

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 129-21

Certified Mail & First Class Mail
August 26, 2021

Owner: **Deborah M McClung Blence**
1862 Francis Dr.
Clearwater, FL 33763-4108

Violation Address: **1862 Francis Dr.**
01-29-15-58464-000-1100

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 22, 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.B.5.A, 3-1503.B.6, & 3-1507.A** 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: PNU2021-00898

NAME OF VIOLATOR: DEBORAH M MC CLUNG BLENCE
MAILING ADDRESS: 1862 FRANCIS DR
CLEARWATER, FL 33763-4108

VIOLATION ADDRESS: 1862 FRANCIS DR

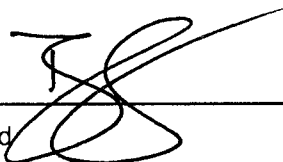
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 01-29-15-58464-000-1100

DATE OF INSPECTION: 7/8/2021 3:28:00 PM

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

3-1503.B.5.A. - **Accumulation and Placement of Nuisances** An 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 property 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.


Ryan Odegaard

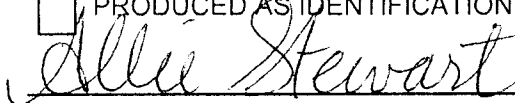
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 25th day of August, 2021, by Ryan Odegaard.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

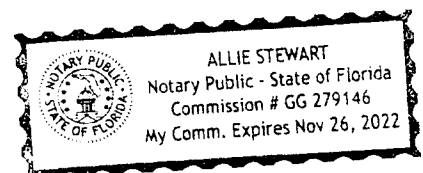
Type of Identification


(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 25 DAY OF August, 2021



MCEB CASE NO.

129.21

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: DEBORAH M MC CLUNG BLENCE
MAILING ADDRESS: 1862 FRANCIS DR
CLEARWATER, FL 33763-4108

CITY CASE#: PNU2021-00897

VIOLATION ADDRESS: 1862 FRANCIS DR
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 7/8/2021

LEGAL DESCRIPTION OF PROPERTY: MONTCLAIR LAKE ESTATES LOT 110

PARCEL #: 01-29-15-58464-000-1100

DATE OF INSPECTION: 7/8/2021 3:21:00 PM

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

3-1503.B.6. - **INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE** 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.

SPECIFICALLY,

The Audi has an expired tag and needs to be current. Please put a current tag on it or remove it from the property to come into compliance.

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

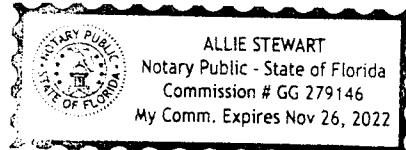
Ryan Odegaard

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 25th day of August, 2021, by Ryan Odegaard.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



Allie Stewart
(Notary Signature)

Type of Identification

Allie Stewart
Name of Notary (typed, printed, stamped)

FILED THIS 25 DAY OF August, 2021

MCEB CASE NO. 129.21

Wendee Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: DEBORAH M MC CLUNG BLENCE CITY CASE#: PNU2021-00896
MAILING ADDRESS: 1862 FRANCIS DR
CLEARWATER, FL 33763-4108
VIOLATION ADDRESS: 1862 FRANCIS DR
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 7/8/2021
LEGAL DESCRIPTION OF PROPERTY: MONTCLAIR LAKE ESTATES LOT 110
PARCEL #: 01-29-15-58464-000-1100
DATE OF INSPECTION: 7/8/2021 3:18:00 PM
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

3-1507.A. - **INOPERATIVE VEHICLES ON PUBLIC PROPERTY** It is unlawful for any person to keep, store, park, or allow to remain on public property any inoperative vehicle.

3-1503.B.6. - **INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE** 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.

SPECIFICALLY,

The hauling trailer needs a current tag on it and it can not be parked at the residence unless it is behind a 6 foot fence, wall, or hedge, or kept in the garage. If it is placed in the right of way again it will be towed as you were already given notice.

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

Ryan Odegaard

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 25th day of August, 2021, by Ryan Odegaard.

