

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 72-26**

**Certified Mail
February 24, 2026**

**Owner: Wagner, Larry H Tre
10115 Belgrave Rd.
Tampa, FL 33626-5409**

**Violation Address: 643 Mandalay Ave., Clearwater
05-29-15-54747-084-0030**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, March 25, 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(s) **3-1804, 3-1804.J, & 3-1806.A** 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: WAGNER, LARRY H TRE
MAILING ADDRESS: 10115 BELGRAVE RD
TAMPA FL, 33626-5409

CITY CASE#: BIZ2025-00394

VIOLATION ADDRESS: 643 MANDALAY AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 8/5/2025

LEGAL DESCRIPTION OF PROPERTY: MANDALAY UNIT NO. 5 BLK 84, LOT 3 AND S 1/2 OF LOT 4

PARCEL #: 05-29-15-54747-084-0030

DATE OF INSPECTION: 6/11/2025 3:42:00 PM

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.J. - ****SIDEWALK SIGNS**** Sidewalk Signs, Except Permitted in Section 3-1807.B.4.

3-1806.A. - ****Temporary Sign Criteria & Limitations Table**** Within its zoning districts and subject to any applicable provisions with Section 3-1806, general provisions for signs, the city shall allow temporary signs that meet the criteria and limitations set forth in Table 3-1806.1a and Table 3-1806.1b.

Permit information:

a. A permit shall be obtained on a yearly basis. Sidewalk sign permits expire on September 30th of each year and shall be renewed yearly to continue displaying a sidewalk sign.

SPECIFICALLY,

ISLAND MIXX: Primary retail businesses, restaurants and parking lots/garages are allowed to erect one sidewalk sign out front of their places of business if all the criteria can be abided by. Some of these limitations and criteria are: The sidewalk sign must have an annual permit and must be erected no farther than 2 feet from the building wall it is advertising for and be permitted. At the property, there is a sidewalk sign erected that doesn't have a permit. Compliance can be met by abiding by all the criteria or by removing the sidewalk sign from the property and refrain from re-erecting one until a permit is obtained and all the criteria and limitations can be abided by.

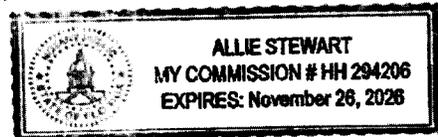
A violation exists and a request for hearing is being made.

Stefan Burghardt

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 6th day of January, 2026, by Stefan Burghardt.

STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION



Allie Stewart
(Notary Signature)

Type of Identification

Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 24th DAY OF February, 2026

MCEB CASE NO. 12:26

Heide 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

WAGNER, LARRY H TRE
10115 BELGRAVE RD
TAMPA, FL 33626-5409

BIZ2025-00394

ADDRESS OR LOCATION OF VIOLATION: **643 MANDALAY AVE**

LEGAL DESCRIPTION: MANDALAY UNIT NO. 5 BLK 84, LOT 3 AND S 1/2 OF LOT
4

DATE OF INSPECTION: 6/11/2025

PARCEL: 05-29-15-54747-084-0030

Section of City Code Violated:

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

3-1804.J. - ****SIDEWALK SIGNS**** Sidewalk Signs, Except Permitted in Section 3-1807.B.4.

3-1806.A. - ****Temporary Sign Criteria & Limitations Table**** Within its zoning districts and subject to any applicable provisions with Section 3-1806, general provisions for signs, the city shall allow temporary signs that meet the criteria and limitations set forth in Table 3-1806.1a and Table 3-1806.1b.
Permit information:

a. A permit shall be obtained on a yearly basis. Sidewalk sign permits expire on September 30th of each year and shall be renewed yearly to continue displaying a sidewalk sign.

Specifically: ISLAND MIXX: Primary retail businesses, restaurants and parking lots/garages are allowed to erect one sidewalk sign out front of their places of business if all the criteria can be abided by. Some of these limitations and criteria are: The sidewalk sign must have an annual permit and must be erected no farther than 2 feet from the building wall it is advertising for and be permitted. At the property, there is a sidewalk sign erected that doesn't have a permit. Compliance can be met by abiding by all the criteria or by removing the sidewalk sign from the property and refrain from re-erecting one until a permit is obtained and all the criteria and limitations can be abided by.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/5/2025. 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: 8/5/2025

NOV_PropOwn

Section 3-1806. - Temporary signs.

