

NOTICE OF HEARING
CIVIL CITATION
CITY OF CLEARWATER, FLORIDA

SENT VIA CERTIFIED AND FIRST CLASS MAIL
July 26, 2021

Owner: Christy Lyn Campbell
1224 1st St S Unit 3C
Jacksonville, FL 32250

Re: CDC2021-00632

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, August 18, 2021, at 1:00 p.m.** there will be a public hearing before the Special Magistrate in the Council Chambers, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation(s) of Section(s) **3-808, 3-808.A.1, 3-808.A.4, 3-808.A.2, 3-808.A.3, 3-808.A.5, & 3-808.A.6** of the Clearwater Municipal Code. (See attached Civil Citation).

Pursuant to Section 7-103.H.2.c.viii of the Clearwater Community Development Code, due to your failure to pay the assessed penalty or timely request an appeal hearing before the special magistrate, you have waived your right to contest this citation. However, you will be given the opportunity to speak at the hearing regarding your case. Failure to appear will result in the Special Magistrate proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. If you are absent but represented at the hearing, your representative must present to the Special Magistrate your letter authorizing your representative to speak on your behalf.

Your case shall be presented to the Special Magistrate even if the violations described in the attached Civil Citation are corrected prior to the hearing. An order of the special magistrate may be entered against you for the amount of the civil citation plus administrative charges.

If you wish to have any witnesses subpoenaed, please contact Deputy City Clerk Nicole Sprague within five (5) days at (727) 562-4097. If you have any questions regarding the cited violation(s) or if the violation(s) are corrected prior to the hearing, please contact the Officer whose name appears on Civil Citation.

Sincerely,


Nicole Sprague
Deputy City Clerk

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 Special Magistrate by filing an appeal with the Circuit Court within 30 days of rendition of the order which shall be the date the final order is mailed to the aggrieved party. 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 Sections 7-103 & 7-104.



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

Civil Citation

CHRISTY LYN CAMPBELL
1224 1ST ST S UNIT 3C
JACKSONVILLE, FL 32250

CDC2021-00632

Citation# CDC2021-00632-CIT0001

ADDRESS OR LOCATION OF VIOLATION: **413 PRINCESS ST**

LEGAL DESCRIPTION: NORTH SHORE PARK BLK 7, LOT 1

DATE VIOLATION OBSERVED: 4/6/2021

Time Violation Observed: 1:47 pm

D/L ID:	DOB:	Sex: Male
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Owner/Defendant (If different from above):
CHRISTY CAMPBELL
1224 1ST ST S
UNIT 3C
JACKSONVILLE, FL32250

DATE OF LAST INSPECTION: 6/15/2021

Civil Penalty Due \$125.00

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.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

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.

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

CivilCitation



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

Specifically: A recent inspection of your property found the wooden fence in the rear of the property to have collapsed in several areas and in need of repairs/removal/replacement. All fences are required to be maintained in a visually attractive, sturdy, stable manner. Please make the necessary repairs, replacement (new posts require a permit) or removal of the fence from the property by the compliance date to avoid further action. Thank you for your prompt attention to this matter, contact our office with questions.

WAIVER INFORMATION - ORDINANCE VIOLATIONS:

If the person named on this citation fails to pay the civil penalty within 15 days of the date of service, or fails to request a Special Magistrate Appeal Hearing within 10 days of the date of service to contest the citation, that person shall be deemed to have waived their right to contest the citation and that, in such case, an order of the Special Magistrate may be entered against that person for the amount of the civil citation.

PAYMENTS TO BE MADE TO :

CITY OF CLEARWATER
PLANNING and DEVELOPMENT DEPARTMENT
100 SOUTH MYRTLE AVENUE
CLEARWATER, FL 33756

APPEAL OF CIVIL CITATION TO THE SPECIAL MAGISTRATE: Any petitioner who wants to appeal the violation charged by a civil citation shall file with the city clerk's office a request for hearing on the **REQUEST FOR HEARING OF CIVIL CITATION TO THE SPECIAL MAGISTRATE** form attached with this citation by 5:00 p.m. on the tenth day following the date of the service of the civil citation. Such requests may be hand delivered or mailed by the violator if such request is sent certified mail and post-marked before midnight on the tenth day following the date of the service of the civil citation.

CITY OF CLEARWATER
CITY CLERK'S OFFICE
ONE CLEARWATER TOWER 6TH FLOOR
600 CLEVELAND STREET
CLEARWATER, FL 33756

Additional Notice:

Please be advised that if the violation of the City Code is not corrected, additional Civil Citations may be issued at a higher fine up to a maximum of \$500 per citation.

