

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 159-25**

Certified Mail
October 10, 2025

Owner: **Mack Ventures LLC**
825 San Antonio Rd Ste 110
Palo Alto, CA 94303-4620

Violation Address: **1600 N Myrtle Ave., Clearwater**
09-29-15-55530-000-0020

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, November 19, 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) **3-1202.B.2, 3-1204.I, 3-1204.J, 3-1204.L, 3-1204.M, 3-1205.A, & 3-1502.D** 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: CDC2024-01520

NAME OF VIOLATOR: MACK VENTURES LLC
MAILING ADDRESS: 825 SAN ANTONIO RD STE 110
PALO ALTO, CA, 94303-4620

VIOLATION ADDRESS: 1600 N MYRTLE AVE

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

PARCEL #: 09-29-15-55530-000-0020

DATE OF INSPECTION: 6/24/2025 9:33:00 AM

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

3-1202.B.2. – ****General landscaping standards exceptions****

B. Plant Material Specifications. Except as provided in subsection (8) below, plant materials which are utilized to satisfy the landscaping required by this development code shall comply with the following minimum standards:??

2. Exceptions:

a. Single-family detached and two-family attached dwellings.: The above size requirements with regard to shade trees and accent trees shall not be applied to single-family detached dwellings and two-family attached dwellings. For those uses shade trees shall have minimum height of eight feet and minimum caliper of two inches, and accent trees shall have minimum height of six feet and minimum caliper of one inch.?

b. Parks and athletic fields.? Artificial turf may be used in lieu of plant materials in parks and athletic fields.

3-1204.I. - ****RESPONSIBILITY FOR LANDSCAPE MAINTENANCE**** The owner and tenant, if any, are jointly and severally responsible for the regular and continuous maintenance and protection of all required landscaping, including the irrigation system, which shall be maintained in a healthy growing condition so as to present a neat and orderly appearance, free from refuse, debris and weeds.

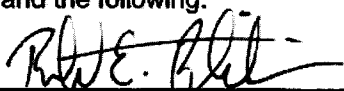
3-1204.J - ****SHADE TREES**** Required shade trees planted shall not be topped, shaped or severely pruned, but must be allowed to grow to maturity and attain their natural form so that crown development is not inhibited.

3-1204.L. - ****DEAD, DECLINING, MISSING AND DISEASED PLANT MATERIAL**** shall be replaced with healthy material of similar type in keeping with the landscaping requirements at the time of original planting and in accordance with the approved landscape plan.

3-1204.M. - ****LANDSCAPE INSPECTIONS**** Landscaping will be inspected periodically by the City, but not less frequently than every three years to ensure that proper maintenance is provided.

3-1205.A. - ****TREE PROTECTION**** No person may remove or cause to be removed any protected tree or any palm with a ten foot clear and straight trunk without first having procured a permit as provided in Article 4, Division 12.

3-1205.D. - ****Tree and palm requirements and replacements**** Tree and palm replacements shall be in compliance with Section 3-1202(B)(1) and the following:



STATE OF FLORIDA
COUNTY OF PINELLAS

Robert Robicheau

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online
notarization on this 6th day of October, 2025, by Robert Robicheau.

☒ PERSONALLY KNOWN TO ME

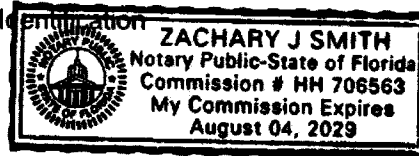
☐ PRODUCED AS IDENTIFICATION

Zach Smith

(Notary Signature)

Zachary J. Smith

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 6th DAY OF October, 2025

MCEB CASE NO.

159:25

Ubinde 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

MACK VENTURES LLC
825 SAN ANTONIO RD STE 110
PALO ALTO, CA 94303-4620

CDC2024-01520

ADDRESS OR LOCATION OF VIOLATION: 1600 N MYRTLE AVE

LEGAL DESCRIPTION: MARSHALL'S, E.A. SUB LOT 2 & S 1/2 OF LOT 1 AND ALL
OF LOTS 3,4,11 & 12 AND VAC ALLEY BETWEEN LESS ST ON E

DATE OF INSPECTION: 12/2/2024

PARCEL: 09-29-15-55530-000-0020

Section of City Code Violated:

3-1202.B.2. - ****General landscaping standards exceptions****

B. Plant Material Specifications. Except as provided in subsection (8) below, plant materials which are utilized to satisfy the landscaping required by this development code shall comply with the following minimum standards:??