- A. Within its zoning districts and subject to any applicable provisions with Section 3-1806, general provisions for signs, the city shall allow temporary signs that meet the criteria and limitations set forth in Table 3-1806.1a and Table 3-1806.1b, shown below.
- B. A temporary sign displayed on a window surface must be displayed on the inside of the window surface, shall cover no more than 25 percent of the aggregate window surface area, and shall not be illuminated. This temporary sign allowance shall be reduced by any window surface area already covered by signage allowed in Section 3-1805.O.

TABLE 3-1806.1a. CRITERIA AND LIMITATIONS FOR SIDEWALK SIGNS

| | |
|---|---|
| Location | In front of primary retail and restaurants within the linear footage of the storefront. Also in the immediate vicinity of parking garages/lots and valet stands. ¹ |
| Maximum Number of Signs | 1 per business |
| Maximum Width | 2 feet |
| Maximum Height | 3½ feet |
| Maximum Distance from Building Wall (as measured at the nearest point of sidewalk sign) | 2 feet, except 5 feet in the Cleveland Street Café District in the Downtown zoning District and 2 feet from the entryway of a parking garage/lot and valet stands. |
| Maximum Width of Public Sidewalk that the Sign May Obstruct | 4 foot clear path on the sidewalk shall be maintained |
| Duration Allowed | Only during hours while business or valet service is operating |
| Allowed on Public Property and Right-of-Way | Yes |
| Allowed in a Sight Visibility Triangle | No |

| | |
|-----------------|-------------------------|
| Design Criteria | Restricted ² |
| Permit Required | Yes ³ |

- ¹ Properties adjacent to a public construction project scheduled to last 180 days may also erect sidewalk signs in compliance with the following:
- a. No more than two sidewalk signs per parcels.
 - b. Parcels with multiple businesses shall coordinate copy on the signs.
 - c. Sign size is limited to 4 feet in height and 8 square feet in area.
 - d. Signs must be constructed in a professional and workmanlike manner from treated wood or other durable material. Sign copy shall not be spray painted onto the signs.
 - e. No sidewalk sign shall block any public right-of-way, shall maintain a 4 foot clear path and shall not be located within the visibility triangle of intersections or driveways.
 - f. Sidewalk signs shall be removed within 7 days after City's final acceptance of the improvements or completion of the public project.

² Design criteria.

- a. All sidewalk sign frames shall:
 - i. Be made of durable wood, plastic, or metal only and shall present a finished appearance, and the color of such frames shall be limited to metallic silver/grey, black, white or stained wood.
 - ii. Support only black or green colored chalk boards, black, wet marker boards or professional design advertisement/posters made of durable material with clear, non-glare protective covering.
- b. Sidewalk signs shall not be illuminated or incorporate fluorescent colors.
- c. Sidewalk signs shall not be attached to any structure, pole, object, building, or other sign or contain moving parts or have balloons, streamers, pennants or similar adornment attached.
- d. Only wind signs may be allowed to have wheels.
- e. Flexibility with regard to sign style and size may be considered, provided the sign is designed as part of the architectural theme of the property and/or use using similar and coordinated design features, materials, and colors.

³ Permit information.

- a. A permit shall be obtained on a yearly basis.
- b. A sketch, photo or drawing of the proposed sidewalk sign, along with the required fee, shall be submitted and approved prior to the placement of the sidewalk sign.
- c. If proposed to be placed in a public right-of-way, evidence of general liability insurance in the amount of \$1,000,000.00 in a form acceptable to the city, with the city named as additional insured shall also be provided.

TABLE 3-1806.1b. CRITERIA AND LIMITATIONS FOR ALL OTHER TEMPORARY SIGNS IN ALL ZONING DISTRICTS

| CRITERIA | Residential Zoning Districts | Non-Residential Zoning Districts |
|---|------------------------------|----------------------------------|
| Maximum number of temporary signs per parcel ¹ | 8 | 4 |
| Maximum sign size (area) for a temporary sign ² | 4 sq. ft. | 16 sq. ft. |
| Maximum sign height for a temporary freestanding sign ³ | 6 ft. | 6 ft. |
| Maximum sign height for a temporary attached sign (inclusive of a window sign) | 15 ft. | 15 ft. |
| Minimum sign setback required to be maintained by a temporary freestanding sign from any property line ⁴ | 5 ft. | 5 ft. |
| Minimum sign setback required to be maintained by a temporary freestanding sign from the edge of any paved street or road | 5 ft. | 5 ft. |
| Minimum radial spacing that is required to be maintained by a temporary freestanding sign from any other temporary freestanding sign ⁵ | 15 ft. | 15 ft. |

| | | |
|---|-----------------|-----------------|
| Maximum aggregate surface area allocated for all temporary signs on a parcel ⁶ | 64 sq. ft. | 128 sq. ft. |
| Whether temporary sign is allowed on public property or public right-of-way | No | No |
| Whether temporary sign is allowed within a sight visibility triangle | No | No |
| Whether direct illumination of surface of a temporary sign is allowed | No | No |
| Whether fluorescent color on a temporary sign is allowed | No | No |
| Duration allowed after event ends | 3 calendar days | 3 calendar days |