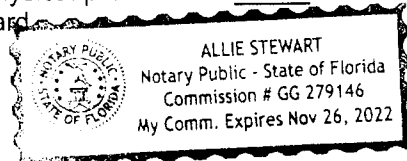
STATE OF FLORIDA
COUNTY OF PINELLAS



PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION



Allie Stewart

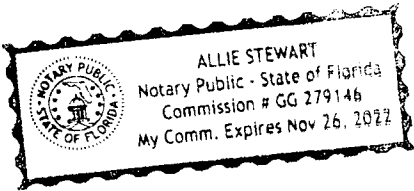
Type of Identification

(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 25 DAY OF August, 2021



MCEB CASE NO. 129.21

Shirley 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

DEBORAH M MC CLUNG BLENCE
1862 FRANCIS DR
CLEARWATER, FL 33763-4108

PNU2021-00898

ADDRESS OR LOCATION OF VIOLATION: **1862 FRANCIS DR**

LEGAL DESCRIPTION: MONTCLAIR LAKE ESTATES LOT 110

DATE OF INSPECTION: 7/8/2021

PARCEL: 01-29-15-58464-000-1100

Section of City Code Violated:

3-1503.B.5.A. - **Accumulation and Placement of Nuisances** An 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 property 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.

Specifically: All the items that are strewn across the yard need to be stored inside the garage or home. No items can be kept outdoors unless their intended purpose is for an outdoor use.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/23/2021. 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: Ryan Odegard
Inspector Phone: 727-562-4864

Date Printed: 7/8/2021

NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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Notice of Violation

DEBORAH M MC CLUNG BLENCE
1862 FRANCIS DR
CLEARWATER, FL 33763-4108

PNU2021-00898

ADDRESS OR LOCATION OF VIOLATION: **1862 FRANCIS DR**

LEGAL DESCRIPTION: MONTCLAIR LAKE ESTATES LOT 110

DATE OF INSPECTION: 7/8/2021

PARCEL: 01-29-15-58464-000-1100

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Specifically: All the items that are strewn across the yard need to be stored inside the garage or home. No items can be kept outdoors unless their intended purpose is for an outdoor use.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/5/2021. 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: Ryan Odegaard
Inspector Phone: 727-562-4864

Date Printed: 7/22/2021

NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
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Notice of Violation

DEBORAH M MC CLUNG BLENCE
1862 FRANCIS DR
CLEARWATER, FL 33763-4108

PNU2021-00897

ADDRESS OR LOCATION OF VIOLATION: **1862 FRANCIS DR**

LEGAL DESCRIPTION: MONTCLAIR LAKE ESTATES LOT 110

DATE OF INSPECTION: 7/8/2021

PARCEL: 01-29-15-58464-000-1100

Section of City Code Violated:

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Specifically: The Audi has an expired tag and needs to be current. Please put a current tag on it or remove it from the property to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/23/2021. 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: Ryan Odegaard
Inspector Phone: 727-562-4864

Date Printed: 7/8/2021

NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



CITY OF CLEARWATER

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Notice of Violation

DEBORAH M MC CLUNG BLENCE
1862 FRANCIS DR
CLEARWATER, FL 33763-4108

PNU2021-00896

ADDRESS OR LOCATION OF VIOLATION: **1862 FRANCIS DR**

LEGAL DESCRIPTION: MONTCLAIR LAKE ESTATES LOT 110

DATE OF INSPECTION: 7/8/2021

PARCEL: 01-29-15-58464-000-1100

Section of City Code Violated:

3-1507.A. - **INOPERATIVE VEHICLES ON PUBLIC PROPERTY** It is unlawful for any person to keep, store, park, or allow to remain on public property any inoperative vehicle.