2. Exceptions:

a. Single-family detached and two-family attached dwellings.: The above size requirements with regard to shade trees and accent trees shall not be applied to single-family detached dwellings and two-family attached dwellings. For those uses shade trees shall have minimum height of eight feet and minimum caliper of two inches; and accent trees shall have minimum height of six feet and minimum caliper of one inch.?

b. Parks and athletic fields.? Artificial turf may be used in lieu of plant materials in parks and athletic fields.

3-1204.I. - ****RESPONSIBILITY FOR LANDSCAPE MAINTENANCE**** The owner and tenant, if any, are jointly and severally responsible for the regular and continuous maintenance and protection of all required landscaping, including the irrigation system, which shall be maintained in a healthy growing condition so as to present a neat and orderly appearance, free from refuse, debris and weeds.

3-1204.J - ****SHADE TREES**** Required shade trees planted shall not be topped, shaped or severely pruned, but must be allowed to grow to maturity and attain their natural form so that crown development is not inhibited.

3-1204.L. - ****DEAD, DECLINING, MISSING AND DISEASED PLANT MATERIAL**** shall be replaced with healthy material of similar type in keeping with the landscaping requirements at the time of original planting and in accordance with the approved landscape plan.

3-1204.M. - ****LANDSCAPE INSPECTIONS**** Landscaping will be inspected periodically by the City, but not less frequently than every three years to ensure that proper maintenance is provided.

3-1205.A. - ****TREE PROTECTION**** No person may remove or cause to be removed any protected tree or any palm with a ten foot clear and straight trunk without first having procured a permit as provided in Article 4, Division 12.

3-1205.D. - ****Tree and palm requirements and replacements**** Tree and palm replacements shall be in compliance with Section 3-1202(B)(1) and the following:

Specifically: Replace missing trees from landscape
Remove declining shade trees and replace them with shade trees
Remove invasive plant material from landscaping
Replace missing and declining shrubs
Remove excessive vines from northern portion of parking lot



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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/2/2025. 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.

Robert Robicheau

Land Development Arborist

727-444-7961

robert.robicheau@myclearwater.com

Date Printed: 12/2/2024

Section 3-1204. - Installation and maintenance.

I. The owner and tenant, if any, are jointly and severally responsible for the regular and continuous maintenance and protection of all required landscaping, including the irrigation system, which shall be maintained in a healthy growing condition so as to present a neat and orderly appearance, free from refuse, debris and weeds.

J. Required shade trees planted shall not be topped, shaped or severely pruned, but must be allowed to grow to maturity and attain their natural form so that crown development is not inhibited.

L. Dead, declining, missing and diseased plant material shall be replaced with healthy material of similar type in keeping with the landscaping requirements at the time of original planting and in accordance with the approved landscape plan.

M. Landscaping will be inspected periodically by the City, but not less frequently than every three years to ensure that proper maintenance is provided.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2024-01520

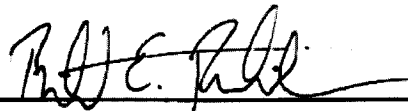
Site of Violation: 1600 N MYRTLE AVE

RECEIVED

JAN 10 2025

CITY CLERK DEPARTMENT

1. Robert Robicheau, being first duly sworn, deposes and says:
2. That I am a Land Development Arborist employed by the City of Clearwater.
3. That on the 10th day of January, 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 1600 N MYRTLE AVE, Clearwater, Florida.

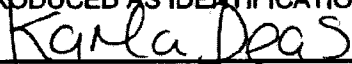


Robert Robicheau Land Development Arborist
727-444-7961
robert.robicheau@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

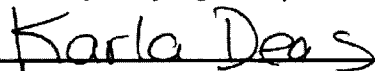
SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 10th day of January, 2025, by Robert Robicheau.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

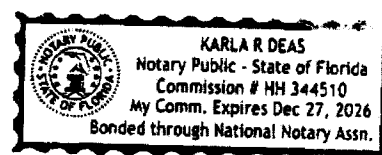


Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)



SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Mack Ventures LLC
825 San Antonio Rd STE 110
Palo Alto, CA 94303-4620



