



**AGENDA**  
**Municipal Code Enforcement Board**  
**Thursday, June 25, 2026**  
**Commission Chambers @ 1:30 p.m.**

Cases may be heard in the order listed on the sign in sheet.  
Sign in starts at 1:15 p.m. on the day of the hearing in the Commission Chambers.

Page

**A. CALL TO ORDER**

Pledge of Allegiance

**B. APPROVAL OF MINUTES / PUBLIC HEARING NOTICE**

June 30, 2026, Public Hearing Notice

April 30, 2026 - Minutes

[CEB Minutes April 30, 2026](#)

12 - 33

**C. CASES NOT BEING HEARD**

24. CO RIVERA to 07.30.2026 34 - 41

CER-26-00083

ABBIE FOSTER

DOMINICK CHIUCHIOLO

12996 138TH LN

LARGO FL 33774 / 07-30-15-33840-000-0600 / PAO \$461,400 00

COO 11-78 -PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES  
PROHIBITED IN RESIDENTIAL AREAS CDC 18.2.5.B(6) - EXTERIOR PROPERTY  
AREAS (ACCESSORY STRUCTURES)

CDC 16.14.4 -Accessory Dwelling Units (AD Us) (Mother-in-Law Suites, Guest Houses,  
Garage Apartments) - Standards

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

WAS TO COMPLY ON OR BEFORE 06.29.2026

\$250.00 DAILY FINE TO START ON 06.30.2026

[NOV CER-26-00083](#)

[NOH 2 posting mailing CER-26-00083 - 12996 138th Ln](#)

10. CO KNOTTS 42 - 51

CER-26-00345

JON E MILLS

599 16TH AVE NW

LARGO FL 33770 / 27-29-15-76122-000-0010 / PAO \$109,033.00

CDC 18.2.4.F(2) - CLOSING OF VACANT STRUCTURES

CDC 18.2.8.D(2) – Electrical facilities – service

CDC 18.2.4.F(1)A -UNSAFE STRUCTURES

CDC 18.2.5.C11 - EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR

FRAMES)

CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

COO 11-75 - INOPERATIVE VEHICLES

[NOV CER-26-00345](#)

[NOH 1 posting mailing CER-26-00345 - 599 16th Ave NW](#)

- |     |                                                                                                                              |         |
|-----|------------------------------------------------------------------------------------------------------------------------------|---------|
| 14. | CCO CRUZ<br>CEC-25-00195<br>P-V KEENE PLAZA LLC<br>2150 EAST BAY DR<br>LARGO FL 33771 / 35-29-15-45533-001-0010 / commercial | 52 - 61 |
|-----|------------------------------------------------------------------------------------------------------------------------------|---------|

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A

[NOV CEC-25-00195](#)

[NOH 1 posting mailing CEC-25-00195 - 2150 East Bay Dr](#)

## D. PUBLIC HEARINGS

Swearing in of Speakers

Presentation Procedures and Processes of the Code Enforcement Board

## E. CODE ENFORCEMENT BOARD CONSENT DOCKET

The Respondents in the following cases came into compliance by the date Ordered by the Board. There are no fines due. Request the Board to accept the Affidavits of Compliance.

- |     |                                                                                                                                                                               |    |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 23. | CO K.BARKMAN from 05.28.2026 COMPLIANCE on 06.08.2026<br>CEC-25-00104<br>DEVIKA INVESTMENTS INC<br>1500 CAMBRIDGE DR<br>LARGO FL 33756 / 26-29-15-00000-240-0500 / commercial | 62 |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|

CDC 15.11 - DONATION BIN REGISTRATION REQUIRED

WAS TO COMPLY ON OR BEFORE 06.15.2026

\$250.00 DAILY FINE TO START ON 06.16.2026

[NOV CEC-25-00104](#)

- |     |                                                                                                                                                                            |    |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 34. | CO KNOTTS from 04.30.2026 COMPLIANCE 05.11.2026<br>CER-26-00111<br>CHARLES A GRUENLER<br>24 BELLE MEADE CIR<br>LARGO FL 33770 / 33-29-15-07326-000-0240 / PAO \$271,044.00 | 63 |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

WAS TO COMPLY ON OR BEFORE 05.30.2026

\$50.00 DAILY FINE TO START ON 05.31.2026

[CER-26-00111 AFFIDAVIT OF COMPLIANCE 05.11.2026](#)

## F. AFFIDAVIT OF COMPLIANCE / NON-COMPLIANCE & SECOND ORDERS

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

22. CCO CRUZ 64 - 71  
CER-25-01105  
SAQLAIN SYED  
3048 WHITNEY RD  
LARGO FL 33760 / 33-29-16-70380-200-0604 / PAO \$533,877.00
- CDC 18.2.7.A(2) - PLUMBING FACILITIES & FIXTURE REQUIREMENTS  
CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS  
CDC 16.14.3 - Accessory Dwelling Units (ADUs) (Mother-in-Law Suites, Guest Houses, Garage Apartments) - Required Submissions  
CDC 16.1.B - GENERAL STANDARDS  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A  
CDC 15.18.B(2) - MINIMUM LIFE/SAFETY REQUIREMENTS - SWIMMING POOL  
CDC 16.14.4 - Accessory Dwelling Units (ADUs) (Mother-in-Law Suites, Guest Houses, Garage Apartments) - Standards  
CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY  
CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS  
CDC 18.2.8.A2 - MECHANICAL AND ELECTRICAL REQUIREMENTS  
CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS
- WAS TO COMPLY ON OR BEFORE MAY 31, 2026  
\$250.00 DAILY FINE TO START ON 06.01.2026  
[NOV CER-25-01105](#)  
[NOH 2 posting mailing CER-25-01105](#)
25. CO CIMMINO from 05.28.2026 72 - 77  
CER-26-00243  
JAXON SHARP/ JACOB HANSEN  
1842 DEL ROBLES DR  
LARGO FL 33764 / 25-29-15-20879-000-0480 / PAO \$547,864.00
- CDC 15.18.B(1) -SHORT-TERM VACATION RENTALS- MINIMUM LIFE/SAFETY REQUIREMENTS  
CDC 15.18.B(2)-MINIMUM LIFE/SAFETY REQUIREMENTS- SWIMMING POOL  
CDC 15.18.B(3) -SHORT-TERM VACATION RENTALS -MINIMUM LIFE/SAFETY REQUIREMENTS  
CDC 15.18.B(4)-SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS  
CDC 15.18.E-SHORT-TERM VACATION RENTALS- DESIGNATED RESPONSIBLE PARTY
- WAS TO COMPLY ON OR BEFORE 06.18.2026  
\$250.00 DAILY FINE **PER VIOLATION** TO START ON 06.19.2026  
[CER-26-00243 NOV](#)  
[NOH 2 posting mailing CER-26-00243](#)
26. CCO CRUZ from 05.28.2026 78 - 84  
CER-26-00037  
JOEL REGGINALD BUTLER

1818 INDIAN ROCKS RD S  
LARGO FL 33774 / PAO 05-30-15-36036-011-0250 / \$249,024.00

CDC 11.8.1 - PERMITS REQUIRED  
2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD -RESISTANT  
CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A

WAS TO COMPLY ON OR BEFORE 06.18.2026  
\$250.00 DAILY FINE TO START ON 06.19.2026  
[NOV CER-26-00037 -FINAL AMENDED NOV](#)  
[NOH 2 posting mailing CER-26-00037](#)

27. CO CIMMINO From 04.30. 2026 85 - 89  
CEC-26-00011  
PINELLAS CONSTRUCTION SERVICES LLC  
1210 SEMINOLE BLVD  
LARGO FL 33770 / 03-30-15-00000-240-0200 / commercial

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A

WAS TO COMPLY ON OR BEFORE 06.15.2026  
\$100.00 DAILY FINE TO START ON 06.16.2026  
[NOV CEC-26-00011](#)  
[NOH 2 posting mailing - CEC-26-00011](#)

28. CO KNOTTS from 04.30.2026 NON-COMPLIANT 06.15.2026 90 - 94  
CEC-24-00157  
ALGALIA LLC  
1479 BELCHER RD S  
LARGO FL 33771

CDC 12.7.2 - ABANDONED AND/OR DAMAGED SIGNS

WAS TO COMPLY ON OR BEFORE 06.15.2026  
\$250.00 DAILY FINE TO START ON 06.16.2026  
[NOV CEC-24-00157](#)  
[NOH 2 posting mailing CEC-24-00157 - 1479 Belcher](#)

29. CO CIMMINO from 04.30.2026 95 - 101  
CER-26-00101  
RESICAP FLORIDA OWNERS LLC  
2234 MCMULLEN RD  
LARGO FL 33771 / 26-29-15-45396-000-0060 / PAO \$369,169.00

COO 11-47 DUTY OF OWNERS AND OCCUPANTS  
COO 11-75 INOPERATIVE VEHICLES  
COO 11-78 PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES  
PROHIBITED IN RESIDENTIAL AREAS  
COO 11-79 HOBBY REPAIR WORK

WAS TO COMPLY ON OR BEFORE 05.07.2026  
\$250.00 DAILY FINE TO START ON 05.08.2026  
[CER-26-00101 AMENDED NOV](#)



[NOH 2 posting mailing CER-26-00101 - 2234 McMullen Rd](#)

32. CO CIMMINO from 05.28.2026 102 - 106  
CER-25-01137  
JAXON SHARP/ JACOB HANSEN  
1842 DEL ROBLES DR  
LARGO FL 33764 / 25-29-15-20879-000-0480 I PAO \$547,864.00

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A

WAS TO COMPLY ON OR BEFORE 06.18.2026  
\$250.00 DAILY FINE TO START ON 06.19.2026

[NOV CER-25-01137](#)

[NOH 2 posting mailing CER-25-01137](#)

30. CO CIMMINO from 04.30.2026 Compliant as of 06-17-2026 107 - 110  
CE-25-00020  
IBR HOLDINGS LLC  
9190 ULMERTON RD  
LARGO FL 33771 / 11-30-15-70524-100-0400 / commercial

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A

WAS TO COMPLY ON OR BEFORE 05.27.2026  
\$250.00 DAILY FINE TO START ON 05.28.2026

[NOV CE-25-00020](#)

[NOH 2 posting mailing - CE-25-00020](#)

## G. REQUEST FOR REDUCTION

If the Code Enforcement Board grants a reduction, the fine shall not be reduced below the administrative costs of the Code Enforcement Board action, plus the minimum fee of \$500.00, as provided for in the City of Largo Fee Ordinance. If the reduction hearing involves a repeat violation, the fine shall not be reduced below the administrative costs of the Code Enforcement Board or Special Magistrate action, plus the minimum fee of \$1,500.00, as provided for in the City of Largo Fee Ordinance.

33. **CO COSTEIRA NON-COMPLIANCE 02.21.2025 / COMPLIANCE ON 05.22.2026** 111 - 128  
CER-24-01234

VALUE VISION HOMES LLC  
1864 PARADISE LN  
CLEARWATER FL 33756 / 26-29-15-57726-000-0380 / PAO \$236,812.00 **Max Cap**

#1: 2023 FLORIDA BUILDING CODE SEC 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1. A

WAS TO COMPLY ON OR BEFORE 02/03/2025  
\$250.00 DAILY FINE TO START ON 02.04.2025  
No. of Days 472 x \$250.00 = \$118,000.00

#2: CDC 18.2.5.C EXTERIOR STRUCTURE (GENERAL)

WAS TO COMPLY ON OR BEFORE 02/03/2025  
\$250.00 DAILY FINE TO START ON 02.04.2025  
No. of Days 472 x \$250.00 = \$118,000.00

|                 |              |
|-----------------|--------------|
| FINE:           | \$236,000.00 |
| ADMIN. FEE:     | \$ 104.49    |
| TOTAL FINE DUE: | \$236,104.49 |

[CER-24-01234 Reduction file for 1864 Paradise Ln for 6.25.2026 VALUE VISION HOMES LLC](#)

## H. FIRST ORDERS

1. CO RIVERA 129 - 137  
CER-26-00302  
BOULEVARD TIC 1 LLC  
BOULEVARD TIC 2 LLC  
BOULEVARD TIC 3 LLC  
BOULEVARD XIV LLC  
2098 SEMINOLE BLVD  
LARGO FL 33778 / 03-30-15-10420-001-0010 / PAO \$61,400,000.00  
  
CDC 12.6.2 - PROHIBITED SIGNS  
[NOV CER-26-00302](#)  
[NOH 1 posting mailing CER-26-00302 - 2098 Seminole Blvd](#)
2. CCO CRUZ 138 - 146  
CER-24-00400  
HERCULES MIHAELARAS  
2048 CHURCH CREEK PT  
LARGO FL 33774 / 05-30-15-36036-011-0870 / PAO \$282,656.00  
  
2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT  
CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A - PERMITS REQUIRED  
[NOV CER-24-00400 - 2048 Church Creek Pt](#)  
[NOH 1 posting mailing CER-24-00400 - 2048 Church Creek Pt](#)
3. CCO CRUZ 147 - 156  
CER-24-00407  
NISHAN E ELVANIAN  
MARY S ELVANIAN  
ADRIANE E ELVANIAN  
3973 CHURCH CREEK PT  
LARGO FL 33774 / 05-30-15-36036-011-0720 / PAO \$367,786.00  
  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT  
CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A  
[NOV CER-24-00407 - 3973 Church Creek Pt](#)  
[NOH 1 posting mailing CER-24-00407 - 3973 Church Creek Pt](#)
4. CCO CRUZ 157 - 165  
CER-24-00412  
DOUGLAS WILLIAM JOHNSTON REV TRUST  
DOUGLAS WILLIAM JOHNSTON TRE

- KATHLEEN MARY WILLIAM REV TRUST  
KATHLEEN MARY REV TRUST  
4054 CHURCH CREEK PT  
LARGO FL 33774 / 05-30-15-36036-011-0810 / PAO \$622,801.00
- 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT  
CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A - 1 - PERMITS REQUIRED  
[NOV CER-24-00412 - 4054 Church Creek Pt.](#)  
[NOH 1 posting mailing CER-24-00412 - 4054 Church Creek Pt](#)
5. CCO CRUZ 166 - 174  
CER-24-00403  
JEFF T PETERSON  
AIMIE M PETERSON  
2019 CHURCH CREEK PT / PAO \$276,417.00  
LARGO FL 33774 / 05-30-15-36036-011-0690 / PAO \$276,417.00
- 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT  
CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A  
CDC 11.8.1 – PERMITS REQUIRED  
[NOV CER-24-00403 - 2019 Church Creek Pt](#)  
[NOH 1 posting mailing CER-24-00403 - 2019 Church Creek Pt](#)
6. CO CIMMINO 175 - 184  
CEC-26-00047  
ULMERTON ROAD PROPERTY LLC  
6560 ULMERTON RD  
LARGO, FL 33771 / 08-30-16-63979-001-0010 / commercial
- CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS  
CEC 18.2.7.E(1) – ELECTRICAL EQUIPMENT INSTALLATION  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A  
[NOV CEC-26-00047 6560 Ulmerton Rd](#)  
[NOH 1 posting mailing CEC-26-00047 - 6560 Ulmerton Rd](#)
7. CO CIMMINO 185 - 194  
CER-26-00274  
LUCIA MOLINA  
627 MAC CRILLUS RD  
LARGO FL 33770-2702 / 32-29-15-10728-002-0190 / PAO \$145,421.00  
COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)  
[NOV CER-26-00274 627 Mac Crillus Rd](#)  
[NOH 1 posting mailing CER-26-00274 - 627 Mac Crillus Rd](#)
8. CO RIVERA 195 - 204  
CEC-26-00064  
VENTURE PURSUITS LLC  
351 WEST BAY DR  
LARGO FL 33770 / 34-29-15-97398-003-0070 / commercial

- 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A  
COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
[NOV CEC-26-00064](#)  
[NOH 1 posting mailing CEC-26-00064 - 351 West Bay Dr](#)
9. CCO CRUZ 205 - 213  
CER-24-00438  
MILLER, RICHARD C MILLER II  
MILLER, SANDRA L MILLER  
4072 CHURCH CREEK PT  
LARGO FL 33774 / 05-30-15-36036-011-0800 / PAO \$766,434.00
- CDC 11.8.1 – PERMITS REQUIRED  
2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT  
CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A  
[NOV CER-24-00438 - 4072 Church Creek Pt](#)  
[NOH 1 posting mailing CER-24-00438 - 4072 Church Creek Pt](#)
11. CO KNOTTS 214 - 225  
CER-26-00176  
JIM W GIVENS  
DINA L GIVENS  
14923 54TH WAY N  
LARGO FL 33760 / 04-30-16-39416-000-1340 / \$198,781.00
- COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
COO 11-21 - MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS  
CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)  
COO 11-78 – PARKING OR STORAGE OF CERTAIN TYPEDS OF VEHICLES  
PROHIBITED IN RESIDENTIAL AREAS  
[NOV CER-26-00176](#)  
[NOH 1 posting mailing CER-26-00176 - 14923 54th Way N](#)
12. CO RIVERA 226 - 237  
CER-25-00134  
DANIEL J PALOSCIO  
235 OVERBROOK DR E  
LARGO FL 33770 / 33-29-15-07038-000-0740 / PAO \$360,586.00
- CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY  
REQUIREMENTS  
CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY  
REQUIREMENTS  
CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE  
PARTY  
CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY  
REQUIREMENTS  
[NOV CER-25-00134](#)  
[NOH 1 posting mailing CER-25-00134 - 235 Overbrook Dr E](#)
13. CO RIVERA 238 - 247  
CER-26-00013

- ARIAN GJOLAJ  
13221 RIDGE RD  
LARGO FL 33778 / 09-30-15-64739-012-0310 / \$321,664.00
- CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY  
CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS  
CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS  
CDC 16.3.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS  
CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY  
CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS  
CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS  
[NOV CER-26-00013](#)  
[NOH 1 posting mailing CER-26-00013 - 13221 Ridge Rd](#)
15. CO KNOTTS 248 - 257  
CER-26-00289  
LAWRENCE W FAST EST  
709 10TH ST NW  
LARGO FL 33770 / 33-29-15-53244-008-0030 / PAO \$218,996.00
- COO 11-19 - PUBLIC HEALTH NUISANCES  
COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)  
[NOV CER-26-00289](#)  
[NOH 1 posting mailing CER-26-00289 - 709 10th St NW](#)
16. CO KNOTTS 258 - 265  
CER-26-00350  
OT INVESTORS LLC  
442 5TH ST NW  
LARGO FL 33770 / 34-29-15-63666-000-0220 / \$204,155.00
- 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A  
[NOV CER-26-00350](#)  
[NOH 1 posting mailing CER-26-00350 - 442 5th St NW](#)
17. CO KNOTTS 266 - 275  
CEC-26-00071  
733 CLEARWATER LARGO RD LAND TRUST  
MID CITY PROPERTIES LLC TRE  
733 CLEARWATER LARGO RD N  
LARGO FL 33770 / 33-29-15-53316-010-0020 / commercial
- COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
CDC 18.2.5.C11 - EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)  
CDC 18.2.5.C1 - EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)  
[NOV CEC-26-00071 - 733 Clearwater Largo Rd](#)  
[NOH 1 posting mailing CEC-26-00071 - 733 Clearwater Largo Rd](#)

18. CO KNOTTS 276 - 283  
CER-26-00305  
THOMAS FORSTIK  
258 CLEARWATER LARGO RD S  
LARGO FL 33770 / 34-29-15-99450-002-0090 / \$290,000.00
- 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A  
[NOV - CER-26-00305 - 258 Clearwater Largo Rd](#)  
[NOH 1 posting mailing CER-26-00305 - 258 Clearwater Largo Rd](#)
19. CCO CRUZ 284 - 292  
CER-24-00440  
ROBYNE J MALYS  
4035 CHURCH CREEK PT  
LARGO, FL 33774 / 05-30-15-36036-011-0750 / PAO \$603,490.00
- 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A  
[NOV CER-24-00440](#)  
[NOH 1 posting mailing CER-24-00440 - 4035 Church Creek Pt](#)
20. CO RIVERA 293 - 302  
CER-25-00584  
HENRY CRAMER  
KATHLEEN CHRISTIE  
11598 OVAL DR W  
LARGO FL 33774 / 17-30-15-42894-001-0160 / PAO / \$254,558.00
- CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY  
REQUIREMENTS  
CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE  
PARTY  
CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY  
REQUIREMENTS  
CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY  
REQUIREMENTS  
[NOV CER-25-00584](#)  
[NOH 1 CER-25-00584 - 11598 Oval Dr W](#)
21. CO CIMMINO 303 - 311  
CER-26-00373  
VARUN BHASIN  
1899 OAK PARK DR S  
CLEARWATER FL 33764 / 25-29-15-63018-000-0380 / PAO \$323,689.00
- COO 11-75 - INOPERATIVE VEHICLES  
COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1.A  
[NOV CER-26-00373](#)  
[NOH 1 posting mailing CER-26-00373 - 1899 Oak Park Dr S](#)
31. CCO CRUZ 312 - 321  
CER-25-01092  
JOHN P SLOSS

1014 2ND ST SW  
LARGO FL 33770

CDC 18.2.5.C4 EXTERIOR STRUCTURE (EXTERIOR WALLS)  
CDC 18.2.5.81 EXTERIOR PROPERTY AREAS (SANITATION)  
CDC 18.2.5.C1 EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)  
CDC 18.2.5.C11 EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR  
FRAMES)  
CDC 18.2.5.C6 EXTERIOR STRUCTURE (DECORATIVE FEATURES)  
CDC 18.2.5.C14 EXTERIOR STRUCTURE (DOORS)  
[NOV CER-25-01092 - 1014 2nd St Sw](#)  
[NOH 1 posting mailing CER-25-01092 - 1014 2nd St SW](#)

**I. FORECLOSURES**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

APPROVED BY THE BOARD \_\_\_\_/\_\_\_\_/\_\_\_\_

MUNICIPAL CODE ENFORCEMENT BOARD  
MINUTES OF April 30, 2026

**Members Present:**

Zach Strong, Chair  
Sally Smith, Vice Chair  
Barbara Sofarelli  
Roberta Hosken  
Cristin Gerczak  
Ernest Bach  
Roxana Marsh

Commissioner Holmes was present

**Staff Present:**

Laura Carrera, Board Attorney  
Chase Bergeron, CSM  
Luis Cruz, CCO  
Kimberly Barkman CO  
Ruben Rivera, CO  
Sue Cimmino, CO  
Mark Knotts, CO  
Keith Pfefferman, CO  
Robert Hatton, Building Official  
Mary Gouge, Board Support Specialist  
Kae Okon, Board Support Specialist  
Norris Clay, Largo Police Officer

**Codes:**

CCO (Chief Code Officer)  
CO (Code Officer)  
COO (Code of Ordinances)  
CSM (Community Standards Manager)  
NOV (Notice of Violation)

CDC (Comprehensive Development Code)  
PMC (Property Maintenance Code)  
FBC (Florida Building Code)  
BOARD (Code Enforcement Board)

Copies of the referenced Property Maintenance Code are on the Dais before each Board Member. Note to Minutes:  
All people that spoke before the Code Enforcement Board had been sworn in. The Board had a quorum.  
There were 7 Board Members present.

**CALL TO ORDER**

Chair Strong called the Code Enforcement Board meeting to order at 1:41 p.m. Chair Strong advised that all cell phones are to be turned off and to stand for the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

CEB Minutes of February 26, 2026

CEB Minutes of March 31, 2026

Motion made by Smith, seconded by Bach to approve the February 26, 2026 and March 31, 2026 minutes as submitted.

**Approved 7/0**

**CASES NOT BEING HEARD**

CCO Cruz and Ms. Gouge, Board Support Specialist, read into the record the following cases were not being heard.

23. CO RIVERA  
CER-26-00075  
FRANCIS A PUPA 1  
116 PHYLLIS AVE  
LARGO FL 33771 /25-29-15-45378-000-0460 / PAO \$417,700.00

COO 11-47 DUTY OF OWNERS AND OCCUPANTS  
COO 11-75 INOPERATIVE VEHICLES  
COO 11-78 PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN  
RESIDENTIAL AREAS

26. CO CIMMINO  
CER-25-01108  
ARDIAN META / YLBRE JUBICA  
471 KEENE PARK DR E  
LARGO, FL 33771 / 36-29-15-45525-000-3270 / PAO \$235,206.00

CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)  
CEB Minutes April 30, 2026

-



## Agenda Item #.

CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS  
CDC 18.2.5.C1 - EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)  
CDC 18.2.5.C11 - EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)  
CDC 18.2.5.C12 - EXTERIOR STRUCTURE (OPENABLE WINDOWS)

28. CCO CRUZ  
CER-26-00033  
DLC MORTGAGES III LLC  
12713 137TH LN  
LARGO FL 33774 / 07-30-15-33840-000-1260 / PAO \$338,651.00

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
CDC 18.2.5.C - EXTERIOR STRUCTURE (GENERAL)  
CDC 18.2.5.C1 - EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)  
CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)

29. CCO CRUZ  
CEC-25-00205  
GRAND BAY COMMERCIAL INC  
13284 66TH ST N  
LARGO FL 33773 / 07-30-16-70956-100-0104 / commercial

COO 11-46 - DEFINITIONS  
CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

30. CO KNOTTS  
CER-26-00030  
IAGG INVESTMENTS LLC  
1144 7TH ST NW  
LARGO FL 33770 / 27-29-15-71856-000-0901 / PAO \$129,521.00

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

5. CO RIVERA  
CER-25-01070  
KAMBIZ ROUHANI & FARAH ROUHANI TRUST u/t/d February 11, 2022  
1070 2ND ST SW  
LARGO FL 33770 / 03-30-15-86580-000-0180 / PAO \$267,030.00

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
COO 11-75 - INOPERATIVE VEHICLES

26. CCO CRUZ  
CER-26-00037  
JOEL REGGINALD BUTLER  
1818 INDIAN ROCKS RD S  
LARGO FL 33774 / 05-30-15-36036-011-0250 / PAO \$249,024.00

CDC 11.8.1 - PERMITS REQUIRED  
CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS  
CDC 18.2.7.E(1) - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM  
CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT  
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A  
2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE  
SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A

## Agenda Item #.

2. CO KNOTTS  
CER-26-00070  
600 14TH AVE NW TRUST  
600 14TH AVE NW  
LARGO FL 33770 / 27-29-15-38970-014-0070 / PAO \$137,178.00

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)  
CDC 18.2.5.C11 - EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)

20. CO K.BARKMAN  
CEC-25-00172  
TAMPA ACQUISITIONS INC  
1701 WEST BAY DR  
LARGO FL 33770 / 33-29-15-08874-000-0060 / commercial

CDC 15.11 - DONATION BIN REGISTRATION REQUIRED

### **PUBLIC HEARING**

Chair Strong asked Ms. Mary Gouge, Board Support Specialist, to administer the swearing in of speakers, those who would be presenting testimony before the Board. Chair Strong presented the procedures and processes of the Code Enforcement Board to the audience.

Chair Strong requested the Board's attorney, Ms. Laura Carrera to advise the audience of the procedures and processes of the Board, reduction cases and who may present testimony. Ms. Carrera stated the reductions are now governed by ordinance, #2022-09 which implements changes to the City of Largo Code of Ordinances Section 9.72. She stated that there are limits to this process i.e., the lowest that the lien may be reduced is \$500.00 plus administrative fees for that case. For a Repeat Violation, the lowest that the lien may be reduced is \$1,500.00 plus administrative fees for that case. The Board does not have the power to reduce lower than that amount. The owner can only request this reduction unless the owner gives a notarized letter of authorization for that party to represent the owner.

**Testimony:** Ms. Carrera advised the audience who may present testimony on the remainder of the cases regarding the testimony. She stated that if they are not the person who is the property owner or the alleged violator named on the agenda or in the Notices for these hearings today, to testify that they would need to be called as a witness. The witness must be called by the City or the person (which must be present to name the witness) who is the property owner, or the alleged violator named on the agenda or in the Notices. If the alleged violator who was named in the Notices and in the Violation is not present, you would need to have on your person an original authorized letter signed and dated by the owner, or the alleged violator and this authorization letter must be notarized before you will be allowed to speak to this Board.

**Quasi-Judicial Board:** Ms. Carrera stated that the cases that are being presented before the Code Enforcement Board are quasi-judicial in nature and while they are open to the public only those authorized individuals or those called as witnesses can speak before the Board today.

### **FIRST ORDER**

10. CCO CRUZ  
CER-24-00405  
COURTNEY B HOGAN  
1997 CHURCH CREEK PT  
LARGO FL 33774 / 05-30-15-36036-011-0700 / PAO \$263,769.00

CDC 11.8.1 - PERMITS REQUIRED  
CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEM  
CDC 18.2.7.E(1) - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM  
CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT  
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN  
CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY  
REFERENCE IN CDC 18.1.1.A

## Agenda Item #.

CCO Cruz presented for the City. This is a Homestead property. Initial inspection of the property: 10/1/24. Notice of Violation compliance date: 4/14/26. Reinspection Date: 4/15/26. Reinspection Result: Non-Compliant All Notices were posted at the property and sent via regular and certified mail.

CCO Cruz presented photographs including water intrusion, hurricane damage city notice mailings, and Hurricane Helene Tetra Tech Damage documents as he explained the violations.

Compliance can only be achieved by - Corrective Action: Obtain all necessary hurricane damage repair permits to cover entire scope of work. Have final inspection passed by a City of Largo Building Inspector.

The respondent, Courtney Hogan, 1997 CHURCH CREEK PT LARGO FL 33774, was present. Also present was Patrick Armines, who also resides at 1997 CHURCH CREEK PT LARGO FL 33774. Mr. Armines stated that he has been in contact with CCO Cruz. They are in the process of taking care of the violations. He asked for an extension to get everything completed. There was discussion with the board regarding the amount of time needed to come into compliance.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Smith, seconded by Gerczak; I move in Case No. CER-24-00405 to find the Respondent, COURTNEY B HOGAN, in violation of the City of Largo Code Sections; 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A, 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A, CDC 11.8.1, CDC 18.2.7.D(1), CDC 18.2.7.E(1), CDC 18.2.8.C(1), & CDC 18.2.8.E(1) for the property located at 1997 CHURCH CREEK PT LARGO, FL 33774; and to assess a fine of \$250.00 per day beginning on July 30, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of \$263,769 and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 7/0**

### **FIRST ORDER**

15. CCO CRUZ from 03.19.2026 **REPEAT VIOLATION**  
CER-26-00047  
MICHAEL FLANAGAN / MICHAEL S FLANAGAN / CYNTHIA FLANAGAN  
1651 PATLIN CIR S  
LARGO FL 33770 / 33-29-15-08856-000-0450 / PAO \$384,492.00

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

**REPEAT VIOLATION**  
**\$500.00 A DAY STARTING ON 01.12.2026**  
**25 DAYS IN VIOLATION**  
**AMOUNT DUE: \$12,500.00**

CCO Cruz presented for the City. This is a Homestead property. This is a Repeat Violation. Initial inspection of the property: 1/12/26. Notice of Repeat Violation dated: 1/26/26. Notice of Hearing dated: 3/4/26. All Notices were posted at the property and sent via regular and certified mail.

CCO Cruz presented documents and photographs including junk trash and debris as he explained the violations. He stated that the property is now in compliance as of February 5, 2026.

Corrective action: Property owner(s) must continue to maintain property in a clean and sanitary condition so as to not let junk, trash, and debris accumulate on the property.

The respondent, CYNTHIA FLANAGAN, 7927 154<sup>th</sup> Rd. N. West Palm Beach 33418, was present. She stated that her son lives there. These are items that he is working on and repairing. Her husband recently passed away and this has really affected the family. They are taking more active steps. She plans on retiring soon in order to be here more often to monitor the property. They have cleaned it up. The property is now in compliance. She explained more about the situation. There was board discussion regarding the motion. Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Hosken, seconded by Smith; I move in Case No. CER-26-00047 for the property located at 1651 PATLIN CIR S LARGO, FL 33770 to find the respondent(s), Michael Flanagan, Michael S Flanagan and Cynthia Flanagan, in Repeat Violation of the City of Largo Code Section COO 11-47, as a repeat violator they were out of compliance from January 12, 2026 to February 5, 2026, and the respondents did correct the violation but failed to pay the fine. The respondents were out of compliance for 25 days with a daily fine of \$500.00 for a total fine amount of \$12,500 and to accept the Affidavit of Compliance. **Approved 7/0**

CEB Minutes April 30, 2026

-

4

Chair Strong stated that there is a process for a fine reduction. The respondent may apply for a fee reduction request to be heard at a future hearing.

**REQUEST FOR REDUCTION**

47. CO CIMMINO **NON-COMPLIANCE 01.06.2026 / COMPLIANCE 02.26.2026**  
CER-24-00542  
RAQUEL MONTERO  
RICARDO MONTERO  
2232 INDIAN ROCKS RD S  
LARGO FL 33774 / 05-30-15-36036-011-090 / PAO \$387,414.00

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

FINE RAN: 01.06.2026 – 02.26.2026  
51 DAYS AT \$100.00 A DAY  
FINE DUE: \$5,100.00  
ADMIN. FEE: \$70.54 MOTION G

CCO Cruz read the case history into the record. Staff have no objection to a reduction in this case. The Respondents, RAQUEL MONTERO / RICARDO MONTERO, were not present to represent the property. Present was authorized agent and tenant, Patricia Moore, 2232 Indian Rocks Rd. S. Largo, FL 33774.

Ms. Moore explained what took place after the hurricane. She stated that the property is in compliance. She requested a fine reduction. There was Board discussion regarding the reduction amount. Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Smith, seconded by Sofarelli; In Case No. CER-24-00542 for the property located at, 2232 INDIAN ROCKS RD S LARGO FL 33774, to accept the Affidavit of Compliance, the respondents, RAQUEL MONTERO / RICARDO MONTERO, corrected the violation(s) but did not pay the fine of \$5,100.00 and to approve the request for reduction; reduce the fine of \$5,100.00 to \$570.54 inclusive of the administrative cost; and order that the respondent pay the reduced fine of \$570.54 within 30 calendar days of this order and if not paid within 30 calendar days of this order, the original fine amount will be due. **Approved 7/0**

**FIRST ORDER**

14. CCO CRUZ  
CER-25-01131  
RICHARD DENIKE  
12760 INDIAN ROCKS RD 1071  
LARGO FL 33774 / 07-30-15-59750-010-1071 / PAO \$178,218.00

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY  
REFERENCE IN CDC 18.1.1.A

CCO Cruz presented for the City. This not a Homestead property. Initial inspection of the property: 12/11/25.  
Notice of Violation compliance date: 1/14/26. Reinspection Date: 1/15/26. Reinspection Result: Non-Compliant  
All Notices were posted at the property and sent via regular and certified mail.

CCO Cruz presented documents and photographs including unpermitted work as he explained the violations.

Compliance can only be achieved by - Corrective Action: Obtain all necessary permits to cover entire scope of work.  
The respondent, RICHARD DENIKE, 1506 Trenton Ave Bristol, PA 19007, was present. He stated that he bought the property unseen through the realtor. When he was in town and with friends they started to clean and demo the kitchen. They stopped as soon as they received the stop work order. He has been and has stayed in contact with CCO Cruz. The first contractor stood him up and never got back to him. He recently met with another contractor located in Largo and is working on coming into compliance. He asked for more time to come into compliance. There was discussion with the board regarding the amount of time needed to come into compliance.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Sofarelli, seconded by Smith;

## Agenda Item #.

I move in Case No. CER-25-01131 to find the Respondent, RICHARD DENIKE, in violation of the City of Largo Code Section 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A for the property located at 12760 INDIAN ROCKS RD # 1071 LARGO, FL 33774; and to assess a fine of \$150.00 per day beginning on June 29, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of \$178,218 and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. The motion was amended to June 29, 2026. The amended motion was seconded and approved. **Approved 7/0**

### **FIRST ORDER**

17. CO CIMMINO  
CE-25-00020  
I B R HOLDINGS LLC  
9190 ULMERTON RD  
LARGO FL 33771 / 11-30-15-70524-100-0400 / commercial

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

CO Cimmino presented for the City. This is not a Homestead property. Initial inspection of the property: 1/15/26.  
Notice of Violation compliance date: 2/25/26. Reinspection Date: 2/26/26. Reinspection Result: Non-Compliant.  
All Notices were sent via regular and certified mail to the listed property owner in PCPAO.

CO Cimmino presented documents and photographs including an unpermitted opening in a fire wall as she explained the violations. Compliance can only be achieved by - Corrective Action: The permit needs to be issued.

The respondent, I B R HOLDINGS LLC, was not present. Present was tenant Nina Danter, 538 77<sup>th</sup> Ave. St. Petersburg Beach, FL 33706. She stated that they are one tenant with 3 units. They opened the units to have access to each unit. There is a permit in review. She requested more time in order to come into compliance.

There was board discussion. Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Gerczak, seconded by Smith; I move in Case No. CE-25-00020 to find the Respondent, IBR Holdings LLC, in violation of the City of Largo Code of Ordinances Section CDC 18.1.1A- for the property located at 9190 Ulmerton Rd Largo, Florida 33771; and to assess a fine of \$250.00 per day beginning on May 29, 2026 until compliance is achieved, and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 7/0**

### **FIRST ORDER**

13. CCO CRUZ  
CER-24-00384  
MARY N BOGHIGIAN  
1648 ST PAULS DR  
LARGO FL 33764 / 25-29-15-06723-000-0070 / PAO \$381,909.00

CDC 11.8.1 - PERMITS REQUIRED  
CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS  
CDC 18.2.7.E(1) - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM  
CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT  
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY  
REFERENCE IN CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

CCO Cruz presented for the City. This is a Homestead property. Initial inspection of the property: 10/1/24.  
Notice of Violation compliance date: 4/14/26. Reinspection Date: 4/15/26. Reinspection Result: Non-Compliant.  
All Notices were posted at the property and sent via regular and certified mail.

CCO Cruz presented photographs including water intrusion, hurricane damage city notice mailings, and Hurricane Helene Tetra Tech Damage documents as he explained the violations

CEB Minutes April 30, 2026

-

6

## Agenda Item #.

Compliance can only be achieved by - Corrective Action: Obtain all necessary hurricane damage repair permits to cover entire scope of work. Have final inspection passed by a City of Largo Building Inspector.

The respondent, MARY N BOGHIGIAN, 1648 ST PAULS DR LARGO FL 33764 was present. She stated that it was difficult to get permits after the storm. Also at the time there were medical issues. She wanted to get her property back in good condition and they started the work right away. She explained the repairs that took place. Her family has applied for the permits. There was discussion with the board regarding the amount of time needed to come into compliance.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Smith, seconded by Bach; I move in Case No. CER-24-00384 to find the Respondent, MARY N BOGHIGIAN, in violation of the City of Largo Code Sections; 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A, 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A, CDC 11.8.1, CDC 18.2.7.D(1), CDC 18.2.7.E(1), CDC 18.2.8.C(1) & CDC 18.2.8.E(1) for the property located at 1648 ST PAULS DR LARGO, FL 33764; and to assess a fine of \$250.00 per day beginning on July 30, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of \$381,909.00 and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 7/0**

### **FIRST ORDER**

#### 9. CCO CRUZ

CER-24-00529

DAVID R RICK JR and THERESA M RICK LIVING TRUST dated December 22, 2008

c/o DAVID R RICK JR TRE

c/o THERESA M RICK TRE

1670 INDIAN ROCKS RD S

LARGO FL 33774 / 05-30-15-36018-000-0040 / \$582,504.00

CDC 11.8.1 - PERMITS REQUIRED

CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS

CDC 18.2.7.E(1) - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM

CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT

CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A

CCO Cruz presented for the City. This is a Homestead property. Initial inspection of the property: 10/3/24.

Notice of Violation compliance date: 4/14/26. Reinspection Date: 4/15/26. Reinspection Result: Non-Compliant

All Notices were posted at the property and sent via regular and certified mail.

CCO Cruz presented photographs including water intrusion, hurricane damage city notice mailings, Hurricane Helene Tetra Tech Damage documents and emails with city staff stating what permits were required as he explained the violations

Compliance can only be achieved by - Corrective Action: Obtain all necessary repair permits to cover entire scope of work. Have final inspection passed by a City of Largo Building Inspector.

The respondent, DAVID R RICK JR, 1670 Indian Rocks Rd. S. Largo, FL 33774 was present. He stated that he was unaware that a permit would be needed for baseboard and repainting. They got about ¼ inch of water into the house. He did replace the hot water heater that was in the garage. The permit has been applied for.

