

CITY OF DUNEDIN

Planning & Development / Code Enforcement
P.O. BOX 1348
DUNEDIN, FLORIDA 34697-1348
(727) 298-3000

NOTICE OF VIOLATION

January 21, 2014

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 346983701

In reference to the following:

Code Enforcement Board

PROPERTY ADDRESS: 1658 DOUGLAS AVE
Parcel Number: 22-28-15-23310-032-0040

MAY 06 2014

LEGAL DESCRIPTION:
DUNEDIN ISLES NO. 1
BLK 32, LOT 4

Case **14-71** Exhibit **C**

DCEB CASE NO: 14-00000071

Dear Property Owner/Occupant:

An inspection of your property on January 21, 2014 revealed a violation(s) of the City Code of Ordinances. We have attached the ordinance section(s) for your reference.

The violation(s) listed on the attachment must be corrected by **February 16, 2014**. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Dunedin Code Enforcement Board for failure to correct the violation(s). If you are found to be in violation by the Dunedin Code Enforcement Board, you will be assessed a one time administrative fee in the amount of \$50.00, which must be paid after your first hearing. If this fee is not paid, the administrative fee may become a lien on your real and/or personal property and may be collected pursuant to law.

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

JOSEPH W. MAY
Code Enforcement Inspector
TELEPHONE NO.: (727) 298-3190

METHOD OF DELIVERY: Hand Delivery **2/3/14** Regular Mail

PLEASE NOTIFY THIS OFFICE AS SOON AS THE VIOLATION(S) IS CORRECTED.

NOTE: You are hereby notified to correct the attached violation(s) and notify the above signed Special Codes Inspector within the time limits specified. Failure to comply will result in charges being filed against you with the Code Enforcement Board of the City of Dunedin which may result in the **assessment of a \$50.00 administrative charge and a potential fine up to \$250.00 per day.** Repeat violators can be fined up to \$500.00 per day. Such charges will be a lien upon the real and/or personal property of the violator and may be collected pursuant to law. The City is also entitled to collect all costs incurred in recording and satisfying a lien against the property.

VIOLATION(S)

Violation Text

Rear and side yard needs mowed and trimmed.

Violation Description

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 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.

Violation Corrective Action

Maintain the vegetation on the private property area and in the abutting public right of way area, including alleys, streets, or sidewalks, by trimming back or removing, and by keeping the vegetation free from trash, debris or dead materials. Prevent the vegetation from encroaching into or

over the private sidewalk and driveway areas and public right of way area, including alleys, sidewalks and streets. Maintain the vegetation, including hedges and bushes, in a neat or orderly manner.

Violation Text

Stagnant water needs to be treated to clear it up.

Violation Description

IPMC SECTION 303.1 SWIMMING POOLS

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Violation Corrective Action

Maintain swimming pool in a clean, clear and sanitary condition. Repair any cracks or other disrepair as necessary.

Posted on house 2/3/14

CE Jan PV

CITY OF DUNEDIN
P.O. BOX 1348
DUNEDIN FLORIDA
34697-1348



Received
JAN 30 2014 10:58
City of DuneDin
DuneDin, FL. 34698-3701

Ms. Kristi S. Hill

Douglas Ave.

14M PA FL 335
SAINT PETERSBURG FL 33716
22 JAN 2014 PM 9 10/22/2014
US POSTAGE 300.00



ZIP 34698
011D1638248

(V)

34698348

NIXIE 339 SEP 1889 3081/25/14
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NOT DELIVERABLE AS ADDRESSED
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BC: 34697134848 *0501-13016-22-35
34697134848

Code Enforcement Board
MAY 06 2014
Case Exhibit
14-71 F

CITY OF DUNEDIN

Planning & Development / Code Enforcement
P.O. Box 1348
Dunedin, Florida 34697-1348
(727) 298-3000

STATEMENT OF VIOLATION / REQUEST FOR HEARING

Name and address of violator(s):

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701

DCEB Case No.: 14-071

Code(s) which has been violated:

Violation Detail

00010 LDC.SEC. 105-61.4.4 MAINTENANCE OF VEGETATION

Date Est: January 21, 2014 Location: Qty: 001

Violation Text

Rear and side yard needs mowed and trimmed.

Violation Detail

00020 IPMC.SEC.303.1 SWIMMING POOL MAINTENANCE

Date Est: January 21, 2014 Location: Qty: 001

Violation Text

Stagnant water needs to be treated to clear it up.

Code Enforcement Board

MAY 06 4

Case Exhibit

Code Enforcement Board

MAY 06 2014

Case Exhibit

14-71 B

Address: 1658 DOUGLAS AVE Legal Description: DUNEDIN ISLES NO. 1
BLK 32, LOT 4
Parcel No: 22-28-15-23310-032-0040

Date of inspection(s):
January 21, 2014
February 17, 2014
April 15, 2014

Date Notice of Violation was mailed:
January 21, 2014

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE DUNEDIN CODE ENFORCEMENT BOARD OF THE CITY OF DUNEDIN, FLORIDA.

