

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 82-21

Certified Mail
May 20, 2021

Owner: **John Kapelouzos**
c/o Rainbow Properties Mgmt
2323 Belleair Rd Ste C
Clearwater, FL 33764-2793

Violation Address: **209 S Corona Ave.**
13-29-15-82458-004-0110

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 23, 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) **3-1407.A.2, 3-1407.A.2.c, & 3-1407.A.3.c** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

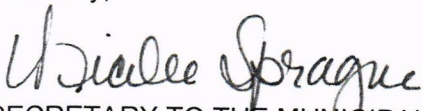
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

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

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

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

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: JOHN KAPELOUZOS CITY CASE#: CDC2021-00267
MAILING ADDRESS: 2323 BELLEAIR RD STE C
CLEARWATER, FL 33764-2793

VIOLATION ADDRESS: 209 S CORONA AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 2/25/2021

LEGAL DESCRIPTION OF PROPERTY: SKY CREST UNIT NO. 5 BLK D, LOT 11

PARCEL #: 13-29-15-82458-004-0110

DATE OF INSPECTION: 3/29/2021 11:52:00 AM

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

3-1407-A.2 - **VEHICLE BETWEEN PRINCIPAL STRUCTURE AND RIGHT-OF-WAY**
Vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district up to a maximum of two frontages.

3-1407.A.2.c. **HAULING TRAILER IN AREA BETWEEN THE PRINCIPAL STRUCTURE AND THE STREET RIGHT-OF-WAY** A hauling trailer shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district.

3-1407.A.3.c. **HAULING TRAILER IN SIDE OR REAR SETBACK NOT SCREENED BY FENCE, WALL OR HEDGE** A hauling trailer may be parked or stored, in whole or in part, in a side or rear setback behind the front building line of the principal structure in a residential zoning district provided such vehicles are screened with a six-foot high solid fence, wall or hedge. Installation of a fence, wall, and appropriate parking surface must be approved and permitted. The parking surface must be permitted in all instances.

SPECIFICALLY,

Hauling trailers are not permitted to be parked in the front setback of a property. They may be parked in the rear or side setback but only if screened by a six foot wall, fence, or hedge. Please park your hauling trailer properly or remove it from the premises to come into compliance.

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




Daniel Kasman

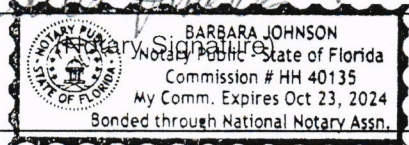
SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 9th day of April, 2021, by Daniel Kasman.

STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

Type of Identification





Name of Notary (typed, printed, stamped)

FILED THIS _____ DAY OF _____, 20____

MCEB CASE NO. 82-21

Wendee 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

JOHN KAPELOUZOS
 2323 BELLEAIR RD STE C
 CLEARWATER, FL 33764-2793

CDC2021-00267

ADDRESS OR LOCATION OF VIOLATION: **209 S CORONA AVE**

LEGAL DESCRIPTION: SKY CREST UNIT NO. 5 BLK D, LOT 11

DATE OF INSPECTION: 2/25/2021

PARCEL: 13-29-15-82458-004-0110

Section of City Code Violated:

3-1407-A.2 - **VEHICLE BETWEEN PRINCIPAL STRUCTURE AND RIGHT-OF-WAY** Vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district up to a maximum of two frontages.

3-1407.A.2.c. **HAULING TRAILER IN AREA BETWEEN THE PRINCIPAL STRUCTURE AND THE STREET RIGHT-OF-WAY** A hauling trailer shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district.

3-1407.A.3.c. **HAULING TRAILER IN SIDE OR REAR SETBACK NOT SCREENED BY FENCE, WALL OR HEDGE** A hauling trailer may be parked or stored, in whole or in part, in a side or rear setback behind the front building line of the principal structure in a residential zoning district provided such vehicles are screened with a six-foot high solid fence, wall or hedge. Installation of a fence, wall, and appropriate parking surface must be approved and permitted. The parking surface must be permitted in all instances.

Specifically: Hauling trailers are not permitted to be parked in the front setback of a property. They may be parked in the rear or side setback but only if screened by a six foot wall, fence, or hedge. Please park your hauling trailer properly or remove it from the premises to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO **3/18/2021**. 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.

Daniel Kasman

Inspector: Daniel Kasman
 Inspector Phone: 727-562-4727

Date Printed: 2/25/2021

Section 3-1407. - Parking restrictions in residential areas.

A. *Restrictions.* For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

1. *Within street right-of-way.* The following vehicles shall not be parked or stored on any public right-of-way in a residential zoning district or on any right-of-way contiguous to a residentially zoned property:
 - a. Any boat or boat trailer;
 - b. Any hauling trailer;
 - c. Any of the following recreational vehicles: travel trailers, motor homes and camping trailers;
 - d. Any commercial vehicle.
 - e. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
2. *Between principal structure and right-of-way.* The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district up to a maximum of two frontages:
 - a. Boat in excess of 20 feet;
 - b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
 - c. Hauling trailer;
 - d. Recreational vehicles, travel trailers, motor homes and camping trailers.
 - e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
 - f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

3.

