

NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 73-25

**Certified Mail**  
**July 18, 2025**

Owner: **Rash Holdings LLC**  
**102 Westlake Dr N Unit 103**  
**Lake Lure, NC 28746-9752**

Violation Address: **692 Bayway Blvd #405, Clearwater**  
**17-29-15-43455-000-4050**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, August 27, 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) **1-104.B** 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 Number: CDC2025-01252

NAME OF VIOLATOR: RASH HOLDINGS LLC  
MAILING ADDRESS: 102 WESTLAKE DR N UNIT 103  
LAKE LURE, NC 28746-9752

VIOLATION ADDRESS:


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

PARCEL #: 17-29-15-43455-000-4050

DATE OF INSPECTION:

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

1-104.B. - **\*\*DEVELOPMENT CODE VIOLATION\*\*** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

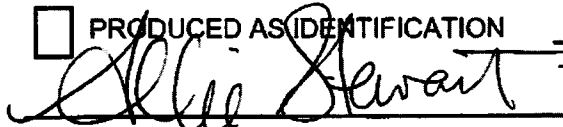
  
\_\_\_\_\_  
Rebecca Mulder

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical physical presence or \_\_\_\_\_ online  
notarization on this 10th day of July, 2025, by Rebecca Mulder.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION \_\_\_\_\_

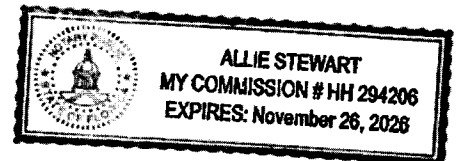
  
\_\_\_\_\_  
(Notary Signature)

Type of Identification

  
\_\_\_\_\_  
Allie Stewart

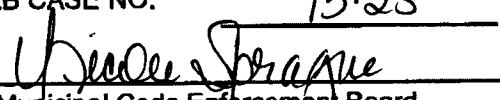
Name of Notary (typed, printed, stamped)

FILED THIS 16<sup>th</sup> DAY OF July, 2025



MCEB CASE NO.

73.25

  
\_\_\_\_\_  
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

Rash Holdings LLC  
102 WESTLAKE DR N  
UNIT 103 LAKE LURE,  
NC 28746-9752

CDC2025-01252

ADDRESS OR LOCATION OF VIOLATION: **692 BAYWAY BLVD 405**

LEGAL DESCRIPTION: ISLAND KEY CONDO UNIT 405 TOGETHER WITH THE USE OF PARKING SPACE 25

DATE OF INSPECTION: 6/11/2025

Section of City Code Violated:

PARCEL: 17-29-15-43455-000-4050

### Section 1-104. - Jurisdiction and applicability.

A. This Development Code shall govern the development and use of land and structures within the corporate limits of the city.

B. No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

Specifically:

Based on evidence, it has been determined that short-term rental activity has occurred here in violation of the Development Order approval of FLD2002-11043, which constitutes a violation of City Code Section 1-104(B).

The Development Order approved single family use as Attached Dwellings. It was not approved for use as Resort Attached Dwellings or as a Transient Public Lodging Establishment. The application for approval of FLD2002-11043 specifically stated:

"The replacement of the existing overnight-accommodation use with a owner occupied use will certainly help to reduce the number of transient tenants within the area, lending to a more desirable 'beach community' atmosphere."

Based on this assurance in the development application, Attached Dwellings were approved here along with setback reductions that were applicable at the time. In order to allow for Transient Public Lodging Establishments or Resort Attached Dwellings a Change of Use application must be submitted and approved.

Evidence shows that short-term rental bookings occurred May 9-18, 2025. Since the short term rental bookings have already occurred and completed, those violations are irreparable and irreversible in nature because they are incapable of being corrected. A Hearing will be immediately scheduled pursuant to Section 7-102(E). The public hearing will be held on 7/23/2025, at 1:30 pm. before the Municipal Code Enforcement Board located at the Clearwater Main Library, 100 N Osceola Ave, Clearwater, FL 33755 concerning the above violation.

THIS VIOLATION 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.

