

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 122-26**

**Certified Mail
May 15, 2026**

Owner: **Nick Cheveresan
Octavia Cheveresan
3113 San Mateo St.
Clearwater, FL 33759-3528**

Violation Address: **3113 San Mateo St.
09-29-16-20808-000-0140**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 24, 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) **3-1407.A.2** 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: NICK CHEVERESAN CITY CASE#: CDC2026-00449
MAILING ADDRESS: OCTAVIA CHEVERESAN
3113 SAN MATEO ST
CLEARWATER FL, 33759-3528

VIOLATION ADDRESS: 3113 SAN MATEO ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/24/2026

LEGAL DESCRIPTION OF PROPERTY: DEL ORO GARDENS LOT 14

PARCEL #: 09-29-16-20808-000-0140

DATE OF INSPECTION: 4/27/2026

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

Parking - 3-1407.A.2. - ****Between principal structure and right-of-way****

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

2. Between principal structure and right-of-way. The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:

- a. Boat in excess of 20 feet;
- b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
- c. Hauling trailer;
- d. Recreational vehicles, travel trailers, motor homes and camping trailers.
- e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
- f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with residential parking ordinances. Trailer has returned to driveway. Hauling trailers & campers cannot be stored in the front property setbacks or Right of Way, and must be removed and/or relocated. *NOTE* If relocated to the side or rear yard, it must be screened by a 6 foot solid fence, wall or hedge and on an approved surface. Thank you.

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



Andrew Hobbs

SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 28th day of April, 2026, by Andrew Hobbs.

STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Allie Stewart Type of Identification

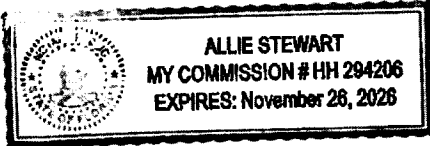
(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 28th DAY OF April, 2026

MCEB CASE NO. 122-26



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

NICK CHEVERESAN
OCTAVIA CHEVERESAN
3113 SAN MATEO ST
CLEARWATER, FL, 33759-3528

CDC2026-00449

ADDRESS OR LOCATION OF VIOLATION: 3113 SAN MATEO ST

LEGAL DESCRIPTION: DEL ORO GARDENS LOT 14

DATE OF INSPECTION: 3/24/2026

PARCEL: 09-29-16-20808-000-0140

Section of City Code Violated:

Parking - 3-1407.A.2. - ****Between principal structure and right-of-way****

- A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:
2. Between principal structure and right-of-way. The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:
- Boat in excess of 20 feet;
 - Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
 - Hauling trailer;
 - Recreational vehicles, travel trailers, motor homes and camping trailers.
 - Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
 - Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

Specifically: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with residential parking ordinances. Trailer has returned to driveway. Hauling trailers & campers cannot be stored in the front property setbacks or Right of Way, and must be removed and/or relocated. *NOTE* If relocated to the side or rear yard, it must be screened by a 6 foot solid fence, wall or hedge and on an approved surface. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/24/2026. 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.

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

Andrew Hobbs Code Inspector
727-444-8044
andrew.hobbs@myclearwater.com

Date Printed: 3/24/2026

- _____
- **Section 3-1407. - Parking restrictions in residential areas.**

A.

Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

1.

Within street right-of-way. The following vehicles shall not be parked or stored on any public right-of-way in a residential zoning district, residentially designated downtown property, or on any right-of-way contiguous to such properties:

a.

Any boat or boat trailer;

b.

Any hauling trailer;

c.

Any of the following recreational vehicles: travel trailers, motor homes and camping trailers;

d.

Any commercial vehicle.

e.

Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

2.

Between principal structure and right-of-way. The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district or on a residentially designated downtown property up to a maximum of two frontages:

a.

Boat in excess of 20 feet;

C11C 2026 - 00447

SAINT PETERSBURG FL

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:



NICK CHEVERESAN
 OCTAVIA CHEVERESAN
 3113 SAN MATEO ST
 CLEARWATER, FL, 33759-3528




9590 9402 9410 5002 9950 37

2. Article Number (Transfer from service label)

9589 0710 5270 3725 0807 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X  Agent
 Addressee

B. Received by (Printed Name)

Thomas Rush

C. Date of Delivery

4/2/06

Is delivery address different from item 1? Yes
 If delivery address below: No

Service type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery 0)



Parcel Summary (as of 28-Apr-2026)

