

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 01-26**

**Certified Mail**

**December 19, 2025**

**Owner: Von Burn, Don Marson Rev Trust  
Von Burns, Don Marson Tre  
3 Reserve Blvd.  
Clearwater, FL 33764-2580**

**Violation Address: 1535 Gulf to Bay Blvd., Clearwater  
14-29-15-22770-000-0200**

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) **3-2103.H.1 & 3-2103.H.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**

NAME OF VIOLATOR: VON BURN, DON MARSON REV TRUST CITY CASE#: CDC2025-01614  
MAILING ADDRESS: VON BURNS, DON MARSON TRE  
3 RESERVE BLVD  
CLEARWATER FL, 33764-2580

VIOLATION ADDRESS: 1535 GULF TO BAY BLVD  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 9/24/2025

LEGAL DESCRIPTION OF PROPERTY: DRUID HILLS LOT 20

PARCEL #: 14-29-15-22770-000-0200

DATE OF INSPECTION: 12/9/2025 10:43:00 AM

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

3-2103.H.1. - \*\*Portable Storage Units-Residential Zones\*\* Allowable within all residential zoning districts four times per property, per calendar year, but for no longer than four days per occurrence;

3-2103.H.2. - \*\*Portable Storage Units-Nonresidential Zones\*\* Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;

SPECIFICALLY,

STORAGE CONTAINER MUST BE REMOVED

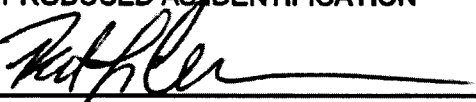
A violation exists and a request for hearing is being made.

  
Vicki Sudduth

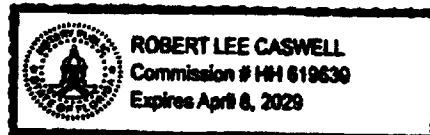
SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 9th day of December, 2025, by Vicki Sudduth.

STATE OF FLORIDA  
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

  
(Notary Signature)

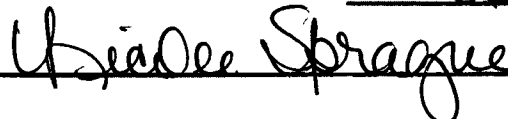
\_\_\_\_\_  
Type of Identification



\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

FILED THIS 16<sup>th</sup> DAY OF December, 20 25

MCEB CASE NO. 01-26





# 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

VON BURN, DON MARSON REV TRUST  
VON BURNS, DON MARSON TRE  
3 RESERVE BLVD  
CLEARWATER, FL, 33764-2580

CDC2025-01614

ADDRESS OR LOCATION OF VIOLATION: 1535 GULF TO BAY BLVD

LEGAL DESCRIPTION: DRUID HILLS LOT 20

DATE OF INSPECTION: 9/24/2025

PARCEL: 14-29-15-22770-000-0200

### Section of City Code Violated:

3-2103.H.1. - \*\*Portable Storage Units-Residential Zones\*\* Allowable within all residential zoning districts four times per property, per calendar year, but for no longer than four days per occurrence;

3-2103.H.2. - \*\*Portable Storage Units-Nonresidential Zones\*\* Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;

Specifically: STORAGE CONTAINER MUST BE REMOVED

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 10/15/2025. 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.

Vicki Sudduth

Code Inspector

727-444-8724

vicki.sudduth@myclearwater.com

Date Printed: 9/24/2025

NOV\_PropOwn

**Section 3-2103. - Allowable temporary uses.**

Unless otherwise noted, the following temporary uses are permitted subject to obtaining a Level One approval in accordance with the provisions of Article 4, Division 3 as well as the specific criteria pertaining to each temporary use:

**A. *Block or neighborhood parties.***

1. Allowable within all residential zoning districts and within the US 19 District; and
2. Maximum of two days, per calendar year.
3. May be subject to review by the special events committee.

**B. *Circuses or carnivals.***

1. Allowable within the C, US 19, IRT and I Districts; and
2. Maximum of 14 days per property, per calendar year.

**C. *Contractors office and/or construction sheds.***

1. Allowable within all zoning districts; and
2. Allowable only in conjunction with a valid building permit and only for the time that the building permit is active.

**D. *Evangelical and religious revivals or assemblies.***

1. Allowable within the C, D, T, US 19, I and IRT Districts; and
2. Maximum of seven days per property, per calendar year.