*Rebecca Mulder*

Rebecca Mulder - Code Compliance Manager

Date Printed: 6/26/2025

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

NOV\_Violation

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**Section 1-104. Jurisdiction and applicability.**

- A. This Development Code shall govern the development and use of land and structures within the corporate limits of the city.
- B. No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

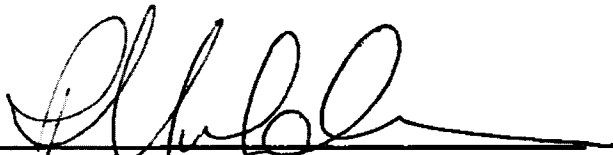
**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**

**AFFIDAVIT OF POSTING**

City Case Number: CDC2025-01252

Site of Violation:

1. Rebecca Mulder, being first duly sworn, deposes and says:
2. That I am a Code Enforcement Manager employed by the City of Clearwater.
3. That on the 15th 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 , Clearwater, Florida.



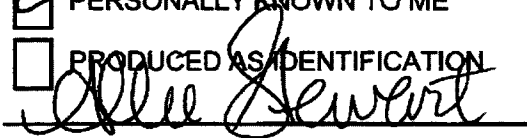
Rebecca Mulder Code Enforcement Manager  
727-444-8710  
rebecca.mulder@myclearwater.com

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or \_\_\_\_\_ online notarization on this 15th day of July, 2025, by Rebecca Mulder.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

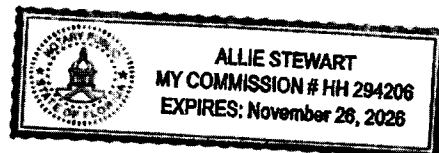


\_\_\_\_\_  
Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)



State of Florida  
County of Pinellas  
City of Clearwater

I, Penny D. Krall, hereby affirm the following:

**Personal Information:**

I am the legal owner of the 692 Bayway Blvd., Apt 201, Clearwater Beach, FL 33767.

**Description of Violation:**

The owner of 692 Bayway Blvd., Apt 405, is renting the unit for less than 30 days, violating the Clearwater City zoning ordinance.

**Additional Information:**

As a full-time resident of Island Key, I am aware of the property activity and frequently am approach by renters seeking advice and information. During these discussions, renters are very open about their rental lengths. Consequently, the most recent renters in unit 405 shared their rental contract with me, which I provided to the city as evidence of the ongoing issue with owners renting for less than 30 days.

**Attempts to Resolve:**

The owner of unit 405 has been informed on multiple occasions that Island Key is a 30+ day rental property and is aware of the violation of city code. Unfortunately, the situation continues with short-term rentals, which warrants city intervention.

I affirm that the above information is true and accurate to the best of my knowledge.

Penny D. Krall  
*Penny D. Krall*  
Date: June 11, 2025

**Notary Public Section:**

Subscribed and sworn to before me, on

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me in Physical Presence

on this 11th day of June

Penny D. Krall

Chiha Barnhizer  
Notary Public of Florida

Known OR Produced Identification False  
Commission Expires 4/10/28



**ALERT: SEVERE WEATHER, STORMS, AND FLOODING ALONG THE EAST COAST AND IN TEXAS ...****USPS Tracking®****FAQs >**

Tracking Number:

**Remove X****70192970000161472303****Copy****Add to Informed Delivery (<https://informedelivery.usps.com/>)****Latest Update**

Your item was delivered to an individual at the address at 3:37 pm on July 7, 2025 in LAKE LURE, NC 28746.

**Get More Out of USPS Tracking:****USPS Tracking Plus®****Delivered****Delivered, Left with Individual**

LAKE LURE, NC 28746

July 7, 2025, 3:37 pm

**See All Tracking History****What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)****Text & Email Updates****USPS Tracking Plus®****Product Information****See Less ^**

