

CITY OF CLEARWATER  
CODE COMPLIANCE  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE  
P.O. BOX 4748, CLEARWATER, FL 33758-4748  
Telephone 727-562-4720

LOT CLEARING NOTICE OF VIOLATION

PROPERTY OWNER: Josephine Padden Tre

PROPERTY ADDRESS: 51 Verbena St. Clearwater, FL

An inspection of this property discloses and it has been found and determined that a lot clearing violation exists on this property and/or public right-of-way abutting this property constituting a violation of:

☒ Section 3-1503.B.7. which constitutes: Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12) inches, or the accumulation of debris upon property within the City of Clearwater.

☒ Section 3-1503.B.8. which constitutes: The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four (4) inches.

☐ Section 3-1503.B.10. which constitutes: The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight (8) feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.

☒ Section 3-1503.B.5.a. which constitutes: Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

COMPLIANCE CAN BE MET BY: All areas of the yard must be cutback and mowed.

Yard must be edged all the way up to the curbline. All trash and yard debris  
must be disposed of by removing it from the property.

THIS VIOLATION SHALL BE CORRECTED BY: 8/11/2018

You are to remedy the above described condition by the above-described correction date. If you do not remedy the condition by the above-described date then a public hearing will be held on Wednesday, 8/22/2018, at 1:30 p.m. before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning the above described violation. 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 above are corrected prior to the Board hearing if compliance is met after the compliance date set forth above.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to allow the City to make all reasonable repairs which are required to bring the property into compliance and charge you with the reasonable cost of the repairs along with daily fines which may become a lien on all non-exempt real and personal property you own.

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 below.

DATE: \_\_\_\_\_

INSPECTOR: Diane Devo1

INSPECTOR PHONE #: 727-562-4727

  
Inspector's Signature



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CODE COMPLIANCE  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE  
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disposed of by removing it from the property.

THIS VIOLATION SHALL BE CORRECTED BY: 8/31/2018

You are to remedy the above described condition by the above-described correction date. If you do not remedy the condition by the above-described date then a public hearing will be held on Wednesday, 9/26/2018, at 1:30 p.m. before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning the above described violation. 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.

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DATE: 8/27/2018

INSPECTOR: Diane Devo1

INSPECTOR PHONE #: 727-562-4727

  
Inspector's Signature

## Section 3-1503. - Nuisances.

- A. No person owning, leasing, operating, occupying or having control of any premises within the city shall maintain, keep or permit any nuisance affecting the citizens of the city.
- B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:
  - 1. A condition or use that causes a substantial diminution of value of property in the vicinity of the condition or use.
  - 2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
  - 3. Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.
  - 4. Overt blocking of drainage pipes, ditches, channels, and streams, so as to cause flooding and adversely affect surrounding property.
  - 5. Accumulation and placement of nuisances.
    - a. Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.
    - b. The placement of trash, debris or other items on public property without authorization.
  - 6. Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a



lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
  - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
  - b. Shopping carts which are stored in a lawful manner on public or private property

owned or leased by a retail business in connection with which the shopping carts are authorized to be used;

- c. Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.

12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.

13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.

14. *Graffiti.* Graffiti on any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.

- C. Violations of this Section may be enforced by action before the municipal code enforcement board as "nuisance cases" or "non-nuisance cases" pursuant to the corresponding procedures set forth in Section 7-102, or by citation pursuant to Code of Ordinances Section 1.12.

(Ord. No. 6417-99, § 9, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 2, 8-3-00; Ord. No. 6928-02, §§ 76—79, 5-2-02; Ord. No. 7449-05, §§ 21—23, 12-15-05; Ord. No. 7605-06, § 27, 4-20-06; Ord. No. 8211-10, § 12, 10-5-10)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

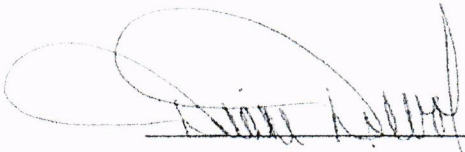
AFFIDAVIT OF POSTING

City Case Number: PNU2018-00838

Site of Violation: 51 VERBENA ST

RECEIVED  
AUG 13 2018  
OFFICIAL RECORDS AND  
LEGISLATIVE SERVICES DEPT.

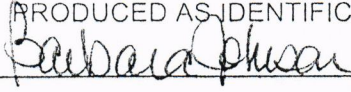
1. Diane Devol, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 3rd day of August, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 51 VERBENA ST, Clearwater, Florida.

  
\_\_\_\_\_  
Diane Devol

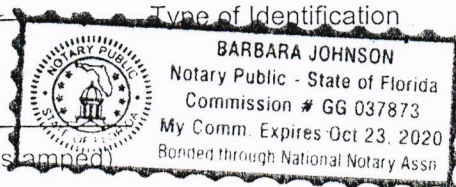
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 3rd day of August, by Diane Devol.

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION

  
\_\_\_\_\_  
(Notary Signature)

Name of Notary (typed, printed, stamped)





MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2018-00838


Site of Violation: 51 VERBENA ST

RECEIVED

AUG 28 2018

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OFFICIAL RECORDS AND  
LEGISLATIVE SVCS DEPT.

