

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 16-26

Certified Mail

December 19, 2025

Owner: Anita Desjardins
1387 Mission Hills Blvd Unit 39-B.
Clearwater, FL 33759-2750

Violation Address: 1387 Mission Hills Blvd. Unit 39-B
08-29-16-58217-039-0040

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, January 28, 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) **702.1** 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

City Case Number: HOU2024-00034

NAME OF VIOLATOR: ANITA DESJARDINS
MAILING ADDRESS: 1387 MISSION HILLS BLVD UNIT 39-B
CLEARWATER, FL, 33759-2750

VIOLATION ADDRESS: 1387 MISSION HILLS BLVD 39B

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

PARCEL #: 08-29-16-58217-039-0040

DATE OF INSPECTION: 12/2/2025 4:58:00 PM

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

SECTION 702
MEANS OF EGRESS

702.1 General. A safe, continuous path of travel shall be provided from any point in a building or structure to the public way.



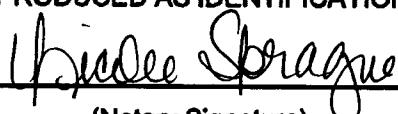
Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

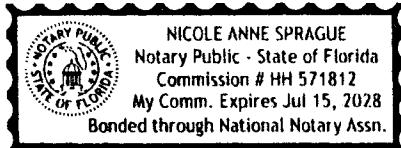
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 8th day of December, 2025, by Catherine Reese.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION


(Notary Signature)

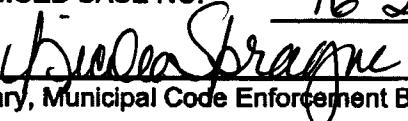
Type of Identification

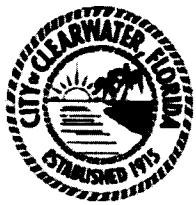


Name of Notary (typed, printed, stamped)

FILED THIS 16th DAY OF December, 20 25

MCEB CASE NO.


16-26
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) 562-4567

ANITA DESJARDINS
1387 MISSION HILLS BLVD UNIT 39-B
CLEARWATER, FL 33759-2750

HOU2024-00034

July 29, 2024

Re: 1387 MISSION HILLS BLVD 39B

Certified Mail #:
9589 0710 5270 2172 5953 74

Dear ANITA DESJARDINS

According to the current records of the Pinellas County Property Appraiser's Office, you are the owner/agent for the property listed above. This department recently inspected the property under the provisions of the City of Clearwater Community Development Code. Certain violations were noted. The necessary remedial action and further explanations are on the enclosed Housing Inspector's report.

Work shall be commenced and all necessary building permits shall be obtained within 10 calendar days of receiving notice. All work performed to correct major violations shall be completed within 20 calendar days of permit issuance or receiving notice. All work performed to correct minor violations shall be completed within 30 calendar days of permit issuance or receiving notice. The enforcing official may determine alternate timeframes. All required inspections must be accomplished to close this case. **It is the responsibility of the owner to contact the inspector once all repairs are completed to arrange a FINAL inspection.**

You have the right to appeal the findings of this department. If you desire to appeal, you must fill out an application for appeal at the City of Clearwater Planning and Development office within 10 days from receipt of notice. You will then be notified when your case will be heard before the Building Board of Adjustments & Appeals.

Periodic inspections will be made to determine compliance. Failure to comply may result in the impairment of title and the imposition of other penalties as prescribed in the City of Clearwater Code of Ordinances and Community Development Code.

