

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 19-26

Certified Mail

December 19, 2025

Owner: Riti Investments LLC
1820 SE 18th Ave Ste 4
Ocala, FL 34471-8303

Violation Address: 1917 ½ Drew St., Clearwater
13-29-15-82476-006-0010

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, January 28, 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) **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: SWO2018-04040

NAME OF VIOLATOR: RITI INVESTMENTS LLC
MAILING ADDRESS: 1820 SE 18TH AVE STE 4
OCALA, FL, 34471-8303

VIOLATION ADDRESS: 1917 1/2 DREW ST A

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

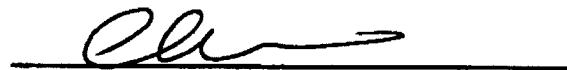
PARCEL #: 13-29-15-82476-006-0010

DATE OF INSPECTION: 11/14/2025 9:26:00 AM

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



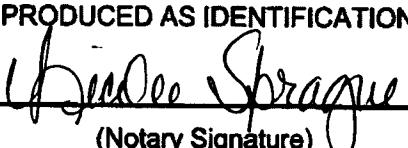
Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

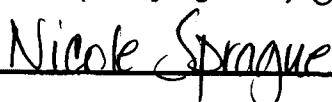
SWORN AND SUBSCRIBED before me by means of ✓ physical presence or online notarization on this 8th day of December, 2025, by Catherine Reese.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

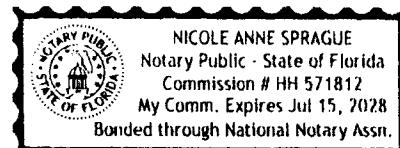

Type of Identification

(Notary Signature)



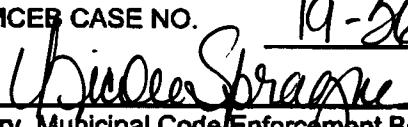
Name of Notary (typed, printed, stamped)

FILED THIS 11th DAY OF December, 2025



MCEB CASE NO.

19-26


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

SWO2018-04040

RITI INVESTMENTS LLC
1820 SE 18TH AVE STE 4
OCALA, FL 34471-8303

ADDRESS OR LOCATION OF VIOLATION: **1915 1/2 DREW ST**

LEGAL DESCRIPTION: SKY CREST UNIT NO. 6 BLK F, LOT 1

DATE OF INSPECTION: 05/23/2018

PARCEL: 13-29-15-82476-006-0010

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, A permit is required for the interior remodel that has been done.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/6/2018. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRANCE 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.

Inspector Signature

DATE MAILED: 5/23/2018
INSPECTOR: Nilda Espinosa
INSPECTOR TELEPHONE: 727-562-4729
CC: 7017 2400 0000 6788 4130



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

SWO2018-04040

RITI INVESTMENTS LLC
1820 SE 18TH AVE STE 4
OCALA, FL 34471-8303

ADDRESS OR LOCATION OF VIOLATION: **1915 1/2 DREW ST**

LEGAL DESCRIPTION: SKY CREST UNIT NO. 6 BLK F, LOT 1

DATE OF INSPECTION: 06/03/2025

PARCEL: 13-29-15-82476-006-0010

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, A permit is required for the interior remodel that has been done.

Stop work order since 2018 still has not been resolved by obtaining a permit for 1915 1/2 Drew St. Permit must be obtained.

**PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION.
FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/24/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRANCE 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.

A handwritten signature in black ink, appearing to read "Catherine Reese".

Catherine Reese
Code Inspector

DATE MAILED: 6/3/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276534286

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)



CITY OF CLEARWATER PLANNING & DEVELOPMENT

NOTICE OF VIOLATION & ORDER TO STOP WORK

ADDRESS OF VIOLATION 1915 1/2 Drew ST
CONTRACTOR/OWNER Contractor / Owner
DATE OF INSPECTION 04/30/2018
NATURE OF VIOLATION Interior Remodel to include Building, Electrical,
Mechanical - NO PERMIT!
TIME 9:33 AM

CODE VIOLATED: CITY OF CLEARWATER CODE ORDINANCES,
CHAPTER 47, ARTICLE IV, SECTION 47.083 (2)
AND ARTICLE V, SECTION 47.111

THE VIOLATIONS CITED ABOVE MUST BE CORRECTED NO LATER THAN 3:30 P.M. ON 05/14, 20 18
* A penalty will be assessed against the permit fees at the time of permit issuance.

Unless otherwise specified by the inspector, a reinspection must be made before construction can be resumed. If the violations have not been corrected within the time specified, the City reserves the right to charge a fee for each subsequent reinspection and/or schedule a hearing before the Clearwater Municipal Code Enforcement Board.

FAILURE TO CORRECT THE ABOVE LISTED VIOLATIONS BY THE DATE INDICATED WILL RESULT IN LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER (Section 162.05 et seq F.S.)

Inspector's Name N. ESPINOSA

Inspector's Signature N. Espinosa

Received by Posted on front window
(Signature indicates only a copy of this notice has been received and does not in any way indicate admission of guilt or concurrence with the findings of the inspector)



Parcel Summary (as of 08-Dec-2025)

Parcel Map

Parcel Number

13-29-15-82476-006-0010

Owner Name

RTI INVESTMENTS LLC

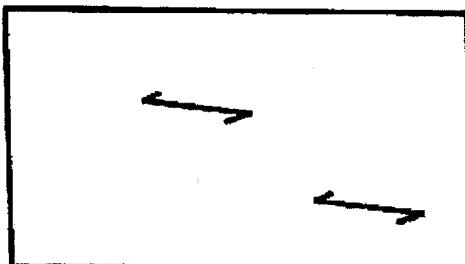
Property Use

1227 Store w/Office or Apartment

Site Address

1907 DREW ST
CLEARWATER, FL 33765

Mailing Address

1820 SE 18TH AVE STE 4
OCALA, FL 34471-8303

Legal Description

SKY CREST UNIT NO. 6 BLK F, LOT 1 & BLK G, LOT 1,
TOGETHER WITH THAT PART OF NW 1/4 OF SEC 13-
29-15 DESC BEG AT POINT ON S LINE OF DREW ST
140FT E OF

Current Tax District

CLEARWATER (CW)

Year Built

1966 | 1973 | 1959 | 1956

Heated SF	Gross SF	Living Units	Buildings
22,764	25,005	0	4

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Blk/Pg
19603/1715	Find Comps	266.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	28/51

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$1,905,000	\$1,675,850	\$1,675,850	\$1,905,000	\$1,675,850

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	\$1,810,000	\$1,523,500	\$1,523,500	\$1,810,000	\$1,523,500
2023	N	\$1,385,000	\$1,385,000	\$1,385,000	\$1,385,000	\$1,385,000
2022	N	\$1,295,000	\$1,281,500	\$1,281,500	\$1,295,000	\$1,281,500
2021	N	\$1,165,000	\$1,165,000	\$1,165,000	\$1,165,000	\$1,165,000