Chair Strong stated that permits were needed for all work because of flood zone federal government guidelines. There was discussion with the board regarding the amount of time needed to come into compliance.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Gerczak, seconded by Hosken; I move in Case No. CER-24-00529 to find the Respondents, DAVID R RICK JR TRE, THERESA M RICK TRE, and DAVID R RICK JR & THERESA M LIV TRUST, in violation of the City of Largo Code Sections; 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A, 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC

## Agenda Item #.

18.1.1.A, CDC 11.8.1, CDC 18.2.7.D(1), CDC 18.2.7.E(1), CDC 18.2.8.C(1) & CDC 18.2.8.E(1) for the property located at 1670 INDIAN ROCKS RD S LARGO, FL 33774; and to assess a fine of \$250.00 per day beginning on June 29, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of \$582,504.00 and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 7/0**

### **SECOND ORDER**

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

45. CO CIMMINO (from 03.19.2026) **NON-COMPLIANCE 04.21.2026**

CER-25-01093

BAL HARBOUR CONDOMINIUM ASSOCIATION INC

500 BELCHER RD S

LARGO FL 33771 / 36-29-15-02475-000-0001 / PAO \$0 / Common Area

CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS

CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

WAS TO COMPLY ON OR BEFORE 04.19.2026

\$250.00 DAILY FINE TO START ON 04.20.2026 MOTION B

The Affidavit of Non-Compliance was submitted to the Board by CO Cimmino. The property is not in compliance.

The respondent, BAL HARBOUR CONDOMINIUM ASSOCIATION INC., was not present. Present was Attorney Gergory Grossman, 17900 Hunting Bow Cir. Lutz, FL 33558. Also present was the president of the HOA, Louis Lipomi, 500 Belcher Rd. S. # 16 Largo, FL 33771, and the property manager, Jena Gerson, 222 43<sup>rd</sup> Ave NE St. Petersburg, FL 33703.

Mr. Grossman stated that after a letter to the pool contractor, the contractor said that he would now get the after the fact permit. If the pool contractor does not, they will file a lawsuit. He asked for an extension.

Chair Strong advised that this is a second hearing and that the property is not yet in compliance by the deadline that was ordered at the First Hearing. He understands that the respondent is working to come into compliance. Chair Strong advised that the goal is compliance and that after the property comes into compliance, the respondent may apply for a fee reduction request to be heard at a future hearing.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Marsh, seconded by Hosken; I move in Case No. CER-25-01093 for the property located at 500 BELCHER RD S LARGO FL 33771, to find that the Respondent, BAL HARBOUR CONDOMINIUM ASSOCIATION INC, did not correct the violation on or before April 19, 2026, and to accept the Affidavit of Non-Compliance. **Approved 7/0**

### **SECOND ORDER**

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

46. CO RIVERA (from 03.19.2026) **NON-COMPLIANCE 04.17.2026**

CER-25-00798

PARADISE BEACH HOUSE VACATIONS INC

951 ORANGE VIEW DR

LARGO FL 33778 / 04-30-15-64656-000-0210 / PAO \$321,592.00

COO 11-78 PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS  
CDC 16.3 FENCES, WALLS, AND OTHER MAN-MADE BARRIERS

WAS TO COMPLY ON OR BEFORE 04.16.2026

\$250.00 DAILY FINE TO START ON 04.17.2026 MOTION B

The Affidavit of Non-Compliance was submitted to the Board by CCO Cruz. The property is not in compliance.

Present was Paradise Beach House Vacations Inc owner and president, Joseph Manning, who resides at 810 Royal Dr. Largo, FL 33770. He stated that his General Contractor was also present.

CEB Minutes April 30, 2026

-

8

## Agenda Item #.

Laura Carrera, Board Attorney stated that she could not find the corporation on Sunbiz, but that he is testifying under oath representing he is the authorized agent and president.

Mr. Manning stated that he didn't receive notice. There was an address issue because there are 2 lots. As soon as he did receive notice he hired a GC and the GC applied for the after the fact permit. He said that in regard to the RVs, he is compliant.

CCO Cruz stated that the permit is in the review status. The board support secretary, Ms. Gouge, stated that regarding the notice, she found that there were different names associated with the company. Everything that she has mailed out comes back returned with black marker cross outs on it. CCO Cruz stated that the city is required to go by the Pinellas County Property appraiser for ownership and addresses.

Mr. Manning said he does not know about the returned mail. When he saw the notice on the door is when he took action. He stated that there is an addressing issue in getting the permit. Joe the contractor stated that in the middle of the month he contacted the permitting department and they said they had an issue with the address. He then went online to try to process the permit. He was then notified the other day that the address is wrong. For some reason the two lots were mixed together. He then applied for two different permits, one for 951 Orange View and one at 961 Orange View. He was notified today that they paid the one, but the permit that was processed on April 17<sup>th</sup> was cancelled because of the address issue. He was told that there was an issue with the address for the code violation -vs- what the address was on the permit.

CCO Cruz advised that that code officer handling this case said that there are still some vehicles parked on the property that were part of the first hearing, and that is still out of compliance as well. CO Rivera was at the property earlier today.

Chair Strong inquired to if the respondent was properly noticed. Ms. Carrera stated that the mailing address matches the mailing address on property appraiser website, which is what the city is required to follow. For due process the address used was correct.

CO Rivera stated that today there were 5 recreational vehicles in the back. There was a boat, 3 campers and a trailer. The respondent stated that these are 2 separate lots, 961 Orange view Dr. is owned by him and his wife. There is no building on 961. There is temporary power on the lot and 3 RVs that are his. The boat is on the side of the lot with the house. He presented a picture to the board. He stated that these are two separate lots that were sub divided.

CCO Cruz reminded that this is a second hearing for the address 951 Orange View Dr. Ms. Carrera stated the notices are only pertaining to 951 Orange View Dr. The respondent has submitted an image into evidence that appears to be 961 Orange View Dr.

The respondent stated that 951 has a house on it and a boat and a jet ski on that side. He said there is a fence in between the two lots, it's subdivided. Ms. Carrera stated that the image does not show the address, but the respondent has testified under oath that the property where the vehicles are parked is 961.

CCO Cruz stated that this is an old case that CO Rivera took over. He stated that there is a vacant lot which is a different property, which means it would be a different case. The respondent is using the 2 parcels as one property.

Chair Strong and Ms. Carrera stated that they are there for 951 Orange View Dr. There was board and board attorney discussion regarding the two separate parcels that are next to each other.

Mr. Manning stated that 951 is in compliance with the parking, it has his boat, it has the pool. The other parcel address is 961 Orange View. Joe, the contractor restated again the addressing issue he had with getting the fence permit.

There was a board member discussion regarding the property line and the one continuing fence that has 2 different gate openings, which makes it look as if this is one piece of property. There was more board and board attorney discussion regarding the case, notice, and the motion.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Gerczak, seconded by Smith; I move in Case No. CER-25-00798 for the property located at 951 ORANGE VIEW DR LARGO, FL 33778, to find that the Respondent, PARADISE BEACH HOUSE VACATIONS INC, did not correct the violation on or before April 16, 2026, and to not accept the Affidavit of Non-Compliance, and further to extend the compliance date to June 29, 2026. **Approved 7/0**

### **FIRST ORDER**



## Agenda Item #.

11. CCO CRUZ  
CER-24-00454  
PRINCESS HEMINGWAY  
2048 COVE DR  
LARGO FL 33774 / 05-30-15-36036-011-0650 / PAO \$272,441.00

CDC 11.8.1 - PERMITS REQUIRED  
CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS  
CDC 18.2.7.E(1) - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM  
CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT  
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION  
FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED  
BY REFERENCE IN CDC 18.1.1.A

CCO Cruz presented for the City. This is a Homestead property. Initial inspection of the property: 10/1/24. Notice of Violation compliance date: 4/14/26. Reinspection Date: 4/15/26. Reinspection Result: Non-Compliant. All Notices were posted at the property and sent via regular and certified mail.

CCO Cruz presented photographs including water intrusion, hurricane damage city notice mailings, and Hurricane Helene Tetra Tech Damage documents as he explained the violations.

Compliance can only be achieved by - Corrective Action: Obtain all necessary hurricane damage repair permits to cover entire scope of work. Have final inspection passed by a City of Largo Building Inspector.

The respondent, PRINCESS HEMINGWAY, 2048 Cove Dr. Largo, FL 33774 was present. Her home does not have any drywall; the inside is sheet rock. She did not know that she needed a permit for replacing the flooring with carpeting. The flooring is the only thing that was replaced. She had very little damage. She has spoken with building inspector Alan Baker. She requested more time in order to come into compliance.

There was discussion with the board regarding the amount of time needed to come into compliance.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Gerczak, seconded by Bach; I move in Case No. CER-24-00454 to find the Respondents, PRINCESS HEMINGWAY, in violation of the City of Largo Code Sections; 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A, 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A and CDC 11.8.1, for the property located at 2048 COVE DR LARGO, FL 33774; and to assess a fine of \$250.00 per day beginning on June 29, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of \$272,441 and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 7/0**  
Commissioner Holmes left at 3:44 pm.

### **SECOND ORDER**

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

40. CCO CRUZ (from 02.26.2026) **NEED AFFIDAVIT FOR 04.30.2026**  
CER-25-00771  
FELICIA REDMAN  
2093 FAIRLANE DR  
LARGO, FL 33771 / 26-29-15-45396-000-0860 / PAO \$380,600.00

CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS  
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

WAS TO COMPLY ON OR BEFORE 04.29.2026 – (scribe error date of the 19<sup>th</sup> was corrected to the 29<sup>th</sup> during the hearing)  
\$250.00 DAILY FINE TO START ON 04.30.2026 MOTION B

The Affidavit of Non-Compliance was submitted to the Board by CCO Cruz. He stated that the property is not in compliance.

CEB Minutes April 30, 2026

-

10

## Agenda Item #.

The permit is issued, but it has not had the final inspection.

Present was respondent, Felicia Redman, 11355 114<sup>th</sup> Ave Largo, FL 33778. She stated that the holdup is paperwork from the contractor regarding a resubmission. They have passed most of the inspections. There was board discussion.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Gerczak, seconded by Marsh; I move in Case No. CER-25-00771 for the property located at 2093 FAIRLANE DR LARGO, FL 33771, to find that the Respondent, Felicia Redman, did not correct the violation on or before April 29, 2026, and to accept the Affidavit of Non-Compliance. **Approved 6/1** (Hoskin)

### **SECOND ORDER**

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

35. CO CIMMINO (from 12.04.2025) **NON-COMPLIANCE 04.07.2026**

CER-25-00582

DANIEL P MENIKHEIM

MELISSA A MENIKHEIM

710 GOODEN XING

LARGO FL 33778 / 04-30-15-00000-440-0400 / PAO \$372,188.00

CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

WAS TO COMPLY ON OR BEFORE 04.06.2026

\$100.00 DAILY FINE TO START 04.07.2026

MOTION B

The Affidavit of Non-Compliance was submitted to the Board by CO Cimmino. She stated that the property is not in The permit is in review status.

Present was respondent, MELISSA A MENIKHEIM, 3070 Sean Way Palm Harbor, FL 34684. She stated that they have been working contractor who specialized in after the fact permits. They have been working to come into compliance.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Smith, seconded by Gerczak; I move in Case No. CER-25-00582 for the property located at 710 GOODEN XING LARGO FL 33778, to find that the Respondent, DANIEL P MENIKHEIM / MELISSA A MENIKHEIM, did not correct the violation on or before April 06, 2026, and to accept the Affidavit of Non-Compliance. **Approved 7/0**

Chair Strong advised that this is a second hearing and that the property is not yet in compliance by the deadline that was ordered at the First Hearing. He advised that after the property comes into compliance, the respondent may apply for a fee reduction request to be heard at a later date.

### **FIRST ORDER**

8. CO KNOTTS

CER-26-00134

HARBOR PROPERTIES GROUP LLC

636 STREMA RD

LARGO FL 33770 / 34-29-15-00000-220-0400 / PAO \$132,224.00

CDC 8.2.7 - IMPERVIOUS SURFACE RATIO (ISR)

CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

CO Knotts presented for the City. This not a Homestead property. Initial inspection of the property: 2/19/26.  
Notice of Violation compliance date: 3/23/26. Reinspection Date: 3/23/26. Reinspection Result: Non-Compliant  
All Notices were posted at the property and sent via regular and certified mail.

CO Knotts presented photographs as he explained the violations.

## Agenda Item #.

Compliance can only be achieved by - Corrective Action: Obtain all necessary permits to cover entire scope of work.

The respondent, HARBOR PROPERTIES GROUP LLC an owner, Chris Incorvaia, 1118 Bramblewood Dr. Safety Harbor, FL 34695 was present. He has a contractor who has submitted for the after the fact permits. He asked for more time. There was board discussion and staff discussion regarding CDC 8.2.7 Impervious Service Ratio (ISR)

There was discussion with the board regarding the amount of time needed to come into compliance.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Marsh, seconded by Hoskin; I move in Case No. CER-26-00134 to find the Respondent, HARBOR PROPERTIES GROUP LLC, in violation of CDC 18.1.1A - Building Without Permits, CDC 18.2.8.E(1) - Electrical Equipment Installation, CDC 8.2.7 – Impervious Surface Ratio (ISR), for the property located at 636 Stremma Rd Largo, Florida 33770; and to assess a fine of \$250.00 per day beginning on July 31, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of \$132,224.00 (One-hundred thirty-two thousand, two-hundred twenty-four dollars); and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 7/0**

### **SECOND ORDER**

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

38. CCO CRUZ (from 02.26.2026) **NON-COMPLIANCE 03.23.2026**

CER-25-00331

CHRISTOPHER HIXSON

13272 112TH ST N

LARGO, FL 33778 / 09-30-15-64739-001-0380 / PAO \$397,200.00

COO 11-21 - MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS

CDC 18.2.2.G - REQUIREMENTS NOT COVERED BY THE PMC

WAS TO COMPLY ON OR BEFORE 03.22.2026

\$250.00 DAILY FINE TO START ON 03.23.2026

MOTION B

The Affidavit of Non-Compliance was submitted to the Board by CCO Cruz. He stated that the property is not in compliance.

The respondent, Christopher Hixon, 13272 112<sup>th</sup> St N. Largo, FL 33778 was present. He stated that he has been having a dispute with the property behind him regarding trees contributing the condition of his fence. Money is an issue. He was not able to be present at the first hearing. He has hired a fence company to get the permit. The overgrowth has been taken care of. The pool has not been maintained and is still out of compliance.

Chair Strong spoke of the life safely issues regarding the pool. He advised that the goal is compliance. Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Smith, seconded by Sofarelli; I move in Case No. CER-25-00331 for the property located at 13272 112TH ST N LARGO, FL 33778, to find that the Respondent, CHRISTOPHER HIXSON, did not correct the violation on or before March 22, 2026, and to accept the Affidavit of Non-Compliance. **Approved 7/0**

### **SECOND ORDER**

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

44. CCO CRUZ (from 03.19.2026) **NON-COMPLIANCE 04.16.2026**

CER-25-00454

PETER PHAM / THAO LINH T HOANG (a/k/a: HOANG, PETER PHAM / THAO LINH T)

1670 LONG BOW LN

LARGO FL 33764 / 25-29-15-70200-100-1102 / PAO \$1,022,783.00

CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

CDC 15.18.B(2) - MINIMUM LIFE/SAFETY REQUIREMENTS - SWIMMING POOL

CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

CEB Minutes April 30, 2026

-

12

CDC 16.2.2 - DETACHED STORAGE BUILDINGS - REQUIRED PERMITS  
CDC 18.2.5.D - INTERIOR STRUCTURE  
CDC 18.2.7.A(2) - PLUMBING FACILITIES & FIXTURE REQUIREMENTS  
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION

WAS TO COMPLY ON OR BEFORE 04.15.2026  
\$250.00 DAILY FINE TO START ON 04.16.2026  
MOTION B

The Affidavit of Non-Compliance was submitted to the Board by CCO Cruz. He stated that the property is not in compliance but an attorney emailed him yesterday. Before that he has not heard from the respondent regarding the BWOP gazebo or the STVR that is being advertised to receive payment for future bookings. They have other permits that are close to being completed and they have begun advertising.

The respondents PETER PHAM / THAO LINH T HOANG (a/k/a: HOANG, PETER PHAM / THAO LINH T) were not present. Property manager, Vivian Hoang, was present, but she did not have written authorization to speak for the property owners.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Hosken, seconded by Bach; I move in Case No. CER-25-00454 for the property located at 1670 LONG BOW LN LARGO FL 33764, to find that the Respondent, PETER PHAM / THAO LINH T HOANG (a/k/a: HOANG, PETER PHAM / THAO LINH T), did not correct the violation on or before April 15, 2026, and to accept the Affidavit of Non-Compliance. **Approved 7/0**

#### **FIRST ORDER**

6. CO KNOTTS  
CEC-24-00157  
ALGALIA LLC  
1479 BELCHER RD S  
LARGO FL 33771 / 06-30-16-70938-200-0901 / commercial

CDC 12.7.2 - ABANDONED AND/OR DAMAGED SIGNS

CO Knotts presented for the City. This is not a Homestead property. Initial inspection of the property: 6/05/25.  
Notice of Violation compliance date: 2/23/26. Reinspection Date: 2/23/26. Reinspection Result: Non-Compliant  
All Notices were posted at the property and sent via regular and certified mail.

CO Knotts presented photographs of the damaged sign as he explained the violations. This case was transferred to him because of staff changes and this has been open for a long time. The fence looks as if it's close to collapse, there are structural issues.

Compliance can only be achieved by - Corrective Action: Remove the damaged non-conforming sign after obtaining the applicable permits.

The respondent, ALGALIA LLC, was not present. Present was property manager Delia Caride, 11929 Greengate Dr. Hudson, FL 34469. She presented a management contract but did not have written authorization to speak on behalf of this case. She also said she had an email because the owner was out of the country. Chair Strong polled the board and they wanted to hear what she had to say, but it is not binding without authorization per Ms. Carrera, Board Attorney.

Ms. Caride stated that this has been going on for a while. This happened after the hurricane. She stated that according to the city the sign is considered non-compliant and needed to be demolished. They have been working on other issues with the property first, and it has been expensive. They are now planning to come into compliance. They asked for more time to come into compliance.

There was concern and discussion with the board regarding the condition and debris around the sign.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Hosken, seconded by Marsh; I move in Case No. CEC-24-00157 to find the Respondent, ALGALIA LLC, in violation of the Comprehensive Development Code Section 12.7.2 - ABANDONED AND/OR DAMAGED SIGNS for the property located at 1479 BELCHER RD S., LARGO, FL 33771; and to assess a fine of \$1000.00 per day beginning on June 16, 2026 until compliance is achieved, and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify

## Agenda Item #.

compliance with the Board's order. There was discussion between Ms. Carrera and staff regarding the maximum for the fine amount. The motion was null and void.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Hosken, seconded by Marsh; I move in Case No. CEC-24-00157 to find the Respondent, ALGALIA LLC, in violation of the Comprehensive Development Code Section 12.7.2 - ABANDONED AND/OR DAMAGED SIGNS for the property located at 1479 BELCHER RD S., LARGO, FL 33771; and to assess a fine of \$250.00 per day beginning on June 16, 2026 until compliance is achieved, and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 7/0**

### **FIRST ORDER**

3. CO CIMMINO  
CEC-26-00011  
PINELLAS CONSTRUCTION SERVICES LLC  
1210 SEMINOLE BLVD  
LARGO FL 33770 / 03-30-15-00000-240-0200 / commercial

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY  
REFERENCE IN CDC 18.1.1.A

CO Cimmino presented for the City. This not a Homestead property. Initial inspection of the property: 1/21/26.  
Notice of Violation compliance date: 2/24/26. Reinspection Date: 2/25/26. Reinspection Result: Non-Compliant.  
All Notices were posted at the property and sent via regular and certified mail.

CO Cimmino presented a google map and photographs of the pavers built without a permit as she explained the violations. Compliance can only be achieved by - Corrective Action: Obtain necessary after the fact permits to cover entire scope of work.

The respondent, PINELLAS CONSTRUCTION SERVICES LLC, owner David Palmer, 807 Camellia Dr. Largo FL 33770 was present. He stated that he was the owner of PINELLAS CONSTRUCTION SERVICES LLC which still exists on sunbiz but does not currently operate. And he is an owner in the new company that operates at this property, PCS pools. He was instructed to contact the Pinellas County Property Appraiser if there was a change in the property ownership. Mr. Palmer stated that they are going to get the permit for the pavers. They are in the process of getting the survey.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Gerczak, seconded by So-farelli; I move in Case No. CEC-26-00011 to find the Respondent, Pinellas Construction Services LLC, in violation of the City of Largo Comprehensive Development Code 18.1.1A- Building without Permit for the property located at 1210 Seminole Blvd. Largo, Florida 33770; and to assess a fine of \$100.00 per day beginning on June 16, 2026 until compliance is achieved, and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0** (Bach abstained, as he was not present for the entire testimony)

### **SECOND ORDER**

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

36. CO CIMMINO (from 01.29.2026) **NON-COMPLIANCE 04.01.2026**  
CER-25-00778  
WILLYS MANUEL ALARCON AGUILAR  
2967 ENGLEWOOD DR  
LARGO FL 33771 / 36-29-15-23868-000-0660 / \$296,473.00

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
COO 11-78 - PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

WAS TO COMPLY ON OR BEFORE 03.31.2026  
\$100.00 DAILY FINE TO START 04.01.2026

MOTION B

CEB Minutes April 30, 2026

-

14

## Agenda Item #.

The Affidavit of Non-Compliance was submitted to the Board by CO Cimmino. She stated that the property is not in compliance. They have applied for a permit.

WILLYS MANUEL ALARCON AGUILAR, 2967 Englewood Dr. Largo FL 33771, was present. Also present was his daughter Sarai Alarcon Anos who resides at 2967 Englewood Dr. Largo, FL 33771.

Chair Strong advised that this is a second hearing and that the property is not yet in compliance by the deadline that was ordered at the First Hearing

Ms. Anos stated that she is the one who is applying for the permit. She is working to come into compliance.

Chair Strong understands that the respondent is working to come into compliance. He advised that the goal is compliance and that after the property comes into compliance, the respondent may apply for a fee reduction request to be heard at a future hearing.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Hosken, seconded by Gerczak; I move in Case No. CER-25-00778 for the property located at 2967 ENGLEWOOD DR LARGO FL 33771, to find that the Respondent, WILLYS MANUEL ALARCON AGUILAR, did not correct the violation on or before March 31, 2026, and to accept the Affidavit of Non-Compliance. **Approved 7/0**

Chair Strong called for a 5 minute recess at 5:06 pm

The Board resumed at 5:14 pm

### **FIRST ORDER**

21. CO CIMMINO  
CER-26-00101  
RESICAP FLORIDA OWNERS LLC  
2234 MCMULLEN RD  
LARGO FL 33771 / 26-29-15-45396-000-0060 / PAO \$369,169.00

COO 11-47 DUTY OF OWNERS AND OCCUPANTS  
COO 11-75 INOPERATIVE VEHICLES  
COO 11-78 PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS  
COO 11-79 HOBBY REPAIR WORK

CO Cimmino presented for the City. This is not a Homestead property. Initial inspection of the property: 2/10/26  
Notice of Violation compliance date: 2/27/26. Reinspection Date: 2/27/26. Reinspection Result: Non-Compliant.  
Amended Notice of Violation Posted 3-27-26. Compliance Date: 4/15/26. Reinspection Date: 4/15/26.  
Reinspection Result: Non-Compliant. All Notices were sent via regular and certified mail to the listed property owner in PCPAO.

CO Cimmino presented photographs of junk, trash and debris, multiple dates of cars parked blocking the sidewalk, an inoperable vehicle, trailer, cars up on jacks being worked on etc. as she explained the violations.

Compliance can only be achieved by - Corrective Action: Remove all junk, trash and debris from property. All vehicles must be fully operable and have a valid registration or stored in a fully enclosed structure. No Hobby Work on any Vehicle. No Obstructing the Public Sidewalks

The respondent, RESICAP FLORIDA OWNERS LLC, was not present. The property manager, Laura Chenevert, 4902 38<sup>th</sup> Way S. # 401 St. Petersburg, FL 33711 was present. She did not have a letter of authorization but stated that their compliance team has been in constant contact with this tenant. The tenant keeps telling them that they have taken care of the problems, then then it just goes back to being a mess again. This goes against the lease agreement. They will be sending a letter to the tenant, and if he does not comply they will be evicting.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Marsh, seconded by Smith; I move in Case No. CER-26-00101 to find the Respondent, Resicap Florida Owners LLC, in violation of the City of Largo Code of Ordinances Section 11-47, 11-75, 11-78 and 11-79 for the property located at, 2234 McMullen Rd Largo, Florida 33771; and to assess a fine of \$250.00 per day beginning on May 8, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of \$369,169 (Three Hundred Sixty-Nine Thousand, One Hundred Sixty-Nine Dollars) and

CEB Minutes April 30, 2026

-

15

## Agenda Item #.

to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 7/0**

### **FIRST ORDER**

19. CCO CRUZ  
CER-25-00431  
KRISTY J PALACE  
3786 ANGLERS LN  
LARGO FL 33774 / 05-30-15-36036-011-0440 / PAO \$538,542.00

CDC 11.8.1 - PERMITS REQUIRED  
CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS  
CDC 18.2.7.E(1) - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM  
CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT  
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY  
REFERENCE IN CDC  
18.1.1.A 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION  
ADOPTED BY REFERENCE IN CDC 18.1.1.A

CCO Cruz presented for the City. This is a Homestead property. Initial inspection of the property: 5/2/25.  
Notice of Violation compliance date: 4/5/26. Reinspection Date: 4/6/26. Reinspection Result: Non-Compliant  
All Notices were posted at the property and sent via regular and certified mail.

CCO Cruz presented photographs including water intrusion, the destroyed dock in the back, hurricane damage city notice mailings, Hurricane Helene Tetra Tech Damage documents etc. as he explained the violations.

Compliance can only be achieved by - Corrective Action: Obtain all necessary hurricane damage repair permits to cover entire scope of work. Have final inspection passed by a City of Largo Building Inspector.

The respondent, KRISTY J PALACE, was not present. Authorized agent David Martin, whose address is 3786 ANGLERS LN LARGO FL 33774 was present. Mr. Martin stated that this is an unoccupied property. They were under the impression that they had as much time as they wanted to decide which direction they wanted to go. They have been looking into different options in regard to what they wanted to do with the property. The property is secure, there are utilities. They stay close by and they stop in order to maintain it. In the back there was water intrusion over the electrical outlets. The respondent has received a flood claim insurance check, but there have been issues with the check and the bank.

Chair Strong advised that a lot of the oversight is from the national flood insurance program. They want to make sure that the work has been done correctly with permits. The city is required to adhere to the guidelines and rules of that program. Compliance is the goal. There was staff and board discussion. CCO Cruz advised that at time, the city gave people time to recover and to start repairs, it's now coming up to 2 years. There was more discussion.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Sofarelli, seconded by Marsh; I move in Case No. CER-25-00431 to find the Respondent, KRISTY J PALACE, in violation of the City of Largo Code Sections; 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A, 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A, CDC 11.8.1, CDC 18.2.7.D(1), CDC 18.2.7.E(1), CDC 18.2.8.C(1), & CDC 18.2.8.E(1) for the property located at 3786 ANGLERS LN LARGO, FL 33774; and to assess a fine of \$100.00 per day beginning on July 30, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of \$538,542.00 and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/1 (Bach)**

### **FIRST ORDER**

1. CO KNOTTS  
CER-26-00111  
CHARLES A GRUENLER  
24 BELLE MEADE CIR  
LARGO FL 33770 / 33-29-15-07326-000-0240 / PAO \$271,044.00

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

CEB Minutes April 30, 2026

-

16

## Agenda Item #.

### COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CO Knotts presented for the City. This is not a Homestead property. Initial inspection of the property: 02/11/26. Notice of Violation compliance date: 03/04/26. Reinspection Date: 03/05/26. Reinspection Result: Non-Compliant. All Notices were posted at the property and sent via regular and certified mail.

CO Knotts presented photographs as he explained the violations. He has had no contact with the respondent.

Compliance can only be achieved by - Corrective Action: Remove all junk, trash and debris from property. Cut and maintain grass and weeds below 12 inches

The respondent, CHARLES A GRUENLER, 2060 Dartmouth Ave N. St. Petersburg, FL 33713 was present. He stated that the shed in now removed. He said he had questions about what was needed to be compliant. There was board discussion.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Marsh, seconded by Bach; I move in Case No. CER-26-00111 to find the Respondent, Charles A Gruenler, in violation of the City of Largo Code of Ordinances Sections 11-47 and 11-48 for the property located at 24 BELLE MEADE CIR LARGO, FL 33770; and to assess a fine of \$50.00 per day beginning on May 31, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of \$271,044.00 (Two-hundred seventy-one thousand, forty-four dollars); and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order.

**Approved 70**

### **SECOND ORDER**

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

37. CCO CRUZ (from 02.26.2026) **NEED AFFIDAVIT FOR 04.30.2026** continued

CER-25-00425

KOREY MILLER

12901 MIA CIR

LARGO, FL 33774 / 08-30-15-01711-000-0040 / PAO \$634,588.00

CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

WAS TO COMPLY ON OR BEFORE 04.29.2026

\$250.00 DAILY FINE TO START ON 04.30.2026

MOTION B

The Affidavit of Non-Compliance was submitted to the Board by CCO Cruz. He stated that the property is not in compliance. They needs to fulfil the permits as well as having the STVR inspections.

The respondent Korey Miller was not present. Attorney's Blaine Kinne and Aisa Gagnon, 5453 Central Ave St. Petersburg, FL 33710, were present. Mr. Kinne advised that is was difficult to get a contractor at a reasonable price to sign off on previous unpermitted work. They do now have a contractor who has submitted the permit. Resubmittals were needed and the permit is in review. This has been a lengthy process. He also stated that the respondent has not received a signed First Order. A board member stated that Mr. Kinne was at the First Hearing and that he heard the board's findings at that hearing.

Mr. Kinne stated that without the signed First Orders; that giving Second Orders would be putting the cart before the horse. They have been working to come into compliance. He asked for a deferment of 15 days. He thinks that the permit will be approved by then to allow the respondent to come into compliance within a reasonable deadline based on the difficulty of obtaining a contractor and the permitting process. There was more discussion with Mr. Kinne and the board.

Board Attorney Ms. Carrera advised that the board could continue the case to allow for the signed First Order to be properly mailed; however they do have a verbal order finding the violations and setting the compliance date. If the board was to continue this, this case would simply be heard at the next hearing for the same compliance date. There was a representative that was present at the first hearing who was aware of the compliance date and the conditions of that order.



There was more discussion. Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Gerczak, seconded by Bach; I move to continue this case until the May 28<sup>th</sup> code enforcement board hearing. **Approved 6/1** (Hosken)

**FIRST ORDER**

12. CCO CRUZ  
CER-24-00470  
JOHN T LOWE EST  
1957 COVE DR  
LARGO FL 33774 / 05-30-15-36036-011-0530 / PAO \$550,645.00

CDC 11.8.1 - PERMITS REQUIRED  
CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS  
CDC 18.2.7.E(1) - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM  
CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT  
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

CCO Cruz presented for the City. This is not a Homestead property. Initial inspection of the property: 10/2/24.  
Notice of Violation compliance date: 4/14/26. Reinspection Date: 4/15/26. Reinspection Result: Non-Compliant.  
All Notices were posted at the property and sent via regular and certified mail.

CCO Cruz presented photographs including water intrusion, hurricane damage city notice mailings, and Hurricane Helene Tetra Tech Damage documents etc. as he explained the violations

Compliance can only be achieved by - Corrective Action: Obtain all necessary hurricane damage repair permits to cover entire scope of work. Have final inspection passed by a City of Largo Building Inspector.

The respondent, JOHN T LOWE EST, was not present. The daughter, Barbara Bowne, 1957 COVE DR LARGO FL 33774, was present. She stated that the property is in probate. They are in the process of getting a probate lawyer to get this moving forward. They would like to sell the house as is. There was board discussion, including a probate property

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Gerzak, seconded by Bach; I move in Case No. CER-24-00470 to find the Respondents, JOHN T LOWE EST, in violation of the City of Largo Code Sections; 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A, 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A, CDC 11.8.1, CDC 18.2.7.D(1), CDC 18.2.7.E(1), CDC 18.2.8.C(1), & CDC 18.2.8.E(1) for the property located at 1957 COVE DR LARGO, FL 33774; and to assess a fine of \$100.00 per day beginning on October 30, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of \$550,645.00 and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 7/0**

Board Attorney Ms. Carrera advised the board in regard to the remaining cases that the notice of hearing listed the ECO as the hearing location, not City Hall chambers. For the cases where the respondents appeared, they received notice that the hearing was here. For the remaining respondents, where we do not have respondents in the audience, this is a defective NOH. She recommended the Board to continue the cases.

CCO Cruz advised that there was city staff at the door of the EOC, who advised respondents who arrived to come next door here to the chambers. He himself directed people here and a staff member stayed at the EOC to make sure that they come here. Also the physical address of the EOC is 201 Highland Avenue. There were events here at city hall that caused city staff to relocate to the EOC

Board Attorney Ms. Carrera advised that it is the same address, but it is a separate building. There was more discussion. CCO Cruz stated that for the sake of time, to continue the cases. Chair Strong polled the board. There was more discussion.

The City presented the Consent Docket.

## Agenda Item #.

### **CONSENT DOCKET**

The Respondents in the following cases came into compliance by the date Ordered by the Board. There are no fines due. Request the Board to accept the Affidavits of Compliance. Ms. Gouge read the cases into the record.

31. CO CIMMINO (from: 02.26.2026) **COMPLIANCE – 03.06.2026**

CER-25-00153  
FREDERICK T VAN VYVE / KAREN A VAN VYVE  
2597 CRESCENT DR  
LARGO, FL 33770 / 32-29-15-74124-000-0060 / PAO \$326,140.00

CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS  
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY  
REFERENCE IN CDC 18.1.1.A

WAS TO COMPLY ON OR BEFORE 04.29.2026

32. CO RIVERA (from 02.26.2026) **COMPLIANCE 03.02.2026**

CEC-25-00166  
UNITED STATES INVESTMENT INC  
14101 S BELCHER RD  
LARGO, FL 33771

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
CDC 6.2 - CLASSIFICATION OF NON-ALLOWABLE USES  
CDC 16.13.2.A - PORTABLE STORAGE CONTAINERS - PERMANENT PLACEMENT

WAS TO COMPLY ON OR BEFORE 03.26.2026

33. CO CIMMINO (from 01.29.2026) **COMPLIANCE 03.27.2026**

CER-25-00994  
BONNIE L JAMES REVOCABLE TRUST  
1221 BALBOA CIR  
CLEARWATER FL 33765 / 27-29-15-72540-000-0130 / PAO \$214,489.00  
COO 11-78 – PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS  
CDC 16.3.3 FENCES, WALLS, AND OTHER MAN-MADE BARRIERS

WAS TO COMPLY ON OR BEFORE 03.31.2026

34. CO CIMMINO (from 02.26.2026) **COMPLIANCE ON 04.14.2026**

CER-25-00908  
MICHAEL D ROOS  
1419 CAMBRIDGE DR  
CLEARWATER, FL 33756 / 26-29-15-15102-000-0140 / PAO \$245,299.00

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS  
COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
CDC 18.2.5.C1 - EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)

WAS TO COMPLY ON OR BEFORE 04.19.2026

Motion made Bach, seconded by Hoken; I move to approve the consent docket without board discussion. **Approved 7/0**

The City requested that the following cases not be heard

Motion made by Gerczak, seconded by Smith; I move for the following cases to be continued until the May 28, 2026 code enforcement board hearing. **Approved 7/0**

### **SECOND ORDER**

CEB Minutes April 30, 2026

-

19

## Agenda Item #.

39. CO CIMMINO (from 02.26.2026) **NON-COMPLIANCE FOR 04.11.2026**

CER-25-01074

MACBENLEE LLC

7360 ULMERTON RD Unit:1-D

LARGO, FL 33771/07-30-16-77090-001-0040 / PAO \$219,595.00

CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

CDC 15.18.B(2) - MINIMUM LIFE/SAFETY REQUIREMENTS - SWIMMING POOL

CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

WAS TO COMPLY ON OR BEFORE 04.10.2026

\$250.00 DAILY FINE TO START ON 04.11.2026 MOTION B

### **SECOND ORDER**

41. CO CIMMINO (from 02.26.2026) **NON-COMPLIANCE 03.24.2026**

CER-25-00706

SANDRA S KELLEY

285 3RD AVE SW

LARGO, FL 33770 / 34-29-15-33768-000-0050 / PAO \$178,250.00

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)

WAS TO COMPLY ON OR BEFORE 03.23.2026

\$100.00 DAILY FINE TO START ON 03.24.2026 MOTION B

### **SECOND ORDER**

43. CCO CRUZ (from 02.26.2026) **NON-COMPLIANCE 03.30.2026**

CER-25-01072

DEVEN WERLING

1130 5TH ST NW

LARGO, FL 33770 / 27-29-15-48366-010-0080 / \$210,000.00

CDC 18.2.5.C - EXTERIOR STRUCTURE (GENERAL)

CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)

WAS TO COMPLY ON OR BEFORE 03.29.2026

\$250.00 DAILY FINE TO START ON 03.30.2026 MOTION B

### **SECOND ORDER**

42. CCO CRUZ (from 02.26.2026) **NON-COMPLIANCE 03.30.2026**

CER-24-00298

DEVEN WERLING

1150 5TH ST NW

LARGO, FL 33770 / 27-29-15-48366-010-0100 / \$220,000.00

CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)

CDC 18.2.5.C - EXTERIOR STRUCTURE (GENERAL)

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

CEB Minutes April 30, 2026

-

20

## Agenda Item #.

WAS TO COMPLY ON OR BEFORE 03.29.2026  
\$250.00 DAILY FINE TO START ON 03.30.2026      MOTION B

### **FIRST ORDER**

4. CO RIVERA  
CER-26-00087  
CHRISTOPHER NEESHAM  
KATIE NEESHAM  
2809 FULTON ST SW  
LARGO FL 33774 / 05-30-15-97520-000-0860 / PAO \$365,909.00

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE  
IN CDC 18.1.1.A

### **FIRST ORDER**

7. CO CIMMINO  
CER-26-00110  
TIMOTHY AUTY  
510 6TH AVE NE  
LARGO FL 33770

COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

### **FIRST ORDER**

16. CCO CRUZ (cont. from 02.26.2026/04.30.26 / New Owner as of 02.19.2026)  
CER-24-00410  
THADDEUS S WILEY  
TAMMY L WILEY  
4036 CHURCH CREEK PT  
LARGO FL 33774 / 05-30-15-36036-011-0820 / PAO \$589,420.00

CDC 11.8.1 - PERMITS REQUIRED  
CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS  
CDC 18.2.7.E(1) - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM  
CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT  
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION  
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY  
REFERENCE IN CDC 18.1.1.A  
2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION  
ADOPTED BY REFERENCE IN CDC 18.1.1.A

### **FIRST ORDER**

18. CO K.BARKMAN  
CEC-25-00104  
DEVIKA INVESTMENTS INC  
1500 CAMBRIDGE DR  
LARGO FL 33756 / 26-29-15-00000-240-0500 / commercial

CDC 15.11 - DONATION BIN REGISTRATION REQUIRED

### **FIRST ORDER**

22. CO RIVERA  
CER-25-01033  
14472 VALENTINE HOLDINGS LLC

CEB Minutes April 30, 2026

-

21

## Agenda Item #.

14472 VALENTINE DR  
LARGO FL 33774 / 07-30-15-99432-000-0291 / PAO \$247,889.00

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY  
REFERENCE IN CDC 18.1.1.A

### **FORECLOSURES**

There were no cases to present.

### **OTHER BUSINESS**

Chair Strong inquired about the length of the code enforcement board meetings and whether this number of items on the agenda will continue for future meetings. CCO Cruz advised that with the FEMA cases, along with bringing more cases, that it will be approximately this amount. A board member inquired about starting the meeting earlier.

### **ADJORNMENT**

Chair Strong, finding that there were no further presentations before the Board, and called for the meeting to adjourn at 6:44 p.m.