Parcel Map

Parcel Number

09-29-16-20808-000-0140

Owner Name

CHEVERESAN, NICK
CHEVERESAN, OCTAVIA

Property Use

0110 Single Family Home

Site Address

3113 SAN MATEO ST
CLEARWATER, FL 33759

Mailing Address

3113 SAN MATEO ST
CLEARWATER, FL 33759-3528

Legal Description

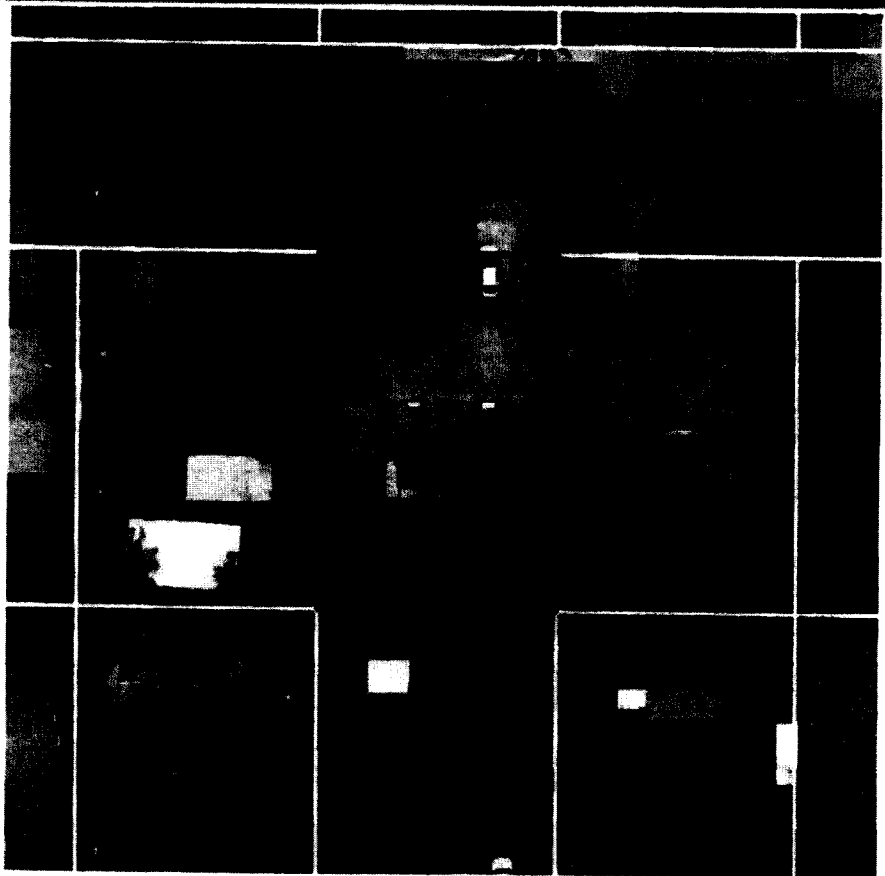
DEL ORO GARDENS LOT 14

Current Tax District

CLEARWATER (CW)

Year Built

1959



Living SF	Gross SF	Living Units	Buildings
1,612	2,380	1	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 Date	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Exemption Certificate	Zoning	Plat Bk/Pg
15802/2580	\$316,800	268.09	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	45/74

2025 Final Values

Year	Just Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$268,719	\$268,719	\$268,719	\$268,719	\$268,719

Value History (yellow indicates corrected value)

Year	Justified Exemption	Just Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$304,200	\$289,730	\$289,730	\$304,200	\$289,730
2023	N	\$296,806	\$263,391	\$263,391	\$296,806	\$263,391
2022	N	\$323,756	\$239,446	\$239,446	\$323,756	\$239,446
2021	N	\$230,899	\$217,678	\$217,678	\$230,899	\$217,678
2020	N	\$197,889	\$197,889	\$197,889	\$197,889	\$197,889

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: SAND KEY ASSOC LTD PARTNERSHIP CITY CASE#: BIZ2026-00202
MAILING ADDRESS: 1160 GULF BLVD
CLEARWATER FL, 33767-2703

VIOLATION ADDRESS: 1160 GULF BLVD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/15/2026

LEGAL DESCRIPTION OF PROPERTY: UPLAND AND ACCRETED LAND DESC AS FROM SW SEC
COR RUN N89DE 843.4FT TH N42DE 386.07FT TH N47D46'29"W 50FT TO W R/W GULF BLVD TH
CONT N47D46'29"W 1170FT(S) TO MHW (AS OF 1982) TH N'LY ALG MHW 690FT(S) TH

PARCEL #: 17-29-15-00000-330-0100

DATE OF INSPECTION: 3/19/2026 4:16:00 PM

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

3-1804.J. - ****SIDEWALK SIGNS**** Sidewalk Signs, Except Permitted in Section 3-1807.B.4.

