

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 142-26**

Certified Mail
June 12, 2026

Owner: **NCT-202206 LLC**
Triple Key LLC
C/O NCF Corp Tre
8890 SW Waterhole Pl
Crooked River Ranch, OR 97760

Violation Address: **810 S Missouri Ave., Clearwater**
15-29-15-16530-000-0100

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) **3-1804.S & 3-1806.A** 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: NCT-202206 LLC
MAILING ADDRESS: TRIPLE KEY LLC
8890 SW WATERHOLE PL
CROOKED RIVER RANCH OR, 97760
CITY CASE#: BIZ2026-00085

VIOLATION ADDRESS: 810 S MISSOURI AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/10/2026

LEGAL DESCRIPTION OF PROPERTY: CLEARWATER RETAIL LOT 10

PARCEL #: 15-29-15-16530-000-0100

DATE OF INSPECTION: 2/4/2026 1:09:00 PM

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

3-1804.S. - ****SIGNS ATTACHED TO TREES OR OTHER VEGETATION**** Signs attached to or placed on any tree or other vegetation are prohibited.

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,

ELIDIO'S PIZZA: BANNERS, SIGN ON VEGETATION

No more than one temporary commercial banner style sign can be erected at a parcel for a period no greater than 30 days per calendar year. Signs shall not be attached to vegetation. At the property, ELIDIO'S PIZZA has erected multiple commercial banner style signs to the building and to trees which need to be removed by the compliance date. Thank you.

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


Stefan Burghardt

SWORN AND SUBSCRIBED before me by means of V physical presence or _____ online notarization on this 4th day of June, 2026, by Stefan Burghardt.

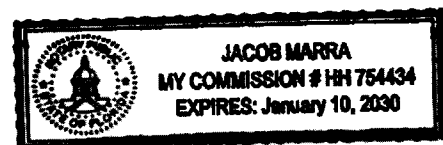
STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)

Name of Notary (typed, printed, stamped)



FILED THIS 12th DAY OF June, 2026

MCEB CASE NO. 142.26

Michelle 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

NCT-202206 LLC
TRIPLE KEY LLC
8890 SW WATERHOLE PL
CROOKED RIVER RANCH, OR, 97760

BIZ2026-00085

ADDRESS OR LOCATION OF VIOLATION: **810 S MISSOURI AVE**

LEGAL DESCRIPTION: CLEARWATER RETAIL LOT 10

DATE OF INSPECTION: 2/4/2026

PARCEL: 15-29-15-16530-000-0100

Section of City Code Violated:

3-1804.S. - ****SIGNS ATTACHED TO TREES OR OTHER VEGETATION**** Signs attached to or placed on any tree or other vegetation are prohibited.

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: ELIDIO'S PIZZA: BANNERS, SIGN ON VEGETATION

No more than one temporary commercial banner style sign can be erected at a parcel for a period no greater than 30 days per calendar year. Signs shall not be attached to vegetation. At the property, ELIDIO'S PIZZA has erected multiple commercial banner style signs to the building and to trees which need to be removed by the compliance date. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/17/2026. 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: 4/7/2026

NOV_PropOwn

- e. Flexibility with regard to sign style and size may be considered, provided the sign is designed as part of the architectural theme of the property and/or use using similar and coordinated design features, materials, and colors.

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 3-1806.1b. CRITERIA AND LIMITATIONS FOR ALL OTHER
TEMPORARY SIGNS IN ALL ZONING DISTRICTS**

CRITERIA	Residential Zoning Districts	Non- Residential Zoning Districts
Maximum number of temporary signs per parcel ¹	8	4
Maximum sign size (area) for a temporary sign ²	4 sq. ft.	16 sq. ft.
Maximum sign height for a temporary freestanding sign ³	6 ft.	6 ft.
Maximum sign height for a temporary attached sign (inclusive of a window sign)	15 ft.	15 ft.
Minimum sign setback required to be maintained by a temporary freestanding sign from any property line ⁴	5 ft.	5 ft.
Minimum sign setback required to be maintained by a temporary freestanding sign from the edge of any paved street or road	5 ft.	5 ft.

Minimum radial spacing that is required to be maintained by a temporary freestanding sign from any other temporary freestanding sign ⁵	15 ft.	15 ft.
Maximum aggregate surface area allocated for all temporary signs on a parcel ⁶	64 sq. ft.	128 sq. ft.
Whether temporary sign is allowed on public property or public right-of-way	No	No
Whether temporary sign is allowed within a sight visibility triangle	No	No
Whether direct illumination of surface of a temporary sign is allowed	No	No
Whether fluorescent color on a temporary sign is allowed	No	No
Duration allowed after event ends	3 calendar days	3 calendar days

- ¹ The number of temporary commercial signs per parcel shall be no more than two signs; however, no more than one temporary commercial sign per parcel may be a banner sign and a temporary commercial banner sign is limited to a maximum duration of display of no more than 30 days per calendar year per parcel.
- ² The square footage limitation is per side for a back-to-back sign. For example, a four square foot limitation means that there is a limit of four square feet of surface area per side of a back-to-back sign, and an aggregate limit of eight square feet is allowed if the sign is a back-to-back temporary sign.
- ³ Not applicable to signs displayed on flagpoles.
- ⁴ Minimum sign setbacks do not apply to attached signs. Except as set forth in Section 3-1806 for sidewalk signs as allowed herein and for valet stands as allowed herein, all temporary signs are prohibited on public property and from public rights-of-way.

