

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 87-26**

Certified Mail
March 12, 2026

Owner: **Gratus Filius Enterprises LLC**
1351 Highway 301
Trenton, GA 30752-4724

Violation Address: **1700 Gulf to Bay Blvd., Clearwater**
14-29-15-00000-140-1300

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 22, 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 **3-1502.A & 3-1503.B.2** of the Clearwater City Code, International Property Maintenance Code, Florida Building Code, or National Electric 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

City Case Number: UNS2026-00004

NAME OF VIOLATOR: GRATUS FILIUS ENTERPRISES LLC
MAILING ADDRESS: 1351 HIGHWAY 301
TRENTON, GA, 30752-4724

VIOLATION ADDRESS: 1700 GULF TO BAY BLVD

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

PARCEL #: 14-29-15-00000-140-1300

DATE OF INSPECTION:

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

This is an abandoned construction site. There are no active permits. Construction permit BCP2023-070619 has expired. Silt fence has deteriorated. There is open trenching and large piles of soil and debris. Damage will need to be assessed by an architect or engineer and the report provided to the City of Clearwater. Any recommended repairs will need to be properly permitted. Signed and sealed plans will be required for the repairs

ExteriorSection 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.

Section 3-1503. - Nuisances.
B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:
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


James Larsen

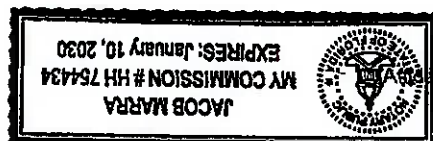
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 5th day of March, 2026, by James Larsen.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION


(Notary Signature)

Type of Identification



vit_Req4Hearing

Name of Notary (typed, printed, stamped)

FILED THIS 10th DAY OF March, 2026

MCEB CASE NO. 87-26

Shirley 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) 562-4567

GRATUS FILIUS ENTERPRISES LLC
1351 HIGHWAY 301
TRENTON, GA 30752-4724

January 30, 2026

NOTICE OF UNSAFE BUILDING

Case #: UNS2026-00004

CERTIFIED MAIL #: 9589 0710 5270 3736 6242
26

LOCATION: 1700 GULF TO BAY BLVD

PARCEL NO: 14-29-15-00000-140-1300

LEGAL: BEG AT NE COR OF DUNCAN AVE & GULF TO BAY BLVD RUN TH N 150 FT E 135 FT
S 150 FT W 135 FT TO POB (PART OF TRACT 21)

Dear Owners:

You are hereby notified that in accordance with the City of Clearwater Ordinances the above described property is declared unsafe and is creating a nuisance, and is therefore, subject to abatement, repair or demolition. Reference Division 15 - Property Maintenance Standards, of the Clearwater Community Development Code and the International Property Maintenance Code as adopted by the City of Clearwater, Florida.

It is in a deteriorated condition that creates a serious hazard to the health, safety and welfare of the public. Items that must be corrected include, but are not limited to, what is shown on the enclosed inspection report. All items on the attached report must be corrected.

You are hereby ordered to repair or demolish this structure within the limits of all building and zoning regulations. Should you elect to repair this structure, you are required to submit drawings showing how this is to be accomplished, secure all necessary permits, and commence work no later than seven (7) calendar days from receipt of this notice. Work is to be continued to completion within twenty (20) calendar days following issuance of the permit.

Work will be considered complete only upon the issuance of a certificate of completion (CoC). The city will give the utility companies (electric, water, gas, etc.) authorization to turn on utilities when all construction work has been completed to meet Code requirements. Use of this structure before issuance of CoC is a violation of law. Electrical power needed to make repairs at this site will require a temporary power pole and the associated permits and inspections.

The repairs must upgrade the structure to all the latest provisions of the current Florida Building, Plumbing, and Mechanical Codes and the National Electric Codes. The work shall also include the structural repair of all mechanical, electrical, plumbing, building and fire code. All openings providing access to the interior of the building must be secured using approved materials and methods. Any exterior repairs necessary to remove hazards to persons outside the building(s) shall be performed to the satisfaction of the City as a prerequisite to an extension of a deadline.



