

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 16-25**

Certified Mail
February 19, 2025

Owner: **Christine Dorcelus**
214 Highland Ave.
Clearwater, FL 33755

Violation Address: **214 Highland Ave.**
14-29-15-10476-004-0040

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, March 26, 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) **3-808, 3-808.A.1, 3-808.A.4, 3-808.A.2, 3-808.A.3, 3-808.A.5, & 3-808.A.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

NAME OF VIOLATOR: CHRISTINE DORCELUS CITY CASE#: CDC2024-01562
MAILING ADDRESS: 214 S HIGHLAND AVE
CLEARWATER, FL 33755-6321
VIOLATION ADDRESS: 214 S HIGHLAND AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 12/18/2024

LEGAL DESCRIPTION OF PROPERTY: BOULEVARD HEIGHTS BLK D, LOTS 4 & 5 & S 28FT OF LOT 3 & S 10FT OF LOT 24

PARCEL #: 14-29-15-10476-004-0040

DATE OF INSPECTION: 1/23/2025 11:46:00 AM

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

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

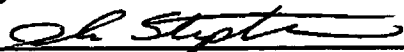
3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - ****FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE**** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Currently there are several sections of the privacy fencing that has come down/knocked down and needs to be fixed/replaced. Fencing needs to be repaired to code, and maintained on a regular basis thereafter. NOTE: Fencing can also be removed to achieve compliance. Thank you.

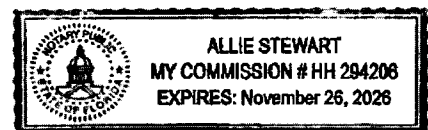
A violation exists and a request for hearing is being made.

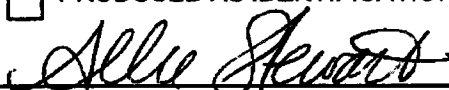

John Stephens

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 24th day of January, 2025, by John Stephens.

STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION





Type of Identification

(Notary Signature)

Allie Stewart

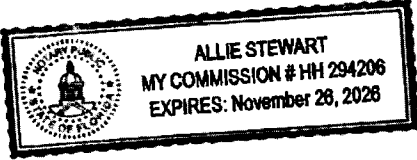
Name of Notary (typed, printed, stamped)

FILED THIS 24 DAY OF January, 2025

MCEB CASE NO. 16-25

Chick 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

CHRISTINE DORCELUS
214 S HIGHLAND AVE
CLEARWATER, FL 33755-6321

CDC2024-01562

ADDRESS OR LOCATION OF VIOLATION: 214 S HIGHLAND AVE

LEGAL DESCRIPTION: BOULEVARD HEIGHTS BLK D, LOTS 4 & 5 & S 28FT OF
LOT 3 & S 10FT OF LOT 24

DATE OF INSPECTION: 12/17/2024

PARCEL: 14-29-15-10476-004-0040

Section of City Code Violated:

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - ****FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE**** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

Specifically: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Currently there are several sections of the privacy fencing that has come down/knocked down and needs to be fixed/replaced. Fencing needs to be repaired to code, and maintained on a regular basis thereafter. NOTE: Fencing can also be removed to achieve compliance. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/18/2025. 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.

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

John Stephens

Code Inspector

727-444-8719

john.stephens@myclearwater.com

Date Printed: 12/18/2024

Section 3-808. - Maintenance of fences and walls.

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
 2. Rotten boards in a fence shall be replaced.
 3. Each support post or footer shall be solidly attached to the ground.
 4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
 5. Each fence shall be securely fastened to the support post and fence stringers.
 6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replaced with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2024-01562

Site of Violation: 214 S HIGHLAND AVE

RECEIVED

DEC 18 2024

1. John Stephens, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater. CITY CLERK DEPARTMENT
3. That on the 18th day of December, 2024, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 214 S HIGHLAND AVE, Clearwater, Florida.

John Stephens
 John Stephens Code Inspector
 727-444-8719
 john.stephens@myclearwater.com

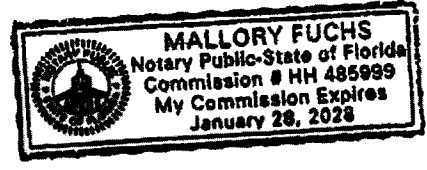
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 18th day of December, 2024, by John Stephens.

