

1658 Douglas

Jun 6, 2019 9:21:03 AM EDT

File Edit List Commands Help

16-995* (3)

Case Master Maintenance

Case number: 581 Go To

Year	Number	Property Address	Location ID	Type	Inspector	Status	Images
14	00000073	1658 DOUGLAS AVE	9256	STW	JWM	AC	
02	00000508	1658 DOUGLAS AVE	9256	FN	WDH	CL	
10	00000627	1716 DOUGLAS AVE	9008	VEHC	MR	CL	
09	00000481	1722 DOUGLAS AVE	9006	VEHL	MR	IC	
14	00000196	1727 DOUGLAS AVE	9046	RECB	JWM	CL	
09	00000073	1727 DOUGLAS AVE	9046	FM	MR	CL	
14	00000195	1730 DOUGLAS AVE	9004	RECB	JWM	CL	
05	00000169	1731 DOUGLAS AVE	9048	ZONE	JL	CL	
04	00001311	1731 DOUGLAS AVE	9048	ZONE	WDH	VO	
04	00000140	1731 DOUGLAS AVE	9048	ZONE	WDH	CL	

--- of --- Images attached = #

Direct access fields

Action: Year: 0 Number: 0

History report submitted.

Case History Report Submitted MW

Left sidebar: OK, Exit, Add, Change view, Subset, Set maintainan..., Case action foll...

CASE TYPE DISPOSITION DATE ESTABLISHED STATUS STATUS DATE
 Parcel Number INSPECTOR TENANT NAME TENANT NBR
 ADDRESS
 BUILDING PERMIT NONE/EXPIRED Public 11/16/16 CASE CLOSED 12/19/16
 22-28-15-23310-032-0040
 1658 DOUGLAS AVE JOSEPH W MAY
 DUNEDIN FL 34698

CASE DATA: 1ST INSPECTION DATE November 16, 2016
 NOV COMPLY BY DATE December 19, 2016
 2ND INSPECTION DATE
 DATE NOV SIGNED/MAILED November 18, 2016
 STMT OF VIOL/BRD HEARING DATE
 AFF COMP/NON-COMP/REINSP DATE
 CEB INITIAL HEARING DATE
 CEB VIOLATION COMPLIANCE DATE
 DAILY FINE ASSESSED
 ACCRUED FINE TO DATE 3504
 INSPECTOR PHONE # (LAST 4 #S)
 TYPE OF MAINTENANCE REQUIRED
 TYPE OF ACCUMULATION

NOTICE NAMES: DAGIOS, JONI A OWNER Public PRINT PIN# IN LETTERS: Yes

HISTORY: SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR TIME
 11/16/16 1ST INSPECTION COMPLETED 11/18/16 Private JOSEPH W MAY 11/18/16
 RQST TEXT: Across street on permit question, noticed house with new doors and windows.
 RSLT TEXT: Across street on permit question, noticed house with new doors and windows. Checked computer and found no permits for renovation, started complete investigation into work completed without permits.

12/19/16 REINSPECTION COMPLETED 12/19/16 Private MICHAEL KEPTO
 RSLT TEXT: AS OF 12/15/2016 A PLAN HAS BEEN SUBMITTED FOR REVIEW. WILL CLOSE CASE AND ALLOW PERMIT TO GO THRU PERMITTING PROCESS. 12/19/16

12/19/16 NOTICE OF VIOLATION ISSUED 12/19/16 Private
 Date: 0/00/00

Respond to: OWNER
 Send to: DAGIOS, JONI A
 Mail tracking #: 700 SCOTLAND ST
 Name/address: DUNEDIN, FL 34698

Telephone:
 Fax:
 Email:

12/19/16 2ND INSPECTION COMPLETED 12/19/16 Private MICHAEL KEPTO
 RQST TEXT: HAVE PERMITS BEEN ISSUED FOR THIS PROPERTY? 11/18/16
 RSLT TEXT: AS OF 12/15/2016 A PLAN HAS BEEN SUBMITTED FOR REVIEW. WILL CLOSE CASE AND ALLOW PERMIT TO GO THRU PERMITTING PROCESS. 12/19/16

 CASE TYPE DISPOSITION DATE ESTABLISHED STATUS STATUS DATE
 Parcel Number INSPECTOR TENANT NAME TENANT NBR
 BUILDING PERMIT NONE/EXPIRED Public 11/16/16 CASE CLOSED 12/19/16
 22-28-15-23310-032-0040 JOSEPH W MAY
 1658 DOUGLAS AVE
 DUNEDIN FL 34698