Joseph W. May
JOSEPH W. MAY, Code Enforcement Inspector
April 17, 2014

22-28-15-23310-032-0040

Online Property Record Card

[Portability
Calculator](#)**Data Current as of April 17,
2014**[Email](#) [Print](#)[Radius
Search](#)[Improvement Value
per F.S. 553.844](#)

Ownership/Mailing Address	Site Address
HILL, KRISTI S 1658 DOUGLAS AVE DUNEDIN FL 34698-3701	1658 DOUGLAS AVE DUNEDIN 34698-



Code Enforcement Board

MAY 06 2014

Case 14-71 Exhibit D

[Property Use:](#) 0110 (Single Family Home)

Living Units: 1

[click here to hide] **2014 Legal Description**
DUNEDIN ISLES NO. 1 BLK 32, LOT 4

2014 Exemptions Mortgage Letter File for		Homestead Exemption		2014 Parcel Use	
Homestead: No	Government: No	Homestead Use Percentage: 0.00%		Non-Homestead Use Percentage: 100.00%	
Institutional: No	Historic: No	Classified Agricultural: No			

2013 Parcel Information [2013 Trim Notice](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
14647/0934	\$81,100 Sales Query	121030271052	C	020/034

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$63,459	\$63,459	\$63,459	\$63,459	\$63,459

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$63,458	\$63,459	\$63,459	\$63,459	\$63,459
2012	No	\$65,959	\$65,959	\$65,959	\$65,959	\$65,959
2011	Yes	\$72,733	\$70,437	\$25,000	\$45,437	\$25,000
2010	Yes	\$69,396	\$69,396	\$25,000	\$44,396	\$25,000
2009	Yes	\$92,624	\$92,624	\$42,624	\$67,624	\$42,624
2008	Yes	\$121,600	\$121,600	\$71,600	\$96,600	\$71,600
2007	Yes	\$129,300	\$129,300	\$104,300	N/A	\$104,300
2006	Yes	\$141,400	\$141,400	\$116,400	N/A	\$116,400
2005	No	\$94,300	\$94,300	\$94,300	N/A	\$94,300
2004	No	\$78,700	\$78,700	\$78,700	N/A	\$78,700
2003	Yes	\$72,700	\$57,500	\$32,500	N/A	\$32,500
2002	Yes	\$66,400	\$56,200	\$31,200	N/A	\$31,200

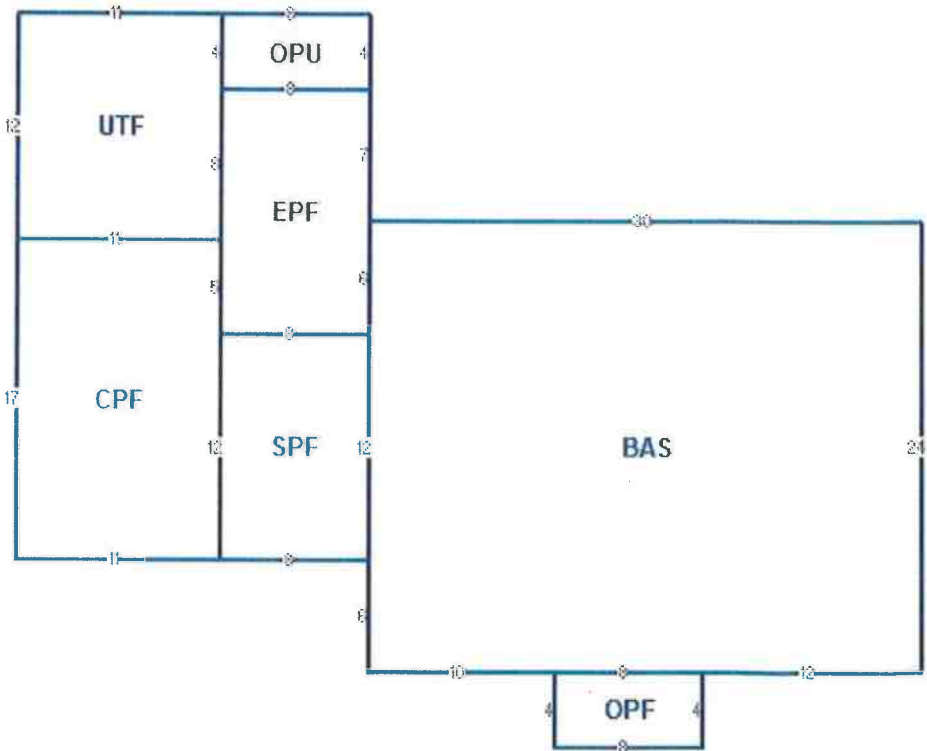
2001	Yes	\$ 700	\$55,400	\$30,400	N/A	\$30,400
2000	Yes	55	\$53,800	3,8	N/A	\$28,800
1999	Yes	\$52,400	\$52,400	\$27,400	N/A	\$27,400
1998	No	\$49,900	\$49,900	\$49,900	N/A	\$49,900
1997	No	\$48,500	\$48,500	\$48,500	N/A	\$48,500
1996	No	\$49,500	\$49,500	\$49,500	N/A	\$49,500

2013 Tax Information		Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions				
Click Here for 2013 Tax Bill	Tax District: <u>DN</u>	Sale Date	Book/Page	Price	Q/U	V/I
2013 Final Millage Rate	20.0744	03 Oct 2005	14647 / 0931	\$170,000	U	I
2013 Est Taxes w/o Cap or Exemptions	\$1,273.90	10 Aug 2005	14518 / 0286	\$34,000	Q	I
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.		29 Jun 1998	10148 / 2612	\$62,000	Q	I
		06062 / 0858	\$53,000	Q		
		04650 / 0140	\$26,000	Q		
		04238 / 1910	\$24,400	Q		

2013 Land Information						
Seawall: No	Frontage: None		View:			
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	60x120	575.00	60.0000	0.9800	\$33,810	FF

[\[click here to hide\]](#) **2014 Building 1 Structural Elements** [Back to Top](#)
 Site Address: **1658 DOUGLAS AVE DUNEDIN 34698-**

Quality: Average
 Square Footage: 1303.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Frame Siding
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Fixtures: 5
 Year Built: 1951
 Effective Age: 51
 Heating: Central Duct
 Cooling: Cooling (Central)



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Utility	0	132	0.35	46
Screen Porch	0	96	0.25	24