Sincerely,

Nilda Espinosa

Nilda Espinosa
Housing Inspector

Date Mailed: 7/29/2024
Inspector: Nilda Espinosa
Inspector Phone: 727-444-8742

HOU_Ltr



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) 562-4567

HOU2024-00034

HOUSING INSPECTOR'S REPORT

ADDRESS: 1387 MISSION HILLS BLVD 39B

**ANITA DESJARDINS
1387 MISSION HILLS BLVD UNIT 39-B
CLEARWATER, FL 33759-2750**

**PARCEL: 08-29-16-58217-039-0040
SUBDIVISION:**

BLOCK NO: 2001

LOT NO:

**Inspector: Nilda Espinosa
Inspector Telephone 727-444-8742**

DATE OF INSPECTION: July 12, 2024

No person shall occupy as owner-occupant or let or sublet to another for occupancy any dwelling or dwelling unit designed or intended to be used for the purpose of living, sleeping, cooking, or eating therein, nor shall any vacant dwelling building be permitted to exist which does not comply with the following requirements.

VIOLATIONS

Additional Major Condition

**SECTION 702
MEANS OF EGRESS**

702.1 General. A safe, continuous path of travel shall be provided from any point in a building or structure to the public way.



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) 562-4567 FAX (727) 562-4576

HOU2024-00034

NOTICE OF VIOLATION

ANITA DESJARDINS
1387 MISSION HILLS BLVD UNIT 39-B
CLEARWATER, FL 33759-2750

Certified Mail Number: 9589 0710 5270 2176 4611
56

ADDRESS OR LOCATION OF VIOLATION: 1387 MISSION HILLS BLVD 39B
LEGAL DESCRIPTION: MISSION HILLS CONDO BLDG 39-B, UNIT 39-D

DATE OF INSPECTION: 11/18/2024

PARCEL: 08-29-16-58217-039-0040

THE ABOVE NAMED LOCATION WAS INSPECTED THIS DAY AND FOUND TO BE IN VIOLATION OF THE FOLLOWING:

City of Clearwater Chapter 47 and Section 3-1502A of the Community Development Code.

NATURE OF VIOLATIONS: Failure to comply with Standard Housing Code Report dated 7/29/2024.

THE VIOLATION(S) CITED ABOVE MUST BE CORRECTED PRIOR TO 01/03/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION(S) BY THE DATE INDICATED, OR RECCURENCE 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 ADMINSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Nilda Espinosa

Nilda Espinosa

Housing Inspector

DATE MAILED: 11/18/2024

INSPECTOR: Nilda Espinosa

INSPECTOR TELEPHONE: 727-444-8742

CC: 0



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) 562-4567 FAX (727) 562-4576

HOU2024-00034

NOTICE OF VIOLATION

ANITA DESJARDINS
1387 MISSION HILLS BLVD UNIT 39-B
CLEARWATER, FL 33759-2750

Certified Mail Number: 9589071052702276536815

ADDRESS OR LOCATION OF VIOLATION: 1387 MISSION HILLS BLVD 39B

LEGAL DESCRIPTION: MISSION HILLS CONDO BLDG 39-B, UNIT 39-D

DATE OF INSPECTION: 07/31/2025

PARCEL: 08-29-16-58217-039-0040

THE ABOVE NAMED LOCATION WAS INSPECTED THIS DAY AND FOUND TO BE IN VIOLATION OF THE FOLLOWING:

City of Clearwater Chapter 47 and Section 3-1502A of the Community Development Code.

NATURE OF VIOLATIONS: Failure to comply with Standard Housing Code Report dated 7/29/2024.

THE VIOLATION(S) CITED ABOVE MUST BE CORRECTED PRIOR TO 09/12/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION(S) BY THE DATE INDICATED, OR RECCURENCE 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 ADMINSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese
Code Inspector

DATE MAILED: 7/31/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: (727) 444-8141
CC: ANITA DESJARDINS

Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance Code.
- B. *Exterior surfaces.* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. All exterior surfaces shall be free of:
 1. Mildew;
 2. Rust;
 3. Loose material, including peeling paint; and
 4. Patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to materials, color, bond and joining.

All cornices, trim and window frames that are damaged, sagging or otherwise deteriorated shall be repaired or replaced to be made structurally sound. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained according to manufacturer's specifications and otherwise treated in a consistent manner.

