

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 09-21**

Certified Mail
December 18, 2020

**Owner: Kyriaki Kaklamanos
1621 Beaton Way
Pickering ON L1X 1Y3
CANADA**

**Violation Address: 110 N Crest Ave., Clearwater
14-29-15-18954-005-0100**

Dear Sir/Madam:

You are hereby formally notified that on Wednesday, January 27, 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) 3-1502.G.1. & 3-1502.G.2. 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: KYRIAKI KAKLAMANOS
MAILING ADDRESS: 1621 BEATON WAY
PICKERING ON L1X 1Y3
CITY CASE#: CDC2020-01136
VIOLATION ADDRESS: 110 N CREST AVE
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 6/4/2020
LEGAL DESCRIPTION OF PROPERTY: CREST LAKE SUB BLK E, LOT 10
PARCEL #: 14-29-15-18954-005-0100
DATE OF INSPECTION: 12/11/2020 2:53:00 PM

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

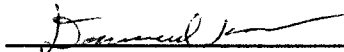
3-1502.G.1. - **EXTERIOR STORAGE** As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.

3-1502.G.2. - **Exterior Storage/Not For Use Outdoors** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

SPECIFICALLY,

Only items meant for outdoor use may be stored outdoors. Please remove or properly store all workout equipment, construction materials, tires, indoor appliances, and any other miscellaneous items to come into compliance.

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


Daniel Kasman

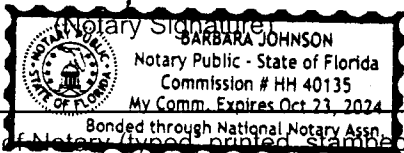
SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 11th day of December, 2020, by Daniel Kasman.

STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

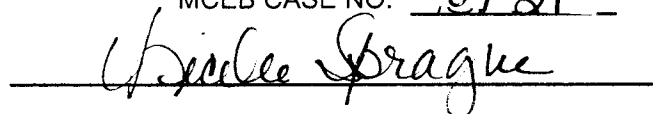


Type of Identification



FILED THIS 16th DAY OF December, 20 20

MCEB CASE NO. 09-21



Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance Code.
- B. *Exterior surfaces.* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. All exterior surfaces shall be free of:
1. Mildew;
 2. Rust;
 3. Loose material, including peeling paint; and
 4. Patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to materials, color, bond and joining.

All cornices, trim and window frames that are damaged, sagging or otherwise deteriorated shall be repaired or replaced to be made structurally sound. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained according to manufacturer's specifications and otherwise treated in a consistent manner.

- C. *Door and window openings.*
1. All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.
 2. Sashes with rotten wood, broken joints or deteriorated mullions or muntins must be repaired or replaced.
 3. Windows shall be maintained in an unbroken, and clean state. No windows shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building façade using wall materials and window detailing comparable with any upper floors and the building façade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way or any other parcel shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.

4. Doors and windows not facing the public right-of-way and upper level window and door openings fronting a public right-of-way shall be similarly maintained and repaired as the doors and windows facing the public right-of-way, except that such doors and windows may be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

D. *Roofs.*

1. All roofs shall be maintained in a safe, secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.
4. Tile roofs with peeling paint shall be repainted or have the paint removed.
5. Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.

E. *Auxiliary and appurtenant structures.*

1. Chimneys and elevator shafts, and mechanical and electrical structures shall be maintained in a satisfactory state of repair and their exterior finish must be architecturally consistent with the exterior side of the building wall from which they can be seen.
2. Freestanding walls and fences shall be maintained in accordance with the provisions of section 3-808 of this development code.
3. Fountains and other amenities shall be maintained in good working order and all structural components shall be maintained in a satisfactory state of repair, free of chipping, pitting, cracking, discoloration, peeling or fading.

F. *Exterior storage and display/ nonresidential properties.*

- 1.

All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.

2. Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

G. Exterior storage and display for residential properties.

1. As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.
2. Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.
3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.
5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. Yards and landscape areas.

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.
2. Any portion of a lot not covered by a building or structure or otherwise devoted to parking, a service drive or a walkway shall be landscaped with grass or other appropriate ground cover and shall be maintained in a neat and orderly manner.
- 3.



