

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 27-25**

Certified Mail
March 14, 2025

Owner: **Clearwater Pharma LLC**
c/o CVS #3615-02, Store Accounting
1 CVS Dr. MC 2320
Woonsocket, RI 02895-6146

Violation Address: **1899 N Highland Ave., Clearwater**
02-29-15-88237-000-0020

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 23, 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.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: CDC2024-01574

NAME OF VIOLATOR: CLEARWATER PHARMA LLC C/O CVS# 3615-02
MAILING ADDRESS: ATTN STORE ACCOUNTING
1 CVS DR MC 2320
WOONSOCKET, RI 02895-6146

VIOLATION ADDRESS: 1899 N HIGHLAND AVE

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

PARCEL #: 02-29-15-88237-000-0020

DATE OF INSPECTION: 12/19/2024 3:42:00 PM

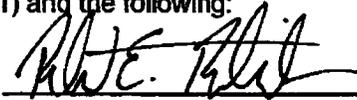
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE SECTION VIOLATED

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.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 18th day of February, 2025, by Robert Robicheau.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)

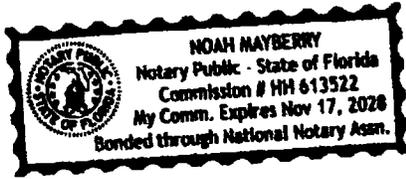
Noah MAIBERRY

Name of Notary (typed, printed, stamped)

FILED THIS 18th DAY OF FEBRUARY, 2025

MCEB CASE NO. 27-25

Whitney 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

CLEARWATER PHARMA LLC C/O CVS# 3615-02
ATTN STORE ACCOUNTING
1 CVS DR MC 2320
WOONSOCKET, RI 02895-6146

CDC2024-01574

ADDRESS OR LOCATION OF VIOLATION: 1899 N HIGHLAND AVE

LEGAL DESCRIPTION: SUNSET SQUARE SUB LOT 2 STD STA LEASE

DATE OF INSPECTION: 12/19/2024

PARCEL: 02-29-15-88237-000-0020

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.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 and declining shrubs along the western and northern borders.
Replace missing shrubs and bottlebrush in landscape islands.
Replace missing rhododendron in southern landscape island.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/21/2025. 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.

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

Date Printed: 12/19/2024

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. 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.

B. 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.

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.

Section 3-1205. - Tree protection.

D. Tree and palm requirements and replacements. Tree and palm replacements shall be in compliance with Section 3-1202.B.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2024-01574

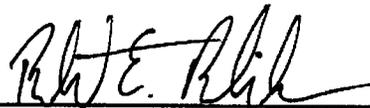
Site of Violation: 1899 N HIGHLAND AVE

RECEIVED

JAN 23 2025

CITY CLERK DEPARTMENT

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 23rd day of January, 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 1899 N HIGHLAND AVE, Clearwater, Florida.

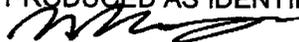


Robert Robicheau Land Development Arborist
727-444-7961
robert.robicheau@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

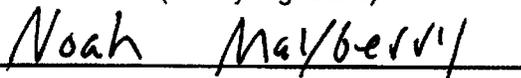
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 23rd day of January, 2025, by Robert Robicheau.

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

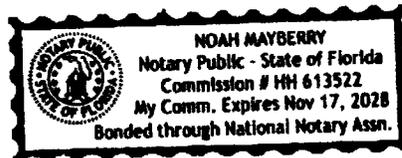


Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)





Parcel Summary (as of 18-Feb-2025)

Parcel Map

Parcel Number

02-29-15-88237-000-0020

Owner Name

CLEARWATER PHARMA LLC

Property Use

1120 Single Building Store

Site Address

1899 N HIGHLAND AVE
CLEARWATER, FL 33755

Mailing Address

C/O CVS# 3615-02
ATTN STORE ACCOUNTING
1 CVS DR MC 2320
WOONSOCKET, RI 02895-6146

Legal Description

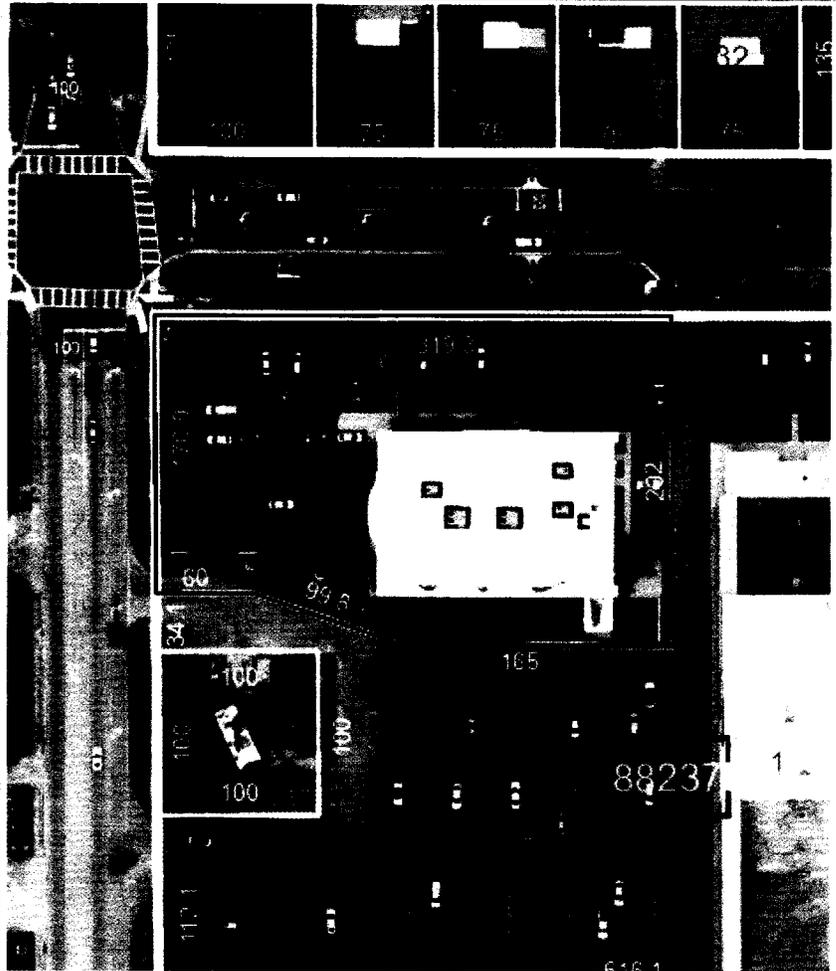
SUNSET SQUARE SUB LOT 2 & PART OF LOT 1 ALL
DESC BEG NW COR OF SD LOT 2 TH S89D29'42"E
319.34FT TH S00D07'42"E 202FT TH N89D29'42"W
165FT TH N70D57'09

Current Tax District

CLEARWATER (CW)

Year Built

2008



Heated SF	Gross SF	Living Units	Buildings
15,460	16,590	0	1

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20105/0470	Find Comps	267.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	90/4

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$2,760,000	\$2,760,000	\$2,760,000	\$2,760,000	\$2,760,000

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	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000
2022	N	\$2,575,000	\$2,575,000	\$2,575,000	\$2,575,000	\$2,575,000
2021	N	\$2,435,000	\$2,435,000	\$2,435,000	\$2,435,000	\$2,435,000
2020	N	\$2,385,000	\$2,385,000	\$2,385,000	\$2,385,000	\$2,385,000
2019	N	\$2,385,000	\$2,385,000	\$2,385,000	\$2,385,000	\$2,385,000