3-1806.A. - ****Temporary Sign Criteria & Limitations Table**** Within its zoning districts and subject to any applicable provisions with Section 3-1806, general provisions for signs, the city shall allow temporary signs that meet the criteria and limitations set forth in Table 3-1806.1a and Table 3-1806.1b.

SPECIFICALLY,

Sidewalk signs without a permit and portable signs are prohibited styles of signs and shall not be erected. Businesses are allowed to erect one sidewalk sign out front of their places of business if all the criteria can be abided by. Some of these limitations and criteria are: The sidewalk sign must have an annual permit and must be erected no farther than 2 feet away from the building it is advertising for and be permitted.

At the property, there are multiple cones and sidewalk signs w/o permit erected. Compliance can be met by abiding by all the criteria or by removing the signs from the property and refrain from re-erecting them until all the criteria and limitations can be abided by.

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 6th day of May, 2026, by Stefan Burghardt.

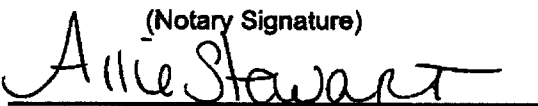
STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION




Type of Identification

(Notary Signature)


Name of Notary (typed, printed, stamped)



Case No. 112-26

Allie Stewart

3 Permit Information.

- a. A permit shall be obtained on a yearly basis. Sidewalk sign permits expire on September 30th of each year and shall be renewed yearly to continue displaying a sidewalk sign.
- b. A sketch, photo or drawing of the proposed sidewalk sign, along with the required fee, shall be submitted and approved prior to the placement of the sidewalk sign.
- c. If proposed to be placed in a public right-of-way, evidence of general liability insurance in the amount of \$1,000,000.00 in a form acceptable to the city, with the city named as additional insured shall also be provided.

TABLE 3-1806.1a. CRITERIA AND LIMITATIONS FOR SIDEWALK SIGNS

Location	In front of primary retail and restaurants within the linear footage of the storefront. Also in the immediate vicinity of parking garages/lots and valet stands. ¹
Maximum Number of Signs	1 per business
Maximum Width	2 feet
Maximum Height	3½ feet
Maximum Distance from Building Wall (as measured at the nearest point of sidewalk sign)	2 feet, except 5 feet in the Cleveland Street Café District in the Downtown zoning District and 2 feet from the entryway of a parking garage/lot and valet stands.
Maximum Width of Public Sidewalk that the Sign May Obstruct	4 foot clear path on the sidewalk shall be maintained
Duration Allowed	Only during hours while business or valet service is operating
Allowed on Public Property and Right-of-Way	Yes
Allowed in a Sight Visibility Triangle	No

Section 3-1804. - Prohibited signs.

The following types of signs are prohibited:

- A. Feather/flutter signs; wind-activated signs; air-dancer signs; sky-dancer signs.
- B. Bench signs.
- C. Billboards.
- D. Discontinued signs. A discontinued sign and/or sign structure which is determined to be nonconforming with the provisions of this Division 18 shall not be required to be removed if it is brought into conformity with the provisions of this Division 18 within three months after receipt of notification, or refusal to accept delivery of notification by certified mail that removal is required upon failure to bring the structure into conformity.
- E. Electronic changeable message signs unless otherwise allowed herein or those that are existing, legally nonconforming message signs. Legally nonconforming message signs shall only be either those that have general messages that change no more frequently than once every one hour and meet the requirements of this Division 18, or they are signs that only display a change in time and/or temperature no more frequently than once every minute, as necessary to correctly reflect accurate information and not be misleading.
- F. Reserved.
- G. Pavement markings, except street addresses.
- H. Portable signs.
- I. Roof and above roof signs.
- X J. Sidewalk signs, except as provided herein.
- K. Signs attached to or painted on piers or seawalls, other than official regulatory or warning signs.
- L. Signs in or upon any river, bay, lake, or other body of water.
- M. Permanent signs located on publicly-owned land or easements or inside street rights-of-way. This prohibition does not apply to government signs or transit shelter signage authorized by law.
- N. Signs that emit sound, vapor, smoke, odor, particles, or gaseous matter.
- O. Signs that have unshielded illuminating devices or which reflect lighting onto public rights-of-way thereby creating a potential traffic or pedestrian hazard.
- P. Signs that move, revolve, twirl, rotate, flash, scintillate, blink, flutter, or appear to display motion in any way whatsoever, including animated signs, multi-prism signs, tri-vision signs, floodlights and beacon lights (except when beacon lights are required by the Federal Aviation Agency or other governmental agency for a public purpose involving public safety), unless otherwise expressly allowed by another provision within this Division 18.