Specifically: The hauling trailer needs a current tag on it and it can not be parked/stored in the City Right of Way. If you want to store it at the property it needs to be in the garage or kept behind a 6 foot fence, wall, or hedge.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/14/2021. 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: Ryan Odegaard
Inspector Phone: 727-562-4864

Date Printed: 7/8/2021

NOV_PropOwn

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Notice of Violation

DEBORAH M MC CLUNG BLENCE
1862 FRANCIS DR
CLEARWATER, FL 33763-4108

PNU2021-00896

ADDRESS OR LOCATION OF VIOLATION: **1862 FRANCIS DR**

LEGAL DESCRIPTION: MONTCLAIR LAKE ESTATES LOT 110

DATE OF INSPECTION: 7/8/2021

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Section of City Code Violated:

3-1507.A. - ****INOPERATIVE VEHICLES ON PUBLIC PROPERTY**** It is unlawful for any person to keep, store, park, or allow to remain on public property any inoperative vehicle.

3-1503.B.6. - ****INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE**** 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.

Specifically: The hauling trailer needs a current tag on it and it can not be parked at the residence unless it is behind a 6 foot fence, wall, or hedge, or kept in the garage. If it is placed in the right of way again it will be towed as you were already given notice.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/8/2021. 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: Ryan Odegaard
Inspector Phone: 727-562-4864

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

Section 3-1507. - Inoperative vehicles on public property.

- A. The keeping, storing, or parking of an inoperative vehicle on any public property is hereby declared to be a nuisance. It shall be unlawful for any person to keep, store, park, or allow to remain on public property any inoperative vehicle.
- B. This section may be enforced by any law enforcement officer, traffic infraction officer, or code enforcement inspector. A law enforcement officer, traffic enforcement officer or code enforcement inspector is authorized to remove, have removed, or impounded any inoperative vehicle which reasonably appears to be in violation of this section. Any law enforcement officer, traffic infraction enforcement officer, or code enforcement inspector who intends to remove, have removed, or impounded any inoperative vehicle under this section shall comply with the procedures provided for in F.S. Ch. 705, as that chapter relates to the impounding of property located on public property. Traffic infraction enforcement officers and code enforcement inspectors are hereby authorized and designated by the city to administer the provisions of F.S. Ch. 705, as they relate to lost, abandoned or inoperative vehicles.
- C. The provisions of section 3-1505 shall not apply to abandoned or inoperative motor vehicles or boats found upon the public streets or public property within the city, which shall be subject to the notice and removal procedures set forth in F.S. §§ 705.102 through 705.104.

(Ord. No. 7605-06, § 28, 4-20-06)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA


AFFIDAVIT OF POSTING

FILED
JUL 22 2021
CLERK OF DISTRICT COURT
CLERK OF DISTRICT COURT

City Case Number: PNU2021-00898

Site of Violation: 1862 FRANCIS DR

- 1. Ryan Odegaard, being first duly sworn, deposes and says:
- 2. That I am a Code Inspector employed by the City of Clearwater.
- 3. That on the 22th day of July, 2021, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1862 FRANCIS DR, Clearwater, Florida.

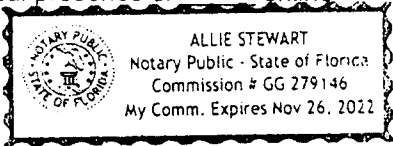


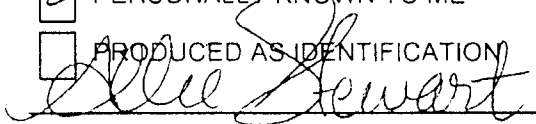
Ryan Odegaard

STATE OF FLORIDA
COUNTY OF PINELLAS

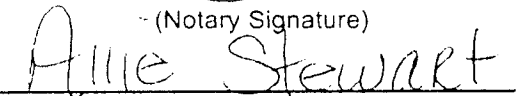
SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online
notarization on this 22th day of July, 2021, by Ryan Odegaard.