Open Porch Unfinished	0	32	0.16	5
Open Porch	0	2	0.19	6
Enclosed Porch	0	104	0.60	62
Carport	0	187	0.25	47
Base	720	720	1.00	720
Total Living SF: 720		Total Gross SF: 1,303		Total Effective SF: 910

[\[click here to hide\]](#) 2014 Extra Features

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
POOL	\$12,000.00	1.00	\$12,000.00	\$4,800.00	1961
PATIO/DECK	\$6.00	466.00	\$2,796.00	\$1,118.00	1961

[\[click here to hide\]](#) Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
010003798	HEAT/AIR	09 Nov 2001	\$4,011
000558	ROOF	23 Mar 2000	\$4,615
971458	ROOF	10 Jul 1997	\$1,090





[Tax Collector Home](#) [Search](#) [Reports](#) [Shopping Cart](#)

2013 Roll Details --- Real Estate Account At 1658 DOUGLAS AVE, DUNEDIN

Real Estate Account #R235301

[Parcel details](#) [Latest bill](#) [Full bill history](#)

2013	2012	2011	2010	...	1999
Paid	Paid	Paid	Paid		Paid

Owner: HILL, KRISTI S
 1658 DOUGLAS AVE
 DUNEDIN, FL 34698-3701
 Situs: 1658 DOUGLAS AVE
 DUNEDIN

Code Enforcement Board

MAY 06 2014

Case 14-71 Exhibit E

Account number: **R235301**
 Parcel Number: 22/28/15/23310/032/0040
 Millage code: DN - DUNEDIN TR
 Millage rate: 20.0744
 Escrow company: OCWEN LOAN SERVICING LLC (036)
 1661 WORTHINGTON RD STE 100
 WEST PALM BEACH, FL 33409

Assessed value: 63,459
 School assessed value: 63,459

Property Appraiser

2013 annual bill

[View](#)

Legal description

Location

Ad valorem: \$1,273.92
 Non-ad valorem: \$0.00
 Total Discountable: 1273.92
 No Discount NAVA: 0.00
 Total tax:

DUNEDIN ISLES NO. 1 BLK 32, LOT 4

Property class:
 Range: 15
 Township: 28
 Section: 22
 Neighborhood: DUNEDIN
 ISLES NO. 1
 Block: 032
 Lot: 0040
 Use code: 0110
 Total acres: 0.000

Paid 2013-11-22 \$1,222.96
Receipt #0-13-000702

CITY OF DUNEDIN

Planning & Development / Code Enforcement
P.O. Box 1348 ♦ Dunedin, Florida ♦ 34697-1348
(727) 298-3210

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL. 34697-1348

Petitioner,

vs.

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701

Respondent (s) .

Code Enforcement Board

MAY 06 2014

Case 14-71 Exhibit A

DCEB CASE NO. : 14-071

NOTICE OF HEARING

(Evidentiary Hearing)

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00 P.M. on Tuesday, the 6th day of May, 2014 there will be a public hearing at the Dunedin City Hall, 542 Main Street, concerning:

Violation Detail

00010 LDC.SEC. 105-61.4.4 MAINTENANCE OF VEGETATION

Date Est: January 21, 2014 Location: Qty: 001

Violation Detail

00020 IPMC.SEC.303.1 SWIMMING POOL MAINTENANCE

Date Est: January 21, 2014 Location: Qty: 001

(See attached *Statement of Violation / Request for Hearing*).

You are hereby ordered to appear before the Dunedin Code Enforcement Board on that 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.

Should you be found in violation of the above Code, the Dunedin Code Enforcement Board has the power by law to levy fines of up to \$250.00 a day against you and your property for every day that any violation continues beyond the date set in an order of the Board for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Inspector for correction, the case may be presented to the Dunedin Code **Enforcement** Board even if the violation has been corrected prior to the Board hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Board. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Board making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation, should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Clerk of the Dunedin Code Enforcement Board within five (5) days at P.O. Box 1348, Dunedin, FL, 34697-1348, telephone number (727) 298-3197, or JOSEPH W. MAY, Code Enforcement Inspector, at (727) 298-3190.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case being automatically **assessed** in the amount of a \$50.00 administrative fee, or fines in greater amount as may be incurred. Unless the Dunedin Code **Enforcement** Board makes a finding of no violation at the time of the first hearing, or you come into compliance before the first hearing; you will be automatically assessed in the amount of a \$50.00 administrative fee, even if you come into compliance by the date set by the Board at the Initial Evidentiary hearing. This charge is due and payable after the first hearing at the Planning & Development Department at 737 Loudon Avenue, Dunedin, FL 34698. Please make check payable to the City of Dunedin. If not paid, the administrative fee will become a lien on your real and/or personal property and may be collected pursuant to law.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.



Jennette Duncan
Clerk, Dunedin Code Enforcement Board

I HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 22nd day of April, 2014.



JOSEPH W. MAY, Code Enforcement Inspector

CERTIFIED MAIL™



013 3020 0000 5911 0932 received

28 2014

of Dunedin

Respondent (

34697 01348

FIRST CLASS MAIL
Hasler
04/22/2014
US POSTAGE
\$06.48⁹⁰
ZIP 34698
011011638243

RETURN REQUESTED

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BC: 34697134848 *2474-06764-24-44
34697 01348

FIRST CLASS MAIL
Hasler
04/22/2014
US POSTAGE
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IP 34698
011D11638243



APR 28 2014
City of Dunedin

Received

Home of Honeymoon Island
City of Dunedin
PO Box 1348, Dunedin, FL 34697

Pd/um
DUNEDIN

PS Form 3800, August 2008
Sent To: *Hasler, S. Hill*
Street, Apt. No. or PO Box No. *1658 Douglas Ave*
City, State, ZIP+4 *Dunedin, FL 34698-3701*
See Reverse for Instructions

Postage	\$ 1.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.76
Postaged Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

Postmark: DUNEDIN FL APR 22 2014
USPS - 34698

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701

Respondent (s)

34697 01348
34697 01348

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BC: 34697134848 *0301-01241-22-42

75.