Parcel Summary (as of 05-May-2026)

Parcel Map

Parcel Number

17-29-15-00000-330-0100

Owner Name

SAND KEY ASSOC LTD PARTNERSHIP

Property Use

3912 Hotels and Motels (50 units or more)

Site Address

1160 GULF BLVD
CLEARWATER, FL 33767

Mailing Address

1160 GULF BLVD
CLEARWATER, FL 33767-2703

Legal Description

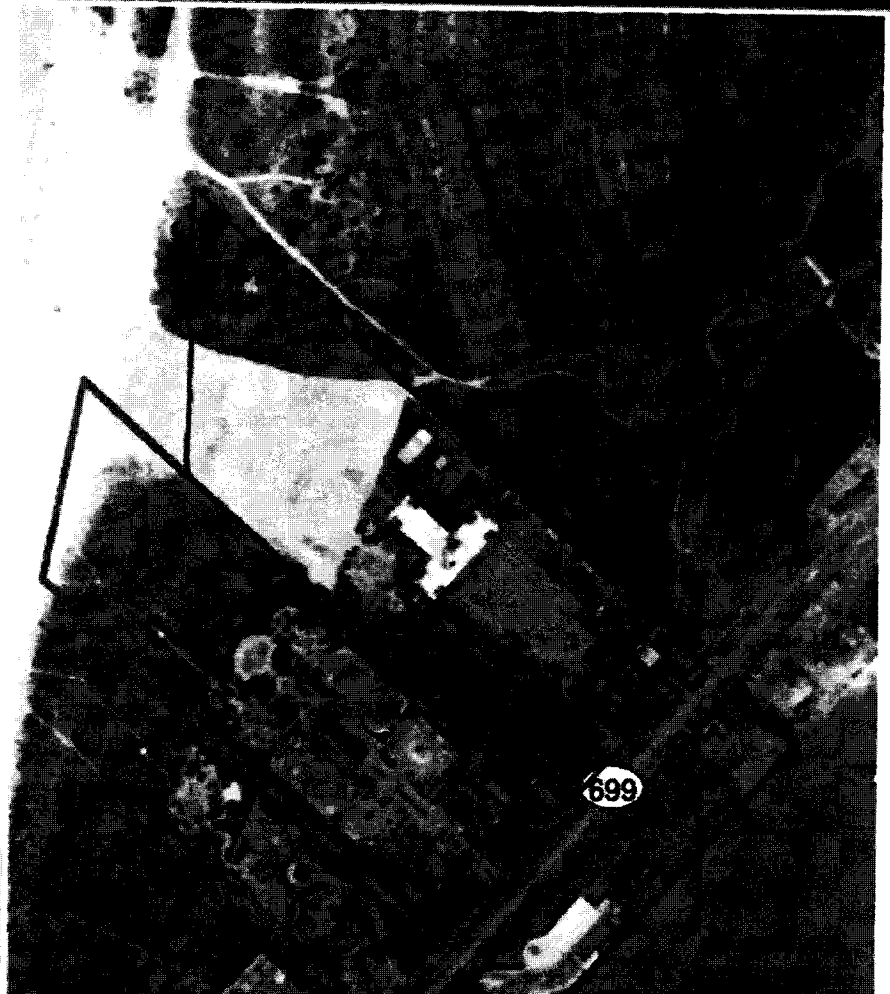
UPLAND AND ACCRETED LAND DESC AS FROM SW SEC COR RUN N89DE 843.4FT TH N42DE 386.07FT TH N47D46'29"W 50FT TO W R/W GULF BLVD TH CONT N47D46'29"W 1170FT

Current Tax District

CLEARWATER (CW)

Year Built

1975 | 1975 | 1984



Heated SF	Gross SF	Living Units	Buildings
258,244	290,478	390	3

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 Blk/Pg
03971/0457	Find Comps	276.04	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	/

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$91,900,000	\$80,525,500	\$80,525,500	\$91,900,000	\$80,525,500

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	\$91,400,000	\$73,205,000	\$73,205,000	\$91,400,000	\$73,205,000
2023	N	\$89,100,000	\$66,550,000	\$66,550,000	\$89,100,000	\$66,550,000
2022	N	\$86,175,000	\$60,500,000	\$60,500,000	\$86,175,000	\$60,500,000