

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

NAME OF VIOLATOR: CONSTANTINE KOUTOUFARIS CITY CASE#: PNU2021-01394
 MAILING ADDRESS: SOPHIA KOUTOUFARIS
 2174 CAMPUS DR
 CLEARWATER, FL 33764-4806
 VIOLATION ADDRESS: 2174 CAMPUS DR
 CLEARWATER, FL
 DATE OF OFFICIAL NOTICE OF VIOLATION: 9/15/2021
 LEGAL DESCRIPTION OF PROPERTY: UNIVERSITY PARK UNIT 1 LOT 9
 PARCEL #: 13-29-15-93456-000-0090
 DATE OF INSPECTION: 10/12/2021 8:18:00 AM

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

3-1502.K.1. ****SIDEWALKS AND PUBLIC ROW**** Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.

3-1503.B.7. - ****LOT CLEARING VIOLATION**** 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.

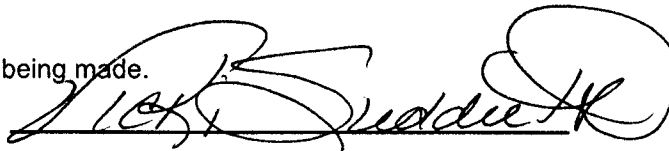
3-1503.B.8. - ****UNMAINTAINED RIGHT-OF-WAY**** The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation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

3-1503.B.10. - ****MAINTENANCE OF ABUTTING RIGHTS-OF-WAY**** 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.

SPECIFICALLY,

YOUR PROPERTY IS OVERGROWN AND NEEDS TO BE CUT AND MAINTAINED ON A REGULAR BASIS TO AVOID FURTHER ACTION. THIS INCLUDES THE FRONT AND BACK YARD

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


 Vicki Sudduth

SWORN AND SUBSCRIBED before me by means of X physical presence or online notarization on this 13th day of October, 2021, by Vicki Sudduth.

STATE OF FLORIDA
 COUNTY OF PINELLAS

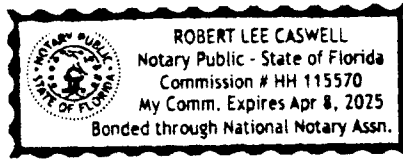
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Robert Lee Caswell

(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 15th DAY OF October, 20 21

MCEB CASE NO. 151-21

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

CONSTANTINE KOUTOUFARIS
SOPHIA KOUTOUFARIS
2174 CAMPUS DR
CLEARWATER, FL 33764-4806

PNU2021-01394

ADDRESS OR LOCATION OF VIOLATION: **2174 CAMPUS DR**

LEGAL DESCRIPTION: UNIVERSITY PARK UNIT 1 LOT 9

DATE OF INSPECTION: 9/14/2021

PARCEL: 13-29-15-93456-000-0090

Section of City Code Violated:

3-1502.K.1. ****SIDEWALKS AND PUBLIC ROW**** Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.

3-1503.B.7. - ****LOT CLEARING VIOLATION**** 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, curblin or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.

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Specifically: YOUR PROPERTY IS OVERGROWN AND NEEDS TO BE CUT AND MAINTAINED ON A REGULAR BASIS TO AVOID FURTHER ACTION. THIS INCLUDED THE FRONT AND BACK YARD

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/21/2021. 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.

Date Printed: 9/15/2021

NOV_PropOwn

"Equal Employment and Opportunity Employer"



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1748, CLEARWATER, FLORIDA 33758-1748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Lot Clearing Notice of Violation

CONSTANTINE KOUTOUFARIS
SOPHIA KOUTOUFARIS
2174 CAMPUS DR
CLEARWATER, FL 33764-4806

PNU2021-01394

ADDRESS OR LOCATION OF VIOLATION: 2174 CAMPUS DR

PARCEL: 13-29-15-93456-000-0090

LEGAL DESCRIPTION: UNIVERSITY PARK UNIT 1 LOT 9

DATE OF INSPECTION: 9/14/2021

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, 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.