C. *Door and window openings.*

1. All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.
2. Sashes with rotten wood, broken joints or deteriorated mullions or muntins must be repaired or replaced.
3. Windows shall be maintained in an unbroken, and clean state. No windows shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building façade using wall materials and window detailing comparable with any upper floors and the building façade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way or any other parcel shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.
4. Doors and windows not facing the public right-of-way and upper level window and door openings fronting a public right-of-way shall be similarly maintained and repaired as the doors and windows facing the public right-of-way, except that such doors and windows may

Adoption of the International Property Maintenance Code, 2018 edition. There shall be enforced in the city, by the building official, the "International Property Maintenance Code," 2018 Edition, a copy of which is kept with the office of the city clerk, which is incorporated into the Code and adopted by reference with the following local amendments:

1. *General amendments.* The International Property Maintenance Code, 2018 addition is amended in that:
 - a. Wherever the terms "International Building Code," "International Energy Conservation Code," "International Existing Building Code," "International Fire Code," "International Fuel Gas Code," International Mechanical Code." "International Plumbing Code," "International Residential Code," or "International Zoning Code" are found, the term "Florida Building Code" shall be substituted.
 - b. Whenever the term "code official" is found it shall be replaced with the term "building official."
2. Section 101.1 *"Title"* is amended to read as follows: These regulations shall be known as the City of Clearwater Property Maintenance Code, hereinafter referred to as "this code."
3. Section 102.1 *"General"* is amended to read as follows: Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the Clearwater Code of Ordinances or the Clearwater Community Development Code and any ordinance of the City which is not specifically set forth therein, the most restrictive shall apply. Where differences occur between provisions of this code and a referenced code other than the Clearwater Code of Ordinances or the Clearwater Community Development Code and any ordinance of the City which is not specifically set forth therein, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall apply.
4. Section 102.3 *"Application of other codes"* is amended to read as follows: Repairs, additions, or alterations to a structure or changes of occupancy shall be done in accordance with the provisions of the Florida Building Code, Florida Fuel Gas Code, Florida Mechanical Code, and the National Fire Protection Act 70. Any conflict between this code and Chapter 553, Florida Statutes, as may be amended, the Florida Building Code, and the Florida Fire Prevention Code shall be resolved in favor of Chapter 553, Florida Statutes, the Florida Building Code, or the Florida Fire Prevention Code and nothing herein shall be deemed to be an amendment to those provisions of Florida law.
5. Section 103.1 *"General"* is amended to read as follows: The provisions of this code shall be administered by the building official or such other person or persons designated by the building official or the community development coordinator.



Parcel Summary (as of 08-Dec-2025)

Parcel Number

08-29-16-58217-039-0040

Owner Name

DEJARDINS, ANITA

Property Use

0431 Condominium (land lease)

Site Address

1387 MISSION HILLS BLVD # 39-B
CLEARWATER, FL 33759

Mailing Address

1387 MISSION HILLS BLVD UNIT 39-B
CLEARWATER, FL 33759-2750

Legal Description

MISSION HILLS CONDO BLDG 39-B, UNIT 39-D

Current Tax District

CLEARWATER (CW)

Year Built

1971

Living SF	Gross SF	Living Units	Buildings
646	646	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan 1, 2027
2026	Yes	100%	Assuming no ownership changes before Jan 1, 2026
2025	Yes	100%	

Property Exemptions & Classifications

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

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Blk/Pg
20404/2659	\$124,536	268.04	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	9/45

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$105,856	\$23,205	\$0	\$0	\$0

Value History (yellow indicates corrected value)

Year	Homestead Exempt	Assessed Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$106,086	\$22,551	\$0	\$0	\$0
2023	Y	\$100,320	\$21,894	\$0	\$0	\$0
2022	Y	\$74,559	\$21,256	\$0	\$0	\$0
2021	Y	\$57,381	\$20,637	\$0	\$0	\$0
2020	Y	\$48,560	\$20,352	\$0	\$0	\$0