

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 76-21

Certified Mail
May 14, 2021

Owner: **The Estate and Unknown Heirs of Carole E. Martin A/K/A Carole E. Charles A/K/A Carole E. Charles Martin**
209 S Jupiter Ave
Clearwater, FL 33755

Violation Address: **209 S Jupiter Ave**
14-29-15-82386-002-0120

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 23, 2021, 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(s) **3-1503.A, 3-1503.B.1, 3-1503.B.2, 3-1503.B.3, 3-1503.B.9 & 8-102** 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 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 refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: THE ESTATE AND UNKNOWN HEIRS OF
MAILING ADDRESS: CAROLE E. MARTIN A/K/A CAROLE E. CHARLES A/K/A CAROLE E. CHARLES
MARTIN C/O NATIONSTAR CHAMPION
MORTGAGE LLC
209 S. JUPITER AVE
CLEARWATER, FL 33755

CITY CASE#: PNU2020-01790

VIOLATION ADDRESS: 209 S JUPITER AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 12/3/2020

LEGAL DESCRIPTION OF PROPERTY: SKY CREST UNIT NO. 1 REP BLK B, LOT 12

PARCEL #: 14-29-15-82386-002-0120

DATE OF INSPECTION: 2/18/2021 10:45:00 AM

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

3-1503.A. - ****NUISANCE**** No person owning, leasing, operating, occupying or having control of any premises within the City shall maintain, keep or permit any nuisance (as defined in Section 8-102.) affecting the citizens of the City.

3-1503.B.1. - ****PUBLIC NUISANCE CONDITION**** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.2. - ****ABANDONED BUILDINGS**** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be a public nuisance.

3-1503.B.3. - ****ATTRACTIVE NUISANCE**** Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.

3-1503.B.9. - ****Other Nuisance Condition**** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

•Section 8-102. - Definitions:

For the purposes of this Development Code, the following words and terms have the meanings specified herein:

Abandoned building means a building or structure that is deserted by the owner and left unsecured or that is not maintained. Evidence of desertion and lack of maintenance shall include, but not be limited to: unaddressed code violations; lack of required building permits or certificate of occupancy; lack of business tax receipt; and lack of active utilities.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. This property has become a public nuisance and is considered abandoned due to outstanding code violations and a lack of occupancy. Please bring property into compliance AND have current utilities turned on AND have property occupied, OR have the property sold by the compliance date to avoid further action.

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


Daniel Kasman

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 7th day of May, 2021, by Daniel Kasman.

STATE OF FLORIDA
COUNTY OF PINELLAS

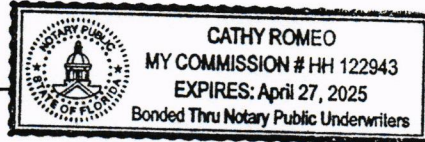
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Type of Identification

Cathy Romeo
(Notary Signature)

Cathy Romeo
Name of Notary (typed, printed, stamped)



FILED THIS 7 DAY OF May, 2021

MCEB CASE NO. 76.21

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) 562-4720 FAX (727) 562-4735

Notice of Violation

THE ESTATE AND UNKNOWN HEIRS OF
CAROLE E. MARTIN A/K/A CAROLE E.
CHARLES A/K/A CAROLE E. CHARLES MARTIN
C/O NATIONSTAR CHAMPION MORTGAGE LLC
209 S. JUPITER AVE
CLEARWATER, FL 33755

PNU2020-01790

ADDRESS OR LOCATION OF VIOLATION: **209 S JUPITER AVE**

LEGAL DESCRIPTION: SKY CREST UNIT NO. 1 REP BLK B, LOT 12

DATE OF INSPECTION: 12/3/2020

PARCEL: 14-29-15-82386-002-0120

Section of City Code Violated:

3-1503.A. - **NUISANCE** No person owning, leasing, operating, occupying or having control of any premises within the City shall maintain, keep or permit any nuisance (as defined in Section 8-102.) affecting the citizens of the City.

3-1503.B.1. - **PUBLIC NUISANCE CONDITION** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.2. - **ABANDONED BUILDINGS** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be a public nuisance.

3-1503.B.3. - **ATTRACTIVE NUISANCE** Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.

3-1503.B.9. - **Other Nuisance Condition** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

• **Section 8-102. - Definitions:**

For the purposes of this Development Code, the following words and terms have the meanings specified herein:

Abandoned building means a building or structure that is deserted by the owner and left unsecured or that is not maintained. Evidence of desertion and lack of maintenance shall include, but not be limited to: unaddressed code violations; lack of required building permits or certificate of occupancy; lack of business tax receipt; and lack of active utilities.

Specifically: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. This property has become a public nuisance and is considered abandoned due to outstanding code violations and a lack of occupancy. Please bring property into compliance AND have current utilities turned on AND have property occupied, OR have the property sold by the compliance date to avoid further action.



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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO **12/17/2020**. 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.

Daniel Kasman

Inspector: Daniel Kasman
Inspector Phone: 727-562-4727

Date Printed: 12/3/2020

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, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curblin or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the

Section 8-102. - Definitions.

For the purposes of this Development Code, the following words and terms have the meanings specified herein:

Abandoned building means a building or structure that is deserted by the owner and left unsecured or that is not maintained. Evidence of desertion and lack of maintenance shall include, but not be limited to: unaddressed code violations; lack of required building permits or certificate of occupancy; lack of business tax receipt; and lack of active utilities.

Abandoned motor vehicle means a motor vehicle voluntarily relinquished by the owner for an apparently indefinite period of time. The term includes but is not limited to any motor vehicle which is left upon private property without the consent of the owner, lessee or occupant thereof for longer than two hours.

Abutting property means property which is contiguous to the parcel proposed for development or contiguous to property which is owned by the applicant and/or an affiliated entity of the applicant which is contiguous to the parcel proposed for development.

Accent tree means a self-supporting woody plant which normally attains a height between 15 and 35 feet at maturity in the county.

Access means a way or means of approach to provide vehicular or pedestrian entrance or exit to a property.

Access classification means a ranking system for roadways used to determine the appropriate degree of access management. Factors considered include functional classification, the appropriate local government's adopted plan for the roadway, subdivision, of abutting properties, and existing level of access control.

Access connection means any driveway, street, turnout or other means of providing for the movement of vehicles to or from the public roadway system.

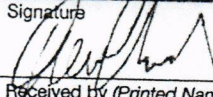
Access management means the process of providing and managing access to land development while preserving the regional flow of traffic in terms of safety, capacity, and speed.

Access management plan (corridor) means a plan illustrating the design of access for lots on a highway segment or an interchange area that is developed jointly by the state, the metropolitan planning organization, and the City of Clearwater.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent
☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery

address different from item 1? ☐ Yes
 or delivery address below: ☐ No

THE ESTATE AND UNKNOWN HEIRS OF CAROLE E. MARTIN
 A/K/A CAROLE E. CHARLES
 A/K/A CAROLE E. CHARLES MARTIN
 C/O NATIONSTAR CHAMPION MORTGAGE LLC
 209 S Jupiter Ave
 Clearwater FL 33755



9590 9402 5667 9308 6351 14

2. Article Number (Transfer from service label)

7019 2970 0001 6083 6144

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING #
 TAMPA FL 335



9590 9402 5667 9308 6351 14

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

United States
 Postal Service

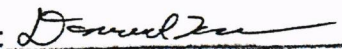
Received by

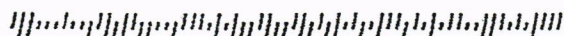
DEC 10 2020

Planning & Development
 City of Clearwater

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

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

INITIALS: 



[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**14-29-15-82386-002-0120****Compact Property Record Card**[Tax Estimator](#)**Updated May 7, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
US BANK NATL ASSN TRE MTG EQUITY CONV ASSET TRUST 2011 1 C/O NATIONSTAR CHAMPION MTG LLC 8950 CYPRESS WATERS BLVD COPPELL TX 75019-4620	209 S JUPITER AVE CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER
(CW)

Total Living: SF: 1,468 Total Gross SF: 2,013 Total Living Units: 1

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

SKY CREST UNIT NO. 1 REP BLK B, LOT 12

Tax Estimator <input checked="" type="checkbox"/> File for Homestead Exemption			2021 Parcel Use
Exemption	2021	2022	
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
20876/0316	\$221,800 Sales Query	121030266022	NON EVAC	Compare Preliminary to Current FEMA Maps	26/67

2020 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$185,827	\$103,662	\$53,162	\$78,162	\$53,162

[\[click here to hide\] 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	\$176,176	\$101,331	\$50,831	\$75,831	\$50,831
2018	Yes	\$161,753	\$99,442	\$48,942	\$73,942	\$48,942
2017	Yes	\$150,384	\$97,397	\$47,397	\$72,397	\$47,397
2016	Yes	\$130,155	\$95,394	\$45,394	\$70,394	\$45,394
2015	Yes	\$123,449	\$94,731	\$44,731	\$69,731	\$44,731
2014	Yes	\$122,445	\$93,979	\$43,979	\$68,979	\$43,979
2013	Yes	\$103,518	\$92,590	\$42,590	\$67,590	\$42,590
2012	Yes	\$96,862	\$91,042	\$41,042	\$66,042	\$41,042
2011	Yes	\$98,787	\$88,390	\$38,390	\$63,390	\$38,390
2010	Yes	\$105,342	\$87,084	\$37,084	\$62,084	\$37,084
2009	Yes	\$109,909	\$84,795	\$34,795	\$59,795	\$34,795
2008	Yes	\$146,400	\$84,710	\$34,710	\$59,710	\$34,710
2007	Yes	\$188,800	\$82,243	\$57,243	N/A	\$57,243
2006	Yes	\$188,200	\$80,237	\$55,237	N/A	\$55,237
2005	Yes	\$146,400	\$77,900	\$52,400	N/A	\$52,400
2004	Yes	\$122,700	\$75,700	\$50,200	N/A	\$50,200
2003	Yes	\$110,500	\$74,300	\$48,800	N/A	\$48,800
2002	Yes	\$86,600	\$72,600	\$47,100	N/A	\$47,100
2001	Yes	\$82,800	\$71,500	\$46,000	N/A	\$46,000
2000	Yes	\$76,800	\$69,500	\$44,000	N/A	\$44,000
1999	Yes	\$73,800	\$67,700	\$42,200	N/A	\$42,200
1998	Yes	\$66,700	\$66,700	\$41,200	N/A	\$41,200
1997	Yes	\$65,600	\$65,600	\$40,100	N/A	\$40,100
1996	Yes	\$67,900	\$64,300	\$39,300	N/A	\$39,300

2020 Tax Information**2020 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
1978	04767 / 1664	\$55,000	Q	
1976	04399 / 0209	\$7,000	Q	

2020 Land Information