

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 54-26**

**Certified Mail  
February 13, 2026**

**Owner: Cleveland St East LLC  
500 McLennan St.  
Clearwater, FL 33756-2047**

**Violation Address: 1242 Cleveland St., Clearwater  
15-29-15-65268-000-0030**

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) **3-1502.I, 3-1804.D, & C-705.D.7.c.1** 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: CLEVELAND ST EAST LLC  
MAILING ADDRESS: 500 MCLENNAN ST  
CLEARWATER FL, 33756-2047

CITY CASE#: BIZ2025-00683

VIOLATION ADDRESS: 1242 CLEVELAND ST  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 11/13/2025

LEGAL DESCRIPTION OF PROPERTY: PADGETT'S ESTATES SUB LOT 3 & S 11FT OF LOT 2 & E 59FT OF LOT 4

PARCEL #: 15-29-15-65268-000-0030

DATE OF INSPECTION: 11/13/2025 12:15:00 PM

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

3-1502.I. - **\*\*SIGN MAINTENANCE\*\*** \* All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.

3-1804.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 (3) 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.

C-705.D7.c.1 Window Signs Downtown

SPECIFICALLY,

The signage at the location advertises a business that is no longer maintaining a presence on the premises where the sign is displayed.

- The faces of the free-standing sign are deteriorated and need to be covered / painted. Alternatively, it can also be demolished. Please obtain a demo permit in this case.
- The channel letter wall sign should be removed.
- The window signage doesn't meet the provisions for this zone and should be removed.

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 February, 2026, by Stefan Burghardt.

STATE OF FLORIDA  
COUNTY OF PINELLAS

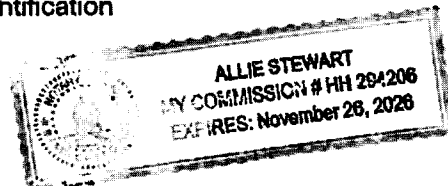
- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

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

(Notary Signature)

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

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

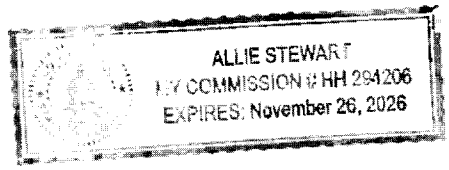


Name of Notary (typed, printed, stamped)

FILED THIS 6 DAY OF February, 2026

MCEB CASE NO. 54.26

Chloe 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

CLEVELAND ST EAST LLC  
500 MCLENNAN ST  
CLEARWATER, FL, 33756-2047

BIZ2025-00683

ADDRESS OR LOCATION OF VIOLATION: 1242 CLEVELAND ST

LEGAL DESCRIPTION: PADGETT'S ESTATES SUB LOT 3 & S 11FT OF LOT 2 & E  
59FT OF LOT 4

DATE OF INSPECTION: 11/13/2025

PARCEL: 15-29-15-65268-000-0030

### Section of City Code Violated:

3-1502.I. - **\*\*SIGN MAINTENANCE\*\*** \* All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.

3-1804.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 (3) 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.

C-705.D7.c.1 Window Signs Downtown

Specifically: The signage at the location advertises a business that is no longer maintaining a presence on the premises where the sign is displayed.

- The faces of the free-standing sign are deteriorated and need to be covered / painted. Alternatively, it can also be demolished. Please obtain a demo permit in this case.
- The channel letter wall sign should be removed.
- The window signage doesn't meet the provisions for this zone and should be removed.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 12/15/2025. 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: 11/13/2025

NOV\_PropOwn

Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.

3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.
5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. *Yards, landscape areas, and artificial turf areas.*

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.
2. Any portion of a lot not covered by a building or structure or otherwise devoted to parking, a service drive or a walkway shall be landscaped with grass or other appropriate ground cover and shall be maintained in a neat and orderly manner.
3. Landscape materials, including natural turf, shrubs, and trees, excluding artificial turf, whether required or optional, shall be maintained in a healthy live condition so as to present a neat and attractive appearance and so as to discourage the accumulation of trash or debris and/or infestation by pests.
4. Artificial turf shall be maintained according to Section 3-1203.G.
5. No yard, landscape area, growth of landscape material, or artificial turf area (unless previously approved by the city engineer) shall encroach upon the public right-of-way so as to hinder safe and convenient vehicular or pedestrian movement in the public right-of-way.
6. No yard shall be used for dumping or accumulation of any garbage, rubbish, dead animals, trash, waste vegetable or animal matter of any kind or construction debris.

