

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 135-21

Certified Mail
September 17, 2021

Owner: Christine Dorcelus
214 S Highland Ave.
Clearwater, FL 33755-6321

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

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) **29.40 (1)** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

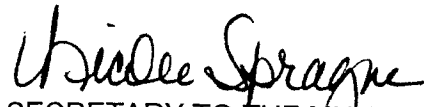
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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 727-562-4097. 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: CHRISTINE DORCELUS
MAILING ADDRESS: 214 S HIGHLAND AVE
CLEARWATER, FL 33755-6321

CITY CASE#: BIZ2021-00285

VIOLATION ADDRESS: 214 S HIGHLAND AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/30/2021

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: 9/8/2021 11:50:00 AM

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

29.40(1) - **DELINQUENT BUSINESS TAX** All business taxes imposed by this article shall be due and payable on September 30 of each year. Business Tax Receipts not renewed by September 30 shall be considered delinquent and shall be subject to an administration fee and delinquency penalty.

SPECIFICALLY,

Your business tax receipt BTR-0039125 has not been payed since 10-07-2019 and the current balance due is \$133.89


To pay for your Business Tax Receipt Online – (You do not need to create an account or login)
Please follow these steps:

1. Go to epermit.myclearwater.com
2. Type the entire license number in the upper right-hand "Search Box" and press enter.
Example: BTR-0039458
3. Then click on "Fees"
4. Click on "Pay Fees"
5. Click on "Continue Application"
6. Enter your credit card information
7. Finally, email us confirmation of payment so the license can be issued.

Failure to pay a delinquent BTR can result in an NTA which starts at \$193.00 and increases per issuance.

For any questions please call 727-562-4005.

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



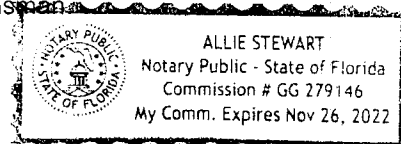
Daniel Kasman


SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online
notarization on this 8th day of September, 2021, by Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



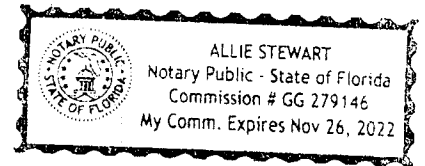


(Notary Signature)

Type of Identification

Allie Stewart

Name of Notary (typed, printed, stamped)



FILED THIS 8th DAY OF September, 2021

MCEB CASE NO. 135-21

Whidee 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

BIZ2021-00285

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: 8/31/2021

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

Section of City Code Violated:

29.40(1) - **DELINQUENT BUSINESS TAX** All business taxes imposed by this article shall be due and payable on September 30 of each year. Business Tax Receipts not renewed by September 30 shall be considered delinquent and shall be subject to an administration fee and delinquency penalty.

Specifically: Your business tax receipt BTR-0039125 has not been paid since 10-07-2019 and the current balance due is \$133.89

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6. Enter your credit card information
7. Finally, email us confirmation of payment so the license can be issued.

Failure to pay a delinquent BTR can result in an NTA which starts at \$193.00 and increases per issuance.

For any questions please call 727-562-4005.

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.

Inspector: Daniel Kasman
Inspector Phone: 727-562-4727



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

BIZ2021-00285

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: 6/30/2021

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

Section of City Code Violated:

29.40(1) - **DELINQUENT BUSINESS TAX** All business taxes imposed by this article shall be due and payable on September 30 of each year. Business Tax Receipts not renewed by September 30 shall be considered delinquent and shall be subject to an administration fee and delinquency penalty.

Specifically: Your business tax receipt BTR-0039125 has not been paid since 10-07-2019 and the current balance due is \$133.89

To pay for your Business Tax Receipt Online – (You do not need to create an account or login)

Please follow these steps:

1. Go to epermit.myclearwater.com
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3. Then click on "Fees"
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6. Enter your credit card information
7. Finally, email us confirmation of payment so the license can be issued.

Failure to pay a delinquent BTR can result in an NTA which starts at \$193.00 and increases per issuance.

For any questions please call 727-562-4005.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/30/2021. 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.

Inspector: Daniel Kasman
Inspector Phone: 727-562-4727

Sec. 29.40. - Penalties.

- (1) All business taxes imposed by this article shall be due and payable on September 30 of each year and shall expire on September 30 of the succeeding year. Those business tax receipts not renewed by September 30 shall be considered delinquent and shall be subject to an administrative fee and delinquency penalty as per Appendix A. It is the duty of an inspector or a law enforcement officer to cause such person or persons or officers and directors of any corporation to be brought before the Municipal Code Enforcement Board or the county court utilizing processes as set forth in Article 7 of the Community Development Code and Florida State Statutes, as amended from time to time.
- (2) Each business tax receipt required by this chapter shall be obtained prior to the commencement of business or the practice of a profession and if not, shall be subject to an administrative fee and penalty as per Appendix A, in addition to the civil penalties of section 1.12. The administrative fee and penalty as detailed in Appendix A along with the civil penalty set forth in section 1.12, for the delinquent payment of business taxes, shall be exhaustive and to the exclusion of any and all other penalties and sanctions.

