

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: RYAN W ALLEN  
MAILING ADDRESS: STEPHEN W ALLEN  
2523 FAWN CT  
CLEARWATER, FL 33761-2208

CITY CASE#: PNU2025-00632

VIOLATION ADDRESS: 2523 FAWN CT  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/30/2025

LEGAL DESCRIPTION OF PROPERTY: COUNTRYSIDE TRACT 6 REP LOT 7

PARCEL #: 19-28-16-18636-000-0070

DATE OF INSPECTION: 6/30/2025 1:22:00 PM

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

3-1503.B.7. - **\*\*Nuisance Overgrowth\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

3-1503.B.8. - **\*\*UNMAINTAINED RIGHT-OF-WAY\*\*** The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curblane or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.

SPECIFICALLY,

Overgrowth: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. To avoid further action and/or fines, please clear any overgrowth/weeds/debris/brush/grass over 12", including edging weeds from any curbs, and any trash/debris etc, from the property by compliance date, and maintain on a regular basis. Specifically the uncut grass areas all need to be cut and the grass growing on the curb right of way needs to be trimmed back. If you have any questions, please call Kevin Mattocks 727-580-2511

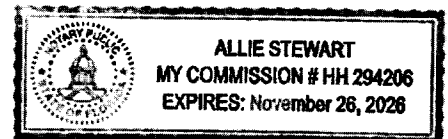
A violation exists and a request for hearing is being made.

\_\_\_\_\_  
Kevin Mattocks

SWORN AND SUBSCRIBED before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization on this 14th day of July, 2025, by Kevin Mattocks.

STATE OF FLORIDA  
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION



\_\_\_\_\_  
Allie Stewart Type of Identification

\*(Notary Signature)

\_\_\_\_\_  
Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 15<sup>th</sup> DAY OF July, 2025

MCEB CASE NO. 168-25

Chad Sprague

Secretary, Municipal Code Enforcement Board



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

### RECEIVED

JUN 30 2025

PNU2025-00632

RYAN W ALLEN  
STEPHEN W ALLEN  
2523 FAWN CT  
CLEARWATER, FL 33761-2208

CITY CLERK DEPARTMENT

ADDRESS OR LOCATION OF VIOLATION: **2523 FAWN CT**

LEGAL DESCRIPTION: COUNTRYSIDE TRACT 6 REP LOT 7

DATE OF INSPECTION: 6/30/2025

PARCEL: 19-28-16-18636-000-0070

### Section of City Code Violated:

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Specifically: Overgrowth: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. To avoid further action and/or fines, please clear any overgrowth/weeds/debris/brush/grass over 12", including edging weeds from any curbs, and any trash/debris etc, from the property by compliance date, and maintain on a regular basis. Specifically the uncut grass areas all need to be cut and the grass growing on the curb right of way needs to be trimmed back. If you have any questions, please call Kevin Mattocks 727-580-2511.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/10/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Kevin Mattocks  
727-444-7744

Code Inspector

kevin.mattocks@myclearwater.com

Date Printed: 6/30/2025

NOV\_PropOwn

## 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 property within the City of Clearwater.
8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curblin or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
9. 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.
10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
  - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
  - b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
  - c.

Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.

12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.
13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.
14. *Graffiti.* Graffiti on any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.

C. Violations of this Section may be enforced by action before the municipal code enforcement board as "nuisance cases" or "non-nuisance cases" pursuant to the corresponding procedures set forth in Section 7-102, or by citation pursuant to Code of Ordinances Section 1.12.

(Ord. No. 6417-99, § 9, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 2, 8-3-00; Ord. No. 6928-02, §§ 76—79, 5-2-02; Ord. No. 7449-05, §§ 21—23, 12-15-05; Ord. No. 7605-06, § 27, 4-20-06; Ord. No. 8211-10, § 12, 10-5-10)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

RECEIVED

JUN 30 2025

City Case Number: PNU2025-00632

Site of Violation: 2523 FAWN CT

CITY CLERK DEPARTMENT

1. Kevin Mattocks, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 30th day of June, 2025, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 2523 FAWN CT, Clearwater, Florida.


