

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

**Certified Mail
March 14, 2025**

Owner: **Mulberry Creek Properties LLC
8700 Front Beach Rd Unit 4112
Panama City Beach, FL 32407-4281**

Violation Address: **2946 Gulf to Bay Blvd., Clearwater
17-29-16-00000-140-0110**

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) **3-808** 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: MULBERRY CREEK PROPERTIES LLC CITY CASE#: CDC2025-00069
MAILING ADDRESS: 8700 FRONT BEACH RD UNIT 4112
PANAMA CITY BEACH, FL 32407-4281

VIOLATION ADDRESS: 2946 GULF TO BAY BLVD COMMON
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 2/7/2025

LEGAL DESCRIPTION OF PROPERTY: BEG 537.47FT N & 40FT W OF SE COR OF NE 1/4 TH W
890.04FT TH N 783.1FT TH E 890.04FT TH S 783.1FT TO POB CONT 16 AC (SUB-LEASED

PARCEL #: 17-29-16-00000-140-0110

DATE OF INSPECTION: 2/7/2025 1:32:00 PM

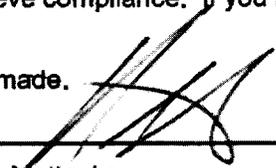
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

SPECIFICALLY,

Fence Maintenance: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Fencing or walls need to be repaired to code and maintained on a regular basis thereafter. NOTE: Fencing can also be removed to achieve compliance. If you have any questions, please call Kevin Mattocks 727-580-2511.

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



Kevin Mattocks

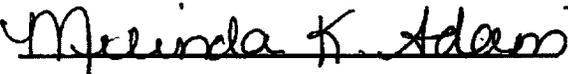
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 4th day of March, 2025, by Kevin Mattocks.

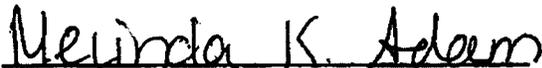
STATE OF FLORIDA
COUNTY OF PINELLAS

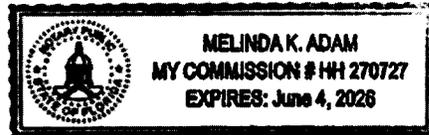
PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Type of Identification

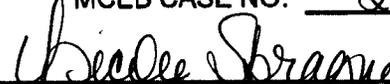

(Notary Signature)


Name of Notary (typed, printed, stamped)



FILED THIS 11th DAY OF March, 20 25

MCEB CASE NO. 25-25


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

MULBERRY CREEK PROPERTIES LLC
8700 FRONT BEACH RD UNIT 4112
PANAMA CITY BEACH, FL 32407-4281

CDC2025-00069

ADDRESS OR LOCATION OF VIOLATION: **2946 GULF TO BAY BLVD COMMON**

LEGAL DESCRIPTION: BEG 537.47FT N & 40FT W OF SE COR OF NE 1/4 TH W
890.04FT TH N 783.1FT TH E 890.04FT TH S 783.1FT TO POB CONT 16 AC (SUB-
LEASED)

DATE OF INSPECTION: 2/7/2025

PARCEL: 17-29-16-00000-140-0110

Section of City Code Violated:

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

Specifically: Fence Maintenance: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Fencing or walls need to be repaired to code and maintained on a regular basis thereafter. NOTE: Fencing can also be removed to achieve compliance. If you have any questions, please call Kevin Mattocks 727-580-2511.

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

Kevin Mattocks Code Inspector
727-444-7744
kevin.mattocks@myclearwater.com

Date Printed: 2/7/2025

NOV_PropOwn

Section 3-808. - Maintenance of fences and walls.

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
 2. Rotten boards in a fence shall be replaced.
 3. Each support post or footer shall be solidly attached to the ground.
 4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
 5. Each fence shall be securely fastened to the support post and fence stringers.
 6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replaced with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
B. Received by (Printed Name) C. Date of Delivery
SUSANNE LOVELLY-JONES 2/20/25
D. Is delivery address different from item 1? Yes
Every address below: No

MULBERRY CREEK PROPERTIES LLC
8700 FRONT BEACH RD UNIT 4112
PANAMA CITY BEACH, FL 32407-4281

RECEIVED
FEB 25 2025

9590 9402 8223 3030 1747 68

Adult Signature Registered Mail[®]
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail[®] Signature Confirmation[™]
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Delivery Restricted Delivery
 Delivery Restricted Delivery