CITY OF CLEARWATER

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

Repairs needed will be, but not limited to the following: Building, Plumbing, Electrical, and Mechanical. You are required to obtain a licensed Florida Engineer, and / or Contractor to determine all areas of the structure that do not meet current Codes. Submit to the City a report from your Construction Professional containing specifics as to how this structure will be brought to current Code Standards, if you choose to repair.

The building or structure may be secured to City of Clearwater specifications up for a maximum of twenty-seven (27) calendar days. During that time all necessary repairs, construction, alterations, removal or demolition shall be completed.

All costs and expenses will be billed to you. Costs include anything incurred in bringing the property into compliance, including expenses and staff time. An unpaid bill may result in a lien for the amount of the billing. The lien will remain on your property until the bill is paid or the lien satisfied.

This violation cited above must be corrected by securing all necessary permits, and commencing work no later than seven (7) calendar days from receipt of this notice. Work is to be continued to completion within twenty (20) calendar days following issuance of the permit. Failure to correct the above listed violation by the date indicated, or recurrence of the violation after correction, will result in a legal action before the municipal code enforcement board of the city of clearwater or before the Pinellas county court. Such action may result in a fine or other civil remedy. The alleged violator may be liable for the reasonable costs of the investigation, prosecution and the administrative hearing, and any other reasonable costs the city incurs in correcting the violation, should this person be found guilty of the violation.

Sincerely,

James Larsen

Building Inspector



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) 562-4567

UNSAFE STRUCTURE REPORT

Inspector: James Larsen

Date Inspected: January 30, 2026

Case #: UNS2026-00004

Property Address: 1700 GULF TO BAY BLVD
CLEARWATER, FL 33755

Parcel No: 14-29-15-00000-140-1300

Legal Description: BEG AT NE COR OF DUNCAN AVE & GULF TO BAY BLVD RUN TH N 150 FT E
135 FT S 150 FT W 135 FT TO POB (PART OF TRACT 21)

Owner Name: GRATIS FILIUS ENTERPRISES LLC

Mailing Address: 1351 HIGHWAY 301
TRENTON, GA, 30752-4724

REPORT

The items listed below were easily visible and noted on an inspection of this structure. They are items that are at least part of the reason this structure has been declared UNSAFE. Caution - Do not use this report as a work write-up. It will be necessary for you to have an architect, engineer, and or contractor thoroughly inspect the entire structure. This inspection should compare all current Florida Codes with your structure and determine any and all code deficiencies. This structure must be remodeled/repaired to meet all current codes. Your design professional will be able to determine what needs to be done to make the structure meet current codes.

TO OCCUPY THE STRUCTURE OR TO HAVE UTILITIES TURNED ON, THE STRUCTURE MUST MEET THE CURRENT CODES.

Exterior

- This is an abandoned construction site. There are no active permits. Construction permit BCP2023-070619 has expired. Silt fence has deteriorated. There is open trenching and large piles of soil and debris. Damage will need to be assessed by an architect or engineer and the report provided to the City of Clearwater. Any recommended repairs will need to be properly permitted. Signed and sealed plans will be required for the repairs

Exterior 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.

Section 3-1503. - Nuisances.

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:

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



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

It is the property owner's responsibility to have the structure thoroughly investigated for all code deficiencies and to have that work completed by a licensed contractor before utility turn on and occupancy. Submit report to Inspector listed below.

Inspector's Signature: _____

Supervisor's Signature: _____

Property Address: 1700 GULF TO BAY BLVD

Damage will need to be assessed by an architect or engineer and the report provided to the City of Clearwater. Any recommended repairs will need to be properly permitted. Signed and sealed plans will be required for the repairs

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.