(Code 1980, § 71.05; Ord. No. 5835-95, § 4, 5-18-95; Ord. No. 5841-95, § 15, 8-3-95; Ord. No. 7724-07, § 7, 1-31-07; Ord. No. 8212-10, § 3, 11-4-10)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: BIZ2021-00285

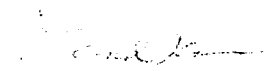
Site of Violation: 214 S HIGHLAND AVE

RECEIVED

AUG 31 2021

1. Daniel Kasman, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 31st 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 214 S HIGHLAND AVE, Clearwater, Florida.

OFFICIAL RECORDS AND
LEGISLATIVE SVCS DEPT.



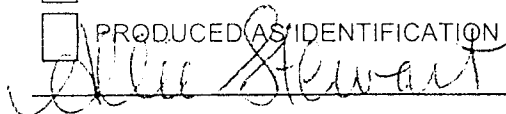
Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 31st day of August, 2021, by Daniel Kasman.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

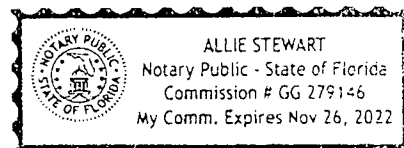


(Notary Signature)



Name of Notary (typed, printed, stamped)

Type of Identification



[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**14-29-15-10476-004-0040****Compact Property Record Card**[Tax Estimator](#)**Updated September 8, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
DORCELUS, CHRISTINE 214 S HIGHLAND AVE CLEARWATER FL 33755-6321	214 HIGHLAND AVE CLEARWATER



Property Use: 0820 (Duplex-Triplex-Fourplex)

Current Tax District: CLEARWATER
(CW)

SF: 2,064

Total Gross SF: 2,872 x3

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

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

<input type="checkbox"/> 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
19938 2624	Sales Query	121030264022	NON EVAC	Current FEMA Maps	7/54

2021 Preliminary Value Information

Year	Just Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$316,000	\$256,005	\$256,005	\$316,000	\$256,005

[\[click here to hide\]](#) 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
2020	No	\$242,556	\$232,732	\$232,732	\$242,556	\$232,732
2019	No	\$211,575	\$211,575	\$211,575	\$211,575	\$211,575
2018	No	\$122,215	\$109,822	\$109,822	\$122,215	\$109,822
2017	No	\$103,631	\$99,838	\$99,838	\$103,631	\$99,838
2016	No	\$103,337	\$90,762	\$90,762	\$103,337	\$90,762
2015	No	\$83,197	\$82,511	\$82,511	\$83,197	\$82,511
2014	No	\$76,835	\$75,010	\$75,010	\$76,835	\$75,010
2013	No	\$68,191	\$68,191	\$68,191	\$68,191	\$68,191
2012	No	\$74,288	\$74,288	\$74,288	\$74,288	\$74,288
2011	No	\$93,834	\$93,834	\$93,834	\$93,834	\$93,834
2010	No	\$113,876	\$113,876	\$113,876	\$113,876	\$113,876
2009	No	\$176,301	\$176,301	\$176,301	\$176,301	\$176,301
2008	No	\$201,800	\$201,800	\$201,800	\$201,800	\$201,800
2007	No	\$199,200	\$199,200	\$199,200	N/A	\$199,200
2006	No	\$202,800	\$202,800	\$202,800	N/A	\$202,800
2005	No	\$168,400	\$168,400	\$168,400	N/A	\$168,400
2004	No	\$150,000	\$150,000	\$150,000	N/A	\$150,000
2003	Yes	\$126,000	\$101,400	\$76,400	N/A	\$76,400
2002	Yes	\$112,000	\$94,600	\$69,600	N/A	\$69,600
2001	Yes	\$79,100	\$73,400	\$48,400	N/A	\$48,400
2000	Yes	\$71,200	\$67,600	\$42,600	N/A	\$42,600
1999	Yes	\$67,100	\$63,600	\$38,600	N/A	\$38,600
1998	Yes	\$63,300	\$60,400	\$35,400	N/A	\$35,400
1997	Yes	\$57,500	\$57,500	\$32,500	N/A	\$32,500
1996	Yes	\$67,300	\$67,300	\$42,300	N/A	\$42,300

2020 Tax Information[2020 Tax Bill](#)

Tax District: CW

2020 Final Millage Rate

20.5868

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions.

Please use our new [Tax Estimator](#) to estimate taxes under new ownership.**Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)**

Sale Date	Book/Page	Price	Q/U	V/I
06 Feb 2018	19938 / 2624	\$245,000	Q	I
03 Dec 2003	13247 / 0735	\$165,000	Q	I
15 Jul 1992	07969 / 2065	\$80,000	U	I

2021 Land Information