

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 26-25**

Certified Mail
March 14, 2025

Owner: **United Dominion Rlty Trust
c/o Property Tax Dept
1745 Shea Center Dr. Ste 200
Highlands Ranch, CO 80129-1540**

Violation Address: **1820 Sunset Point Rd., Clearwater
01-29-15-00000-230-0400**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 23, 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.A, 3-1204.C, 3-1204.L, 3-1204.M, & 3-1205.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: CDC2024-01593

NAME OF VIOLATOR: UNITED DOMINION RLTY TRUST
C/O PROPERTY TAX DEPT
MAILING ADDRESS: 1745 SHEA CENTER DRIVE STE 200
HIGHLANDS RANCH, CO 80129-1540

VIOLATION ADDRESS: 1820 SUNSET POINT RD
COMMON

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

PARCEL #: 01-29-15-00000-230-0400

DATE OF INSPECTION: 2/14/2025 4:21:00 PM

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.

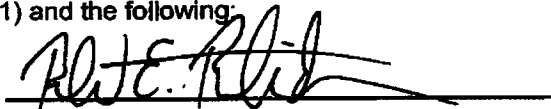
3-1204.A. - ****LANDSCAPE PLAN**** All required landscaping shall be installed in accordance with an approved landscape plan, including all specified conditions to a particular development approval, and inspected prior to the issuance of a certificate of occupancy. In the event there are any changes to the approved landscape plan, such changes must be reviewed and approved and noted on the plan prior to notification for the final inspection for a certificate of occupancy.

3-1204.C. - ****TREE PLANTING**** Trees which are balled and burlapped must have the burlap removed or folded down at the time of planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting. If stakes or guy wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guy wires must be removed after one year.

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



Robert Robicheau

STATE OF FLORIDA
COUNTY OF PINELLAS

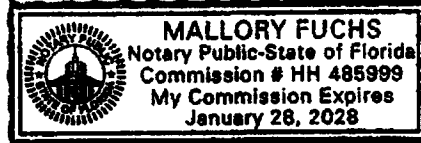
SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 18th day of February, 2025, by Robert Robicheau.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Mallory Fuchs
(Notary Signature)

Type of Identification

Mallory Fuchs
Name of Notary (typed, printed, stamped)



FILED THIS 18 DAY OF February, 2025

MCEB CASE NO.

26-25

Robert Robicheau
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

UNITED DOMINION RLTY TRUST
C/O PROPERTY TAX DEPT
1745 SHEA CENTER DRIVE STE 200
HIGHLANDS RANCH, CO 80129-1540

CDC2024-01593

ADDRESS OR LOCATION OF VIOLATION: **1820 SUNSET POINT RD COMMON**

LEGAL DESCRIPTION: FR W 1/4 COR OF SEC RUN N 92.5FT TH E 50FT FOR
POB TH N ALG E R/W LN KEENE RD 576.73FT TH ALG ARC OF CVE TO RT
209.87FT RAD 254.2FT CB N23DE 203.96FT TH N47DE 161.32FT TH E 710FT TH
S09DW 461.18FT TH S 150FT

DATE OF INSPECTION: 12/30/2024

PARCEL: 01-29-15-00000-230-0400

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.A. - ****LANDSCAPE PLAN**** All required landscaping shall be installed in accordance with an approved landscape plan, including all specified conditions to a particular development approval, and inspected prior to the issuance of a certificate of occupancy. In the event there are any changes to the approved landscape plan, such changes must be reviewed and approved and noted on the plan prior to notification for the final inspection for a certificate of occupancy.

3-1204.C. - ****TREE PLANTING**** Trees which are balled and burlapped must have the burlap removed or folded down at the time of planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting. If stakes or guy wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guy wires must be removed after one year.

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



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

Specifically: Remove and replace declining magnolia trees from western property border.
Remove and replace dead loquat tree from northwest property corner.
Replace missing ixora & viburnum from northern property border.
Replace missing wax myrtle along northern property border.
Replace missing viburnum along eastern property border.
Replace missing loropetalum from parking landscape islands on southeastern portion of property.
Remove brazilian pepper and replace it with a native shade tree in parking landscape islands on southeastern portion of property.
Remove brazilian pepper on southern border of property.
Replace missing and declining podocarpus and ixoras on southern border.
Replace missing and declining ixora on southwest border of property.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/13/2025. 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: 2/3/2025

Section 3-1202. - General landscaping standards.

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.

Section 3-1204. - Installation and maintenance.

- A. All required landscaping shall be installed in accordance with an approved landscape plan, including all specified conditions to a particular development approval, and inspected prior to the issuance of a certificate of occupancy. In the event there are any changes to the approved landscape plan, such changes must be reviewed and approved and noted on the plan prior to notification for the final inspection for a certificate of occupancy.
- B. 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.
- C. Landscaping will be inspected periodically by the City, but not less frequently than every three years to ensure that proper maintenance is provided.

Section 3-1205. - Tree protection

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

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

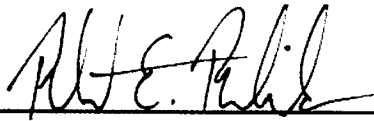
City Case Number: CDC2024-01593

Site of Violation: 1820 SUNSET POINT RD
COMMON

RECEIVED

FEB 04 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 4th day of February, 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 1820 SUNSET POINT RD COMMON, Clearwater, Florida.



