NOTICE OF HEARING MUNICIPAL CODE ENFORCEMENT BOARD CITY OF CLEARWATER, FLORIDA Case 157-25

Certified Mail
October 10, 2025

Owner: Quality Boats Clearwater Inc 17389 US Highway 19 N Clearwater, FL 33764-7521

Violation Address:

235 Windward Psge., Clearwater

08-29-15-43380-004-0020

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) **4-203.A.1 & Article IV – 47.083(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.**

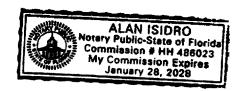
Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2024-08037

	•
NAME OF VIOLATOR: MAILING ADDRESS:	QUALITY BOATS CLEARWATER INC 17389 US HWY 19 N CLEARWATER, FL, 33764-7521
VIOLATION ADDRESS: 23	5 WINDWARD PSG
LEGAL DESCRIPTION OF attached, for legal description	PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout on
PARCEL #: 08-29-15-43380)-004-0020
DATE OF INSPECTION: 7/	1/2025 10:18:00 AM
SECTION(S) OF THE CITY SECTION VIOLATED	CODE WHICH HAVE BEEN VIOLATED: CODE
of a building or structu	shall commence any construction, demolition, modification or renovation re without first obtaining a building permit. Work commencing before permit issuance.
	OR
	Catherine Reese
STATE OF FLORIDA COUNTY OF PINELLAS	
	D before me by means of physical presence or online of October, 2025, by Catherine Reese.
PERSONALLY KNOW	'N TO ME
PRODUCED AS IDEN	TJFICATION
	Type of Identification
(Notary Signa	ure)
AIAN ISIC)(C)
Name of Notary (typed, pr	
FILED THIS DAY OF	= <u>(\c\o\o\v\</u> 20 <u>25</u>



MCEB CASE NO. 15/1.05

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) 562-4567

Fax (727) 562-4576

NOTICE OF VIOLATION

SWO2024-08037

QUALITY BOATS CLEARWATER INC 235 WINDWARD PASSAGE CLEARWATER, FL 33767-2237

ADDRESS OR LOCATION OF VIOLATION: 235 WINDWARD PSG

LEGAL DESCRIPTION: ISLAND ESTATES OF CLEARWATER UNIT 5 BLK D, LOTS 2 AND 3

DATE OF INSPECTION: 03/25/2025 PARCEL: 08-29-15-43380-004-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

A PERMIT is REQUIRED for the NEW FENCING that has been installed.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/14/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

DATE MAILED: 3/25/2025 INSPECTOR; Catherine Reese

INSPECTOR TELEPHONE: 727-444-8141

CC: 9589071052702277353084

Print Date: 3/25/2025 Page: 1 of 1 CLWNovSWO



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) 562-4567 Fax (727) 562-4576

NOTICE OF VIOLATION

SWO2024-08037

QUALITY BOATS CLEARWATER INC 17389 US HWY 19 N CLEARWATER, FL 33764-7521

ADDRESS OR LOCATION OF VIOLATION: 235 WINDWARD PSG

LEGAL DESCRIPTION: ISLAND ESTATES OF CLEARWATER UNIT 5 BLK D, LOTS 2 AND 3

DATE OF INSPECTION: 04/14/2025

PARCEL: 08-29-15-43380-004-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/2/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese Code inspector

DATE MAILED: 4/14/2025 INSPECTOR: Catherine Reese

INSPECTOR TELEPHONE: 727-224-7143

CC: 9589071052702277353961

Print Date: 4/14/2025 Page: 1 of 1 CLWNovSWO



CITY OF CLEARWATER

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Post Office Box 4748, Clearwater, Florida 33758-4748

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Fax (727) 562-4576

NOTICE OF VIOLATION

SWO2024-08037

QUALITY BOATS CLEARWATER INC 17389 US HWY 19 N CLEARWATER, FL 33764-7521

ADDRESS OR LOCATION OF VIOLATION: 235 WINDWARD PSG

LEGAL DESCRIPTION: ISLAND ESTATES OF CLEARWATER UNIT 5 BLK D, LOTS 2 AND 3

DATE OF INSPECTION: 05/02/2025 PARCEL: 08-29-15-43380-004-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/22/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese Code Inspector

DATE MAILED: 5/2/2025 INSPECTOR: Catherine Reese

INSPECTOR TELEPHONE: 727-224-7143

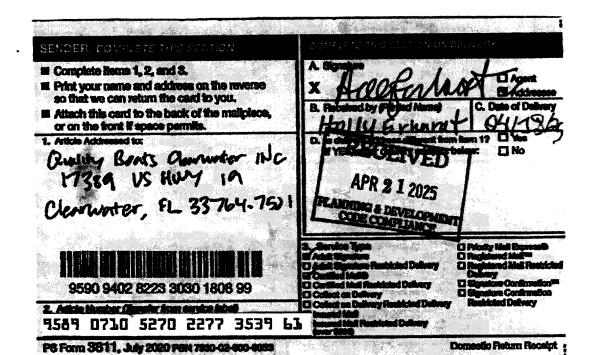
CC: posted to property

Print Date: 5/2/2025 Page: 1 of 1 CLWNovSWO

Section 4-203. Building permit.

