

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 22-26 (PNU2025-00629)**

Certified Mail

December 19, 2025

**Owner: Javier Gutierrez
805 Woodruff Ave.
Clearwater, FL 33756-4617**

**Violation Address: 805 Woodruff Ave.
14-29-15-61848-001-0130**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, January 28, 2026**, 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) **3-1503.B.5.A** 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.

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 to set a date for compliance, which usually is five (5) days following issuance of the Order. If the Respondent(s) fail(s) to correct the violation by the compliance date set forth in the Order, the City of Clearwater may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property.

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

City Case Number: PNU2025-00629

NAME OF VIOLATOR: JAVIER GUTIERREZ
MAILING ADDRESS: 805 WOODRUFF AVE
CLEARWATER, FL, 33756-4617

VIOLATION ADDRESS: 805 WOODRUFF AVE

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 14-29-15-61848-001-0130

DATE OF INSPECTION: 11/24/2025 11:50:00 AM

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

3-1503.8.7. "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.5.A. - **Accumulation and Placement of Nuisances** An accumulation of weeds, debris, trash garden trash, junk, unintended growth of vegetation or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any property 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.

DA
David Jehnzen

**STATE OF FLORIDA
COUNTY OF PINELLAS**

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 24th day of November, 2025, by David Juhnzen.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

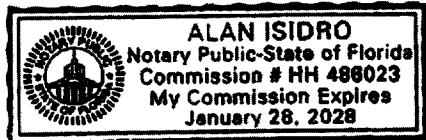
Type of Identification

(Notary Signature)

ALAN ISIDRO

Name of Notary (typed, printed, stamped)

FILED THIS 20 DAY OF November, 2023



MCEB CASE NO.

22-216

Affidavit_Req4Hearing



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

Lot Clearing Notice of Violation

JAVIER GUTIERREZ
805 WOODRUFF AVE
CLEARWATER, FL 33756-4617

PNU2025-00629

ADDRESS OR LOCATION OF VIOLATION: 805 WOODRUFF AVE
PARCEL: 14-29-15-61848-001-0130
LEGAL DESCRIPTION: OAK ACRES BLK A, LOT 13

DATE OF INSPECTION: 6/18/2025

An inspection of this property discloses and it has been found and determined that a lot clearing violation exists on this property and/or public right-of-way abutting this property constituting a violation of:

- Section 3-1503.B.7.** which constitutes: 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.
- Section 3-1503.B.8.** which constitutes: 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 (4) inches.
- Section 3-1503.B.10.** which constitutes: 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 (8) feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
- Section 3-1503.B.5.a.** which constitutes: Any accumulation of weeds, debris, trash, garden trash, junk, unintended 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.

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. Thank you.

Outdoor Storage/Accumulation of Junk/Debris: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Please clear any discarded or unused materials, interior furnishings, appliances, automobile supplies, equipment, construction materials, junk/garbage, containers, etc., from the exterior of the property, and maintain on a regular basis.

THIS VIOLATION SHALL BE CORRECTED BY 7/18/2025

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, 7/23/2025, at 1:30 p.m. before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library, 100 N Osceola Ave, Clearwater, FL 33755 concerning the above described violation. Failure to appear may result in the Board proceeding in your absence.

NOV_LotClearing

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



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

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.

David Jhnzen

Code Inspector

727-444-8716

david.jhnzen@myclearwater.com

Date Printed: 6/18/2025

NOV_LotClearing

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

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, unintended 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.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2025-00629

Site of Violation: 805 WOODRUFF AVE

RECEIVED

1. David Jehnzen, being first duly sworn, deposes and says: JUN 18 2025
2. That I am a Code Inspector employed by the City of Clearwater. CITY CLERK DEPARTMENT
3. That on the 18th 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 805 WOODRUFF AVE, Clearwater, Florida.



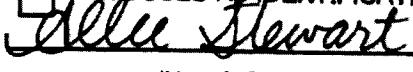
David Jehnzen Code Inspector
727-444-8716
david.jehnzen@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

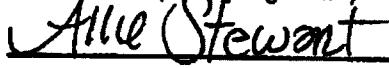
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 18th day of June, 2025, by David Jehnzen.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

 _____ Type of Identification

- (Notary Signature)

 _____ Name of Notary (typed, printed, stamped)





Parcel Summary (as of 24-Nov-2025)

Parcel Number

14-29-15-61848-001-0130

Owner Name

GUTIERREZ, JAVIER

Property Use

0110 Single Family Home

Site Address

805 WOODRUFF AVE
CLEARWATER, FL 33756

Mailing Address

805 WOODRUFF AVE
CLEARWATER, FL 33756-4617

Legal Description

OAK ACRES BLK A, LOT 13

Current Tax District

CLEARWATER (CW)

Year Built

1951

Living SF	Gross SF	Living Units	Buildings
1,228	2,037	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

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).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
11593/2276	\$337,300	266.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	27/11

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$285,633	\$278,193	\$278,193	\$285,633	\$278,193

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
2024	N	\$287,711	\$252,903	\$252,903	\$287,711	\$252,903
2023	N	\$261,859	\$229,912	\$229,912	\$261,859	\$229,912
2022	N	\$234,338	\$209,011	\$209,011	\$234,338	\$209,011
2021	N	\$196,186	\$190,010	\$190,010	\$196,186	\$190,010
2020	N	\$172,736	\$172,736	\$172,736	\$172,736	\$172,736