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

CITY CASE#: PNU2025-01171

NAME OF VIOLATOR:

**SANTA I TELLEZ** 

**MAILING ADDRESS:** 

FERNANDO C CONTRERAS

332 ELIZABETH AVE

**CLEARWATER FL, 33759-4009** 

**VIOLATION ADDRESS:** 

332 ELIZABETH AVE CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION:

LEGAL DESCRIPTION OF PROPERTY: BARBARA LEON SUB BLK 1, LOT 1

PARCEL #: 17-29-16-02573-001-0010

DATE OF INSPECTION: 9/25/2025 12:20:00 PM

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

3-1503.B.6. - \*\*INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE\*\* 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 establishment and is in the process of repair or maintenance by that establishment.

### SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Currently the black Ford truck next to the driveway appears to have 3 flat tires and does not have a valid license plate displayed. All vehicles parked or stored outdoors (including carports) must display current registration, have inflated tires, and be street operable, or they should be removed from the property or kept in the garage. Inoperative is defined by the city as not in working condition as designed, or not capable of being operated lawfully. Please bring into compliance by date to avoid further action and/or fines. Any vehicle under a cover must have the registration exposed. Thank you.

| A violation exists and a request for hearing                                  | is being made Stuption                                       |
|---|--|
|   | John Stephens  |
| SWORN AND SUBSCRIBED before me by notarization on this 25th day of September, | means of physical presence or online 2025, by John Stephens. |
| STATE OF FLORIDA<br>COUNTY OF PINELLAS  |  |
| PERSONALLY KNOWN TO ME  |  |
| PRODUCED AS IDENTIFICATION  |  |
| 1 HAM   | Type of Identification                                       |
| (Notary Signature)  | _  |

Affiday t\_Violation

| Nowh Mayberry                            |  |
|--|--|
| Name of Notary (typed, printed, stamped) |  |
| FILED THIS 2514 DAY OF September         | 20 25                                      |
|  | MCEB CASE NO. 163-25                       |
|  | Chiece Strann                              |
|  | Secretary Municipal Code Enforcement Board |



# INOPERATIVE VEHICLE / OUTDOOR STORAGE NOTICE OF VIOLATION PNU2025-01171

**Property Owner:** 

SANTA I TELLEZ FERNANDO C CONTRERAS 332 ELIZABETH AVE CLEARWATER, FL, 33759-4009

LOCATION OF VIOLATION: 332 ELIZABETH AVE

Parcel #: 17-29-16-02573-001-0010

LEGAL DESCRIPTION: BARBARA LEON SUB BLK 1, LOT 1

INSPECTION DATE: 09/15/2025

An inspection of this property discloses and it has been found and determined, that an inoperable vehicle or outdoor storage violation exists on this property constituting a violation of Section 3-1503.B.6. which constitutes: Except as provided in section 3-1506., the outdoor storage of all or part of any dismantled, partially dismantled, inoperative (Inoperative means not in working condition as designed, or not capable of being operated lawfully.) 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. This violation constitutes a nuisance as defined in Section 8-102.

Specifically: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Currently the black Ford truck next to the driveway appears to have 3 flat tires and does not have a valid license plate displayed. All vehicles parked or stored outdoors (including carports) must display current registration, have inflated tires, and be street operable, or they should be removed from the property or kept in the garage. Inoperative is defined by the city as not in working condition as designed, or not capable of being operated lawfully. Please bring into compliance by date to avoid further action and/or fines. Any vehicle under a cover must have the registration exposed. Thank you.

#### THIS VIOLATION SHALL BE CORRECTED BY 9/25/2025

You are to remedy the above described condition by the above-described correction date. If you do not remedy the condition by the above-described date then a public hearing will be held on Wednesday, 10/22/2025, at 1:30 p.m. before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library, at 100 N Osceola Ave, Clearwater, Florida 33755, concerning the above described violation. 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 above are corrected prior to the Board hearing if compliance is met after the compliance date set forth above.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the

power by law to allow the City to make all reasonable repairs which are required to bring the property into compliance and charge you with the reasonable cost of the repairs along with daily fines which may become a lien on all non-exempt real and personal property you own.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-562-4097. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears below.

9.6 36

Inspector: John Stephens Inspector Phone: 727-444-8719

Date Mailed: 9/15/2025

## MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

## **AFFIDAVIT OF POSTING**

City Case Number: PNU2025-01171

Site of Violation: 332 ELIZABETH AVE

RECEIVED
SEP 1 5 2025

- 1. John Stephens, being first duly sworn, deposes and says:
- 2. That I am a Code Inspector employed by the City of Clearwater.