  
Kevin Mattocks Code Inspector  
727-444-7744  
kevin.mattocks@myclearwater.com

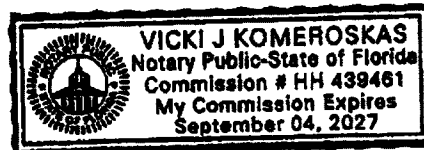
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 30th day of June, 2025, by Kevin Mattocks.

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

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

  
(Notary Signature)  
\_\_\_\_\_  
Name of Notary (typed, printed, stamped)





## Parcel Summary (as of 14-Jul-2025)

## Parcel Map

## Parcel Number

19-28-16-18636-000-0070

## Owner Name

ALLEN, RYAN W

ALLEN, STEPHEN W

## Property Use

0110 Single Family Home

## Site Address

2523 FAWN CT

CLEARWATER, FL 33761

## Mailing Address

2523 FAWN CT

CLEARWATER, FL 33761-2208

## Legal Description

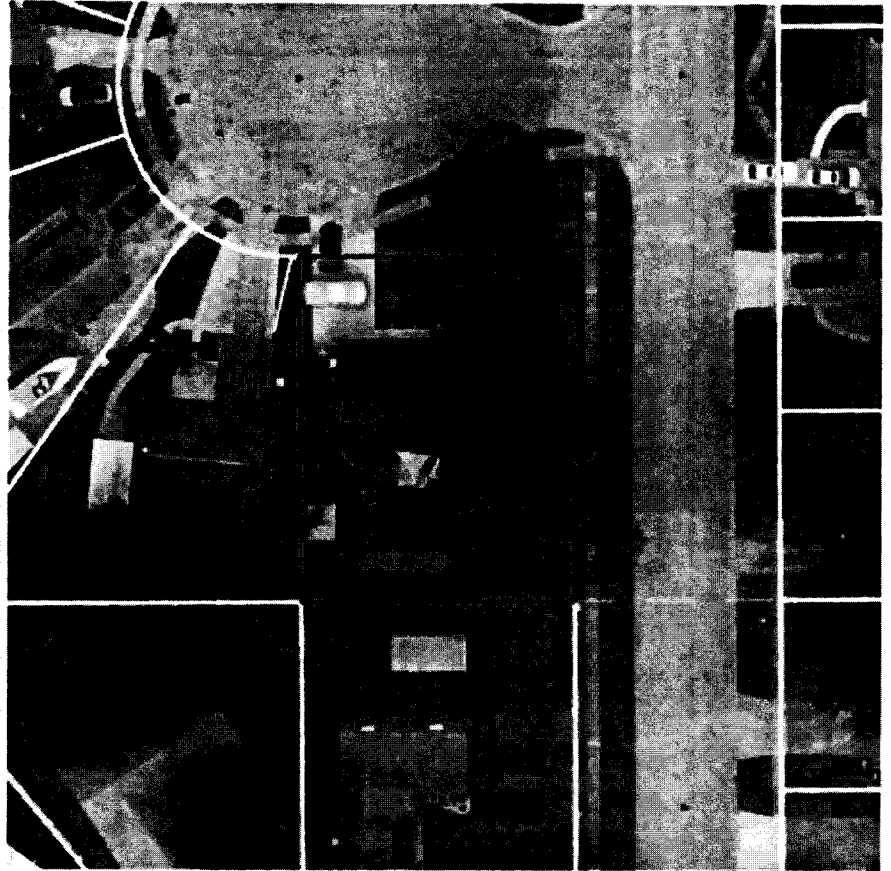
COUNTRYSIDE TRACT 6 REP LOT 7

## Current Tax District

CLEARWATER (CW)

## Year Built

1979



Living SF	Gross SF	Living Units	Buildings
948	1,344	1	1

## Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	Yes	50%	Assuming no ownership changes before Jan. 1, 2026.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	Yes	50%		
2024	Yes	50%		

## Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17619/2296	\$402,000	268.20	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	78/11

## 2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$341,970	\$161,321	\$136,321	\$194,872	\$136,321

## Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$306,344	\$149,676	\$124,676	\$175,635	\$124,676
2022	Y	\$247,445	\$139,002	\$114,002	\$144,803	\$114,002
2021	Y	\$214,422	\$129,213	\$104,213	\$126,950	\$104,213
2020	Y	\$183,120	\$120,916	\$95,916	\$110,681	\$95,916
2019	Y	\$168,448	\$112,943	\$87,943	\$102,353	\$87,943