Respectfully submitted,  
Kae Okon, Board Support Specialist

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 03/02/2026

**CASE NUMBER:** CER-26-00083

**CODE ENFORCEMENT OFFICER:** Ruben Rivera

A Code Enforcement Officer performed a field inspection on March 2, 2026 at the property located at the following address: 12996 138TH LN N, LARGO, FL 33774 (Parcel ID# 07-30-15-33840-000-0600) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** COO 11-78 - PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS

## Agenda Item #24.

(a) Within street right-of-way. It shall be unlawful for any person to park, cause to be parked, or allow to be parked any of the vehicles described below on any street or right-of-way unless actual cleaning, loading or unloading is taking place:

(1) Any aircraft or aircraft trailer.

(2) Any boat or boat trailer.

(3) Any hauling trailer.

(4) Any of the following recreational type vehicles: travel trailers, motor homes, mobile homes, camping trailers, motor coaches, pop-up camping trailers, pickup coaches, auto campers or any other such vehicle designed or utilized for permanent or temporary residence.

(5) Any commercial vehicle as defined in section 11-73(b).

(6) Any inoperable vehicle either in whole or in part.

(7) Any recreational vehicle as defined in section 11-73(k).

(8) Any heavy vehicle as defined in section 11-73(e).

(b) Within any frontal building setback area from the street right-of-way or in the case of corner lots, within the side setback area from the side street. It shall be unlawful for any person to park, place, install, or store, cause to be parked, placed, installed, or stored, or allow to be parked, placed, installed, or stored within frontal building setback areas from the street right-of-way or in the case of corner lots, also within the side setback area from the side street, on single-family, mobile home lot, duplex and triplex residentially platted, zoned or designated property, the following type vehicle or structures:

(1) Any aircraft or aircraft trailer.

(2) Any vehicle of whatever type displaying a "for sale" sign and which vehicle is not titled to the owner or occupant of the premises upon which the vehicle is located.

(c) Prohibited vehicles and equipment. It shall be unlawful to park or store or cause to be parked or stored or allow to be parked or stored upon any residentially zoned or designated property any commercial vehicle, heavy vehicle or commercial construction, landscaping and land clearing equipment.

(d) Exceptions. (1) The foregoing parking restrictions shall not apply to:

a. Noncommercial and fully operative passenger vehicles, passenger vans and passenger pickup trucks;

b. Emergency vehicles (licensed and defined by state law);

c. Public or quasi-public utility vehicles less than 20 feet in overall length (as measured in a straight line between extremities);

d. Official vehicles of governmental agencies;

e. One recreational vehicle when parked or stored within the front portion of a residence, between the front of the structure and the right-of-way. Recreational vehicles may also be stored in the side or rear yard of a residential property but no more than a total of three (3) recreational vehicles may be stored on any residential property. Recreational vehicles parked in the front portion of a residence, between the front of the structure and the right-of-way, shall not exceed 26 feet in overall length and shall be parked on an improved surface such as shell, gravel, pavers, concrete, or asphalt. Boats stored on a boat trailer shall count as one recreational vehicle and the trailer tongue will not count towards total vehicle length;

f. One exempt commercial vehicle when parked or stored within the front portion of the residence, between the front of the structure and the right-of-way. One additional exempt commercial vehicle may be stored in the side or rear yard of the residential property;

g. Any vehicle when the city commission issues a local declaration of a state of emergency.

(2) The foregoing parking restrictions shall not apply to commercial vehicles during the actual performance of a service at the premises where the same is parked. Neither shall the foregoing parking restrictions apply to the loading, unloading or minor repairing or cleaning of recreational vehicles provided such act is fully completed within the shortest reasonable time period possible (under no circumstances longer than 24 hours).

(e) Scope of section. The parking of vehicles, boats and trailers, etc., in residential areas, including commercial, industrial, and mixed-use areas designated for residential use, shall be subject to these parking restrictions regardless of the date such parking commenced, and shall not be deemed an allowable nonconforming use within the meaning prescribed within the comprehensive development code; provided, however, that these provisions shall not be construed to affect lawful nonconforming uses of the land itself.

(f) Obstruction of sidewalk. Other provisions of this section to the contrary notwithstanding, it shall be unlawful to park or store, cause to be parked or stored, allow to be parked or stored any vehicle, including but not limited to, passenger, recreational or commercial in such a manner that any portion of a public sidewalk is obstructed by any part of the vehicle.

**Corrective Action:** The RV parked on the north side of the property is not on an improved surface.

Remedy: Please park the RV on an improved surface such as shell, gravel, pavers, concrete, or asphalt.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

## Agenda Item #24.

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** There is a pile of vegetation debris on the north side of the property.

Remedy: Please dispose of the debris and maintain property free of junk, trash and/or any debris at all times.

### **Violation:** CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**Corrective Action:** There is a fallen portion fence at the rear of the property and another portion of fence that is dilapidated in the same area.

Remedy: Please repair, replace, or remove the fence if there is no swimming pool. If the repairs or replacement exceed 10 linear feet, please obtain the required permit from the city of Largo Building and Permitting Department. All permits must be applied for, issued, and finalized by a city of Largo Building Inspector.

### **Violation:** COO 11-75 - INOPERATIVE VEHICLES

(a) No person shall knowingly leave any inoperative vehicle on any street, right-of-way, alley or highway within the city. (b) It shall be unlawful for any person to store or keep any inoperative vehicles on any property within the city. (c) Exceptions. (1) Inoperative vehicles, provided that such vehicles are maintained in such a manner that they do not constitute a health, safety, or fire hazard and are contained in a fully enclosed structure. (2) Vehicles stored or kept on the property of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise, provided that any inoperative, dismantled, discarded, wrecked, demolished, or partially demolished vehicles are stored in a fully enclosed structure or in an approved junkyard as provided in the comprehensive development code.

**Corrective Action:** There is a large white/beige/brown RV camper (Day Break) parked near the right of way, on the north side of the property that appears to be inoperable, with several flat tires, not parked on an improved surface, and displaying no current and valid registration tag.

Remedy: All vehicles must be fully operable and have a valid registration. If not, the vehicle must be removed from the property, or stored in a fully enclosed structure, such as a garage or a shed so as not to be seen from the road.

### **Violation:** CDC 16.14.4 - Accessory Dwelling Units (ADUs) (Mother-in-Law Suites, Guest Houses, Garage Apartments) - Standards

A. ADUs on residential properties are permitted subject to the following requirements:

(1) An ADU must be located on the same parcel as the principal use or structure.

(2) No ADUs shall be permitted in the CHHA or SFHA.

(3) ADUs in detached buildings must be placed in the side or rear yards and shall not be placed within front yards, buffer areas, or within recorded easements.

(4) ADUs must be designed and constructed with architectural styles, construction materials, and color schemes similar to that of the principal structure or use to maintain the aesthetic character of the neighborhood.



## Agenda Item #24.

(5) No more than one (1) ADU per residential lot is allowed. ADUs are not permitted on lots with Cottage Courts and medium-type housing.

(6) Either the primary dwelling unit or the ADU must be occupied by the property owner.

(7) The establishment of an ADU is not permitted before construction of the primary dwelling unit has commenced or a lawful principal structure is established, unless if the ADU is being built concurrently with the primary dwelling unit or principal structure.

(8) The gross floor area of any accessory dwelling unit shall not exceed eight hundred (800) square feet or fifty (50) percent of the living floor area (air conditioned/heated) of the principal structure, whichever is less. If fifty (50) percent of the living floor area of the principal dwelling unit is less than four hundred (400) square feet, the maximum ADU size is 400 square feet.

(9) If the ADU is in a detached building, the height of the ADU shall not exceed the height of the principal structure or two stories, whichever is lower. If an ADU is attached to the primary structure, the maximum height calculation, including the garage or primary unit below, is two (2) stories.

(10) All exterior facing doorways and outdoor living areas such as porches or balconies shall be oriented to minimize effect on neighboring properties including avoiding sight lines to adjacent properties.

(11) Where an ADU is in a detached building, it must follow the following setbacks:

Front Yard - Not Permitted.

Side Yard - Same as the principal use setbacks for the land use designation.

Rear Yard - Same as the principal use setbacks for the land use designation.

(12) Where an ADU is in a detached building, it must follow the adopted Florida Building Code standards for minimum separation of distance from the principal structure.

(13) The proposed ADU must not reduce the number of parking spaces to the primary residential structure below the parking minimums established by Section 9.5 Vehicular Parking.

(14) A separate exit/entrance to the ADU must be provided in accordance with all requirements of the CDC, and any other applicable legal requirements. ADUs will be assigned a separate street address to assist with mail delivery and emergency medical services.

(15) ADUs must meet current Florida Building Code standards, whether site-built or modular. Manufactured homes, campers, and recreational vehicles are not eligible to be used as ADUs.

(16) ADUs may be allowed to connect to the principal structure's utilities or have separate metered utility connections.

B. ADUs on non-residential properties are permitted subject to the following requirements:

(1) An ADU must be located on the same parcel as the principal use or structure.

(2) No ADUs shall be permitted in the CHHA or SFHA.

(3) ADUs in detached buildings must be placed in the side or rear yards and shall not be placed within front yards, buffer areas, or within recorded easements.

(4) ADUs must be designed and constructed with architectural styles, construction materials, and color schemes similar to that of the principal structure or use.

(5) No more than one (1) ADU per lot is allowed.

(6) The establishment of an ADU is not permitted before construction of the primary dwelling unit has commenced or a lawful principal structure is established, unless if the ADU is being built concurrently with the primary dwelling unit or principal structure.

(7) The gross floor area of any accessory dwelling unit shall not exceed 800 square feet.

(8) Where an ADU is proposed, all exterior facing doorways and outdoor living areas such as porches or

## Agenda Item #24.

balconies shall be oriented to minimize effect on neighboring properties including avoiding sight lines to adjacent residential properties.

(9) Where an ADU is in a detached building, it must follow the following setbacks:

Front Yard - Not Permitted.

Side Yard - Same as the principal use setbacks for the land use designation.

Rear Yard - Same as the principal use setbacks for the land use designation.

(10) Where an ADU is in a detached building, it must follow the adopted Florida Building Code standards for minimum separation of distance from the principal structure.

(11) The proposed ADU must not reduce the number of parking spaces to the primary structure below the parking minimums established by Section 9.5 Vehicular Parking.

(12) A separate exit/entrance to the ADU must be provided in accordance with all requirements of the CDC, and any other applicable legal requirements. ADUs will be assigned a separate street address to assist with mail delivery and emergency medical services.

(13) ADUs must meet current Florida Building Code standards, whether site-built or modular. Manufactured homes, campers, and recreational vehicles are not eligible to be used as ADUs.

(14) ADUs may be allowed to connect to the principal structure's utilities or have separate metered utility connections.

**Corrective Action:** There is a camper parked in the rear of the property that appears to be hooked up to sewage and water.

**Remedy:** Please unhook the sewage and water lines leading from the camper. Campers and recreational vehicles are not eligible to be used as additional dwelling units (ADU) on residential property.

This property will be re-inspected on March 23, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Ruben Rivera at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8481; Email: [rurivera@largo.com](mailto:rurivera@largo.com) if you have any questions about these violation (s).

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING**  
AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER

June 10, 2026

Via Certified US Mail

Case Number: CER-26-00083

Owner Information:

DOMININICK CHICUCHIOLO

ABBIE FOSTER

12996 138th Ln Largo, FL 33774

RE: Property at: 12996 138TH LN N, LARGO, FL 33774

Parcel ID No: 07-30-15-33840-000-0600

Dear Sir or Madam:

You were previously notified the City of Largo Code Enforcement Board issued the Findings of Fact, Conclusions of Law and Order (the "Order") in the above-referenced case on May 28, 2026.

You are receiving this **Notice of Hearing** because public records indicate that you own the above-referenced property. City of Largo Code Enforcement staff conducted a re-inspection of your property and determined the violation(s) identified in the Order were not corrected on or before the date set for compliance. Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m** for a **Second Hearing** to consider the Affidavit of Non-Compliance issued for this case.

Please also be advised the Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. ***Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.*** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, ***you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.***

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regards to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Code Enforcement Manager.

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

CER-26-00083  
ABBIE FOSTER  
DOMINICK CHIUCHIOLO  
12996 138TH LN  
LARGO FL 33774-2438

Case Number: CTR-26-00083

BEFORE ME, this day, personally appeared, Ruben Rivera, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On June 10, 2026, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 12996 138TH LN Largo, FL 33774 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

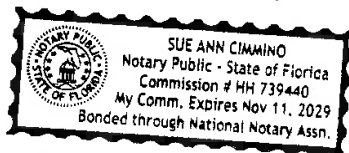
FURTHER AFFIANT SAYETH NAUGHT.

[Signature]  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or a online notarization, this 10 day of June, 2026, by Ruben Rivera, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Signature of Person Taking Acknowledgment

Sue Ann Cimmino  
Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 2941 6367 41

**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)    |                |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <u>2.74</u> |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ <u>5.30</u> |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$             |
| <input type="checkbox"/> Adult Signature Required            | \$             |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$             |

Postage

\$ 0.00

**MAILED**

**JUN 10 2026**

Postmark Here

**Community Development**

**CER-26-00083**  
**ABBIE FOSTER**  
**DOMINICK CHIUCHIOLO**  
**12996 138TH LN**  
**LARGO FL 33774-2438**

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 04/22/2026

**CASE NUMBER:** CER-26-00345

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on April 22, 2026 at the property located at the following address: 599 16TH AVE NW, LARGO, FL 33770 (Parcel ID# 27-29-15-76122-000-0010) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** Remove or store inside an enclosed structure all junk, trash, and debris on the property as defined in the above ordinance.

**Violation:** CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**Corrective Action:** After obtaining the applicable permits repair the damaged laundry area in the rear of the property, the rear shed, and all deteriorated fencing on the property and have said permits finalized.

**Violation:** COO 11-75 - INOPERATIVE VEHICLES

(a) No person shall knowingly leave any inoperative vehicle on any street, right-of-way, alley or highway within the city. (b) It shall be unlawful for any person to store or keep any inoperable vehicles on any property within the city. (c) Exceptions. (1) Inoperative vehicles, provided that such vehicles are maintained in such a manner that they do not constitute a health, safety, or fire hazard and are contained in a fully enclosed structure. (2) Vehicles stored or kept on the property of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise, provided that any inoperative, dismantled, discarded, wrecked, demolished, or partially demolished vehicles are stored in a fully enclosed structure or in an approved junkyard as provided in the comprehensive development code.

**Corrective Action:** Remove or bring into operative condition via registration and necessary repairs the unregistered white truck, and 2 unregistered/dismantled motorcycles on the property.

**Violation:** CDC 18.2.4.F(1)A - UNSAFE STRUCTURES

## Agenda Item #10.

**Unsafe structures** - An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**Corrective Action:** This structure lacks the property facilities for habitation ( there are multiple broken windows open to the elements, there is no electric service at the residence, and the main door to the residence has a broken frame and cannot be safely secured) These issues must be rectified.

### **Violation:** CDC 18.2.4.F(2) - CLOSING OF VACANT STRUCTURES

(2) Closing of vacant structures - If the structure is vacant and unfit for human habitation and occupancy, the Building Official is authorized to post a placard of condemnation on the premises and order the structure secured so as not to be an attractive nuisance. Upon failure of the owner to secure the premises within the time specified in the order, the Building Official shall close and secure the premises through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the property upon which the structure is located and the costs shall constitute a lien upon such property and may be collected by any legal means.

**Corrective Action:** Secure the vacant and condemned residence on the property.

### **Violation:** CDC 18.2.8.D(2) - ELECTRICAL FACILITIES - SERVICE

(2) Service - The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the Florida Building Code and the National Electrical Code. Dwelling units shall be served by a three-wire, 120/140 volt, single-phase electrical service having a rating of not less than sixty (60) amperes.

**Corrective Action:** Restore main line electric service to the residence and disconnect the generator that was being used for power.

### **Violation:** CDC 18.2.5.C11 - EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)

(11) Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

**Corrective Action:** Repair all broken windows and doors on the property after obtaining the applicable permits and have said permits finalized.

This property will be re-inspected on May 22, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: [mknotts@largo.com](mailto:mknotts@largo.com) if you have any questions about these violation (s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00345

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 4-22-26 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 599 16TH AVE NW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 599 16TH AVE NW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 599 16TH AVE NW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice  
of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

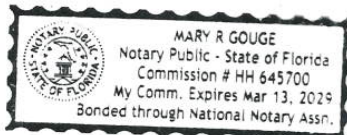
Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22 day of April, 2026, by Mark Knotts (code officer), who is personally known to me or who has produced \_\_\_\_\_ as identification.

Mary R. Gouge  
Signature of Person Taking Acknowledgment

(NOTARY SEAL)



\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any

Revised: 06/02/2020



9589 0710 5270 3411 0598 86

| U.S. Postal Service™ CODE OFFICER                                                                |         |
|--------------------------------------------------------------------------------------------------|---------|
| CERTIFIED MAIL® RECEIPT                                                                          |         |
| Domestic Mail Only                                                                               |         |
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®. |         |
| OFFICIAL USE                                                                                     |         |
| Certified Mail Fee                                                                               |         |
| Extra Services & Fees (check box, add fee as appropriate)                                        |         |
| <input type="checkbox"/> Return Receipt (hardcopy)                                               | \$ .74  |
| <input type="checkbox"/> Return Receipt (electronic)                                             | \$ .32  |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                      | \$ 5.30 |
| <input type="checkbox"/> Adult Signature Required                                                |         |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                     |         |
| Postage                                                                                          | \$ 6.75 |
| Total Postage and Fees                                                                           | \$      |
| CER 76-00345<br>MILLS, JON E<br>599 16TH AVE NW<br>LARGO, FL 33770-1129                          |         |
| PO Box No.                                                                                       |         |
| PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions                     |         |

Mailed APR 23 2026 Community Development

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-26-00345

Owner Information:

Jon E Mills  
599 16TH AVE NW  
LARGO, FL 33770

RE: Property at: 599 16TH AVE NW, LARGO, FL 33770

Parcel ID No: 27-29-15-76122-000-0010

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **April 22, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **May 21, 2026**. A re-inspection of the subject property on **May 22, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00345** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**COO 11-47 DUTY OF OWNERS AND OCCUPANTS**  
**CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)**  
**COO 11-75 INOPERATIVE VEHICLES**  
**CDC 18.2.4.F(1)A UNSAFE STRUCTURES**  
**CDC 18.2.4.F(2) CLOSING OF VACANT STRUCTURES**  
**CDC 18.2.8.D(2) ELECTRICAL FACILITIES - SERVICE**  
**CDC 18.2.5.C11 EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **April 22, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a

## Agenda Item #10.

corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 04/22/2026

**CASE NUMBER:** CER-26-00345

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on April 22, 2026 at the property located at the following address: 599 16TH AVE NW, LARGO, FL 33770 (Parcel ID# 27-29-15-76122-000-0010) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** Remove or store inside an enclosed structure all junk, trash, and debris on the property as defined in the above ordinance.

**Violation:** CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**Corrective Action:** After obtaining the applicable permits repair the damaged laundry area in the rear of the property, the rear shed, and all deteriorated fencing on the property and have said permits finalized.

**Violation:** COO 11-75 - INOPERATIVE VEHICLES

(a) No person shall knowingly leave any inoperative vehicle on any street, right-of-way, alley or highway within the city. (b) It shall be unlawful for any person to store or keep any inoperable vehicles on any property within the city. (c) Exceptions. (1) Inoperative vehicles, provided that such vehicles are maintained in such a manner that they do not constitute a health, safety, or fire hazard and are contained in a fully enclosed structure. (2) Vehicles stored or kept on the property of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise, provided that any inoperative, dismantled, discarded, wrecked, demolished, or partially demolished vehicles are stored in a fully enclosed structure or in an approved junkyard as provided in the comprehensive development code.

**Corrective Action:** Remove or bring into operative condition via registration and necessary repairs the unregistered white truck, and 2 unregistered/dismantled motorcycles on the property.

**Violation:** CDC 18.2.4.F(1)A - UNSAFE STRUCTURES

## Agenda Item #10.

**Unsafe structures** - An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**Corrective Action:** This structure lacks the property facilities for habitation (there are multiple broken windows open to the elements, there is no electric service at the residence, and the main door to the residence has a broken frame and cannot be safely secured.) These issues must be rectified.

### **Violation: CDC 18.2.4.F(2) - CLOSING OF VACANT STRUCTURES**

(2) Closing of vacant structures - If the structure is vacant and unfit for human habitation and occupancy, the Building Official is authorized to post a placard of condemnation on the premises and order the structure secured so as not to be an attractive nuisance. Upon failure of the owner to secure the premises within the time specified in the order, the Building Official shall close and secure the premises through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the property upon which the structure is located and the costs shall constitute a lien upon such property and may be collected by any legal means.

**Corrective Action:** Secure the vacant and condemned residence on the property.

### **Violation: CDC 18.2.8.D(2) - ELECTRICAL FACILITIES - SERVICE**

(2) Service - The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the Florida Building Code and the National Electrical Code. Dwelling units shall be served by a three-wire, 120/140 volt, single-phase electrical service having a rating of not less than sixty (60) amperes.

**Corrective Action:** Restore main line electric service to the residence and disconnect the generator that was being used for power.

### **Violation: CDC 18.2.5.C11 - EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)**

(11) Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

**Corrective Action:** Repair all broken windows and doors on the property after obtaining the applicable permits and have said permits finalized.

This property will be re-inspected on May 22, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: mknotts@largo.com if you have any questions about these violation(s).

CO KNOTTS  
JON E MILLS  
559 16TH AVE NW  
LARGO FL 33770

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

Case Number: CER-26-00345

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10th, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 559 16th Ave NW, Largo, FL 33770 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

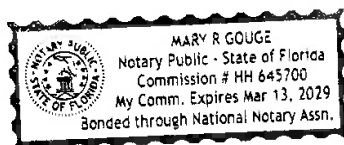
FURTHER AFFIANT SAYETH NAUGHT.

Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2026, by Mark Knotts (Code Officer), who is personally known to me or who has produced \_\_\_\_\_ as identification

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed or Printed

NOTARY

Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 1446 1494 11

**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                                           | \$              | NOH1 |
| Extra Services & Fees (check box, add fee as appropriate)    |                 |      |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$              | .78  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$              | .78  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$              | .78  |
| <input type="checkbox"/> Adult Signature Required            | \$              | .78  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$              | .78  |
| Postage                                                      | \$              | 6.75 |
| Total Postage and Fees                                       |                 |      |
| \$                                                           |                 |      |
| Sent To                                                      | CO KNOTTS       |      |
|                                                              | JON E MILLS     |      |
| Street or                                                    | 559 16TH AVE NW |      |
| City, State, ZIP+4®                                          | LARGO FL 33770  |      |

**Mailed**  
JUN 10 2026  
Postmark Here  
Community Development

PS Form 3800, January 2023 PSN 7538-02-000-9047 See Reverse for Instructions

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED: 11/24/2025**

**CASE NUMBER: CEC-25-00195**

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection at the property located at the following address: 2116 EAST BAY DR, LARGO, FL 33771 (Parcel ID# 35-29-15-45533-001-0010) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** 1. Complete REMODEL-25-000212 (scope of work: installation of exterior door) and apply for an additional remodel permit to cover all additional remodel work completed or in progress, including repairs related to the fire damage.

OR

2. Add all completed or in-progress work, including repairs related to the fire damage, to the current REMODEL-25-000212 permit.

3. Paver/Patio Installation –

Contact planning to inquire whether Site Plan Review is required.

4. Fence Installation –

Please apply for a separate fence permit.

This property will be re-inspected on **12/22/2025** to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 580-1227; Email: [lcruz@largo.com](mailto:lcruz@largo.com) if you have any questions about these violation(s).



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CEC-25-00195

BEFORE ME, this day, personally appeared, Luis Cruz, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 11/24/2025 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 2116 EAST BAY DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 2116 EAST BAY DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 2116 EAST BAY DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice  
of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

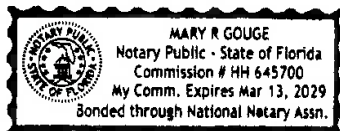
Luis Cruz  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of November 2025, by Luis Cruz, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Mary R. Gouge  
Signature of Person Taking Acknowledgment

(NOTARY SEAL)



\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

Revised: 06/02/2020

\_\_\_\_\_  
Serial number, if any

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CEC-25-00195

BEFORE ME, this day, personally appeared, Luis Cruz, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 11/24/2025 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 2116 EAST BAY DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 2116 EAST BAY DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 2116 EAST BAY DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

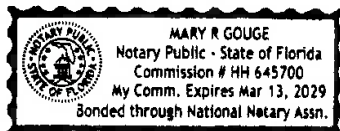
Luis Cruz  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of November 2025, by Luis Cruz, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Mary R. Gouge  
Signature of Person Taking Acknowledgment

(NOTARY SEAL)



\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any

Revised: 06/02/2020

CHIEF CODE OFFICER  
Luis Cruz

Community Development Department  
P.O. Box 296  
Largo, FL 33779-0296  
LARGO.COM



CEC-25-00195  
PV-KEEN PLAZA, LLC  
140 CARILON PARKWAY  
ST. PETERSBURG, FL 33716

CEC-25-00195

CHIEF CODE OFFICER  
Luis Cruz

Community Development Department  
P.O. Box 296  
Largo, FL 33779-0296  
LARGO.COM



CEC-25-00195  
PV-KEEN PLAZA, LLC  
140 CARILON PARKWAY  
ST. PETERSBURG, FL 33716



9589 0710 5270 3411 0626 40  
9589 0710 5270 3411 0626 40

| U.S. Postal Service™<br>CERTIFIED MAIL® RECEIPT<br>Domestic Mail Only                         |    |
|-----------------------------------------------------------------------------------------------|----|
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> |    |
| OFFICIAL I                                                                                    |    |
| Certified Mail Fee \$                                                                         |    |
| Extra Services & Fees (check box, add fee as appropriate)                                     |    |
| <input type="checkbox"/> Return Receipt (hardcopy)                                            | \$ |
| <input type="checkbox"/> Return Receipt (electronic)                                          | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                   | \$ |
| <input type="checkbox"/> Adult Signature Required                                             | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                  | \$ |
| Postage \$                                                                                    |    |
| Total Postage and Fees \$                                                                     |    |
| Sept 25, 2025                                                                                 |    |
| CEC-25-00195                                                                                  |    |
| PV-KEEN PLAZA, LLC                                                                            |    |
| 140 CARILON PARKWAY                                                                           |    |
| ST. PETERSBURG, FL 33716                                                                      |    |
| PS Form 3800, January 2023 PSN 7530-02-000-9047 See                                           |    |



CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CEC-25-00195

Owner Information:

P-V KEENE PLAZA LLC  
140 CARILLON PKWY  
ST PETERSBURG, FL 33716-1201

RE: Property at: 2150 EAST BAY DR, LARGO, FL 33771

Parcel ID No: 35-29-15-45533-001-0010

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **November 24, 2025** requesting that you correct the violation(s) identified in said Notice of Violation on or before **December 21, 2025**. A re-inspection of the subject property on **December 22, 2025**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CEC-25-00195** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A**

## Agenda Item #14.

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **November 24, 2025**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED: 11/24/2025**

**CASE NUMBER: CEC-25-00195**

**CODE ENFORCEMENT OFFICER: Luis Cruz**

A Code Enforcement Officer performed a field inspection at the property located at the following address: 2116 EAST BAY DR, LARGO, FL 33771 (Parcel ID# 35-29-15-45533-001-0010) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** 1. Complete REMODEL-25-000212 (scope of work: installation of exterior door) and apply for an additional remodel permit to cover all additional remodel work completed or in progress, including repairs related to the fire damage.

OR

2. Add all completed or in-progress work, including repairs related to the fire damage, to the current REMODEL-25-000212 permit.

3. Paver/Patio Installation –

Contact planning to inquire whether Site Plan Review is required.

4. Fence Installation –

Please apply for a separate fence permit.

This property will be re-inspected on **12/22/2025** to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 580-1227; Email: [lcruz@largo.com](mailto:lcruz@largo.com) if you have any questions about these violation(s).

CEC-25-00195  
P-V KEENE PLAZA LLC  
140 CARILLON PKWY  
ST PETERSBURG, FL 33716-1201

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

Case Number: CEC-25-00195

BEFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On                                 , 20          , which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at                                  AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 2116 East Bay Dr. Largo, FL 33771 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On                                 , 20          , which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at:                                  AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of                                  to:                                 

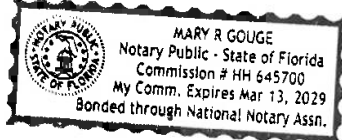
FURTHER AFFIANT SAYETH NAUGHT.

Sue Cimmino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by Sue Cimmino, who is personally known to me or who has produced                                  as identification.

(NOTARY SEAL)



Mary R Gouge  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed or Printed

NOTARY

Title or rank

Revised: 06/01/2020

Serial number, if any



9589 0730 5270 1446 1494 59

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                                           | \$ | NOH 1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |       |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | 18    |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | 0     |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | 0     |
| <input type="checkbox"/> Adult Signature Required            | \$ | 0     |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | 5.30  |
| Postage                                                      | \$ | 6.75  |
| Total Postage and Fees                                       | \$ |       |

Sent To: CEC-25-00195  
P-V KEENE PLAZA LLC  
Street and Apt. #: 140 CARILLON PKWY  
City, State, ZIP+4: ST PETERSBURG, FL 33716-1201

PS Form 3800, January 2023 PSN 7530-02-000-2047 See Reverse for Instructions

**Mailed**  
JUN 10 2026  
Community Development

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 09/16/2025

**CASE NUMBER:** CEC-25-00104

**CODE ENFORCEMENT OFFICER:** Kimberly Barkman

A Code Enforcement Officer performed a field inspection on September 16, 2025 at the property located at the following address: 1500 CAMBRIDGE DR, CLEARWATER, FL 33756 (Parcel ID# 26-29-15-00000-240-0500) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 15.11 - DONATION BIN REGISTRATION REQUIRED

D. Disclosure All Donation bins within the City of Largo are required to display the name, address, telephone number, and, if available, the Internet Web address and email address of the organization owning/operating the Donation Bin clearly on the exterior of the bin. All individuals or entities owning/operating Donation Bins in the City shall be responsible to register each donation Bin with the City by providing the City's Community Development Department the same disclosure information identified above for display on the Donation Bins, any additional contact information the owner/operator has made available to the property owner where the Donation Bin is located, in addition to identifying the location of each Donation Bin by address and/or parcel identification number. This registration shall be updated annually with the City on or before October 1st of each year.

**Corrective Action:** To correct this violation you, can either remove the donation bin from the property or have it registered with the City of Largo. To register the bin, please contact the City of Largo Planning Department at 727-587-6749 Ext. 7301 or via email at askaplanner@largo.com.

**Description of Violation:** An unattended donation bin was observed to be on the property. The donation bin is not currently registered with the City of Largo.

This property will be re-inspected on **October 1, 2025** to check for compliance with the above violation (s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Kimberly Barkman at 201 Highland Ave, Largo, Florida 33770; Telephone: (727)603-6915; Email: kbarkman@largo.com if you have any questions about these violation(s).

**AFFIDAVIT OF COMPLIANCE**

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared Mark Knotts, who, being first duly sworn, deposes and says:

1. I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Largo, Florida.
3. That I am familiar with Community Standards Case No. **CER-26-00111 / Charles A Gruenler** in which violations of City code were identified on the property located at **24 BELLE MEADE CIR, LARGO, FL 33770** also described as **33-29-15-07326-000-0240** (hereinafter the "Property").
4. That upon re-inspection of the Property on **May 11, 2026** I determined it to be in compliance.

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FURTHER AFFIANT SAYETH NAUGHT.

Mark Knotts  
Mark Knotts

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of May, 2026, by Mark Knotts (Code Officer), as Community Standards Officer for the City of Largo, who is personally known to me or who has produced as identification.

(NOTARY SEAL)



Mary G. Gough  
Notary Public - Signature

\_\_\_\_\_  
Name typed, printed or stamped

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 01/06/2026

**CASE NUMBER:** CER-25-01105

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on January 6, 2026 at the property located at the following address: 3048 WHITNEY RD, CLEARWATER, FL 33760 (Parcel ID# 33-29-16-70380-200-0604) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.7.A(2) - PLUMBING FACILITIES & FIXTURE REQUIREMENTS

(2)Responsibility - The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this subsection.

**Corrective Action:** Obtain "after the fact" permits for the plumbing work performed on the accessory dwellings.

**Violation:** CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

1. Compliance with applicable laws. All short-term vacation rental units must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code; and the City's Comprehensive Development Code.

**Corrective Action:** Obtain appropriate inspections (Community Standards Inspection & Life Safety Inspection) for STVRs (Short Term Vacation Rentals) on property.

**Violation:** CDC 16.14.3 - Accessory Dwelling Units (ADUs) (Mother-in-Law Suites, Guest Houses, Garage Apartments) - Required Submissions

ADUs will require a boundary survey, building permit, and related permit inspections. ADUs on single-family and small-type housing residential properties also require the property owner to sign a notarized Accessory Dwelling Unit Affidavit to attest that the unit, if rented, will only be rented at an affordable rate to extremely-low-income persons, very-low-income persons, low-income persons, or moderate-income persons, as defined in Section 163.31771, Florida Statutes, and to acknowledge owner occupancy requirements.

**Corrective Action:** Obtain appropriate "after the fact" permits for accessory dwelling units constructed on the property without proper permit(s).

**Violation:** CDC 16.1.B - GENERAL STANDARDS

B. General Standards - Accessory uses shall be truly subsidiary to a principal use and shall: (1) Comply with all standards of this CDC pertaining to a principal use, unless specifically exempted; (2) Not be located within a required buffer area, minimum building setback area, right-of-way, or easement, unless specifically allowed; and (3) Be included in impervious surface calculations and stormwater runoff calculations.

**Corrective Action:** Obtain "after the fact" permits for the unpermitted accessory dwellings, as well as the electrical, plumbing, and HVAC work performed to construct these dwellings.

## Agenda Item #22.

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** Obtain "after the fact" permits for the unpermitted accessory dwellings, as well as the electrical, plumbing, and HVAC work performed to construct these dwellings.

**Violation:** CDC 15.18.B(2) - MINIMUM LIFE/SAFETY REQUIREMENTS - SWIMMING POOL

2. Swimming pool, spa and hot tub safety. All swimming pools, spas and/or hot tubs at short-term vacation rentals shall comply with the standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.

**Corrective Action:** Obtain appropriate inspections (Community Standards Inspection & Life Safety Inspection) for STVRs (Short Term Vacation Rentals) on property.

**Violation:** CDC 16.14.4 - Accessory Dwelling Units (ADUs) (Mother-in-Law Suites, Guest Houses, Garage Apartments) - Standards

A. ADUs on residential properties are permitted subject to the following requirements:

- (1) An ADU must be located on the same parcel as the principal use or structure.
- (2) No ADUs shall be permitted in the CHHA or SFHA.
- (3) ADUs in detached buildings must be placed in the side or rear yards and shall not be placed within front yards, buffer areas, or within recorded easements.
- (4) ADUs must be designed and constructed with architectural styles, construction materials, and color schemes similar to that of the principal structure or use to maintain the aesthetic character of the neighborhood.
- (5) No more than one (1) ADU per residential lot is allowed. ADUs are not permitted on lots with Cottage Courts and medium-type housing.
- (6) Either the primary dwelling unit or the ADU must be occupied by the property owner.
- (7) The establishment of an ADU is not permitted before construction of the primary dwelling unit has commenced or a lawful principal structure is established, unless if the ADU is being built concurrently with the primary dwelling unit or principal structure.
- (8) The gross floor area of any accessory dwelling unit shall not exceed eight hundred (800) square feet or fifty (50) percent of the living floor area (air conditioned/heated) of the principal structure, whichever is less. If fifty (50) percent of the living floor area of the principal dwelling unit is less than four hundred (400) square feet, the maximum ADU size is 400 square feet.
- (9) If the ADU is in a detached building, the height of the ADU shall not exceed the height of the principal structure or two stories, whichever is lower. If an ADU is attached to the primary structure, the maximum height calculation, including the garage or primary unit below, is two (2) stories.
- (10) All exterior facing doorways and outdoor living areas such as porches or balconies shall be oriented to minimize effect on neighboring properties including avoiding sight lines to adjacent properties.
- (11) Where an ADU is in a detached building, it must follow the following setbacks:  
  
Front Yard - Not Permitted.  
  
Side Yard - Same as the principal use setbacks for the land use designation.  
  
Rear Yard - Same as the principal use setbacks for the land use designation.

## Agenda Item #22.

(12) Where an ADU is in a detached building, it must follow the adopted Florida Building Code standards for minimum separation of distance from the principal structure.

(13) The proposed ADU must not reduce the number of parking spaces to the primary residential structure below the parking minimums established by Section 9.5 Vehicular Parking.

(14) A separate exit/entrance to the ADU must be provided in accordance with all requirements of the CDC, and any other applicable legal requirements. ADUs will be assigned a separate street address to assist with mail delivery and emergency medical services.

(15) ADUs must meet current Florida Building Code standards, whether site-built or modular. Manufactured homes, campers, and recreational vehicles are not eligible to be used as ADUs.

(16) ADUs may be allowed to connect to the principal structure's utilities or have separate metered utility connections.

B. ADUs on non-residential properties are permitted subject to the following requirements:

(1) An ADU must be located on the same parcel as the principal use or structure.

(2) No ADUs shall be permitted in the CHHA or SFHA.

(3) ADUs in detached buildings must be placed in the side or rear yards and shall not be placed within front yards, buffer areas, or within recorded easements.

(4) ADUs must be designed and constructed with architectural styles, construction materials, and color schemes similar to that of the principal structure or use.

(5) No more than one (1) ADU per lot is allowed.

(6) The establishment of an ADU is not permitted before construction of the primary dwelling unit has commenced or a lawful principal structure is established, unless if the ADU is being built concurrently with the primary dwelling unit or principal structure.

(7) The gross floor area of any accessory dwelling unit shall not exceed 800 square feet.

(8) Where an ADU is proposed, all exterior facing doorways and outdoor living areas such as porches or balconies shall be oriented to minimize effect on neighboring properties including avoiding sight lines to adjacent residential properties.

(9) Where an ADU is in a detached building, it must follow the following setbacks:

Front Yard - Not Permitted.

Side Yard - Same as the principal use setbacks for the land use designation.

Rear Yard - Same as the principal use setbacks for the land use designation.

(10) Where an ADU is in a detached building, it must follow the adopted Florida Building Code standards for minimum separation of distance from the principal structure.

(11) The proposed ADU must not reduce the number of parking spaces to the primary structure below the parking minimums established by Section 9.5 Vehicular Parking.

(12) A separate exit/entrance to the ADU must be provided in accordance with all requirements of the CDC, and any other applicable legal requirements. ADUs will be assigned a separate street address to assist with mail delivery and emergency medical services.

(13) ADUs must meet current Florida Building Code standards, whether site-built or modular. Manufactured homes, campers, and recreational vehicles are not eligible to be used as ADUs.

(14) ADUs may be allowed to connect to the principal structure's utilities or have separate metered utility connections.

**Corrective Action:** Obtain appropriate "after the fact" permits for accessory dwelling units constructed on the property without proper permit(s).

## Agenda Item #22.

### **Violation:** CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

E. Designated responsible party - 1. The name and telephone number of the designated responsible party shall be either (i) prominently posted on the front exterior of the short-term vacation rental in a place visible to the public; or (ii) if there is a City of Largo Police Department Emergency Decal Registration associated with the short-term vacation rental and the name and telephone number of the designated responsible party has been provided as part of the Emergency Decal Registration, the encoded Emergency Decal may be posted in a place visible to the public instead of the name and telephone number of the designated responsible party.

2. The designated responsible party must be available at the posted telephone number twenty-four (24) hours a day, seven (7) days a week and capable of directly responding, or directing a designated agent to directly respond to and resolve any issues or concerns raised by transient occupants, City staff, or law enforcement when the short-term vacation rental is occupied. If necessary, the designated responsible party must be willing and able to come to the short-term vacation rental unit within two (2) hours following notification to address any issue that is not capable of being addressed via telephone.

**Corrective Action:** Obtain appropriate inspections (Community Standards Inspection & Life Safety Inspection) for STVRs (Short Term Vacation Rentals) on property.

