

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 148-25**

Certified Mail
October 10, 2025

Owner: **Costco Wholesale Corp**
Attn: Property Tax Dept #336
999 Lake Dr.
Issaquah, WA 98027-8990

Violation Address: **2655 Gulf to Bay Blvd., Clearwater**
17-29-16-16500-000-0020

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) **3-808** 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: CDC2025-00562

NAME OF VIOLATOR: COSTCO WHOLESALE CORP
ATTN PROPERTY TAX DEPT #336
MAILING ADDRESS: 999 LAKE DR
ISSAQUAH, WA, 98027-8990

VIOLATION ADDRESS: 2655 GULF TO BAY BLVD

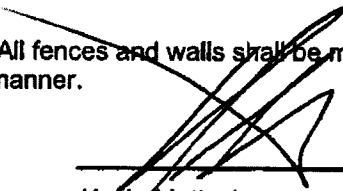
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 17-29-16-16500-000-0020

DATE OF INSPECTION: 5/19/2025 3:08:00 PM

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

3-808 - **FENCES AND WALLS** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.


Kevin Mattocks

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 1st day of October, 2025, by Kevin Mattocks.

☒ PERSONALLY KNOWN TO ME

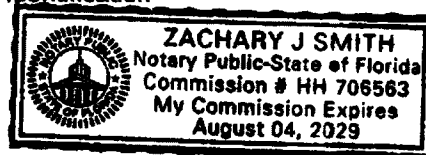
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)



Type of Identification

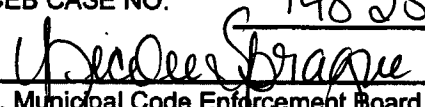


Name of Notary (typed, printed, stamped)

FILED THIS 9th DAY OF October, 2025

MCEB CASE NO.

148-25


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

COSTCO WHOLESALE CORP
ATTN PROPERTY TAX DEPT #336
999 LAKE DR
ISSAQUAH, WA 98027-8990

CDC2025-00562

ADDRESS OR LOCATION OF VIOLATION: **2655 GULF TO BAY BLVD**

LEGAL DESCRIPTION: CLEARWATER MALL LOT 2

DATE OF INSPECTION: 5/19/2025

PARCEL: 17-29-16-16500-000-0020

Section of City Code Violated:

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

Specifically: Wall Maintenance: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Walls need to be repaired to code and maintained on a regular basis thereafter. NOTE: Fencing can also be removed to achieve compliance. Specifically the long brick wall that is broken in multiple places and cracked heavily in other areas. If you have any questions, please call Kevin Mattocks 727-580-2511.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/20/2025. 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.

Date Printed: 5/19/2025

Kevin Mattocks Code Inspector
727-444-7744
kevin.mattocks@myclearwater.com

NOV_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

Section 3-808. - Maintenance of fences and walls.

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
 2. Rotten boards in a fence shall be replaced.
 3. Each support post or footer shall be solidly attached to the ground.
 4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
 5. Each fence shall be securely fastened to the support post and fence stringers.
 6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replace with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

CDC 2025-00562

SENDER: COMPLETE THIS SECTION	ADDRESSEE: COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return this card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i> B. Restricted Mail (Registered Mail) <i>ADAM G</i> C. Date of Delivery <i>5/21/05</i> Do you have a delivery address different from item 1? ☐ Yes If yes, delivery address below: ☐ No
	
COSTCO WHOLESALE CORP ATTN PROPERTY TAX DEPT #336 888 LAKE DR ISSAQUAH, WA 98027-8990	
 9590 9402 8226 3030 3832 66	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail ☐ Registered Mail Restricted Delivery ☐ Signature ConfirmationSM ☐ Signature Confirmation Restricted Delivery
2. Article Number (Maximum 100 characters) 7019 2970 0001 6147 6219	
PS Form 3811, July 2002 PSN 7530-02-000-9033	

Domestic Return Receipt

USPS TRACKING#

	
9590 9402 8226 3030 3832 66	First-Class Mail Postage & Fees Paid USPS Permit No. G-10
United States Postal Service RECEIVED JUN 05 2005 PLANNING & DEVELOPMENT CODE COMPLIANCE	• Sender: Please print your name, address, and ZIP+4® in this box: CITY OF CLEARWATER CODE COMPLIANCE POST OFFICE BOX 4748 CLEARWATER, FL 33758-4748 INITIALS: <i>[Signature]</i>
	



Parcel Summary (as of 01-Oct-2025)

Parcel Map

Parcel Number

17-29-16-16500-000-0020

Owner Name

COSTCO WHOLESALE CORP

Property Use

1423 Supermarket & Superstore

Site Address

2655 GULF TO BAY BLVD
CLEARWATER, FL 33759

Mailing Address

ATTN PROPERTY TAX DEPT #336
999 LAKE DR
ISSAQUAH, WA 98027-8990

Legal Description

CLEARWATER MALL LOT 2

Current Tax District

CLEARWATER (CW)

Year Built

2003



Heated SF	Gross SF	Living Units	Buildings
138,970	142,904	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 Blk/Pg
13023/1569	Find Comps	254.20	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	125/21

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$14,100,000	\$14,100,000	\$14,100,000	\$14,100,000	\$14,100,000

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	\$14,000,000	\$14,000,000	\$14,000,000	\$14,000,000	\$14,000,000
2023	N	\$13,900,000	\$13,900,000	\$13,900,000	\$13,900,000	\$13,900,000
2022	N	\$12,970,000	\$12,970,000	\$12,970,000	\$12,970,000	\$12,970,000
2021	N	\$12,670,000	\$12,670,000	\$12,670,000	\$12,670,000	\$12,670,000
2020	N	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000