- ☒ PERSONALLY KNOWN TO ME
- ☐ PRODUCED AS IDENTIFICATION





Type of Identification

(Notary Signature)


Name of Notary (typed, printed, stamped)

Exhibit A

01-29-15-58464-000-1100
Compact Property Record Card

Tax Estimator

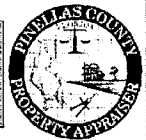
Updated August 25, 2021

Email Print

Radius Search

FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
BLANCE, DEBORAH M MCCLUNG 1862 FRANCIS DR CLEARWATER FL 33763-4108	1862 FRANCIS DR CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER (CW)

Total Living: SF: 1,710 Total Gross SF: 2,342 Total Living Units: 1

[click here to hide] Legal Description
MONTCLAIR LAKE ESTATES LOT 110

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 <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
15442/1824	\$195,800 Sales Query	121030267051	NON EVAC	Compare Preliminary to Current FEMA Maps	53/10

2021 Preliminary Value Information						
Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2021	\$167,037	\$125,755	\$75,255	\$100,255	\$75,255	

[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
2020	Yes	\$166,364	\$124,019	\$73,519	\$98,519	\$73,519
2019	Yes	\$167,831	\$120,335	\$69,835	\$94,835	\$69,835
2018	Yes	\$160,486	\$118,091	\$67,591	\$92,591	\$67,591
2017	Yes	\$143,164	\$115,662	\$65,162	\$90,162	\$65,162
2016	Yes	\$138,908	\$113,283	\$63,283	\$88,283	\$63,283
2015	Yes	\$143,117	\$112,496	\$62,496	\$87,496	\$62,496
2014	Yes	\$111,603	\$111,603	\$61,603	\$86,603	\$61,603
2013	Yes	\$125,655	\$112,922	\$62,922	\$87,922	\$62,922
2012	Yes	\$111,034	\$111,034	\$61,034	\$86,034	\$61,034
2011	Yes	\$128,292	\$128,292	\$78,292	\$103,292	\$78,292
2010	Yes	\$131,637	\$131,637	\$81,637	\$106,637	\$81,637
2009	Yes	\$150,592	\$141,833	\$91,833	\$116,833	\$91,833
2008	Yes	\$168,700	\$141,691	\$91,691	\$116,691	\$91,691
2007	Yes	\$189,700	\$137,564	\$112,564	N/A	\$112,564
2006	Yes	\$203,200	\$134,209	\$109,209	N/A	\$109,209
2005	Yes	\$168,200	\$130,300	\$105,300	N/A	\$105,300
2004	Yes	\$140,100	\$126,500	\$101,500	N/A	\$101,500
2003	Yes	\$124,200	\$124,200	\$99,200	N/A	\$99,200
2002	No	\$115,800	\$87,900	\$62,900	N/A	\$62,900
2001	Yes	\$103,400	\$86,600	\$61,600	N/A	\$61,600
2000	Yes	\$91,400	\$84,100	\$59,100	N/A	\$59,100
1999	Yes	\$84,100	\$81,900	\$56,900	N/A	\$56,900
1998	Yes	\$77,600	\$77,600	\$52,600	N/A	\$52,600
1997	Yes	\$76,700	\$76,700	\$51,700	N/A	\$51,700
1996	Yes	\$84,700	\$79,700	\$54,700	N/A	\$54,700

2020 Tax Information		Ranked Sales <small>(What are Ranked Sales?)</small> 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 Oct 2006	15442 / 1824	\$59,200	U	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.		01 Oct 2002	12251 / 2260	\$168,900	Q	I
		04 Dec 1997	09924 / 0493	\$98,500	Q	I
		Mar 1984	05715 / 0745	\$63,500	Q	
		May 1983	05715 / 0743	\$66,000	Q	
		1979	04865 / 0589	\$48,000	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 on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

DEBORAH BLONCE

B. Received by (Printed Name)

DEBORAH BLONCE

C. Date of Delivery

7/25

Is your address different from item 1? ☐ Yes
 Enter delivery address below: ☐ No

SCIENCE, DEBORAH M. BLONCE
 1862 FRANCIS DR
 CLEARWATER FL 33763-4108



9590 9402 5668 9308 1397 10

2. Article Number (Transfer from service label)

7019 2970 0001 6126 6568

3. Service type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collection Delivery
- ☐ Collection Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise™
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery