NOTICE OF HEARING MUNICIPAL CODE ENFORCEMENT BOARD CITY OF CLEARWATER, FLORIDA Case 95-25

Certified Mail
August 15, 2025

Owner: Flatrock Holdings Group LLC

PO Box 4414

Seminole, FL 33775-4414

Violation Address: 18600 US Highway 19 N., Clearwater

19-29-16-00000-440-0510

You are hereby formally notified that on **Wednesday**, **September 24**, **2025**, 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) **3-1804 & 3-1804.C** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

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

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

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-444-7155. 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#: BIZ2025-00467

FLATROCK HOLDINGS GROUP LLC

SEMINOLE, FL 33775-4414

PO BOX 4414

NAME OF VIOLATOR:

MAILING ADDRESS:

		18600 US HIGHV CLEARWATER, F	VAY 19 COMMON FL	
	DATE OF OFFICIAL NOTIC	E OF VIOLATION	: 7/11/2025	
	LEGAL DESCRIPTION OF F & S01DW 190FT FOR POB 116FT TH S01DW 150FT TH	TH S01DW 112.6	9FT TH W 266.05 FT TH N	SE 1/4 TH N89DW 100.01FT 01DE 265.17FT TH S89DE
	PARCEL #: 19-29-16-00000	-440-0510		
	DATE OF INSPECTION: 7/9	/2025 8:40:00 AM	I	
	SECTION(S) OF THE CITY SECTION VIOLATED	CODE WHICH HA	AVE BEEN VIOLATED: CO	DE
	3-1804 **PROHIBITE	D SIGNAGE** S	ignage exists which is proh	ibited by the Sign Code.
	3-1804.C **BILLBOAI	RDS** Billboards	are prohibited.	
	SPECIFICALLY,			
	within the city limits	of Clearwater. The	of sign and shall not be allow ere is one wood structure bi emoving the sign and the si	
	A violation exists and a requ	uest for hearing is	being made.	
			Stefan Burghardt	
	SWORN AND SUBSCRIBED notarization on this 8th day of STATE OF FLORIDA COUNTY OF PINELLAS		eans of V physical pres	sence or online
	notarization on this 8th day of STATE OF FLORIDA	of August, 2025, b	eans of V physical pres	sence or online
	notarization on this 8th day of STATE OF FLORIDA COUNTY OF PINELLAS PERSONALLY KNOWN	of August, 2025, b N TO ME	eans of V physical pres	sence or online
	notarization on this 8th day of STATE OF FLORIDA COUNTY OF PINELLAS	of August, 2025, b N TO ME TIFICATION A	eans of physical pres y Stefan Burghardt.	sence or online
(notarization on this 8th day of STATE OF FLORIDA COUNTY OF PINELLAS PERSONALLY KNOWN	of August, 2025, b N TO ME TIFICATION A	eans of V physical pres	sence or online
(notarization on this 8th day of STATE OF FLORIDA COUNTY OF PINELLAS PERSONALLY KNOWN	N TO ME FIFICATION	eans of physical pres y Stefan Burghardt.	ALLIE STEWART MY COMMISSION # HH 294206 EXPIRES: November 26, 2026
(notarization on this 8th day of STATE OF FLORIDA COUNTY OF PINELLAS PERSONALLY KNOWN PRODUCED AS IDENT (Notary Signatum)	N TO ME FIFICATION Way Ire)	eans of physical pres y Stefan Burghardt.	ALLIE STEWART MY COMMISSION # HH 294206
(PERSONALLY KNOWN PRODUCED AS IDENT (Notary Signatu) Name of Notary (typed, pri	N TO ME FIFICATION LITE LITE LITE Inted, stamped)	physical pres	ALLIE STEWART MY COMMISSION # HH 294206 EXPIRES: November 28, 2026
(notarization on this 8th day of STATE OF FLORIDA COUNTY OF PINELLAS PERSONALLY KNOWN PRODUCED AS IDENT (Notary Signatum)	N TO ME FIFICATION LITE LITE LITE Inted, stamped)	physical presy Stefan Burghardt.	ALLIE STEWART MY COMMISSION # HH 294206 EXPIRES: November 26, 2026
(PERSONALLY KNOWN PRODUCED AS IDENT (Notary Signatu) Name of Notary (typed, pri	N TO ME FIFICATION LITE LITE LITE Inted, stamped)	physical presy Stefan Burghardt.	ALLIE STEWART MY COMMISSION # HH 294206 EXPIRES: November 28, 2026



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

FLATROCK HOLDINGS GROUP LLC PO BOX 4414 SEMINOLE, FL 33775-4414

BIZ2025-00467

ADDRESS OR LOCATION OF VIOLATION: 18600 US HIGHWAY 19 COMMON

LEGAL DESCRIPTION: FROM NE COR OF SE 1/4 OF SE 1/4 TH N89DW 100.01FT & S01DW 190FT FOR POB TH S01DW 112.69FT TH W 266.05 FT TH N01DE 265.17FT TH S89DE 116FT TH S01DW 150FT TH S89DE 150FT TO POB

DATE OF INSPECTION: 7/9/2025

PARCEL: 19-29-16-00000-440-0510

Section of City Code Violated:

3-1804. - **PROHIBITED SIGNAGE** Signage exists which is prohibited by the Sign Code.

3-1804.C.- **BILLBOARDS** Billboards are prohibited.

Specifically: Billboard signs are a prohibited style of sign and shall not be allowed to be erected anywhere within the city limits of Clearwater. There is one wood structure billboard located on the property. Compliance can be met by removing the sign and the sign structure by the compliance date.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/8/2025. 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.

Stefan Burghardt 727-444-8722

stefan.burghardt@myclearwater.com

Code Inspector

Date Printed: 7/11/2025

Section 3-1804. - Prohibited signs.

The following types of signs are prohibited:

- A. Feather/flutter signs; wind-activated signs; air-dancer signs; sky-dancer signs.
- B. Bench signs.
- C. Billboards.
- D. Discontinued signs. A discontinued sign and/or sign structure which is determined to be nonconforming with the provisions of this <u>Division 18</u> shall not be required to be removed if it is brought into conformity with the provisions of this <u>Division 18</u> within three months after receipt of notification, or refusal to accept delivery of notification by certified mail that removal is required upon failure to bring the structure into conformity.
- E. Electronic changeable message signs unless otherwise allowed herein or those that are existing, legally nonconforming message signs. Legally nonconforming message signs shall only be either those that have general messages that change no more frequently than once every one hour and meet the requirements of this <u>Division 18</u>, or they are signs that only display a change in time and/or temperature no more frequently than once every minute, as necessary to correctly reflect accurate information and not be misleading.
- F. Reserved.
- G. Pavement markings, except street addresses.
- H. Portable signs.
- I. Roof and above roof signs.
- J. Sidewalk signs, except as provided herein.
- K. Signs attached to or painted on piers or seawalls, other than official regulatory or warning signs.
- L. Signs in or upon any river, bay, lake, or other body of water.
- M. Permanent signs located on publicly-owned land or easements or inside street rights-of-way. This prohibition does not apply to government signs or transit shelter signage authorized by law.
- N. Signs that emit sound, vapor, smoke, odor, particles, or gaseous matter.
- O. Signs that have unshielded illuminating devices or which reflect lighting onto public rights-of-way thereby creating a potential traffic or pedestrian hazard.
- P. Signs that move, revolve, twirl, rotate, flash, scintillate, blink, flutter, or appear to display motion in any way whatsoever, including animated signs, multi-prism signs, tri-vision signs, floodlights and beacon lights (except when beacon lights are required by the Federal Aviation Agency or other governmental agency for a public purpose involving public safety), unless otherwise expressly allowed by another provision within this <u>Division 18</u>.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

RECEIVED

City Case Number: BIZ2025-00467

Site of Violation: 18600 US HIGHWAY 19 COMMON

CITY CLERK DEPARTMENT

- 1. Stefan Burghardt, being first duly sworn, deposes and says:
- 2. That I am a Code Inspector employed by the City of Clearwater.
- That on the 11th day of July, 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 18600 US HIGHWAY 19 COMMON, Clearwater, Florida.

Stefan Burghardt Code Inspector 727-444-8722

stefan.burghardt@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ______ physical presence or ______ online
notarization on this 11th day of July, 2025, by Stefan Burghardt.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Type of Identification

DONALD CEMBRALE IN
MY COMMISSION # IHI 350438
EXPIRES: January 17, 2027

Parcel Summary (as of 08-Aug-2025)

Parcel Number

19-29-16-00000-440-0100

Owner Name FLATROCK HOLDINGS GROUP LLC

Property Use 1090 Vacant Commercial Land w/XFSB

Site Address 18600 US HIGHWAY 19 N CLEARWATER, FL 33764

Mailing Address PO BOX 4414 SEMINOLE, FL 33775-4414

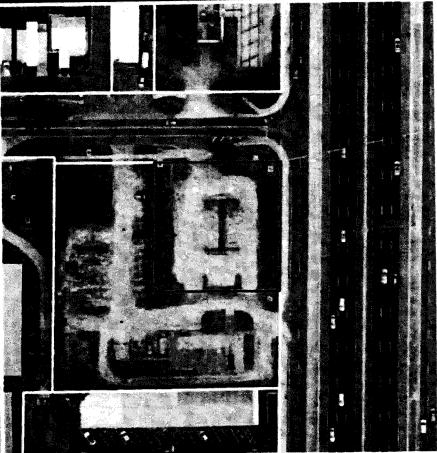
Legal Description
PART OF SE 1/4 OF SE 1/4 OF SEC 19-29-16 DESC
FROM NE COR OF SE 1/4 OF SE 1/4 OF SEC TH
N89D24'49"W 100.01FT TH S01D26'21"W 40 FT FOR
POB TH S01D26'21

Current Tax District CLEARWATER (CW)

Year Built

	Liv	Living	Buildings
Heated SF	Gross SF	Units	0

Parcel Map



Exe			

Year =	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications
2025	No	0%		found. Please note that Ownership Exemptions (Homestead, Senior,
2024	No	0%		Widow/Widower, Veterans, First Responder, etc., will not display here).
				Responder, etc Will not display fiele).

			Miscellaneo	us Parcel Info			
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zonling	Plat Sk/Pg
22424/1906	Find Comps	<u>254.12</u>	<u>B</u>	Current FEMA Maps	Check for EC	Zoning Map	/

			2025 Preliminary Values		
Year .	ust/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$229,474	\$229,474	\$229,474	\$229,474	\$229,474

Value History (yellow indicates corrected value)								
Year	Municipal Taxable Value							
2024	N	\$229,474	\$229,474	\$229,474	\$229,474	\$229,474		
2023	N	\$224,694	\$224,694	\$224,694	\$224,694	\$224,694		
2022	N	\$215,132	\$215,132	\$215,132	\$215,132	\$215,132		
2021	N	\$205,572	\$205,572	\$205,572	\$205,572	\$205,572		
2020	N	\$200,790	\$200,790	\$200,790	\$200,790	\$200,790		