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL 34697-1348
Petitioner,

Code Enforcement Board

vs.

MAY 06 2014

DCEB CASE NO.: 14-071

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701
Respondent(s).

Case Exhibit
14-71 G

AFFIDAVIT OF SERVICE

I, JOSEPH W. MAY, Code Enforcement Inspector of the City of Dunedin, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

- On the 22 day of April, 2014, I mailed a copy of the attached **NOTICE OF HEARING / ORDER** via Certified Mail, Return Receipt requested.
- On the 22 day of April, 2014, I mailed a copy of the attached **NOTICE OF HEARING / ORDER** via First Class Mail.
- On the _____ day of April, 2014, I posted a copy of the attached **NOTICE OF HEARING / ORDER** on the property located at 1658 DOUGLAS AVE, Parcel Number: 22-28-15-23310-032-0040 in the City of Dunedin.
- On the _____ day of April, 2014, I hand delivered a copy of the attached **NOTICE OF HEARING / ORDER** on the property located at 1658 DOUGLAS AVE, Parcel Number: 22-28-15-23310-032-0040 in the City of Dunedin.
- On the 22 day of April, 2014, I caused the attached **NOTICE OF HEARING / ORDER** to be posted at the Municipal Government Offices, 737 Loudon Avenue, Dunedin; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

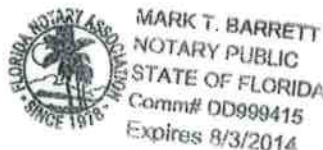
FURTHER, Affiant saith naught.

Joseph W. May
JOSEPH W. MAY, Code Enforcement Inspector

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on the 22 day of April, 2014, personally appeared JOSEPH W. MAY who executed the foregoing instrument and who is personally known to me.

Mark T. Barrett
Notary Public





THE DUNEDIN CODE ENFORCEMENT BOARD

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL 34697-1348

Petitioner,

vs.

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701

Respondent(s).

Code Enforcement Board

JUL 01 2014

Case 14-71
Exhibit A

DCEB CASE NO.: 14-71

Re: VIOLATION OF SECTION(S):

Violation Detail

00010 LDC.SEC. 105-61.4.4 MAINTENANCE OF VEGETATION
Date Est: January 21, 2014 Location: Qty: 001

Violation Detail

00020 IPMC.SEC.303.1 SWIMMING POOL MAINTENANCE
Date Est: January 21, 2014 Location: Qty: 001

LEGAL DESCRIPTION:

Parcel Number: 22-28-15-23310-032-0040
DUNEDIN ISLES NO. 1
BLK 32, LOT 4

1658 Douglas Ave., Dunedin, Florida

The Dunedin Code Enforcement Board heard testimony at the Dunedin Code Enforcement Board hearing held on Tuesday, May 6, 2014 on the alleged violation of the LDC Section 105-61.4.4 and the IPMC Section 303.1. The Respondent was not present. Based on the evidence at said hearing, the Dunedin Code Enforcement Board hereby enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER.

FINDINGS OF FACT

The Dunedin Code Enforcement Board finds that on the days of alleged violation, the LDC Section 105-61.4.4 and the IPMC Section 303.1 were in full force and effect, and the Respondent at this time is found to be in violation.

CONCLUSIONS OF LAW

That on the days of alleged violation, the LDC Section 105-61.4.4 and the IPMC Section 303.1 were in full force and effect, are still in full force and effect, and the Respondent is in violation thereof.

ORDER

It is the Order of this Board that the Respondent complies with the LDC Section 105-61.4.4 and the IPMC Section 303.1 by June 15, 2014 or suffers a fine of \$250.00 a day for each day until compliance, plus daily interest, and recording filing fees which will accrue until the fine is paid in full, regardless of compliance. Respondent remains in violation and said fine will continue to be a lien on any real or personal property that is owned by you.


Respondent is responsible for payment of the \$50.00 administrative fee, and said administrative fee will continue to be a lien on the property until paid in full.

DONE AND ORDERED: on this 14TH day of MAY, 2014.



Michael L. Bowman, Chairman
DUNEDIN CODE ENFORCEMENT BOARD

ATTEST:



Jennette Duncan
Clerk, Dunedin Code Enforcement Board

CITY OF DUNEDIN
Planning & Development / Code Enforcement
P.O. Box 1348 ♦ Dunedin, Florida ♦ 34697-1348
(727) 298-3210

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL 34697-1348

Petitioner,

vs.

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701

Respondent (s) .

Code Enforcement Board

JUL 01 2014

Case
14-71

Exhibit
B

DCEB CASE NO.: 14-71

NOTICE OF HEARING
(Compliance/Non-Compliance Hearing)

YOU ARE HEREBY NOTIFIED that on Tuesday, the 1st day of July, 2014 at 2:00 P.M., or soon thereafter as this hearing may be held, the Dunedin Code Enforcement Board will conduct a hearing at City Hall, 542 Main Street, Dunedin Florida on the following matter, to wit:

Compliance/Non-Compliance with the Board's Order of May 6, 2014 wherein you are to comply with the LDC Section 105-61.4.4 and the IPMC Section 303.1 by June 15, 2014, or suffer a fine of \$100.00 a day for each day thereafter you remain in violation.