### **Violation:** CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

4. Internal posting. The following information shall be posted in a visually unobstructed area within each unit of a short-term vacation rental, all in a form prescribed by the City: the name and telephone number of the designated responsible party required by this Section; notice that all transient occupants must comply with the requirements of the City's Code of Ordinances including the maximum occupancy, parking, and minimum life/safety requirements prescribed in this section, as well as the City's Code of Ordinances governing noise, nuisances, and litter; the scheduled days of trash pick-up and recycling; the location of the nearest hospital; and a statement that all transient occupants must promptly evacuate the short-term vacation rental upon posting of any evacuation order issued by state or local authorities.

**Corrective Action:** Obtain appropriate inspections (Community Standards Inspection & Life Safety Inspection) for STVRs (Short Term Vacation Rentals) on property.

### **Violation:** CDC 18.2.8.A2 - MECHANICAL AND ELECTRICAL REQUIREMENTS

(2) Responsibility - The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy and premises which does not comply with the requirements of this section.

**Corrective Action:** Obtain "after the fact" permits for the unpermitted electrical and HVAC work performed on the accessory dwellings.

### **Violation:** CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

3. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of each dwelling unit of a short-term vacation rental. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

**Corrective Action:** Obtain appropriate inspections (Community Standards Inspection & Life Safety Inspection) for STVRs (Short Term Vacation Rentals) on property.

This property will be re-inspected on **February 5, 2026** to check for compliance with the above violation (s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 580-1227; Email: lcruz@largo.com if you have any questions about these violation(s).

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING**  
AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER

June 10, 2026

Via Certified US Mail

Case Number: CER-25-01105

Owner Information:

SAQLAIN SYED  
3048 WHITNEY RD  
CLEARWATER, FL 33760

RE: Property at: 3048 WHITNEY RD, CLEARWATER, FL 33760

Parcel ID No: 33-29-16-70380-200-0604

Dear Sir or Madam:

You were previously notified the City of Largo Code Enforcement Board issued the Findings of Fact, Conclusions of Law and Order (the "Order") in the above-referenced case on March 19, 2026.

You are receiving this **Notice of Hearing** because public records indicate that you own the above-referenced property. City of Largo Code Enforcement staff conducted a re-inspection of your property and determined the violation(s) identified in the Order were not corrected on or before the date set for compliance. Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m** for a **Second Hearing** to consider the Affidavit of Non-Compliance issued for this case.

Please also be advised the Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. ***Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.*** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, ***you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.***

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regards to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For



## Agenda Item #22.

further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Code Enforcement Manager.

CER-25-01105  
SAQLAIN SYED  
3048 WHITNEY RD  
CLEARWATER FL 33760-1725

SCANNED

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-25-01105

BEFORE ME, this day, personally appeared, Chris Bergeron, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On June 10, 2026, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 3048 Whitney Rd AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

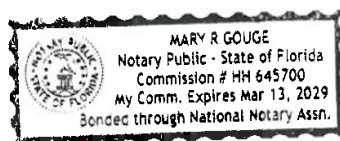
FURTHER AFFIANT SAYETH NAUGHT.

CS  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10<sup>th</sup> day of June, 2026, by Chris Bergeron, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Revised: 06/01/2020

Mary R Gouge  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Serial number, if any

9589 0710 5270 2941 6367 34

**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)    |                |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <u>2.74</u> |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ <u>5.30</u> |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ <u>6.04</u> |
| <input type="checkbox"/> Adult Signature Required            | \$             |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$             |

Postage

To: **CER-25-01105**  
\$ **SAQLAIN SYED**  
\$ **3048 WHITNEY RD**  
\$ **CLEARWATER FL 33760-1725**  
Str  
City

**Mailed**

**JUN 10 2026** Postmark Here

**Community Development**

*24*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 03/26/2026

**CASE NUMBER:** CER-26-00243

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on March 26, 2026 at the property located at the following address: 1842 DEL ROBLES DR, CLEARWATER, FL 33764 (Parcel ID# 25-29-15-20879-000-0480) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

3. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of each dwelling unit of a short-term vacation rental. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

**Corrective Action:** Corrective Action: Please immediately remove all advertised Short-Term Vacation Rentals for this property. Please send the Code Officer proof of cancelation. Please obtain the required fire extinguisher. Upon completion of the Code and Building Inspection, contact the City of Largo Fire Department to schedule your High Hazard Inspection for this property at 727-587-6737.

Description of Violation: It has been discovered that this property is currently operating as a Short-Term Vacation Rental property. It has not had a Code/ Building Inspection or a High Hazard Safety Inspection completed. It has not been verified to have the required fire extinguisher located on the property.

**Violation:** CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

1. Compliance with applicable laws. All short-term vacation rental units must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code; and the City's Comprehensive Development Code.

**Corrective Action:** Corrective Action: Please immediately remove all advertised Short-Term Vacation Rentals for this property. Please send the Code Officer proof of cancelation. Upon completion of your Code and Building inspection, please contact the City of Largo Fire Department to schedule a High Hazard inspection @ 727-587-6737.

Description of Violation: It has been discovered that this property is currently operating as a Short-Term Vacation Rental property. It has not had a high Hazard Safety Inspection completed from the City of Largo Fire Department.

**Violation:** CDC 15.18.B(2) - MINIMUM LIFE/SAFETY REQUIREMENTS - SWIMMING POOL

2. Swimming pool, spa and hot tub safety. All swimming pools, spas and/or hot tubs at short-term vacation rentals shall comply with the standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.

## Agenda Item #25.

**Corrective Action:** Corrective Action: Please immediately remove all advertised Short-Term Vacation Rentals for this property. Please send the Code Officer proof of cancelation. Upon completion of the Code and Building Inspection, contact the City of Largo Fire Department to schedule your High Hazard Inspection for this property at 727-587-6737.

**Description of Violation:** It has been discovered that this property is currently operating as a Short-Term Vacation Rental property. It has not had a Code/ Building Inspection or a High Hazard Safety Inspection completed. This property has a swimming pool has not been verified to be in compliance with the standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes. The property owner/manager will ensure full compliance with the Residential Swimming Pool Safety Act (Chapter 515, F.S.) by verifying that all required safety features are properly installed and operational. All corrective measures will be completed immediately and verified with an inspection report to demonstrate compliance with Chapter 515, F.S.

### **Violation:** CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

E. Designated responsible party - 1. The name and telephone number of the designated responsible party shall be either (i) prominently posted on the front exterior of the short-term vacation rental in a place visible to the public; or (ii) if there is a City of Largo Police Department Emergency Decal Registration associated with the short-term vacation rental and the name and telephone number of the designated responsible party has been provided as part of the Emergency Decal Registration, the encoded Emergency Decal may be posted in a place visible to the public instead of the name and telephone number of the designated responsible party.

2. The designated responsible party must be available at the posted telephone number twenty-four (24) hours a day, seven (7) days a week and capable of directly responding, or directing a designated agent to directly respond to and resolve any issues or concerns raised by transient occupants, City staff, or law enforcement when the short-term vacation rental is occupied. If necessary, the designated responsible party must be willing and able to come to the short-term vacation rental unit within two (2) hours following notification to address any issue that is not capable of being addressed via telephone.

**Corrective Action:** Corrective Action: Please post the Designated Responsible Party information on the exterior of the property or register with the City of Largo Police Department @ pd\_rec@largo.com or call 727-587-6717.

**Description of Violation:** Exterior Designated Responsible Party information is not visibly posted on the exterior of the property

### **Violation:** CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

4. Internal posting. The following information shall be posted in a visually unobstructed area within each unit of a short-term vacation rental, all in a form prescribed by the City: the name and telephone number of the designated responsible party required by this Section; notice that all transient occupants must comply with the requirements of the City's Code of Ordinances including the maximum occupancy, parking, and minimum life/safety requirements prescribed in this section, as well as the City's Code of Ordinances governing noise, nuisances, and litter; the scheduled days of trash pick-up and recycling; the location of the nearest hospital; and a statement that all transient occupants must promptly evacuate the short-term vacation rental upon posting of any evacuation order issued by state or local authorities.

**Corrective Action:** Corrective Action: Please immediately remove all advertised Short-Term Vacation Rentals for this property. Please send the Code Officer proof of cancelation. Please provide an emergency exit layout plan and general safety information guide. Please schedule a Code and Building Inspection.

**Description of Violation:** It has been discovered that this property is currently operating as a Short-Term Vacation Rental property. An advertisement was viewed on Airbnb.com. It was advertised as a new rental. This was done without having the proper interior general and emergency informational postings.

## Agenda Item #25.

This property will be re-inspected on April 17, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation (s).

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING**  
AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-26-00243

Owner Information:

JACOB HANSEN  
6643 W ROSARITA CT  
HERRIMAN, UT 84096-1699

JAXON SHARP  
6643 W ROSARITA CT  
HERRIMAN, UT 84096

RE: Property at: 1842 DEL ROBLES DR, CLEARWATER, FL 33764

Parcel ID No: 25-29-15-20879-000-0480

Dear Sir or Madam:

You were previously notified the City of Largo Code Enforcement Board issued the Findings of Fact, Conclusions of Law and Order (the "Order") in the above-referenced case on May 28, 2026.

You are receiving this **Notice of Hearing** because public records indicate that you own the above-referenced property. City of Largo Code Enforcement staff conducted a re-inspection of your property and determined the violation(s) identified in the Order were not corrected on or before the date set for compliance. Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m** for a **Second Hearing** to consider the Affidavit of Non-Compliance issued for this case.

Please also be advised the Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. ***Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.*** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, ***you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.***

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regards to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For

CER-26-00243  
JAXON SHARP/ JACOB HANSEN  
6643 W ROSARITA CT  
HERRIMAN UT 84096-1699

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00243

BEFORE ME, this day, personally appeared, Sue Cummins, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 1842 Del Robles Dr. Clearwater, FL 33764 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ Hand delivered said Notice  
of: \_\_\_\_\_ to: \_\_\_\_\_

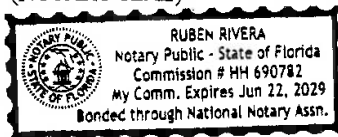
FURTHER AFFIANT SAYETH NAUGHT.

Sue Cummins  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by Sue Cummins, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Ruben Rivera  
Signature of Person Taking Acknowledgment

Ruben Rivera  
Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any



9589 0710 5270 2941 6367 58

| U.S. Postal Service™<br>CERTIFIED MAIL® RECEIPT<br>Domestic Mail Only                            |         |
|--------------------------------------------------------------------------------------------------|---------|
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®. |         |
| OFFICIAL USE                                                                                     |         |
| Certified Mail Fee                                                                               |         |
| \$                                                                                               |         |
| Extra Services & Fees (check box, add fee as appropriate)                                        |         |
| <input type="checkbox"/> Return Receipt (hardcopy)                                               | \$ 74   |
| <input type="checkbox"/> Return Receipt (electronic)                                             | \$      |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                      | \$ 5.30 |
| <input type="checkbox"/> Adult Signature Required                                                | \$      |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                     | \$ 6.04 |
| Postage                                                                                          |         |
| CER-26-00243                                                                                     |         |
| JAXON SHARP/ JACOB HANSEN                                                                        |         |
| 6643 W ROSARITA CT                                                                               |         |
| HERRIMAN UT 84096-1699                                                                           |         |
| Mailed                                                                                           |         |
| JUN 10 2026                                                                                      |         |
| Postmark Here                                                                                    |         |
| Community Development                                                                            |         |
| 24X                                                                                              |         |

PS Form 3800, January 2023 PSN 7530-02 000-9047 See Reverse for Instructions

**CITY OF LARGO**  
**AMENDED NOTICE OF**  
**VIOLATION**

**DATE ISSUED:** 05/05/2026

**CASE NUMBER:** CER-26-00037

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 5, 2026 at the property located at the following address: 1818 INDIAN ROCKS RD, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0250) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.7.E(1) - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM

(1) General Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Florida Plumbing Code.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Espically when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Espically when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

## Agenda Item #26.

**Violation:** 2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

**Violation:** CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS

(1) General - All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

## Agenda Item #26.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

### **Violation:** CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT

(1) Mechanical appliances All mechanical appliances, fireplaces, solid fuel-burning appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

### **Violation:** CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION

(1) Installation - All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

## Agenda Item #26.

This property will be re-inspected on May 13, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 580-1227; Email: [lcruz@largo.com](mailto:lcruz@largo.com) if you have any questions about these violation(s).

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING**  
AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER

June 10, 2026

Via Certified US Mail

Case Number: CER-26-00037

Owner Information:

JOEL REGGINALD BUTLER  
13309 ORCA SOUND DR  
RIVERVIEW, FL 33579-9359

RE: Property at: 1818 INDIAN ROCKS RD, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0250

Dear Sir or Madam:

You were previously notified the City of Largo Code Enforcement Board issued the Findings of Fact, Conclusions of Law and Order (the "Order") in the above-referenced case on May 28, 2026.

You are receiving this **Notice of Hearing** because public records indicate that you own the above-referenced property. City of Largo Code Enforcement staff conducted a re-inspection of your property and determined the violation(s) identified in the Order were not corrected on or before the date set for compliance. Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m** for a **Second Hearing** to consider the Affidavit of Non-Compliance issued for this case.

Please also be advised the Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. ***Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.*** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, ***you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.***

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regards to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or cbergero@largo.com, Code Enforcement Manager.

CER-26-00037  
JOEL REGGINALD BUTLER  
13309 ORCA SOUND DR  
RIVERVIEW FL 33579-9359

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00037

BEFORE ME, this day, personally appeared, Ruben Rivera, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On 6/10, 2026, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 1818 Indian Rocks RD, Largo FL 33774 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

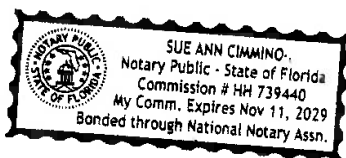
FURTHER AFFIANT SAYETH NAUGHT.

[Signature]  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by Ruben Rivera, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Revised: 06/01/2020

[Signature]  
Signature of Person Taking Acknowledgment  
Sue Ann Cimmino  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY  
Title or rank

\_\_\_\_\_  
Serial number, if any





**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 01/21/2026

**CASE NUMBER:** CEC-26-00011

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on January 21, 2026 at the property located at the following address: 1210 SEMINOLE BLVD, LARGO, FL 33770 (Parcel ID# 03-30-15-00000-240-0200) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a)No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance.(b)No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** I observed there to be piles of pavers, lumber and other construction type material in the lot of this property.

Remedy: All Junk, Trash and Debris must be kept in an enclosed structure such as a shed, garage or fenced in privacy area. Please store all the construction material away so not to be seen from the road.

**Violation:** COO 20-4 - Collection and disposal service offered by other parties.

## Agenda Item #27.

(a) Prohibited services. It shall be unlawful for any party, other than the city, to engage in the business of collecting, removing, or disposing of household waste, construction and demolition debris, commercial, or industrial waste, unless otherwise authorized by this chapter. This chapter shall not, however, prohibit the actual producers of solid waste, or the owners of premises upon which solid waste has accumulated, from personally collecting, conveying, disposing of, or managing such solid waste, provided such producers or owners comply with the provisions of this chapter and with all other governing laws and ordinances. This chapter shall not be construed to provide for the collecting, conveying, disposing of, or managing of solid waste by contract with other parties.

(b) Permitted services.

(1) Permitted materials. This chapter shall not prohibit a private collector who possesses all applicable federal, state, and local licenses and permits from collecting, conveying, disposing of, or managing the following kinds of solid waste which are not prohibited under subsection (a) of this section:

a. Household hazardous waste.

b. Inflammable and explosive materials.

c. Biohazardous materials.

d. Hazardous waste.

e. Recyclable materials which are not included in household, commercial, or industrial waste, or offered for collection to the city.

(2) Permitted hours of operation. It shall be unlawful for any private collector authorized to provide services under this chapter to collect or transport solid waste within the city between the hours of 7:00 p.m. and 7:00 a.m.

(3) Placement of containers. Subscribers or private collectors authorized to provide services under this chapter shall not place any container or receptacle for solid waste outside of any building or structure without first having obtained permission from the city approving the location of such container.

(c) Exception to prohibited services. The city may honor an existing private refuse contract for existing development which annexes into the city for the remainder of the contract term or for five years from the date of annexation, whichever is shorter, provided that such contract was in effect for at least six months prior to the date of first reading of the annexation ordinance.

(Code 1978, § 7-4; Ord. No. 97-28, § 1, 7-1-1997; Ord. No. 99-37, § 2, 2-2-1999; Ord. No. 2007-02, § 1(7-4), 11-7-2006; Ord. No. 2017-25, § 1, 6-6-2017)

**Corrective Action:** I observed there to be a roll off container filled with sand and broken up concrete in the lot of this Property not permitted by the City of Largo.

Remedy: Please remove the un-permitted container immediately and call the City of Largo Sanitation Department to secure a permitted container for collection.

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** I observed new pavers in the rear of this property without the issuance of a permit through the City of Largo.

Please call or have a licensed contractor call the City of Largo to obtain an after the fact permit for the pavers located at the rear of the building. All permits are to cover the full scope of work performed. All permits are to be applied for, issued and finalized by a City of Largo Building Inspector.

This property will be re-inspected on February 24, 2026 to check for compliance with the above violation (s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation (s).

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING**  
AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER

June 10, 2026

Via Certified & Regular US Mail

Case Number: CEC-26-00011

Owner Information:

PINELLAS CONSTRUCTION SERVICES  
1210 SEMINOLE BLVD  
LARGO FL 33770

RE: Property at: 1210 SEMINOLE BLVD, LARGO, FL 33770

Parcel ID No: 03-30-15-00000-240-0200

Dear Sir or Madam:

You were previously notified the City of Largo Code Enforcement Board issued the Findings of Fact, Conclusions of Law and Order (the "Order") in the above-referenced case on April 30, 2026.

You are receiving this **Notice of Hearing** because public records indicate that you own the above-referenced property. City of Largo Code Enforcement staff conducted a re-inspection of your property and determined the violation(s) identified in the Order were not corrected on or before the date set for compliance. Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m** for a **Second Hearing** to consider the Affidavit of Non-Compliance issued for this case.

Please also be advised the Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. ***Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.*** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, ***you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.***

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regards to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Code Enforcement Manager.

STATE OF FLORIDA  
COUNTY OF PINELLAS

PINELLAS CONSTRUCTION  
SERVICES LLC  
801 WEST BAY DR STE 454  
LARGO FL 33770-3223

OF POSTINGS

CEC-26-00011  
PINELLAS CONSTRUCTION SERVICES  
1210 SEMINOLE BLVD  
LARGO FL 33770

CEC-26-00011  
PINELLAS CONSTRUCTION SERVICES  
% COATS SCHMIDT, P.A.  
4055 CENTRAL AVE  
ST PETERBURG FL 33713

Case Number: CEC-26-00011

BEFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 1210 Seminole Blvd Largo, FL 33770 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

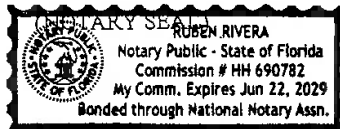
☒ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

Sue Cimmino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by Sue Cimmino, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Ruben Rivera  
Signature of Person Taking Acknowledgment

Ruben Rivera  
Name of Acknowledger Typed or Printed

NOTARY

Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 2941 6368 26

**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)    |         |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ .74  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 5.30 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$      |
| <input type="checkbox"/> Adult Signature Required            | \$      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 6.04 |

Postage

**Postmark Here**

**Mailed**

**JUN 10 2026**

**Community Development**

CEC-26-00011  
PINELLAS CONSTRUCTION SERVICES  
% COATS SCHMIDT, P.A.  
4055 CENTRAL AVE  
ST PETERBURG FL 33713

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2941 6367 96

**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)    |         |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ .74  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 5.30 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$      |
| <input type="checkbox"/> Adult Signature Required            | \$      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 6.04 |

Postage

**Postmark Here**

**Mailed**

**JUN 10 2026**

**Community Development**

CEC-26-00011  
PINELLAS CONSTRUCTION SERVICES  
1210 SEMINOLE BLVD  
LARGO FL 33770

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2941 6368 40

**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)    |         |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ .74  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 5.30 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$      |
| <input type="checkbox"/> Adult Signature Required            | \$      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 6.04 |

Postage

**Postmark Here**

**Mailed**

**JUN 10 2026**

**Community Development**

PINELLAS CONSTRUCTION SERVICES LLC  
801 WEST BAY DR STE 454  
LARGO FL 33770-3223

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 01/21/2026

**CASE NUMBER:** CEC-24-00157

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on January 21, 2026 at the property located at the following address: 1479 S BELCHER RD, LARGO, FL 33771 (Parcel ID# 06-30-16-70938-200-0901) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 12.7.2 - ABANDONED AND/OR DAMAGED SIGNS

A. Objective - To have all abandoned and/or damaged signs removed, repaired, or replaced in an expeditious manner.

B. Applicability - Any sign that is abandoned (defined in Section 20.1.S(11)a) and/or damaged (defined in Section 20.1.S(11)h) shall be removed, repaired, or replaced, by the sign owner in accordance with Section 12.7.2.C.

C. Removals, repairs, and replacements - The following requirements apply to a property containing an abandoned and/or damaged sign and a permit may be required for such sign to be removed, repaired, or replaced. Removal criteria for other types of prohibited signs or signs violating general signage restrictions are outlined under Section 12.6.4.

(1)Conforming signs

a. Any conforming sign that is abandoned shall be removed by the sign owner within ninety (90) days after receiving written notification from the City of Largo; or, after one hundred eighty (180) days if the face of the abandoned conforming sign is replaced with a blank or a temporary covering (e.g., a sign banner or sign bag) that is weather resistant and maintained in good condition.

b. Any conforming sign that is damaged shall be repaired, replaced, or removed by the sign owner within ninety (90) days after receiving written notification from the City of Largo.

(2)Nonconforming signs

a. Any nonconforming sign that is abandoned shall be removed by the sign owner within thirty (30) days after receiving written notification from the City of Largo.

b. Any nonconforming sign that is damaged and that requires a permit to be repaired, shall be removed by the sign owner within thirty (30) days after receiving written notification from the City of Largo.

**Corrective Action:** Remove damaged pole sign after obtaining applicable demolition permit.

This property will be re-inspected on February 23, 2026 to check for compliance with the above violation (s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: mknotts@largo.com if you have any questions about these violation (s).

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING**  
AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER

June 10, 2026

Via Certified US Mail

Case Number: CEC-24-00157

Owner Information:

ALGALIA LLC  
19005 N DALE MABRY HWY  
LUTZ, FL 33548-9200

RE: Property at: 1479 S BELCHER RD, LARGO, FL 33771

Parcel ID No: 06-30-16-70938-200-0901

Dear Sir or Madam:

You were previously notified the City of Largo Code Enforcement Board issued the Findings of Fact, Conclusions of Law and Order (the "Order") in the above-referenced case on April 30, 2026.

You are receiving this **Notice of Hearing** because public records indicate that you own the above-referenced property. City of Largo Code Enforcement staff conducted a re-inspection of your property and determined the violation(s) identified in the Order were not corrected on or before the date set for compliance. Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case.

Please also be advised the Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. ***Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.*** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, ***you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.***

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regards to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or cbergero@largo.com, Code Enforcement Manager.

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

CEC-24-00157  
ALGALIA LLC  
c/o AMAL ABDULLAH AL-JAWAHERI  
19005 N DALE MABRY HWY  
LUTZ FL 33458-9200

CEC-24-00157  
ALGALIA LLC  
19005 BELCHER RD S  
LARGO FL 33771

Case Number: CEC-24-00157

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10th, 2026, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 19005 Belcher Rd S, Largo, FL 33771 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

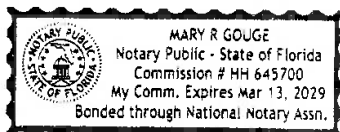
FURTHER AFFIANT SAYETH NAUGHT.

Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2026, by Mark Knotts (Code officer), who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

Revised: 06/01/2020

\_\_\_\_\_  
Serial number, if any



9589 0710 5270 2941 6368 33

**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)    |    |      |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | 74   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | 5.30 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | 6.04 |
| <input type="checkbox"/> Adult Signature Required            | \$ |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |      |
| Postage                                                      | \$ |      |

**CEC-24-00157  
ALGALIA LLC  
19005 BELCHER RD S  
LARGO FL 33771**

**Postmark Here**  
JUN 10 2026

**Community Development**

**Mailed**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2941 6368 19

**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)    |                               |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 74                         |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 536                        |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$                            |
| <input type="checkbox"/> Adult Signature Required            | \$                            |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 604                        |
| Postage                                                      |                               |
| \$                                                           |                               |
| Total                                                        | CEC-24-0015700                |
| Sent                                                         | ALGALIA LLC                   |
| Street                                                       | c/o AMAL ABDULLAH AL-JAWAHERI |
| City                                                         | 19005 N DALE MABRY HWY        |
|                                                              | LUTZ FL 33458-9200            |

**Mailed**  
JUN 10 2026  
Postmark Here

Community Development

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**CITY OF LARGO**

**AMENDED**

**NOTICE OF VIOLATION**

**DATE ISSUED:** 03/27/2026

**CASE NUMBER:** CER-26-00101

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on March 27, 2026 at the property located at the following address: 2234 MCMULLEN RD, LARGO, FL 33771 (Parcel ID# 26-29-15-45396-000-0060) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** COO 11-78 - PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS

## Agenda Item #29.

(a) Within street right-of-way. It shall be unlawful for any person to park, cause to be parked, or allow to be parked any of the vehicles described below on any street or right-of-way unless actual cleaning, loading or unloading is taking place:

(1) Any aircraft or aircraft trailer.

(2) Any boat or boat trailer.

(3) Any hauling trailer.

(4) Any of the following recreational type vehicles: travel trailers, motor homes, mobile homes, camping trailers, motor coaches, pop-up camping trailers, pickup coaches, auto campers or any other such vehicle designed or utilized for permanent or temporary residence.

(5) Any commercial vehicle as defined in section 11-73(b).

(6) Any inoperable vehicle either in whole or in part.

(7) Any recreational vehicle as defined in section 11-73(k).

(8) Any heavy vehicle as defined in section 11-73(e).

(b) Within any frontal building setback area from the street right-of-way or in the case of corner lots, within the side setback area from the side street. It shall be unlawful for any person to park, place, install, or store, cause to be parked, placed, installed, or stored, or allow to be parked, placed, installed, or stored within frontal building setback areas from the street right-of-way or in the case of corner lots, also within the side setback area from the side street, on single-family, mobile home lot, duplex and triplex residentially platted, zoned or designated property, the following type vehicle or structures:

(1) Any aircraft or aircraft trailer.

(2) Any vehicle of whatever type displaying a "for sale" sign and which vehicle is not titled to the owner or occupant of the premises upon which the vehicle is located.

(c) Prohibited vehicles and equipment. It shall be unlawful to park or store or cause to be parked or stored or allow to be parked or stored upon any residentially zoned or designated property any commercial vehicle, heavy vehicle or commercial construction, landscaping and land clearing equipment.

(d) Exceptions. (1) The foregoing parking restrictions shall not apply to:

a. Noncommercial and fully operative passenger vehicles, passenger vans and passenger pickup trucks;

b. Emergency vehicles (licensed and defined by state law);

c. Public or quasi-public utility vehicles less than 20 feet in overall length (as measured in a straight line between extremities);

d. Official vehicles of governmental agencies;

e. One recreational vehicle when parked or stored within the front portion of a residence, between the front of the structure and the right-of-way. Recreational vehicles may also be stored in the side or rear yard of a residential property but no more than a total of three (3) recreational vehicles may be stored on any residential property. Recreational vehicles parked in the front portion of a residence, between the front of the structure and the right-of-way, shall not exceed 26 feet in overall length and shall be parked on an improved surface such as shell, gravel, pavers, concrete, or asphalt. Boats stored on a boat trailer shall count as one recreational vehicle and the trailer tongue will not count towards total vehicle length;

f. One exempt commercial vehicle when parked or stored within the front portion of the residence, between the front of the structure and the right-of-way. One additional exempt commercial vehicle may be stored in the side or rear yard of the residential property;

g. Any vehicle when the city commission issues a local declaration of a state of emergency.

(2) The foregoing parking restrictions shall not apply to commercial vehicles during the actual performance of a service at the premises where the same is parked. Neither shall the foregoing parking restrictions apply to the loading, unloading or minor repairing or cleaning of recreational vehicles provided such act is fully completed within the shortest reasonable time period possible (under no circumstances longer than 24 hours).

(e) Scope of section. The parking of vehicles, boats and trailers, etc., in residential areas, including commercial, industrial, and mixed-use areas designated for residential use, shall be subject to these parking restrictions regardless of the date such parking commenced, and shall not be deemed an allowable nonconforming use within the meaning prescribed within the comprehensive development code; provided, however, that these provisions shall not be construed to affect lawful nonconforming uses of the land itself.

(f) Obstruction of sidewalk. Other provisions of this section to the contrary notwithstanding, it shall be unlawful to park or store, cause to be parked or stored, allow to be parked or stored any vehicle, including but not limited to, passenger, recreational or commercial in such a manner that any portion of a public sidewalk is obstructed by any part of the vehicle.

**Corrective Action:** I observed vehicles at this property obstructing the public sidewalk.

Remedy: Ensure vehicles or items are not obstruction the use of the public sidewalk.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

## Agenda Item #29.

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** I observed there to be Junk, Trash and Debris consisting of old vehicle parts including, bumpers, tires, batteries door, ramps and other vehicle parts located at the side of the property and stretching towards the front. Pictures taken.

**Remedy:** All Junk, Trash and Debris must be removed from the property. Any items not removed must be stored in a fully enclosed structure such as a shed or garage.

### **Violation:** COO 11-75 - INOPERATIVE VEHICLES

(a) No person shall knowingly leave any inoperative vehicle on any street, right-of-way, alley or highway within the city. (b) It shall be unlawful for any person to store or keep any inoperable vehicles on any property within the city. (c) Exceptions. (1) Inoperative vehicles, provided that such vehicles are maintained in such a manner that they do not constitute a health, safety, or fire hazard and are contained in a fully enclosed structure. (2) Vehicles stored or kept on the property of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise, provided that any inoperative, dismantled, discarded, wrecked, demolished, or partially demolished vehicles are stored in a fully enclosed structure or in an approved junkyard as provided in the comprehensive development code.

**Corrective Action:** I observed multiple vehicles being repaired on multiple occasions in the front portion of the property not in an enclosed structure. These vehicles are up on jackstands for repair, rebuilding or reconditioning.

**Remedy:** All inoperable vehicles are to be removed from the property or stored in a fully enclosed structure such as a shed or garage.

### **Violation:** COO 11-79 - HOBBY REPAIR WORK

It is unlawful for any person to repair, keep, or work on any inoperative vehicle, unless such hobby is conducted in and totally contained within a fully enclosed structure and conducted in such a manner so as not to create a health, safety, or fire hazard. This shall not apply to minor repair and maintenance activities such as by way of illustration, the changing of oil, sparkplugs, tires, so long as said minor work does not exceed a reasonable length of time, not to exceed 72 hours. Repair of vehicles purchased for repair and resale, or vehicles repaired for any compensation received, shall be considered an auto repair business, not a hobby.

**Corrective Action:** I observed multiple vehicles being repaired multiple occasions in the front portion of the property not in an enclosed structure. These vehicles are up on jackstands for repair, rebuilding or reconditioning.

**Remedy:** All inoperable vehicles are to be removed from the property or stored in a fully enclosed structure such as a shed or garage.

## Agenda Item #29.

This property will be re-inspected on April 15, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation (s).

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING**  
AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER

June 10, 2026

Via Certified US Mail

Case Number: CER-26-00101

Owner Information:

RESICAP FLORIDA OWNERS LLC  
3630 PEACHTREE RD NE STE 1500  
ATLANTA, GA 30326-1598

RE: Property at: 2234 MCMULLEN RD, LARGO, FL 33771

Parcel ID No: 26-29-15-45396-000-0060

Dear Sir or Madam:

You were previously notified the City of Largo Code Enforcement Board issued the Findings of Fact, Conclusions of Law and Order (the "Order") in the above-referenced case on April 30, 2026.

You are receiving this **Notice of Hearing** because public records indicate that you own the above-referenced property. City of Largo Code Enforcement staff conducted a re-inspection of your property and determined the violation(s) identified in the Order were not corrected on or before the date set for compliance. Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m** for a **Second Hearing** to consider the Affidavit of Non-Compliance issued for this case.

Please also be advised the Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. ***Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.*** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, ***you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.***

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regards to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Code Enforcement Manager.

CER-26-00101  
RESICAP FLORIDA OWNERS LLC  
3630 PEACHTREE RD NE STE 1500  
ATLANTA GA 30326-1598

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00101

BEFORE ME, this day, personally appeared, Sue Ciminio, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

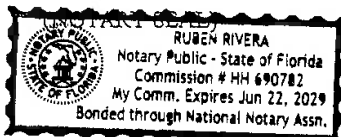
☒ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

Sue Ciminio  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or ☐ online notarization, this 10 day of June, 2026, by Sue Ciminio, who is personally known to me or who has produced \_\_\_\_\_ as identification.



[Signature]  
Signature of Person Taking Acknowledgment

Ruben Rivera  
Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any



9559 0710 5270 2941 6368 02

**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)    |         |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ .74  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$      |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ 5.30 |
| <input type="checkbox"/> Adult Signature Required            | \$      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 6.04 |
| Postage                                                      |         |
| \$                                                           |         |
| Total                                                        |         |
| \$                                                           |         |
| Se                                                           |         |
| St                                                           |         |
| Cl                                                           |         |

CER-26-00101  
RESICAP FLORIDA OWNERS LLC  
3630 PEACHTREE RD NE STE 1500  
ATLANTA GA 30326-1598

**Mailed**  
JUN 10 2026  
Postmark Here  
Community Development

24

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 12/16/2025

**CASE NUMBER:** CER-25-01137

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on December 16, 2025 at the property located at the following address: 1842 DEL ROBLES DR, CLEARWATER, FL 33764 (Parcel ID# 25-29-15-20879-000-0480) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** COO 20-4 - Collection and disposal service offered by other parties.

(a) Prohibited services. It shall be unlawful for any party, other than the city, to engage in the business of collecting, removing, or disposing of household waste, construction and demolition debris, commercial, or industrial waste, unless otherwise authorized by this chapter. This chapter shall not, however, prohibit the actual producers of solid waste, or the owners of premises upon which solid waste has accumulated, from personally collecting, conveying, disposing of, or managing such solid waste, provided such producers or owners comply with the provisions of this chapter and with all other governing laws and ordinances. This chapter shall not be construed to provide for the collecting, conveying, disposing of, or managing of solid waste by contract with other parties.

(b) Permitted services.

(1) Permitted materials. This chapter shall not prohibit a private collector who possesses all applicable federal, state, and local licenses and permits from collecting, conveying, disposing of, or managing the following kinds of solid waste which are not prohibited under subsection (a) of this section:

a. Household hazardous waste.

b. Inflammable and explosive materials.

c. Biohazardous materials.

d. Hazardous waste.

e. Recyclable materials which are not included in household, commercial, or industrial waste, or offered for collection to the city.

(2) Permitted hours of operation. It shall be unlawful for any private collector authorized to provide services under this chapter to collect or transport solid waste within the city between the hours of 7:00 p.m. and 7:00 a.m.

(3) Placement of containers. Subscribers or private collectors authorized to provide services under this chapter shall not place any container or receptacle for solid waste outside of any building or structure without first having obtained permission from the city approving the location of such container.

(c) Exception to prohibited services. The city may honor an existing private refuse contract for existing development which annexes into the city for the remainder of the contract term or for five years from the date of annexation, whichever is shorter, provided that such contract was in effect for at least six months prior to the date of first reading of the annexation ordinance.

(Code 1978, § 7-4; Ord. No. 97-28, § 1, 7-1-1997; Ord. No. 99-37, § 2, 2-2-1999; Ord. No. 2007-02, § 1(7-4), 11-7-2006; Ord. No. 2017-25, § 1, 6-6-2017)

**Corrective Action:** I observed there to be a non-City of Largo dumpster located in the driveway of the property.

Remedy: Have the dumpster removed ASAP and call the City of Largo for a permitted container.

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

## Agenda Item #32.

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** I observed there to be concrete working being done unpermitted. I also observed there to be a non-City of Largo roll off container in the driveway of the property.

Remedy: Have a Licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary Permits for work being done. All Permits are to cover the full scope of work being done. All permits are to be applied for, and finalized by a City of Largo Building Inspector.

This property will be re-inspected on January 30, 2026 to check for compliance with the above violation (s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation (s).

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING**  
AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER

June 10, 2026

Via Certified US Mail

Case Number: CER-25-01137

Owner Information:

JAXON SHARP  
JACOB HANSEN  
6643 W ROSARITA CT  
HERRIMAN, UT 84096

RE: Property at: 1842 DEL ROBLES DR, CLEARWATER, FL 33764

Parcel ID No: 25-29-15-20879-000-0480

Dear Sir or Madam:

You were previously notified the City of Largo Code Enforcement Board issued the Findings of Fact, Conclusions of Law and Order (the "Order") in the above-referenced case on May 28, 2026.

You are receiving this **Notice of Hearing** because public records indicate that you own the above-referenced property. City of Largo Code Enforcement staff conducted a re-inspection of your property and determined the violation(s) identified in the Order were not corrected on or before the date set for compliance. Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case.

Please also be advised the Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. ***Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.*** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, ***you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.***

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regards to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Code Enforcement Manager.

CER-25-01137  
JAXON SHARP/ JACOB HANSEN  
6643 W ROSARITA CT  
HERRIMAN UT 84096-1699

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-25-01137

BEFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 1842 Del Palles Dr Clearwater, FL 33764 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

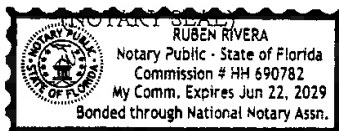
☒ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

Sue Cimmino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or ☐ online notarization, this 16 day of June, 2026, by Sue Cimmino, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Signature of Person Taking Acknowledgment

Ruben Rivera  
Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 2941 6367 89

**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 fees as appropriate)   |         |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 0.74 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 5.30 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$      |
| <input type="checkbox"/> Adult Signature Required            | \$      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 6.04 |
| Postage                                                      | \$      |
| Total                                                        | \$      |

**MAILED**

**JUN 10 2026**

Postmark Here

Community Development

214

CER-25-01137  
JAXON SHARP/ JACOB HANSEN  
6643 W ROSARITA CT  
HERRIMAN UT 84096-1699

Sent  
Street  
City

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 01/15/2026

**CASE NUMBER:** CE-25-00020

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on January 15, 2026 at the property located at the following address: 9198 ULMERTON RD, LARGO, FL 33771 (Parcel ID# 11-30-15-70524-100-0400) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** It was observed that openings in fire rated walls were created without the use of a Permit.

Please contact or have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary After the Fact Permits for work completed. All Permits are to cover the full scope of work. All Permits must be applied for and submitted by the City of Largo and Inspected by a City of Largo Building Inspector.

This property will be re-inspected on February 25, 2026 to check for compliance with the above violation (s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation (s).

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING**  
AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER

June 10, 2026

Via Certified US Mail

Case Number: CE-25-00020

Owner Information:

IBR HOLDINGS LLC  
7262 SAWGRASS POINT DR  
PINELLAS PARK, FL 33782

RE: Property at: 9190 ULMERTON RD, LARGO, FL 33771

Parcel ID No: 11-30-15-70524-100-0400

Dear Sir or Madam:

You were previously notified the City of Largo Code Enforcement Board issued the Findings of Fact, Conclusions of Law and Order (the "Order") in the above-referenced case on April 30, 2026.

You are receiving this **Notice of Hearing** because public records indicate that you own the above-referenced property. City of Largo Code Enforcement staff conducted a re-inspection of your property and determined the violation(s) identified in the Order were not corrected on or before the date set for compliance. Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m** for a **Second Hearing** to consider the Affidavit of Non-Compliance issued for this case.

Please also be advised the Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. ***Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.*** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, ***you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.***

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regards to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Code Enforcement Manager.



CE-25-00020  
IBR HOLDINGS LLC  
7262 SAWGRASS POINT DR N  
PINELLAS PARK, FL 33782-4202

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CE-25-00020

BEFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 9190 Ulmerton Rd Largo, FL 33771 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

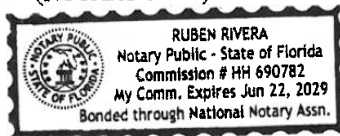
FURTHER AFFIANT SAYETH NAUGHT.