HISTORY: SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR TIME
 12/19/16 CLOSE CASE COMPLETED 12/19/16 Private

TOTAL TIME:

VIOLATIONS: DATE DESCRIPTION QTY CODE STATUS IN COMPLIANCE STATUS DATE
 11/18/16 BUILDING PERMIT REQUIRED 1 FBC. 105.1 11/18/16 RESOLVED
 12/19/16
 LOCATION: FLORIDA BUILDING CODE SECTION 105.1 PERMIT REQUIRED
 Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
 NARRATIVE: IMPROVEMENTS PERFORMED TO SITE AND DWELLING WITHOUT FIRST SECURING THE REQUIRED PERMITS. ITEMS IMPROVED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 STORAGE SHED, FENCING, PATIO PAVERS, WINDOWS, MULTIPLE EXTERIOR DOORS, KITCHEN CABINETRY, LAUNDRY FIXTURES, BATH AND SHOWER FIXTURES, HOT WATER HEATER, ELECTRICAL LIGHTING, NEW ELECTRICAL PANEL AND NEW TRANE A/C SYSTEM.

CASE TYPE DISPOSITION DATE ESTABLISHED STATUS TENANT NBR TENANT NAME STATUS DATE

Parcel Number Public 1/21/14 ACTIVE 1/21/14
 ADDRESS

STAGNANT WATER
 22-28-15-23310-032-0040
 1658 DOUGLAS AVE
 DUNEDIN FL 34698

INSPECTOR JOSEPH W MAY
 DATE ESTABLISHED 1/21/14
 TENANT NAME ACTIVE
 TENANT NBR 1/21/14

CASE DATA: 1ST INSPECTION DATE January 21, 2014
 NOV COMPLY BY DATE February 16, 2014
 2ND INSPECTION DATE February 17, 2014
 DATE NOV SIGNED/MAILED January 21, 2014
 SVMT OF VIOL/BRD HEARING DATE
 AFF COMP/NON-COMP/REINSP DATE
 CEB INITIAL HEARING DATE
 CEB VIOLATION COMPLIANCE DATE
 DAILY FINE ASSESSED
 ACCRUED FINE TO DATE
 INSPECTOR PHONE # (LAST 4 #S) 3190
 TYPE OF MAINTENANCE REQUIRED
 TYPE OF ACCUMULATION

NARRATIVE: 7/17/2014 - Lien recorded OR BK 18466, PG 49-50; Affidavit 7/17/14
 of Non-Compliance recorded OR BK 18466, PG 51. 7/17/14
 12/4/18: City Attorney received permission from DCES to 12/11/18
 begin collection procedures against owner. JM 12/11/18

NOTICE NAMES: HILL, KRISTI S OWNER Public PRINT PIN# IN LETTERS: Yes

HISTORY: SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR TIME
 1/21/14 1ST INSPECTION COMPLETED 1/21/14 Private JOSEPH W MAY 1.00
 RQST TEXT: Pool green, overgrowth in rear and side yard.
 RSLT TEXT: Picture of green pool provided, overgrowth of rear and side yard grass and shrubs.

1/21/14 NOTICE OF VIOLATION ISSUED 1/21/14 Private
 Respond to: Date: 0/00/00
 Send to: OWNER

Mail tracking #: HILL, KRISTI S
 Name/address: 1658 DOUGLAS AVE
 DUNEDIN, FL 34698

Telephone:
 Fax:
 Email: 2/03/14

REINSPECTION COMPLETED 2/03/14 Private JOSEPH W MAY 1/21/14
 RQST TEXT: Check pool and vegetation. Post violation notice. 2/05/14
 RSLT TEXT: Door not secured to Utility room which has a door open to the pool. Secured door with a nail. All other doors on the front of the house secured. Left N.O.V. that had been returned 2/05/14

CASE TYPE DISPOSITION DATE ESTABLISHED STATUS TENANT NBR STATUS DATE
 Parcel Number INSPECTOR TENANT NAME ACTIVE 1/21/14

STAGNANT WATER
 22-28-15-23310-032-0040
 1658 DOUGLAS AVE
 DUNEDIN

FL 34698
 JOSEPH W MAY

2/03/14 REINSPECTION COMPLETED 2/03/14 Private JOSEPH W MAY 2/05/14
 RSLT TEXT: tapped to front door.

