

NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 49-21

Certified Mail  
March 19, 2021

Owner: **Strada Capital Inc**  
880 Northwood Blvd Ste # 2  
Incline Village, NV 89451

Violation Address: **58 Verbena St. Clearwater**  
**05-29-15-54666-030-0010**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 28, 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) **3-1502.B** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

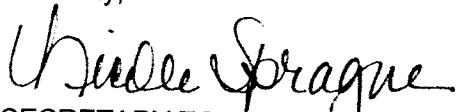
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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: STRADA CAPITAL INC  
MAILING ADDRESS: 880 NORTHWOOD BLVD STE 2  
INCLINE VILLAGE, NV 89451

CITY CASE#: CDC2021-00126

VIOLATION ADDRESS: 58 VERBENA ST  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 1/27/2021

LEGAL DESCRIPTION OF PROPERTY: MANDALAY SUB BLK 30, LOT 1

PARCEL #: 05-29-15-54666-030-0010

DATE OF INSPECTION: 3/16/2021 8:56:00 AM

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

3-1502.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. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. 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 in accord with manufacturer's specifications and otherwise treated in a consistent manner.

SPECIFICALLY,

The exterior of this property is in violation of City code. The home appears to be in the beginning stages of a remodel or an assessment of the structure. The structure has been in this condition since the summer of 2019. There are not any open permits at this time. Please have the exterior of this property painted, window shades and covering repaired/removed, exterior fixtures repaired/removed. Please have this violation corrected prior to the compliance date to avoid any further action and/or fines. Thank You.

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

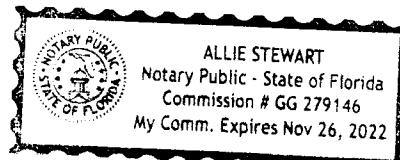
Gregory Dixon

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 17th day of March, 2021, by Gregory Dixon.

STATE OF FLORIDA  
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION



Type of Identification

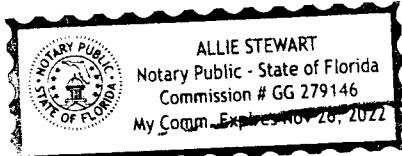
(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 17<sup>th</sup> DAY OF March, 2021

MCEB CASE NO. 49-21



Christie 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

STRADA CAPITAL INC  
880 NORTHWOOD BLVD STE 2  
INCLINE VILLAGE, NV 89451

CDC2021-00126

ADDRESS OR LOCATION OF VIOLATION: **58 VERBENA ST**

LEGAL DESCRIPTION: MANDALAY SUB BLK 30, LOT 1

DATE OF INSPECTION: 1/27/2021

PARCEL: 05-29-15-54666-030-0010

Section of City Code Violated:

3-1502.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. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. 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 in accord with manufacturer's specifications and otherwise treated in a consistent manner.

Specifically: The exterior of this property is in violation of City code. The home appears to be in the beginning stages of a remodel or an assessment of the structure. The structure has been in this condition since the summer of 2019. There are not any open permits at this time. Please have the exterior of this property painted, window shades and covering repaired/removed, exterior fixtures repaired/removed. Please have this violation corrected prior to the compliance date to avoid any further action and/or fines. Thank You.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 2/28/2021. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRANCE 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.

A handwritten signature in black ink, appearing to read "Gregory Dixon".

Inspector: Gregory Dixon  
Inspector Phone: 727-562-4785

Date Printed: 1/27/2021

NOV\_PropOwn

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

## 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 be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

D. *Roofs.*

1. All roofs shall be maintained in a safe, secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To *58 Vobeca St*

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4\*

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2970 0001 6083 7257

# USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 70192970000160837257[Remove X](#)

Your item has been delivered to an agent for final delivery in INCLINE VILLAGE, NV 89451 on February 1, 2021 at 8:06 pm.

## Delivered to Agent

February 1, 2021 at 8:06 pm  
Delivered to Agent for Final Delivery  
INCLINE VILLAGE, NV 89451

[Get Updates ▼](#)[Feedback](#)

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[Text & Email Updates](#) ▼

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[Tracking History](#) ^

**February 1, 2021, 8:06 pm**  
Delivered to Agent for Final Delivery  
INCLINE VILLAGE, NV 89451

Your item has been delivered to an agent for final delivery in INCLINE VILLAGE, NV 89451 on February 1, 2021 at 8:06 pm.