Sue Cimmino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by Sue Cimmino, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Signature of Person Taking Acknowledgment

Ruben Rivera  
Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 2941 6367 72

| U.S. Postal Service™                                                                             |                              |
|--------------------------------------------------------------------------------------------------|------------------------------|
| CERTIFIED MAIL® RECEIPT                                                                          |                              |
| Domestic Mail Only                                                                               |                              |
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®. |                              |
| OFFICIAL US                                                                                      |                              |
| Certified Mail Fee                                                                               | \$                           |
| Extra Services & Fees (check box, add fee as appropriate)                                        |                              |
| <input type="checkbox"/> Return Receipt (hardcopy)                                               | \$ .74                       |
| <input type="checkbox"/> Return Receipt (electronic)                                             | \$                           |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                      | \$ 5.30                      |
| <input type="checkbox"/> Adult Signature Required                                                | \$                           |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                     | \$ 6.00                      |
| Postage                                                                                          | \$                           |
| Tot                                                                                              | CE-25-00020                  |
| Ser                                                                                              | IBR HOLDINGS LLC             |
| St/te                                                                                            | 7262 SAWGRASS POINT DR N     |
| City                                                                                             | PINELLAS PARK, FL 33782-4202 |
| PS Form 3800, January 2023 PSN 7530-08-000-9047 See Reverse for Instructions                     |                              |

Mailed JUN 1 0 2026 Postmark Here Community Development 24X



201 Highland Ave NE  
PO Box 296  
Largo, FL 33779  
LARGO FLORIDA

**CODE ENFORCEMENT BOARD  
FINE REDUCTION REQUEST or CITY LEGAL REVIEW**

Complete all sections of this application for legal review process and/or CEB fine reduction request hearing.

Code Case Number: CER-24-01234 Total Fine Amount: \$ \$235,188.00

Address of Violation: 1864 Paradise Ln, Clearwater, FL 33756

Name of Current Property Owner: VALUE VISION HOMES LLC

Address of Current Property Owner: 14607 Brentwood Lane, Tampa FL 33634

Email Address of Current Property Owner: lazarosantana88@gmail.com

Phone Number including Area Code of Current Property Owner: +1 (813) 410-1543

Name of Individual & Relationship to Owner Completing this form: MAYLAN MORFA OROZCO - Project Coordinator

Your Company's Name: SUPLEMEX USA LLC

Your Company's Complete Address: 16309 1ST ST E. REDINGTON BEACH, FL 33708

Your Email Address: mmorfa1307@gmail.com Phone No.: 727-851-0642 EXT

List of the Violations: 1. CDC 18.2.5.C – Exterior Structure (General)  
2. 2023 FBC Section 105 Adopted in CDC 18.1.1.A – 2023 Florida Building Code Section 105 Building Without Permits  
as Adopted by Reference in CDC 18.1.1.A

Reason the violation was not in compliance by the date given by the Code Board: I began the corrective process with the best intention of bringing the property into compliance as quickly as possible, following the issuance of the Stop Work Order on November 21, 2024 and prior to the compliance date established by the Code Board for February 3, 2025. As part of that effort, I hired professionals and submitted after-the-fact permit

REPAIR-25-000005 to the City on January 9, 2025.

However, due to the nature of the project, the process required preparation of plans, multiple technical reviews, professional coordination, and engineering verification, which took longer than expected. The permit was ultimately issued on August 19, 2025. was ultimately issued on August 19, 2025.

During the process, difficulties also arose with coordination and follow-up related to the management extended the time necessary to achieve final compliance.

Despite this, I continued working actively to correct the situation, including changing contractors, coordinating inspections, and providing additional documentation, until full compliance and final permit closure were achieved on May 22, 2026.

Reason for this Request: I respectfully request consideration for a reduction of the accumulated fine. Prior to the compliance date established by the Code Board for February 3, 2025, I began the corrective process, including hiring professionals and submitting the required after-the-fact permit to the City. The process was extended due to coordination and follow-up issues related to the management of the permit and the contractor initially involved in the project.

During a substantial portion of the process, no additional work was performed on the property while the permit remained under review and pending issuance. Once the contractor was replaced and management of the project was reorganized, the process moved quickly toward final inspections and permit closure.

I respectfully ask that consideration be given to the good faith demonstrated throughout the process, the fact that the corrective process was initiated prior to the compliance date established by the Code Board, and that I continued working actively to resolve the violations until full compliance and final permit closure were achieved.

Signature of Current Property Owner:  Date: 6/3/26

\*\*\*\*\* SUBMIT ADDITIONAL FORS TO SUPPORT THIS REQUEST \*\*\*\*\*



YOUR COMMUNITY OF CHOICE  
*Naturally*

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 12/12/2024

**CASE NUMBER:** CER-24-01234

**CODE ENFORCEMENT OFFICER:** Antonio Costeira

A Code Enforcement Officer performed a field inspection on December 12, 2024 at the property located at the following address: 1864 PARADISE LN, CLEARWATER, FL 33756 (Parcel ID# 26-29-15-57726-000-0380) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.5.C - EXTERIOR STRUCTURE (GENERAL)

C. Exterior structure The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**Corrective Action:** The garage door at this property is in disrepair and is improperly secured. The homeowner, through the use of a licensed contractor must repair or replace the garage door. if the garage door is to be replaced, a permit will be required.

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** Additional living space has been added to the property, the interior of the property is being remodeled to include electrical and plumbing, a new A/C unit has been installed. structural components of the roof soffit have been replaced /repaired, the support beams at the front porch have been replaced, the windows have been replaced, and a new sliding door has been installed. No permits applied for or issued for the work completed at the property.

The homeowner, through the use of a licensed contractor, must obtain the proper permits for all the work completed at the property to include any future work that may be required in order to bring the property into compliance.

This property will be re-inspected on December 23, 2024 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Antonio Costeira at 201 Highland Ave, Largo, Florida 33770; Telephone: (727)439-8490; Email: [acosteira@largo.com](mailto:acosteira@largo.com) if you have any questions about these violation (s).

**AFFIDAVIT OF NON-COMPLIANCE**

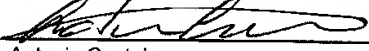
STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared Antonio Costeira, who, being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. That I am employed as a Community Standards Division of the City of Largo, Florida.
3. That I am familiar with Community Standards Case No. CER-24-01234 / VALUE VISION HOMES LLC in which violations of City code were identified on the property located at 1864 PARADISE LN, CLEARWATER, FL 33756 also described as 26-29-15-57726-000-0380 (hereinafter the "Property").
4. That on February 4, 2025, I inspected the Property to determine whether compliance with Sections CDC 18.2.5.C, 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A had been achieved on or before as ordered by the City of Largo Code Enforcement Board.
5. That upon re-inspection of the Property on February 4, 2025, I determined it was not in compliance with Sections CDC 18.2.5.C, 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A as ordered.

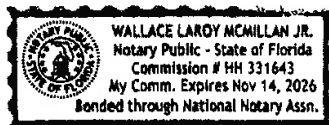
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FURTHER AFFIANT SAYETH NAUGHT.

  
Antonio Costeira

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of FEBRUARY, 2025, by ANTONIO COSTEIRA, as Code Enforcement Officer for the City of Largo, who is personally known to me or who has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Signature of person taking acknowledgment  
WALLACE L. McMILLAN JR.  
\_\_\_\_\_  
Name typed, printed or stamped  
\_\_\_\_\_  
Title or rank  
\_\_\_\_\_  
Serial number, if any

**AFFIDAVIT OF COMPLIANCE**

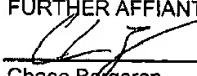
STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared Chase Bergeron, who, being first duly sworn, deposes and says:

1. I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Largo, Florida.
3. That I am familiar with Community Standards Case No. **CER-24-01234 / VALUE VISION HOMES LLC** in which violations of City code were identified on the property located at **1864 PARADISE LN, CLEARWATER, FL 33756** also described as **26-29-15-57726-000-0380** (hereinafter the "Property").
4. That upon re-inspection of the Property on **May 22, 2026** I determined it to be in compliance.

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

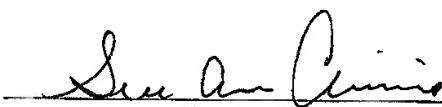
FURTHER AFFIANT SAYETH NAUGHT.

  
Chase Bergeron

STATE OF FLORIDA  
COUNTY OF PINELLAS

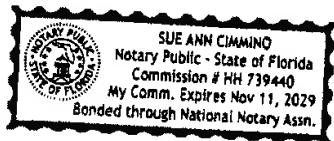
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of May, 2026, by Chase Bergeron, as Community Standards Officer for the City of Largo, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

  
Notary Public - Signature  
Sue Ann Cimmino  
Name typed, printed or stamped

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any





Mike Twitty, MAI, CFA  
Pinellas County Property Appraiser

Parcel Summary  
(as of 12-Jun-2026)

Parcel Number  
**26-29-15-57726-000-0380**

- Owner Name  
**VALUE VISION HOMES LLC**
- Property Use  
**0110 Single Family Home**
- Site Address  
**1864 PARADISE LN  
LARGO, FL 33756**
- Mailing Address  
**5001 W SLIGH AVE  
TAMPA, FL 33634**
- Legal Description  
**MIDWAY ACRES LOT 38**
- Current Tax District  
**LARGO (LA)**
- Year Built  
**1967**

| Living SF    | Gross SF     | Living Units | Buildings |
|--------------|--------------|--------------|-----------|
| <b>1,561</b> | <b>2,061</b> | <b>1</b>     | <b>1</b>  |



Exemptions

## Agenda Item #33.

| Year | Homestead | Use % | Status | Property Exemptions & Classifications                                                                                                                                               |
|------|-----------|-------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2027 | No        | 0%    |        | No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here). |
| 2026 | No        | 0%    |        |                                                                                                                                                                                     |
| 2025 | No        | 0%    |        |                                                                                                                                                                                     |

### Miscellaneous Parcel Info

| Last Recorded Deed | Sales Comparison | Census Tract           | Evacuation Zone          | Flood Zone                        | Elevation Certificate        | Zoning     | Plat Bk/Pg |
|--------------------|------------------|------------------------|--------------------------|-----------------------------------|------------------------------|------------|------------|
| 22979/1524         | \$293,000        | <a href="#">255.10</a> | <a href="#">NON EVAC</a> | <a href="#">Current FEMA Maps</a> | <a href="#">Check for EC</a> | Zoning Map | 61/95      |

### 2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2025 | \$246,688         | \$246,688              | \$246,688            | \$246,688            | \$246,688               |

### Value History

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|---------------------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2024 | Y                   | \$236,812         | \$100,800              | \$50,800             | \$75,800             | \$50,800                |
| 2023 | Y                   | \$260,234         | \$97,864               | \$47,864             | \$72,864             | \$47,864                |
| 2022 | Y                   | \$224,813         | \$95,014               | \$45,014             | \$70,014             | \$45,014                |
| 2021 | Y                   | \$178,121         | \$92,247               | \$42,247             | \$67,247             | \$42,247                |
| 2020 | Y                   | \$186,937         | \$90,973               | \$40,973             | \$65,973             | \$40,973                |

### 2025 Tax Information



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 [Tax Estimator](#) to estimate taxes under new ownership.

| Tax Bill                           | 2025 Millage Rate | Tax District |
|------------------------------------|-------------------|--------------|
| <a href="#">View 2025 Tax Bill</a> | 18.9872           | (LA)         |

### Sales History

| Sale Date   | Price     | Qualified / Unqualified | Vacant / Improved | Grantor            | Grantee                | Book / Page |
|-------------|-----------|-------------------------|-------------------|--------------------|------------------------|-------------|
| 07-Nov-2024 | \$210,000 | <a href="#">U</a>       | I                 | HAMMOCK JAMES E SR | VALUE VISION HOMES LLC | 22979/1524  |
| 30-Dec-2008 | \$100     | <a href="#">U</a>       | I                 | HAMMOCK JAMES E SR | HAMMOCK, JAMES E SR    | 16464/0937  |
| 18-Jul-1988 | \$28,100  | <a href="#">Q</a>       |                   |                    |                        | 06791/0535  |
| 31-Oct-1983 | \$60,000  | <a href="#">Q</a>       |                   |                    |                        | 05622/2132  |

### 2025 Land Information

Land Area:  $\cong$  7,510 sf |  $\cong$  0.17 acres

Frontage and/or View: None

Seawall: No

| Property Use  | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---------------|-----------------|------------|-------|--------|-------------------|----------------|
| Single Family | 75x100          | \$1,800    | 75.00 | FF     | .9900             | \$133,650      |

### 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements                   | Sub Area    | Living Area SF | Gross Area SF |
|---------------------------------------|-------------|----------------|---------------|
| Foundation: Continuous Footing Poured | Base (BAS): | 1,001          | 1,001         |



## Agenda Item #33.

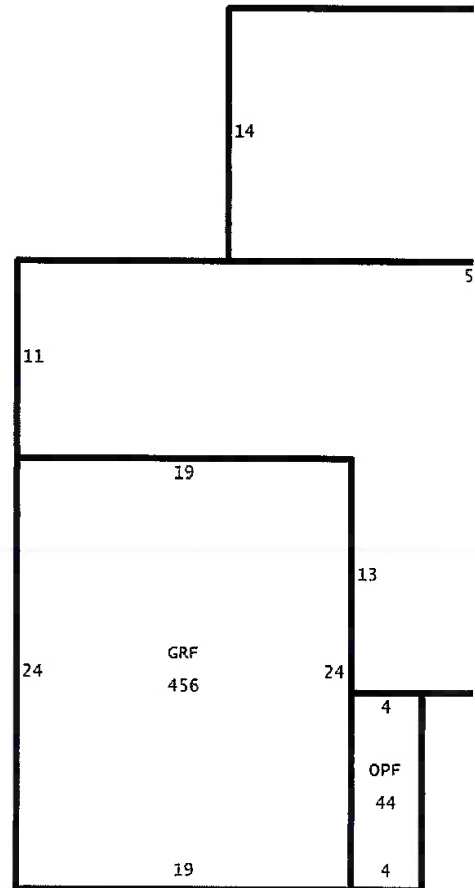
### Structural Elements

Floor System: Slab On Grade  
 Exterior Walls: Cb Stucco/Cb Reclad  
 Unit Stories: 1  
 Living Units: 1  
 Roof Frame: Gable Or Hip  
 Roof Cover: Concrete Tile/Metal  
 Year Built: 1967  
 Building Type: Single Family  
 Quality: Average  
 Floor Finish: Carpet/ Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Heating: Central Duct  
 Cooling: Cooling (Central)  
 Fixtures: 6  
 Effective Age: 47

### Sub Area

Living Area SF Gross Area SF

Base Semi-finished (BSF): 560 560  
 Garage (GRF): 0 456  
 Open Porch (OPF): 0 44  
**Total Area SF: 1,561 2,061**



### 2025 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|-------------|------------|-------|--------------------|-------------------|------|
| FIREPLACE   | \$5,500.00 | 1     | \$5,500            | \$2,970           | 2000 |

### Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

| Permit Number                    | Description               | Issue Date | Estimated Value |
|----------------------------------|---------------------------|------------|-----------------|
| <a href="#">REPAIR-25-000005</a> | DAMAGE FIRE/FLOOD/VEHICLE | 08/19/2025 | \$76,800        |
| <a href="#">BCP1909-0291</a>     | ROOF                      | 09/16/2019 | \$300           |



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

**Detail by Entity Name**

Florida Limited Liability Company  
VALUE VISION HOMES LLC

Filing Information

**Document Number** L24000466781  
**FEI/EIN Number** 33-1814129  
**Date Filed** 11/04/2024  
**Effective Date** 11/03/2024  
**State** FL  
**Status** ACTIVE

Principal Address

9410 N VALLE DR  
TAMPA, FL 33612

Mailing Address

9410 N VALLE DR  
TAMPA, FL 33612

Registered Agent Name & Address

SANTANA, LAZARO  
9410 N VALLE DR  
TAMPA, FL 33612

Authorized Person(s) Detail

**Name & Address**

Title MGRM

SANTANA, LAZARO  
9410 N VALLE DR  
TAMPA, FL 33612

Title MGR

OCAMPO, MADYURY  
9410 N VALLE DR  
TAMPA, FL 33612

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
|-------------|------------|

Agenda Item #33.

|                                                         |                                          |
|---------------------------------------------------------|------------------------------------------|
| 2025                                                    | 03/31/2025                               |
| 2026                                                    | 04/30/2026                               |
| <b>Document Images</b>                                  |                                          |
| <a href="#">04/30/2026 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/31/2025 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">11/04/2024 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

Florida Department of State, Division of Corporations

**CHRONOLOGY OF CORRECTIVE PROCESS**

- 11/21/2024 – Stop Work Order issued by the City of Largo
- 12/12/2024 – Notice of Violation issued
- 01/09/2025 – After-the-fact permit REPAIR-25-000005 submitted to the City
- 01/30/2025 – First Code Enforcement Board Hearing
- 02/03/2025 – Compliance date established by the Code Board
- 02/04/2025 – Accruing fines began
- 02/27/2025 – Second Code Enforcement Board Hearing
- 08/19/2025 – Permit REPAIR-25-000005 issued by the City
- 02/12/2026 – Engineering verification completed
- 04/01/2026 – Contractor changed and project management reorganized
- 05/22/2026 – Final inspections completed and permit finalized and full compliance achieved

EXHIBIT A

Stop Work Order — 11/21/2024

CEP-24-01234

 COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION  
201 Highland Avenue  
Largo, FL 33770  
Phone: (727) 586-7486  
FAX: (727) 587-6762

**STOP WORK ORDER**

LOCATION: 1864 PARADISE LN. PLANNETON DATE: 11-21-2024

CONTRACTOR: \_\_\_\_\_

This Building/Site has been inspected and the

|                                                                   |                                            |                                                |                                                |
|-------------------------------------------------------------------|--------------------------------------------|------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Aluminum Const.                          | <input type="checkbox"/> Mobile Home Inst. | <input type="checkbox"/> Site Work             | <input checked="" type="checkbox"/> Structural |
| <input checked="" type="checkbox"/> Electrical                    | <input type="checkbox"/> Gas System        | <input checked="" type="checkbox"/> Mechanical | <input type="checkbox"/> Plumbing              |
| <input type="checkbox"/> Other: <u>REMODEL AND ROOF STRUCTURE</u> |                                            |                                                |                                                |

**IS NOT ACCEPTABLE**

Please correct as noted below within 72 hours before any other work is done.

Action required: OBTAIN PROPER PERMITS

☒ ATF PERMIT CODE OFFICER A. POSTERA  
Inspector - by order of the Building Official

☐ ADMINISTRATIVE STOP WORK

**DO NOT REMOVE THIS NOTICE**

Tony Costello  
Code Officer

EXHIBIT B

Notice of Violation — 12/12/2024

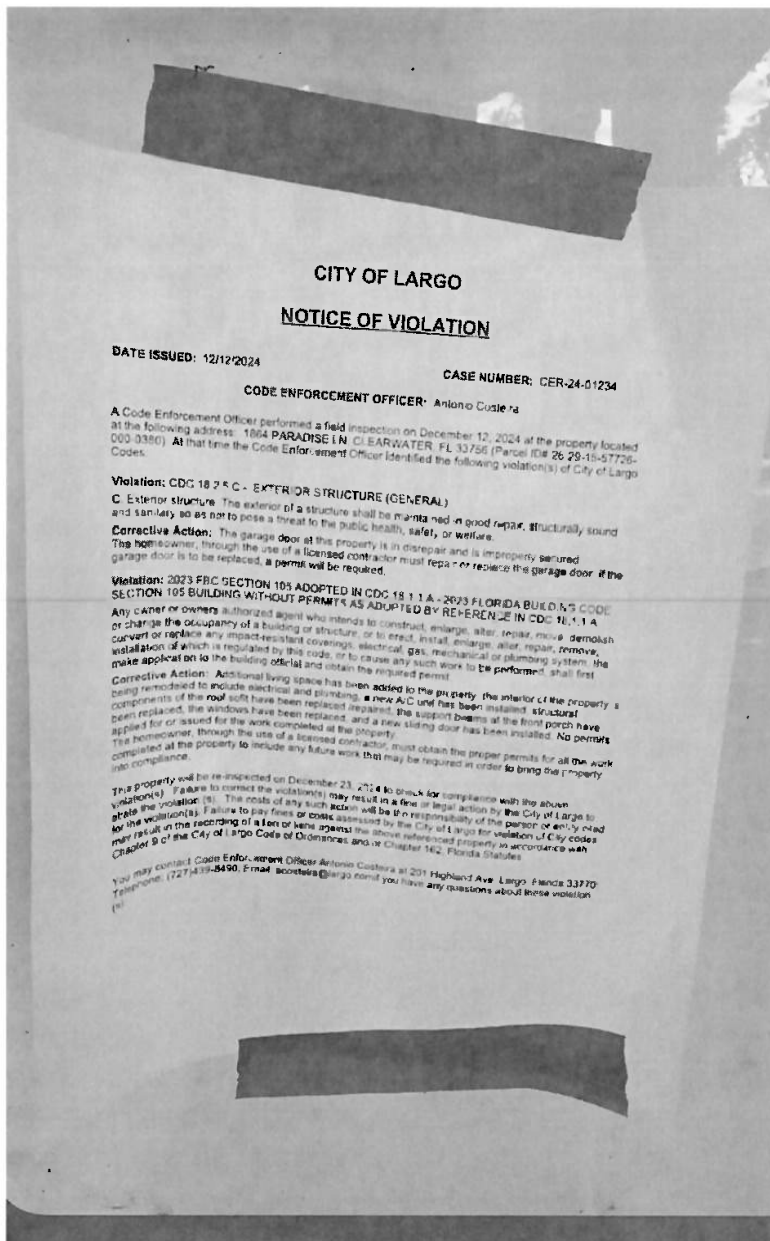


EXHIBIT C

After-the-Fact Permit Submission / Confirm Application Complete — 01/09/2025

Permit Number: REPAIR-25-000005

Permit Details | Tab Elements | Main Menu

|               |                                                                                                                                                                                                                                                   |              |             |                 |            |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-----------------|------------|
| Type:         | Residential Repair Permit                                                                                                                                                                                                                         | Status:      | Final       | Project Name:   |            |
| Applied Date: | 01/09/2025                                                                                                                                                                                                                                        | Issue Date:  | 08/19/2025  |                 |            |
| District:     | City of Largo                                                                                                                                                                                                                                     | Assigned To: |             | Expire Date:    | 11/18/2026 |
| Square Feet:  | 1,826.00                                                                                                                                                                                                                                          | Valuation:   | \$76,800.00 | Finalized Date: | 05/22/2026 |
| Description:  | Replace all windows and door and existing roof after storm damages, and cosmetic repair of floors kitchen and base boards. Convert storage room in a master bedroom. Rewire the house to bring the house to code and replace existing AC Unit and |              |             |                 |            |

- Summary
- Locations
- Fees
- Reviews
- Inspections
- Attachments
- Contacts
- Sub-Records
- Holds
- More Info



EXHIBIT D

Permit Review History / Resubmittals

Permit Number: REPAIR-25-000005

Permit Details | Tab Elements | Main Menu

|               |                                                                                                                                                                                                                                                    |              |             |                 |            |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-----------------|------------|
| Type:         | Residential Repair Permit                                                                                                                                                                                                                          | Status:      | Final       | Project Name:   |            |
| Applied Date: | 01/09/2025                                                                                                                                                                                                                                         | Issue Date:  | 08/19/2025  |                 |            |
| District:     | City of Largo                                                                                                                                                                                                                                      | Assigned To: |             | Expire Date:    | 11/18/2026 |
| Square Feet:  | 1,825.00                                                                                                                                                                                                                                           | Valuation:   | \$76,800.00 | Finalized Date: | 05/22/2026 |
| Description:  | Replace all windows and door and existing roof after storm damages, and cosmetic repair of floors kitchen and base boards .Convert storage room in a master bedroom. Re wire the house to bring the house to code and replace existing AC Unit and |              |             |                 |            |

- Summary
- Locations
- Fees
- Reviews
- Inspections
- Attachments
- Comments
- Sub Records
- Holds
- More Info

|                                                                    |               |            |                |
|--------------------------------------------------------------------|---------------|------------|----------------|
| Ready Review                                                       |               |            |                |
| Submittal Status                                                   | Resolved Date | Due Date   | Completed Date |
| Approved                                                           | 08/19/2025    | 08/20/2025 | 08/19/2025     |
| 🕒 Ready Review • Approved • Meetoo Hannah • Completed : 08/19/2025 |               |            |                |

|                             |               |            |                |
|-----------------------------|---------------|------------|----------------|
| Ready Review                |               |            |                |
| Submittal Status            | Resolved Date | Due Date   | Completed Date |
| Customer Attention Required | 08/18/2025    | 08/19/2025 | 08/18/2025     |

|                                |               |            |                |
|--------------------------------|---------------|------------|----------------|
| Reviews - Repair - Residential |               |            |                |
| Submittal Status               | Resolved Date | Due Date   | Completed Date |
| Approved                       | 08/15/2025    | 08/22/2025 | 08/18/2025     |

|                                |               |            |                |
|--------------------------------|---------------|------------|----------------|
| Reviews - Repair - Residential |               |            |                |
| Submittal Status               | Resolved Date | Due Date   | Completed Date |
| Customer Attention Required    | 07/24/2025    | 07/31/2025 | 08/07/2025     |

|                                |               |            |                |
|--------------------------------|---------------|------------|----------------|
| Reviews - Repair - Residential |               |            |                |
| Submittal Status               | Resolved Date | Due Date   | Completed Date |
| Customer Attention Required    | 04/30/2025    | 05/07/2025 | 05/09/2025     |

|                                |               |            |                |
|--------------------------------|---------------|------------|----------------|
| Reviews - Repair - Residential |               |            |                |
| Submittal Status               | Resolved Date | Due Date   | Completed Date |
| Customer Attention Required    | 03/04/2025    | 03/05/2025 | 03/07/2025     |

|                                |               |            |                |
|--------------------------------|---------------|------------|----------------|
| Reviews - Repair - Residential |               |            |                |
| Submittal Status               | Resolved Date | Due Date   | Completed Date |
| Customer Attention Required    | 01/09/2025    | 01/24/2025 | 01/31/2025     |



EXHIBIT E

Permit REPAIR-25-000005 Issued — 08/19/2025

Permit Number: REPAIR-25-000005

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

|               |                                                                                                                                                                                                                                                    |              |             |                 |            |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-----------------|------------|
| Type:         | Residential Repair Permit                                                                                                                                                                                                                          | Status:      | Final       | Project Name:   |            |
| Applied Date: | 01/09/2025                                                                                                                                                                                                                                         | Issue Date:  | 08/19/2025  |                 |            |
| District:     | City of Largo                                                                                                                                                                                                                                      | Assigned To: |             | Expire Date:    | 11/18/2026 |
| Square Feet:  | 1,826.00                                                                                                                                                                                                                                           | Valuation:   | \$76,800.00 | Finalized Date: | 05/22/2026 |
| Description:  | Replace all windows and door and existing roof after storm damages, and cosmetic repair of floors kitchen and base boards .Convert storage room in a master bedroom. Re wire the house to bring the house to code and replace existing AC Unit and |              |             |                 |            |

EXHIBIT F

Engineering Verification Completed — 02/12/2026

PAG 1

DMD & Company, LLC  
Structural Engineers  
5510 Roosevelt Blvd.  
Clearwater, FL 33760  
Phone: (727) 657-0773  
CA No. 37029  
[www.dmd-company.com](http://www.dmd-company.com)



February 12, 2026

RE: After-the-Fact Permit Verification  
Project Address: 1864 Paradise Ln, Clearwater, FL 33756

To Whom It May Concern:

This letter serves as a formal certification regarding the after-the-fact construction performed at the above referenced property.

The project included the following work completed without prior permit approval:

1. Construction of new Master Bedroom addition
2. Replacement of roof system (reroof)
3. Installation of new exterior doors and windows
4. Installation of new air conditioning system and associated ductwork

After-the-Fact (AFT) construction documents for the above scope were prepared by DMD & Company, LLC and signed and sealed by Daniel Diaz, P.E., dated April 25, 2025.

On February 12, 2026, a site inspection was conducted by DMD & Company to evaluate the completed construction. The inspection included observation of structural framing components, review of accessible mechanical, electrical, and plumbing systems, selective removal of finishes where necessary, and review of construction photographs for previously concealed work.

Based upon our inspection and professional evaluation, it is our opinion that the work was completed in substantial conformance with the prepared construction documents and complies with the Florida Building Code, 8th Edition (2023), Residential.

Accordingly, we certify that the previously missed inspections may be considered satisfactory and approved as follows:

- Building Framing – PASS
- Building Vertical Dry-In and Soffit – PASS
- Building Exterior Wall Covering – PASS
- Building Final – PASS
- Electrical Rough – PASS
- Electrical Final – PASS

PAG 2

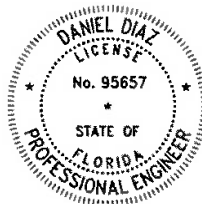
- Mechanical Rough – PASS
- Mechanical Final – PASS
- Plumbing Rough – PASS
- Plumbing Final – PASS

Please feel free to contact our office should additional information or clarification be required.

Respectfully submitted,

DMD & Company, LLC

Daniel Diaz, P.E.  
President & Principal Engineer  
[daniel.diaz@dmd-company.com](mailto:daniel.diaz@dmd-company.com)  
(727) 657-0773



Daniel Diaz

EXHIBIT G

Contractor Change / Project Reorganization — 04/01/2026



Community Development Department  
Building Division | 727-586-7458

Requested Change of Contractor

Permit Number: REPAIR-25-000005  
Address: 1864 PARADISE LN LARGO, FL 33756

I, LACROSBY, Manager, Value Vision Homes, LLC (Property Owner), have terminated my construction contract with BROTHERS DIAZ CONSTRUCTIONS LLC (Daniel Sheppard)  
License number: COC1528757 Effective: 04/01/2026

I hereby request that my new Contractor GEO GENERAL CONTRACTOR INC.  
License number: COC1528757 be approved to take over this permit on my property, and will assume the responsibility for the entire project.

I have notified the current Contractor with a certified letter of the termination of my contract prior to the new Contractor taking over this permit. Attached is a copy of the notified mail receipt and termination letter for record. 1 (Initial)

[Signature] Signature of Property Owner  
Lazaro Santana Printed Name of Property Owner

STATE OF FLORIDA  
COUNTY OF PINELLAS  
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of APRIL, 2026, by Daniel Sheppard as identification and who did or did not take an oath.

Seal Notary Signature: [Signature]

**CHRISTOPHER ADRIEN**  
Notary Public  
State of Florida  
License No. 10176442  
Expires 12/31/2029

PO Box 296 | Largo, FL 33779 | Largo.com

Date: April 1, 2026

To:  
BROTHERS DIAZ CONSTRUCTIONS, LLC  
5606 N Habana Ave  
Tampa, FL 33614

Subject: Notice of Contract Termination – Permit REPAIR-25-000005

To Whom It May Concern,

This letter serves as formal notice that your services as contractor for the property located at 1864 Paradise Ln, Largo, FL 33756, under permit REPAIR-25-000005, are terminated effective April 1, 2026.

No further work is requested or authorized for this project. This notice is being issued to proceed with a change of contractor with the City of Largo.

Please confirm receipt of this notice.

Sincerely,

Lazaro Santana  
Manager, Value Vision Homes LLC

[Signature] 4/1/26



**EXHIBIT H**

**Permit Finalized / Full Compliance Achieved — 05/22/2026**

City of Largo

**CERTIFICATE OF COMPLETION**

PERMIT NO.: REPAIR-25-000005

STATUS: FINAL

OWNER: VALUE VISION HOMES LLC

This Certificate is issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the above code and various ordinances of the City of Largo regulating building construction or use.

JOB DESCRIPTION: Replace all windows and door and existing roof after storm damages, and cosmetic repair of floors kitchen and base boards .Convert storage room in a master bedroom. Re wire the house to bring the house to code and replace existing AC Unit and

DATE OF FINAL INSPECTION: 05/22/2026 BUILDING OFFICIAL: Robert Hatton

ADDRESS: 1864 PARADISE LN  
CLEARWATER, FL 33756

ISSUED DATE: 08/19/2025

FLORIDA BUILDING CODE EDITION:

NOTE:

This Certificate is issued to the above named, for the building at the above named location only upon the express provision that the applicant will abide by and comply with all the conditions for the Zoning Ordinances and all Ordinances of Building Codes of the City of Largo.

For buildings and structures in special flood hazard areas documentation of the As-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction.

This certificate is proof the work under the above permit has been completed and does not grant authority to occupy a building, such as shell building, prior to the issuance of a Certificate of Occupancy.

Any change in use will require a new Certificate of Occupancy.

*Robert Hatton*

\_\_\_\_\_  
Building Official

## CITY OF LARGO

### AMENDED

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/12/2026

**CASE NUMBER:** CER-26-00302

**CODE ENFORCEMENT OFFICER:** Ruben Rivera

A Code Enforcement Officer performed a field inspection on May 12, 2026 at the property located at the following address: 2098 SEMINOLE BLVD, LARGO, FL 33778 (Parcel ID# 03-30-15-10420-001-0010) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 12.6.2 - PROHIBITED SIGNS

Unless specifically authorized in this Chapter or other chapters of the CDC, examples of prohibited signs include, but are not limited to the following:

- A. Illegal signs including signs: constructed, erected, altered, repaired, replaced, or relocated without approval of a permit (if required); erected in non-compliance with the CDC as it existed at the time the sign was erected or altered; not specifically exempt or allowed; or that violate any provision in this Chapter;
- B. Abandoned or damaged signs, as defined in Section 20.1.S, with exceptions noted under Section 12.7.2;
- C. Pole signs are prohibited except the following: legal nonconforming pole signs regulated under Section 12.7; permitted on properties with frontage along US Highway 19 in accordance with Section 12.9.5; or exempt as outlined under Section 12.3.2 or Section 12.10.2;
- D. Signs on vehicles and trailers when the vehicle or trailer is used as an advertising platform and such signs project from the vehicle or trailer or a vehicle or trailer is used as a sign or as the base for a sign (see Figure 12-1). Exempt vehicle signs are outlined under Section 12.3.2.F;
- E. Billboards, except as allowed by Section 12.9.6;
- F. Flag signs (including feather flag signs), pennants, banners, searchlights, twirling signs, balloon or inflatable signs, except as allowed under sections 12.9.7 and 12.10.2;
- G. Portable signs, including portable "A" frame signs or similar portable signs, except as exempt from permits under Section 12.10.2 or as allowed to be permitted under sections 12.9.7 and 12.13.3;
- H. Bench signs; and,
- I. Signs used as fencing.

**Corrective Action:** There are three snipe signs, a feather flag, and balloons placed at the front of the property, on Seminole Blvd, in the right of way.

**Remedy:** Please remove all signs from the right of way. Only allowable signs are two snipe signs (portable signs) per property, and only on property, not the right of way. Feather flags and balloons are prohibited within the city unless with permit for special event or grand opening, and for a limited time per permit.

This property will be re-inspected on May 26, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Ruben Rivera at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8481; Email: [rurivera@largo.com](mailto:rurivera@largo.com) if you have any questions about these violation (s).

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 04/08/2026

**CASE NUMBER:** CER-26-00302

**CODE ENFORCEMENT OFFICER:** Ruben Rivera

A Code Enforcement Officer performed a field inspection on April 8, 2026 at the property located at the following address: 2098 SEMINOLE BLVD, LARGO, FL 33778 (Parcel ID# 03-30-15-10420-001-0010). At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 12.6.2 - PROHIBITED SIGNS

Unless specifically authorized in this Chapter or other chapters of the CDC, examples of prohibited signs include, but are not limited to the following:

- A. Illegal signs including signs: constructed, erected, altered, repaired, replaced, or relocated without approval of a permit (if required); erected in non-compliance with the CDC as it existed at the time the sign was erected or altered; not specifically exempt or allowed; or that violate any provision in this Chapter;
- B. Abandoned or damaged signs, as defined in Section 20.1.S, with exceptions noted under Section 12.7.2;
- C. Pole signs are prohibited except the following: legal nonconforming pole signs regulated under Section 12.7; permitted on properties with frontage along US Highway 19 in accordance with Section 12.9.5; or exempt as outlined under Section 12.3.2 or Section 12.10.2;
- D. Signs on vehicles and trailers when the vehicle or trailer is used as an advertising platform and such signs project from the vehicle or trailer or a vehicle or trailer is used as a sign or as the base for a sign (see Figure 12-1). Exempt vehicle signs are outlined under Section 12.3.2.F;
- E. Billboards, except as allowed by Section 12.9.6;
- F. Flag signs (including feather flag signs), pennants, banners, searchlights, twirling signs, balloon or inflatable signs, except as allowed under sections 12.9.7 and 12.10.2;
- G. Portable signs, including portable "A" frame signs or similar portable signs, except as exempt from permits under Section 12.10.2 or as allowed to be permitted under sections 12.9.7 and 12.13.3;
- H. Bench signs; and,
- I. Signs used as fencing.

**Corrective Action:** There are three snipe signs, a feather flag, and balloons placed at the front of the property, on Seminole Blvd, in the right of way.

**Remedy:** Please remove all signs from the right of way. Only allowable signs are two snipe signs (portable signs) per property, and only on property, not the right of way. Feather flags and balloons are prohibited within the city unless with permit for special event or grand opening, and for a limited time per permit.

This property will be re-inspected on April 14, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Ruben Rivera at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8481; Email: [rurivera@largo.com](mailto:rurivera@largo.com) if you have any questions about these violation(s).

AFFIDAVIT OF POSTINGS

SCANNED

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00302

BEFORE ME, this day, personally appeared, Ruben Rivera, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On 4.8.2026 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 2098 SEMINOLE BLVD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 2098 SEMINOLE BLVD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 2098 SEMINOLE BLVD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice  
of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

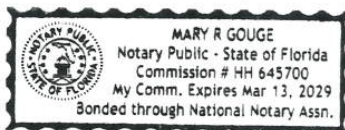
[Signature]  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8 day of APRIL, 2026, by Ruben Rivera, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Person Taking Acknowledgment

(NOTARY SEAL)



\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

Revised: 06/02/2020

\_\_\_\_\_  
Serial number, if any

U.S. Postal Service<sup>™</sup>  
**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 \$  
Postage \$  
Total Postage and Fees \$

NOV  
6.14  
X2  
5.30  
6.75

MAILED  
APR 09 2025  
Postmark Here

Community Development

CER-26-00302  
BOULEVARD TIC 1 LLC  
BOULEVARD TIC 2 LLC  
C/O TAYLOR, WENDY  
10510 SPRINGBORO PIKE  
MIAMISBURG, OH 45342-4956

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service<sup>™</sup>  
**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 \$  
Postage \$  
Total Postage and Fees \$

NOV  
6.74  
X2  
5.30  
6.75

MAILED  
APR 09 2025  
Postmark Here

Community Development

CER-26-00302  
BOULEVARD TIC 1 LLC  
BOULEVARD TIC 2 LLC  
c/o COGENCY GLOBAL INC.  
115 NORTH CALHOUN STREET, STE 4  
TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



## Agenda Item #1.

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-26-00302

Owner Information:

BOULEVARD TIC 1 LLC  
C/O ALLIANCE TAX ADVISORS 6191 STATE HIGHWAY 161 SUITE 100  
IRVING, TX 75038-2290

BOULEVARD TIC 1 LLC  
2098 SEMINOLE BLVD  
LARGO, FL 33778

BOULEVARD TIC 2 LLC  
C/O ALLIANCE TAX ADVISORS 6191 STATE HIGHWAY 161 SUITE 100  
IRVING, TX 75038-2290

BOULEVARD TIC 2 LLC  
2098 SEMINOLE BLVD  
LARGO, FL 33778

RE: Property at: 2098 SEMINOLE BLVD, LARGO, FL 33778

Parcel ID No: 03-30-15-10420-001-0010

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **May 12, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **May 25, 2026**. A re-inspection of the subject property on **May 26, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00302** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 12.6.2 PROHIBITED SIGNS**

## Agenda Item #1.

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **May 12, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### AMENDED

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/12/2026

**CASE NUMBER:** CER-26-00302

**CODE ENFORCEMENT OFFICER:** Ruben Rivera

A Code Enforcement Officer performed a field inspection on May 12, 2026 at the property located at the following address: 2098 SEMINOLE BLVD, LARGO, FL 33778 (Parcel ID# 03-30-15-10420-001-0010) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 12.6.2 - PROHIBITED SIGNS

Unless specifically authorized in this Chapter or other chapters of the CDC, examples of prohibited signs include, but are not limited to the following:

- A. Illegal signs including signs: constructed, erected, altered, repaired, replaced, or relocated without approval of a permit (if required); erected in non-compliance with the CDC as it existed at the time the sign was erected or altered; not specifically exempt or allowed; or that violate any provision in this Chapter;
- B. Abandoned or damaged signs, as defined in Section 20.1.S, with exceptions noted under Section 12.7.2;
- C. Pole signs are prohibited except the following: legal nonconforming pole signs regulated under Section 12.7; permitted on properties with frontage along US Highway 19 in accordance with Section 12.9.5; or exempt as outlined under Section 12.3.2 or Section 12.10.2;
- D. Signs on vehicles and trailers when the vehicle or trailer is used as an advertising platform and such signs project from the vehicle or trailer or a vehicle or trailer is used as a sign or as the base for a sign (see Figure 12-1). Exempt vehicle signs are outlined under Section 12.3.2.F;
- E. Billboards, except as allowed by Section 12.9.6;
- F. Flag signs (including feather flag signs), pennants, banners, searchlights, twirling signs, balloon or inflatable signs, except as allowed under sections 12.9.7 and 12.10.2;
- G. Portable signs, including portable "A" frame signs or similar portable signs, except as exempt from permits under Section 12.10.2 or as allowed to be permitted under sections 12.9.7 and 12.13.3;
- H. Bench signs; and,
- I. Signs used as fencing.