9590 9402 5667 9308 5965 21

2. Article Number (Transfer from service label)

7019 2970 0001 6141 4143

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

JAN 23 2025
PLANNING & DEVELOPMENT
CODE COMPLIANCE

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

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Mack Ventures LLC
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Palo Alto, CA 94303-4620



COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

RECEIVED

DEC 20 2024

3. Service Type

☐ Adult Signature

☐ Priority Mail Express®

☐ Registered Mail™



Parcel Summary (as of 09-Oct-2025)

Parcel Map

Parcel Number

09-29-15-55530-000-0020

Owner Name

MACK VENTURES LLC

Property Use

1120 Single Building Store

Site Address

1600 N MYRTLE AVE

CLEARWATER, FL 33755

Mailing Address

825 SAN ANTONIO RD STE 110

PALO ALTO, CA 94303-4620

Legal Description

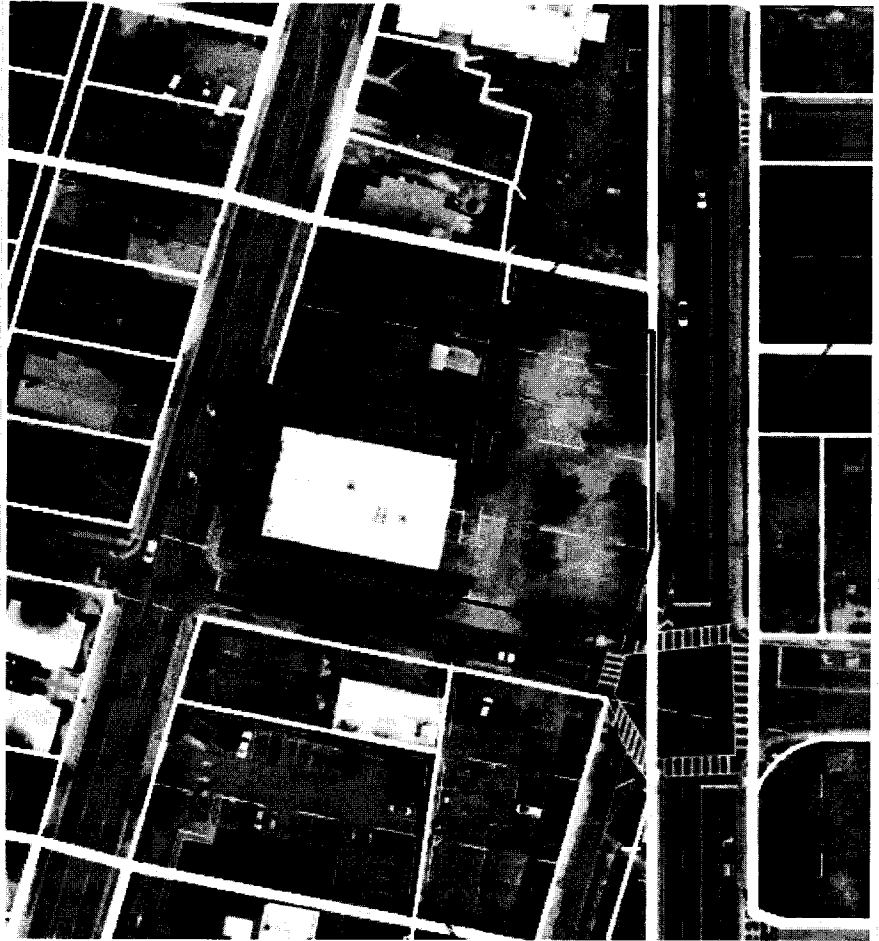
MARSHALL'S, E.A. SUB PART OF LOTS 1, 2, 3, 4, PER O.R.'S 2103/557 & 558, 1939/459 & ALL OF LOTS 11 & 12 TOGETHER WITH VAC ALLEY BETWEEN LOTS 3, 4, 11

Current Tax District

CLEARWATER (CW)

Year Built

1996



Heated SF	Gross SF	Living Units	Buildings
6,700	6,760	0	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19532/0883	Find Comps	261.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	H7/17

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$670,000	\$670,000	\$670,000	\$670,000	\$670,000

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	\$628,000	\$628,000	\$628,000	\$628,000	\$628,000
2023	N	\$605,000	\$605,000	\$605,000	\$605,000	\$605,000
2022	N	\$575,000	\$550,000	\$550,000	\$575,000	\$550,000
2021	N	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000