A. Permit required.

- 1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.
- 2. No seawall, bulkhead, groin, marine improvement, bridge or other similar marine structure shall be built within the city until the building official has issued a building permit for such work.
- 3. A building permit shall authorize only the use, arrangement and/or construction described in Level One and Two approvals and no other use, arrangement or construction.
- 4. Complete engineering and architectural plans for each component of a development project shall be required to be submitted prior to the issuance of a building permit. For any phased project, such plans shall be required for each phase of the development.
- B. Procedure: All applications for building permits shall be submitted in a form required by this Development Code and the building official. Upon receipt of an application, including a declaration of unity of title, in accordance with Article 4 Division 16, the building official shall forward a copy to the community development coordinator in order to determine whether the application conforms to an approved Level One or Level Two approval. Upon receipt of the determination of the community development coordinator, the building official shall determine whether the application conforms to all applicable requirements contained in the building code. If the building official determines that the application does conform, the building permit shall be issued. If the building official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.
- C. Appeal: A denial of a building permit may be appealed in the manner provided in Article 4 Division 5. (Ord. No. 6526-00, § 1, 6-15-00)



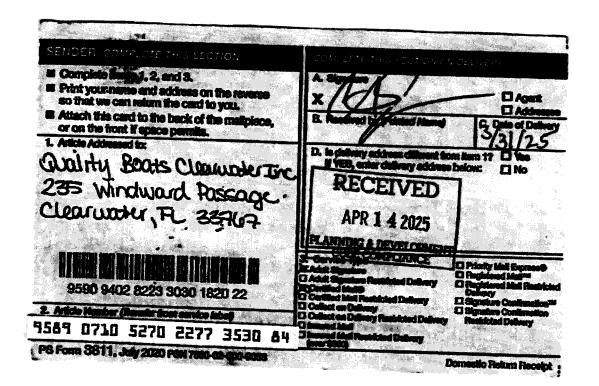


Exhibit A

Parcel Summary (as of 07-Oct-2025)

Parcel Number

08-29-15-43380-004-0020

Owner Name
QUALITY BOATS CLEARWATER INC

Property Use

2740 Boat Sale & Marine Equipment, Mobile Home, Motor Home, Travel Trailer

Site Address 235 WINDWARD PSGE CLEARWATER, FL 33767

Mailing Address 17389 US HWY 19 N CLEARWATER, FL 33764-7521

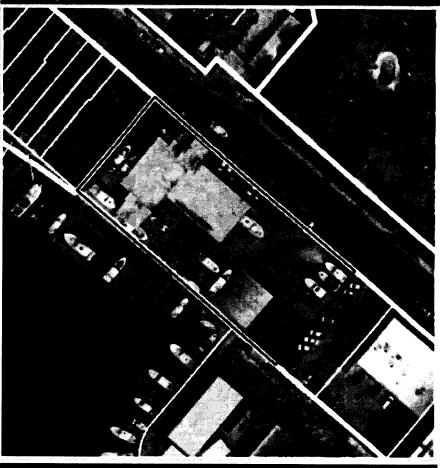
Legal Description ISLAND ESTATES OF CLEARWATER UNIT 5 BLK D, LOTS 1, 2 & 3

Current Tax District CLEARWATER (CW)

Year Built 1960 | 1967

Heated SF Gross SF Living Units Buildings 7,017 13,567 0 2

Parcel Map



-					
Eχ	en	110	10	0	

Johnson January Company	
2027 No	0%
2026 No	
2025 No	0%

Working Waterfront

			Miscellaneou	is Parcel Info			
and the second s				en e			
10349/1125	Find Comps	<u>260.01</u>	A	Current FEMA Maps	Check for EC	Zoning Map	51/34
garania di seria di s	The state of the s	Alexandria (1994) (America)	2025 Fin	al Values			And American State and the State of the Stat
025 \$1,31	0,000	\$1,310,000	\$1,	310,000	\$1,310,000	\$1,:	310,000

2025	\$1,310,000	\$1,310,000	\$1,3	10,000	\$1,310,000	\$1,310,000
		Valu	ue History (yellow ind	icates corrected value	?)	
2024	N	\$1,275,000	\$1,275,000	\$1,275,000	\$1,275,000	\$1,275,000
2023	i N	\$1,225,000	\$1,225,000	\$1,225,000	\$1,225,000	\$1,225,000
2022	N	\$1,225,000	\$1,225,000	\$1,225,000	\$1,225,000	\$1,225,000
2021	N is	\$1,170,000	\$1,170,000	\$1,170,000	\$1,170,000	\$1,170,000
2020	N	\$1,135,000	\$1,135,000	\$1,135,000	\$1,135,000	\$1,135,000