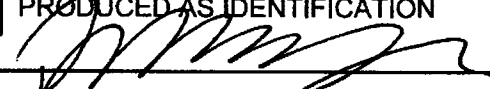
Robert Robicheau Land Development Arborist
727-444-7961
robert.robicheau@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

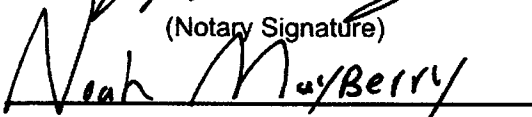
SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 4th day of February, 2025, by Robert Robicheau.

☒ PERSONALLY KNOWN TO ME

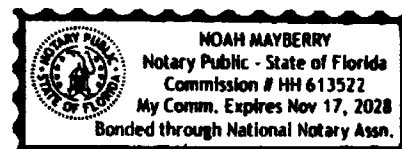
☐ PRODUCED AS IDENTIFICATION



(Notary Signature) Type of Identification



Name of Notary (typed, printed, stamped)





Parcel Summary (as of 14-Feb-2025)

Parcel Map

Parcel Number

01-29-15-00000-230-0400

Owner Name

UNITED DOMINION RLTY TRUST

Property Use

0310 Apartments (50 units or more)

Site Address

1820 SUNSET POINT RD
CLEARWATER, FL 33765

Mailing Address

C/O PROPERTY TAX DEPT
1745 SHEA CENTER DRIVE STE 200
HIGHLANDS RANCH, CO 80129-1540

Legal Description

FR W 1/4 COR OF SEC RUN N 92.5FT TH E 50FT FOR
POB TH N ALG E R/W LN KEENE RD 576.73FT TH ALG
ARC OF CVE TO RT 209.87FT RAD 254.2FT CB N23DE
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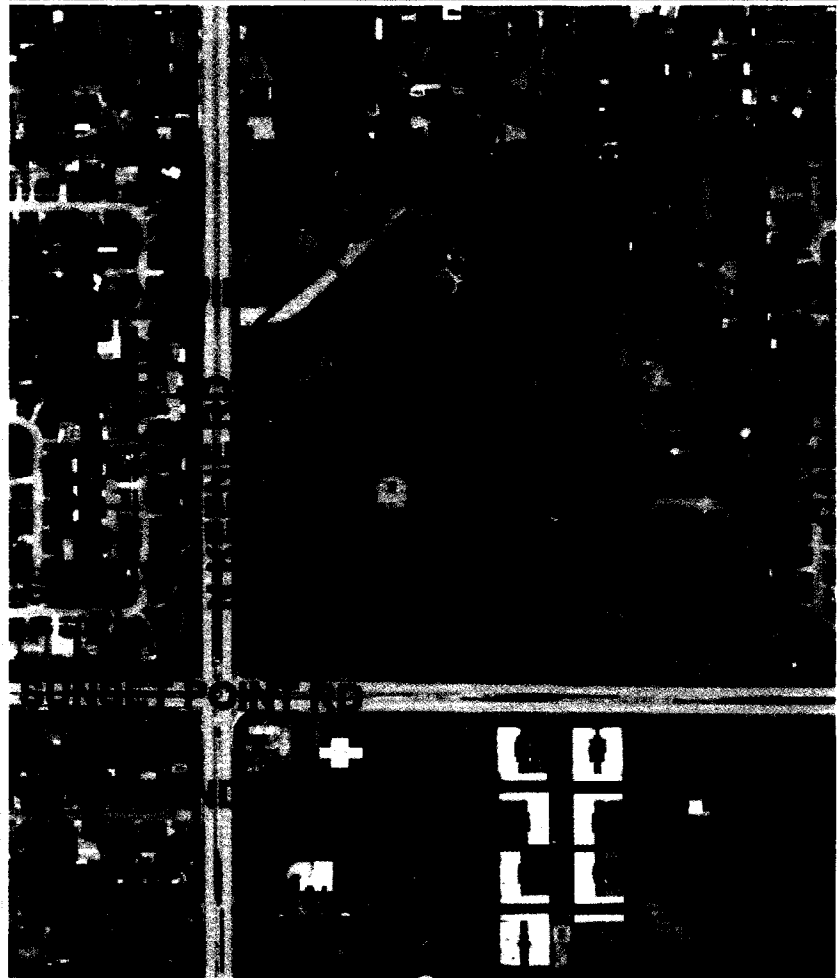
Current Tax District

CLEARWATER (CW)

Year Built

1972 | 1972 | 1972 | 1972 | 1972 | 1972 | 1972 | 1972 |
1972 | 1972 | 1972 | 1972 | 1972 | 1972 | 1972 | 1972

Heated SF	Gross SF	Living Units	Buildings
217,400	241,170	209	16



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	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).
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
08416/0406	Find Comps	267.05	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	/

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$26,000,000	\$26,000,000	\$26,000,000	\$26,000,000	\$26,000,000

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
2023	N	\$27,750,000	\$27,750,000	\$27,750,000	\$27,750,000	\$27,750,000
2022	N	\$27,100,000	\$26,400,000	\$26,400,000	\$27,100,000	\$26,400,000
2021	N	\$24,000,000	\$24,000,000	\$24,000,000	\$24,000,000	\$24,000,000
2020	N	\$22,000,000	\$22,000,000	\$22,000,000	\$22,000,000	\$22,000,000
2019	N	\$21,300,000	\$21,300,000	\$21,300,000	\$21,300,000	\$21,300,000