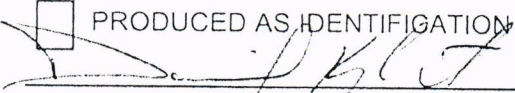
  
\_\_\_\_\_  
Diane Devol

STATE OF FLORIDA  
COUNTY OF PINELLAS

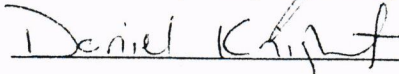
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☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

  
\_\_\_\_\_  
(Notary Signature)

N/A  
\_\_\_\_\_  
Type of Identification

  
\_\_\_\_\_  
Name of Notary (typed, printed, stamped)





# 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

PADDEN, JOSEPHINE TRE  
51 VERBENA ST  
CLEARWATER, FL 33767-1338

PNU2018-00838

ADDRESS OR LOCATION OF VIOLATION: 51 VERBENA ST

LEGAL DESCRIPTION: MANDALAY SUB BLK 23, LOT 7 AND 5FT X 110FT T/A IN  
NW COR OF LOT 8

DATE OF INSPECTION: 7/3/2018

PARCEL: 05-29-15-54666-023-0070


### Section of City Code Violated:

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

3-1503.B.5.A. - **\*\*Accumulation and Placement of Nuisances\*\*** An accumulation of weeds, debris, trash garden trash, junk, untended growth of vegetation or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood destroying insects, or otherwise threatens the public health, safety or welfare.

Specifically: The property is very overgrown and needs to be cutback, mowed and edged all the way up to the curbline. Please have done by compliance date to avoid further enforcement action and possible fine.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/3/2018. 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: Diane Devol  
Inspector Phone: 727-562-4727

Date Printed: 7/3/2018

NOV\_PropOwn

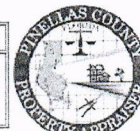


[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)

WM

**05-29-15-54666-023-0070**[Compact Property Record Card](#)[Tax Estimator](#)**Updated August 28, 2018**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
PADDEN, JOSEPHINE TRE 51 VERBENA ST CLEARWATER FL 33767-1338	51 VERBENA ST CLEARWATER



Property Use: 0110 (Single Family Home)

Total Living: SF: 1,291 Total Gross SF: 1,777 Total Living Units: 1

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

MANDALAY SUB BLK 23, LOT 7 AND 5FT X 110FT T.A IN NW COR OF LOT 8

Mortgage Letter	<input checked="" type="checkbox"/> File for Homestead Exemption	2018 Parcel Use
Exemption	2018	2019
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No
		Homestead Use Percentage: 0.00%
		Non-Homestead Use Percentage: 100.00%
		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)	Plat Book/Page
08900 0020	\$433,200 <a href="#">Sales Query</a>	121030260021	A	14.32

**2018 Preliminary Value Information**

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$359,707	\$359,707	\$359,707	\$359,707	\$359,707

[\[click here to hide\]](#) 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
2017	No	\$345,669	\$345,669	\$345,669	\$345,669	\$345,669
2016	No	\$320,797	\$320,797	\$320,797	\$320,797	\$320,797
2015	No	\$306,664	\$306,664	\$306,664	\$306,664	\$306,664
2014	No	\$289,903	\$289,903	\$289,903	\$289,903	\$289,903
2013	Yes	\$253,099	\$237,360	\$187,360	\$212,360	\$187,360
2012	Yes	\$233,392	\$233,392	\$183,392	\$208,392	\$183,392
2011	No	\$208,669	\$208,669	\$208,669	\$208,669	\$208,669
2010	No	\$258,506	\$258,506	\$258,506	\$258,506	\$258,506
2009	No	\$256,023	\$256,023	\$256,023	\$256,023	\$256,023
2008	No	\$416,500	\$416,500	\$416,500	\$416,500	\$416,500
2007	No	\$492,900	\$492,900	\$492,900	N/A	\$492,900
2006	Yes	\$433,800	\$113,609	\$88,609	N/A	\$88,609
2005	Yes	\$363,900	\$110,300	\$85,300	N/A	\$85,300
2004	Yes	\$290,400	\$107,100	\$82,100	N/A	\$82,100
2003	Yes	\$244,600	\$105,100	\$80,100	N/A	\$80,100
2002	Yes	\$192,300	\$102,700	\$77,700	N/A	\$77,700
2001	Yes	\$145,500	\$101,100	\$76,100	N/A	\$76,100
2000	Yes	\$128,500	\$98,200	\$73,200	N/A	\$73,200
1999	No	\$110,600	\$95,700	\$70,700	N/A	\$70,700
1998	Yes	\$106,200	\$94,200	\$69,200	N/A	\$69,200
1997	Yes	\$96,100	\$92,700	\$67,700	N/A	\$67,700
1996	Yes	\$90,800	\$90,000	\$65,000	N/A	\$65,000

**2017 Tax Information**[2017 Tax Bill](#)

Tax District: CW

2017 Final Millage Rate 20.4150

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.

Amendment 1 - Will you Benefit?

[Check Estimated 3rd Homestead Exemption Benefit](#)**Ranked Sales** (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
	03612 / 0740	\$28,300	Q	
	03386 / 0566	\$22,500	Q	

**2018 Land Information**

Seawall: No

Frontage: None

View:

Land Use

Land Size

Unit Value

Units

Total Adjustments

Adjusted Value

Method