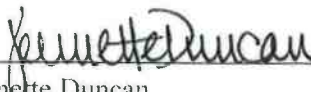
Respondent is responsible for the payment of \$50.00 administrative fee, which can be paid at the Planning & Development Department at 737 Loudon Avenue, Dunedin, FL 34698. Please make check payable to the City of Dunedin. This fine and the administrative fee will continue to be a lien on the property until paid in full. This fine will continue to accrue at the rate of \$100.00 per day until compliance, plus daily interest, which will accrue until the fine is paid in full, regardless of compliance and any recording fees.

Please govern yourself accordingly.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to the Respondent by first class mail and certified mail, return receipt requested.

Dated this 15th day of May, 2014.


Jenette Duncan
Clerk, Dunedin Code Enforcement Board

CITY OF DUNEDIN



P.O. BOX 1348
DUNEDIN FLORIDA
34697-1348



7013 3020 0000 5906 8134

6/11
WTF

Subscribed
undelivered
5/21

KRISTI S. HILL
1658 DOUGLAS AVE.
DUNEDIN, FL 34698

RECEIPT REQUESTED

34698 34698 0378
34698 34698 0378

CITY OF DUNEDIN



P.O. BOX 1348
DUNEDIN FLORIDA
34697-1348
14-71: 1st, 7/14 NOH

Received

JUN 11 2014

City of Dunedin

KRISTI S. HILL
1658 DOUGLAS AVE.
DUNEDIN,

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only: No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$
Certified Fee \$
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 6.18

Post to
Kristi S. Hill
1658 Douglas Ave.
Dunedin, FL 34698-3701

MAILED
MAY 15 2014
USPS - 34698

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
PS Form 3800, August 2006
See Reverse for Instructions

BC: 34697134848

*0301-0098-15-41

Hasler
05/15/2014
FIRST CLASS MAIL
US POSTAGE \$00.48⁰
ZIP 34698
011D11638243

NIXIE 339 DC 1009 0996/07/14
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 34697134848 *0301-0098-15-40

34698 34698 0378
34698 34698 0378

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL 34697-1348

Petitioner,

vs.

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701
Respondent(s).

Code Enforcement Board

DCEB CASE NO.: 14-71

JUL 01 2014

Case 4-71 Exhibit C

AFFIDAVIT OF SERVICE

I, JOSEPH W. MAY, Code Enforcement Inspector of the City of Dunedin, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

- On the _____ day of _____, 2014, I mailed a copy of the attached **NOTICE OF HEARING / ORDER** via Certified Mail, Return Receipt requested.
- On the _____ day of _____, 2014, I mailed a copy of the attached **NOTICE OF HEARING / ORDER** via First Class Mail.
- On the 16th day of June, 2014, I posted a copy of the attached **NOTICE OF HEARING / ORDER** on the **property** located at **1658 DOUGLAS AVE**, Parcel Number: **22-28-15-23310-032-0040** in the City of Dunedin.
- On the _____ day of _____, 2014, I hand delivered a copy of the attached **NOTICE OF HEARING / ORDER** on the property located at **1658 DOUGLAS AVE**, Parcel Number: **22-28-15-23310-032-0040** in the City of Dunedin.
- On the 16th day of June, 2014, I caused the attached **NOTICE OF HEARING / ORDER** to be posted at the Municipal Government Offices, 737 Loudon Avenue, Dunedin; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

FURTHER, Affiant saith naught.

Joseph W. May
JOSEPH W. MAY, Code Enforcement Inspector

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on the 16 day of June, 2014, personally appeared JOSEPH W. MAY who executed the foregoing instrument and who is personally known to me.

Mark T. Barrett
Notary Public

MARK T. BARRETT
NOTARY PUBLIC
STATE OF FLORIDA
Certificate # 00999415
EXPIRES 3/3/2014

THE DUNEDIN CODE ENFORCEMENT BOARD

City of Dunedin, Florida

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL 34697-1348

Petitioner,

Code Enforcement Board

DCEB CASE NO: 14-71

vs.

JUL 01 2014

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701

Respondent.

Case 14-71 Exhibit D

Re: Parcel Number: 22-28-15-23310-032-0040

AFFIDAVIT OF NON-COMPLIANCE

I, JOSEPH W. MAY, *Code Enforcement Inspector*, have personally examined the property described in the **Dunedin Code Enforcement Board Order**, dated MAY 6, 2014, in the above mentioned case, and find that said property is **not** in compliance with:

Violation Detail

00010 LDC.SEC. 105-61.4.4 MAINTENANCE OF VEGETATION

Date Est: January 21, 2014 Location: Qty: 001

Violation Detail

00020 IPMC.SEC.303.1 SWIMMING POOL MAINTENANCE

Date Est: January 21, 2014 Location: Qty: 001

of the Code of the City of Dunedin, Florida, and the Order of the Board, as of **JUNE 16, 2014.**

Joseph W. May
JOSEPH W. MAY, Code Enforcement Inspector

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 17 day of JUNE, 2014, by Joseph May who is personally known to me and who did not take an oath.

Jennette Duncan

Signature
Notary Public



JENNETTE DUNCAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE023604
Expires 9/6/2014

THE DUNEDIN CODE ENFORCEMENT BOARD

City of Dunedin, Florida

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL 34697-1348

Petitioner, Code Enforcement Board

DCEB CASE NO: 14-71

vs.

JUL 01 2014

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701
Respondent.

