

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 45-25**

**Certified Mail
May 16, 2025**

Owner: **Centro NP Clearwater Mall LLC
200 E Broward Blvd Ste 1410
Ft. Lauderdale, FL 33301-1963**

Violation Address: **2607 Gulf to Bay Blvd., Clearwater
17-29-16-16500-000-0030**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 25, 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) **3-1502.I** 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: CENTRO NP CLEARWATER MALL LLC CITY CASE#: BIZ2025-00004
MAILING ADDRESS: 500 E BROWARD BLVD STE 1130
FT LAUDERDALE, FL 33394-3022
VIOLATION ADDRESS: 2607 GULF TO BAY BLVD 1710
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/7/2025

LEGAL DESCRIPTION OF PROPERTY: CLEARWATER MALL LOTS 1 & 3 LESS RD PER O.R. BK
12861 PG 1951 & LOT 5 TOGETHER WITH CLEARWATER MALL PHASE II LOT 1

PARCEL #: 17-29-16-16500-000-0030

DATE OF INSPECTION: 1/2/2025 3:57:00 PM

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

3-1502.I. - **SIGN MAINTENANCE** All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.

SPECIFICALLY,

CLEARWATER MALL PLAZA SIGN:

All signs erected within the city limits of Clearwater shall be maintained in a good condition in the way it was originally permitted and free of any damage, rust, discoloration, fading and/or peeling paint of other elements. At the property, the pole sign has missing or damaged face panel(s), so the interior of the cabinet is exposed. Compliance can be met by installing face panels.

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


Stefan Burghardt


SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online
notarization on this 6th day of May, 2025, by Stefan Burghardt.

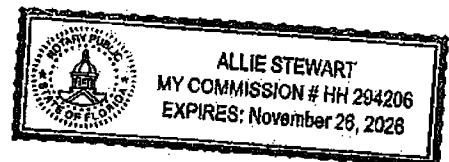
STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)


Name of Notary (typed, printed, stamped)



FILED THIS 6th DAY OF May, 2025

MCEB CASE NO. 45-25


Allie Stewart
Notary Public, State of Florida



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

CENTRO NP CLEARWATER MALL LLC
500 E BROWARD BLVD STE 1130
FT LAUDERDALE, FL 33394-3022

BIZ2025-00004

ADDRESS OR LOCATION OF VIOLATION: 2607 GULF TO BAY BLVD 1710

LEGAL DESCRIPTION: CLEARWATER MALL LOTS 1 & 3 LESS RD PER O.R. BK
12861 PG 1951 & LOT 5 TOGETHER WITH CLEARWATER MALL PHASE II LOT 1

DATE OF INSPECTION: 1/2/2025

PARCEL: 17-29-16-16500-000-0030

Section of City Code Violated:

3-1502.I. - **SIGN MAINTENANCE** * All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.

Specifically: CLEARWATER MALL PLAZA SIGN:

All signs erected within the city limits of Clearwater shall be maintained in a good condition in the way it was originally permitted and free of any damage, rust, discoloration, fading and/or peeling paint of other elements. At the property, the pole sign has missing or damaged face panel(s), so the interior of the cabinet is exposed. Compliance can be met by installing face panels.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/7/2025. 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.

Stefan Burghardt

Code Inspector

727-444-8722

stefan.burghardt@myclearwater.com


Date Printed: 3/7/2025

Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.

3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.
5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. *Yards and landscape areas.*

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.
2. Any portion of a lot not covered by a building or structure or otherwise devoted to parking, a service drive or a walkway shall be landscaped with grass or other appropriate ground cover and shall be maintained in a neat and orderly manner.
3. All landscape materials, including turf, shrubs, and trees, whether required or optional, shall be maintained in a healthy live condition so as to present a neat and attractive appearance and so as to discourage the accumulation of trash or debris and/or infestation by pests.
4. No yard, landscape area or growth of landscape material shall encroach upon the public right-of-way so as to hinder safe and convenient vehicular or pedestrian movement in the public right-of-way.
5. No yard shall be used for dumping or accumulation of any garbage, rubbish, dead animals, trash, waste vegetable or animal matter of any kind or construction debris.

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- I. *Signs.* All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.

J. *Vacant parcels.*

1. Vacant parcels of land shall be properly maintained consistent with section 3-1502 H and be free of weeds, litter, rubble or debris.
- 2.

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.