Specifically: YOUR PROPERTY IS OVERGROWN AND NEEDS TO BE CUT AND MAINTAINED ON A REGULAR BASIS TO AVOID FURTHER ACTION. THIS INCLUDED THE FRONT AND BACK YARD

THIS VIOLATION SHALL BE CORRECTED BY 9/21/2021

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, 10/27/2021, 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"



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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.

Inspector: Vicki Sudduth
Inspector Phone: 727-562-4728

Date Mailed: 9/15/2021

NOV_LotClearing

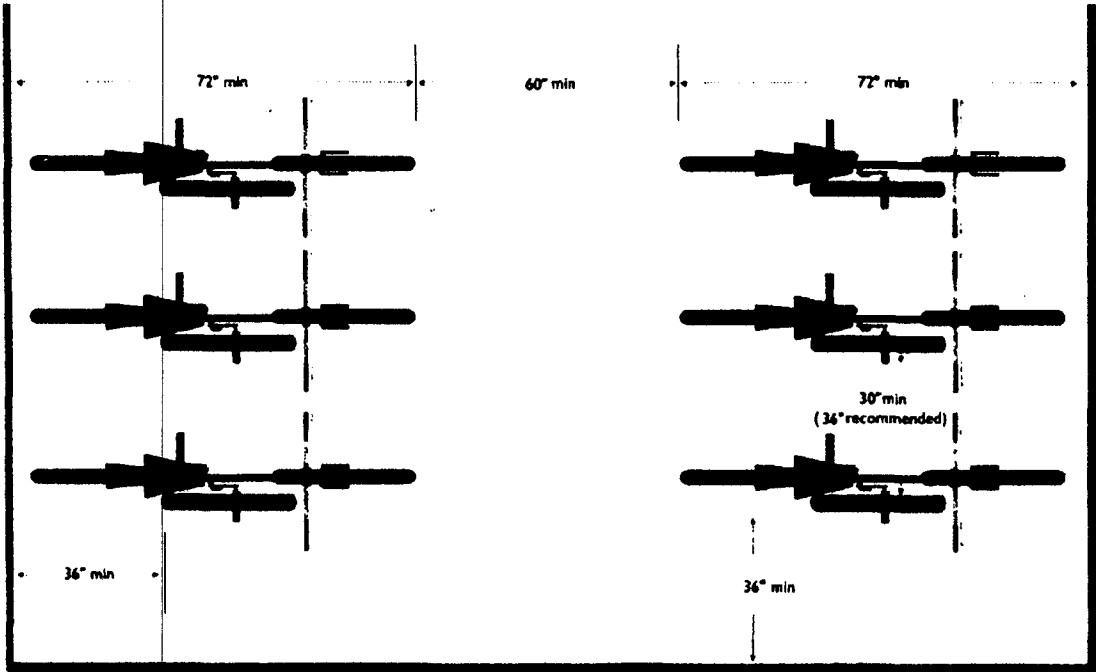
"Equal Employment and Affirmative Action Employer"

D. *Parking and maneuverability standards.*

- 1. Bicycle parking spaces shall be accessible without moving another bicycle.
- 2. Each bicycle parking space shall be at least six feet long.
- 3. An access aisle at least five feet wide shall be provided and maintained beside or between each row of bicycle parking.

- 4. Bicycle parking spaces shall be on a hard surface constructed of asphalt or concrete material, brick, decorative pavers or similar materials.
- 5. Bicycles racks shall be protected from motorized vehicles by location and/or physical barriers.

Bicycle Parking Diagram



(Ord. No. 8988-17, § 17, 2-2-17; Ord. No. 9149-18, § 6, 8-2-18)

DIVISION 15. PROPERTY MAINTENANCE STANDARDS

Section 3-1502. Property maintenance requirements.

Section 3-1501. Purpose.

The purpose of this division is to protect the comfort, health, repose, safety and general welfare of the citizens of the city by establishing minimum property and building maintenance standards for all properties and to provide for the abatement of nuisances affecting the general public.

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

J. Vacant parcels.

1. Vacant parcels of land shall be properly maintained consistent with section 3-1502 H and be free of weeds, litter, rubble or debris.
2. Erosion and sedimentation mitigation measures may be required if it is determined that runoff from a vacant parcel causes harm to adjacent property, city drainage systems or navigable waters which receive the runoff.
3. No temporary or permanent storage of materials or equipment shall be allowed on any vacant parcel except in compliance with the regulations for the use of such property as set forth under Article 2 and Article 3 Division 9 of this Development Code.

K. Public rights-of-way and sidewalks and parking surfaces.

1. Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.
2. No person shall erect, place or locate any structure, display materials, merchandise, or similar objects within the limits of any street right-of-way unless specifically permitted pursuant to the provisions of this Development Code.

3. No trash receptacles, newspaper racks or other dispensing machines shall be located in a public right-of-way unless specifically authorized by the city and other applicable agencies.
4. Parking lot and driveway surfaces shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such surface free of pot holes, litter, trash, debris, equipment, weeds, dead vegetation and refuse and shall promptly repair cracked or heaved parking lot surfaces.
5. All sidewalks located on private property shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep sidewalks clear of litter, trash, debris, equipment, weeds, dead vegetation and refuse. Sidewalks that are cracked, heaved or otherwise unsafe for pedestrians shall be promptly replaced.

L. Maintenance of seawalls. All seawalls shall be maintained in structurally sound condition and shall comply with applicable building and coastal construction codes.

M. Adoption of the International Property Maintenance Code, 2018 edition. There shall be enforced in the city, by the building official, the "International Property Maintenance Code," 2018 Edition, a copy of which is kept with the office of the city clerk, which is incorporated into the Code and adopted by reference with the following local amendments:

1. *General amendments.* The International Property Maintenance Code, 2018 addition is amended in that:
 - a. Wherever the terms "International Building Code," "International Energy Conservation Code," "International Existing Building Code," "International Fire Code," "International Fuel Gas Code," "International Mechanical Code," "International Plumbing Code," "International Residential Code," or

35. Chapter 7 *"Fire Safety Requirements"* is deleted in its entirety except for Section 702 *"Means of Egress"* and Section 704.1 *"Inspection, testing and maintenance."* Further, Section 704.1.3 *"Fire protection systems"* is amended to read as follows: The following fire protection systems shall be inspected, maintained, and tested in accordance with the Florida Building Code: 1) carbon monoxide alarms and carbon monoxide detection systems; and 2) single- and multiple-station smoke alarms.
36. Chapter 8 *"Referenced Standards"* is deleted in its entirety.
37. Appendix A101.1 *"General"* is amended to read as follows: Windows and doors shall be boarded in an approved manner to prevent entry by unauthorized persons.
38. Appendix A102 *"Materials,"* Appendix A103 *"Installation,"* and Appendix A104 *"Referenced Standard"* are deleted in their entirety and replaced with the following specifications:

To secure structures: materials to be used are as follows:

Wire mesh ½ inch hardware cloth 19 gauge, galvanized to resist rust. Edges must be finished with no sharp projections.

Frame 1"x4" pressure treated wood pre-drilled for screws.

Installation: Wire will cover window and or door with mitered corners wood frame on the outside 2 inches of the perimeter of wire and be screwed no more than 12 inches apart in center of run and at each end of wood, frame, and screwed to solid surface of metal, wood, and or concrete walls.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, §§ 71—75, 5-2-02; Ord. No. 7449-05, § 20, 12-15-05; Ord. No. 8211-10, § 11, 10-5-10; Ord. No. 8931-16, § 18, 9-1-16; Ord. No. 9349-20, § 1, 1-16-20)

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;

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2021-01394

Site of Violation: 2174 CAMPUS DR

RECEIVED

OCT 12 2021

OFFICIAL RECORDS AND
LEGISLATIVE SRVCS DEPT.

