

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

Certified Mail sent:

08/12/2021

Owner: HILL, DENNIS

206 PENNSYLVANIA AVE

CLEARWATER, FL 33755

Violation Address: 204 PENNSYLVANIA AVE

Parcel # 10-29-15-72000-001-0110

Dear Sir/Madam:

You are hereby formally notified that on Wednesday, OCTOBER 27, 2021, at 1:30 p.m. there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Meeting Room A/B, in the Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section 304.1.1 of the Clearwater City Code, International Property Maintenance Code, Florida Building Code, or National Electric Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board, or give an order for the City of Clearwater to rectify the violation by any reasonable means necessary.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-562-4097. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

Sincerely,

JASON CANTRELL

BUILDING INSPECTOR

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater. The purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. Kindly silence electronic devices during the hearings.

FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postmarked Mail Fee

Additional Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage and Fees

To 204 PENNSYLVANIA

Street and Apt. No., or PO Box No.

State, ZIP+4

Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

BOARD OF THE CITY OF CLEARWATER, FLORIDA

**NOTIFICATION AND REQUEST FOR HEARING**

City Case Number: HOU2020-00100

204 PENNSYLVANIA AVE  
CLEARWATER, FL 33755-4419

PENNSYLVANIA AVE

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

PARCEL #: 10-29-15-72000-001-0110

DATE OF INSPECTION: 8/12/2021 10:52:00 AM

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

SECTION 304  
EXTERIOR STRUCTURE  
304.1.1 UNSAFE CONDITIONS  
SUBSECTION 5- STRUCTURAL MEMBERS THAT HAVE EVIDENCE OF DETERIORATION  
OR THAT ARE NOT CAPABLE OF SAFELY SUPPORTING ALL NOMINAL LOADS AND LOAD  
EFFECTS.

FLOOR JOISTS UNDER DOORWAY, BEHIND STEPS, HAS DETERIORATION.  
PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION. FINES UP TO  
\$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE

Jason Cantrell

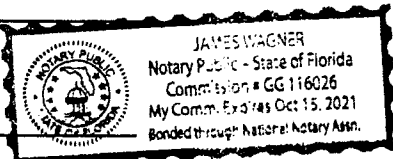
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical physical presence or online online  
notarization on this 12th day of August, 2021, by Jason Cantrell.

☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 20th DAY OF October, 2021

MCEB CASE NO.

156-21

Affidavit\_Req4Hearing

Yvonne Sprague

U.S. Postal Service <b>CERTIFIED MAIL® RECEIPT</b> Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. No., or PO Box No. <u>204 PENNSYLVANIA AVE</u>	
City, State, ZIP+4® <u>HOU 2020 - 00100</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

**F CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
BOX 4748, CLEARWATER, FLORIDA 33758-4748  
100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567

HOU2020-00100

October 6, 2020

Re: 204 PENNSYLVANIA AVE

Certified Mail #:  
70172620000033068252

Dear DENNIS HILL

According to the current records of the Pinellas County Property Appraiser's Office, you are the owner/agent for the property listed above. This department recently inspected the property under the provisions of the Standard Housing Code. Certain violations were noted. The necessary remedial action and further explanations are on the enclosed Housing Inspector's report.

**Under the 1991 Standard Housing Code 103.2.2, you must obtain all necessary permits and correct all violations noted.**

Work shall be commenced and all necessary building permits shall be obtained within 10 calendar days of receiving notice. All work performed to correct major violations shall be completed within 20 calendar days of permit issuance or receiving notice. All work performed to correct minor violations shall be completed within 30 calendar days of permit issuance or receiving notice. The enforcing official may determine alternate timeframes. All required inspections must be accomplished to close this case. It is the responsibility of the owner to contact the inspector once all repairs are completed to arrange a FINAL inspection.

You have the right to appeal the findings of this department. If you desire to appeal, you must fill out an application for appeal at the City of Clearwater Planning and Development office within 10 days from receipt of notice. You will then be notified when your case will be heard before the Building Board of Adjustments & Appeals.

Periodic inspections will be made to determine compliance. Failure to comply may result in the impairment of title and the imposition of other penalties as prescribed by Chapter 49 in the City Code of Ordinances. For additional information or assistance, contact this office.

Sincerely,

\_\_\_\_\_  
Jason Cantrell  
Unsafe Building Inspector

Date Mailed: 10/6/2020  
Inspector: Jason Cantrell  
Inspector Phone: 727-562-4570

HOU\_Ltr

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Postmarked Mail Fee

Additional Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

\$

\$

\$

\$

\$

Postmark Here

Delivered to

204 Pennsylvania

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ODS Number	Person ID	Court Case Number		
Agency: CITY OF CLEARWATER		Report Number: (COMPLAINT) HOU2020-00100		
THE UNDERSIGNED SWEARS THAT HE/SHE HAS REASONABLE GROUNDS TO BELIEVE THAT THE BELOW NAMED DEFENDANT, AT THE TIME AND PLACE LISTED,				
Day of Week	Month	Day	Year	Time
TUESDAY	10	06	2020	-
Name		First	Middle	Last
DENNIS		E	HILL	
Street				
206 PENNSYLVANIA AVE N				
City	State	Zip Code	Race	Sex
CLEARWATER	FL	33755-4439		M
Telephone	Place of Birth	Citizenship	Soc Sec Number	
			XXX XX 0817	
Driver License Number		State	Employment	
Date of Birth	Height	Weight	Hair Color	Eye Color
05/28/1957				
LOCATION OF OFFENSE				
204 PENNSYLVANIA				
IN PINELLAS COUNTY FLORIDA, DID COMMIT THE FOLLOWING OFFENSE: 1 OF 1 CHARGES				
TO-WIT:				
STRUCTURAL MEMBERS THAT HAVE				
evidence of deterioration or that are				
not capable of supporting all				
nominal loads and load effects				
CONTRARY TO <input type="checkbox"/> FLORIDA STATE STATUTE <input checked="" type="checkbox"/> ORDINANCE				
CITY/COUNTY OF:		SECTION	SUB-SECTION	
CLEARWATER/PINELLAS		304	1-1	
<input type="checkbox"/> THIS IS A MISDEMEANOR VIOLATION OF FLORIDA STATE STATUTES REQUIRING AN APPEARANCE IN COURT.				
<input type="checkbox"/> THIS IS A CRIMINAL ORDINANCE VIOLATION REQUIRING AN APPEARANCE IN COURT, THE PAYMENT OF THE LISTED FINE, OR A WRITTEN PLEA OF NOT GUILTY TO THE OFFENSE CHARGED IN PERSON OR BY MAIL WITHIN THIRTY (30) CALENDAR DAYS.				
<input checked="" type="checkbox"/> THIS IS AN ORDINANCE VIOLATION REQUIRING PAYMENT OF THE LISTED FINE OR A WRITTEN PLEA OF NOT GUILTY TO THE OFFENSE CHARGED IN PERSON OR BY MAIL WITHIN THIRTY (30) CALENDAR DAYS.				
COURT INFORMATION				
DATE	TIME	COURTROOM	FINE	
02/18/2021	1:30	16	#193.00	
PINELLAS COUNTY JUSTICE CENTER		Supervisor DCR		
14250 49 <sup>TH</sup> STREET N		Prosecutor		
CLEARWATER, FLORIDA 33762				
I agree to (1) appear at the time and place designated above to answer to the offense charged; (2) enter a written plea of not guilty to the offense charged in person or by mail; or (3) pay the fine listed. I understand that should I willfully fail to appear, fail to enter a written plea of not guilty, or fail to pay the required fine within thirty (30) calendar days, a capias may be issued for my arrest.				
I certify by my signature the above listed address is correct.				
Signature of Officer		Badge Number	Person ID	
[Signature]		310507062		
Pursuant to F.S. 92.525 and under penalty of perjury, I declare that I have read this document and its attachments and that the facts in it are true and correct to the best of my knowledge and belief.				
DELIVERED VIA CERTIFIED + FIRST CLASS MAIL				
Defendant's Signature				

