

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 79-25**

Certified Mail
July 18, 2025

Owner: **Gilbert G Jannelli**
909 S Ft Harrison Ave.
Clearwater, FL 33756-3903

Violation Address: **23611 US Highway 19., Clearwater**
05-29-16-00000-320-0300

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, August 27, 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) **3-1804 & 3-1804.C** 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: GILBERT G JANNELLI
MAILING ADDRESS: 909 S FORT HARRISON AVE
CLEARWATER, FL 33756-3903

CITY CASE#: BIZ2025-00385

VIOLATION ADDRESS: 23611 US HIGHWAY 19
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/9/2025

LEGAL DESCRIPTION OF PROPERTY: S 419FT OF W 400FT OF NW 1/4 OF SW 1/4 LESS W
100FT FOR RD R/W CONT 2.88AC

PARCEL #: 05-29-16-00000-320-0300

DATE OF INSPECTION: 6/9/2025 9:10:00 AM

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

3-1804. - ****PROHIBITED SIGNAGE**** Signage exists which is prohibited by the Sign Code.

3-1804.C.- ****BILLBOARDS**** Billboards are prohibited.

SPECIFICALLY,

Billboard signs are a prohibited style of sign and shall not be allowed to be erected anywhere within the city limits of Clearwater. There is one wood structure billboard located on the property. Compliance can be met by removing the sign and the sign structure by the compliance date.

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


Stefan Burghardt

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 9th day of July, 2025, by Stefan Burghardt.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION


Type of Identification

(Notary Signature)

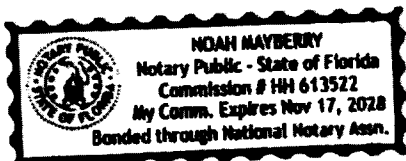


Name of Notary (typed, printed, stamped)

FILED THIS 9th DAY OF July, 2025

MCEB CASE NO. 19.25


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

GILBERT G JANNELLI
909 S FORT HARRISON AVE
CLEARWATER, FL 33756-3903

BIZ2025-00385

ADDRESS OR LOCATION OF VIOLATION: **23611 US HIGHWAY 19**

LEGAL DESCRIPTION: S 419FT OF W 400FT OF NW 1/4 OF SW 1/4 LESS W
100FT FOR RD R/W CONT 2.88AC

DATE OF INSPECTION: 6/9/2025

PARCEL: 05-29-16-00000-320-0300

Section of City Code Violated:

3-1804. - **PROHIBITED SIGNAGE** Signage exists which is prohibited by the Sign Code.

3-1804.C.- **BILLBOARDS** Billboards are prohibited.

Specifically: Billboard signs are a prohibited style of sign and shall not be allowed to be erected anywhere within the city limits of Clearwater. There is one wood structure billboard located on the property. Compliance can be met by removing the sign and the sign structure by the compliance date.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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: 6/9/2025

Section 3-1804. - Prohibited signs.

The following types of signs are prohibited:

- A. Feather/flutter signs; wind-activated signs; air-dancer signs; sky-dancer signs.
- B. Bench signs.
- C. Billboards.
- D. Discontinued signs. A discontinued sign and/or sign structure which is determined to be nonconforming with the provisions of this Division 18 shall not be required to be removed if it is brought into conformity with the provisions of this Division 18 within three months after receipt of notification, or refusal to accept delivery of notification by certified mail that removal is required upon failure to bring the structure into conformity.
- E. Electronic changeable message signs unless otherwise allowed herein or those that are existing, legally nonconforming message signs. Legally nonconforming message signs shall only be either those that have general messages that change no more frequently than once every one hour and meet the requirements of this Division 18, or they are signs that only display a change in time and/or temperature no more frequently than once every minute, as necessary to correctly reflect accurate information and not be misleading.
- F. Reserved.
- G. Pavement markings, except street addresses.
- H. Portable signs.
- I. Roof and above roof signs.
- J. Sidewalk signs, except as provided herein.
- K. Signs attached to or painted on piers or seawalls, other than official regulatory or warning signs.
- L. Signs in or upon any river, bay, lake, or other body of water.
- M. Permanent signs located on publicly-owned land or easements or inside street rights-of-way. This prohibition does not apply to government signs or transit shelter signage authorized by law.
- N. Signs that emit sound, vapor, smoke, odor, particles, or gaseous matter.
- O. Signs that have unshielded illuminating devices or which reflect lighting onto public rights-of-way thereby creating a potential traffic or pedestrian hazard.
- P. Signs that move, revolve, twirl, rotate, flash, scintillate, blink, flutter, or appear to display motion in any way whatsoever, including animated signs, multi-prism signs, tri-vision signs, floodlights and beacon lights (except when beacon lights are required by the Federal Aviation Agency or other governmental agency for a public purpose involving public safety), unless otherwise expressly allowed by another provision within this Division 18.