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Mallory Fuchs _____ Type of Identification
 (Notary Signature)

Mallory Fuchs
 Name of Notary (typed, printed, stamped)





Parcel Summary (as of 24-Jan-2025) Parcel Map

Parcel Number
14-29-15-10476-004-0040

Owner Name
DORCELUS, CHRISTINE

Property Use
0820 Duplex-Triplex-Fourplex

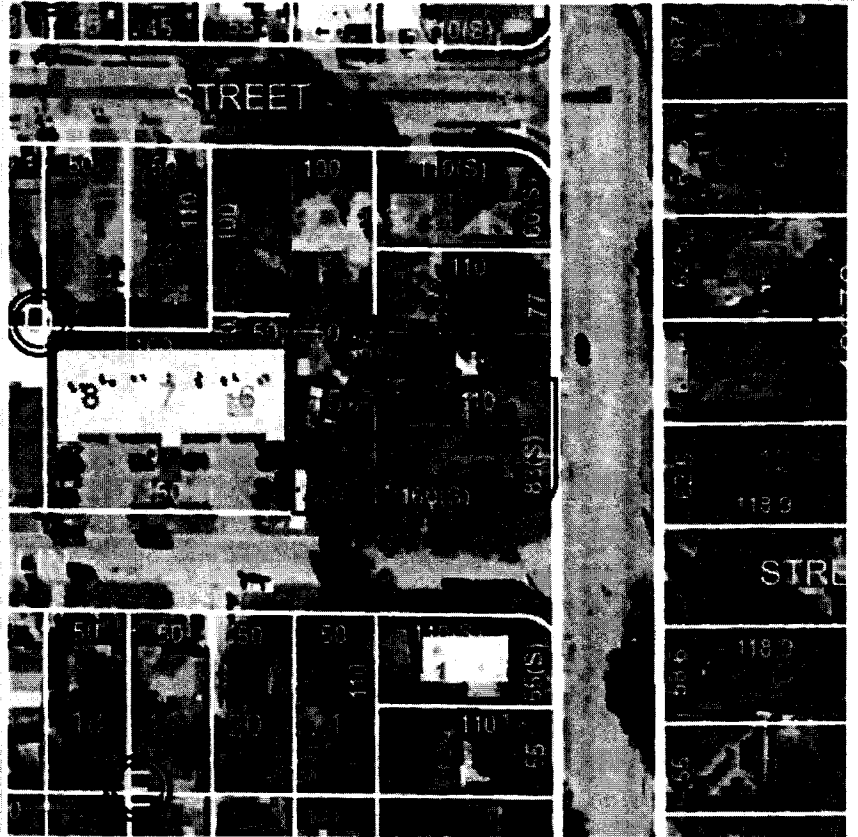
Site Address
214 HIGHLAND AVE
CLEARWATER, FL 33755

Mailing Address
214 HIGHLAND AVE
CLEARWATER, FL 33755

Legal Description
BOULEVARD HEIGHTS BLK D, LOTS 4 & 5 & S 28FT
OF LOT 3 & S 10FT OF LOT 24

Current Tax District
CLEARWATER (CW)

Year Built
1952



| Heated SF | Gross SF | Living Units | Buildings |
|-----------|----------|--------------|-----------|
| 2,064 | 2,872 | 3 | 1 |

Exemptions

| Year | Homestead | Use % | Status | Property Exemptions & Classifications |
|------|-----------|-------|--------|---|
| 2025 | Yes | 75% | | No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here). |
| 2024 | Yes | 75% | | |

Miscellaneous Parcel Info

| Last Recorded Deed | Sales Comparison | Census Tract | Evacuation Zone | Flood Zone | Elevation Certificate | Zoning | Plat Bk/Pg |
|--------------------|------------------|---------------|-----------------|--------------------------|-----------------------|------------|------------|
| 19938/2624 | Find Comps | <u>264.02</u> | <u>NON EVAC</u> | <u>Current FEMA Maps</u> | <u>Check for EC</u> | Zoning Map | 7/54 |

2024 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2024 | \$430,000 | \$386,460 | \$336,460 | \$383,775 | \$336,460 |

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 | Y | \$390,000 | \$369,941 | \$319,941 | \$365,000 | \$319,941 |
| 2022 | N | \$365,000 | \$281,606 | \$281,606 | \$365,000 | \$281,606 |
| 2021 | N | \$316,000 | \$256,005 | \$256,005 | \$316,000 | \$256,005 |
| 2020 | N | \$242,556 | \$232,732 | \$232,732 | \$242,556 | \$232,732 |
| 2019 | N | \$211,575 | \$211,575 | \$211,575 | \$211,575 | \$211,575 |