Date Printed: 6/15/2021

Inspector: Jason Hauser
Inspector Phone: 727-562-4711

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

CivilCitation



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PLANNING & DEVELOPMENT DEPARTMENT
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TELEPHONE (727) 562-4720 FAX (727) 562-4735

If mailing a payment, please cut at dashed line and send this portion with your payment to:
City of Clearwater Planning & Development Department Code Compliance Division
PO Box 4748, Clearwater, FL 33758-4748

CDC2021-00632

ADDRESS OR LOCATION OF VIOLATION:

Citation# CDC2021-00632-CIT0001

413 PRINCESS ST

Civil Penalty Due \$125.00

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

CivilCitation



CITY OF CLEARWATER

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

CHRISTY LYN CAMPBELL
1224 1ST ST S UNIT 3C
JACKSONVILLE, FL 32250

CDC2021-00632

ADDRESS OR LOCATION OF VIOLATION: **413 PRINCESS ST**

LEGAL DESCRIPTION: NORTH SHORE PARK BLK 7, LOT 1

DATE OF INSPECTION: 4/6/2021

PARCEL: 04-29-15-61488-007-0010

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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Specifically: A recent inspection of your property found the wooden fence in the rear of the property to have collapsed in several areas and in need of repairs/removal/replacement. All fences are required to be maintained in a visually attractive, sturdy, stable manner. Please make the necessary repairs, replacement (new posts require a permit) or removal of the fence from the property by the compliance date to avoid further action. Thank you for your prompt attention to this matter, contact our office with questions.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/7/2021. 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: Jason Hauser

NOV_PropOwn

"Equal Employment and Affirmative Action Employer"

04-29-15-61488-007-0010
Compact Property Record Card

Tax Estimator **Updated April 7, 2021** Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
CAMPBELL, CHRISTY LYN 1224 1ST ST S UNIT 3C JACKSONVILLE FL 32250-6430	413 PRINCESS ST CLEARWATER



Property Use: 0110 (Single Family Home) Current Tax District: CLEARWATER (CW) Total Living: SF: 777 Total Gross SF: 1,542 Total Living Units:1
[click here to hide] Legal Description
NORTH SHORE PARK BLK 7, LOT 1

Tax Estimator 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
21181/2530 X	\$185,100 Sales Query	121030261011	C	Compare Preliminary to Current FEMA Maps	3/10

2020 Interim Value Information					
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$160,578	\$54,960	\$25,000	\$29,960	\$25,000

[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	\$139,749	\$53,724	\$25,000	\$28,724	\$25,000
2018	Yes	\$96,373	\$52,722	\$25,000	\$27,722	\$25,000
2017	Yes	\$96,257	\$51,638	\$25,000	\$26,638	\$25,000
2016	Yes	\$84,175	\$50,576	\$25,000	\$25,576	\$25,000
2015	Yes	\$82,250	\$50,224	\$25,000	\$25,224	\$25,000
2014	Yes	\$86,182	\$49,825	\$24,825	\$24,825	\$24,825
2013	Yes	\$66,111	\$49,089	\$24,089	\$24,089	\$24,089
2012	Yes	\$65,262	\$48,268	\$23,268	\$23,268	\$23,268
2011	Yes	\$64,749	\$46,862	\$21,862	\$21,862	\$21,862
2010	Yes	\$71,075	\$46,169	\$21,169	\$21,169	\$21,169
2009	Yes	\$94,880	\$44,955	\$19,955	\$19,955	\$19,955
2008	Yes	\$146,200	\$44,910	\$19,910	\$19,910	\$19,910
2007	Yes	\$190,000	\$43,602	\$18,602	N/A	\$18,602
2006	Yes	\$182,700	\$42,539	\$17,539	N/A	\$17,539
2005	Yes	\$102,400	\$41,300	\$16,300	N/A	\$16,300
2004	Yes	\$98,100	\$40,100	\$15,100	N/A	\$15,100
2003	Yes	\$88,100	\$39,400	\$14,400	N/A	\$14,400
2002	Yes	\$63,200	\$38,500	\$13,500	N/A	\$13,500
2001	Yes	\$63,000	\$37,900	\$12,900	N/A	\$12,900
2000	Yes	\$60,300	\$36,800	\$11,800	N/A	\$11,800
1999	Yes	\$42,600	\$35,900	\$10,900	N/A	\$10,900
1998	Yes	\$41,700	\$35,400	\$10,400	N/A	\$10,400
1997	Yes	\$36,200	\$34,900	\$9,900	N/A	\$9,900
1996	Yes	\$33,900	\$33,900	\$8,900	N/A	\$8,900

2020 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2020 Tax Bill	Tax District: CW	Sale Date	Book/Page	Price	Q/U	V/I
2020 Final Millage Rate	20.5868	25 Sep 2020	21181 / 2530 X	\$164,500	Q	I
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.		14 Aug 2020	21124 / 0036 X	\$132,000	Q	I
		26 Jun 1989	07029 / 0283 X	\$29,900	Q	I
		Feb 1981	05145 / 1806 X	\$37,500	Q	
		1979	04897 / 1360 X	\$28,500	Q	

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

1. /
CAMPBELL, CHRISTY LYN
1224 1ST ST S UNIT 3C
JACKSONVILLE FL 32250-6430

RE: 413 PRINCESS ST



9590 9402 5668 9308 1233 37

2. Article Number (Transfer from service label)

7019 2970 0001 6194 4985

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

Mike

C. Date of Delivery

6/18/21

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

☐ Registered Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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

1. /
CHRISTY LYN CAMPBELL
1224 1ST ST S UNIT 3C
JACKSONVILLE, FL 32250

RE: 413 Princess, Clearwater - Fence



9590 9402 5668 9308 0234 77

2. Article Number (Transfer from service label)

7019 2970 0001 6148 3255

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Campbell

C. Date of Delivery

6/18/21

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

☐ Registered Mail Restricted Delivery (over \$500)

Domestic Return Receipt