**Corrective Action:** There are three snipe signs, a feather flag, and balloons placed at the front of the property, on Seminole Blvd, in the right of way.

**Remedy:** Please remove all signs from the right of way. Only allowable signs are two snipe signs (portable signs) per property, and only on property, not the right of way. Feather flags and balloons are prohibited within the city unless with permit for special event or grand opening, and for a limited time per permit.

This property will be re-inspected on May 26, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Ruben Rivera at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8481; Email: rurivera@largo.com if you have any questions about these violation(s).

### AFFIDAVIT OF POSTINGS

CER-26-00302  
BOULEVARD TIC 1 LLC  
BOULEVARD TIC 2 LLC  
BOULEVARD TIC 3 LLC  
BOULEVARD XIV LLC  
C/O COGENCY GLOBAL INC - REG. AGENT  
115 NORTH CALHOUN STREET, STE 4  
TALLAHASSEE FL 32301

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On 6/10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 2098 Seminole Blvd. Largo, FL 33778 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

Hand delivered said Notice  
of \_\_\_\_\_ to: \_\_\_\_\_

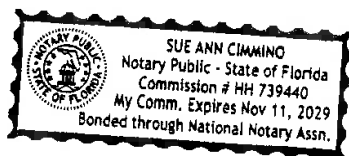
FURTHER AFFIANT SAYETH NAUGHT.

CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 10 day of June, 2026, by Ruben Rivera, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

Sue Ann Collins  
Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 2941 6364 06

**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                                           | \$ | NOH 1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |       |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | 78    |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | X2    |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | 5.30  |
| <input type="checkbox"/> Adult Signature Required            | \$ |       |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |       |
| Postage                                                      | \$ | 6.75  |
| Total Postage                                                | \$ |       |

**Sent To:** CER-26-00302  
BOULEVARD TIC 1 LLC  
BOULEVARD TIC 2 LLC  
BOULEVARD TIC 3 LLC  
BOULEVARD XIV LLC  
C/O COGENCY GLOBAL INC - REG. AGENT  
115 NORTH CALHOUN STREET, STE 4  
TALLAHASSEE FL 32301

**City, State:**

**Mailed** JUN 10 2026  
**Community Development**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1446 1493 81

**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                                           | \$ | NOH 1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |       |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | 78    |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | X2    |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | 5.30  |
| <input type="checkbox"/> Adult Signature Required            | \$ |       |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |       |
| Postage                                                      | \$ | 6.75  |
| Total Postage                                                | \$ |       |

**Sent To:** CER-26-00302  
BOULEVARD TIC 1 LLC  
BOULEVARD TIC 2 LLC  
BOULEVARD TIC 3 LLC  
BOULEVARD XIV LLC  
C/O WENDY TAYLOR  
10510 SPRINGBORO PIKE  
MIAMISBURG OH 45342-4956

**City, State:**

**Mailed** JUN 10 2026  
**Community Development**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/18/2026

**CASE NUMBER:** CER-24-00400

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 14, 2026 at the property located at the following address: 2048 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0870) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE  
SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

## Agenda Item #2.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

This property will be re-inspected on June 10, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 580-1227; Email: lcruz@largo.com if you have any questions about these violation(s).

9589 0710 5270 1036 4381 09

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

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)

\$ *1.32*

☐ Return Receipt (electronic)

\$ *5.20*

☐ Certified Mail Restricted Delivery

\$ *6.62*

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

\$

Postage  
\$

Total Postage and Fees  
\$

CER-24-00400  
MIHAELARAS, HERCULES  
2048 CHURCH CREEK PT  
LARGO, FL 33774-1024

No.

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Mailed

MAY 19 2026

Postmark Here

Community Development



CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-24-00400

Owner Information:

HERCULES MIHAELARAS  
2048 CHURCH CREEK PT  
LARGO, FL 33774

RE: Property at: 2048 CHURCH CREEK PT, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0870

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **May 18, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **June 9, 2026**. A re-inspection of the subject property on **June 10, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-24-00400** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 11.8.1 PERMITS REQUIRED  
2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION  
105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A  
2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE  
SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC  
18.1.1.A**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **May 18, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

## Agenda Item #2.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 05/18/2026

**CASE NUMBER:** CER-24-00400

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 14, 2026 at the property located at the following address: 2048 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0870) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE  
SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

## Agenda Item #2.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

This property will be re-inspected on June 10, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 580-1227; Email: lcruz@largo.com if you have any questions about these violation(s).

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

CCO CRUZ/1  
CER-24-00400  
HERCULES MIHAELARAS  
2048 CHURCH CREEK PT  
LARGO FL 33774-1024

Case Number: CER-24.00400

BEFORE ME, this day, personally appeared, KEITH PFEFFERMAN, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On 6-10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 2048 CHURCH CREEK PT LARGO FL AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

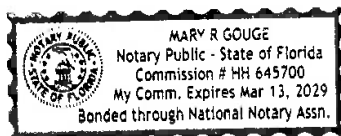
FURTHER AFFIANT SAYETH NAUGHT.

Keith P  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of JUNE, 2026, by KEITH PFEFFERMAN, who is personally known to me or who has produced \_\_\_\_\_ as identification

(NOTARY SEAL)



Mary R Gouge  
Signature of Person Taking Acknowledgment

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY  
Title or rank

Revised: 06/01/2020

\_\_\_\_\_  
Serial number, if any

9589 0710 5270 2941 6364 13

**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                                           | \$ | NOH 1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |       |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | 1.78  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | 0.00  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | 8.22  |
| <input type="checkbox"/> Adult Signature Required            | \$ | 0.00  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | 5.30  |
| Postage                                                      | \$ | 6.75  |
| Total Postage and Fees                                       | \$ |       |

Sent To: CCO CRUZ  
CER-24-00400  
Street and Ap: HERCULES MIHAELARAS  
City, State, Zi: 2048 CHURCH CREEK PT  
LARGO FL 33774-1024

**Mailed**  
Postmark  
JUN 10 2025  
Community Development

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/19/2026

**CASE NUMBER:** CER-24-00407

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 19, 2026 at the property located at the following address: 3973 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0720) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE  
SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

### Agenda Item #3.

**Corrective Action:** Corrective Actions: Corrective Actions: Corrective Actions: Corrective Actions: Typically P  
needing a permit such as paint and flooring. This is because we are required to document the cost of work. ne  
Especially when it come to determining compliance with the FEMA 50% rule. 50%-50%-50%-50% before you can  
submit a repair permit to perform and document the cost of work. submit a repair permit to perform and docun

For your repair permit, you will need to have a contractor submit a permit with the following:

- 11 For a plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
- 22 For a Worksheet showing the cost of all the repairs. This must include all of the work needed to return to .
- 33 predamaged condition, even unpermitted items. (attached)predamaged condition, even unpermitted items. (at

Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope .

of work and FEMA worksheet match.of work and FEMA worksheet match.of work and FEMA worksheet match

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred. Obtain an e

For additional information or guidance on this process, please contact the City of Largo Building Department F (Permits@largo.com or (727) 688-7488)

**Violation:** Violation of Section R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.ASCE R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or I V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard type area. Buildings and structures located in whole or in part in identified floodways shall be designed and area. B constructed in accordance with ASCE 24.

**Corrective Action:** Permitive Actions: Corrective Action: Corrective Action: Corrective Action: Corrective Action: Typically P  
needing a permit such as paint and flooring. This is because we are required to document the cost of work. ne  
Especially when it come to determining compliance with the FEMA 55% rule. 50%-100% can be determined and  
submit a repair permit to perform and document the cost of work. submit a repair permit to perform and docun

For your repair permit, you will need to have a contractor submit a permit with the following: For your repair permit, you will need to have a contractor submit a permit with the following:

- 1. For plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
- 2. Detailed and include all work.
- 3. Detailed and include all work.
- 4. Detailed and include all work.
- 5. Detailed and include all work.
- 6. Detailed and include all work.
- 7. Detailed and include all work.
- 8. Detailed and include all work.
- 9. Detailed and include all work.
- 10. Detailed and include all work.
- 11. Detailed and include all work.
- 12. Detailed and include all work.
- 13. Detailed and include all work.
- 14. Detailed and include all work.
- 15. Detailed and include all work.
- 16. Detailed and include all work.
- 17. Detailed and include all work.
- 18. Detailed and include all work.
- 19. Detailed and include all work.
- 20. Detailed and include all work.
- 21. Detailed and include all work.
- 22. Detailed and include all work.
- 23. Detailed and include all work.
- 24. Detailed and include all work.
- 25. Detailed and include all work.
- 26. Detailed and include all work.
- 27. Detailed and include all work.
- 28. Detailed and include all work.
- 29. Detailed and include all work.
- 30. Detailed and include all work.
- 31. Detailed and include all work.
- 32. Detailed and include all work.
- 33. Detailed and include all work.
- 34. Detailed and include all work.
- 35. Detailed and include all work.
- 36. Detailed and include all work.
- 37. Detailed and include all work.
- 38. Detailed and include all work.
- 39. Detailed and include all work.
- 40. Detailed and include all work.
- 41. Detailed and include all work.
- 42. Detailed and include all work.
- 43. Detailed and include all work.
- 44. Detailed and include all work.
- 45. Detailed and include all work.
- 46. Detailed and include all work.
- 47. Detailed and include all work.
- 48. Detailed and include all work.
- 49. Detailed and include all work.
- 50. Detailed and include all work.
- 51. Detailed and include all work.
- 52. Detailed and include all work.
- 53. Detailed and include all work.
- 54. Detailed and include all work.
- 55. Detailed and include all work.
- 56. Detailed and include all work.
- 57. Detailed and include all work.
- 58. Detailed and include all work.
- 59. Detailed and include all work.
- 60. Detailed and include all work.
- 61. Detailed and include all work.
- 62. Detailed and include all work.
- 63. Detailed and include all work.
- 64. Detailed and include all work.
- 65. Detailed and include all work.
- 66. Detailed and include all work.
- 67. Detailed and include all work.
- 68. Detailed and include all work.
- 69. Detailed and include all work.
- 70. Detailed and include all work.
- 71. Detailed and include all work.
- 72. Detailed and include all work.
- 73. Detailed and include all work.
- 74. Detailed and include all work.
- 75. Detailed and include all work.
- 76. Detailed and include all work.
- 77. Detailed and include all work.
- 78. Detailed and include all work.
- 79. Detailed and include all work.
- 80. Detailed and include all work.
- 81. Detailed and include all work.
- 82. Detailed and include all work.
- 83. Detailed and include all work.
- 84. Detailed and include all work.
- 85. Detailed and include all work.
- 86. Detailed and include all work.
- 87. Detailed and include all work.
- 88. Detailed and include all work.
- 89. Detailed and include all work.
- 90. Detailed and include all work.
- 91. Detailed and include all work.
- 92. Detailed and include all work.
- 93. Detailed and include all work.
- 94. Detailed and include all work.
- 95. Detailed and include all work.
- 96. Detailed and include all work.
- 97. Detailed and include all work.
- 98. Detailed and include all work.
- 99. Detailed and include all work.
- 100. Detailed and include all work.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred. Obtain an a

For additional information or guidance on this process, please contact the City of Largo Building Department F (Permits@largo.com or (727) 333-3333) or the City of Largo Building Department F (Permits@largo.com or (727) 333-3333).

This property will be re-inspected on ~~June 10, 2023~~ ~~July 10, 2023~~ ~~August 10, 2023~~ ~~September 10, 2023~~ ~~October 10, 2023~~ ~~November 10, 2023~~ ~~December 10, 2023~~. Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the Failure violation (s). The costs of any such action will be the responsibility of the person or entity cited for the vio violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may viol result in the recording of a lien or liens against the above referenced property in accordance with result in Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes. Chapter 9 of the

You may contact Code Enforcement Officer Yois Gayzair at 504-252-2100 or 504-252-3374 or by  
Telephone: (727) 560-1272 or (727) 580-1227 or by email: [yois.gayzair@cityofclearwater.com](mailto:yois.gayzair@cityofclearwater.com)



95 6956 0710 0225 9E0T 4224 2924 95

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

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)    |                |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <i>1.32</i> |
| <input type="checkbox"/> Return Receipt (electronic)         | \$             |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ <i>5.30</i> |
| <input type="checkbox"/> Adult Signature Required            | \$             |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ <i>6.62</i> |
| Postage                                                      | \$             |
| Total Postage and Fees                                       |                |

CER-24-00407  
ELVANIAN, NISHAN E  
ELVANIAN, MARY S  
ELVANIAN, ADRIANE E  
3973 CHURCH CREEK PT  
LARGO, FL 33774-1000

Postmark  
Here  
MAY  
9 2026

No.

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-24-00407

Owner Information:

NISHAN E ELVANIAN  
3973 CHURCH CREEK PT  
LARGO, FL 33774

MARY S ELVANIAN  
3973 CHURCH CREEK PT  
LARGO, FL 33774

ADRIANE E ELVANIAN  
3973 CHURCH CREEK PT  
LARGO, FL 33774

RE: Property at: 3973 CHURCH CREEK PT, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0720

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **May 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **June 9, 2026**. A re-inspection of the subject property on **June 10, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-24-00407** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 11.8.1 PERMITS REQUIRED**  
**2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A**  
**2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **May 19, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the

### Agenda Item #3.

order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/19/2026

**CASE NUMBER:** CER-24-00407

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 19, 2026 at the property located at the following address: 3973 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0720) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

### Agenda Item #3.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

This property will be re-inspected on June 10, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 440 West Bay Drive, Largo, Florida 33770; Telephone: (727) 580-1227; Email: lcruz@largo.com if you have any questions about these violation(s).

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

CER-24-00407  
NISHAN E ELVANIAN  
MARY S ELVANIAN  
ADRIANE E ELVANIAN  
3973 CHURCH CREEK PT  
LARGO FL 33774-1000

Case Number: CER-24-00407

BEFORE ME, this day, personally appeared, KEITH PFEFFERMAN, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On 6-10-, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 3973 CHURCH CREEK PT LARGO FL AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

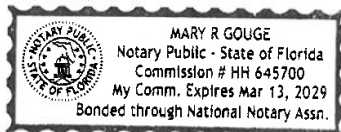
FURTHER AFFIANT SAYETH NAUGHT.

Keith Pff  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of JUNE, 2026, by KEITH PFEFFERMAN, who is personally known to me or who has produced \_\_\_\_\_ as identification

(NOTARY SEAL)



Mary R Gouge  
Signature of Person Taking Acknowledgment

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY  
Title or rank

Revised: 06/01/2020

\_\_\_\_\_  
Serial number, if any

9589 0710 5270 2941 6366 35

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                                           | \$                   | NOH1 |
| Extra Services & Fees (check box, add fee as appropriate)    |                      |      |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$                   |      |
| <input type="checkbox"/> Return Receipt (electronic)         | \$                   | 18   |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$                   | X2   |
| <input type="checkbox"/> Adult Signature Required            | \$                   |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$                   | 530  |
| Postage                                                      | \$                   | 6.75 |
| Total Postage and Fees                                       | \$                   |      |
| CER-24-00407                                                 |                      |      |
| Sent To                                                      | NISHAN E ELVANIAN    |      |
| Street or                                                    | MARY S ELVANIAN      |      |
| City, State                                                  | ADRIANE E ELVANIAN   |      |
|                                                              | 3973 CHURCH CREEK PT |      |
|                                                              | LARGO FL 33774-1000  |      |

Mailed

Postmarked  
JUN 10 2016

Community Development

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2941 6366 35

**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 \$ NOH1

Extra Services & Fees (check box, add fee as appropriate)

|                                                              |               |
|--------------------------------------------------------------|---------------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <u>18</u>  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ <u>X2</u>  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ <u>X2</u>  |
| <input type="checkbox"/> Adult Signature Required            | \$ <u>530</u> |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ <u>530</u> |

Postage \$ 6.75

Total Postage and Fees \$

Sent To CER-24-00407  
NISHAN E ELVANIAN  
MARY S ELVANIAN  
ADRIANE E ELVANIAN  
3973 CHURCH CREEK PT  
LARGO FL 33774-1000

Street or City, State

**Mailed** Postmarked Here **JUN 10 2026**

Community Development

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/19/2026

**CASE NUMBER:** CER-24-00412

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 19, 2026 at the property located at the following address: 4054 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0810) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE  
SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

### **Agenda Item #4.**

**Corrective Action:** Corrective Actions: Corrective Actions: Corrective Actions: Corrective Actions: Typically P  
needing a permit such as paint and flooring. This is because we are required to document the cost of work. ne  
Especially when it come to determining compliance with the FEMA 50% rule. 50%-50%-50%-50% before you can  
submit a repair permit to perform and document the cost of work. submit a repair permit to perform and docun

For your repair permit, you will need to have a contractor submit a permit with the following:

- 11 For plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
- 22 Detailed and include all work.
- 22 Detailed and include all work.
- 22 Detailed and include all work.

FEMA Worksheet showing the cost of all the repairs. This must include all of the work needed to return to . predamaged condition, even unpermitted items. (attached)predamaged condition, even unpermitted items. (at 33 Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope . of work and FEMA worksheet match.of work and FEMA worksheet match.of work and FEMA worksheet match

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred. Obtain an e

For additional information or guidance on this process, please contact the City of Largo Building Department F (Permits@largo.com or (727) 688-7488 or (727) 688-7488 x7488 or Permits@largo.com or ((Permits@

**Violation:** ~~Violation R322.1 FLOOD-RESISTANT CONSTRUCTION~~ Violation: R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.ASE  
**Section:** ~~SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.ASE~~ SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.ASE  
R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or I V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of V substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in su accordance with the provisions contained in this section. Buildings and structures that are located in more acc than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard ti area. Buildings and structures located in whole or in part in identified floodways shall be designed and area. B constructed in accordance with ASCE 24. constructed in accordance with ASCE 24. constructed in accordance

**Corrective Action:** Permitive Actions: Corrective Action: Corrective Action: Corrective Action: Corrective Action: Typically P  
needing a permit such as paint and flooring. This is because we are required to document the cost of work. ne  
Especially when it come to determining compliance with the FEMA 50% rule. 50%-100% have to determine if they  
submit a repair permit to perform and document the cost of work. submit a repair permit to perform and docun

For your repair permit, you will need to have a contractor submit a permit with the following:

- 1) For plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
- 2) A Worksheet showing the cost of all the repairs. This must include all of the work needed to return to .
- 3) Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope .

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred. Obtain an a

For additional information or guidance on this process, please contact the City of Largo Building Department F (Permits@largo.com or (727) 686-7488 or 727-686-7488; Permits@largo.com or ((Permits@

This property will be re-inspected on ~~June 10, 2023~~ ~~July 14, 2023~~ ~~August 10, 2023~~ ~~October 20, 2023~~ ~~January 9, 2024~~. Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the Failure violation (s). The costs of any such action will be the responsibility of the person or entity cited for the vio violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may viol result in the recording of a lien or liens against the above referenced property in accordance with result in Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes. Chapter 9 of the

You may contact Code Enforcement Officer Yois Gayzair at 504-252-2100 or 504-252-3370. A  
Telephone: (727) 560-1272 or (727) 580-1227. Email: [yois.gayzair@cityofclearwater.com](mailto:yois.gayzair@cityofclearwater.com)

9589 0710 5270 1036 4378 36

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

NOV  
Luis Cruz

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

**OFFICIAL RECEIPT**

Certified Mail Fee  
\$

Extra Services & Fees (check box, add fees as appropriate)

|                                                              |         |
|--------------------------------------------------------------|---------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 1.32 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 5.30 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$      |
| <input type="checkbox"/> Adult Signature Required            | \$      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 6.62 |

Postage  
\$ 2.25

Total Postage and Fees

CER-24-00412  
JOHNSTON, DOUGLAS WILLIAM TRE  
JOHNSTON, DOUGLAS WILLIAM REV TRUST  
JOHNSTON, KATHLEEN MARY TRE  
JOHNSTON, KATHLEEN MARY REV TRUST  
4054 CHURCH CREEK PT  
LARGO, FL 33774-1000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-24-00412

Owner Information:

KATHLEEN MARY JOHNSTON TRE  
4054 CHURCH CREEK PT  
LARGO, FL 33774

KATHLEEN MARYJOHNSTON REV TRUST  
4054 CHURCH CREEK PT  
LARGO, FL 33774

DOUGLAS WILLIAM JOHNSTON REV TRUST  
4054 CHURCH CREEK PT  
LARGO, FL 33774

DOUGLAS WILLIAM JOHNSTON TRE  
4054 CHURCH CREEK PT  
LARGO, FL 33774

RE: Property at: 4054 CHURCH CREEK PT, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0810

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **May 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **June 9, 2026**. A re-inspection of the subject property on **June 10, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-24-00412** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 11.8.1 PERMITS REQUIRED**

**2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A**

**2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **May 19, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

## Agenda Item #4.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 05/19/2026

**CASE NUMBER:** CER-24-00412

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 19, 2026 at the property located at the following address: 4054 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0810) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE  
SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

## Agenda Item #4.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

This property will be re-inspected on June 10, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 440 West Bay Drive, Largo, Florida 33770; Telephone: (727) 580-1227; Email: lcruz@largo.com if you have any questions about these violation(s).

CER-24-00412-412  
DOUGLAS WILLIAM JOHNSTON REV TRUST  
DOUGLAS WILLIAM JOHNSTON TRE  
KATHLEEN MARY WILLIAM REV TRUST  
KATHLEEN MARY REV TRUST  
4054 CHURCH CREEK PT  
LARGO FL 33774-1000

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

Case Number: CER-24-00412

BEFORE ME, this day, personally appeared, KEITH PFEFFERMAN, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On 6-10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 4054 CHURCH CREEK PT LARGO FL AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

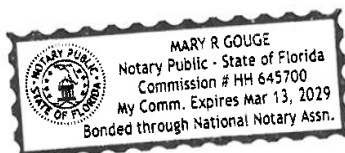
FURTHER AFFLIANT SAYETH NAUGHT.

Keith PPM  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or a online notarization, this 10 day of JUNE, 2026, by KEITH PFEFFERMAN, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R Gouge  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any



9589 0710 5270 2941 6366 42

**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)**

|                                                              |         |
|--------------------------------------------------------------|---------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 78   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 82   |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ 5.30 |
| <input type="checkbox"/> Adult Signature Required            |         |
| <input type="checkbox"/> Adult Signature Restricted Delivery |         |

**Postage**  
\$ 6.75

**Total Postage and Fees**  
\$ 412

**Sent To**  
DOUGLAS WILLIAM JOHNSTON REV TRUST  
DOUGLAS WILLIAM JOHNSTON TRE  
KATHLEEN MARY WILLIAM REV TRUST  
KATHLEEN MARY REV TRUST  
4054 CHURCH CREEK PT  
LARGO FL 33774-1000

**City, St**

**Postmark**  
JUN 10 2020

**Mailed**

**Community Development**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/18/2026

**CASE NUMBER:** CER-24-00403

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 18, 2026 at the property located at the following address: 2019 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0690) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE  
SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

### **Agenda Item #5.**

**Corrective Action:** Corrective Actions: Corrective Actions: Corrective Actions: Corrective Actions: Typically P  
needing a permit such as paint and flooring. This is because we are required to document the cost of work. ne  
Especially when it come to determining compliance with the FEMA 50% rule. 50%-50%-50%-50% before you can  
submit a repair permit to perform and document the cost of work. submit a repair permit to perform and docun

For your repair permit, you will need to have a contractor submit a permit with the following:

- 1) For your repair permit, you will need to have a contractor submit a permit with the following:
  - 11 For plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
  - 22 Detailed and include all work.
  - 22 Detailed and include all work.
- 2) A Worksheet showing the cost of all the repairs. This must include all of the work needed to return to .
- 3) A predamaged condition, even unpermitted items. (attached)
- 3) A predamaged condition, even unpermitted items. (attached)
- 3) Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope .
- 3) Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope .
- of work and FEMA worksheet match.of work and FEMA worksheet match.of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred. Obtain an ε

For additional information or guidance on this process, please contact the City of Largo Building Department F (Permits@largo.com) or (727) 688-9000.

(727) 688-9000

**Violation:** ~~Violation R322.1 FLOOD-RESISTANT CONSTRUCTION~~ Violation: R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.ASE  
**Section:** ~~SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.ASE~~ SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.ASE  
R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or I V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of V substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in su accordance with the provisions contained in this section. Buildings and structures that are located in more acc than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard ti area. Buildings and structures located in whole or in part in identified floodways shall be designed and area. B constructed in accordance with ASCE 24. constructed in accordance with ASCE 24. constructed in accordance

**Corrective Action:** Permitive Actions: Corrective Action: Corrective Action: Corrective Action: Typically P  
needing a permit such as paint and flooring. This is because we are required to document the cost of work. ne  
Especially when it come to determining compliance with the FEMA 50% rule. 50%-100% before you can only  
submit a repair permit to perform and document the cost of work. submit a repair permit to perform and docun

For your repair permit, you will need to have a contractor submit a permit with the following:

- 11 For plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
- 22 Detailed and include all work.
- 22 Detailed and include all work.
- 22 Detailed and include all work.

FEMA Worksheet showing the cost of all the repairs. This must include all of the work needed to return to . I predamaged condition, even unpermitted items. (attached)predamaged condition, even unpermitted items. (at 33 Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope . of work and FEMA worksheet match.of work and FEMA worksheet match.of work and FEMA worksheet match

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred. Obtain an a

For additional information or guidance on this process, please contact the City of Largo Building Department F (Permits@largo.com or (727) 686-7488 or 727-686-7488; Permits@largo.com or ((Permits@

This property will be re-inspected on ~~June 10, 2023~~ ~~July 14, 2023~~ ~~August 10, 2023~~ ~~October 20, 2023~~ ~~January 9, 2024~~. Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the Failure violation (s). The costs of any such action will be the responsibility of the person or entity cited for the vio violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may viol result in the recording of a lien or liens against the above referenced property in accordance with result in Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes. Chapter 9 of the

You may contact Code Enforcement Officer Yois Gayzair at 504-252-2100 or 504-252-3370. A  
Telephone: (727) 560-1272 or (727) 580-1227. Email: [yois.gayzair@cityofclearwater.com](mailto:yois.gayzair@cityofclearwater.com)

9589 0710 5270 1036 4263 04

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) \$ 1.32

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery \$ 5.30

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery \$ 6.62

Postage

Total Postage and Fees

CER-24-00403  
 PETERSON, JEFF T  
 PETERSON, AIMIE M  
 2019 CHURCH CREEK PT  
 LARGO, FL 33774-1040

RECEIVED  
 MAIL 19 2026  
 Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-24-00403

Owner Information:

JEFF T PETERSON  
2019 CHURCH CREEK PT  
LARGO, FL 33774

AIMIE M PETERSON  
2019 CHURCH CREEK PT  
LARGO, FL 33774

RE: Property at: 2019 CHURCH CREEK PT, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0690

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **May 18, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **June 9, 2026**. A re-inspection of the subject property on **June 10, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-24-00403** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 11.8.1 PERMITS REQUIRED**  
**2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A**  
**2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **May 18, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The

## Agenda Item #5.

Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/18/2026

**CASE NUMBER:** CER-24-00403

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 18, 2026 at the property located at the following address: 2019 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0690) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

## Agenda Item #5.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

This property will be re-inspected on June 10, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 440 West Bay Drive, Largo, Florida 33770; Telephone: (727) 580-1227; Email: lcruz@largo.com if you have any questions about these violation(s).



AFFIDAVIT OF POSTINGS

CER-24-00403  
JEFF T PETERSON  
AIMEE M PETERSON  
2019 CHURCH CREEK PT  
LARGO FL 33774-1000

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-24-00403

BEFORE ME, this day, personally appeared, KEITH PFEFFERMAN, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On 6-10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 2019 CHURCH CREEK PT, LARGO FL AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

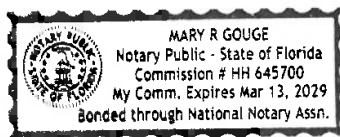
FURTHER AFFIANT SAYETH NAUGHT.

Keith Pfefferman  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or a online notarization, this 10 day of JUNE, 2026, by KEITH PFEFFERMAN, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY  
Title or rank

Revised: 06/01/2020

\_\_\_\_\_  
Serial number, if any

9569 0710 5270 2941 6366 54

**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                                           | \$ | NOH 1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |       |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | 78    |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |       |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | x2    |
| <input type="checkbox"/> Adult Signature Required            | \$ |       |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | 5.30  |
| Postage                                                      | \$ | 6.75  |
| Total Postage and Fees                                       | \$ |       |

**Mailed**  
**JUN 10 2026**  
Postmark Here  
**Community Development**

Sent To CER-24-00403  
JEFF T PETERSON  
Street or AIMIE M PETERSON  
City, State 2019 CHURCH CREEK PT  
LARGO FL 33774-1000

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 03/11/2026

**CASE NUMBER:** CEC-26-00047

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on March 11, 2026 at the property located at the following address: 6560 ULMERTON RD, LARGO, FL 33771 (Parcel ID# 08-30-16-63979-001-0010) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS

(1) General - All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

**Corrective Action:** This property was remodeled into a Coffee and Sandwich shop that also sells cabinets. New kitchen with new plumbing was installed unpermitted.

Please have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary after the fact permits for the work completed. All Permits need to cover the full scope of work. Permits need to be applied for, submitted and finalized by a City of Largo Building Inspector.

**Violation:** CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION

(1) Installation - All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner.

**Corrective Action:** This property was remodeled into a Coffee and Sandwich shop that also sells cabinets. New kitchen with new electrical was installed unpermitted.

Please have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary after the fact permits for the work completed. All Permits need to cover the full scope of work. Permits need to be applied for, submitted and finalized by a City of Largo Building Inspector.

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** This property was remodeled into a Coffee and Sandwich shop that also sells cabinets. New kitchen with new plumbing and electrical as well as an unpermitted grease trap. The environmental Inspector from the City of Largo also observed a lift station that will require some repairs that may require a permit.

Please have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary after the fact permits for the work completed. All Permits need to cover the full scope of work. Permits need to be applied for, submitted and finalized by a City of Largo Building Inspector.

## Agenda Item #6.

This property will be re-inspected on April 10, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation (s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CEC-26-00047

BEFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 3/11/2026, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 6560 ULMERTON RD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 6560 ULMERTON RD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 6560 ULMERTON RD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

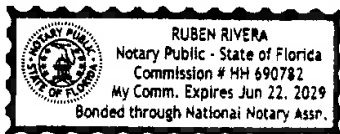
FURTHER AFFIANT SAYETH NAUGHT.

Sue Cimmino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of March, 2026, by Sue Cimmino, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Revised: 06/02/2020

Ruben Rivera  
Signature of Person Taking Acknowledgment

Ruben Rivera  
Name of Acknowledger Typed or Printed

NOTARY

Title or rank

Serial number, if any

9589 0710 5270 3711 7753 63

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

CODE OFFICER  
Sue Cimmino

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)    |         |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 74   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 82   |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ 5.30 |
| <input type="checkbox"/> Adult Signature Required            |         |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 6.75 |
| Postage                                                      |         |
| Total Postage and Fees                                       | \$      |

Sent To:  
CEC-26-00047  
ULMERTON ROAD PROPERTY LLC  
751 S CENTER ST  
ADRIAN, MI 49221-3912

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Mailed  
MAR 12 2023  
Postmark Here  
Community Development

9589 0710 5270 3711 7753 70

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

CODE OFFICER  
Sue Cimmino

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)    |         |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 74   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 82   |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ 5.30 |
| <input type="checkbox"/> Adult Signature Required            |         |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 6.75 |
| Postage                                                      |         |
| Total Postage and Fees                                       | \$      |

Sent To:  
CEC-26-00047  
ULMERTON ROAD PROPERTY LLC  
c/o Reg Agt. DECKER, WILLIAM A. JR.  
12401 SOUTH BELCHER ROAD  
LARGO, FL 33773

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Mailed  
MAR 12 2023  
Postmark Here  
Community Development

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CEC-26-00047

Owner Information:

ULMERTON ROAD PROPERTY LLC  
751 S CENTER ST  
ADRIAN, MI 49221-3912

RE: Property at: 6560 ULMERTON RD, LARGO, FL 33771

Parcel ID No: 08-30-16-63979-001-0010

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **March 11, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 9, 2026**. A re-inspection of the subject property on **April 10, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CEC-26-00047** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS**  
**CDC 18.2.8.E(1) ELECTRICAL EQUIPMENT INSTALLATION**  
**2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION**  
**105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **March 11, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162,

## Agenda Item #6.

Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.



## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 03/11/2026

**CASE NUMBER:** CEC-26-00047

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on March 11, 2026 at the property located at the following address: 6560 ULMERTON RD, LARGO, FL 33771 (Parcel ID# 08-30-16-63979-001-0010) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS

(1) General - All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

**Corrective Action:** This property was remodeled into a Coffee and Sandwich shop that also sells cabinets. New kitchen with new plumbing was installed unpermitted.

Please have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary after the fact permits for the work completed. All Permits need to cover the full scope of work. Permits need to be applied for, submitted and finalized by a City of Largo Building Inspector.

**Violation:** CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION

(1) Installation - All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner.

**Corrective Action:** This property was remodeled into a Coffee and Sandwich shop that also sells cabinets. New kitchen with new electrical was installed unpermitted.

Please have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary after the fact permits for the work completed. All Permits need to cover the full scope of work. Permits need to be applied for, submitted and finalized by a City of Largo Building Inspector.

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** This property was remodeled into a Coffee and Sandwich shop that also sells cabinets. New kitchen with new plumbing and electrical as well as an unpermitted grease trap. The environmental Inspector from the City of Largo also observed a lift station that will require some repairs that may require a permit.

Please have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary after the fact permits for the work completed. All Permits need to cover the full scope of work. Permits need to be applied for, submitted and finalized by a City of Largo Building Inspector.

## Agenda Item #6.

This property will be re-inspected on April 10, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation(s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

CO CIMMINO  
CEC-26-00047  
ULMERTON ROAD PROPERTY LLC  
% WILLIAM A DECKER JR - Reg. Agent  
12401 S BELCHER RD  
LARGO FL 33773

CEC-26-00047  
ULMERTON ROAD PROPERTY LLC  
751 S CENTER ST  
ADRIAN, MI 49221-3912

Case Number: CEC-26-00047

BEFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On                     , 20    , which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at                      AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 6560 Ulmerton Rd Largo, FL 33771 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On                     , 20    , which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at:                      AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of:                      to:                     

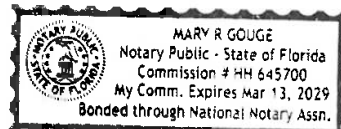
FURTHER AFFIANT SAYETH NAUGHT.

Sue Cimmino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or a online notarization, this 10 day of June, 2026, by Sue Cimmino, who is personally known to me or who has produced                      as identification.

(NOTARY SEAL)



Mary R Gouge  
Signature of Person Taking Acknowledgment

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY  
Title or rank

Revised: 06/01/2020

\_\_\_\_\_  
Serial number, if any

9589 0710 5270 2941 6366 73

**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                                           | \$ | NOH 1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |       |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | .78   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |       |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | .72   |
| <input type="checkbox"/> Adult Signature Required            | \$ |       |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | 5.30  |
| Postage                                                      | \$ | 6.75  |
| Total Postage and Fees                                       | \$ |       |

Sent To: CEC-26-00047  
Street an: ULMERTON ROAD PROPERTY LLC  
City, Sta: 751 S CENTER ST  
ADRIAN, MI 49221-3912

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**Mailed**  
JUN 10 2026  
Postmark Here  
Community Development

9589 0710 5270 2941 6366 66

**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                                           | \$ | NOH 1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |       |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | .78   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |       |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | .72   |
| <input type="checkbox"/> Adult Signature Required            | \$ |       |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | 5.30  |
| Postage                                                      | \$ | 6.75  |
| Total Postage and Fees                                       | \$ |       |

Sent To: CO CIMMINO  
Se: CEC-26-00047  
Str: ULMERTON ROAD PROPERTY LLC  
Ci: % WILLIAM A DECKER JR - Reg. Agent  
12401 S BELCHER RD  
LARGO FL 33773

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**Mailed**  
JUN 10 2026  
Postmark Here  
Community Development

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 04/02/2026

**CASE NUMBER:** CER-26-00274

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on April 2, 2026 at the property located at the following address: 627 MAC CRILLUS RD, LARGO, FL 33770 (Parcel ID# 32-29-15-10728-002-0190) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)

(5) Roofs drainage - The roof and flashing shall be sound, tight and not have defects that admit water. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance or that adversely affects neighboring properties, real or personal, by causing damage, deterioration, etc. to that adjacent property.

**Corrective Action:** I observed a blue trap covering the roof at this property.

**Remedy:** The roof and flashing shall be sound, tight and not have defects that admit water. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the structure.

**Violation:** COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

(a) Weeds, grass, underbrush, overgrowth and/or uncultivated vegetation which has, over a discernible portion of a defined area or tract of land, attained a mean height of 12 inches and/or accumulations of debris shall constitute a hazard to health, safety, proper fire control, and a public nuisance. (b) In such areas the provisions of this section shall relate to privately owned land within 100 feet of the nearest public or private boundary or right-of-way and to all developed or improved tracts or lots under ten acres in area. These provisions shall not relate to land in undeveloped state, nor wetlands and environmentally sensitive areas as designated in the adopted environmental management conservation plan. (c) No person who owns, occupies or act as agent for the owner of any private property whether that person is the owner, tenant, occupant, lessee or otherwise shall fail to remove or cause to be removed weeds, grass, overgrowth, vegetation, debris and other materials or matter that may constitute a hazard to health, safety, proper fire control or public nuisance on any such property.

All property owners or occupants of any private real property abutting any street shall be required to keep that part of the right-of-way between such property lines and the curb lines or drivable area of the street of which such property abuts, in a clean and sanitary condition at all times by keeping the same free from excessive weeds, vegetation, grass growth and trash of all kinds and by keeping the grass mowed as required in parts (a) and (b) of this section.

**Corrective Action:** I observed the vegetation at this property to be extremely overgrown causing a health safety hazard for the resident, sounding neighbors and any first responders who would need to take action at this location.

**Remedy:** Trim all the overgrown vegetation to that none of it is growing against the dwelling or blocking the entrance/exit of the dwelling making sure there are clear paths for any emergency.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

## Agenda Item #7.

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** I observed there to be Junk, trash and Debris located in the front, sides and rear of this property.

Remedy: All Junk, Trash and Debris need to be removed from this property.