Case Exhibit
14-71 D

I DO HEREBY CERTIFY THIS TO BE A TRUE
AND CORRECT COPY
CERTIFIED THIS

DATE 7-15-14

CITY CLERK

Re: Parcel Number: 22-28-15-23310-032-0040

AFFIDAVIT OF NON-COMPLIANCE

I, JOSEPH W. MAY, Code Enforcement Inspector, have personally examined the property described in the Dunedin Code Enforcement Board Order, dated MAY 6, 2014, in the above mentioned case, and find that said property is not in compliance with:

Violation Detail

00010 LDC.SEC. 105-61.4.4 MAINTENANCE OF VEGETATION

Date Est: January 21, 2014 Location: Qty: 001

Violation Detail

00020 IPMC.SEC.303.1 SWIMMING POOL MAINTENANCE

Date Est: January 21, 2014 Location: Qty: 001

of the Code of the City of Dunedin, Florida, and the Order of the Board, as of JUNE 16, 2014.

Joseph W. May
JOSEPH W. MAY, Code Enforcement Inspector

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2014201463 07/17/2014 at 01:52 PM
OFF REC BK: 18466 PG: 51-51
DocType:AFF RECORDING: \$10.00

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 17 day of JUNE, 2014, by Joseph May who is personally known to me and who did not take an oath.

Jennette Duncan

Signature
Notary Public



JENNETTE DUNCAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE023604
Expires 9/6/2014

THE DUNEDIN CODE ENFORCEMENT BOARD
City of Dunedin, Florida

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL 34697-1348

Petitioner,

vs.

DCEB CASE NO.: 14-71

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701

Respondent(s).

Re: VIOLATION OF SECTION(S):

Violation Detail

00010 LDC.SEC. 105-61.4.4 MAINTENANCE OF VEGETATION

Date Est: January 21, 2014 Location: Qty: 001

Violation Detail

00020 IPMC.SEC.303.1 SWIMMING POOL MAINTENANCE

Date Est: January 21, 2014 Location: Qty: 001

LEGAL DESCRIPTION:

Parcel Number: 22-28-15-23310-032-0040

DUNEDIN ISLES NO. 1

BLK 32, LOT 4

1658 Douglas Ave., Dunedin, Florida

The **Dunedin** Code Enforcement Board has heard testimony concerning the compliance by the Respondent with the Order of the Board previously issued on May 14, 2014. The Respondent was not present and based on the evidence presented, the Dunedin Code Enforcement Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER.

FINDINGS OF FACT

That the matters or things required to be done as previously ordered by the Board in order to comply with the said Order of the Board within the time set by the Board have not, in fact, been complied with and it is appropriate for the Board to order the penalties as provided by law for such non-compliance.

CONCLUSIONS OF LAW

That the Respondent has failed to comply with the Board Order issued May 14, 2014; therefore, the Board does hereby impose penalties as provided by law for such non-compliance. Notification of fine and accrual was mailed to the Respondent by certified mail, return receipt requested on May 15, 2014 and was returned, "Unable To Forward."

I DO HERE-BY CERTIFY THIS TO BE A TRUE
AND CORRECT COPY
CERTIFIED THIS

DATE

7-15-14

[Signature]
CITY CLERK

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2014201462 07/17/2014 at 01:52 PM
OFF REC BK: 18466 PG: 49-50
DocType:LN RECORDING: \$18.50

ORDER

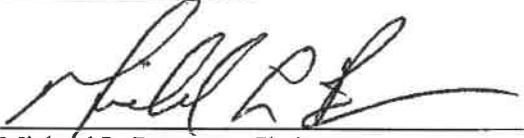
That **KRISTI S. HILL** shall pay a fine of **\$100.00 a day** for each day that the violation has continued past the date set for compliance by the Board's Order of May 14, 2014, that date being June 15, 2014. An Affidavit of Non-Compliance was accepted by the Board on July 1, 2014. This fine will continue to accrue at the rate of \$100.00 per day **until compliance, plus daily interest, and any court filing fees** which will accrue until the fine is paid, regardless of compliance and said fines will continue to be a lien on any real or personal property that is owned by you.

Respondent is responsible for payment of the \$50.00 administrative fee, and said administrative fee will continue to be a lien on any real or personal property that is owned by you.

This Order shall be recorded in the Public Records of Pinellas County Florida, and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property of the Respondent. After three months from the filing of such lien, which remains unpaid, the Code Enforcement Board may authorize the City Attorney to foreclose on the said lien.

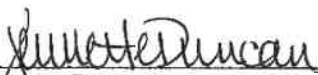
On complying, the Respondent shall notify the Code Enforcement Inspector JOSEPH W. MAY at (727) 298-3190 that such compliance has taken place and the Code Enforcement Inspector shall inspect the property and thereupon file an Affidavit of Compliance or Non-Compliance with the Board. Should a dispute arise concerning compliance, either party may request a further hearing before the Board.

DONE AND ORDERED: on this 17th day of JULY, 2014.



Michael L. Bowman, Chairman
DUNEDIN CODE ENFORCEMENT BOARD

ATTEST:



Jennette Duncan
Clerk, Dunedin Code Enforcement Board



U.S. Postal ServiceSM
CERTIFIED MAILSM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Reimbursement Required)	
Restricted Delivery Fee (Reimbursement Required)	
Total Postage & Fees	\$ 6.48
Sent To	KRISTI S. HILL
Street, Apt., Box, or PO #	1658 Douglas Ave
City, State, ZIP+4	Dunedin, FL 34698-3701

Postmark
JUL 11 2014

8689921599
2nd 0.

Hasler

07/11/2014

US POSTAGE

\$06.48⁰



ZIP 34698

011D11638243

Received

JUL 16 2014

City of Dunedin

KRISTI S. HILL
1658 DOUGLAS AVE.
DUNEDIN, FL 34698-3701

POST REQUEST

NIXE 339 FE 1 0007/14/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34697134848 *2374-02952-14-11

34697 01348

CITY OF DUNEDIN
Code Enforcement
P.O. Box 1348 ♦ Dunedin, Florida ♦ 34697-1348
(727) 298-3198

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL 34697-1348

Petitioner,

DCEB CASE NO: 14-071

vs.