- 1 Vicki Sudduth, being first duly sworn, deposes and says:
- 2 That I am a Code Inspector employed by the City of Clearwater.
- 3 That on the 12th day of October, 2021, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 2174 CAMPUS DR, Clearwater, Florida

Vicki Sudduth

Vicki Sudduth

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 12th day of October, 2021, by Vicki Sudduth.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

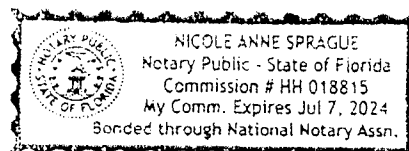
Nicole Anne Sprague

(Notary Signature)

Type of Identification

Nicole Sprague

Name of Notary (typed, printed, stamped)





CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
Post Office Box 1748, Clearwater, Florida 33758-1748
Administration Building, 100 South Myrtle Avenue, Clearwater, Florida 33756
Telephone: (813) 271-5021 Ext. 200 Fax: (813) 271-5021 Ext. 35

Notice of Violation

CONSTANTINE KOULOUFARIS
SOPHIA KOULOUFARIS
2174 CAMPUS DR
CLEARWATER, FL 33764-4806

PNU2021-01394

ADDRESS OR LOCATION OF VIOLATION: 2174 CAMPUS DR

LEGAL DESCRIPTION: UNIVERSITY PARK UNIT 1 LOT 9

DATE OF INSPECTION: 10/12/2021

PARCEL: 13-29-15-93456-000-0090

Section of City Code Violated

3-1502 K.1 - **SIDEWALKS AND PUBLIC ROW** Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.

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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, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.

3-1503.B.9. - **MAINTENANCE OF ABUTTING RIGHTS-OF-WAY** 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.

Specifically: YOUR PROPERTY IS OVERGROWN AND NEEDS TO BE CUT AND MAINTAINED ON A REGULAR BASIS TO AVOID FURTHER ACTION. THIS INCLUDED THE FRONT AND BACK YARD

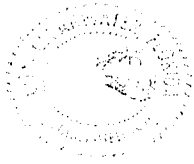
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Nicki Pudduth

Date Printed: 10/12/2021

NOV_PropOwn

"I, _____, hereby certify that the above information is true and correct."



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION CITY OF CLEARWATER, FLORIDA 33756-1718
ADDRESS: 100 SOUTH MARSH AVENUE, CLEARWATER, FLORIDA 33756
PHONE: (813) 774-5624 FAX: (813) 774-5624

Lot Clearing Notice of Violation

ANTHONY KOLOUFARIS
SOFIA KOLOUFARIS
2174 CAMPUS DR
CLEARWATER, FL 33764-4806

PNU2021-01394

ADDRESS OR LOCATION OF VIOLATION: 2174 CAMPUS DR

PARCEL ID: 130716 (LANS-000-0098)

LOT: 11 (UNIMPROVED) UNIVERSITY PARK UNIT 11 OF 11

DATE OF INSPECTION: 10/12/2021

An inspection of the 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:

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- ☒ 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, 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.

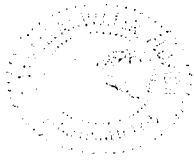
Specially: YOUR PROPERTY IS OVERGROWN AND NEEDS TO BE CUT AND MAINTAINED ON A REGULAR BASIS TO AVOID FURTHER ACTION. THIS INCLUDED THE FRONT AND BACK YARD

THIS VIOLATION SHALL BE CORRECTED BY 10/17/2021

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, 10/27/2021, 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

"Form 6000-0000 and Administrative Action Package"



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
CITY OF CLEARWATER, FLORIDA 34624-1715
ATTENTION: BOARD OF APPEALS 1400 SOUTH MERIDIE AVENUE, CLEARWATER, FLORIDA 34625
TELEPHONE: 727-562-4720 FAX: 727-562-4745

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 in support of your position, 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 not 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.

Inspector Vicki Gudman
Inspector Phone: 727-562-4728

Approved: _____

NOV 14 2014

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

13-29-15-93456-000-0090

Compact Property Record Card

Tax Estimator

Updated October 13, 2021

Email Print

Radius Search

FEMA/WLM

Ownership/Mailing Address Change Mailing Address

KOUTOUFARIS, CONSTANTINE
KOUTOUFARIS, SOPHIA
2174 CAMPUS DR
CLEARWATER FL 33764-4806

Site Address

2174 CAMPUS DR
CLEARWATER

Property Use: 0110 (Single Family Home)

Current Tax District: CLEARWATER (CW)