Article Number (Transfer from non-PSN label)
9589 0710 5270 2276 5406 90

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

Domestic Return Receipt



Parcel Summary (as of 03-Mar-2025)

Parcel Map

Parcel Number

17-29-16-00000-140-0110

Owner Name

MULBERRY CREEK PROPERTIES LLC

Property Use

2815 Campground - RV park

Site Address

2946 GULF TO BAY BLVD
CLEARWATER, FL 33759

Mailing Address

8700 FRONT BEACH RD UNIT 4112
PANAMA CITY BEACH, FL 32407-4281

Legal Description

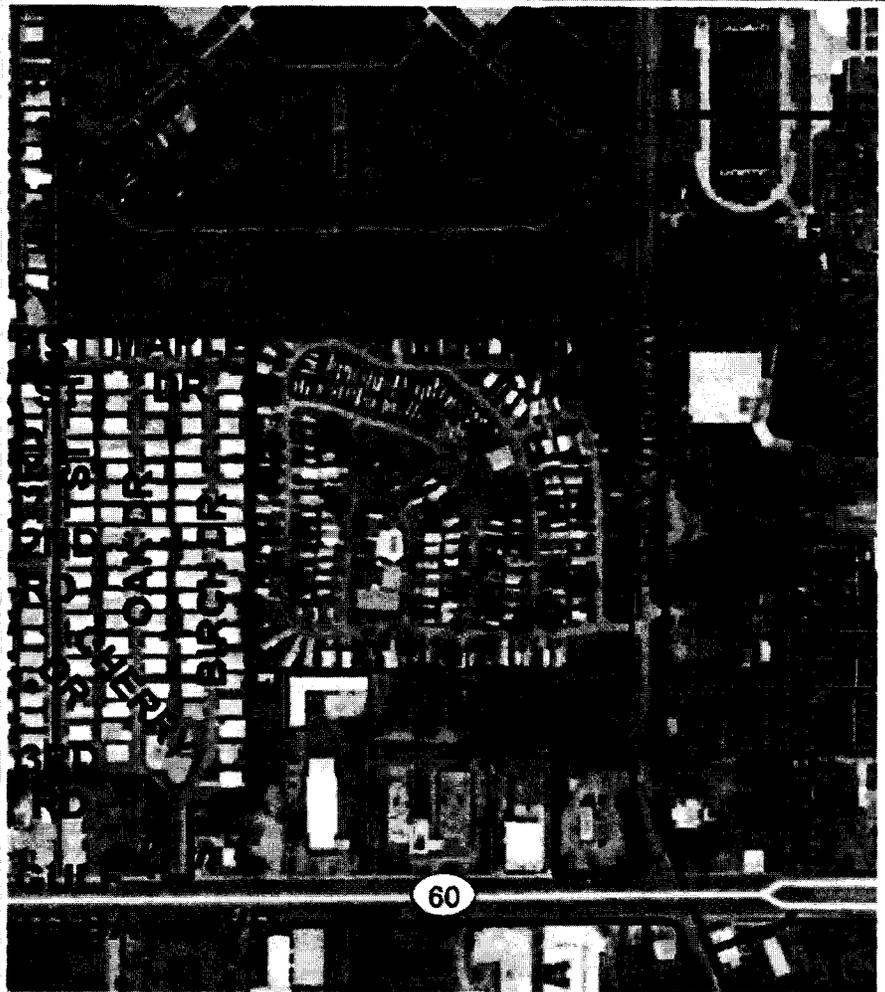
BEG 537.47FT N & 40FT W OF SE COR OF NE 1/4 OF
SEC 17-29-16 TH N89D57'25"W 890.04FT TH
N00D39'20"E 783.1FT TH S89D56'40"E 890.04FT TH
S00D39'20"W 783.

Current Tax District

CLEARWATER (CW)

Year Built

1984 | 1984 | 1984



Heated SF	Gross SF	Living Units	Buildings
6,855	8,287	0	3

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
21021/0048	Find Comps	268.19	A	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	\$4,175,000	\$4,175,000	\$4,175,000	\$4,175,000	\$4,175,000

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	\$3,900,000	\$3,872,000	\$3,872,000	\$3,900,000	\$3,872,000
2022	N	\$3,650,000	\$3,520,000	\$3,520,000	\$3,650,000	\$3,520,000
2021	N	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000