Track Another Package

Enter tracking or barcode numbers

Feedback



Mike Twitty, MAI, CFA  
Pinellas County Property Appraiser

### Parcel Summary (as of 10-Jul-2025)

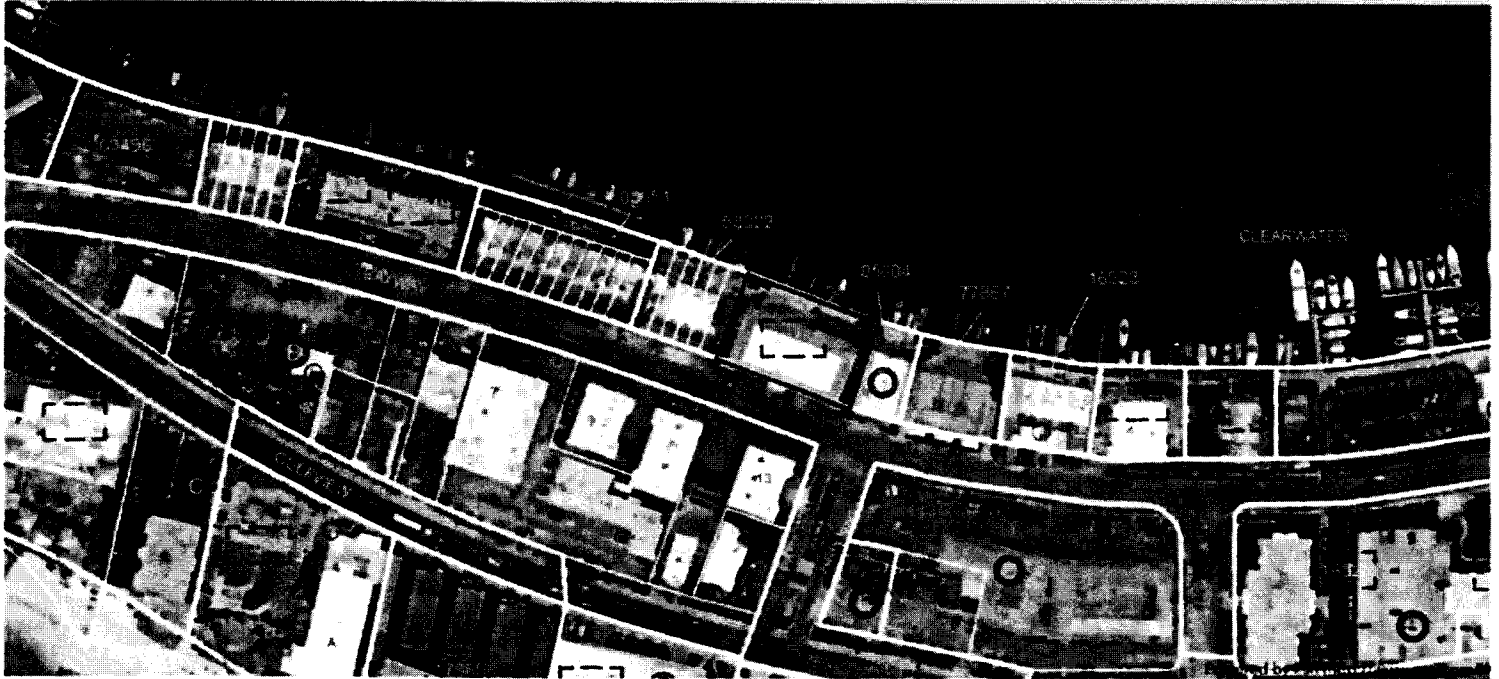
#### Parcel Number

**17-29-15-43455-000-4050**

- Owner Name  
**RASH HOLDINGS LLC**
- Property Use  
**0430 Condominium**
- Site Address  
**692 BAYWAY BLVD # 405  
CLEARWATER, FL 33767**
- Mailing Address  
**102 WESTLAKE DR N UNIT 103  
LAKE LURE, NC 28746-9752**
- Legal Description  
**ISLAND KEY CONDO UNIT 405 TOGETHER WITH THE USE OF PARKING SPACE 25**
- Current Tax District  
**CLEARWATER (CW)**
- Year Built  
**2005**

Living SF	Gross SF	Living Units	Buildings
<b>1,830</b>	<b>1,830</b>	<b>1</b>	<b>1</b>

#### Parcel Map



#### 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 Bk/Pg
22584/1134	\$853,181	260.03	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	135/37