

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 158-25**

Certified Mail
October 10, 2025

Owner: **Downtown Clearwater Dev LLC**
34 N Garden Ave.
Clearwater, FL 33755-4115

Violation Address: **814 Cleveland St., Clearwater**
15-29-15-53928-004-0000

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, November 19, 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.B, 3-1204.J, 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: CDC2025-00047

NAME OF VIOLATOR: DOWNTOWN CLEARWATER DEV LLC
MAILING ADDRESS: 34 GARDEN AVE
CLEARWATER, FL, 33755

VIOLATION ADDRESS: 814 CLEVELAND ST

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

PARCEL #: 15-29-15-53928-004-0000

DATE OF INSPECTION: 10/6/2025 3:39:00 PM

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.

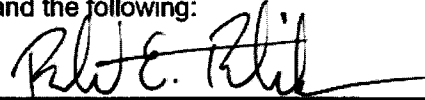
3-1204.B. - ****LANDSCAPE COVER**** All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets shall not be installed under mulches.

3-1204.J - ****SHADE TREES**** Required shade trees planted shall not be topped, shaped or severely pruned, but must be allowed to grow to maturity and attain their natural form so that crown development is not inhibited.

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

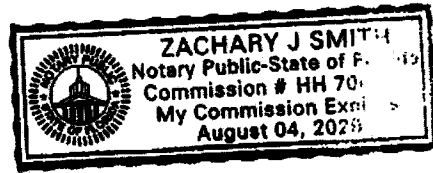
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 6th day of October, 2025, by Robert Robicheau.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION _____

Zachary J. Smith
(Notary Signature)

Type of Identification



Zachary J. Smith
Name of Notary (typed, printed, stamped)

FILED THIS 6th DAY OF October, 2025

MCEB CASE NO.

158-25
Wendee 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

DOWNTOWN CLEARWATER DEV LLC
519 CLEVELAND ST STE 103
CLEARWATER, FL 33755-4009

CDC2025-00047

ADDRESS OR LOCATION OF VIOLATION: **814 CLEVELAND ST**

LEGAL DESCRIPTION: MCMULLEN'S, SARAH SUB BLK 4 & LAND TO W S OF
LAURA ST DESC FR NW COR OF SEC RUN S 629.94FT & E 30 FT FOR POB TH
CONT E 360FT TH S 253.92FT TH W 360FT TH N 256.45FT TO POB

DATE OF INSPECTION: 1/7/2025

PARCEL: 15-29-15-53928-004-0000

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.B. - ****LANDSCAPE COVER**** All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets shall not be installed under mulches.

3-1204.J - ****SHADE TREES**** Required shade trees planted shall not be topped, shaped or severely pruned, but must be allowed to grow to maturity and attain their natural form so that crown development is not inhibited.

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:

Specifically: Replace missing shrubs and ground covers throughout property.

Remove all brazilian pepper growing throughout property.

Remove and replace declining holly on northern landscape island.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/7/2025. 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.



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: 2/7/2025

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 or certificate of completion. 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 or certificate of completion.

B. All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.

1. Where mulch is used, it must be protected from washing out of the planting bed.

2. Landscape rock with a minimum size of ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.

3. Plastic sheets shall not be installed under mulches.

4. Artificial turf shall be installed according to the standards in Section 3-1203.

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.

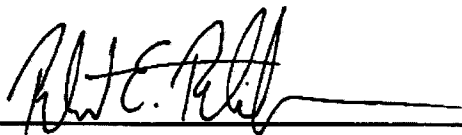
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2025-00047

Site of Violation: 814 CLEVELAND ST

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 7th 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 814 CLEVELAND ST, Clearwater, Florida.



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

RECEIVED

FEB 07 2025

CITY CLERK DEPARTMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or online notarization on this 7th day of February, 2025, by Robert Robicheau.

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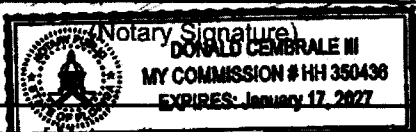
PERSONALLY KNOWN TO ME

☐

PRODUCED AS IDENTIFICATION



Type of Identification



Name of Notary (typed, printed, stamped)

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.

1. Article Addressed to:

Downtown Clearwater Dev LLC
519 Cleveland St. Ste 103
Clearwater, FL 33755-4009



COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent

☐ Addressee

C. Date of Delivery

02/13/2005

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature

☐ Priority Mail Express®
☐ Registered Mail™





Parcel Summary (as of 06-Oct-2025)

Parcel Map

Parcel Number

15-29-15-53928-004-0000

Owner Name

DOWNTOWN CLEARWATER DEV LLC

Property Use

1120 Single Building Store

Site Address

814 CLEVELAND ST

CLEARWATER, FL 33755

Mailing Address

34 N GARDEN AVE

CLEARWATER, FL 33755-4115

Legal Description

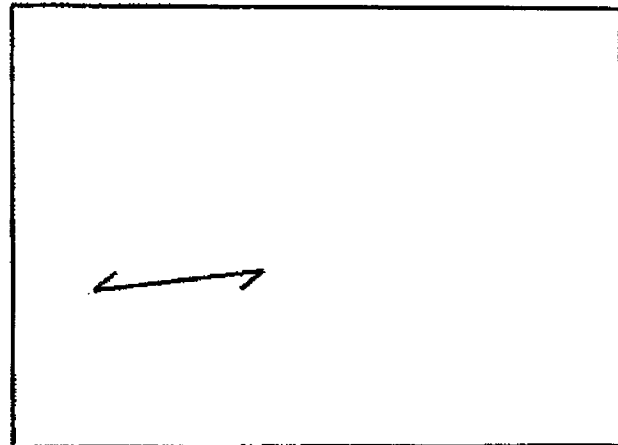
MCMULLEN'S, SARAH SUB PART OF BLK 4
TOGETHER WITH LAND TO W S OF LAURA ST ALL
BEING DESC AS FROM NW COR OF SEC 15-29-15 TH
S01D27'35"E ALG W SEC LINE

Current Tax District

CLEARWATER DOWNTOWN (CWD)

Year Built

2000



Heated SF	Gross SF	Living Units	Buildings
14,891	16,573	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
20195/2100	Find Comps	259.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	1/41

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$3,350,000	\$3,350,000	\$3,350,000	\$3,350,000	\$3,350,000

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
2024	N	\$3,350,000	\$3,173,500	\$3,173,500	\$3,350,000	\$3,173,500
2023	N	\$2,885,000	\$2,885,000	\$2,885,000	\$2,885,000	\$2,885,000
2022	N	\$2,850,000	\$2,850,000	\$2,850,000	\$2,850,000	\$2,850,000
2021	N	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000