**E. *Garage, yard or estate sales.***

1. Allowable within all residential zoning districts and for all detached dwellings and duplexes;
2. Allowable twice per property, per calendar year, but for no longer than three days per occurrence;
3. Individual occurrences may not be consecutive; and
4. Provided all of the applicable standards of this division are met, a permit is not required for this temporary use.

**F. *Outdoor automobile, boat or recreational vehicle shows.***

1. Allowable only on properties located in the C and US 19 Districts that are at least 75 contiguous acres in size;
2. Allowable four times per property, per calendar year, but for no longer than seven days per occurrence, inclusive of set-up and take down time for all related facilities. Individual occurrences may not be consecutive; and
- 3.

The sale of products displayed at the show is permitted, without regard to the primary use of the property.

**G. *Outdoor bazaars, cookouts, special fund raising events and/or similar activities.***

1. Allowable within the C, D and I Districts; and
2. Maximum of two days per property, per calendar year.

**H. *Portable storage units.***

1. Allowable within all residential zoning districts four times per property, per calendar year, but for no longer than four days per occurrence;
2. Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;
3. Individual occurrences may not be consecutive;
4. Provided all of the applicable standards of this division are met, a permit is not required for this temporary use within a residential zoning district;
5. Portable storage units not exceeding eight feet in height, eight feet in width, and 16 feet in length may be permitted provided such units comply with the following provisions:
  - a. One portable storage unit may be located on any lot occupied by a detached dwelling. The number of permitted portable storage units for all other uses shall be decided by the community development coordinator based upon the amount of construction, size of property and the ability to locate the portable storage unit in accordance with the requirements below;
  - b. Portable storage units may be located in a required setback;
  - c. Portable storage units shall not be located in such a manner to impair a motor vehicle operator's view of motor vehicles, bicycles or pedestrians upon entering or exiting a right-of-way;
  - d. Portable storage units shall not be located in such a manner to obstruct the flow of pedestrian or vehicular traffic;
  - e. A maximum of two signs no more than 12 square feet in area each may be located on parallel sides on a portable storage unit;
  - f. A sticker shall be affixed to all portable storage units indicating the most recent delivery date, on which the portable storage unit was delivered to a property;
  - g. If the National Weather Advisory Service or other qualified weather advisory service identifies weather conditions which are predicted to include winds of 75 mph or greater, all portable storage units shall be removed from all properties and placed in approved storage locations at least 24 hours prior to the predicted onset of such winds or as soon as reasonably practical if less notice is provided. This requirement

EDC0005-011614

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Don Marston Von Burns  
3 Reserve Blvd  
Clearwater, FL  
33764



9590 9402 9626 5121 9285 58

2. Article Number (Transfer from service label)

9589 0710 5270 2724 6382 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X  ☐ Agent  
☐ Address

B. Received by (Printed Name)

MARY PERRY ☐ G. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express                      |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation                     |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |
| <input type="checkbox"/> Mail Restricted Delivery                |   |



## Parcel Summary (as of 09-Dec-2025)

## Parcel Map

## Parcel Number

**14-29-15-22770-000-0200**

## Owner Name

VON BURN, DON MARSON REV TRUST  
VON BURNS, DON MARSON TRE

## Property Use

2125 Restaurant, Cafeteria

## Site Address

1535 GULF TO BAY BLVD  
CLEARWATER, FL 33755

## Mailing Address

3 RESERVE BLVD  
CLEARWATER, FL 33764-2580

## Legal Description

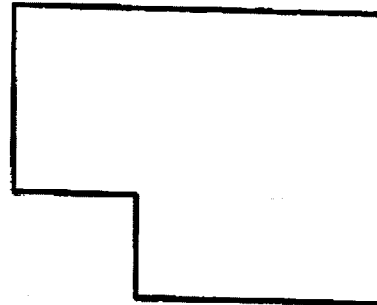
DRUID HILLS LOTS 20 THRU 23

## Current Tax District

CLEARWATER (CW)

## Year Built

1971



Heated SF	Gross SF	Living Units	Buildings
3,860	4,176	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
20496/1221	Find Comps	<u>265.01</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	10/52

## 2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$750,000	\$732,050	\$732,050	\$750,000	\$732,050

## 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	\$720,000	\$665,500	\$665,500	\$720,000	\$665,500
2023	N	\$695,000	\$605,000	\$605,000	\$695,000	\$605,000
2022	N	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000
2021	N	\$515,000	\$515,000	\$515,000	\$515,000	\$515,000
2020	N	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000