

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 140-21 (PNU2021-00892)
*Amended Notice of Hearing***

Certified Mail
September 30, 2021

Owner: **Clementine Mallory**
1122 Tangerine St.
Clearwater, FL 33755-3250

Violation Address: **1122 Tangerine St.**
10-29-15-33534-003-0270

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, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section(s) **3-1503.A & 3-1503.B.1** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

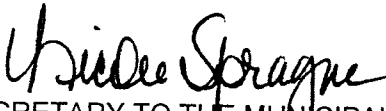
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent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

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 to set a date for compliance, which usually is five (5) days following issuance of the Order. If the Respondent(s) fail(s) to correct the violation by the compliance date set forth in the Order, the City of Clearwater may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property.

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

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 140-21**

Certified Mail

September 24, 2021

**Owner: Clementine Mallory
1122 Tangerine St.
Clearwater, FL 33755-3250**

**Violation Address: 1122 Tangerine St.
10-29-15-33534-003-0270**

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, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning your request to appeal a Nuisance Notice of Violation regarding a violation of Section(s) **3-1503.A & 3-1503.B.1** of the City of Clearwater Community Development Code.

Should the Board deny your appeal, the City Manager may authorize entry onto the property and such action as is necessary to abate the nuisance without further notice.

A certified copy of an Order of the Board imposing costs of abatement, including administrative costs, may be recorded in the public records of Pinellas County, and thereafter such Order shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

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 violation or if the violation is corrected prior to the hearing, please contact the Inspector whose name appears on the Nuisance Notice 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: CLEMENTINE MALLORY
MAILING ADDRESS: 1122 TANGERINE ST
CLEARWATER, FL 33755-3250
CITY CASE#: PNU2021-00892
VIOLATION ADDRESS: 1122 TANGERINE ST
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 7/6/2021
LEGAL DESCRIPTION OF PROPERTY: GREENWOOD PARK BLK C, LOT 27 AND E 20FT OF LOT 26
PARCEL #: 10-29-15-33534-003-0270

DATE OF INSPECTION: 7/12/2021 9:06:00 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.

SPECIFICALLY,

Please have the windows and doors secured prior to the compliance date to avoid any further action. Thank You.

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

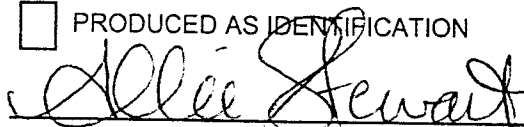

Gregory Dixon

SWORN AND SUBSCRIBED before me by means of L physical presence or online notarization on this 13th day of July, 2021, by Gregory Dixon.

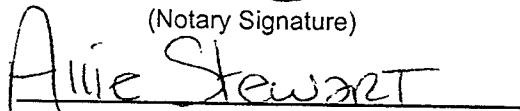
STATE OF FLORIDA
COUNTY OF PINELLAS

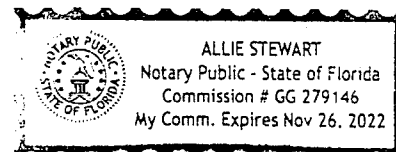
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION


Type of Identification

(Notary Signature)

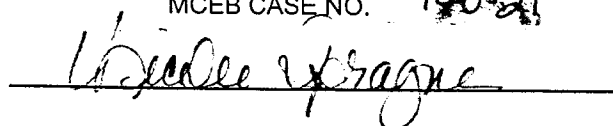

Name of Notary (typed, printed, stamped)



FILED THIS 13 DAY OF July, 20 21

MCEB CASE NO.

140-21



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



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 PUBLIC NUISANCE VIOLATION

CLEMENTINE MALLORY
1122 TANGERINE ST
CLEARWATER, FL 33755-3250

PNU2021-00892

ADDRESS OR LOCATION OF VIOLATION: 1122 TANGERINE ST

PARCEL: 10-29-15-33534-003-0270

LEGAL DESCRIPTION: GREENWOOD PARK BLK C, LOT 27 AND E 20FT OF LOT 26

DATE OF INSPECTION: 7/1/2021

An inspection of this property discloses and it has been found and determined that a lot clearing violation exists on this property and/or public right-of-way abutting this property constituting a violation of:

Section 3-1503.A. which constitutes: 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.

Section 3-1503.B.1. which constitutes: 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.

Section 3-1503.B.9. which constitutes: 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.

Window(s)	<u> X </u>	Broken	<u> X </u>	Unsecure
Door(s)	<u> X </u>	Broken	<u> X </u>	Unsecure
Pool			<u> </u>	Unsecure

Specifically: Please have the windows and doors secured prior to the compliance date to avoid any further action. Thank You.

THIS VIOLATION SHALL BE CORRECTED BY 7/11/2021

You are to remedy the above described condition by the above-described correction date. If you do not remedy the condition by the above-described date then a public hearing will be held on Wednesday, 7/28/2021, at 1:30 p.m. before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library, 100 N Osceola Ave, Clearwater, FL 33755 concerning the above described violation. Failure to appear may result in the Board proceeding in your absence.



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

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 above are corrected prior to the Board hearing if compliance is met after the compliance date set forth above.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to allow the City to make all reasonable repairs which are required to bring the property into compliance and charge you with the reasonable cost of the repairs along with daily fines which may become a lien on all non-exempt real and personal property you own.

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 below.