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SENDER: COMPLETE THIS SECTION

- ☒ Complete items 1, 2, and 3.
- ☒ Print your name and address on the reverse so that we can return this card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GRATUS FILIUS ENTERPRISES LLC
1351 Highway 801
TRENTON GA
30752-404



9590 9402 9064 4122 0796 60

2. Article Number (Transfer from service label)

9589 0710 5270 3736 6242 26

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *July R. Taylor* ☒ Agent ☐ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below: _____

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 (over \$500)
 - ☒ Insured Mail Restricted Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Parcel Summary (as of 05-Mar-2026)

Parcel Number

14-29-15-00000-140-1300

Owner Name

GRATUS FILIUS ENTERPRISES LLC

Property Use

2226 Fast Food Restaurant

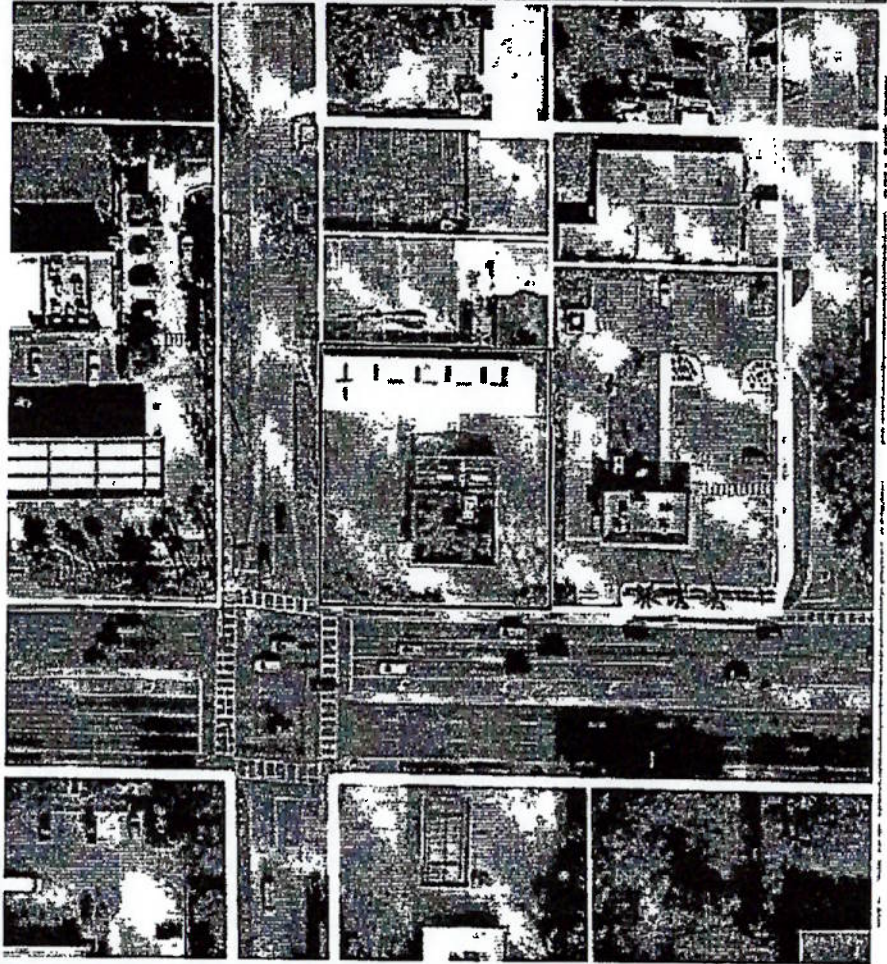
Site Address

1700 GULF TO BAY BLVD
CLEARWATER, FL 33755

Mailing Address

1351 HIGHWAY 301
TRENTON, GA 30752-4724

Parcel Map



Legal Description

PT OF S 1/2 OF SE 1/4 OF NE1/4 OF SEC 14-29-15
DESC BEG AT NE COR OF DUNCAN AVE & GULF TO
BAY BLVD RUN TH N 150 FT E 135 FT S 150 FT W 135
FT TO POB

Current Tax District

CLEARWATER (CW)

Year Built

2025

Heated SF	Gross SF	Living Units	Buildings
724	724	0	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	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).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat/Bk/Pg
19067/1478	Find Comps	266.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	/

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$430,400	\$430,400	\$430,400	\$430,400	\$430,400

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Gap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$458,000	\$458,000	\$458,000	\$458,000	\$458,000
2023	N	\$470,000	\$470,000	\$470,000	\$470,000	\$470,000
2022	N	\$440,000	\$440,000	\$440,000	\$440,000	\$440,000
2021	N	\$415,000	\$415,000	\$415,000	\$415,000	\$415,000