Revised 10/2015

## SECTION 304

### EXTERIOR STRUCTURE

#### 304.1.1 UNSAFE CONDITIONS

SUBSECTION 5- STRUCTURAL MEMBERS THAT HAVE EVIDENCE OF DETERIORATION OR THAT ARE NOT CAPABLE OF SAFELY SUPPORTING ALL NOMINAL LOADS AND LOAD EFFECTS.

FLOOR JOISTS UNDER DOORWAY, BEHIND STEPS, HAS DETERIORATION.

PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION. FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

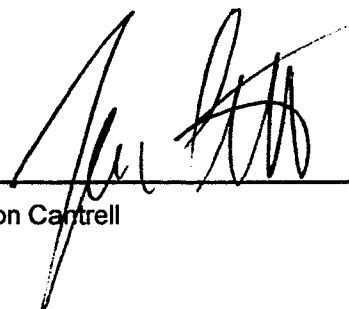
Case #: HOU2020-00100

RECEIVED  
DEC 02 2020  
OFFICIAL RECORDS AND  
LEGISLATIVE SRVCS DEPT.

I, Jason Cantrell being duly sworn, deposes and says:

1. That I am Code Inspector employed by the Planning and Development Department of the City of Clearwater.
2. That on the 2<sup>ND</sup> day of DECEMBER 2020, I posted a copy of the attached Notice of Violation and/or Notice of Hearing on 204 PENNSYLVANIA AVE at Clearwater City Hall and at 204 PENNSYLVANIA AVE Clearwater, Florida.

Further Affiant sayeth naught.

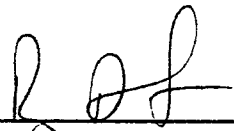
  
\_\_\_\_\_  
Jason Cantrell

STATE OF FLORIDA  
COUNTY OF PINELLAS

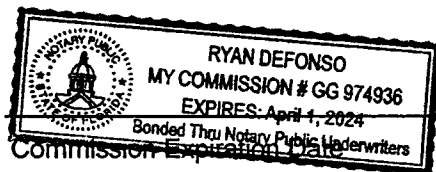
SWORN AND SUBSCRIBED before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization on this 19th day of November, 2020, by Jason Cantrell.

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

  
\_\_\_\_\_  
(Notary Signature) Notary Public,

Ryan DeFonso  
Name of Notary (typed, printed, stamped)



UNS-Aff\_Posting

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

10-29-15-72000-001-0110  
Compact Property Record Card

[Tax Estimator](#)

Updated October 12, 2021

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
HILL, DENNIS 206 PENNSYLVANIA AVE CLEARWATER FL 33755-4419	204 PENNSYLVANIA AVE CLEARWATER



Property Use: 0820 (Duplex-Triplex-Fourplex) Current Tax District: CLEARWATER (CW) SF: 2,870 Total Gross SF: 3,176 x2

[click here to hide] Legal Description  
PLAZA PARK ADD, CLEARWATER IMPROVEMENT CO CORR PLAT BLK A, S 1/2 OF LOTS 11, 12 AND 13

File for Homestead Exemption			2022 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
19167/2433	Sales Query	121030263006	NON EVAC	Current FEMA Maps	H5/S3

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$175,000	\$126,239	\$126,239	\$175,000	\$126,239

[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	No	\$154,875	\$114,763	\$114,763	\$154,875	\$114,763
2019	No	\$111,508	\$104,330	\$104,330	\$111,508	\$104,330
2018	No	\$94,845	\$94,845	\$94,845	\$94,845	\$94,845
2017	No	\$105,053	\$105,053	\$105,053	\$105,053	\$105,053
2016	No	\$83,066	\$66,222	\$66,222	\$83,066	\$66,222
2015	No	\$81,334	\$60,202	\$60,202	\$81,334	\$60,202
2014	No	\$59,492	\$54,729	\$54,729	\$59,492	\$54,729
2013	No	\$49,754	\$49,754	\$49,754	\$49,754	\$49,754
2012	Yes	\$61,581	\$56,745	\$25,000	\$31,745	\$25,000
2011	Yes	\$55,092	\$55,092	\$25,000	\$30,092	\$25,000
2010	Yes	\$80,916	\$61,150	\$25,000	\$36,150	\$25,000
2009	Yes	\$129,050	\$59,542	\$25,000	\$34,542	\$25,000
2008	Yes	\$151,100	\$59,483	\$25,000	\$34,483	\$25,000
2007	Yes	\$204,000	\$57,750	\$32,750	N/A	\$32,750
2006	Yes	\$154,600	\$56,341	\$31,341	N/A	\$31,341
2005	Yes	\$120,600	\$54,700	\$29,700	N/A	\$29,700
2004	Yes	\$104,800	\$53,100	\$28,100	N/A	\$28,100
2003	Yes	\$72,500	\$52,100	\$27,100	N/A	\$27,100
2002	Yes	\$65,000	\$50,900	\$25,900	N/A	\$25,900
2001	Yes	\$50,100	\$50,100	\$25,100	N/A	\$25,100
2000	Yes	\$51,400	\$50,000	\$25,000	N/A	\$25,000
1999	Yes	\$50,300	\$48,700	\$23,700	N/A	\$23,700
1998	Yes	\$48,000	\$48,000	\$23,000	N/A	\$23,000
1997	No	\$48,400	\$48,400	\$48,400	N/A	\$48,400
1996	No	\$45,700	\$41,000	\$18,400	N/A	\$18,400


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
22 Apr 2016	19167 / 2433	\$50,000	U	I

2021 Land Information

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY					
<div>■ Complete items 1, 2, and 3.</div> <div>■ Print your name and address on the reverse so that we can return the card to you.</div> <div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div>		<div><div>1. Article Addressed to:</div><div>DENNIS HILL 204 PENNSYLVANIA AVE CLEARWATER, FL 33755-4419</div><div>RE: 204 PENNSYLVANIA</div><div></div><div>9590 9402 6373 0303 1950 79</div></div>		<div><div>2. Article Number (Transfer from service label)</div><div>7020 3160 0000 7934 1788</div></div>		<div><div>3. Service Type</div><div><div><input type="checkbox"/> Adult Signature</div><div><input type="checkbox"/> Adult Signature Restricted Delivery</div><div><input checked="" type="checkbox"/> Certified Mail®</div><div><input type="checkbox"/> Certified Mail Restricted Delivery</div><div><input type="checkbox"/> Collect on Delivery</div><div><input type="checkbox"/> Collect on Delivery Restricted Delivery</div><div><input type="checkbox"/> Insured Mail</div><div><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</div></div><div><div><input type="checkbox"/> Priority Mail Express®</div><div><input type="checkbox"/> Registered Mail®</div><div><input type="checkbox"/> Registered Mail Restricted Delivery</div><div><input type="checkbox"/> Signature Confirmation</div><div><input type="checkbox"/> Signature Confirmation Restricted Delivery</div></div></div>	

PS Form 3811, July 2020 PSN 7530-02-000-9053

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 on the front if space permits.

1. Article Addressed to:

DENNIS HILL  
206 PENNSYLVANIA AVE  
CLEARWATER, FL 33755-4499



9590 9402 4694 8323 8138 96

2. Article Number (Transfer from service label)

7017 2620 0000 3306 8252

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

NOV 10 2020

RECEIVED  
PLANNING & DEVELOPMENT  
CODE COMPLIANCE

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

Domestic Return Receipt

Jason  
Cantreel