

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 79-21**

Certified Mail
May 20, 2021

Owner: **Robert A. Spartz**
1651 Misty Plateau Trl
Clearwater, FL 33765-1827

Violation Address: **1651 Misty Plateau Trl**
06-29-16-16860-000-0780

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) **3-808, 3-808.A.1, 3-808.A.4, 3-808.A.2, 3-808.A.6, & 3-1502.B** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

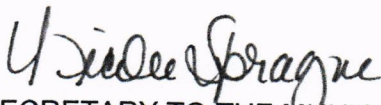
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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 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

City Case Number: **CDC2020-01028**

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: 6/15/2020 3:13:00 PM

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

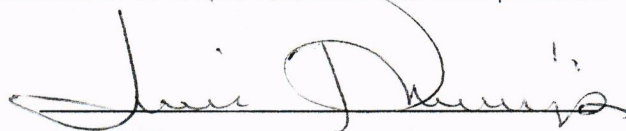
3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.6. - ****FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE**** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.



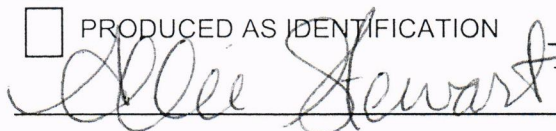
Julie Phillips

STATE OF FLORIDA
COUNTY OF PINELLAS

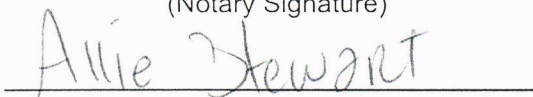
SWORN AND SUBSCRIBED before me by means of ✓ physical presence or online
notarization on this 12th day of April, 2021, by Julie Phillips.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

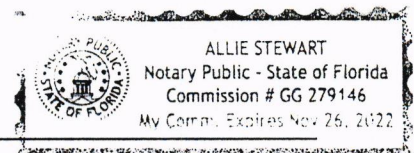


(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 12th DAY OF April, 2021



Type of Identification

MCEB CASE NO.

79.21

Hindee Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: CDC2020-01027

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

VIOLATION ADDRESS: 1651 MISTY PLATEAU TRL

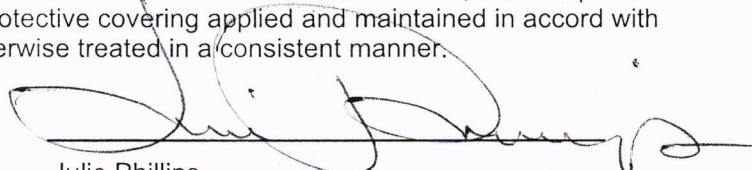
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

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

DATE OF INSPECTION: 6/15/2020 3:11:00 PM

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

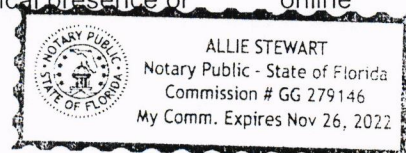
3-1502.B. - **EXTERIOR SURFACES** All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction 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.

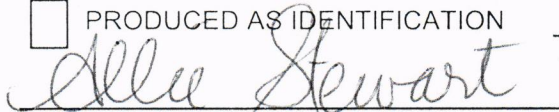

Julie Phillips

STATE OF FLORIDA
COUNTY OF PINELLAS

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notarization on this 12th day of April, 2021, by Julie Phillips.

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☐ PRODUCED AS IDENTIFICATION





Type of Identification

(Notary Signature)

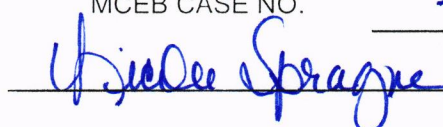


Name of Notary (typed, printed, stamped)

FILED THIS 12th DAY OF April, 2021

MCEB CASE NO.

79.21





CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1718, CLEARWATER, FLORIDA 33758-1718
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-1720 FAX (727) 562-1735

Notice of Violation

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

CDC2020-01028

ADDRESS OR LOCATION OF VIOLATION: **1651 MISTY PLATEAU TRL**

LEGAL DESCRIPTION: COACHMAN RIDGE-TRACT A-1 LOT 78

DATE OF INSPECTION: 5/1/2020

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

Section of City Code Violated:

3-808 - **FENCES AND WALLS** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - **FENCE SHALL BE MAINTAINED IN VERTICAL POSITION** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - **FENCE STRINGERS SHALL BE SECURELY FASTENED** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - **ROTTEN BOARDS** Rotten boards in a fence shall be replaced.

3-808.A.6. - **FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

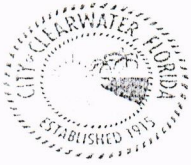
Specifically: The fence has missing and rotted board that need to be replaced. In addition to that the gates that are leaning up against the house need to be repaired or replaced so that the fence has a uniform appearance. Please bring your property into compliance by the compliance date to avoid further action. Thank you!

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO **6/1/2020**. 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.

Inspector: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 5/1/2020

NOV_PropOwn



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1748, CLEARWATER, FLORIDA 33758-1748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-1720 FAX (727) 562-1735

Notice of Violation

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

CDC2020-01027

ADDRESS OR LOCATION OF VIOLATION: **1651 MISTY PLATEAU TRL**

LEGAL DESCRIPTION: COACHMAN RIDGE-TRACT A-1 LOT 78

DATE OF INSPECTION: 5/1/2020

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

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 stucco is loose and falling off the south side of your property. In addition to that there is a large hole in the soffit/facia area that needs to be repaired. Please bring your property into compliance by the compliance date. If you have any questions feel free to contact me directly. Thank you!

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Inspector: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 5/1/2020

NOV__PropOwn

Section 3-808. - Maintenance of fences and walls.

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
 2. Rotten boards in a fence shall be replaced.
 3. Each support post or footer shall be solidly attached to the ground.
 4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
 5. Each fence shall be securely fastened to the support post and fence stringers.
 6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replaced with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance 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 roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2020-01028

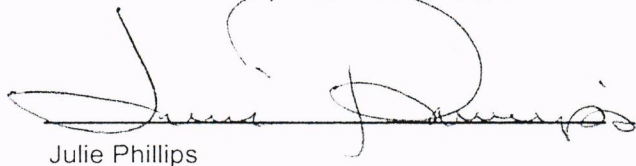
Site of Violation: 1651 MISTY PLATEAU TRL

RECEIVED

JUN 02 2020

OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DEPT.

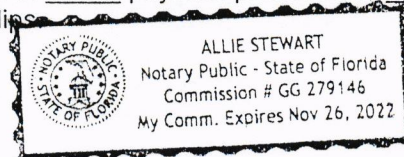
1. Julie Phillips, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 2nd day of June, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1651 MISTY PLATEAU TRL, Clearwater, Florida.

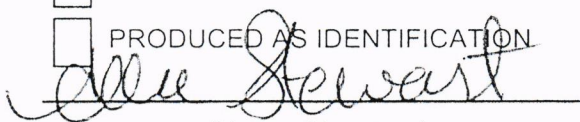

Julie Phillips

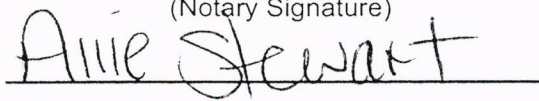
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online
notarization on this 2nd day of June, by Julie Phillips

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION




(Notary Signature) Type of Identification


Name of Notary (typed, printed, stamped)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2020-01027

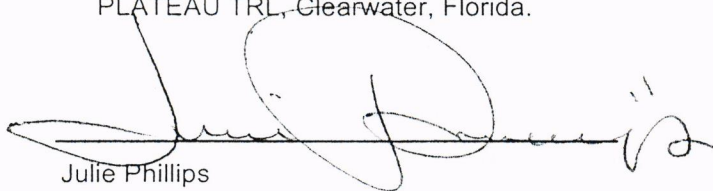
Site of Violation: 1651 MISTY PLATEAU TRL

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OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DE. I.

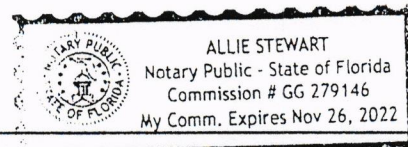

Julie Phillips

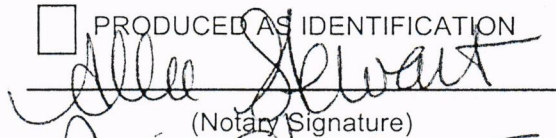
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COUNTY OF PINELLAS

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(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)



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

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

CDC2020-01028

ADDRESS OR LOCATION OF VIOLATION: **1651 MISTY PLATEAU TRL**

LEGAL DESCRIPTION: COACHMAN RIDGE-TRACT A-1 LOT 78

DATE OF INSPECTION: 6/2/2020

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

Section of City Code Violated:

3-808 - **FENCES AND WALLS** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

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Inspector: Julie Phillips
Inspector Phone: 562-4730

Date Printed: 6/2/2020

NOV_PropOwn



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

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

CDC2020-01027

ADDRESS OR LOCATION OF VIOLATION: **1651 MISTY PLATEAU TRL**

LEGAL DESCRIPTION: COACHMAN RIDGE-TRACT A-1 LOT 78

DATE OF INSPECTION: 6/2/2020

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

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.

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Inspector: Julie Phillips
Inspector Phone: 562-4730

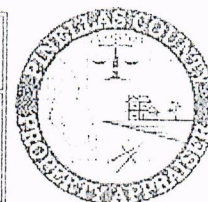
Date Printed: 6/2/2020

NOV_PropOwn

Exhibit A
[Home](#) [Map](#) [Query](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#)
06-29-16-16860-000-0780Compact Property Record Card**Updated May 1,
2020**
[Email](#) [Print](#) [Radius Search](#)

FEMA WIM

<u>Ownership/Mailing Address Change</u> <u>Mailing Address</u>	<u>Site Address</u>
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

<u>Tax Estimator</u>	<input type="checkbox"/> <u>File for Homestead Exemption</u>	2020 Parcel Use
Exemption	2020	2021
Homestead:	Yes	Yes
Government:	No	No
Institutional:	No	No
Historic:	No	No
*Assuming no ownership changes before Jan. 1		
Homestead Use Percentage: 100.00%		
Non-Homestead Use Percentage: 0.00%		
Classified Agricultural: No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

<u>Most Recent Recording</u>	<u>Sales Comparison</u>	<u>Census Tract</u>	<u>Evacuation Zone</u> (NOT the same as a FEMA Flood Zone)	<u>Flood Zone</u> (NOT the same as your evacuation zone)	<u>Plat Book/Page</u>
14190/1015	\$414,400 Sales 2019	121030267025	NON EVAC	Compare Preliminary to Current FEMA Maps	83 62

2019 Final Value Information

<u>Year</u>	<u>Just Market Value</u>	<u>Assessed Value / SOI Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2019	\$353,245	\$251,148	\$201,148	\$226,148	\$201,148

[click here to hide] Value History as Certified (yellow indicates correction on file)