

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 132-21**

Certified Mail
September 17, 2021

Owner: **Waterside Automotive LLC**
4476 N Waterside Ct.
Fayetteville, AR 72703-5380

Violation Address: **19500 US Highway 19, Clearwater**
19-29-16-46388-000-0010

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, October 27, 2021, 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.D** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

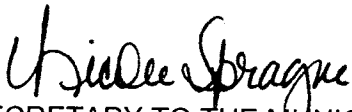
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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 727-562-4097. 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: WATERSIDE AUTOMOTIVE LLC
MAILING ADDRESS: 4476 N WATERSIDE CT
FAYETTEVILLE, AR 72703-5380
CITY CASE#: BIZ2021-00139
VIOLATION ADDRESS: 19500 US HIGHWAY 19
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 4/16/2021
LEGAL DESCRIPTION OF PROPERTY: KENYON DODGE MOTOR VEHICLE BOAT SHOWROOM
LOT 1
PARCEL #: 19-29-16-46388-000-0010
DATE OF INSPECTION: 9/8/2021 8:03:00 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.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 (3) 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.

8-102. DEFINITIONS **** DISCONTINUED SIGN **** Sign, discontinued means any sign and/or sign structure (a) displaying advertising for a product or service which is no longer available or displaying advertising for a business which is no longer licensed, (b) which is blank, or (c) which advertises a business that is no longer doing business or maintaining a presence on the premises where the sign is displayed; provided that such circumstances have continued for a period of 180 days.

SPECIFICALLY,

A discontinued sign is a sign that is either advertising for a business which is no longer operational, that is blank, or that is advertising for a product or service that is no longer available or for a business that is no longer licensed; all for a period of 180 days or more. At the property there is a large freestanding pole sign located near the southeast corner which has become discontinued. The sign face, which has become dismantled and is falling off the structure, is advertising for "Ameri-Truck Sales". According to Google Maps, this sign has been advertising for this business since at least March 2011. Our system shows that "Ameri-Truck Sales" has never had a Business Tax Receipt (BTR) at this location, therefore the sign is advertising for a business that is not licensed for a period of over 180 days. Our records do show that this sign was permitted back in 1992 and therefore has a non-conforming use. If this sign can be brought into conformity with the current city sign ordinances within 3 months of acceptance or refusal of the certified mail, the sign will not be required to be removed from the property. If conformity of the sign is not met by that timeframe, compliance can only be met by removing the sign from the property. Please meet compliance by the compliance date and contact me with any questions. My email address is: Daniel.Knight@myclearwater.com and my office number is: 727-562-4732. Thank you and be safe and well.

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

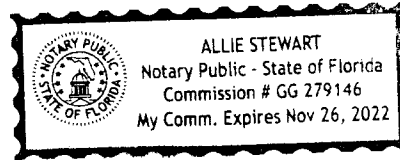

Daniel Knight

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online
notarization on this 9th day of September, 2021, by Daniel Knight.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



Allie Stewart

Type of Identification

(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 9th DAY OF September, 2021

MCEB CASE NO. 132-21

Wendee Sprague

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

WATERSIDE AUTOMOTIVE LLC
4476 N WATERSIDE CT
FAYETTEVILLE, AR 72703-5380

BIZ2021-00139

ADDRESS OR LOCATION OF VIOLATION: **19500 US HIGHWAY 19**

LEGAL DESCRIPTION: KENYON DODGE MOTOR VEHICLE BOAT SHOWROOM
LOT 1

DATE OF INSPECTION: 8/6/2021

PARCEL: 19-29-16-46388-000-0010

Section of City Code Violated:

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

3-1804.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 (3) 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.

