

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 136-21**

Certified Mail
September 17, 2021

Owner: **Natasha L Angell**
13799 Park Blvd Ste 158
Seminole, FL 33776-3402

Violation Address: **913 Turner St., Clearwater**
15-29-15-54450-023-0070

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: NATASHA L ANGELL
MAILING ADDRESS: 13799 PARK BLVD STE 158
SEMINOLE, FL 33776-3402

CITY CASE#: BIZ2021-00322

VIOLATION ADDRESS: 913 TURNER ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 7/20/2021

LEGAL DESCRIPTION OF PROPERTY: MAGNOLIA PARK BLK 23, S 1/2 OF LOT 7

PARCEL #: 15-29-15-54450-023-0070

DATE OF INSPECTION: 9/9/2021 4:11:00 PM

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-0017951 has not been paid since 10/09/2008 and the current balance due is \$567.18

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.



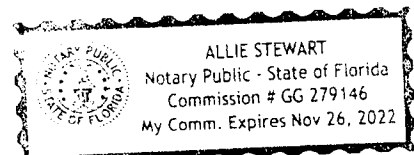
Daniel Kasman

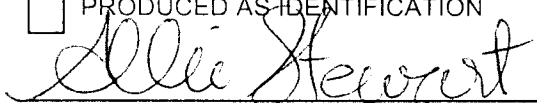
SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 9th day of September, 2021, by Daniel Kasman.

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 17th DAY OF September, 20 21

MCEB CASE NO. 136-21

Wendee Sprague

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 1748, CLEARWATER, FLORIDA 33758-1748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-1720 FAX (727) 562-1735

Notice of Violation

NATASHA L ANGELL
13799 PARK BLVD STE 158
SEMINOLE, FL 33776-3402

BIZ2021-00322

ADDRESS OR LOCATION OF VIOLATION: **913 TURNER ST**

LEGAL DESCRIPTION: MAGNOLIA PARK BLK 23, S 1/2 OF LOT 7

DATE OF INSPECTION: 8/26/2021

PARCEL: 15-29-15-54450-023-0070

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.

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/31/2021. 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

NATASHA L ANGELL
13799 PARK BLVD STE 158
SEMINOLE, FL 33776-3402

BIZ2021-00322

ADDRESS OR LOCATION OF VIOLATION: **913 TURNER ST**

LEGAL DESCRIPTION: MAGNOLIA PARK BLK 23, S 1/2 OF LOT 7

DATE OF INSPECTION: 7/20/2021

PARCEL: 15-29-15-54450-023-0070

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-0017951 has not been paid since 10/09/2008 and the current balance due is \$567.18

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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: BIZ2021-00322

Site of Violation: 913 TURNER ST

RECEIVED

AUG 26 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 26th 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 913 TURNER ST, Clearwater, Florida.

OFFICIAL RECORDS AND
LEGISLATIVE SVCS DEPT.

Daniel Kasman

Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 26th day of August, 2021, by Daniel Kasman.

☒ PERSONALLY KNOWN TO ME

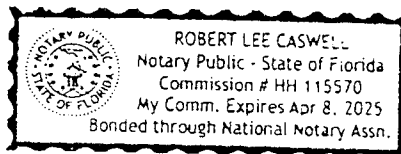
☐ PRODUCED AS IDENTIFICATION

Robert Lee Caswell

(Notary Signature)

Type of Identification

Name of Notary (typed, printed, stamped)



[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**15-29-15-54450-023-0070**Compact Property Record Card[Tax Estimator](#)**Updated September 9, 2021**[Email](#)[Print](#)[Radius Search](#)[FEMA WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ANGELL, NATASHA L 13799 PARK BLVD STE 158 SEMINOLE FL 33776-3402	913 TURNER ST CLEARWATER



Property Use: 0820 (Duplex-Triplex-Fourplex)

Current Tax District: CLEARWATER
(CW)

SF: 912

Total Gross SF: 976 x2

[click here to hide] Legal Description
MAGNOLIA PARK BLK 23, LOT 7

File for Homestead Exemption			2021 Parcel Use
Exemption	2021	2022	
Homestead:	No	No	
Government:	No	No	Homestead Use Percentage: 0.00%
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%
Historic:	No	No	Classified Agricultural: 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
14095 1242	Sales Query	121030259011	NON EVAC	Current FEMA Maps	3/43

2021 Preliminary Value Information

Year	Just Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$115,400	\$78,247	\$78,247	\$115,400	\$78,247

[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	\$87,745	\$71,134	\$71,134	\$87,745	\$71,134
2019	No	\$119,519	\$64,667	\$64,667	\$119,519	\$64,667
2018	No	\$104,623	\$58,788	\$58,788	\$104,623	\$58,788
2017	No	\$51,513	\$32,859	\$32,859	\$51,513	\$32,859
2016	No	\$44,562	\$29,872	\$29,872	\$44,562	\$29,872
2015	No	\$52,042	\$27,156	\$27,156	\$52,042	\$27,156
2014	No	\$27,750	\$24,687	\$24,687	\$27,750	\$24,687
2013	No	\$24,231	\$22,443	\$22,443	\$24,231	\$22,443
2012	No	\$20,403	\$20,403	\$20,403	\$20,403	\$20,403
2011	No	\$26,699	\$26,699	\$26,699	\$26,699	\$26,699
2010	No	\$31,199	\$31,199	\$31,199	\$31,199	\$31,199
2009	No	\$36,079	\$36,079	\$36,079	\$36,079	\$36,079
2008	No	\$52,300	\$52,300	\$52,300	\$52,300	\$52,300
2007	No	\$65,800	\$65,800	\$65,800	N/A	\$65,800
2006	No	\$73,400	\$73,400	\$73,400	N/A	\$73,400
2005	Yes	\$69,100	\$22,500	\$0	N/A	\$0
2004	Yes	\$49,500	\$21,900	\$0	N/A	\$0
2003	Yes	\$42,600	\$21,500	\$0	N/A	\$0
2002	Yes	\$30,000	\$21,000	\$0	N/A	\$0
2001	Yes	\$27,400	\$20,700	\$0	N/A	\$0
2000	Yes	\$26,000	\$20,100	\$0	N/A	\$0
1999	Yes	\$22,800	\$19,600	\$0	N/A	\$0
1998	Yes	\$19,300	\$19,300	\$0	N/A	\$0
1997	No	\$19,200	\$19,200	\$19,200	N/A	\$19,200
1996	No	\$20,200	\$20,200	\$20,200	N/A	\$20,200

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
02 Feb 2005	14095 / 1242	\$98,000	U	I
03 May 1995	08983 / 0489	\$40,000	U	I

2021 Land Information