

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

CERTIFIED MAIL SENT: 04/09/2021

Owner: ROBERT A SPARTZ
1651 MISTY PLATEAU TRAIL
CLEARWATER, FL 33765

Violation Address: **1651 MISTY PLATEAU TRAIL**
Parcel # 06-29-16-16860-00-0780

COPY

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, MAY 26, 2021, at 1:30 p.m.** 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 3-1502.A & 3-1503.B.2 of the Clearwater City Code, International Property Maintenance Code, 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.

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: UNS2020-00005

NAME OF VIOLATOR: ROBERT A SPARTZ
MAILING ADDRESS: 1651 MISTY PLATEAU TRL
CLEARWATER, FL 33765-1827

VIOLATION ADDRESS: 1651 MISTY PLATEAU TRL

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

PARCEL #: 06-29-16-16860-000-0780

DATE OF INSPECTION: 4/9/2021 3:15:00 PM

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

Pool, pool deck and screen enclosure has popped out of the ground and must be repaired with proper permits obtained.

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.



Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 15th day of April, 2021, by Jason Cantrell.



PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

Type of Identification

(Notary Signature)

Name of Notary (typed, printed, stamped)

FILED THIS 6th DAY OF May, 2021

MCEB CASE NO

65-21

Birdee 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

ROBERT A SPARTZ
1651 MISTY PLATEAU TRL
CLEARWATER, FL 33765-1827

April 23, 2020

NOTICE OF UNSAFE BUILDING

Case #: UNS2020-00005

CERTIFIED MAIL #: 70141200000155245391

LOCATION: 1651 MISTY PLATEAU TRL

PARCEL NO: 06-29-16-16860-000-0780

LEGAL: COACHMAN RIDGE-TRACT A-1 LOT 78

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.



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

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.

This violation cited above must be corrected by securing all necessary permits, and commencing 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. Failure to correct the above listed violation by the date indicated, or recurrence of the violation after correction, will result in a legal action before the municipal code enforcement board of the city of clearwater or before the Pinellas county court. Such action may result in a fine or other civil remedy. The alleged violator may be liable for the reasonable costs of the investigation, prosecution and the administrative hearing, and any other reasonable costs the city incurs in correcting the violation, should this person be found guilty of the violation.

Sincerely,

Jason Cantrell

Unsafe Building Inspector



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

UNSAFE STRUCTURE REPORT

Inspector: Jason Cantrell

Date Inspected: April 23, 2020

Case #: UNS2020-00005

Property Address: 1651 MISTY PLATEAU TRL
CLEARWATER, FL 33765

Parcel No: 06-29-16-16860-000-0780

Legal Description: COACHMAN RIDGE-TRACT A-1 LOT 78

Owner Name: ROBERT A SPARTZ

Mailing Address: 1651 MISTY PLATEAU TRL
CLEARWATER, FL 33765-1827

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.

Exterior

- Pool, pool deck and screen enclosure has popped out of the ground and must be repaired with proper permits obtained.

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.



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

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: _____

Supervisor's Signature: _____

Property Address: 1651 MISTY PLATEAU TRL

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.

CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

Case #: UNS2020-00005

RECEIVED

JUN 11 2020

OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DEPT.

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 11th day of June, 2020, I posted a copy of the attached Notice of Violation and/or Notice of Hearing on 1651 MISTY PLATEAU TRL at Clearwater City Hall and at 1651 MISTY PLATEAU TRL Clearwater, Florida.

Further Affiant sayeth naught.



Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 11th day of June, 2020, by Jason Cantrell.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Type of Identification

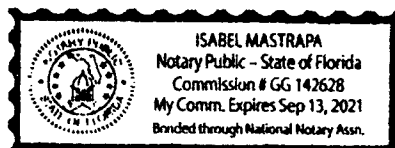
Notary Public,



(Notary Signature)

Isabel Mastrapa
Name of Notary (typed, printed, stamped)

Sep. 13, 2021
Commission Expiration Date



CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

Case #: UNS2020-00005

RECEIVED
MAY 06 2021
OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DEPT.

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 6th day of May, 2021, I posted a copy of the attached Notice of Violation and/or Notice of Hearing on 1651 MISTY PLATEAU TRL at Clearwater City Hall and at 1651 MISTY PLATEAU TRL Clearwater, Florida.

