

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 141-26**

**Certified Mail
June 12, 2026**

Owner: **FTMC LLC
2313 Roat Dr.
Orlando, FL 32835-8198**

Violation Address: **1627 Gulf to Bay Blvd., Clearwater
14-29-15-52938-000-0220**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, July 22, 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) **4-1002 & 3-1805.O** 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: F T M C LLC
MAILING ADDRESS: 2313 ROAT DR
ORLANDO FL, 32835-8198
VIOLATION ADDRESS: 1627 GULF TO BAY BLVD A
CLEARWATER, FL

CITY CASE#: BIZ2025-00591

DATE OF OFFICIAL NOTICE OF VIOLATION: 1/14/2026

LEGAL DESCRIPTION OF PROPERTY: LONGVIEW SUB LOTS 22 AND 23 - Corner Lot

PARCEL #: 14-29-15-52938-000-0220

DATE OF INSPECTION: 9/16/2025 3:50:00 PM

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

4-1002. - ****SIGNAGE WITHOUT PERMITS**** Signage has been located, placed, erected, constructed, altered or extended without a permit.

3-1805.O. **** WINDOW SIGNS **** Window signs may be located on any window area provided such sign or combination of signs does not exceed 25 percent of the total window area on any façade. All signs located inside an enclosed area for purposes of advertising shall be construed to be window signs. In no case shall the cumulative area of all window signs on any façade exceed 50 square feet. No sign permit is required.

SPECIFICALLY,

There is a permit required for the painted wall sign "Exotic Smokes" above the entrance. In this case, a contractor with license number is not necessary to obtain it. Please reach out to Zoning with permitting questions: 727 562 4604. The sign can be also removed to meet compliance.

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


Stefan Burghardt

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 2nd day of June, 2026, by Stefan Burghardt.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

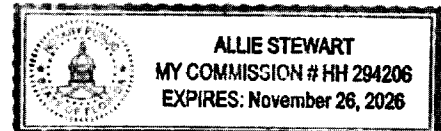


(Notary Signature)



Name of Notary (typed, printed, stamped)

Type of Identification



FILED THIS 2nd DAY OF June, 20 26

MCEB CASE NO. 141.26

Heide 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

FTMC LLC
2313 ROAT DR
ORLANDO, FL, 32835-8198

BIZ2025-00591

ADDRESS OR LOCATION OF VIOLATION: 1627 GULF TO BAY BLVD A

LEGAL DESCRIPTION: LONGVIEW SUB LOTS 22 AND 23 - Corner Lot

DATE OF INSPECTION: 9/16/2025

PARCEL: 14-29-15-52938-000-0220

Section of City Code Violated:

4-1002. - **SIGNAGE WITHOUT PERMITS** Signage has been located, placed, erected, constructed, altered or extended without a permit.

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Specifically: There is a permit required for the painted wall sign "Exotic Smokes" above the entrance. In this case, a contractor with license number is not necessary to obtain it. Please reach out to Zoning with permitting questions: 727 562 4604. The sign can be also removed to meet compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/21/2026. 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: 4/23/2026

Section 4-1002. - Permit required.

No sign shall be located, placed, erected, constructed, altered or extended without first obtaining a sign permit, except for signs listed in Section 3-1806.

(Ord. No. 8654-15, § 27, 2-5-15)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

RECEIVED

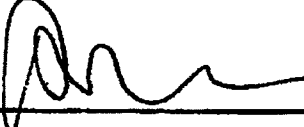
APR 23 2026

CITY CLERK DEPARTMENT

City Case Number: BIZ2025-00591

Site of Violation: 1627 GULF TO BAY BLVD
A

1. Stefan Burghardt, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 23rd day of April, 2026, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1627 GULF TO BAY BLVD A, Clearwater, Florida.

