

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 55-25**

**Certified Mail**  
**June 13, 2025**

Owner: **949 Cleveland Street LLC  
485 N Keller Rd Ste 520  
Maitland, FL 32751-7506**

Violation Address: **901 Cleveland St., Clearwater  
15-29-15-60290-000-0010**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, July 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) **C-705.D7.c.1** 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: 949 CLEVELAND STREET LLC  
MAILING ADDRESS: 485 N KELLER RD STE 520  
MAITLAND, FL 32751-7506  
CITY CASE#: BIZ2025-00105  
VIOLATION ADDRESS: 901 CLEVELAND ST COMMON  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/21/2025

LEGAL DESCRIPTION OF PROPERTY: NOLEN SUB LOT 1

PARCEL #: 15-29-15-60290-000-0010

DATE OF INSPECTION: 2/20/2025 3:17:00 PM

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

C-705.D7.c.1 Window Signs Downtown

SPECIFICALLY,

C-705.D7.c.1

Up to 25% WINDOW SIGNAGE of each first floor window or window grouping, and each glass door opening is allowed in the Downtown District. The total area of all window signs along a street frontage shall not exceed 50 square feet. Please reduce the window signage to the allowed amount.

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

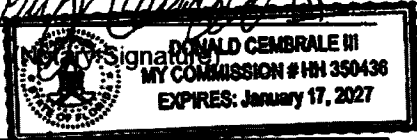
  
Stefan Burghardt

SWORN AND SUBSCRIBED before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online  
notarization on this 11th day of June, 2025, by Stefan Burghardt.

STATE OF FLORIDA  
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

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



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

FILED THIS 11th DAY OF June, 2025

MCEB CASE NO. 55.25

  
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

949 CLEVELAND STREET LLC  
485 N KELLER RD STE 520  
MAITLAND, FL 32751-7506

**BIZ2025-00105**

ADDRESS OR LOCATION OF VIOLATION: **901 CLEVELAND ST COMMON**

LEGAL DESCRIPTION: NOLEN SUB LOT 1

DATE OF INSPECTION: 2/20/2025

PARCEL: 15-29-15-60290-000-0010

Section of City Code Violated:

C-705.D7.c.1 Window Signs Downtown

Specifically: C-705.D7.c.1

Up to 25% WINDOW SIGNAGE of each first floor window or window grouping, and each glass door opening is allowed in the Downtown District. The total area of all window signs along a street frontage shall not exceed 50 square feet. Please reduce the window signage to the allowed amount.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/25/2025. 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.

Stefan Burghardt

Code Inspector

727-444-8722

stefan.burghardt@myclearwater.com

Date Printed: 6/11/2025

NOV\_PropOwn

Figure 60. Window Sign Example

7. Window Signs.

- a. Description: A sign that is affixed or attached to the inside of a window facing the street.
- b. Number of Signs: N/A.
- c. Dimensional Requirements.
  1. Window signs shall not exceed 25 percent of any window or glass door opening.
  2. Where multiple windows present as one large window, the window grouping will be treated as one window for the purpose of calculating allowed signage.
  3. The total area of window signs erected along a street frontage shall not exceed 50 square feet.
- d. Standards.
  1. Window signs shall be limited to windows and doors on the ground floor.
  2. Window signs should be applied directly to the interior face of the glazing or hung inside the window, thereby concealing all mounting hardware and equipment.
  3. Window signs shall not obscure views into a business.
  4. Window signs should complement the merchandise display without obscuring it.
  5. Window signs should be scaled to the pedestrian instead of vehicular traffic.

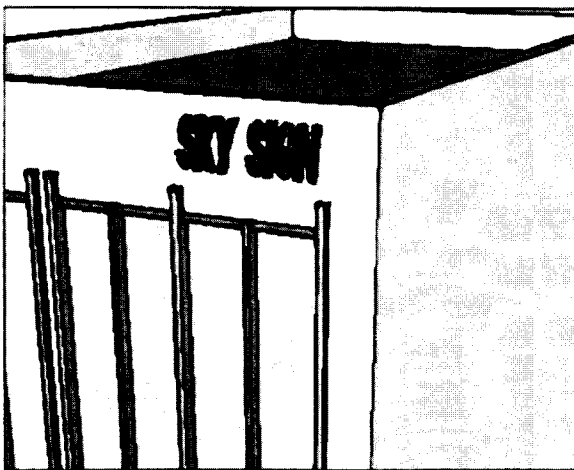


Figure 61. Skyline Sign Diagram

SENDER: COMPLETE THIS SECTION

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

949 CLEVELAND STREET LLC  
485 N KELLER RD STE 520  
MAITLAND, FL 32751-7506



9590 9402 5867 9308 6031 37

4. Article Number (Transfer from service label)

7019 2970 0001 6141 3948

US Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

A. Best

C. Date of Delivery

03/27/25

Address different from item 1? ☐ Yes  
or delivery address below ☐ No

RECEIVED

APR 03 2025

PLANNING & DEVELOPMENT

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ All Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Restricted Delivery

03/27/25 00104/00106

Domestic Return Receipt



## Parcel Summary (as of 06-Jun-2025)

## Parcel Map

## Parcel Number

15-29-15-60290-000-0010

## Owner Name

949 CLEVELAND STREET LLC

## Property Use

0310 Apartments (50 units or more)

## Site Address

901 CLEVELAND ST  
CLEARWATER, FL 33756

## Mailing Address

485 N KELLER RD STE 520  
MAITLAND, FL 32751-7506

## Legal Description

NOLEN SUB LOT 1

## Current Tax District

CLEARWATER DOWNTOWN (CWD)

## Year Built

2017 | 2017 | 2017 | 2017

Heated SF	Gross SF	Living Units	Buildings
294,396	318,555	250	5



## Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

## Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20140/0704	Find Comps	259.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	140/24

## 2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$43,500,000	\$43,500,000	\$43,500,000	\$43,500,000	\$43,500,000

## 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	\$47,400,000	\$45,254,000	\$45,254,000	\$47,400,000	\$45,254,000
2022	N	\$48,000,000	\$41,140,000	\$41,140,000	\$48,000,000	\$41,140,000
2021	N	\$39,325,000	\$37,400,000	\$37,400,000	\$39,325,000	\$37,400,000
2020	N	\$34,000,000	\$34,000,000	\$34,000,000	\$34,000,000	\$34,000,000
2019	N	\$32,000,000	\$32,000,000	\$32,000,000	\$32,000,000	\$32,000,000