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Specifically: A discontinued sign is a sign that is either advertising for a business which is no longer operational, that is blank, or that is advertising for a product or service that is no longer available or for a business that is no longer license; all for a period of 180 days or more. At the property there is a large freestanding pole sign located near the southeast corner which has become discontinued. The sign face, which has become dismantled and is falling off the structure, is advertising for "Ameri-Truck Sales". According to Google Maps, this sign has been advertising for this business since at least March 2011. Our system shows that "Ameri-Truck Sales" has never had a Business Tax Receipt (BTR) at this location, therefore the sign is advertising for a business that is not licensed for a period of over 180 days. Our records do show that this sign was permitted back in 1992 and therefore has a non-conforming use. If this sign can be brought into conformity with the current city sign ordinances within 3 months of acceptance or refusal of the certified mail, the sign will not be required to be removed from the property. If conformity of the sign is not met by that timeframe, compliance can only be met by removing the sign from the property. Please meet compliance by the compliance date and contact me with any questions. My email address is: Daniel.Knight@myclearwater.com and my office number is: 727-562-4732. Thank you and be safe and well.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/5/2021. 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.



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

A handwritten signature in dark ink, appearing to read "Daniel Knight", is written over a horizontal line.

Inspector: Daniel Knight

Inspector Phone: 727-562-4732



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

WATERSIDE AUTOMOTIVE LLC
4476 N WATERSIDE CT
FAYETTEVILLE, AR 72703-5380

BIZ2021-00139

ADDRESS OR LOCATION OF VIOLATION: **19500 US HIGHWAY 19**

LEGAL DESCRIPTION: KENYON DODGE MOTOR VEHICLE BOAT SHOWROOM
LOT 1

DATE OF INSPECTION: 4/15/2021

PARCEL: 19-29-16-46388-000-0010

Section of City Code Violated:

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

3-1804.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 (3) 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.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/1/2021. 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.

NOV_PropOwn



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

A handwritten signature in dark ink, appearing to read "Daniel Knight", is written over a horizontal line.

Inspector: Daniel Knight

Inspector Phone: 727-562-4732

Date Printed: 4/16/2021

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: BIZ2021-00139

Site of Violation: 19500 US HIGHWAY 19

1. Daniel Knight, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 24th day of August, 2021, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 19500 US HIGHWAY 19, Clearwater, Florida.


Daniel Knight

RECEIVED

AUG 24 2021

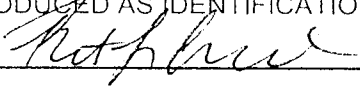
OFFICIAL RECORDS AND
LEGISLATIVE SERVICES UNIT

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 24th day of August, 2021, by Daniel Knight.

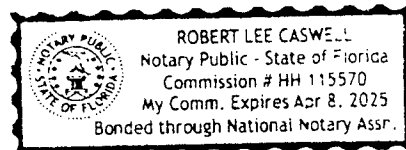
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



(Notary Signature) Type of Identification

Name of Notary (typed, printed, stamped)



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

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#)

19-29-16-46388-000-0010

Compact Property Record Card

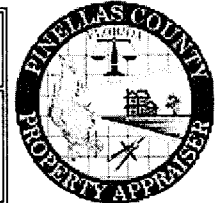
[Tax Estimator](#)

**Updated September
9, 2021**

[Email](#) [Print](#) [Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
WATERSIDE AUTOMOTIVE LLC 4476 N WATERSIDE CT FAYETTEVILLE AR 72703-5380	19500 US HIGHWAY 19 N CLEARWATER



[Property Use: 2739](#)

(Automobile Rental Agency, Current Tax District: Total Heated Total Gross
Used Car Lot, Trailer, Truck CLEARWATER (CW) SF: 4,800 SF: 5,280
& Van Rental)

[\[click here to hide\]](#) **Legal Description**

KENYON DODGE MOTOR VEHICLE BOAT SHOWROOM LOT 1

File for Homestead Exemption			2021 Parcel Use
Exemption	2021	2022	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21238/1789	Sales Query	121030254133	D	Current FEMA Maps	92/59

2021 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$655,000	\$655,000	\$655,000	\$655,000	\$655,000

[\[click here to hide\]](#) **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
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7019 2970 0001 6148 5983

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Certified Mail Fee \$ _____	Postmark Here 1st NOV
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To _____ Street and Apt. No., or PO Box No. _____ City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2970 0001 6193 9837

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____	Postmark Here 2nd NOV for AOP
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To _____ Street and Apt. No., or PO Box No. _____ City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	