Further Affiant sayeth naught.



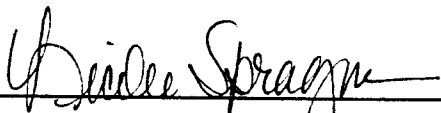
Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

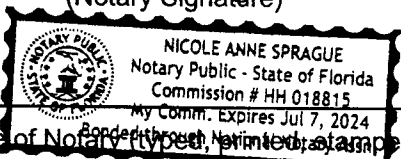
SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 6th day of May, 2021, by Jason Cantrell:

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature) Notary Public,


Name of Notary (Typed, printed, or stamped)

7-7-24

Commission Expiration Date

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**06-29-16-16860-000-0780**Compact Property Record Card[Tax Estimator](#)**Updated May 6, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SPARTZ, ROBERT A 1651 MISTY PLATEAU TRL CLEARWATER FL 33765-1827	1651 MISTY PLATEAU TRL CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER
(CW)

Total Living: SF: 2,735 Total Gross SF: 3,807 Total Living Units: 1

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

COACHMAN RIDGE-TRACT A-1 LOT 78

Tax Estimator File for Homestead Exemption			2021 Parcel Use	
Exemption	2021	2022		
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1	
Government:	No	No	Homestead Use Percentage: 100.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%	
Historic:	No	No	Classified Agricultural: 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
14190/1015 ■	\$433,400 Sales Query	121030267042	NON EVAC	Compare Preliminary to Current FEMA Maps	83/62

2020 Final Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$371,258	\$256,924	\$206,924	\$231,924	\$206,924

[\[click here to hide\] 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
2019	Yes	\$353,245	\$251,148	\$201,148	\$226,148	\$201,148
2018	Yes	\$327,422	\$246,465	\$196,465	\$221,465	\$196,465
2017	Yes	\$317,106	\$241,396	\$191,396	\$216,396	\$191,396
2016	Yes	\$320,257	\$236,431	\$186,431	\$211,431	\$186,431
2015	Yes	\$299,300	\$234,787	\$184,787	\$209,787	\$184,787
2014	Yes	\$300,030	\$232,924	\$182,924	\$207,924	\$182,924
2013	Yes	\$254,634	\$229,482	\$179,482	\$204,482	\$179,482
2012	Yes	\$225,646	\$225,646	\$175,646	\$200,646	\$175,646
2011	Yes	\$237,870	\$237,870	\$187,870	\$212,870	\$187,870
2010	No	\$249,783	\$249,783	\$249,783	\$249,783	\$249,783
2009	No	\$287,010	\$287,010	\$287,010	\$287,010	\$287,010
2008	No	\$325,400	\$325,400	\$325,400	\$325,400	\$325,400
2007	No	\$353,300	\$353,300	\$353,300	N/A	\$353,300
2006	No	\$347,600	\$347,600	\$347,600	N/A	\$347,600
2005	Yes	\$283,300	\$187,300	\$162,300	N/A	\$162,300
2004	Yes	\$257,600	\$181,900	\$156,900	N/A	\$156,900
2003	Yes	\$235,200	\$178,500	\$153,500	N/A	\$153,500
2002	Yes	\$206,800	\$174,300	\$149,300	N/A	\$149,300
2001	Yes	\$195,200	\$171,600	\$146,600	N/A	\$146,600
2000	Yes	\$190,100	\$166,600	\$141,600	N/A	\$141,600
1999	Yes	\$171,900	\$162,300	\$137,300	N/A	\$137,300
1998	Yes	\$159,800	\$159,800	\$134,800	N/A	\$134,800
1997	Yes	\$164,900	\$164,900	\$139,400	N/A	\$139,400
1996	Yes	\$171,000	\$171,000	\$145,500	N/A	\$145,500

2020 Tax Information2020 Tax Bill

Tax District: CW

2020 Final Millage Rate 20.5868

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
22 Mar 2005	14190 / 1015 ■	\$350,000	Q	I
09 Dec 1997	09928 / 1572 ■	\$220,000	Q	I
11 Dec 1987	06641 / 0554 ■	\$227,000	Q	
May 1985	06001 / 1849 ■	\$190,900	Q	
Jul 1984	05813 / 0203 ■	\$29,200	Q	

2020 Land Information