This property will be re-inspected on May 5, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer, Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation(s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00274

BEFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, deposes and says:

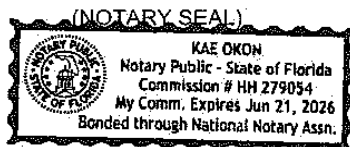
1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 4/2/2026 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 627 MAC CRILLUS RD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 627 MAC CRILLUS RD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 627 MAC CRILLUS RD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

Sue Cimmino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2 day of April, 2026, by Sue Cimmino, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Kae Okon  
Signature of Person Taking Acknowledgment

Kae Okon  
Name of Acknowledger Typed or Printed

NOTARY

Title or rank

Serial number, if any

Revised: 06/02/2020

|                                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|--------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>U.S. Postal Service™</b><br><b>CERTIFIED MAIL® RECEIPT</b><br><i>Domestic Mail Only</i> |  | For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> .<br><div style="text-align: center; font-size: 2em; opacity: 0.5;">OFFICIAL USE</div>                                                                                                                                                                                                                                                                                |  |
| Certified Mail Fee<br>\$ _____                                                             |  | Extra Services & Fees (check box and fee as appropriate)<br><input type="checkbox"/> Return Receipt (hardcopy)    \$ <u>0.74</u><br><input type="checkbox"/> Return Receipt (electronic)    \$ <u>x2</u><br><input type="checkbox"/> Certified Mail Restricted Delivery    \$ <u>5.30</u><br><input type="checkbox"/> Adult Signature Required    \$ _____<br><input type="checkbox"/> Adult Signature Restricted Delivery    \$ _____<br>Postage<br>\$ <u>6.75</u> |  |
| Total Postage and Fees<br>\$ _____                                                         |  | Community Development<br>APR 08 2026<br>Mailed<br>Herndon<br>Virginia<br>22043-4400                                                                                                                                                                                                                                                                                                                                                                                 |  |
| CER-26-00274<br>Lucia Molina<br>627 Mac Cullus Rd<br>Largo, FL 33770-2702                  |  | "Box No."<br>_____                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| PS Form 3800, January 2023 PSN 7530-02-000-9047                                            |  | See Reverse for instructions                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |



CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-26-00274

Owner Information:

LUCIA MOLINA  
627 MAC CRILLUS RD  
LARGO, FL 33770

RE: Property at: 627 MAC CRILLUS RD, LARGO, FL 33770

Parcel ID No: 32-29-15-10728-002-0190

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **April 2, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **May 4, 2026**. A re-inspection of the subject property on **May 5, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00274** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)**  
**COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS**  
**COO 11-47 DUTY OF OWNERS AND OCCUPANTS**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **April 2, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing

## Agenda Item #7.

City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 04/02/2026

**CASE NUMBER:** CER-26-00274

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on April 2, 2026 at the property located at the following address: 627 MAC CRILLUS RD, LARGO, FL 33770 (Parcel ID# 32-29-15-10728-002-0190). At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)

(5) Roofs drainage - The roof and flashing shall be sound, tight and not have defects that admit water. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance or that adversely affects neighboring properties, real or personal, by causing damage, deterioration, etc. to that adjacent property.

**Corrective Action:** I observed a blue trap covering the roof at this property.

**Remedy:** The roof and flashing shall be sound, tight and not have defects that admit water. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the structure.

**Violation:** COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

(a) Weeds, grass, underbrush, overgrowth and/or uncultivated vegetation which has, over a discernible portion of a defined area or tract of land, attained a mean height of 12 inches and/or accumulations of debris shall constitute a hazard to health, safety, proper fire control, and a public nuisance. (b) In such areas the provisions of this section shall relate to privately owned land within 100 feet of the nearest public or private boundary or right-of-way and to all developed or improved tracts or lots under ten acres in area. These provisions shall not relate to land in undeveloped state, nor wetlands and environmentally sensitive areas as designated in the adopted environmental management conservation plan. (c) No person who owns, occupies or act as agent for the owner of any private property whether that person is the owner, tenant, occupant, lessee or otherwise shall fail to remove or cause to be removed weeds, grass, overgrowth, vegetation, debris and other materials or matter that may constitute a hazard to health, safety, proper fire control or public nuisance on any such property.

All property owners or occupants of any private real property abutting any street shall be required to keep that part of the right-of-way between such property lines and the curb lines or drivable area of the street of which such property abuts, in a clean and sanitary condition at all times by keeping the same free from excessive weeds, vegetation, grass growth and trash of all kinds and by keeping the grass mowed as required in parts (a) and (b) of this section.

**Corrective Action:** I observed the vegetation at this property to be extremely overgrown causing a health safety hazard for the resident, sounding neighbors and any first responders who would need to take action at this location.

**Remedy:** Trim all the overgrown vegetation to that none of it is growing against the dwelling or blocking the entrance/exit of the dwelling making sure there are clear paths for any emergency.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

## Agenda Item #7.

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** I observed there to be Junk, trash and Debris located in the front, sides and rear of this property.

**Remedy:** All Junk, Trash and Debris need to be removed from this property.

This property will be re-inspected on May 5, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation(s).

AFFIDAVIT OF POSTINGS

CO CIMMINO  
\*CER-26-00274  
LUCIA MOLINA  
627 MAC CRILLUS RD  
LARGO FL 33770-2702

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00274

BEFORE ME, this day, personally appeared, Sue Cimino, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 627 MacCrillas Rd, Largo, FL 33770 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

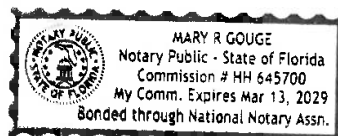
FURTHER AFFRANT SAYETH NAUGHT.

Sue Cimino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or a online notarization, this 10 day of June, 2026, by Sue Cimino, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 2941 6366 80

**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                                           | \$ | NOH1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |      |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | 78   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | x2   |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |      |
| <input type="checkbox"/> Adult Signature Required            | \$ |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | 5.30 |

Postage

\$ 6.75

Total Postage

\$

Sent To

CO CIMMINO!!

\*CER-26-00274

LUCIA MOLINA

627 MAC CRILLUS RD

LARGO FL 33770-2702

City, State, .

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

mailed

Postmark

JUN 10 2023

Community Development

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 03/24/2026

**CASE NUMBER:** CEC-26-00064

**CODE ENFORCEMENT OFFICER:** Ruben Rivera

A Code Enforcement Officer performed a field inspection on March 24, 2026 at the property located at the following address: 351 WEST BAY DR, LARGO, FL 33770 (Parcel ID# 34-29-15-97398-003-0070) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** On 3/23/26 I observed a rooftop HVAC unit being lifted onto the roof of Aroma Indian Cuisine and Bar at this property. There are also piece of plywood and other lumber and sheetrock pieces on the outside of the property, near the corner of 1st and 4th. I spoke to a manager at the restaurant that stated a new AC unit was being installed.

**Remedy:** Please contact the City of Largo Building and Permitting Department, through the use of a licensed contractor, to obtain the required after-the-fact permit covering the full scope of work being done. All permits must be applied for and issued by a City of Largo Building Inspector.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a)No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance.(b)No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** There are pieces of plywood and sheetrock on the right of way at the rear of the business by the ramp.

**Remedy:** Please legally dispose of all trash on the property, to include any discarded construction materials. If not trash, please store in an enclosed structure such as a shed or garage so as to not be seen from the street.

## Agenda Item #8.

This property will be re-inspected on April 29, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Ruben Rivera at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8481; Email: [rurivera@largo.com](mailto:rurivera@largo.com) if you have any questions about these violation (s).



AFFIDAVIT OF POSTINGS

SCANNED

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CEC-26-00064

BEFORE ME, this day, personally appeared, Ruben Rivera, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 3/24/26 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 351 WEST BAY DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 351 WEST BAY DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 351 WEST BAY DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

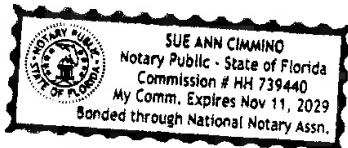
FURTHER AFFIANT SAYETH NAUGHT.

[Signature]  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and, subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day of March, 2026, by Ruben Rivera, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Signature of Person Taking Acknowledgment

Sue Ann Cimmino  
Name of Acknowledger Typed or Printed

NOTARY

Title or rank

Revised: 06/02/2020

Serial number, if any

9589 0710 5270 3711 7759 36

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) |        |
| <input type="checkbox"/> Return Receipt                   | \$ .74 |
| <input type="checkbox"/> Return Receipt                   | .74    |
| <input type="checkbox"/> Certified Mail R                 | 5.30   |
| <input type="checkbox"/> Adult Signature                  |        |
| <input type="checkbox"/> Adult Signature                  | \$6.78 |
| Postage                                                   |        |
| \$                                                        |        |
| Total Postage and Fees                                    |        |
| \$                                                        |        |
| Sent To                                                   |        |
| CEC-26-00064                                              |        |
| VENTURE PURSUITS LLC                                      |        |
| 351 WEST BAY DR                                           |        |
| LARGO, FL 33770                                           |        |
| Box No.                                                   |        |

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**Mailed**  
**MAR 25 2026**  
**Community Development**

9589 0710 5270 3711 7758 82

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) |        |
| <input type="checkbox"/> Return Receipt                   | \$ .74 |
| <input type="checkbox"/> Return Receipt                   | .74    |
| <input type="checkbox"/> Certified Mail R                 | 5.30   |
| <input type="checkbox"/> Adult Signature                  |        |
| <input type="checkbox"/> Adult Signature                  | \$6.78 |
| Postage                                                   |        |
| \$                                                        |        |
| Total Postage and Fees                                    |        |
| \$                                                        |        |
| Sent To                                                   |        |
| CEC-26-00064                                              |        |
| VENTURE PURSUITS LLC                                      |        |
| 1087 HIDDEN HARBOR LN                                     |        |
| KISSIMMEE, FL 34746-3625                                  |        |
| Box No.                                                   |        |

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**Mailed**  
**MAR 25 2026**  
**Community Development**

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CEC-26-00064

Owner Information:

VENTURE PURSUITS LLC  
VENTURE PURSUITS LLC 1087 HIDDEN HARBOR LN  
KISSIMMEE, FL 34746-3625

RE: Property at: 351 WEST BAY DR, LARGO, FL 33770

Parcel ID No: 34-29-15-97398-003-0070

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **March 24, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 28, 2026**. A re-inspection of the subject property on **April 29, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CEC-26-00064** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A  
COO 11-47 DUTY OF OWNERS AND OCCUPANTS**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **March 24, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing

## Agenda Item #8.

City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 03/24/2026

**CASE NUMBER:** CEC-26-00064

**CODE ENFORCEMENT OFFICER:** Ruben Rivera

A Code Enforcement Officer performed a field inspection on March 24, 2026 at the property located at the following address: 351 WEST BAY DR, LARGO, FL 33770 (Parcel ID# 34-29-15-97398-003-0070) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** On 3/23/26 I observed a rooftop HVAC unit being lifted onto the roof of Aroma Indian Cuisine and Bar at this property. There are also piece of plywood and other lumber and sheetrock pieces on the outside of the property, near the corner of 1st and 4th. I spoke to a manager at the restaurant that stated a new AC unit was being installed.

**Remedy:** Please contact the City of Largo Building and Permitting Department, through the use of a licensed contractor, to obtain the required after-the-fact permit covering the full scope of work being done. All permits must be applied for and issued by a City of Largo Building Inspector.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a)No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance.(b)No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** There are pieces of plywood and sheetrock on the right of way at the rear of the business by the ramp.

**Remedy:** Please legally dispose of all trash on the property, to include any discarded construction materials. If not trash, please store in an enclosed structure such as a shed or garage so as to not be seen from the street.

## Agenda Item #8.

This property will be re-inspected on April 29, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Ruben Rivera at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8481; Email: [rurivera@largo.com](mailto:rurivera@largo.com) if you have any questions about these violation (s).



Agenda Item #8.

9589 0710 5270 2941 6366 97

**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 \$ NOH 1

Extra Services & Fees (check box, add fee as appropriate)

|                                                              |              |
|--------------------------------------------------------------|--------------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <u>78</u> |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ <u>78</u> |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ <u>X2</u> |
| <input type="checkbox"/> Adult Signature Required            | \$ <u>30</u> |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ <u>30</u> |

Postage \$ 6.75

Total \$ 6.75

Sent To **CO RIVERA**  
**CEC-26-00064**  
**VENTURE PURSUITS LLC**  
**1087 HIDDEN HARBOR LN**  
**KISSIMMEE FL 34746-3625**

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**Mailed**  
**JUN 10 2023**  
**Community Development**

9589 0710 5270 1446 1493 98

**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 \$ NOH 1

Extra Services & Fees (check box, add fee as appropriate)

|                                                              |              |
|--------------------------------------------------------------|--------------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <u>78</u> |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ <u>78</u> |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ <u>X2</u> |
| <input type="checkbox"/> Adult Signature Required            | \$ <u>30</u> |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ <u>30</u> |

Postage \$ 6.75

Total \$ 6.75

Sent To **CO RIVERA**  
**\*CEC-26-00064**  
**VENTURE PURSUITS LLC**  
**% NAZIM ALI - Reg Agent**  
**1087 HIDDEN HARBOR LN**  
**KISSIMMEE FL 34746-3625**

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**Mailed**  
**JUN 10 2023**  
**Community Development**



## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/19/2026

**CASE NUMBER:** CER-24-00438

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 19, 2026 at the property located at the following address: 4072 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0800) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE  
SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Agenda Item #9.**

**Corrective Action:** Corrective Actions: Corrective Actions: Corrective Actions: Corrective Actions: Typically P  
needing a permit such as paint and flooring. This is because we are required to document the cost of work. ne  
Especially when it come to determining compliance with the FEMA 50% rule. 50%-50%-50%-50% before you can  
submit a repair permit to perform and document the cost of work. submit a repair permit to perform and docun

For your repair permit, you will need to have a contractor submit a permit with the following:

- 11 For plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
- 22 Detailed and include all work.
- 22 Detailed and include all work.
- 22 Detailed and include all work.

FEMA Worksheet showing the cost of all the repairs. This must include all of the work needed to return to . predamaged condition, even unpermitted items. (attached)predamaged condition, even unpermitted items. (at 33 Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope . of work and FEMA worksheet match.of work and FEMA worksheet match.of work and FEMA worksheet match

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred. Obtain an ε

For additional information or guidance on this process, please contact the City of Largo Building Department F (Permits@largo.com or (727) 688-6748) or the City of Largo Building Department G (Permits@largo.com or (727) 688-6748).

**Violation:** ~~Violation R322.1 FLOOD-RESISTANT CONSTRUCTION~~ Violation: R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.ASE  
~~SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.ASE~~

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or I V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of V substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in su accordance with the provisions contained in this section. Buildings and structures that are located in more acc than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard ti area. Buildings and structures located in whole or in part in identified floodways shall be designed and area. B constructed in accordance with ASCE 24. constructed in accordance with ASCE 24. constructed in accordance

**Corrective Action:** Permitive Actions: Corrective Action: Corrective Action: Corrective Action: Corrective Action: Typically P  
needing a permit such as paint and flooring. This is because we are required to document the cost of work. ne  
Especially when it come to determining compliance with the FEMA 50% rule. 50%-100% have to determine if they  
submit a repair permit to perform and document the cost of work. submit a repair permit to perform and docun

For your repair permit, you will need to have a contractor submit a permit with the following:

- 1) For plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
- 2) A Worksheet showing the cost of all the repairs. This must include all of the work needed to return to .
- 3) Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope .

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred. Obtain an a

[illegible]

This property will be re-inspected on ~~June 10, 2023~~ ~~July 10, 2023~~ ~~August 10, 2023~~ ~~September 10, 2023~~ ~~October 10, 2023~~ ~~January 10, 2024~~. Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the Failure violation (s). The costs of any such action will be the responsibility of the person or entity cited for the vio violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may viol result in the recording of a lien or liens against the above referenced property in accordance with result in Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes. Chapter 9 of the

You may contact Code Enforcement Officer Yois Gayzair at 604-283-7044 or by email at [ygozair@cityofvancouver.ca](mailto:ygozair@cityofvancouver.ca).  
Telephone: (779) 560-1272 / (779) 580-1027 / (779) 560-1272 ext. 560-1272 / (779) 580-1272 x @vancou.vt.ca

9589 0710 5270 1036 3838 05

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

NOV  
huls Cruz

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 fees as appropriate)

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

\$

\$ 4.3

\$

\$ 5.30

\$

\$

\$

Postage

\$

Total Postage and Fees

\$

CER-24-00438  
MILLER, RICHARD C II  
MILLER, SANDRA L  
12498 94TH AVE  
SEMINOLE, FL 33772-2057

No.

RECEIVED

MAY 20 2026

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-24-00438

Owner Information:

RICHARD C MILLER II  
12498 94TH AVE N  
SEMINOLE, FL 33772  
SANDRA L MILLER  
12498 94TH AVE N  
SEMINOLE, FL 33772

RE: Property at: 4072 CHURCH CREEK PT, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0800

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **May 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **June 9, 2026**. A re-inspection of the subject property on **June 10, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-24-00438** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 11.8.1 PERMITS REQUIRED  
2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION  
105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A  
2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE  
SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC  
18.1.1.A**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **May 19, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The

## Agenda Item #9.

Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/19/2026

**CASE NUMBER:** CER-24-00438

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 19, 2026 at the property located at the following address: 4072 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0800) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

## Agenda Item #9.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

This property will be re-inspected on June 10, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 440 West Bay Drive, Largo, Florida 33770; Telephone: (727) 580-1227; Email: lcruz@largo.com if you have any questions about these violation(s).

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

CCO CRUZ  
\*CER-24-00438  
MILLER, RICHARD C MILLER II  
MILLER, SANDRA L MILLER  
12498 94TH AVE  
SEMINOLE FL 33772-2057

Case Number: CER-24-00438

BEFORE ME, this day, personally appeared, KEITH PEEFFERMAN, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On 6-10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 4072 CHURCH CREEK PT LARGO FL AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

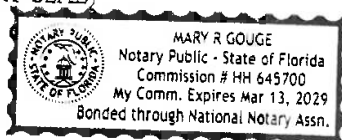
FURTHER AFFIANT SAYETH NAUGHT.

Keith P. Pfefferman  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of JUNE, 2026, by KEITH PEEFFERMAN, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY  
Title or rank

Revised: 06/01/2020

\_\_\_\_\_  
Serial number, if any



9589 0710 5270 1446 1494 04

**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                                           | \$ | NOH 1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |       |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |       |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | 18    |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | X2    |
| <input type="checkbox"/> Adult Signature Required            | \$ |       |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | 5.30  |

Postage  
\$ 6.75

Total Postage  
\$

Sent To  
Street and  
City, State  
CCO CRUZ  
\*CER-24-00438  
MILLER, RICHARD C MILLER II  
MILLER, SANDRA L MILLER  
12498 94TH AVE  
SEMINOLE FL 33772-2057

**Mailed**

Postmark  
JUN 10 2020

**Community Development**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 03/09/2026

**CASE NUMBER:** CER-26-00176

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on March 9, 2026 at the property located at the following address: 14923 54TH WAY N, CLEARWATER, FL 33760 (Parcel ID# 04-30-16-39416-000-1340) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** COO 11-78 - PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS

## Agenda Item #11.

(a) Within street right-of-way. It shall be unlawful for any person to park, cause to be parked, or allow to be parked any of the vehicles described below on any street or right-of-way unless actual cleaning, loading or unloading is taking place:

(1) Any aircraft or aircraft trailer.

(2) Any boat or boat trailer.

(3) Any hauling trailer.

(4) Any of the following recreational type vehicles: travel trailers, motor homes, mobile homes, camping trailers, motor coaches, pop-up camping trailers, pickup coaches, auto campers or any other such vehicle designed or utilized for permanent or temporary residence.

(5) Any commercial vehicle as defined in section 11-73(b).

(6) Any inoperable vehicle either in whole or in part.

(7) Any recreational vehicle as defined in section 11-73(k).

(8) Any heavy vehicle as defined in section 11-73(e).

(b) Within any frontal building setback area from the street right-of-way or in the case of corner lots, within the side setback area from the side street. It shall be unlawful for any person to park, place, install, or store, cause to be parked, placed, installed, or stored, or allow to be parked, placed, installed, or stored within frontal building setback areas from the street right-of-way or in the case of corner lots, also within the side setback area from the side street, on single-family, mobile home lot, duplex and triplex residentially platted, zoned or designated property, the following type vehicle or structures:

(1) Any aircraft or aircraft trailer.

(2) Any vehicle of whatever type displaying a "for sale" sign and which vehicle is not titled to the owner or occupant of the premises upon which the vehicle is located.

(c) Prohibited vehicles and equipment. It shall be unlawful to park or store or cause to be parked or stored or allow to be parked or stored upon any residentially zoned or designated property any commercial vehicle, heavy vehicle or commercial construction, landscaping and land clearing equipment.

(d) Exceptions. (1) The foregoing parking restrictions shall not apply to:

a. Noncommercial and fully operative passenger vehicles, passenger vans and passenger pickup trucks;

b. Emergency vehicles (licensed and defined by state law);

c. Public or quasi-public utility vehicles less than 20 feet in overall length (as measured in a straight line between extremities);

d. Official vehicles of governmental agencies;

e. One recreational vehicle when parked or stored within the front portion of a residence, between the front of the structure and the right-of-way. Recreational vehicles may also be stored in the side or rear yard of a residential property but no more than a total of three (3) recreational vehicles may be stored on any residential property. Recreational vehicles parked in the front portion of a residence, between the front of the structure and the right-of-way, shall not exceed 26 feet in overall length and shall be parked on an improved surface such as shell, gravel, pavers, concrete, or asphalt. Boats stored on a boat trailer shall count as one recreational vehicle and the trailer tongue will not count towards total vehicle length;

f. One exempt commercial vehicle when parked or stored within the front portion of the residence, between the front of the structure and the right-of-way. One additional exempt commercial vehicle may be stored in the side or rear yard of the residential property;

g. Any vehicle when the city commission issues a local declaration of a state of emergency.

(2) The foregoing parking restrictions shall not apply to commercial vehicles during the actual performance of a service at the premises where the same is parked. Neither shall the foregoing parking restrictions apply to the loading, unloading or minor repairing or cleaning of recreational vehicles provided such act is fully completed within the shortest reasonable time period possible (under no circumstances longer than 24 hours).

(e) Scope of section. The parking of vehicles, boats and trailers, etc., in residential areas, including commercial, industrial, and mixed-use areas designated for residential use, shall be subject to these parking restrictions regardless of the date such parking commenced, and shall not be deemed an allowable nonconforming use within the meaning prescribed within the comprehensive development code; provided, however, that these provisions shall not be construed to affect lawful nonconforming uses of the land itself.

(f) Obstruction of sidewalk. Other provisions of this section to the contrary notwithstanding, it shall be unlawful to park or store, cause to be parked or stored, allow to be parked or stored any vehicle, including but not limited to, passenger, recreational or commercial in such a manner that any portion of a public sidewalk is obstructed by any part of the vehicle.

**Corrective Action:** Limit recreational vehicle parking in the frontage of the property to one vehicle and place said vehicle on an "improved surface".

### **Violation:** COO 11-21 - MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

All swimming pools, architectural pools, spas, manmade ponds, pits and fountains shall be properly maintained so as not to create a safety hazard or harbor insect infestation. Water shall not be allowed to stagnate or to become polluted or become a public nuisance to the public, such as by harboring insect infestation. Designated retention and detention ponds are exempt from this section.

## Agenda Item #11.

**Corrective Action:** Bring swimming pool back into an acceptable state, it is currently mostly empty with a pool of stagnant water.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a)No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance.(b)No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** Remove temporary carport and remove all junk, trash and debris from property.

**Violation:** CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**Corrective Action:** Repair or demolish deteriorated shed in back yard of property with applicable permits.

This property will be re-inspected on April 13, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: mknotts@largo.com if you have any questions about these violation (s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00176

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 3-9-26 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 14923 54TH WAY N AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770 , which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 14923 54TH WAY N AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770 , which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 14923 54TH WAY N AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770 , which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

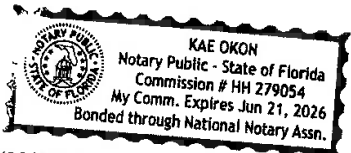
FURTHER AFFIANT SAYETH NAUGHT.

Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9th day of March, 2026, by Mark Knotts (code officer), who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Revised: 06/02/2020

Kae Okon  
Signature of Person Taking Acknowledgment

Kae Okon  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY  
Title or rank

\_\_\_\_\_  
Serial number, if any

9589 0710 5270 3711 7751 96

|                                                                                                  |                |
|--------------------------------------------------------------------------------------------------|----------------|
| <b>U.S. Postal Service™</b>                                                                      |                |
| <b>CERTIFIED MAIL®</b>                                                                           | <b>RECEIPT</b> |
| <i>Domestic Mail Only</i>                                                                        |                |
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®. |                |
| <b>OFFICIAL USE</b>                                                                              |                |
| Certified Mail Fee                                                                               |                |
| \$                                                                                               |                |
| Extra Services & Fees (check box, add fee as appropriate)                                        |                |
| <input type="checkbox"/> Return Receipt (hardcopy)                                               | \$ .74         |
| <input type="checkbox"/> Return Receipt (electronic)                                             | \$ .74         |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                      | \$ .74         |
| <input type="checkbox"/> Adult Signature Required                                                |                |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                     | \$5.30         |
| Postage                                                                                          |                |
| \$                                                                                               |                |
| Total Postage and Fees                                                                           |                |
| \$                                                                                               |                |
| CER 76 00176                                                                                     |                |
| GIVENS, JIM W                                                                                    |                |
| GIVENS, DINA L                                                                                   |                |
| 14923 54TH WAY N                                                                                 |                |
| CLEARWATER, FL 33760-2608                                                                        |                |
| Box No.                                                                                          |                |
| 162                                                                                              |                |
| PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions                     |                |

**Mailed**  
MAR 10 2026  
Postmark Here  
Community Development

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-26-00176

Owner Information:

JIM GIVENS  
14923 54TH WAY N  
CLEARWATER, FL 33760  
Dina L Givens  
14923 54TH WAY N  
CLEARWATER, FL 33760

RE: Property at: 14923 54TH WAY N, CLEARWATER, FL 33760

Parcel ID No: 04-30-16-39416-000-1340

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **March 9, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 12, 2026**. A re-inspection of the subject property on **April 13, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00176** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**COO 11-78 PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS**

**COO 11-21 MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS**

**COO 11-47 DUTY OF OWNERS AND OCCUPANTS**

**CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **March 9, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an

## Agenda Item #11.

individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.



**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 03/09/2026

**CASE NUMBER:** CER-26-00176

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on March 9, 2026 at the property located at the following address: 14923 54TH WAY N, CLEARWATER, FL 33760 (Parcel ID# 04-30-16-39416-000-1340) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** COO 11-78 - PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS

## Agenda Item #11.

(a) Within street right-of-way. It shall be unlawful for any person to park, cause to be parked, or allow to be parked any of the vehicles described below on any street or right-of-way unless actual cleaning, loading or unloading is taking place:

(1) Any aircraft or aircraft trailer.

(2) Any boat or boat trailer.

(3) Any hauling trailer.

(4) Any of the following recreational type vehicles: travel trailers, motor homes, mobile homes, camping trailers, motor coaches, pop-up camping trailers, pickup coaches, auto campers or any other such vehicle designed or utilized for permanent or temporary residence.

(5) Any commercial vehicle as defined in section 11-73(b).

(6) Any inoperable vehicle either in whole or in part.

(7) Any recreational vehicle as defined in section 11-73(k).

(8) Any heavy vehicle as defined in section 11-73(e).

(b) Within any frontal building setback area from the street right-of-way or in the case of corner lots, within the side setback area from the side street. It shall be unlawful for any person to park, place, install, or store, cause to be parked, placed, installed, or stored, or allow to be parked, placed, installed, or stored within frontal building setback areas from the street right-of-way or in the case of corner lots, also within the side setback area from the side street, on single-family, mobile home lot, duplex and triplex residentially platted, zoned or designated property, the following type vehicle or structures:

(1) Any aircraft or aircraft trailer.

(2) Any vehicle of whatever type displaying a "for sale" sign and which vehicle is not titled to the owner or occupant of the premises upon which the vehicle is located.

(c) Prohibited vehicles and equipment. It shall be unlawful to park or store or cause to be parked or stored or allow to be parked or stored upon any residentially zoned or designated property any commercial vehicle, heavy vehicle or commercial construction, landscaping and land clearing equipment.

(d) Exceptions. (1) The foregoing parking restrictions shall not apply to:

a. Noncommercial and fully operative passenger vehicles, passenger vans and passenger pickup trucks;

b. Emergency vehicles (licensed and defined by state law);

c. Public or quasi-public utility vehicles less than 20 feet in overall length (as measured in a straight line between extremities);

d. Official vehicles of governmental agencies;

e. One recreational vehicle when parked or stored within the front portion of a residence, between the front of the structure and the right-of-way. Recreational vehicles may also be stored in the side or rear yard of a residential property but no more than a total of three (3) recreational vehicles may be stored on any residential property. Recreational vehicles parked in the front portion of a residence, between the front of the structure and the right-of-way, shall not exceed 26 feet in overall length and shall be parked on an improved surface such as shell, gravel, pavers, concrete, or asphalt. Boats stored on a boat trailer shall count as one recreational vehicle and the trailer tongue will not count towards total vehicle length;

f. One exempt commercial vehicle when parked or stored within the front portion of the residence, between the front of the structure and the right-of-way. One additional exempt commercial vehicle may be stored in the side or rear yard of the residential property;

g. Any vehicle when the city commission issues a local declaration of a state of emergency.

(2) The foregoing parking restrictions shall not apply to commercial vehicles during the actual performance of a service at the premises where the same is parked. Neither shall the foregoing parking restrictions apply to the loading, unloading or minor repairing or cleaning of recreational vehicles provided such act is fully completed within the shortest reasonable time period possible (under no circumstances longer than 24 hours).

(e) Scope of section. The parking of vehicles, boats and trailers, etc., in residential areas, including commercial, industrial, and mixed-use areas designated for residential use, shall be subject to these parking restrictions regardless of the date such parking commenced, and shall not be deemed an allowable nonconforming use within the meaning prescribed within the comprehensive development code; provided, however, that these provisions shall not be construed to affect lawful nonconforming uses of the land itself.

(f) Obstruction of sidewalk. Other provisions of this section to the contrary notwithstanding, it shall be unlawful to park or store, cause to be parked or stored, allow to be parked or stored any vehicle, including but not limited to, passenger, recreational or commercial in such a manner that any portion of a public sidewalk is obstructed by any part of the vehicle.

**Corrective Action:** Limit recreational vehicle parking in the frontage of the property to one vehicle and place said vehicle on an "improved surface".

### **Violation:** COO 11-21 - MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

All swimming pools, architectural pools, spas, manmade ponds, pits and fountains shall be properly maintained so as not to create a safety hazard or harbor insect infestation. Water shall not be allowed to stagnate or to become polluted or become a public nuisance to the public, such as by harboring insect infestation. Designated retention and detention ponds are exempt from this section.

## Agenda Item #11.

**Corrective Action:** Bring swimming pool back into an acceptable state, it is currently mostly empty with a pool of stagnant water.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** Remove temporary carport and remove all junk, trash and debris from property.

**Violation:** CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**Corrective Action:** Repair or demolish deteriorated shed in back yard of property with applicable permits.

This property will be re-inspected on April 13, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: mknotts@largo.com if you have any questions about these violation(s).

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

CO KNOTT  
CER-26-00176  
JIM W GIVENS  
DINA L GIVENS  
14923 54TH WAY N  
LARGO FL 33760

Case Number: CER-26-00176

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10th, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 14923 54th Way N, Largo, FL 33760 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

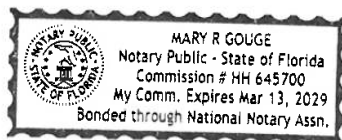
FURTHER AFFLIANT SAYETH NAUGHT.

Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or a online notarization, this 10th day of June, 2026, by Mark Knotts (Code officer), who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R Gouge  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 1446 1494 28

**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 \$ NOH 1

Extra Services & Fees (check box, add fee as appropriate)

|                                                              |                |
|--------------------------------------------------------------|----------------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <u>1.40</u> |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ <u>0.00</u> |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ <u>0.00</u> |
| <input type="checkbox"/> Adult Signature Required            | \$ <u>0.00</u> |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ <u>0.00</u> |

Postage \$ 6.75

Total Postage and Fees \$ 8.15

Sent To CO KNOTT'S  
\*CER-26-00176  
JIM W GIVENS  
DINA L GIVENS  
14923 54TH WAY N  
LARGO FL 33760

City, State, ZIP+4®

PS Form 3800, January 2013 PSN 7530-02-000-9001 See Reverse for Instructions

**Mailed**  
**JUN 10 2026**  
**Postmark Here**  
**Community Development**

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 02/26/2025

**CASE NUMBER:** CER-25-00134

**CODE ENFORCEMENT OFFICER:** Wallace McMillan

A Code Enforcement Officer performed a field inspection on February 26, 2025 at the property located at the following address: 235 E OVERBROOK DR, LARGO, FL 33770 (Parcel ID# 33-29-15-07038-000-0740) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

E. Designated responsible party - 1. The name and telephone number of the designated responsible party shall be either (i) prominently posted on the front exterior of the short-term vacation rental in a place visible to the public; or (ii) if there is a City of Largo Police Department Emergency Decal Registration associated with the short-term vacation rental and the name and telephone number of the designated responsible party has been provided as part of the Emergency Decal Registration, the encoded Emergency Decal may be posted in a place visible to the public instead of the name and telephone number of the designated responsible party.

2. The designated responsible party must be available at the posted telephone number twenty-four (24) hours a day, seven (7) days a week and capable of directly responding, or directing a designated agent to directly respond to and resolve any issues or concerns raised by transient occupants, City staff, or law enforcement when the short-term vacation rental is occupied. If necessary, the designated responsible party must be willing and able to come to the short-term vacation rental unit within two (2) hours following notification to address any issue that is not capable of being addressed via telephone.

**Corrective Action:** Please post the Designated Responsible Party information on the exterior of the property or register with the City of Largo Police Department @ pd\_rec@largo.com or call (727) 587-6730 (non-emergency).

**Description of Violation:** I observed this property to not have current exterior postings at this property with current contact information available.

**Violation:** CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

4. Internal posting. The following information shall be posted in a visually unobstructed area within each unit of a short-term vacation rental, all in a form prescribed by the City: the name and telephone number of the designated responsible party required by this Section; notice that all transient occupants must comply with the requirements of the City's Code of Ordinances including the maximum occupancy, parking, and minimum life/safety requirements prescribed in this section, as well as the City's Code of Ordinances governing noise, nuisances, and litter; the scheduled days of trash pick-up and recycling; the location of the nearest hospital; and a statement that all transient occupants must promptly evacuate the short-term vacation rental upon posting of any evacuation order issued by state or local authorities.

**Corrective Action:** Please provide an emergency exit layout plan and general information and contact the Community Standards Division to schedule an inspection.

**Description of Violation:** I observed that this property is actively listed and operational as a Short-Term Vacation Rental (Airbnb) without proper interior general and emergency informational postings.

**Violation:** CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

## Agenda Item #12.

3. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of each dwelling unit of a short-term vacation rental. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

**Corrective Action:** Please obtain the above required fire extinguisher and the property must be inspected by the City of Largo Fire Department, upon completion of their building and code inspection.

**Description of Violation:** This property has not been inspected to see if the required (2A) rated fire extinguisher is located on the property.

### **Violation:** CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

1. Compliance with applicable laws. All short-term vacation rental units must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code; and the City's Comprehensive Development Code.

**Corrective Action:** Please contact the Community Standards Division (727) 586-6799, to schedule a building code inspection and a Life Safety inspection with the Largo Fire Department @ (727) 587-6737, Upon completion of your Code and Building inspection.

**Description of Violation:** I observed that this property is operating as a Short-Term Vacation Rental property, that has not had the required Life Safety Inspections by Community Standards and the City of Largo Fire Department.

### **Violation:** CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS

16.3.1 Purpose- These standards are established to minimize adverse impacts upon adjacent property owners 16.3.2 Applicability - Fences, walls or any other similar man-made barrier erected for the purpose of enclosure, exclusion, protection, privacy, security, retainment, buffering or aesthetics. 16.3.3 Required Permits - **Requires a Building Permit**

**Corrective Action:** Please obtain permit (s) with the help of a licensed contractor, the permit (s) must be Applied For, Issued, and Finalized by a City of Largo building inspector.

**Description of Violation:** I observed this property to have new fencing around the sides and rear fence, and there are no permit (s) to support the work that was done.

### **Violation:** CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**Corrective Action:** Please make the needed repairs of the fences surrounding the property, if you are going to replace the fence, you will need to have a licensed contractor obtain permit (s). The permit (s) must cover the entire scope of work. The permit (s) must be Applied For, Issued, and Finalized by a City of Largo building inspector.

**Description of Violation:** I observed the fence to be in a state of disrepair and in poor condition for in excess of (30) thirty days. The fence is in poor condition and does not adequate provide security to the swimming pool and poses a safety hazard to the public if access is gained.

## Agenda Item #12.

This property will be re-inspected on May 20, 2025 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Wallace McMillan at 201 Highland Ave, Largo, Florida 33770; Telephone: (727)439-8415; Email: [wcmillan@largo.com](mailto:wcmillan@largo.com) if you have any questions about these violation(s).



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-25-00134

BEFORE ME, this day, personally appeared, Wallace McMillan, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 2/26/25, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 235 E OVERBROOK DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 235 E OVERBROOK DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 235 E OVERBROOK DR AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

W. L. McMillan  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26 day of FEBRUARY, 2025, by WALLACE MCMILLAN, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Mary R. Gouge  
Signature of Person Taking Acknowledgment

(NOTARY SEAL)



**Mary R. Gouge**  
Notary Public  
State of Florida  
Comm# HH064770  
Expires 3/13/2025

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any

Revised: 06/02/2020

7021 1970 0001 0789 2347

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

CODE OFFICER  
 WALLACE MCMILLAN

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

**OFFICIAL USE**

Certified Mail Fee  
 \$

Extra Services & Fees  
☐ Return Receipt (e) \$.69  
☐ Return Receipt (h) 4.85  
☐ Certified Mail Re \$6.23  
☐ Adult Signature f  
☐ Adult Signature f

Postage  
 \$

Total Postage and Fees  
 \$

Sent To  
 Street and Apt. No., or PO Box  
 City, State, ZIP+4®

CER-25-00134  
 Paloscio, Daniel J.  
 915 N Franklin St Unit 1805  
 Tampa, FL 33602-3879

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**Mailed**  
 FEB 26 2025  
 Community Development

7021 1970 0001 0789 1968

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

CODE OFFICER  
 WALLACE MCMILLAN

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

**OFFICIAL USE**

Certified Mail Fee  
 \$ .69

Extra Service  
☐ Return Re 4.85  
☐ Return Re  
☐ Certified M \$6.23  
☐ Adult Sign  
☐ Adult Signature Restricted Delivery \$

Postage  
 \$

Total Postage and Fees  
 \$

Sent To  
 Street and Apt. No., or PO Box  
 City, State, ZIP+4®

CER-25-00134  
 PALOSCIO, DANIEL J  
 915 N FRANKLIN ST UNIT 1805  
 TAMPA, FL 33602-3879

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**Mailed**  
 APR 07 2025  
 Community Development

9589 0710 5270 3411 0624 80

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

CODE OFFICER  
 WALLACE MCMILLAN

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

**OFFICIAL USE**

Certified Mail Fee  
 \$

Extra Services & Fees  
☐ Return Receipt .74  
☐ Return Receipt 5.30  
☐ Certified Mail Re \$6.78  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery \$

Postage  
 \$

Total Postage and Fees  
 \$

Sent To  
 Street and Apt. No., or PO Box  
 City, State, ZIP+4®

CER-25-00134  
 PALOSCIO, DANIEL J  
 915 N FRANKLIN ST UNIT 1805  
 TAMPA, FL 33602-3879

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**Mailed**  
 SEP 04 2025  
 Community Development

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-25-00134

Owner Information:

Daniel J Paloscio  
915 N FRANKLIN ST UNIT 1805  
TAMPA, FL 33602-3879

Daniel J Paloscio  
235 E OVERBROOK DR  
LARGO, FL 33770

RE: Property at: 235 E OVERBROOK DR, LARGO, FL 33770

Parcel ID No: 33-29-15-07038-000-0740

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **February 26, 2025** requesting that you correct the violation(s) identified in said Notice of Violation on or before **May 19, 2025**. A re-inspection of the subject property on **May 20, 2025**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-25-00134** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 15.18.B(1) SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS**

**CDC 15.18.E SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY**

**CDC 15.18.B(4) SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS**

**CDC 15.18.B(3) SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **February 26, 2025**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an

## Agenda Item #12.

individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 02/26/2025

**CASE NUMBER:** CER-25-00134

**CODE ENFORCEMENT OFFICER:** Wallace McMillan

A Code Enforcement Officer performed a field inspection on February 26, 2025 at the property located at the following address: 235 E OVERBROOK DR, LARGO, FL 33770 (Parcel ID# 33-29-15-07038-000-0740) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

E. Designated responsible party - 1. The name and telephone number of the designated responsible party shall be either (i) prominently posted on the front exterior of the short-term vacation rental in a place visible to the public; or (ii) if there is a City of Largo Police Department Emergency Decal Registration associated with the short-term vacation rental and the name and telephone number of the designated responsible party has been provided as part of the Emergency Decal Registration, the encoded Emergency Decal may be posted in a place visible to the public instead of the name and telephone number of the designated responsible party.