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701

Respondent.

Re: Parcel Number: 22-28-15-23310-032-0040
Address: 1658 DOUGLAS AVE

AFFIDAVIT OF COMPLIANCE

I, MICHAEL KEPTO, *Code Enforcement Inspector*, have personally examined the property described in the: **Dunedin Code Enforcement Board Order** dated, JULY 11, 2014 in the above mentioned case, and find that said property is in compliance with:

Violation Detail
00010 LDC.SEC. 105-61.4.4 MAINTENANCE OF VEGETATION
Date Est: January 21, 2014 Location: Qty: 001

Violation Detail
00020 IPMC.SEC.303.1 SWIMMING POOL MAINTENANCE
Date Est: January 21, 2014 Location: Qty: 001

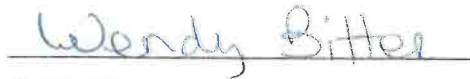
of the Code of the City of Dunedin, Florida as of **DECEMBER 27, 2016.**



MICHAEL KEPTO, Code Enforcement Inspector

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of MARCH, 2018, by MICHAEL KEPTO who is personally known to me, and who did not take an oath.



Signature
Notary Public



CITY OF DUNEDIN

Code Enforcement

P.O. Box 1348 ♦ Dunedin, Florida ♦ 34697-1348
(727) 298-3198

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL 34697-1348

Petitioner,

vs.

DCEB CASE NO.: 14-00000071

I DO HEREBY CERTIFY THIS TO BE A TRUE
AND CORRECT COPY
CERTIFIED THIS

DATE

4/12/18

James J. Kirkpatrick
CITY CLERK

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701

Respondent.

Re: VIOLATION OF SECTION(S):

Violation Detail

00010 LDC.SEC. 105-61.4.4 MAINTENANCE OF VEGETATION
00020 IPMC.SEC.303.1 SWIMMING POOL MAINTENANCE

Date Est: January 21, 2014 Location: Qty: 001

1658 DOUGLAS AVE, DUNEDIN, FLORIDA

LEGAL DESCRIPTION:

Parcel Number: 22-28-15-23310-032-0040
DUNEDIN ISLES NO. 1 BLK 32, LOT 4

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2018119070 04/17/2018 01:40 PM
OFF REC BK: 20015 PG: 2472-2473
DocType:ORDER RECORDING: \$18.50

ORDER OF COMPLIANCE

The Dunedin Code Enforcement Board has heard testimony at the Dunedin Code Enforcement Board hearing held on Tuesday, April 3, 2018 on the alleged violation of the LDC Section 105-61.4.4 and IPMC Section 303.1. Based on the evidence at said hearing, the Dunedin Code Enforcement Board hereby enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER.

FINDINGS OF FACT

The Board finds that based on the testimony and evidence presented, LDC Section 105-61.4.4 and IPMC Section 303.1 was in full force and effect on the days of alleged violation. However, based on said testimony and evidence, the Respondent is found to be in compliance.

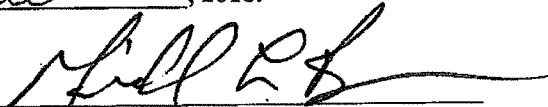
CONCLUSIONS OF LAW

That on the days of alleged violation, LDC Section 105-61.4.4 and IPMC Section 303.1 was in full force and effect, is still in full force and effect, and the Board has concluded that the Respondent is found to be in compliance.

ORDER

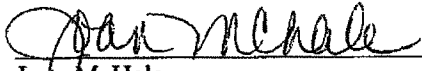
The Board has determined that Respondent is in compliance with the LDC Section 105-61.4.4 and IPMC Section 303.1 effective December 27, 2016.

DONE AND ORDERED: on this 14th day of April, 2018.



Michael L. Bowman, Chairman
DUNEDIN CODE ENFORCEMENT BOARD

ATTEST:



Joan McHale
City of Dunedin

DUNEDIN

Home of Honeymoon Island

City of Dunedin,
PO Box 1348, Dunedin, FL 34697

PD/JM

Kristi S. Hill

ROH-4/13/2018

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- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Postage

Total Postage and Fees: **6.88**

Send To: **Kristi S. Hill 14-071**
1658 Douglas Avenue
Dunedin, FL 34698

PS Form 3800, April 2015 www.usps.com See Reverse for Instructions

34697 > 1348

3469833701 0004

Hasler
04/12/2018
US POSTAGE \$006.88⁹

FIRST-CLASS MAIL



ZIP 34698
011E11679451

RECEIVED

0004/13/18

TO SENDER
SEE AS ADDRESSED
TO FORWARD

*3074-88051-12-43



2017 2070 0000 1640 4630

71

CITY OF DUNEDIN
Code Enforcement
P.O. Box 1348 ♦ Dunedin, Florida ♦ 34697-1348
(727) 298-3198

April 3, 2018

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701

Re: Dunedin Code Enforcement Board
Parcel Number: 22-28-15-23310-032-0040
DCEB CASE NO.: 14-00000071
1658 DOUGLAS AVE, DUNEDIN, FLORIDA

Dear KRISTI S HILL:

Please find enclosed a copy of the Code Enforcement Board Order of April 3, 2018 and the Affidavit of Compliance accepted by the Board on that date.

All requirements for compliance with the LDC Section 105-61.4.4 and IPMC Section 303.1 have been met. However, the fine imposed by the Board in their Order of July 11, 2014 remains outstanding. Although the property is in compliance and no additional daily fines are accruing, the amount due is subject to daily interest, pursuant to Florida Statute Section 55.03. As of April 3, 2018 the balance due is \$99,211.58. Please remit payment at the Planning & Development Department at 737 Loudon Avenue, Dunedin, Florida 34698.

