No	\$62,684	\$57,265	\$57,265	\$62,684	\$57,265
2013	No	\$52,059	\$52,059	\$52,059	\$52,059	\$52,059
2012	No	\$52,942	\$52,942	\$52,942	\$52,942	\$52,942
2011	Yes	\$60,197	\$60,197	\$35,197	\$35,197	\$35,197
2010	Yes	\$68,894	\$68,894	\$43,894	\$43,894	\$43,894
2009	Yes	\$87,408	\$87,408	\$37,408	\$62,408	\$37,408
2008	Yes	\$93,000	\$87,538	\$37,538	\$62,538	\$37,538
2007	Yes	\$115,900	\$84,988	\$59,988	N/A	\$59,988
2006	Yes	\$109,400	\$82,915	\$57,915	N/A	\$57,915
2005	Yes	\$93,500	\$80,500	\$55,500	N/A	\$55,500
2004	Yes	\$78,200	\$78,200	\$53,200	N/A	\$53,200
2003	No	\$71,100	\$71,100	\$71,100	N/A	\$71,100
2002	Yes	\$57,800	\$39,400	\$13,900	N/A	\$13,900
2001	Yes	\$54,400	\$38,800	\$13,300	N/A	\$13,300
2000	Yes	\$48,600	\$37,700	\$12,200	N/A	\$12,200
1999	Yes	\$43,300	\$36,800	\$11,300	N/A	\$11,300
1998	Yes	\$36,800	\$36,300	\$10,800	N/A	\$10,800
1997	Yes	\$35,700	\$35,700	\$10,200	N/A	\$10,200
1996	Yes	\$38,100	\$38,100	\$12,600	N/A	\$12,600

**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 <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
30 Jun 2016	19262 / 2285	\$115,500	Q	I
30 Mar 2016	19134 / 2600	\$61,100	U	I
28 Aug 2009	16686 / 1572	\$54,000	U	I
28 Apr 2003	12701 / 2005	\$96,000	Q	I
20 Aug 2002	12172 / 2163	\$56,000	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)	60x106	850.00	60.0000	1.0300	\$52,530	FF

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

City Case Number: HOU2018-00133

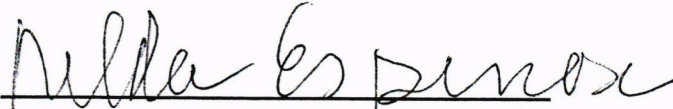
Site of Violation: 1511 NELSON AVE

**RECEIVED**

**JAN 16 2019**

1. Nilda Espinosa, being first duly sworn, deposes and says:
2. That I am a Housing Inspector employed by the City of Clearwater.
3. That on the 16th day of January, 2019, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 1511 NELSON AVE, Clearwater, Florida.

OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

  
Nilda Espinosa

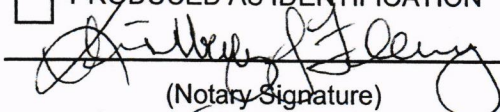
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 16th day of January, 2019, by Nilda Espinosa.

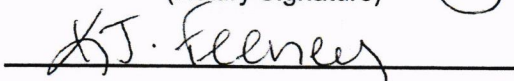
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

N/A

  
(Notary Signature)

Type of Identification

  
Name of Notary (typed, printed, stamped)