3/18/14 REINSPECTION COMPLETED 3/19/14 Private JOSEPH W MAY 2/05/14
 ROST TEXT: Check for secure and OG at site, pool clarity.
 RSLT TEXT: building and access to rear secured. overgrowth on both sides and up driveway getting worse. could see thru sgd on front, pool is green. neighbor believes something died in rear yard, voltures and smell. He has been throwing tablets that kill mosquitoes in to pool. He also informed me his neighbor has been mowing the grass in the front. keep monitoring, may need fish in pool if no one takes control of property.

3/25/14 TELEPHONE CALL COMPLETED 3/25/14 private 3/27/14
 NARRATIVE: Lisa Hunt, neighbor across street called to inquire about property and said rear fence has openings kids could get in. Also the front is being mowed by a neighbor who is a relative of the owner. She said this house has been vacant for around three years. She said the neighbor to the south has had a dog that needed to be treated for poison due to a frog, which they believed was coming from the abandoned property. On 3/26/14 I went out to the trail and found no sections of fence down and the gate on the trail side secured, pics in file.

4/17/14 REINSPECTION COMPLETED 4/15/14 Private JOSEPH W MAY 3/27/14
 ROST TEXT: Send to board.
 RSLT TEXT: GRASS CUT FRONT AND REAR, SECURED REAR GATE. HOUSE SECURED. POOL GREEN, SHRUBS GROWING INTO SOFFIT, ON HOUSE, OVER DRIVEWAY AND FENCE IN DISREPAIR.

4/17/14 STMT OF VIOLATION/REQ HEARING ISSUED 4/17/14 Private
 Date: 0/00/00

Respond to:
 Send to:
 Mail tracking #: HILL, KRISTI S
 Name/address: 1658 DOUGLAS AVE
 DUNEDIN, FL 34698

Telephone:
 Fax:
 Email: 4/17/14 NOTICE OF HEARING/INITIAL EVID ISSUED 4/17/14 Private
 Date: 0/00/00
 Respond to:
 Send to: OWNER
 Mail tracking #:

CASE TYPE DISPOSITION DATE ESTABLISHED STATUS TENANT NBR STATUS DATE
Parcel Number INSPECTOR TENANT NAME

STAGNANT WATER Public 1/21/14 ACTIVE 1/21/14
22-28-15-23310-032-0040
1658 DOUGLAS AVE FL 34698
DUNEDIN Name/address: HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephone: JOSEPH W MAY
Fax:
Email: 1/21/14
Respond to: 4/17/14 AFFIDAVIT OF POSTING ISSUED 4/17/14 Private
Send to: OWNER Date: 0/00/00
Mail tracking #: 5/08/14

Name/address: HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698
Telephone:
Fax:
Email: 5/06/14 BOARD EVIDENCE HEARING COMPLETED 5/06/14 Private
NARRATIVE: 5/6/2014 DCEB Hearing - Found in violation of IPMC 303.1,
LDC 105-61.4.4; comply by 6/15/14 or \$100/day +\$50 admin
fee. Respondent not present. 5/08/14

Respond to: 5/08/14 FIRST ORDER ISSUED 5/08/14 Private
Send to: OWNER Date: 0/00/00
Mail tracking #: 5/08/14
Name/address: HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephone:
Fax:
Email: 5/08/14 NOTICE OF HEARING/COMP NONCOMP ISSUED 5/08/14 Private
Respond to: OWNER Date: 0/00/00
Send to: OWNER
Mail tracking #: 5/08/14
Name/address: HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephone:
Fax:
Email: 5/08/14 AFFIDAVIT OF POSTING ISSUED 5/08/14 Private
Respond to: OWNER Date: 0/00/00
Send to: OWNER
Mail tracking #: 5/08/14

Name/address: HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698
Telephone:
Fax:
Email: 5/08/14 AFFIDAVIT OF POSTING ISSUED 5/08/14 Private
Respond to: OWNER Date: 0/00/00
Send to: OWNER
Mail tracking #: 5/08/14

CASE TYPE ----- DISPOSITION ----- DATE ESTABLISHED ----- STATUS ----- TENANT NBR ----- STATUS DATE -----
Parcel Number ----- INSPECTOR ----- TENANT NAME -----
ADDRESS -----

STAGNANT WATER ----- Public ----- 1/21/14 ----- ACTIVE ----- 1/21/14
22-28-15-23310-032-0040
1658 DOUGLAS AVE
DUNEDIN

Name/address: FL 34698
HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephone:
Fax:
Email: 6/16/14

REINSPECTION ----- COMPLETED 6/16/14 ----- Private ----- JOSEPH W MAY ----- JOSEPH W MAY
6/17/14
RSLT TEXT: POSTED FOR JULY HEARING. NO CHANGE AT SITE FOR CORRECTION OF 6/17/14
VIOLATIONS. 6/17/14