Also enclosed with this letter is Rule 5, Section 4 of the Code Enforcement Board's Rule of Procedure, which provides the process for requesting a fine reduction by the Board. Please note, this section provides that under no circumstance may a repeat fine amount be reduced.

Thank you for your prompt response and cooperation. If you have any further questions, please contact this office at (727) 298-3198.

Sincerely,



Joan McHale
City of Dunedin

CASE HISTORY REPORT
CASE NUMBER 14-00000071

PREPARED 3/14/18, 17:43:36
PROGRAM CR200L
CITY OF DUNEDIN

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

Parcel Number
ADDRESS Public 1/21/14 ACTIVE JOSEPH W. MAY 1/22/14
STAGNANT WATER
22-28-15-23310-032-0040
1658 DOUGLAS AVE FL 34698

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
STMT OF VIOL/BRD HEARING DATE
AFF COME/NON-COMP/REINSP DATE
CEB INITIAL HEARING DATE
CEB VIOLATION COMPLIANCE DATE
DAILY FINE ASSESSED
ACCURED FINE TO DATE
INSPECTOR PHONE # (LAST 4 HS) 3150
TYPE OF MAINTENANCE REQUIRED
TYPE OF ACCUMULATION

NARRATIVE: 7/17/2014 - Lien recorded OR BK 18456, PG 49-50; Affidavit 7/17/14
of Non-Compliance recorded OR BK 18456, PG 51. 7/17/14

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
RST TEXT: Pool greet, 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
Date: 0/00/00

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

Telephone:
Fax:
Email: 2/03/14

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

CASE HISTORY REPORT
PROGRAM CE200L
CITY OF DUNEDIN

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

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

HISTORY: SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR TIME

3/18/14 REINSPECTION COMPLETED 3/19/14 Private JOSEPH W. MAY 2/05/14
RQST TEXT: Check for secure and OG at site, pool clarity. 3/20/14
RSLT TEXT: building and access to rear secured. overgrowth on both 3/20/14
sides and up driveway getting worse. could see thru sgd on 3/20/14
front, pool is green. neighbor believes something died in 3/20/14
rear yard, vultures and smell. He has been throwing tablets 3/20/14
that kill mosquitoes in to pool. He also informed me his 3/20/14
neighbor has been mowing the grass in the front keep 3/20/14
monitoring, may need fish in pool if no one takes control of 3/20/14
property. 3/20/14

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

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

4/17/14 STMT OF VIOLATION/REQ HEARING ISSUED 4/17/14 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: 4/17/14 NOTICE OF HEARING/INITIAL EVID ISSUED 4/17/14 Private
Date: 0/00/00
Respond to: OWNER
Send to: OWNER
Mail tracking #: OWNER

CASE TYPE
Parcel Number
ADDRESS

DISPOSITION

DATE ESTABLISHED

STATUS

TENANT NBR

TENANT NBR

STATUS DATE

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

Public

1/21/14

ACTIVE

1/21/14

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

INSPECTOR
JOSEPH W. MAY

Telephone:
Fax:
Email:

Respond to:
Send to:
Mail tracking #:
Name/address:

AFFIDAVIT OF POSTING
OWNER
HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698

ISSUED
Date: 0/00/00

4/17/14

Private

Telephone:
Fax:
Email:

Respond to:
Send to:
Mail tracking #:
Name/address:

BOARD EVIDENCE HEARING
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.

COMPLETED
Date: 0/00/00

5/06/14

Private

Respond to:
Send to:
Mail tracking #:
Name/address:

FIRST ORDER
OWNER
HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698

ISSUED
Date: 0/00/00

5/08/14

Private

Respond to:
Send to:
Mail tracking #:
Name/address:

NOTICE OF HEARING/COMP NONCOMP
OWNER
HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698

ISSUED
Date: 0/00/00

5/08/14

Private

Respond to:
Send to:
Mail tracking #:
Name/address:

AFFIDAVIT OF POSTING
OWNER
HILL, KRISTI S
1658 DOUGLAS AVE
DUNEDIN, FL 34698

ISSUED
Date: 0/00/00

5/08/14

Private

Respond to:
Send to:
Mail tracking #:
Name/address:

5/08/14

5/08/14

5/08/14

5/08/14

5/08/14

CASE HISTORY REPORT
CASE NUMBER 14-00000071

PREPARED 3/14/18, 17:43:36
PROGRAM CE200L
CITY OF DUNEDIN

DISPOSITION	DATE ESTABLISHED	STATUS	TENANT NBR	TENANT NBR	STATUS DATE
Public	1/21/14	ACTIVE			1/21/14

INSPECTOR JOSEPH W. MAY

STAGNANT WATER

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

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
DAILY NON-COMP FEE	.00	.00	.00	.00	.00
COURT RECORDING FEE	28.50	.00	.00	.00	.00

PETITION FOR ENFORCEMENT

1658 Douglas Avenue

DCEB 14-71

as of: December 6, 2018

IN COMPLIANCE

Fine Start	6/16/2014	
Fine Stop	12/26/2016	925 days
Rate	\$100.00 /day	
Principal	\$92,500.00	

Admin	\$50.00
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Recording	\$51.50
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SUB TOTAL	\$92,601.50
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ATTORNEY'S FEES

Interest Rate	0.000166849 (6.09% per annum)
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Interest on Principal	\$15.43 /day
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Interest Start	12/27/2016
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Today's Date	12/6/2018	710 days
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Interest	\$10,957.81
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TOTAL	\$103,559.31
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