Inspector: Gregory Dixon
Inspector Phone: 727-562-4785

Date Mailed: 7/6/2021

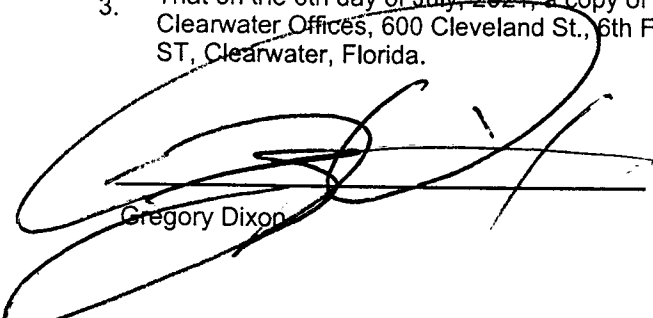
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2021-00891

Site of Violation: 1122 TANGERINE ST

1. Gregory Dixon, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 6th 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 1122 TANGERINE ST, Clearwater, Florida.



Gregory Dixon

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 6th day of July, 2021, by Gregory Dixon.



PERSONALLY KNOWN TO ME



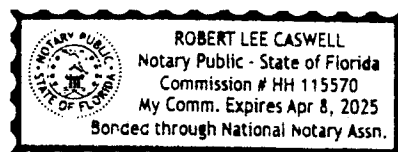
PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification

Robert Lee Caswell
Name of Notary (typed, printed, stamped)



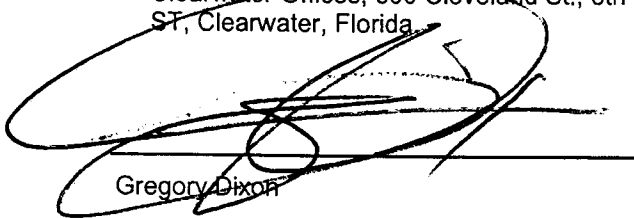
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2021-00892

Site of Violation: 1122 TANGERINE ST

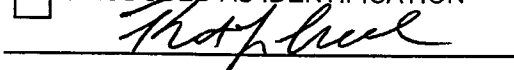
1. Gregory Dixon, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 6th day of July, 2021, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1122 TANGERINE ST, Clearwater, Florida.


Gregory Dixon

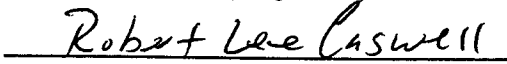
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 6th day of July, 2021, by Gregory Dixon.

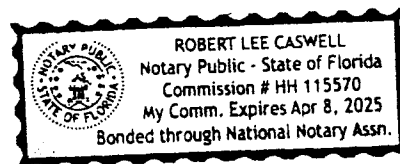
- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



(Notary Signature) Type of Identification



Name of Notary (typed, printed, stamped)



[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)

10-29-15-33534-003-0270

Compact Property Record Card

[Tax Estimator](#)

Updated July 13, 2021

[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
MALLORY, CLEMENTINE EST 1122 TANGERINE ST CLEARWATER FL 33755-3250	1122 TANGERINE ST CLEARWATER

[Property Use:](#) 0110 (Single Family Home)Current Tax District: CLEARWATER
(CW)

Total Living: SF: 976

Total Gross SF: 1,364

Total Living Units: 1

[click here to hide] [Legal Description](#)
GREENWOOD PARK BLK C, LOT 27 AND E 20FT OF LOT 26

Tax Estimator <input 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
07998/0871	\$118,400 Sales Query	121030262001	D	Compare Preliminary to Current FEMA Maps	8/22

2020 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$102,338	\$46,440	\$21,440	\$21,440	\$21,440

[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	\$83,601	\$45,396	\$20,396	\$20,396	\$20,396
2018	Yes	\$83,651	\$44,550	\$19,550	\$19,550	\$19,550
2017	Yes	\$59,536	\$43,634	\$18,634	\$18,634	\$18,634
2016	Yes	\$54,421	\$42,737	\$17,737	\$17,737	\$17,737
2015	Yes	\$46,180	\$42,440	\$17,440	\$17,440	\$17,440
2014	Yes	\$43,546	\$42,103	\$17,103	\$17,103	\$17,103
2013	Yes	\$44,451	\$41,481	\$16,481	\$16,481	\$16,481
2012	Yes	\$49,766	\$40,788	\$15,788	\$15,788	\$15,788
2011	Yes	\$49,125	\$39,600	\$14,600	\$14,600	\$14,600
2010	Yes	\$56,118	\$39,015	\$14,015	\$14,015	\$14,015
2009	Yes	\$70,369	\$37,989	\$12,989	\$12,989	\$12,989
2008	Yes	\$84,600	\$37,951	\$12,951	\$12,951	\$12,951
2007	Yes	\$112,700	\$36,846	\$11,846	N/A	\$11,846
2006	Yes	\$109,000	\$35,947	\$10,947	N/A	\$10,947
2005	Yes	\$69,300	\$34,900	\$9,900	N/A	\$9,900
2004	Yes	\$67,300	\$33,900	\$8,900	N/A	\$8,900
2003	Yes	\$57,800	\$33,300	\$8,300	N/A	\$8,300
2002	Yes	\$55,500	\$32,500	\$7,500	N/A	\$7,500
2001	Yes	\$53,200	\$32,000	\$7,000	N/A	\$7,000
2000	Yes	\$45,900	\$31,100	\$6,100	N/A	\$6,100
1999	Yes	\$41,700	\$30,300	\$5,300	N/A	\$5,300
1998	Yes	\$40,700	\$29,900	\$4,900	N/A	\$4,900
1997	Yes	\$38,900	\$29,400	\$4,400	N/A	\$4,400
1996	Yes	\$31,200	\$28,600	\$3,600	N/A	\$3,600

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
1976	04477 / 0907	\$20,400	Q	

2020 Land Information

Seawall: No

Frontage:

View: None