Total Living: SF: 2,379 Total Gross SF: 2,931 Total Living Units: 1

[click here to hide] Legal Description

UNIVERSITY PARK UNIT 1 LOT 9

Tax Estimator

File for Homestead Exemption

2022 Parcel Use

| Exemption | 2021 | 2022 |
|----------------|------|------|
| Homestead: | Yes | Yes |
| Government: | No | No |
| Institutional: | No | No |
| Historic: | No | No |

*Assuming no ownership changes before Jan. 1

Homestead Use Percentage: 100.00%

Non-Homestead Use Percentage: 0.00%

Classified Agricultural: No

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

Most Recent Recording

13313/2409

Sales Comparison

\$324,100 Sales Query

Census Tract

121030266012

Evacuation Zone

(NOT the same as a FEMA Flood Zone)

NON EVAC

Flood Zone

(NOT the same as your evacuation zone)

Current FEMA Maps

Plat Book/Page

55/14

2021 Final Value Information

Year

2021

Just Market Value

\$277,565

Assessed Value - SOH Cap

\$168,394

County Taxable Value

\$117,894

School Taxable Value

\$142,894

Municipal Taxable Value

\$117,894

[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 |
|------|---------------------|-------------------|----------------|----------------------|----------------------|-------------------------|
| 2020 | Yes | \$280,076 | \$166,069 | \$115,569 | \$140,569 | \$115,569 |
| 2019 | Yes | \$262,438 | \$162,335 | \$111,835 | \$136,835 | \$111,835 |
| 2018 | Yes | \$227,131 | \$159,308 | \$108,808 | \$133,808 | \$108,808 |
| 2017 | Yes | \$224,701 | \$156,031 | \$105,531 | \$130,531 | \$105,531 |
| 2016 | Yes | \$207,891 | \$152,822 | \$102,322 | \$127,322 | \$102,322 |
| 2015 | Yes | \$200,640 | \$151,760 | \$101,260 | \$126,260 | \$101,260 |
| 2014 | Yes | \$188,630 | \$150,556 | \$100,056 | \$125,056 | \$100,056 |
| 2013 | Yes | \$148,331 | \$148,331 | \$97,831 | \$122,831 | \$97,831 |
| 2012 | Yes | \$155,210 | \$155,210 | \$104,710 | \$129,710 | \$104,710 |
| 2011 | Yes | \$177,039 | \$177,039 | \$126,539 | \$151,539 | \$126,539 |
| 2010 | Yes | \$174,611 | \$174,611 | \$124,111 | \$149,111 | \$124,111 |
| 2009 | Yes | \$204,514 | \$204,514 | \$154,014 | \$179,014 | \$154,014 |
| 2008 | Yes | \$228,100 | \$215,668 | \$165,168 | \$190,168 | \$165,168 |
| 2007 | Yes | \$247,400 | \$209,386 | \$183,886 | N/A | \$183,886 |
| 2006 | Yes | \$235,500 | \$204,279 | \$179,279 | N/A | \$179,279 |
| 2005 | Yes | \$179,300 | \$179,300 | \$154,300 | N/A | \$154,300 |
| 2004 | No | \$166,100 | \$166,100 | \$166,100 | N/A | \$166,100 |
| 2003 | Yes | \$147,800 | \$102,100 | \$77,100 | N/A | \$77,100 |
| 2002 | Yes | \$131,600 | \$99,700 | \$74,700 | N/A | \$74,700 |
| 2001 | Yes | \$119,600 | \$98,200 | \$73,200 | N/A | \$73,200 |
| 2000 | Yes | \$112,700 | \$95,400 | \$70,400 | N/A | \$70,400 |
| 1999 | Yes | \$99,100 | \$92,900 | \$67,900 | N/A | \$67,900 |
| 1998 | Yes | \$91,500 | \$91,500 | \$66,500 | N/A | \$66,500 |
| 1997 | Yes | \$91,200 | \$91,200 | \$66,200 | N/A | \$66,200 |
| 1996 | Yes | \$91,300 | \$88,900 | \$63,900 | N/A | \$63,900 |

2020 Tax Information

2020 Tax Bill

2020 Final Millage Rate

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.

Tax District: CW

20.5868

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date

18 Dec 2003

Book/Page

13313 / 2409

Price

\$207,500

Q/U

Q

V/I

I

2021 Land Information