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

KYRIAKI KAKLAMANOS
1621 BEATON WAY
PICKERING ON L1X 1Y3

CDC2020-01136

ADDRESS OR LOCATION OF VIOLATION: **110 N CREST AVE**

LEGAL DESCRIPTION: CREST LAKE SUB BLK E, LOT 10

DATE OF INSPECTION: 6/4/2020

PARCEL: 14-29-15-18954-005-0100

Section of City Code Violated:

3-1502.G.1. - ****EXTERIOR STORAGE**** As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.

3-1502.G.2. - ****Exterior Storage/Not For Use Outdoors**** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

Specifically: Only items meant for outdoor use may be stored outdoors. Please remove or properly store all workout equipment, construction materials, tires, indoor appliances, and any other miscellaneous items to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/4/2020. 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.

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

Date Printed: 6/4/2020

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**14-29-15-18954-005-0100****Compact Property Record Card**[Tax Estimator](#)**Updated December 11, 2020**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
KAKLAMANOS, KYRIAKI 1621 BEATON WAY PICKERING ON LIX 1Y3 CANADA	110 N CREST AVE CLEARWATER

[Property Use:](#) 0110 (Single Family Home)Current Tax District: CLEARWATER
(CW)

Total Living: SF: 1,446 Total Gross SF: 1,740 Total Living Units: 1

[click here to hide] **Legal Description**
CREST LAKE SUB BLK E, LOT 10

Tax Estimator <input type="checkbox"/> File for Homestead Exemption			2021 Parcel Use	
Exemption	2020	2021		
Homestead:	No	No		
Government:	No	No	Homestead Use Percentage: 0.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%	
Historic:	No	No	Classified Agricultural: No	

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
19203/2679	\$176,900 Sales Query	121030265004	NON EVAC	Compare Preliminary to Current FEMA Maps	10/49

2020 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$144,874	\$95,216	\$95,216	\$144,874	\$95,216

[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	\$120,189	\$86,560	\$86,560	\$120,189	\$86,560
2018	No	\$105,507	\$78,691	\$78,691	\$105,507	\$78,691
2017	No	\$97,725	\$71,537	\$71,537	\$97,725	\$71,537
2016	No	\$86,443	\$65,034	\$65,034	\$86,443	\$65,034
2015	No	\$59,122	\$59,122	\$59,122	\$59,122	\$59,122
2014	No	\$82,062	\$82,062	\$82,062	\$82,062	\$82,062
2013	No	\$77,173	\$77,173	\$77,173	\$77,173	\$77,173
2012	No	\$73,126	\$73,126	\$73,126	\$73,126	\$73,126
2011	No	\$85,166	\$85,166	\$85,166	\$85,166	\$85,166
2010	No	\$96,937	\$96,937	\$96,937	\$96,937	\$96,937
2009	No	\$106,282	\$106,282	\$106,282	\$106,282	\$106,282
2008	No	\$137,900	\$137,900	\$137,900	\$137,900	\$137,900
2007	No	\$151,100	\$151,100	\$151,100	N/A	\$151,100
2006	No	\$152,800	\$152,800	\$152,800	N/A	\$152,800
2005	No	\$126,000	\$126,000	\$126,000	N/A	\$126,000
2004	No	\$103,600	\$103,600	\$103,600	N/A	\$103,600
2003	No	\$102,600	\$102,600	\$102,600	N/A	\$102,600
2002	No	\$85,000	\$85,000	\$85,000	N/A	\$85,000
2001	No	\$75,200	\$75,200	\$75,200	N/A	\$75,200
2000	No	\$75,300	\$75,300	\$75,300	N/A	\$75,300
1999	No	\$67,300	\$67,300	\$67,300	N/A	\$67,300
1998	No	\$56,900	\$56,900	\$56,900	N/A	\$56,900
1997	No	\$52,600	\$52,600	\$52,600	N/A	\$52,600
1996	No	\$47,800	\$47,800	\$47,800	N/A	\$47,800

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
02 Apr 1992	07863 / 2390	\$54,500	Q	I

2020 Land Information

Seawall: No

Frontage:

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.

KAKLAMANOS, KYRIAKI
1621 BEATON WAY
PICKERING ON L1X 1Y3
CANADA
RE: 110 N Crest Ave Clearwater, FL USA



9590 9402 5667 9308 6187 80

2. Article Number (Transfer from service label)

7019 2970 0001 6148 2449

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

address different from item 1? ☐ Yes

or delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



9590 9402 5667 9308 6187 80

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

United States
Postal Service

JUL 13 2015

Planning & Development
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: *D. Amundson*

Received