

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 15-25**

Certified Mail
February 14, 2025

Owner: **Ideal Natural Dental Holdings LLC**
1825 Sunset Point Rd.
Clearwater, FL 33765-1024

Violation Address: **1825 Sunset Point Rd.**
01-29-15-70164-300-0800

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, March 26, 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) **3-1204.A, 3-1204.I, 3-1204.L, 3-1204.M, & 3-1205.A** 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: CDC2024-01545

NAME OF VIOLATOR: IDEAL NATURAL DENTAL HOLDINGS LLC
MAILING ADDRESS: 1825 SUNSET POINT RD
CLEARWATER, FL 33765-1024

VIOLATION ADDRESS: 1825 SUNSET POINT RD

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

PARCEL #: 01-29-15-70164-300-0800

DATE OF INSPECTION: 12/11/2024 9:19:00 AM

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

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.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.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.



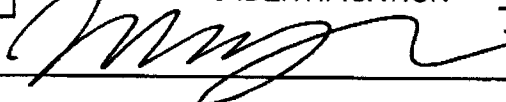
Robert Robicheau

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 31st day of January, 2025, by Robert Robicheau.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION


Type of Identification

(Notary Signature)

Noah Mayberry

Name of Notary (typed, printed, stamped)

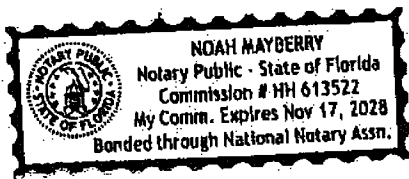
FILED THIS 31st DAY OF JANUARY, 2025

MCEB CASE NO.

15.25

Chad 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

IDEAL NATURAL DENTAL HOLDINGS LLC
1825 SUNSET POINT RD
CLEARWATER, FL 33765-1024

CDC2024-01545

ADDRESS OR LOCATION OF VIOLATION: **1825 SUNSET POINT RD**

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, SEC 1-29-15 PART OF LOTS 7 & 8 DESC COM NW COR OF SW 1/4 TH S89D06'54"E 179.99FT TH S00D08'02"E 50.01FT FOR POB TH S89D06'54"E 414.67 FT TH S00D10'29"E 185.03FT TH S89D06'54"E 80.01FT TH S00D10'29"E 97.55FT TH N89D08'47"W 659.88FT TH N00D09'02"W 132.94FT TH S89D06'54"E 165FT TH N00D 08'02"W 150FT TO POB LESS RD R/W ON WEST

DATE OF INSPECTION: 12/11/2024

PARCEL: 01-29-15-70164-300-0800

Section of City Code Violated:

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.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.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.

Specifically: Remove and replace declining laurel oaks to the west of the building and southern magnolia to the north of the building.

Replace missing dwarf burford holly to the south of building.

Cover denuded soil with approved mulch or groundcover.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/13/2025. 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.

NOV_PropOwn



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

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

Date Printed: 12/11/2024



CITY OF CLEARWATER

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Notice of Violation

IDEAL NATURAL DENTAL HOLDINGS LLC
1825 SUNSET POINT RD
CLEARWATER, FL 33765-1024

CDC2024-01545

ADDRESS OR LOCATION OF VIOLATION: **1825 SUNSET POINT RD**

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, SEC 1-29-15 PART OF LOTS 7 & 8 DESC COM NW COR OF SW 1/4 TH S89D06'54"E 179.99FT TH S00D08'02"E 50.01FT FOR POB TH S89D06'54"E 414.67 FT TH S00D10'29"E 185.03FT TH S89D06'54"E 80.01FT TH S00D10'29"E 97.55FT TH N89D08'47"W 659.88FT TH N00D09'02"W 132.94FT TH S89D06'54"E 165FT TH N00D 08'02"W 150FT TO POB LESS RD R/W ON WEST

DATE OF INSPECTION: 12/11/2024

PARCEL: 01-29-15-70164-300-0800

Section of City Code Violated:

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.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.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.

Specifically: Remove and replace declining laurel oaks to the west of the building and southern magnolia to the north of the building.

Replace missing dwarf burford holly to the south of building.

Cover denuded soil with approved mulch or groundcover.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/24/2025. 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.

NOV_PropOwn



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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4720 FAX (727) 562-4735

A handwritten signature in black ink, appearing to read "R. Robicheau".

Robert Robicheau

Land Development Arborist

727-444-7961

robert.robicheau@myclearwater.com

Date Printed: 1/14/2025

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.

- 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.

- 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.

Section 3-1205. - Tree protection.