- ⁵ Not applicable to signs displayed on flagpoles.
- ⁶ There is no limit to the number of separate messages that may appear on the allowable surface(s) of any temporary sign. The maximum aggregate surface area allowed is subject to circumstances that may reduce the maximum aggregate surface area allowable on some parcels.

(Ord. No. 9029-17, § 2(Exh. A), 7-20-17; Ord. No. 9643-23, § 11, 4-4-23)

Editor's note— Ord. No. 9029-17, § 2(Exh. A), adopted July 20, 2017, repealed the former § 3-1806, and enacted a new § 3-1806 as set out herein. The former § 3-1806 pertained to general standards and derived from Ord. No. 8343-12, § 2(Exh. 1), adopted Aug. 16, 2012; Ord. No. 8402-13, § 1, adopted June 6, 2013.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

RECEIVED

APR 07 2026

City Case Number: BIZ2026-00085

Site of Violation: 810 S MISSOURI AVE

CITY CLERK DEPARTMENT

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 7th 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 810 S MISSOURI AVE, 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 X physical presence or _____ online
notarization on this 7th day of April, 2026, by Stefan Burghardt.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

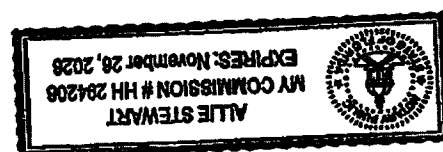


Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)





Parcel Summary (as of 04-Jun-2026)

Parcel Number

15-29-15-16530-000-0100

Owner Name

NCT-202206 LLC

TRIPLE KEY LLC

Property Use

1121 Strip Store - (2 or more stores)

Site Address

800 S MISSOURI AVE

CLEARWATER, FL 33756

Mailing Address

C/O NCF CORP TRE

8890 SW WATERHOLE PL

CROOKED RIVER RANCH, OR 97760

Legal Description

CLEARWATER RETAIL LOT 10

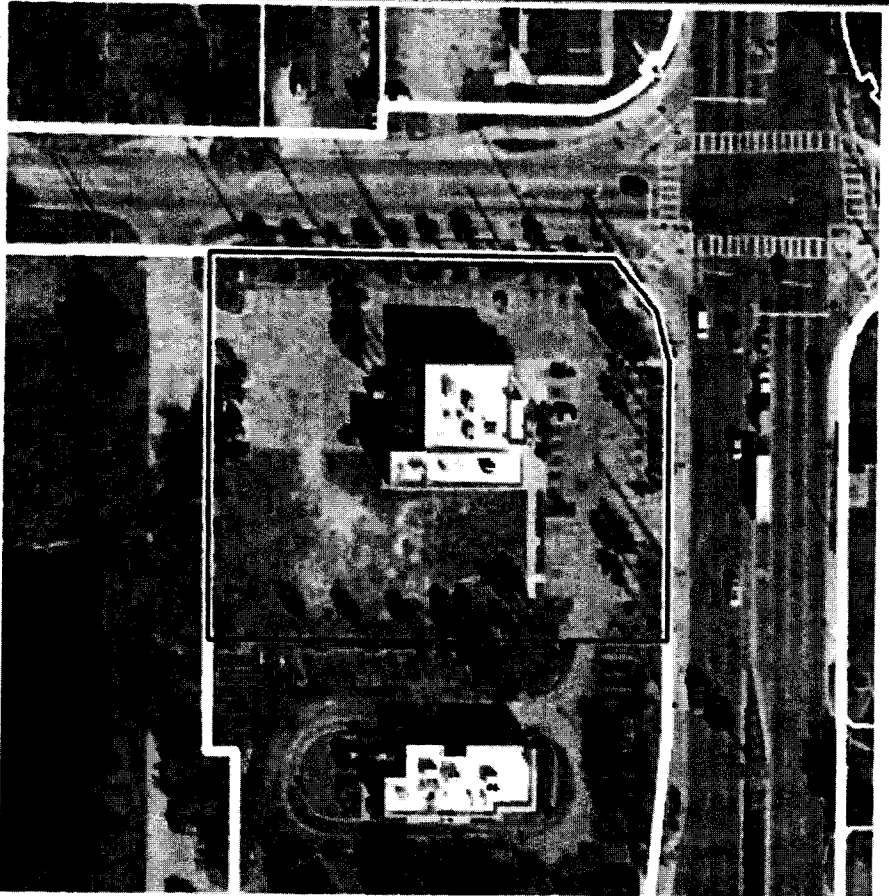
Current Tax District

CLEARWATER (CW)

Year Built

2012

Parcel Map



Heated SF	Gross SF	Living Units	Buildings
4,106	4,446	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
22241/2187	Find Comps	<u>259.01</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	124/92

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000

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	\$1,280,000	\$1,280,000	\$1,280,000	\$1,280,000	\$1,280,000
2023	N	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
2022	N	\$1,215,000	\$1,215,000	\$1,215,000	\$1,215,000	\$1,215,000
2021	N	\$1,185,000	\$1,185,000	\$1,185,000	\$1,185,000	\$1,185,000
2020	N	\$1,175,000	\$1,175,000	\$1,175,000	\$1,175,000	\$1,175,000