

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 115-26**

**Certified Mail
May 15, 2026**

**Owner: SCI Pelican Walk LLC
100 S Belcher Rd Ste 7534
Clearwater, FL 33758-8196**

**Violation Address: 490 Poinsettia Ave., Clearwater
08-29-15-60417-000-0200**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 24, 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) **3-909.C.6** 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: CDC2026-00217

NAME OF VIOLATOR: SCI PELICAN WALK LLC
MAILING ADDRESS: 100 S BELCHER RD STE 7534
CLEARWATER, FL, 33758

VIOLATION ADDRESS: 486 POINSETTIA AVE

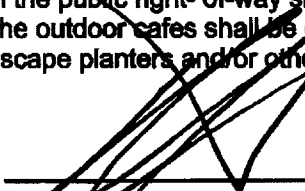
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 08-29-15-60417-000-0200

DATE OF INSPECTION: 4/2/2026 8:20:00 AM

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

3-909.C.6 - ****Location and Design Requirements**** Outdoor cafes pursuant to Section 3-909.A.1.d, are restricted to sidewalk frontage of the subject business applying for a permit and may extend no more than 25 feet from the façade of the subject business except the outdoor cafes within the Cleveland Street Café District (C.1). Under no circumstances may any portion of an outdoor café extend into or obstruct any portion of the main pedestrian thoroughfare. In addition, access to the outdoor cafes from the public right- of-way shall be limited to no more than one entranceway. The perimeter of the outdoor cafes shall be clearly delineated through the use of self-supporting fencing and/or landscape planters and/or other such devices and methods as presented to and approved by the city.

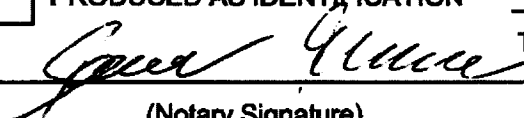


Kevin Mattocks

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 6th day of May, 2026, by Kevin Mattocks.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

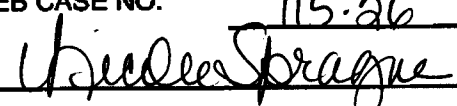


(Notary Signature) Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 7 DAY OF May, 2026

MCEB CASE NO. 115-26




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

SCI PELICAN WALK LLC
100 S BELCHER RD STE 7534
CLEARWATER, FL, 33758

CDC2026-00217
RECEIVED

APR 02 2026

ADDRESS OR LOCATION OF VIOLATION: 486 POINSETTIA AVE

CITY CLERK DEPARTMENT

LEGAL DESCRIPTION: NORTH BEACH PLAZA CONDO UNIT RUB

DATE OF INSPECTION: 4/2/2026


PARCEL: 08-29-15-60417-000-0200

Section of City Code Violated:

3-909.C.6 - ****Location and Design Requirements**** Outdoor cafes pursuant to Section 3-909.A.1.d, are restricted to sidewalk frontage of the subject business applying for a permit and may extend no more than 25 feet from the façade of the subject business except the outdoor cafes within the Cleveland Street Café District (C.1). Under no circumstances may any portion of an outdoor café extend into or obstruct any portion of the main pedestrian thoroughfare. In addition, access to the outdoor cafes from the public right-of-way shall be limited to no more than one entranceway. The perimeter of the outdoor cafes shall be clearly delineated through the use of self-supporting fencing and/or landscape planters and/or other such devices and methods as presented to and approved by the city.

Specifically: Café Seating Permit Expired – Based on an inspection of public records, it has been determined that your Café Seating Permit is Expired which normally renews at the end of September each year. Please contact the City of Clearwater with your updated liability insurance and update this permit. Please provide me with a copy of your updated permit so this case can be closed by sending it to kevin.mattocks@myclearwater.com
Please call City of Clearwater ZONING at 727-562-4604 to update your permit.
If you have any questions please call me at Kevin Mattocks, 727-580-2511

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/6/2026. 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.


Kevin Mattocks
727-444-7744

Code Inspector

kevin.mattocks@myclearwater.com

Date Printed: 4/2/2026

Section 3-909. - Outdoor cafés located within public right(s)-of-way.

- A. *Applicability.*** A bar, brewpub, indoor recreation/entertainment facility, microbrewery, museum, nightclub, restaurant, take-out food establishment with no indoor seating, or other use which includes the sale and or consumption of food or drink as determined by the Community Development Coordinator, may establish an outdoor café. Outdoor cafés shall be exempt from parking requirements.
1. Outdoor cafés are allowed only in/on:
 - a. The Downtown District;
 - b. Those properties located in the Tourist District on Clearwater Beach; and
 - c. The east side of that area known as Beach Walk as existing on the east side of Gulfview Boulevard between the northerly terminus of Beachwalk south of the Gulfview/Coronado confluence and the southern terminus of Beach Walk approximately 330 feet south of Fifth Street and as located within the Beach Walk District as provided in Beach by Design and further located in the Open Space/Recreation [OS/R] District on Clearwater Beach provided the outdoor café is in conjunction with a permitted restaurant in the adjacent Tourist District.
 2. Special provisions of this section apply to outdoor cafés located within the Cleveland Street Café District.
- B. *Outdoor café permits.*** The community development coordinator shall review all outdoor cafés as an allowable encroachment into the public right(s)-of-way subject to compliance with the location, design and operational requirements below.
1. An outdoor café permit shall only be issued to a person who has paid the business tax for a business establishment and who wishes to provide tables and chairs on the right-of-way consistent with this section.
 2. Outdoor café permits expire on September 30th of each year and shall be renewed yearly to continue operation of the café.
- C. *Location and design requirements.***
1. Outdoor cafés are restricted to the sidewalk frontage of the subject business applying for a permit. In the Cleveland Street Café District such cafés may also extend the linear distance of any adjacent business frontage, in accordance with the provisions of Section 3-909.D.10. If authorized by the city, outdoor cafés may also extend into the adjacent Cleveland Street right-of-way provided the street is closed to vehicular traffic and all applicable ADA requirements are met.
 2. Outdoor cafés shall be located in a manner that promotes efficient and direct pedestrian movement:

- a. An unobstructed pedestrian path at least five feet wide shall be maintained at all times.
 - b. Within the Cleveland Street Café District the pedestrian path shall be maintained parallel to the abutting business.
 - c. An unobstructed passage shall be provided to building entrances which shall include at least two feet of clearance on each side of all entrances.
 - d. The community development coordinator may require a wider pedestrian path than established above, and/or that the pedestrian path is delineated by those means set forth in subsection 7, below.
 - e. Failure to comply with any of the above requirements may result in the revocation of the outdoor café permit pursuant to Section 3-909.E.4.
3. All furnishings shall be of good design and made of quality materials.
 4. No tables, chairs or any other furnishing or item shall be chained or attached to any building, sidewalk, tree, post, sign or other fixture.
 5. No furniture shall be permitted within the sight visibility triangle as required by the Community Development Code. Furniture shall not be placed within four feet of bus stops, telephone booths, fire hydrants, or counter service windows or within two feet of any entrances and/or exits.
 6. Outdoor cafés pursuant to Section 3-909.A.1.c, above, are restricted to sidewalk frontage of the subject business applying for a permit and may extend no more than 25 feet from the façade of the subject business. Under no circumstances may any portion of an outdoor café extend into or obstruct any portion of the main pedestrian thoroughfare (promenade) of Beach Walk.
 7. The perimeter of outdoor cafés may be defined through the use of self-supporting fencing, landscape planters, or other such devices and methods as presented to and approved by the City.
 8. Any area in which an outdoor café is permitted shall be clearly delineated on a drawing accurately depicting the area and specifically delineating where alcohol beverage sales are intended to occur. Such a drawing shall be submitted to and approved by the City as part of a Level One approval.
- D. *Operational requirements.*
1. All furnishings shall be maintained by the outdoor café operator in a clean and attractive appearance and shall be in good repair at all times.
 2. No amplified music shall be allowed.
 3. No food storage or preparation shall be allowed within the right(s)-of-way.
 - 4.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

RECEIVED

APR 02 2026

City Case Number: CDC2026-00217

Site of Violation: 486 POINSETTIA AVE

CITY CLERK DEPARTMENT

1. Kevin Mattocks, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 2nd 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 486 POINSETTIA AVE, Clearwater, Florida.



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

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 2nd day of April, 2026, by Kevin Mattocks.

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

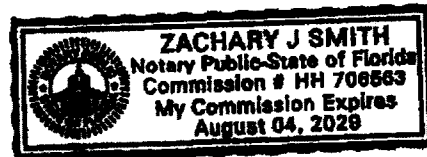
Zach Smith

Type of Identification

(Notary Signature)

Zachary J. Smith

Name of Notary (typed, printed, stamped)





Parcel Summary as of 06 May 2026

Parcel Map

Parcel Number

08-29-15-60417-000-0200

Owner Name

SCI PELICAN WALK LLC

Property Use

1134 Condo - Commercial - Store (Unit)

Site Address

490 POINSETTIA AVE
CLEARWATER, FL 33767

Mailing Address

100 S BELCHER RD STE 7534
CLEARWATER, FL 33758-8196

Legal Description

NORTH BEACH PLAZA CONDO UNIT RUB

Current Tax District

CLEARWATER (CW)

Year Built

2016



Living SF	Gross SF	Living Units	Buildings
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Exemptions

Year	Exemption	Percentage
2027	No	0%
2026	No	0%
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).

Miscellaneous Parcel Info

21692/2571 Find Comps 260.03 A Current FEMA Maps Check for EC Zoning Map 159/91

2025 Final Values

2025	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000
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Value History (yellow indicates corrected value)

Year	Code	Value 1	Value 2	Value 3	Value 4	Value 5
2024	N	\$3,715,000	\$3,715,000	\$3,715,000	\$3,715,000	\$3,715,000
2023	N	\$3,650,000	\$3,650,000	\$3,650,000	\$3,650,000	\$3,650,000
2022	N	\$3,465,000	\$3,465,000	\$3,465,000	\$3,465,000	\$3,465,000
2021	N	\$2,695,000	\$2,695,000	\$2,695,000	\$2,695,000	\$2,695,000
2020	N	\$2,730,000	\$2,730,000	\$2,730,000	\$2,730,000	\$2,730,000