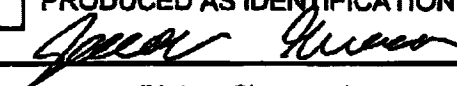


Stefan Burghardt Code Inspector
727-444-8722
stefan.burghardt@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online
notarization on this 23rd day of April, 2026, by Stefan Burghardt.

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification

Name of Notary (typed, printed, stamped)





Parcel Summary (as of 02-Jun-2026)

Parcel Map

Parcel Number

14-29-15-52938-000-0220

Owner Name

F T M C LLC

Property Use

1121 Strip Store - (2 or more stores)

Site Address

1621 GULF TO BAY BLVD
CLEARWATER, FL 33755

Mailing Address

2313 ROAT DR
ORLANDO, FL 32835-8198

Legal Description

LONGVIEW SUB LOTS 22, 23 & 26

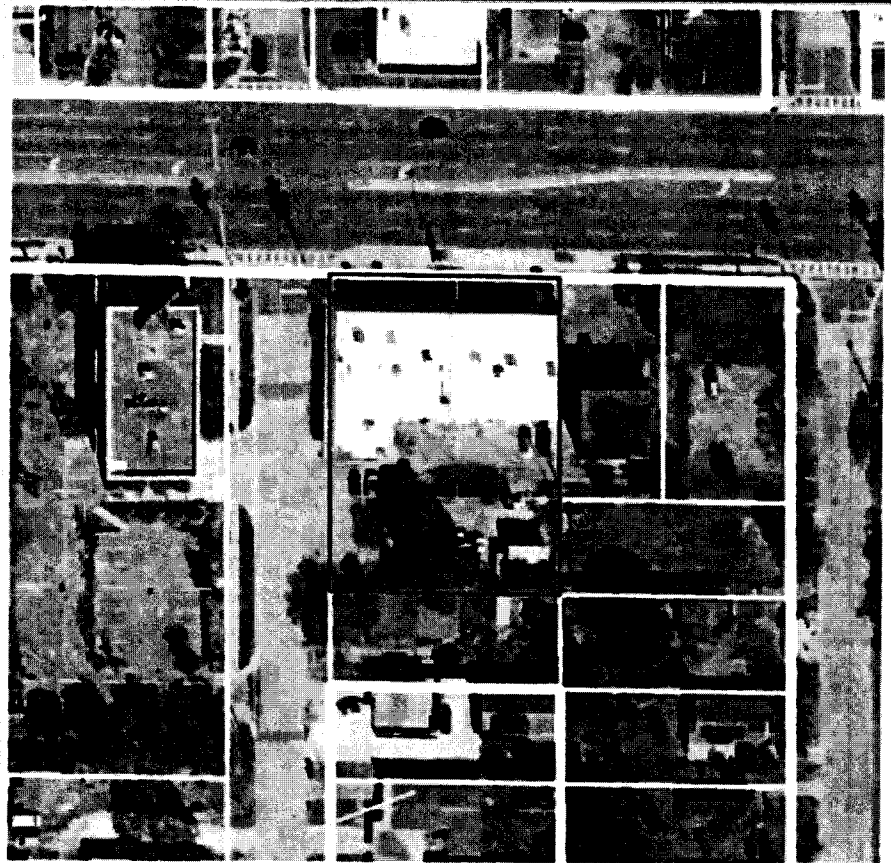
Current Tax District

CLEARWATER (CW)

Year Built

1959

Heated SF	Gross SF	Living Units	Buildings
8,618	10,172	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 Bk/Pg
13881/1714	Find Comps	265.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	11/38

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$810,000	\$798,600	\$798,600	\$810,000	\$798,600

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	\$746,000	\$726,000	\$726,000	\$746,000	\$726,000
2023	N	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000
2022	N	\$620,000	\$620,000	\$620,000	\$620,000	\$620,000
2021	N	\$580,000	\$580,000	\$580,000	\$580,000	\$580,000
2020	N	\$590,000	\$590,000	\$590,000	\$590,000	\$590,000