AFFIDAVIT OF NON-COMPLIANCE ----- ISSUED 6/17/14 ----- Private -----
Date: 0/00/00

Respond to: OWNER
Send to: OWNER
Mail tracking #: HILL, KRISTI S
Name/address: 1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephone:
Fax:
Email: 7/01/14

BOARD COMPLIANCE HEARING ----- COMPLETED 7/01/14 ----- Private -----
NARRATIVE: 7/1/2014 DCEB Hearing - accepted Affidavit of 7/10/14
Non-Compliance; Respondent not present. 7/10/14

2ND ORDER ----- ISSUED 7/10/14 ----- Private -----
Date: 0/00/00

Respond to: OWNER
Send to: OWNER
Mail tracking #: HILL, KRISTI S
Name/address: 1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephone:
Fax:
Email: 3/15/18

REINSPECTION ----- COMPLETED 3/15/18 ----- Private ----- MICHAEL KEPTO
RSLT TEXT: REVIEW OF OLD CEB CASES FINDS THIS PROPERTY HAS BEEN 3/15/18
COMPLETELY REHABBED AND VIOLATIONS CORRECTED. REVIEWED 3/15/18
VIOLATIONS AND CHECKED FOR PERMITS WITH JOE MAY. A PERMIT 3/15/18
WAS ISSUED ON 12-27-2016 TO COVER THE CITED VIOLATIONS. THIS 3/15/18
DATE WILL BE USED AS THE COMPLIANCE DATE. 3/15/18

AFFIDAVIT OF COMPLIANCE ----- ISSUED 3/15/18 ----- Private -----
Date: 0/00/00

Respond to: OWNER
Send to: OWNER
Mail tracking #:

CASE TYPE DISPOSITION DATE ESTABLISHED STATUS TENANT NBR
Parcel Number INSPECTOR TENANT NAME
ADDRESS

1/21/14

ACTIVE

1/21/14

JOSEPH W MAY

HILL, KRISTI S

1658 DOUGLAS AVE

DUNEDIN, FL 34698

FL 34698

Name/address:

Telephone:

Fax:

Email:

Respond to:

Send to:

Mail tracking #:

Name/address:

HILL, KRISTI S

1658 DOUGLAS AVE

DUNEDIN, FL 34698

Telephone:

Fax:

Email:

Respond to:

Send to:

Mail tracking #:

Name/address:

HILL, KRISTI S

1658 DOUGLAS AVE

DUNEDIN, FL 34698

Telephone:

Fax:

Email:

Respond to:

Send to:

Mail tracking #:

Name/address:

HILL, KRISTI S

1658 DOUGLAS AVE

DUNEDIN, FL 34698

Telephone:

Fax:

Email:

Respond to:

Send to:

Mail tracking #:

Name/address:

HILL, KRISTI S

1658 DOUGLAS AVE

DUNEDIN, FL 34698

Telephone:

Fax:

Email:

Respond to:

Send to:

Mail tracking #:

Name/address:

HILL, KRISTI S

1658 DOUGLAS AVE

DUNEDIN, FL 34698

Telephone:

Fax:

Email:

4/02/18 ORDER OF COMPLIANCE ISSUED 4/02/18 Private
Date: 0/00/00

4/02/18 COMP LETTER - Daily Fines ISSUED 4/02/18 Private
Date: 0/00/00

4/03/18 BOARD COMPLIANCE HEARING COMPLETED 4/03/18 Private
NARRATIVE: 4/3/18: DCBB accepted Affidavit of Compliance. JM

4/02/18

4/02/18

4/02/18

4/02/18

4/02/18

1 LDC.SEC. 105-61.4.4

1 LDC.SEC. 105-61.4.4

1 LDC.SEC. 105-61.4.4

1 LDC.SEC. 105-61.4.4

1 LDC.SEC. 105-61.4.4

LOCATION:
105-61.4.4 - Maintenance of the Right-of-Way
(A) The owner of record and the occupant of properties abutting the right-of-way are responsible for the maintenance of vegetation and grass on PRIVATE PROPERTY and in abutting right-of-ways. Vegetation shall comply with all codes including visibility at intersections.
(B) Vegetation shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free of trash and debris. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical exposure, insects, disease, blight or other cause.
(C) Vegetation which is a hazard to public safety is prohibited in the right-of-way. Hazardous vegetation with