- ¹ The number of temporary commercial signs per parcel shall be no more than two signs; however, no more than one temporary commercial sign per parcel may be a banner sign and a temporary commercial banner sign is limited to a maximum duration of display of no more than 30 days per calendar year per parcel.
- ² The square footage limitation is per side for a back-to-back sign. For example, a four square foot limitation means that there is a limit of four square feet of surface area per side of a back-to-back sign, and an aggregate limit of eight square feet is allowed if the sign is a back-to-back temporary sign.
- ³ Not applicable to signs displayed on flagpoles.
- ⁴ Minimum sign setbacks do not apply to attached signs. Except as set forth in Section 3-1806 for sidewalk signs as allowed herein and for valet stands as allowed herein, all temporary signs are prohibited on public property and from public rights-of-way.
- ⁵ Not applicable to signs displayed on flagpoles.
- ⁶ There is no limit to the number of separate messages that may appear on the allowable surface(s) of any temporary sign. The maximum aggregate surface area allowed is subject to circumstances that may reduce the maximum aggregate surface area allowable on some parcels.

(Ord. No. 9029-17, § 2(Exh. A), 7-20-17)

Section 3-1804. - Prohibited signs.

The following types of signs are prohibited:

- X 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.
- X 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

RECEIVED

AUG 20 2025

CITY CLERK DEPARTMENT

City Case Number: BIZ2025-00394

Site of Violation: 643 MANDALAY AVE

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 20th day of August, 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 643 MANDALAY AVE, 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 X physical presence or _____ online notarization on this 20th day of August, 2025, by Stefan Burghardt.

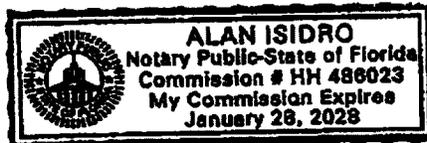
- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

_____ Type of Identification

(Notary Signature)

ALAN ISIDRO

Name of Notary (typed, printed, stamped)





Parcel Summary (as of 06-Jan-2026) Parcel Map

Parcel Number
05-29-15-54747-084-0030

Owner Name
WAGNER, LARRY H TRE

Property Use
1121 Strip Store - (2 or more stores)

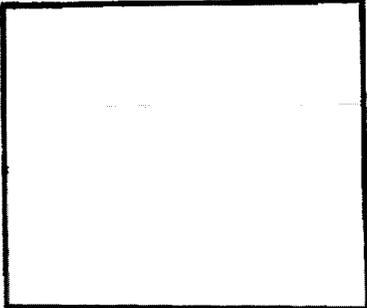
Site Address
647 MANDALAY AVE
CLEARWATER, FL 33767

Mailing Address
10115 BELGRAVE RD
TAMPA, FL 33626-5409

Legal Description
MANDALAY UNIT NO. 5 BLK 84, LOT 3 AND S 1/2 OF LOT 4

Current Tax District
CLEARWATER (CW)

Year Built
1956



| Heated SF | Gross SF | Living Units | Buildings |
|-----------|----------|--------------|-----------|
| 4,626 | 5,712 | 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 |
|--------------------|------------------|--------------|-----------------|-------------------|-----------------------|------------|------------|
| 11131/0393 | Find Comps | 260.03 | A | Current FEMA Maps | Check for EC | Zoning Map | 20/27 |

2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2025 | \$1,435,000 | \$1,218,706 | \$1,218,706 | \$1,435,000 | \$1,218,706 |

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 | \$1,515,000 | \$1,156,639 | \$1,156,639 | \$1,515,000 | \$1,156,639 |
| 2023 | N | \$1,460,000 | \$1,051,490 | \$1,051,490 | \$1,460,000 | \$1,051,490 |
| 2022 | N | \$1,265,000 | \$955,900 | \$955,900 | \$1,265,000 | \$955,900 |
| 2021 | N | \$965,000 | \$869,000 | \$869,000 | \$965,000 | \$869,000 |
| 2020 | N | \$790,000 | \$790,000 | \$790,000 | \$790,000 | \$790,000 |