23611 US19

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:

GILBERT G JANNELLI
909 S FORT HARRISON AVE
CLEARWATER, FL 33756-3903



9590 9402 8223 3030 1802 19

2. Article Number (Transfer from service label)

9589 0710 5270 2276 5399 91

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

6/23/25

D. Is delivery address different from Item 1?

☐ Yes

If delivery address below:

☐ No☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation®☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Parcel Summary (as of 09-Jul-2025)

Parcel Map

Parcel Number

05-29-16-00000-320-0300

Owner Name

JANNELI, GILBERT G

Property Use

1000 Vacant Commercial Land

Site Address

US HIGHWAY 19 N
CLEARWATER, FL 33765

Mailing Address

909 S FORT HARRISON AVE
CLEARWATER, FL 33756-3903

Legal Description

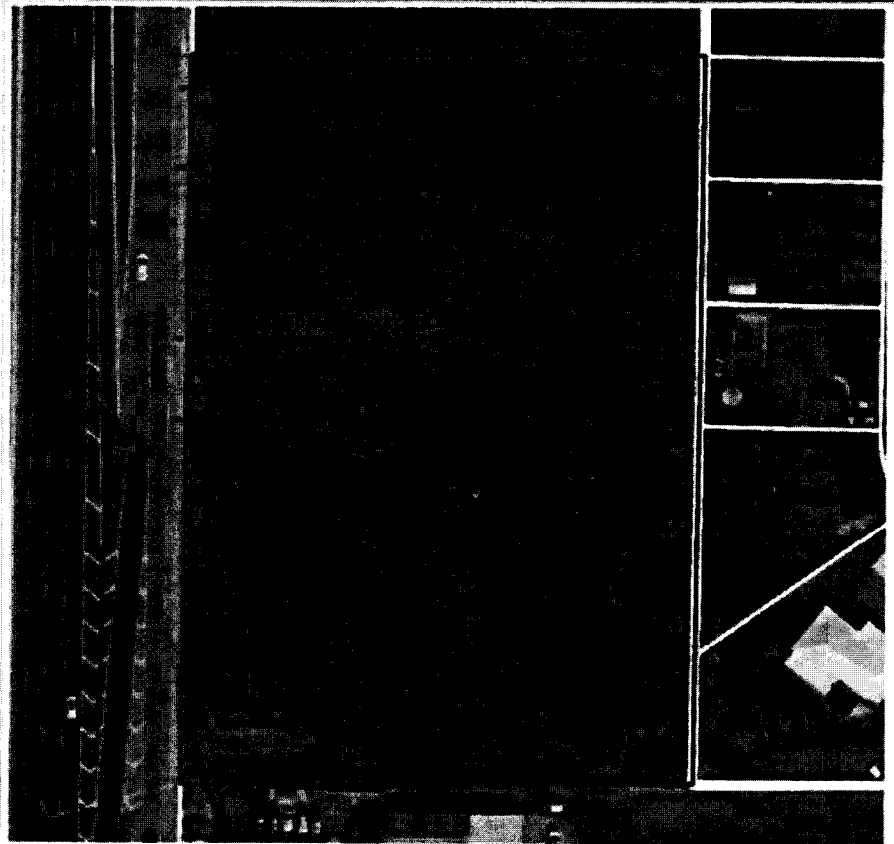
S 419FT OF W 400FT OF NW 1/4 OF SW 1/4 LESS W
100FT FOR RD R/W CONT 2.88AC

Current Tax District

CLEARWATER (CW)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0



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 Blk/Pg
08908/1057	Find Comps	268.04	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	/

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$482,880	\$482,880	\$482,880	\$482,880	\$482,880

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	\$461,908	\$461,908	\$461,908	\$461,908	\$461,908
2022	N	\$440,936	\$440,936	\$440,936	\$440,936	\$440,936
2021	N	\$419,965	\$419,965	\$419,965	\$419,965	\$419,965
2020	N	\$398,993	\$398,993	\$398,993	\$398,993	\$398,993
2019	N	\$377,706	\$377,706	\$377,706	\$377,706	\$377,706