**February 1, 2021**  
In Transit to Next Facility

**January 31, 2021, 6:37 pm**  
Departed USPS Regional Facility

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**05-29-15-54666-030-0010**Compact Property Record Card[Tax Estimator](#)**Updated March 17, 2021**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)**Ownership/Mailing Address Change Mailing Address**

STRADA CAPITAL INC  
880 NORTHWOOD BLVD STE 2  
INCLINE VILLAGE NV 89451

**Site Address**

58 VERBENA ST  
CLEARWATER

Property Use: 0110 (Single Family Home)Current Tax District: CLEARWATER  
(CW)

Total Living: SF: 2,638 Total Gross SF: 3,475 Total Living Units: 1

[click here to hide] **Legal Description**  
MANDALAY SUB BLK 30, LOT 1

<b>Tax Estimator</b> <input type="checkbox"/> <a href="#">File for Homestead Exemption</a>			<b>2021 Parcel Use</b>	
<b>Exemption</b>	<b>2021</b>	<b>2022</b>		
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)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Flood Zone</b> (NOT the same as your evacuation zone)	<b>Plat Book/Page</b>
21263/0738	<a href="#">\$463,800 Sales Query</a>	121030260021	A	Compare Preliminary to Current FEMA Maps	14/32

**2020 Interim Value Information**

Year	<u>Just/Market Value</u>	<u>Assessed Value / Non-HX Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2020	<b>\$417,180</b>	<b>\$417,180</b>	<b>\$417,180</b>	<b>\$417,180</b>	<b>\$417,180</b>

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

Year	<u>Homestead Exemption</u>	<u>Just/Market Value</u>	<u>Assessed Value</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2019	No	\$434,804	\$434,804	\$434,804	\$434,804	\$434,804
2018	No	\$431,820	\$431,820	\$431,820	\$431,820	\$431,820
2017	No	\$411,235	\$411,235	\$411,235	\$411,235	\$411,235
2016	No	\$403,599	\$396,800	\$396,800	\$403,599	\$396,800
2015	No	\$389,973	\$360,727	\$360,727	\$389,973	\$360,727
2014	No	\$355,040	\$327,934	\$327,934	\$355,040	\$327,934
2013	No	\$317,750	\$298,122	\$298,122	\$317,750	\$298,122
2012	No	\$291,777	\$271,020	\$271,020	\$291,777	\$271,020
2011	No	\$246,382	\$246,382	\$246,382	\$246,382	\$246,382
2010	No	\$290,139	\$290,139	\$290,139	\$290,139	\$290,139
2009	No	\$291,538	\$291,538	\$291,538	\$291,538	\$291,538
2008	No	\$453,700	\$453,700	\$453,700	\$453,700	\$453,700
2007	No	\$543,100	\$543,100	\$543,100	N/A	\$543,100
2006	No	\$493,100	\$493,100	\$493,100	N/A	\$493,100
2005	No	\$408,400	\$408,400	\$408,400	N/A	\$408,400
2004	No	\$320,600	\$320,600	\$320,600	N/A	\$320,600
2003	No	\$280,300	\$280,300	\$280,300	N/A	\$280,300
2002	Yes	\$226,400	\$135,200	\$109,700	N/A	\$109,700
2001	Yes	\$183,000	\$133,100	\$107,600	N/A	\$107,600
2000	Yes	\$161,200	\$129,300	\$103,800	N/A	\$103,800
1999	Yes	\$139,600	\$125,900	\$100,400	N/A	\$100,400
1998	Yes	\$138,600	\$124,000	\$98,500	N/A	\$98,500
1997	Yes	\$127,900	\$122,000	\$96,500	N/A	\$96,500
1996	Yes	\$119,500	\$118,500	\$93,000	N/A	\$93,000

**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**

<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>Q/U</b>	<b>V/I</b>
02 Nov 2020	21263 / 0738	\$470,000	Q	I
13 Nov 2020	21259 / 1996	\$485,000	Q	I
31 Jul 2019	20645 / 1340	\$485,000	Q	I
1968	02860 / 0511	\$25,000	U	

**2020 Land Information**

Seawall: No

Frontage:

View: None