CENTRO NP CLEARWATER MALL LLC
500 E BROWARD BLVD STE 1130
FT LAUDERDALE, FL 33394-3022



9590 9402 5667 9308 6030 69

Article Number (Transfer from service label)

9589 0710 5270 2283 2406 99

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

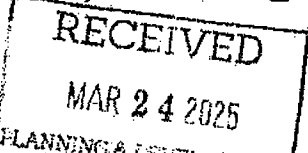
B. Received By (Printed Name)

Varguez

C. Date of Delivery

3/18

Address different from Item 1? ☐ Yes
or delivery address below: ☐ No



3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Registered Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Mail Restricted Delivery (D) | |

Domestic Return Receipt



Parcel Summary (as of 06-May-2025)

Parcel Map

Parcel Number:

17-29-16-16500-000-0030

Owner Name:

CENTRO NP CLEARWATER MALL LLC

Property Use:

1624 Neighborhood Shopping Center

Site Address:

2607 GULF TO BAY BLVD

CLEARWATER, FL 33759

Mailing Address:

200 E BROWARD BLVD STE 1410

FT LAUDERDALE, FL 33301-1963

Legal Description:

CLEARWATER MALL LOTS 1 & 3 LESS RD PER O.R. BK
12861 PG 1951 & LOT 5 TOGETHER WITH
CLEARWATER MALL PHASE II LOT 1

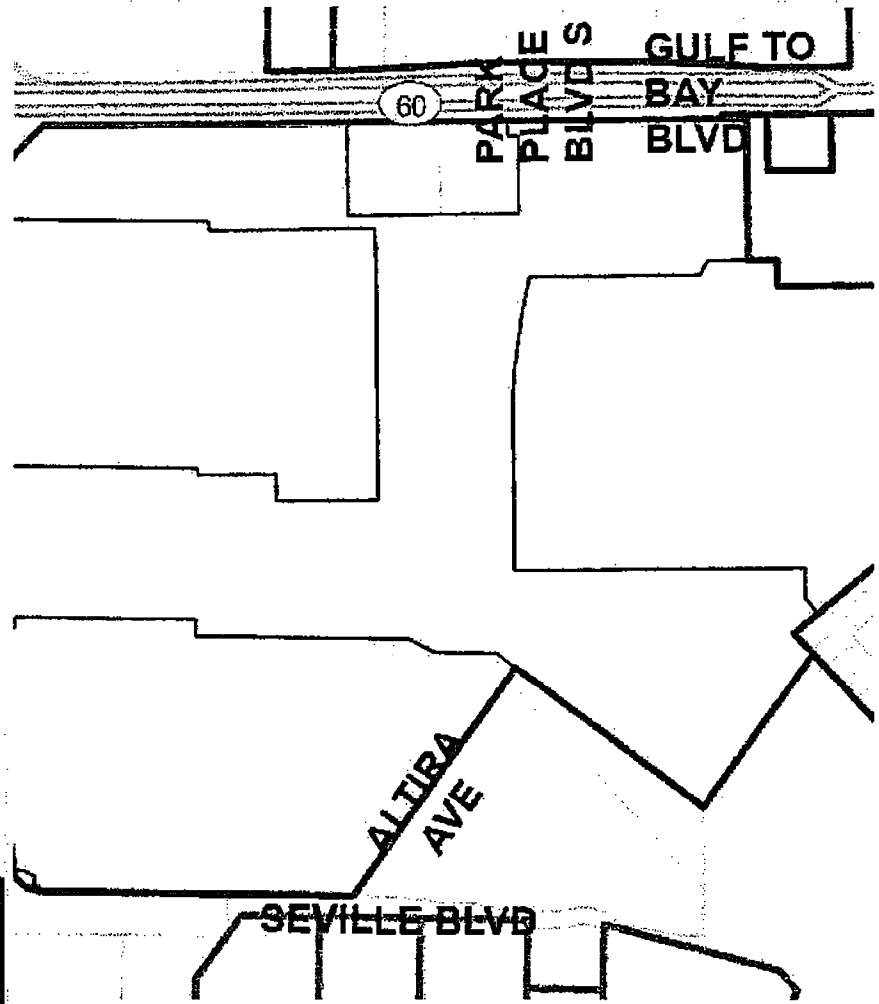
Current Tax District:

CLEARWATER (CW)

Year Built:

1971 | 1974 | 2003 | 2003 | 2003 | 2003 | 2003 | 2003 |
2003 | 2003 | 2003 | 2003 | 2003 | 2003 | 2003 | 2003 |
2003 | 2003 | 2004 | 2006 | 2006

Heated SF	Gross SF	Living Units	Buildings
302,548	325,591	0	21



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16037/1960	Find Comps	254.20	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	125/21

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$50,615,000	\$50,615,000	\$50,615,000	\$50,615,000	\$50,615,000

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	\$49,600,000	\$49,600,000	\$49,600,000	\$49,600,000	\$49,600,000
2022	N	\$47,910,000	\$47,278,000	\$47,278,000	\$47,910,000	\$47,278,000
2021	N	\$42,980,000	\$42,980,000	\$42,980,000	\$42,980,000	\$42,980,000