STATUS ACTIVE

STATUS ACTIVE

STATUS ACTIVE

STATUS ACTIVE

STATUS ACTIVE

TOTAL TIME: 1.00

TOTAL TIME: 1.00

TOTAL TIME: 1.00

TOTAL TIME: 1.00

TOTAL TIME: 1.00

 CASE TYPE DISPOSITION DATE ESTABLISHED STATUS STATUS DATE
 Parcel Number INSPECTOR TENANT NAME TENANT NBR
 22-28-15-23310-032-0040 JOSEPH W MAY 1/21/14 1/21/14
 ADDRESS 1658 DOUGLAS AVE ACTIVE
 DUNEDIN FL 34698

VIOLATIONS: DATE DESCRIPTION QTY CODE STATUS ACTIVE RESOLVED
 1/21/14 MAINTENANCE OF VEGETATION 1 LDC.SEC. 105-61.4.4
 LOCATION:
 pronounced thorns such as Spanish Bayonet, Century Plant, Bougainvillea, and Lime Trees shall not be closer than two (2) feet to a sidewalk.
 (D) Vegetation adjacent to public sidewalks and streets shall not encroach onto the sidewalk except that turf or turf grass and ground cover should be kept trimmed to the edge of the sidewalk or street surface. The branches of trees or other vegetation growing above any sidewalk shall provide a minimum clearance of eight (8) feet above grade.
 (E) It shall be unlawful for any owner or occupant of property to allow on any property including the abutting right-of-way to remain any vegetation, turf or turf grass that violate this section.
 NARRATIVE: Rear and side yard needs mowed and trimmed.
 1/21/14 SWIMMING POOL MAINTENANCE 1 IPMC.SEC.303.1 1/21/14 ACTIVE

LOCATION:
 IPMC SECTION 303.1 SWIMMING POOLS
 Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
 NARRATIVE: Stagnant water needs to be treated to clear it up.
 1/21/14

FINES:

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
ADMINISTRATIVE FEE/\$50.00	50.00	.00	.00	.00	.00
DAILY NON-COMP FEE	.00	.00	.00	.00	.00
COURT RECORDING FEE	28.50	.00	.00	.00	.00

CASE TYPE DISPOSITION DATE ESTABLISHED STATUS TENANT NBR
 Parcel Number INSPECTOR TENANT NAME
 ADDRESS 10/14/02 CASE CLOSED 10/31/02
 FENCE Public WILLIAM HOLENSTEIN

22-28-15-23310-032-0040
 1658 DOUGLAS AVE
 DUNEDIN FL 34698

CASE DATA: 1ST INSPECTION DATE OCTOBER 11, 2002
 NOV COMPLY BY DATE
 2ND INSPECTION DATE
 DATE NOV SIGNED/MAILED
 STMT OF VIOL/BRD HEARING DATE
 AFF COMP/NON-COMP/REINSP DATE
 CEB INITIAL HEARING DATE
 CEB VIOLATION COMPLIANCE DATE
 DAILY FINE ASSESSED
 ACCRUED FINE TO DATE
 INSPECTOR PHONE # (LAST 4 #S) 3188
 TYPE OF MAINTENANCE REQUIRED
 TYPE OF ACCUMULATION

NARRATIVE: SEE IF FENCE WAS BUILT. (WDH)

NOTICE NAMES: TREMMEL, JANIS Z OWNER 10/14/02 Public PRINT PIN# IN LETTERS: Yes

HISTORY: SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR TIME
 10/11/02 1ST INSPECTION COMPLETED 10/11/02 Private WILLIAM HOLENSTEIN
 RQST TEXT: SEE IF FENCE WAS BUILT. (WDH) 10/31/02
 RSLT TEXT: FENCE WAS INSTALLED/PERMIT APPROVED, BUT NEVER PICKED UP. 10/14/02
 (WDH) 10/14/02

10/14/02 CONTACT NOTICE LETTER ISSUED 10/14/02 Private
 Date: 0/00/00
 Respond to: OWNER
 Send to:
 Mail tracking #: TREMMEL, JANIS Z
 Name/address: 1658 DOUGLAS AVE
 DUNEDIN, FL 34698

Telephone:
 Fax:
 Email:

10/28/02 REINSPECTION COMPLETED 10/28/02 Private WILLIAM HOLENSTEIN
 RQST TEXT: CHECK ON FENCE/DID OWNER CALL. (WDH) 10/31/02
 RSLT TEXT: FENCE PERMITS HAD NOT BEEN FINALEED. (WDH) 10/31/02

10/28/02 *ERROR* COMPLETED 10/28/02 Private
 NARRATIVE: CC (WDH)

10/31/02 TOTAL TIME: