

**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

NAME OF VIOLATOR: FLATROCK HOLDINGS GROUP LLC
MAILING ADDRESS: PO BOX 4414
SEMINOLE, FL 33775-4414
CITY CASE#: BIZ2025-00467
VIOLATION ADDRESS: 18600 US HIGHWAY 19 COMMON
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 7/11/2025

LEGAL DESCRIPTION OF PROPERTY: 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

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

DATE OF INSPECTION: 7/9/2025 8:40:00 AM

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

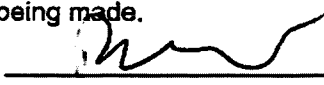
3-1804. - **PROHIBITED SIGNAGE** Signage exists which is prohibited by the Sign Code.

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.

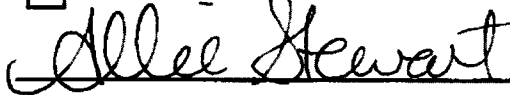
A violation exists and a request for hearing is being made.


Stefan Burghardt

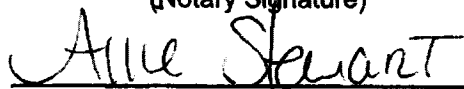
SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online notarization on this 8th day of August, 2025, by Stefan Burghardt.

STATE OF FLORIDA
COUNTY OF PINELLAS

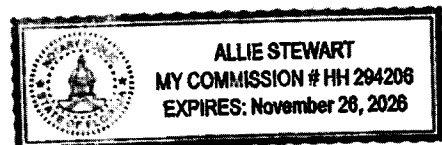
☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION


(Notary Signature)

Type of Identification

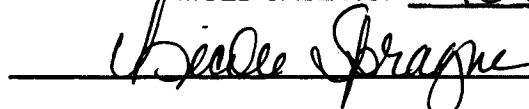


Name of Notary (typed, printed, stamped)



FILED THIS 8 DAY OF August, 20 25

MCEB CASE NO. 95:25





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

Code Inspector

727-444-8722

stefan.burghardt@myclearwater.com

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 Division 18 shall not be required to be removed if it is brought into conformity with the provisions of this Division 18 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 Division 18, 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 Division 18.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: BIZ2025-00467

Site of Violation: 18600 US HIGHWAY 19
COMMON

RECEIVED

JUL 11 2025

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.
3. 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

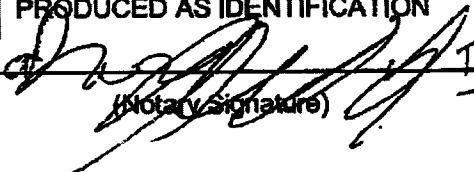
SWORN AND SUBSCRIBED before me by means of ✓ physical presence or online
notarization on this 11th day of July, 2025, by Stefan Burghardt.



PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification



DONALD CEMBRALINI
MY COMMISSION # HH 350436
EXPIRES: January 17, 2027

Name of Notary (typed, printed, stamped)



Parcel Summary (as of 08-Aug-2025)

Parcel Map

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

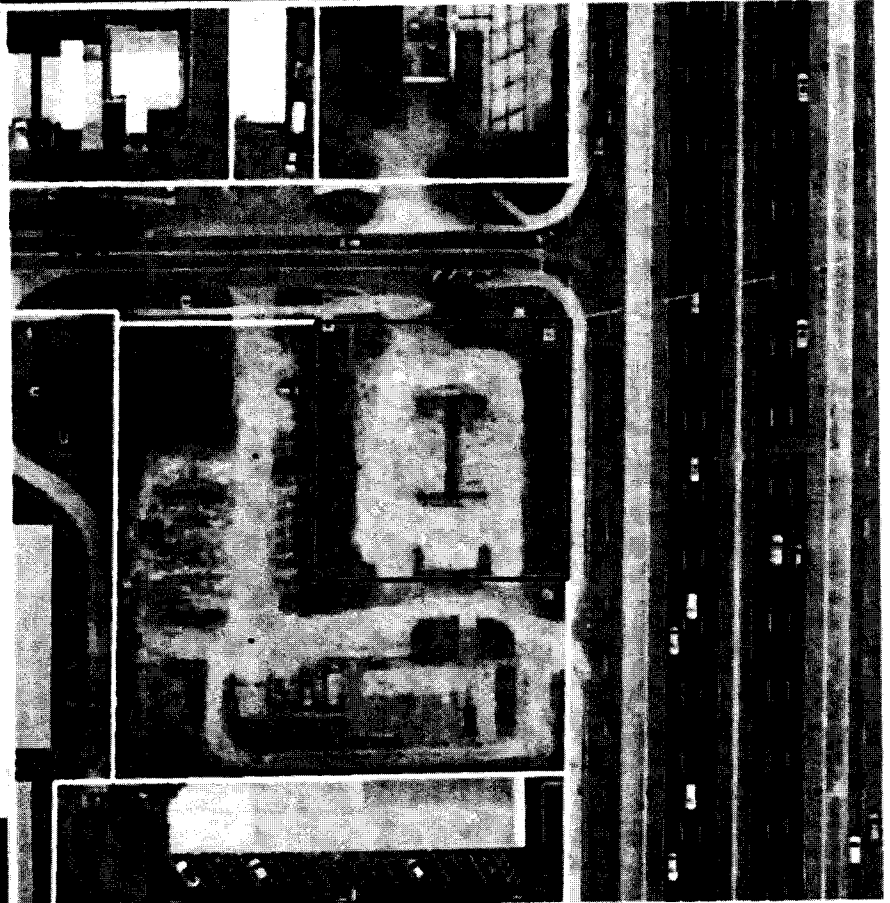
Legal Description

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



Heated SF	Gross SF	Living Units	Buildings
			0

Exemptions

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

Miscellaneous Parcel Info

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

2025 Preliminary Values

Year	Just/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	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	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