X I. *Signs.* All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.

J. *Vacant parcels.*

- 1.

## 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

## Figure 60. Window Sign Example

### 7. Window Signs.

- a. Description: A sign that is affixed or attached to the inside of a window facing the street.
- b. Number of Signs: N/A.
- c. Dimensional Requirements.
  1. Window signs shall not exceed 25 percent of any window or glass door opening.
  2. Where multiple windows present as one large window, the window grouping will be treated as one window for the purpose of calculating allowed signage.
  3. The total area of window signs erected along a street frontage shall not exceed 50 square feet.
- d. Standards.
  1. Window signs shall be limited to windows and doors on the ground floor.
  2. Window signs should be applied directly to the interior face of the glazing or hung inside the window, thereby concealing all mounting hardware and equipment.
  3. Window signs shall not obscure views into a business.
  4. Window signs should complement the merchandise display without obscuring it.
  5. Window signs should be scaled to the pedestrian instead of vehicular traffic.

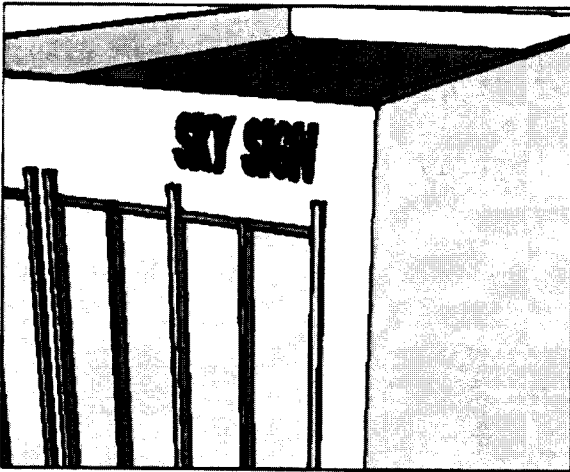


Figure 61. Skyline Sign Diagram

1242 Cleveland St.

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature  Agent  
 Address

B. Received by (Print Name)

C. Date of Delivery

1. Article Addressed to:

Is delivery address different from item 1?  Yes  
 No  
 If delivery address below:

CLEVELAND ST EAST LLC  
 - 500 MCLENNAN ST  
 CLEARWATER, FL 33756-2047



9590 9402 8221 3030 5275 11

- Service type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation®
  - Signature Confirmation Restricted Delivery

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

9589 0710 5270 2276 5372 49

312021-00683

Domestic Return Receipt



Parcel Summary (as of 06-Feb-2026)	Parcel Map								
<b>Parcel Number</b> <b>15-29-15-65268-000-0030</b>									
<b>Owner Name</b> CLEVELAND ST EAST LLC									
<b>Property Use</b> 1730 General Office									
<b>Site Address</b> 1242 CLEVELAND ST CLEARWATER, FL 33755									
<b>Mailing Address</b> 500 MCLENNAN ST CLEARWATER, FL 33756-2047									
<b>Legal Description</b> PADGETT, R.H. LOTS 20-22 SUB LOT 3 & S 11FT OF LOT 2 & E 59FT OF LOT 4									
<b>Current Tax District</b> CLEARWATER DOWNTOWN (CWD)									
<b>Year Built</b> 1948									
<table border="1"> <thead> <tr> <th>Heated SF</th> <th>Gross SF</th> <th>Living Units</th> <th>Buildings</th> </tr> </thead> <tbody> <tr> <td>3,000</td> <td>3,378</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	Heated SF	Gross SF	Living Units	Buildings	3,000	3,378	0	1	
Heated SF	Gross SF	Living Units	Buildings						
3,000	3,378	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 Bl/Pg
21830/1331	Find Comps	264.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	9/110

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000

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	\$535,500	\$535,500	\$535,500	\$535,500	\$535,500
2023	N	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000
2022	N	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000
2021	N	\$305,000	\$305,000	\$305,000	\$305,000	\$305,000
2020	N	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000