CITY CLERK DEPARTMENT

3. That on the 15th day of September, 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 332 ELIZABETH AVE, Clearwater, Florida.

John Stephens Code Inspector 727-444-8719

john.stephens@myclearwater.com

| STATE OF FLORIDA COUNTY OF PINELLAS  |
|--|
| SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 15th day of September, 2025, by John Stephens. |
| PERSONALLY KNOWN TO ME   |
| PRODUCED AS IDENTIFICATION   |
| Type of Identification  (Notary Signature)  (Notary Signature)   |
| Name of Notary (typed, printed, stamped)   |

#### 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.
    - 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, curbline 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)

| PAU 2025   | da <b>6</b> 0//    | <b>7</b> 8  | Service of the consideration o |
|--|--------------------|---|--|
| SENDER: DOMPLITE THIS SECTION  | •                  | HIS SECTION ON                                    | DELIVERY   |
| <ul> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> </ul> | A. Signatura       |   | ☐ Agent ☐ Addressee  |
| Attach this card to the back of the mailpiece,<br>or on the front if space permits.  | B. Meceived b      | y (Printed Name)                                  | C. Date of Delivery  |
| IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII   | llionelo           | ddrees different from a ddress                    |  |
| 9590 9402 9625 5121 9268 06<br>9589 0710 5270 2724 6328  | Cameron right Real | stricted Delivery<br>ry<br>ry Restricted Delivery | ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery   |
| PS Form 3811, July 2020 PSN 7530-02-000-9053   | (over \$500)       |   | lomestic Return Receipt  |



Parcel Summary (as of 25-Sep-2025)

Parcel Number

#### 17-29-16-02573-001-0010

Owner Name TELLEZ, SANTA I CONTRERAS, FERNANDO C CONTRERAS, JESSICA T

Property Use 0110 Single Family Home

Site Address 332 ELIZABETH AVE CLEARWATER, FL 33759

Mailing Address 332 ELIZABETH AVE CLEARWATER, FL 33759-4009

Legal Description
BARBARA LEON SUB BLK 1, LOT 1

Current Tax District CLEARWATER (CW)

Year Built 1985

| Living SF | Gross SF | Living Units | Buildings |
|-----------|----------|--------------|-----------|
| 1,296     | 1,344    | 1            | 1         |



#### Exemptions

| 2024   | Yes      | 100%     |  |
|--------|----------|----------|--|
| 2025   | Yes      | 100%     |  |
| 2026   |          |          | Assuming no ownership changes before Jan. 1, 2026. |
| Year H | lomestea | ad Use % | Status   |

# **Property Exemptions & Classifications**

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

|   |           |               | Miscellaneo | us Parcel Info       |              |            |       |
|---|-----------|---------------|-------------|----------------------|--------------|------------|-------|
| Last Recorded Sales Comparison Census Tract Evacuation Flood Zone Elevation Zoning Plat Bk/Pg |           |               |             |                      |              |            |       |
| 12386/2107  | \$343,600 | <u>268.19</u> | NON EVAC    | Current FEMA<br>Maps | Check for EC | Zoning Map | 89/26 |

|        |                   |                        | 2025 Preliminary Values |                      |                         |
|--------|-------------------|------------------------|-------------------------|----------------------|-------------------------|
| Year . | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value    | School Taxable Value | Municipal Taxable Value |
| 2025   | \$291,046         | \$192,700              | \$141,978               | \$167.700            | \$141 978               |

| Value History (yellow indicates corrected value) |                        |                      |                        |                         |                      |                            |  |
|--|------------------------|----------------------|------------------------|-------------------------|----------------------|----------------------------|--|
| Year   | Homestead<br>Exemption | Just/Market<br>Value | Assessed Value/SOH Cap | County Taxable<br>Value | School Taxable Value | Municipal Taxable<br>Value |  |
| 2024   | Υ                      | \$289,766            | \$187,269              | \$137,269               | \$162,269            | \$137,269                  |  |
| 2023   | Y.                     | \$277,250            | \$181,815              | \$131,815               | \$156,815            | \$131,815                  |  |
| 2022   | Υ                      | \$241,919            | \$176,519              | \$126,519               | \$151,519            | \$126,519                  |  |
| 2021   | <b>Y</b>               | \$193,319            | \$171,378              | \$121,378               | \$146,378            | \$121,378                  |  |
| 2020   | Υ                      | \$169,012            | \$169,012              | \$119,012               | \$144,012            | \$119,012                  |  |