- A. *Removal permit - Required.* 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, with the noted exception of all citrus species of trees which do not require a permit for removal.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2024-01545

Site of Violation: 1825 SUNSET POINT RD

RECEIVED

JAN 14 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 14th 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 1825 SUNSET POINT RD, 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 14th day of January, 2025, by Robert Robicheau.

PERSONALLY KNOWN TO ME

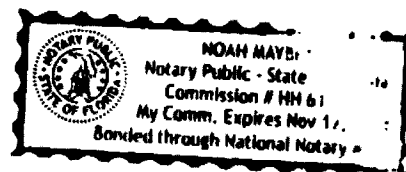
PRODUCED AS IDENTIFICATION

Type of Identification

(Notary Signature)

NOAH MAYBERRY

Name of Notary (typed, printed, stamped)





Parcel Summary (as of 31-Jan-2025)

Parcel Map

Parcel Number

01-29-15-70164-300-0800

Owner Name

IDEAL NATURAL DENTAL HOLDINGS LLC

Property Use

1933 Medical Office Building - single & multi-story

Site Address

1825 SUNSET POINT RD
CLEARWATER, FL 33765

Mailing Address

1825 SUNSET POINT RD
CLEARWATER, FL 33765-1024

Legal Description

PINELLAS GROVES SW 1/4, SEC 1-29-15 PART OF
LOTS 7 & 8 DESC COM NW COR OF SW 1/4 TH
S89D06'54"E 179.99FT TH S00D08'02"E 50.01FT FOR
POB TH S89D06'54"E

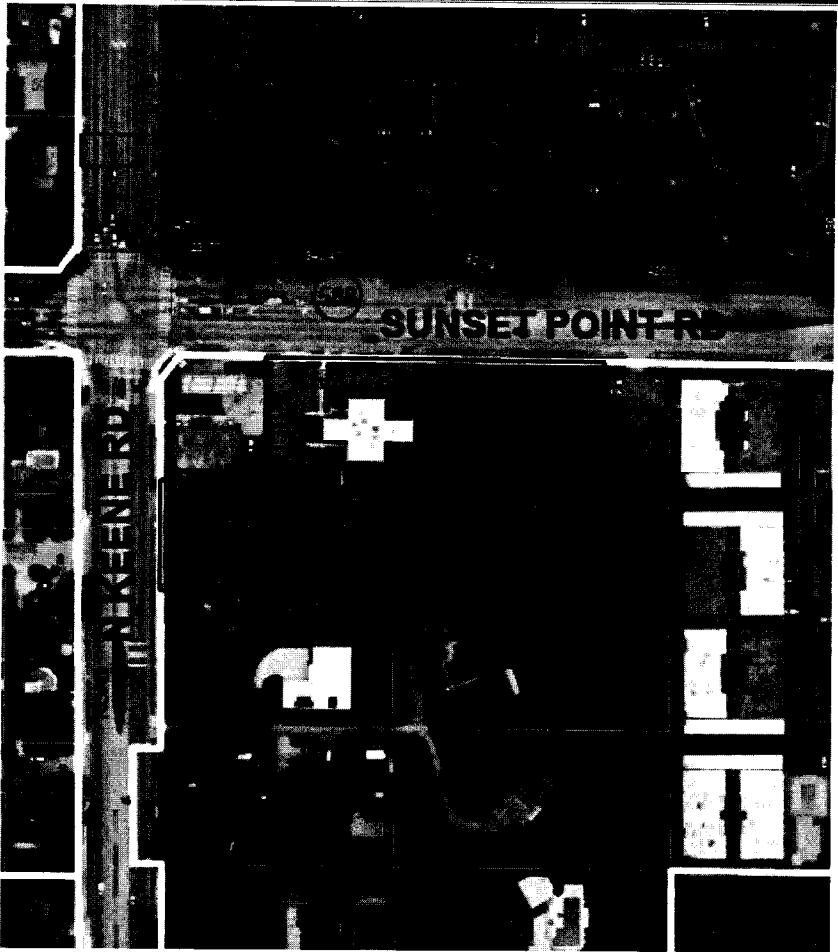
Current Tax District

CLEARWATER (CW)

Year Built

1974

Heated SF	Gross SF	Living Units	Buildings
7,976	8,876	0	1



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
20554/1513	Find Comps	267.05	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	3/15

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,230,000	\$1,230,000	\$1,230,000	\$1,230,000	\$1,230,000

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	\$1,215,000	\$1,193,500	\$1,193,500	\$1,215,000	\$1,193,500
2022	N	\$1,085,000	\$1,085,000	\$1,085,000	\$1,085,000	\$1,085,000
2021	N	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000
2020	N	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000
2019	N	\$710,000	\$710,000	\$710,000	\$710,000	\$710,000