Parking in the side or rear setback. The following vehicles may be parked or stored, in whole or in part, in a side or rear setback behind the front building line of the principal structure in a residential zoning district provided such vehicles are screened with a six-foot high solid fence, wall or hedge:

- a. Boat in excess of 20 feet;
 - b. Boat trailer in excess of 25 feet;
 - c. Hauling trailer;
 - d. Recreation vehicles, trailers, motor homes and camping trailers; and
 - e. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
4. *Large vehicles.* The following vehicles shall be not be parked or stored in any residential zoning districts:
- a. Commercial vehicles measuring in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo are prohibited; and
 - b. Semi-tractor trailer, semi-tractor cab or any garbage truck, pump-out truck, chemical truck, gasoline truck, fuel oil truck or similar vehicle designed to transport wastes or hazardous or noxious materials.
5. *Exception to prohibition of parking on unpaved areas on single-family and duplex residential property.* One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space can not be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.
7. *Parking on unpaved area prohibited.* No parking, displaying, or storing of vehicles, trailers and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

B. *Exception.*

1. Commercial vehicles during the actual performance of a service at the premises

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

13-29-15-82458-004-0110

Compact Property Record Card

[Tax Estimator](#)

Updated April 9, 2021

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

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
KAPELOUZOS, JOHN C/O RAINBOW PROPERTIES MGMT 2323 BELLEAIR RD STE C CLEARWATER FL 33764-2793	209 S CORONA AVE CLEARWATER



Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER (CW)

Total Living: SF: 1,160 Total Gross SF: 1,651 Total Living Units: 1

[\[click here to hide\] Legal Description](#)

SKY CREST UNIT NO. 5 BLK D, LOT 11

Tax Estimator	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 <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
09750/1087	\$151,500 Sales Query	121030266022	NON EVAC	Compare Preliminary to Current FEMA Maps	28/28

2020 Interim Value Information

Year	<u>Just/Market Value</u>	<u>Assessed Value / Non-HIX Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2020	\$127,266	\$127,266	\$127,266	\$127,266	\$127,266

[\[click here to hide\] 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	No	\$115,775	\$115,775	\$115,775	\$115,775	\$115,775
2018	No	\$110,787	\$105,828	\$105,828	\$110,787	\$105,828
2017	No	\$118,993	\$96,207	\$96,207	\$118,993	\$96,207
2016	No	\$115,999	\$87,461	\$87,461	\$115,999	\$87,461
2015	No	\$95,515	\$79,510	\$79,510	\$95,515	\$79,510
2014	No	\$81,062	\$72,282	\$72,282	\$81,062	\$72,282
2013	No	\$65,711	\$65,711	\$65,711	\$65,711	\$65,711
2012	No	\$66,482	\$66,482	\$66,482	\$66,482	\$66,482
2011	No	\$67,963	\$67,963	\$67,963	\$67,963	\$67,963
2010	No	\$72,258	\$72,258	\$72,258	\$72,258	\$72,258
2009	No	\$82,694	\$82,694	\$82,694	\$82,694	\$82,694
2008	No	\$118,100	\$118,100	\$118,100	\$118,100	\$118,100
2007	No	\$146,600	\$146,600	\$146,600	N/A	\$146,600
2006	No	\$141,500	\$141,500	\$141,500	N/A	\$141,500
2005	No	\$110,800	\$110,800	\$110,800	N/A	\$110,800
2004	No	\$94,000	\$94,000	\$94,000	N/A	\$94,000
2003	No	\$84,300	\$84,300	\$84,300	N/A	\$84,300
2002	No	\$71,100	\$71,100	\$71,100	N/A	\$71,100
2001	No	\$64,000	\$64,000	\$64,000	N/A	\$64,000
2000	No	\$62,500	\$62,500	\$62,500	N/A	\$62,500
1999	No	\$58,000	\$58,000	\$58,000	N/A	\$58,000
1998	No	\$55,800	\$55,800	\$55,800	N/A	\$55,800
1997	No	\$53,200	\$52,900	\$27,900	N/A	\$27,900
1996	Yes	\$53,800	\$51,400	\$26,400	N/A	\$26,400

2020 Tax Information

2020 Tax Bill	Tax District: CW
2020 Final Millage Rate	20.5868

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
24 Jun 1997	09750 / 1087	\$73,000	Q	1
Aug 1983	05577 / 1425	\$58,500	Q	
1979	04872 / 1180	\$48,000	Q	
1972	03947 / 0419	\$24,000	Q	

2020 Land Information

Seawall: No

Frontage: Pond

View: None

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X C. Bell Agent Addressee

B. Received by (*Printed Name*) J. C. 96488 C. Date of Delivery 3/11/21

address different from item 1? Yes
 or delivery address below: No

KAPELOUZOS, JOHN
 C/O RAINBOW PROPERTIES MGMT
 2323 BELLEAIR RD STE C
 CLEARWATER FL 33764-2793
 RE: 209 S Corona Ave



9590 9402 5667 9308 6137 09

2. Article Number (*Transfer from service label*)

7019 2970 0001 6148 6799

3. Service Type

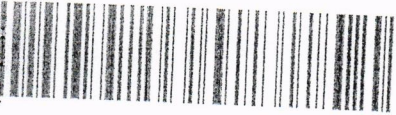
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

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

DK

Domestic Return Receipt

USPS TRACKING #



9590 9402 5667 9308 6137 09



First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

United States Postal Service

Received
 MAR 05 2021
 City of Clearwater

• Sender: Please print your name, address, and ZIP+4® in this box •

CITY OF CLEARWATER
 CODE COMPLIANCE
 POST OFFICE BOX 4748
 CLEARWATER, FL 33758-4748

INITIALS: J. Smulka

RECEIVED
 MAR 11 2021
 City of Clearwater