2. The designated responsible party must be available at the posted telephone number twenty-four (24) hours a day, seven (7) days a week and capable of directly responding, or directing a designated agent to directly respond to and resolve any issues or concerns raised by transient occupants, City staff, or law enforcement when the short-term vacation rental is occupied. If necessary, the designated responsible party must be willing and able to come to the short-term vacation rental unit within two (2) hours following notification to address any issue that is not capable of being addressed via telephone.

**Corrective Action:** Please post the Designated Responsible Party information on the exterior of the property or register with the City of Largo Police Department @ pd\_rec@largo.com or call (727) 587-6730 (non-emergency).

**Description of Violation:** I observed this property to not have current exterior postings at this property with current contact information available.

**Violation:** CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

4. Internal posting. The following information shall be posted in a visually unobstructed area within each unit of a short-term vacation rental, all in a form prescribed by the City: the name and telephone number of the designated responsible party required by this Section; notice that all transient occupants must comply with the requirements of the City's Code of Ordinances including the maximum occupancy, parking, and minimum life/safety requirements prescribed in this section, as well as the City's Code of Ordinances governing noise, nuisances, and litter; the scheduled days of trash pick-up and recycling; the location of the nearest hospital; and a statement that all transient occupants must promptly evacuate the short-term vacation rental upon posting of any evacuation order issued by state or local authorities.

**Corrective Action:** Please provide an emergency exit layout plan and general information and contact the Community Standards Division to schedule an inspection.

**Description of Violation:** I observed that this property is actively listed and operational as a Short-Term Vacation Rental (Airbnb) without proper interior general and emergency informational postings.

**Violation:** CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

## Agenda Item #12.

3. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of each dwelling unit of a short-term vacation rental. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

**Corrective Action:** Please obtain the above required fire extinguisher and the property must be inspected by the City of Largo Fire Department, upon completion of their building and code inspection.

**Description of Violation:** This property has not been inspected to see if the required (2A) rated fire extinguisher is located on the property.

### **Violation:** CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

1. Compliance with applicable laws. All short-term vacation rental units must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code; and the City's Comprehensive Development Code.

**Corrective Action:** Please contact the Community Standards Division (727) 586-6799, to schedule a building code inspection and a Life Safety inspection with the Largo Fire Department @ (727) 587-6737, Upon completion of your Code and Building inspection.

**Description of Violation:** I observed that this property is operating as a Short-Term Vacation Rental property, that has not had the required Life Safety Inspections by Community Standards and the City of Largo Fire Department.

### **Violation:** CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS

16.3.1 Purpose- These standards are established to minimize adverse impacts upon adjacent property owners 16.3.2 Applicability - Fences, walls or any other similar man-made barrier erected for the purpose of enclosure, exclusion, protection, privacy, security, retainment, buffering or aesthetics. 16.3.3 Required Permits - **Requires a Building Permit**

**Corrective Action:** Please obtain permit (s) with the help of a licensed contractor, the permit (s) must be Applied For, Issued, and Finalized by a City of Largo building inspector.

**Description of Violation:** I observed this property to have new fencing around the sides and rear fence, and there are no permit (s) to support the work that was done.

### **Violation:** CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**Corrective Action:** Please make the needed repairs of the fences surrounding the property, if you are going to replace the fence, you will need to have a licensed contractor obtain permit (s). The permit (s) must cover the entire scope of work. The permit (s) must be Applied For, Issued, and Finalized by a City of Largo building inspector.

**Description of Violation:** I observed the fence to be in a state of disrepair and in poor condition for in excess of (30) thirty days. The fence is in poor condition and does not adequate provide security to the swimming pool and poses a safety hazard to the public if access is gained.

## Agenda Item #12.

This property will be re-inspected on May 20, 2025 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Wallace McMillan at 201 Highland Ave, Largo, Florida 33770; Telephone: (727)439-8415; Email: [wmcmillan@largo.com](mailto:wmcmillan@largo.com) if you have any questions about these violation(s).



CO RIVERA  
\*CER-25-00134  
DANIEL J PALOSCIO  
915 N FRANKLIN ST UNIT 1805  
TAMPA FL 33602-3879

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

Case Number: CER-25-00134

BEFORE ME, this day, personally appeared, Ruben Rivera, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 235 E Overbrook Dr. Largo FL 33770 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

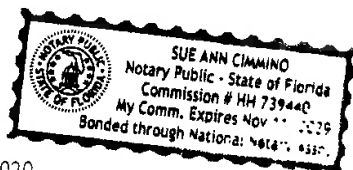
FURTHER AFFIANT SAYETH NAUGHT.

[Signature]  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 10 day of June, 2026, by Ruben Rivera, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Revised: 06/01/2020

[Signature]  
Signature of Person Taking Acknowledgment

Sue Ann Cimmino  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY  
Title or rank

\_\_\_\_\_  
Serial number, if any



9589 0710 5270 1446 1494 35

**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                                           | \$ | NOH1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |      |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | 70   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | X2   |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |      |
| <input type="checkbox"/> Adult Signature Required            | \$ |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | 530  |
| Postage                                                      | \$ | 6.75 |
| Total Postage                                                | \$ |      |

Sent To: CO RIVERA  
\*CER-25-00134  
DANIEL J PALOSCIO  
915 N FRANKLIN ST UNIT 1805  
TAMPA FL 33602-3879

Street and Apt.  
City, State, ZIP+4

PS Form 3800, January 2023

**Mailed**  
**JUN 10 2023**  
**Postmark**  
**Community Development**

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 03/18/2026

**CASE NUMBER:** CER-26-00013

**CODE ENFORCEMENT OFFICER:** Ruben Rivera

A Code Enforcement Officer performed a field inspection on March 18, 2026 at the property located at the following address: 13221 RIDGE RD, LARGO, FL 33778 (Parcel ID# 09-30-15-64739-012-0310) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

1. Compliance with applicable laws. All short-term vacation rental units must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code; and the City's Comprehensive Development Code.

**Corrective Action:** This property is currently being advertised as a short-term vacation rental.

Remedy: Please contact the City of Largo Community Standards Division to request Short Term Vacation Rental packet with instructions on how to meet compliance requirements with city ordinances.

**Violation:** CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS

16.3.1 Purpose- These standards are established to minimize adverse impacts upon adjacent property owners 16.3.2 Applicability - Fences, walls or any other similar man-made barrier erected for the purpose of enclosure, exclusion, protection, privacy, security, retainment, buffering or aesthetics. 16.3.3 Required Permits - Requires a Building Permit

**Corrective Action:** See 16.3.3 Required Permits - Requires a Building Permit for fence.

**Violation:** CDC 16.3.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS

Required Permits - Requires a Building Permit.

**Corrective Action:** There is a white vinyl fence on the property with no previous permit pulled for the work.

Remedy: Please contact the City of Largo Building and Permitting Department to obtain the required after-the-fact permit for the vinyl fence. All permits must be applied for and issued by a City of Largo Building Inspector.

**Violation:** CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

## Agenda Item #13.

E. Designated responsible party - 1. The name and telephone number of the designated responsible party shall be either (i) prominently posted on the front exterior of the short-term vacation rental in a place visible to the public; or (ii) if there is a City of Largo Police Department Emergency Decal Registration associated with the short-term vacation rental and the name and telephone number of the designated responsible party has been provided as part of the Emergency Decal Registration, the encoded Emergency Decal may be posted in a place visible to the public instead of the name and telephone number of the designated responsible party.

2. The designated responsible party must be available at the posted telephone number twenty-four (24) hours a day, seven (7) days a week and capable of directly responding, or directing a designated agent to directly respond to and resolve any issues or concerns raised by transient occupants, City staff, or law enforcement when the short-term vacation rental is occupied. If necessary, the designated responsible party must be willing and able to come to the short-term vacation rental unit within two (2) hours following notification to address any issue that is not capable of being addressed via telephone.

**Corrective Action:** This property is currently being advertised as a short-term vacation rental.

Remedy: Please contact the City of Largo Community Standards Division to request Short Term Vacation Rental packet with instructions on how to meet compliance requirements with city ordinances.

### **Violation:** CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

4. Internal posting. The following information shall be posted in a visually unobstructed area within each unit of a short-term vacation rental, all in a form prescribed by the City: the name and telephone number of the designated responsible party required by this Section; notice that all transient occupants must comply with the requirements of the City's Code of Ordinances including the maximum occupancy, parking, and minimum life/safety requirements prescribed in this section, as well as the City's Code of Ordinances governing noise, nuisances, and litter; the scheduled days of trash pick-up and recycling; the location of the nearest hospital; and a statement that all transient occupants must promptly evacuate the short-term vacation rental upon posting of any evacuation order issued by state or local authorities.

**Corrective Action:** This property is currently being advertised as a short-term vacation rental.

Remedy: Please contact the City of Largo Community Standards Division to request Short Term Vacation Rental packet with instructions on how to meet compliance requirements with city ordinances.

### **Violation:** CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

3. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of each dwelling unit of a short-term vacation rental. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

**Corrective Action:** This property is currently being advertised as a short-term vacation rental.

Remedy: Please contact the City of Largo Community Standards Division to request Short Term Vacation Rental packet with instructions on how to meet compliance requirements with city ordinances.

This property will be re-inspected on April 21, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Ruben Rivera at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8481; Email: rurivera@largo.com if you have any questions about these violation(s).

AFFIDAVIT OF POSTINGS

SCANNED

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00013

BEFORE ME, this day, personally appeared, Ruben Rivera, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On 3/15/26 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 13221 RIDGE RD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 13221 RIDGE RD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 13221 RIDGE RD AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice  
of: \_\_\_\_\_ to: \_\_\_\_\_

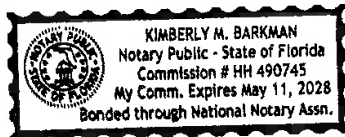
FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of March, 2026, by Ruben Rivera, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Revised: 06/02/2020

\_\_\_\_\_  
Signature of Person Taking Acknowledgment

Kimberly M. Barkman  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any

9589 0710 5270 3711 7756 08

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

**CODE OFFICER**  
**Ruben Rivera**

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)    |           |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 1.40   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 0.75   |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$        |
| <input type="checkbox"/> Adult Signature Required            | \$        |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 5.30   |
| Postage                                                      | \$ (6.78) |
| Total Postage and Fees                                       | \$        |

CER-26-00013  
GJOLAJ, ARIAN No.  
2655 STATE ROAD 590 APT F  
CLEARWATER, FL 33759-2231

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

MAR 19 2026  
Mailed  
Postmark Here  
Community Development

9589 0710 5270 3711 7755 92

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

**CODE OFFICER**  
**Ruben Rivera**

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)    |           |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ 1.40   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ 0.75   |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$        |
| <input type="checkbox"/> Adult Signature Required            | \$        |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 5.30   |
| Postage                                                      | \$ (6.78) |
| Total Postage and Fees                                       | \$        |

CER-26-00013  
GJOLAJ, ARIAN Box No.  
13221 RIDGE RD  
LARGO, FL 33778

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

MAR 19 2026  
Mailed  
Postmark Here  
Community Development

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-26-00013

Owner Information:

ARIAN GJOLAJ  
2655 STATE ROAD 590 APT F  
CLEARWATER, FL 33759-2231

RE: Property at: 13221 RIDGE RD, LARGO, FL 33778

Parcel ID No: 09-30-15-64739-012-0310

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **March 18, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 20, 2026**. A re-inspection of the subject property on **April 21, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00013** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 15.18.B(1) SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS**

**CDC 16.3 FENCES, WALLS, AND OTHER MAN-MADE BARRIERS**

**CDC 16.3.3 FENCES, WALLS, AND OTHER MAN-MADE BARRIERS**

**CDC 15.18.E SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY**

**CDC 15.18.B(4) SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS**

**CDC 15.18.B(3) SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **March 18, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a

## Agenda Item #13.

corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 03/18/2026

**CASE NUMBER:** CER-26-00013

**CODE ENFORCEMENT OFFICER:** Ruben Rivera

A Code Enforcement Officer performed a field inspection on March 18, 2026 at the property located at the following address: 13221 RIDGE RD, LARGO, FL 33778 (Parcel ID# 09-30-15-64739-012-0310) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

1. Compliance with applicable laws. All short-term vacation rental units must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code; and the City's Comprehensive Development Code.

**Corrective Action:** This property is currently being advertised as a short-term vacation rental.

Remedy: Please contact the City of Largo Community Standards Division to request Short Term Vacation Rental packet with instructions on how to meet compliance requirements with city ordinances.

**Violation:** CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS

16.3.1 Purpose- These standards are established to minimize adverse impacts upon adjacent property owners 16.3.2 Applicability - Fences, walls or any other similar man-made barrier erected for the purpose of enclosure, exclusion, protection, privacy, security, retainment, buffering or aesthetics. 16.3.3 Required Permits - Requires a Building Permit

**Corrective Action:** See 16.3.3 Required Permits - Requires a Building Permit for fence.

**Violation:** CDC 16.3.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS

Required Permits - Requires a Building Permit.

**Corrective Action:** There is a white vinyl fence on the property with no previous permit pulled for the work.

Remedy: Please contact the City of Largo Building and Permitting Department to obtain the required after-the-fact permit for the vinyl fence. All permits must be applied for and issued by a City of Largo Building Inspector.

**Violation:** CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY



E. Designated responsible party - 1. The name and telephone number of the designated responsible party shall be either (i) prominently posted on the front exterior of the short-term vacation rental in a place visible to the public; or (ii) if there is a City of Largo Police Department Emergency Decal Registration associated with the short-term vacation rental and the name and telephone number of the designated responsible party has been provided as part of the Emergency Decal Registration, the encoded Emergency Decal may be posted in a place visible to the public instead of the name and telephone number of the designated responsible party.

2. The designated responsible party must be available at the posted telephone number twenty-four (24) hours a day, seven (7) days a week and capable of directly responding, or directing a designated agent to directly respond to and resolve any issues or concerns raised by transient occupants, City staff, or law enforcement when the short-term vacation rental is occupied. If necessary, the designated responsible party must be willing and able to come to the short-term vacation rental unit within two (2) hours following notification to address any issue that is not capable of being addressed via telephone.

**Corrective Action:** This property is currently being advertised as a short-term vacation rental.

Remedy: Please contact the City of Largo Community Standards Division to request Short Term Vacation Rental packet with instructions on how to meet compliance requirements with city ordinances.

**Violation:** CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

4. Internal posting. The following information shall be posted in a visually unobstructed area within each unit of a short-term vacation rental, all in a form prescribed by the City: the name and telephone number of the designated responsible party required by this Section; notice that all transient occupants must comply with the requirements of the City's Code of Ordinances including the maximum occupancy, parking, and minimum life/safety requirements prescribed in this section, as well as the City's Code of Ordinances governing noise, nuisances, and litter; the scheduled days of trash pick-up and recycling; the location of the nearest hospital; and a statement that all transient occupants must promptly evacuate the short-term vacation rental upon posting of any evacuation order issued by state or local authorities.

**Corrective Action:** This property is currently being advertised as a short-term vacation rental.

Remedy: Please contact the City of Largo Community Standards Division to request Short Term Vacation Rental packet with instructions on how to meet compliance requirements with city ordinances.

**Violation:** CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

3. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of each dwelling unit of a short-term vacation rental. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

**Corrective Action:** This property is currently being advertised as a short-term vacation rental.

Remedy: Please contact the City of Largo Community Standards Division to request Short Term Vacation Rental packet with instructions on how to meet compliance requirements with city ordinances.

This property will be re-inspected on April 21, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Ruben Rivera at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8481; Email: rurivera@largo.com if you have any questions about these violation (s).

CO RIVERA  
\*CER-26-00013  
ARIAN GJOLAJ  
2655 STATE ROAD 590 APT F  
CLEARWATER FL 33759-2231

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00013

BEFORE ME, this day, personally appeared, Ruben Rivera, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 13221 Ridge Rd. Largo, FL 33778 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of \_\_\_\_\_ to: \_\_\_\_\_

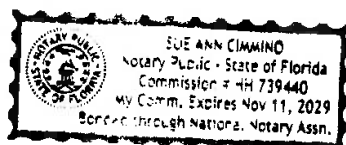
FURTHER AFFIANT SAYETH NAUGHT.

Ruben Rivera  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by Ruben Rivera, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Sue Ann Cimmino  
Signature of Person Taking Acknowledgment

Sue Ann Cimmino  
Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 1446 1494 42

**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 \$ NOHI

Extra Services & Fees (check box, add fee as appropriate)

|                                                              |                |
|--------------------------------------------------------------|----------------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <u>1.78</u> |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ <u>0.00</u> |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ <u>4.20</u> |
| <input type="checkbox"/> Adult Signature Required            | \$ <u>0.00</u> |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ <u>5.30</u> |

Postage \$ 6.75

Total Postage \$ 6.75

Sent To CO RIVERA  
\*CER-26-00013  
ARIAN GJOLAJ  
2655 STATE ROAD 590 APT F  
CLEARWATER FL 33759-2231

City, State \_\_\_\_\_

PS Form 3800, January 2023 PSN 7510-02-000-9047 See Reverse for Instructions

**MAILED**  
**JUN 10 2026**  
**Community Development**

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 04/07/2026

**CASE NUMBER:** CER-26-00289

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on April 7, 2026 at the property located at the following address: 709 10TH ST NW, LARGO, FL 33770 (Parcel ID# 33-29-15-53244-008-0030) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a)No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance.(b)No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** Remove or store inside an enclosed structure all junk, trash, and debris on the property including but not limited to empty containers, paper plates/bowls, totes, milk jugs, etc.

**Violation:** CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)

(5) Roofs drainage - The roof and flashing shall be sound, tight and not have defects that admit water. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions, Roof water shall not be discharged in a manner that creates a public nuisance or that adversely affects neighboring properties, real or personal, by causing damage, deterioration, etc. to that adjacent property.

**Corrective Action:** Repair damaged sections of roof/soffit/fascia with applicable permits and have said permits finalized

**Violation:** COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

## Agenda Item #15.

(a)Weeds, grass, underbrush, overgrowth and/or uncultivated vegetation which has, over a discernible portion of a defined area or tract of land, attained a mean height of 12 inches and/or accumulations of debris shall constitute a hazard to health, safety, proper fire control, and a public nuisance.(b)In such areas the provisions of this section shall relate to privately owned land within 100 feet of the nearest public or private boundary or right-of-way and to all developed or improved tracts or lots under ten acres in area. These provisions shall not relate to land in undeveloped state, nor wetlands and environmentally sensitive areas as designated in the adopted environmental management conservation plan.(c)No person who owns, occupies or act as agent for the owner of any private property whether that person is the owner, tenant, occupant, lessee or otherwise shall fail to remove or cause to be removed weeds, grass, overgrowth, vegetation, debris and other materials or matter that may constitute a hazard to health, safety, proper fire control or public nuisance on any such property.

All property owners or occupants of any private real property abutting any street shall be required to keep that part of the right-of-way between such property lines and the curb lines or drivable area of the street of which such property abuts, in a clean and sanitary condition at all times by keeping the same free from excessive weeds, vegetation, grass growth and trash of all kinds and by keeping the grass mowed as required in parts (a) and (b) of this section.

**Corrective Action:** Remove all overgrown vegetation that has overtaken the property. All vegetation must be trimmed below 12 inches in length and may not extend onto the roof or into the soffit.

### **Violation:** COO 11-19 - PUBLIC HEALTH NUISANCES

(a)Creation. No person shall create, maintain or contribute to a nuisance or condition which is prejudicial to the health, safety, or well-being of the public. A nuisance which is prejudicial to the health, safety, or well-being of the public is a nuisance which tends to annoy the community, impair the health of the citizens thereof or which tends to corrupt the public morals. Such nuisances are hereby declared to be unlawful.

(b)Abatement. Whenever it shall be determined that any person is causing, creating or maintaining a nuisance in the city in violation of the provisions of this article, it shall be the duty of the city manager or his/her designee to cause the same to be abated as provided by F.S. ch. 60 and/or section 11-49

**Corrective Action:** The current state of the property allows for the harborage of vermin and accumulation of mosquitoes which creates a nuisance for the surrounding properties. This property must be brought into a state that does not allow as such.

This property will be re-inspected on May 7, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: mknotts@largo.com if you have any questions about these violation (s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00289

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 4-7-26 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 709 10TH ST NW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 709 10TH ST NW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 709 10TH ST NW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2026, by Mark Knotts (code officer), who is personally known to me or who has produced \_\_\_\_\_ as identification.



Revised: 06/02/2020

Mary R. Gouge  
Signature of Person Taking Acknowledgment

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any

|                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                          |  |
|-------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>U.S. Postal Service™</b><br><b>CERTIFIED MAIL® RECEIPT</b><br><b>Domestic Mail Only</b>      |  | <b>CODE OFFICER</b><br><b>Marriott</b>                                                                                                                                                                                                                                                                                                                                                   |  |
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ® |  |                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Certified Mail Fee<br>\$                                                                        |  | Extra Services & Fees (check box, add fee as appropriate)<br><input type="checkbox"/> Return Receipt (hardcopy) \$<br><input type="checkbox"/> Return Receipt (electronic) \$<br><input type="checkbox"/> Certified Mail Restricted Delivery \$<br><input type="checkbox"/> Adult Signature Required \$<br><input type="checkbox"/> Adult Signature Restricted Delivery \$<br>Postage \$ |  |
| Total Postage and Fees<br>\$                                                                    |  | 4.75                                                                                                                                                                                                                                                                                                                                                                                     |  |
| 20 9650 114E 0225 0210 6856                                                                     |  | Mailed<br>APR 08 2025<br>FPMK<br>1010                                                                                                                                                                                                                                                                                                                                                    |  |
| 7509 10TH ST NW<br>LARGO, FL 33770-2387                                                         |  | Community Development                                                                                                                                                                                                                                                                                                                                                                    |  |
| CER-35-00289<br>FAST, LAWRENCE W EST<br>709 10TH ST NW<br>LARGO, FL 33770-2387                  |  | 30 Box No.                                                                                                                                                                                                                                                                                                                                                                               |  |
| PS Form 3800, January 2023 PSN 7530-02-000-9047                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                          |  |
| See Reverse for Instructions                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                          |  |

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-26-00289

Owner Information:

LAWRENCE W EST Fast  
709 10TH ST NW  
LARGO, FL 33770

RE: Property at: 709 10TH ST NW, LARGO, FL 33770

Parcel ID No: 33-29-15-53244-008-0030

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **April 7, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **May 6, 2026**. A re-inspection of the subject property on **May 7, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00289** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**COO 11-47 DUTY OF OWNERS AND OCCUPANTS**  
**CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)**  
**COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS**  
**COO 11-19 PUBLIC HEALTH NUISANCES**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **April 7, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162,



## Agenda Item #15.

Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 04/07/2026

**CASE NUMBER:** CER-26-00289

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on April 7, 2026 at the property located at the following address: 709 10TH ST NW, LARGO, FL 33770 (Parcel ID# 33-29-15-53244-008-0030) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a)No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance.(b)No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** Remove or store inside an enclosed structure all junk, trash, and debris on the property including but not limited to empty containers, paper plates/bowls, totes, milk jugs, etc.

**Violation:** CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)

(5) Roofs drainage - The roof and flashing shall be sound, tight and not have defects that admit water. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions, Roof water shall not be discharged in a manner that creates a public nuisance or that adversely affects neighboring properties, real or personal, by causing damage, deterioration, etc. to that adjacent property.

**Corrective Action:** Repair damaged sections of roof/soffit/fascia with applicable permits and have said permits finalized

**Violation:** COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

(a)Weeds, grass, underbrush, overgrowth and/or uncultivated vegetation which has, over a discernible portion of a defined area or tract of land, attained a mean height of 12 inches and/or accumulations of debris shall constitute a hazard to health, safety, proper fire control, and a public nuisance.(b)In such areas the provisions of this section shall relate to privately owned land within 100 feet of the nearest public or private boundary or right-of-way and to all developed or improved tracts or lots under ten acres in area. These provisions shall not relate to land in undeveloped state, nor wetlands and environmentally sensitive areas as designated in the adopted environmental management conservation plan.(c)No person who owns, occupies or act as agent for the owner of any private property whether that person is the owner, tenant, occupant, lessee or otherwise shall fail to remove or cause to be removed weeds, grass, overgrowth, vegetation, debris and other materials or matter that may constitute a hazard to health, safety, proper fire control or public nuisance on any such property.

All property owners or occupants of any private real property abutting any street shall be required to keep that part of the right-of-way between such property lines and the curb lines or drivable area of the street of which such property abuts, in a clean and sanitary condition at all times by keeping the same free from excessive weeds, vegetation, grass growth and trash of all kinds and by keeping the grass mowed as required in parts (a) and (b) of this section.

**Corrective Action:** Remove all overgrown vegetation that has overtaken the property. All vegetation must be trimmed below 12 inches in length and may not extend onto the roof or into the soffit.

**Violation: COO 11-19 - PUBLIC HEALTH NUISANCES**

(a)Creation. No person shall create, maintain or contribute to a nuisance or condition which is prejudicial to the health, safety, or well-being of the public. A nuisance which is prejudicial to the health, safety, or well-being of the public is a nuisance which tends to annoy the community, impair the health of the citizens thereof or which tends to corrupt the public morals. Such nuisances are hereby declared to be unlawful.

(b)Abatement. Whenever it shall be determined that any person is causing, creating or maintaining a nuisance in the city in violation of the provisions of this article, it shall be the duty of the city manager or his/her designee to cause the same to be abated as provided by F.S. ch. 60 and/or section 11-49

**Corrective Action:** The current state of the property allows for the harborage of vermin and accumulation of mosquitoes which creates a nuisance for the surrounding properties. This property must be brought into a state that does not allow as such.

This property will be re-inspected on May 7, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: mknotts@largo.com if you have any questions about these violation (s).

AFFIDAVIT OF POSTINGS

CO KNOTTS  
\*CER-26-00289  
LAWRENCE W FAST EST  
709 10TH ST NW  
LARGO FL 33770-2387

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00289

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On June 10th, 2026, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at 709 10th St NW, Largo, FL 33770-2387 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10th, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 709 10th St NW, Largo, FL 33770-2387 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On         , 20        , which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at:          AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of          to:         

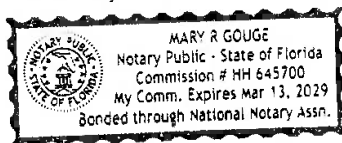
FURTHER AFFIANT SAYETH NAUGHT.

Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 10th day of June, 2026, by Mark Knotts (Code Officer), who is personally known to me or who has produced          as identification.

(NOTARY SEAL)



Mary R Gouge  
Signature of Person Taking Acknowledgment

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

\_\_\_\_\_  
Serial number, if any

9589 0710 5270 1446 1494 66

| U.S. Postal Service™<br>CERTIFIED MAIL® RECEIPT<br>Domestic Mail Only                         |                                       |
|-----------------------------------------------------------------------------------------------|---------------------------------------|
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> |                                       |
| OFFICIAL USE                                                                                  |                                       |
| Certified Mail Fee                                                                            | \$ NOH 1                              |
| Extra Services & Fees (check box, add fee as appropriate)                                     |                                       |
| <input type="checkbox"/> Return Receipt (hardcopy)                                            | \$ 1.80                               |
| <input type="checkbox"/> Return Receipt (electronic)                                          | \$ 0.00                               |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                   | \$ 0.00                               |
| <input type="checkbox"/> Adult Signature Required                                             | \$ 0.00                               |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                  | \$ 5.30                               |
| Postage                                                                                       | \$ 6.75                               |
| Total Postage and Fees                                                                        | \$                                    |
| Sent To                                                                                       | CO KNOTTS<br>*CER-26-00289            |
| Street and Apt                                                                                | LAWRENCE W FAST EST<br>709 10TH ST NW |
| City, State, Zip                                                                              | LARGO FL 33770-2387                   |

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Mailed JUN 10 2023 Community Development

**CITY OF LARGO**  
**NOTICE OF VIOLATION**

**DATE ISSUED:** 04/21/2026

**CASE NUMBER:** CER-26-00350

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on April 21, 2026 at the property located at the following address: 495 6TH AVE NW, LARGO, FL 33770 (Parcel ID# 34-29-15-63666-000-0220) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** Obtain "after the fact" permit for interior demolition/renovation.

This property will be re-inspected on May 21, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: [mknotts@largo.com](mailto:mknotts@largo.com) if you have any questions about these violation (s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00350

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 4-21-26 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 495 6TH AVE NW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 495 6TH AVE NW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 495 6TH AVE NW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice  
of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21 day of April, 2026, by Mark Knotts (Code Officer), who is personally known to me or who has produced \_\_\_\_\_ as identification.

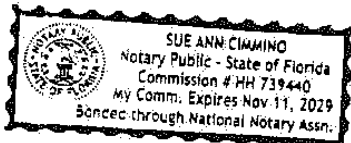
Sue Ann Cimmino  
Signature of Person Taking Acknowledgment

Sue Ann Cimmino  
Name of Acknowledger Typed or Printed

NOTARY

Title or rank

(NOTARY SEAL)



Revised: 06/02/2020

Serial number, if any

9589 0710 5270 3411 0599 92

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

Mark Knotts

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

Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$2x.74  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$5.30  
☐ Adult Signature Restricted Delivery \$

Postage  
\$  
Total Postage and Fees  
\$

CER-26-00350  
UNITED STATES CORPORATION AGENTS, INC.  
476 RIVERSIDE AVE.  
JACKSONVILLE, FL 32202

Postmark  
Here  
APR 22 2026

Mailed  
Community Development  
N2

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3411 0600 04

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

Mark Knotts

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

Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$2x.74  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$5.30  
☐ Adult Signature Restricted Delivery \$

Postage  
\$  
Total Postage and Fees  
\$

CER-26-00350  
OT INVESTORS LLC  
3020 LEPRECHAUN LN  
PALM HARBOR, FL 34683-2320

Postmark  
Here  
APR 22 2026

Mailed  
Community Development  
N2

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-26-00350

Owner Information:

OT INVESTORS LLC  
3020 LEPRECHAUN LN  
PALM HARBOR, FL 34683-2320

RE: Property at: 495 6TH AVE NW, LARGO, FL 33770

Parcel ID No: 34-29-15-63666-000-0220

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **April 21, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **May 20, 2026**. A re-inspection of the subject property on **May 21, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00350** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A**

## Agenda Item #16.

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **April 21, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 04/21/2026

**CASE NUMBER:** CER-26-00350

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on April 21, 2026 at the property located at the following address: 495 6TH AVE NW, LARGO, FL 33770 (Parcel ID# 34-29-15-63666-000-0220) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** Obtain "after the fact" permit for interior demolition/renovation.

This property will be re-inspected on May 21, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: mknotts@largo.com if you have any questions about these violation (s).

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

CER-26-00350  
OT INVESTORS LLC  
Reg Agent: UNITED STATES CORPORATE  
476 RIVERSIDE AVE  
JACKSONVILLE, FL 32202

CO KNOTT  
CER-26-00350  
OT INVESTORS LLC  
3020 LEPRECHAUN LN  
PALM HARBOR FL 34683-2320

Case Number: CER-26-00350

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On                                 , 20          , which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at                                  AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 16th, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at:                                  AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On                                 , 20          , which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at:                                  AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of                                  to:                                 

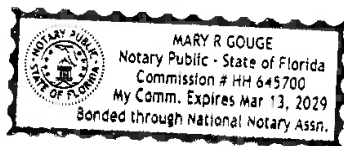
FURTHER AFFIANT SAYETH NAUGHT.

Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or a online notarization, this 16th day of June, 2026, by Mark Knotts (Code Officer), who is personally known to me or who has produced                                  as identification.

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 1446 1494 73

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 \$ NOH 1

Extra Services & Fees (check box, add fee as appropriate)

|                                                              |                |
|--------------------------------------------------------------|----------------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <u>18</u>   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ <u>18</u>   |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ <u>82</u>   |
| <input type="checkbox"/> Adult Signature Required            | \$ <u>5.30</u> |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ <u>5.30</u> |

Postage \$ 6.75

Total Postage and Fees \$ 6.75

Sent To **CO KNOTTS**  
"CER-26-00350  
OT INVESTORS LLC  
3020 LEPRECHAUN LN  
PALM HARBOR FL 34683-2320

City, State, Zip

Postmark **JUN 10 2023**

Mailed

Community Development

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1446 1494 80

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 \$ NOH 1

Extra Services & Fees (check box, add fee as appropriate)

|                                                              |                |
|--------------------------------------------------------------|----------------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <u>18</u>   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ <u>18</u>   |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ <u>82</u>   |
| <input type="checkbox"/> Adult Signature Required            | \$ <u>5.30</u> |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ <u>5.30</u> |

Postage \$ 6.75

Total Postage and Fees \$ 6.75

Sent **CER-26-00350**  
OT INVESTORS LLC  
Reg Agent: UNITED STATES CORPORATION  
476 RIVERSIDE AVE  
JACKSONVILLE, FL 32202

City, State, Zip

Postmark **JUN 10 2023**

Mailed

Community Development

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 04/13/2026

**CASE NUMBER:** CEC-26-00071

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on April 13, 2026 at the property located at the following address: 733 CLEARWATER LARGO RD N, LARGO, FL 33770 (Parcel ID# 33-29-15-53316-010-0020) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.5.C1 - EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)

Protective treatment - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.

**Corrective Action:** Paint or apply protective treatment to the wood along the roof on the north side of the property.

**Violation:** CDC 18.2.5.C11 - EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)

(11) Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

**Corrective Action:** Repair all windows in disrepair after obtaining the applicable permits and have said permits finalized.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a)No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance.(b)No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** Remove or store inside an enclosed structure the items stored behind Ocean Sky Furniture. Including but not limited to indoor furniture, barrels, debris, trash, rugs, totes, etc.

## Agenda Item #17.

This property will be re-inspected on May 13, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: [mknotts@largo.com](mailto:mknotts@largo.com) if you have any questions about these violation (s).

SCANNED

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CEC-26-00071

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On 4-13-26, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 733 CLEARWATER LARGO RD N AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 733 CLEARWATER LARGO RD N AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 733 CLEARWATER LARGO RD N AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice  
of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

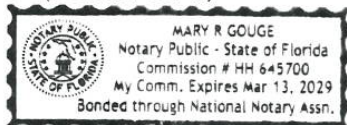
Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of April, 2026, by Mark Knotts (Code Officer), who is personally known to me or who has produced \_\_\_\_\_ as identification.

Mary R. Gough  
Signature of Person Taking Acknowledgment

(NOTARY SEAL)



\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

Revised: 06/02/2020

\_\_\_\_\_  
Serial number, if any



9589 0710 5270 3411 0597 49

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

CODE OFFICER  
Mark Knotts

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

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 0.74  
☐ Return Receipt (electronic) \$ 5.30  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

CEC 26 00071  
TABIB, BARUCH  
3029 NORTH 157TH DRIVE  
HOLLYWOOD, FL 33021

PO Box No.

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3411 0597 56

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

CODE OFFICER  
Mark Knotts

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

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 0.74  
☐ Return Receipt (electronic) \$ 5.30  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

CEC-26-00071  
MID CITY PROPERTIES LLC TRE  
733 CLEARWATER LARGO RD LAND TRUST  
3029 N 57TH DR  
HOLLYWOOD, FL 33021-2740

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CEC-26-00071

Owner Information:

733 CLEARWATER LARGO RD LAND TRUST  
3029 N 57TH DR  
Hollywood, FL 33021-2740  
MID CITY PROPERTIES LLC TRE  
3029 N 57TH DR  
HOLLYWOOD, FL 33021-2740

RE: Property at: 733 CLEARWATER LARGO RD N, LARGO, FL 33770

Parcel ID No: 33-29-15-53316-010-0020

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **April 13, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **May 12, 2026**. A re-inspection of the subject property on **May 13, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CEC-26-00071** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 18.2.5.C1 EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)**  
**CDC 18.2.5.C11 EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)**  
**COO 11-47 DUTY OF OWNERS AND OCCUPANTS**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **April 13, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a

## Agenda Item #17.

corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 04/13/2026

**CASE NUMBER:** CEC-26-00071

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on April 13, 2026 at the property located at the following address: 733 CLEARWATER LARGO RD N, LARGO, FL 33770 (Parcel ID# 33-29-15-53316-010-0020) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.5.C1 - EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)

Protective treatment - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.

**Corrective Action:** Paint or apply protective treatment to the wood along the roof on the north side of the property.

**Violation:** CDC 18.2.5.C11 - EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)

(11) Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

**Corrective Action:** Repair all windows in disrepair after obtaining the applicable permits and have said permits finalized.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** Remove or store inside an enclosed structure the items stored behind Ocean Sky Furniture. Including but not limited to indoor furniture, barrels, debris, trash, rugs, totes, etc.

## Agenda Item #17.

This property will be re-inspected on May 13, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: [mknotts@largo.com](mailto:mknotts@largo.com) if you have any questions about these violation (s).

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

GO KNOTT'S  
\*CEC-26-00071  
733 CLEARWATER LARGO RD LAND TRUST  
MID CITY PROPERTIES LLC TRE  
3029 N 57TH DR  
HOLLYWOOD FL 33021-2740

Case Number: CEC-26-00071

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10th, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 733 Clearwater Largo Rd N, Largo, FL 33770 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of \_\_\_\_\_ to: \_\_\_\_\_

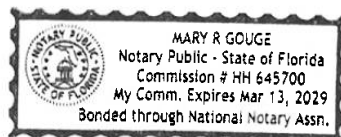
FURTHER AFFIANT SAYETH NAUGHT.

Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2026, by Mark Knotts (Code Officer), who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

\_\_\_\_\_  
Serial number, if any

9589 0710 5270 1446 1494 97

**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                                           | \$ | NOH 1 |
| Extra Services & Fees (check box, add fee as appropriate)    |    |       |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | 78    |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | 80    |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |       |
| <input type="checkbox"/> Adult Signature Required            | \$ |       |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | 530   |
| Postage                                                      | \$ | 6.75  |
| <b>Total Postage and Fees</b>                                | \$ |       |

**Sent to:** CO KNOTTS  
\*CEC-26-00071  
733 CLEARWATER LARGO RD LAND TRUST  
MID CITY PROPERTIES LLC TRE  
3029 N 57TH DR  
HOLLYWOOD FL 33021-2740

**City:**

**Mailed**  
**JUN 10 2026**  
Postmark Here

**Community Development**

PS Form 3800, January 2023 PSN 7530-02-000 8047 See Reverse for Instructions

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 04/09/2026

**CASE NUMBER:** CER-26-00305

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on April 9, 2026 at the property located at the following address: 258 CLEARWATER LARGO RD S, LARGO, FL 33770 (Parcel ID# 34-29-15-99450-002-0090) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** Obtain "after the fact" permit for replacement of windows

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** Remove or store inside an enclosed structure the large debris pile in the back yard of the property.

This property will be re-inspected on May 11, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: mknotts@largo.com if you have any questions about these violation (s).



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-26-00305

BEFORE ME, this day, personally appeared, Mark Knotts, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 4-9-26 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 258 CLEARWATER LARGO RD S AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 258 CLEARWATER LARGO RD S AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 258 CLEARWATER LARGO RD S AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

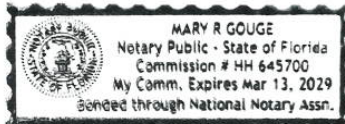
Mark Knotts  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April, 2026, by Mark Knotts (Code Officer), who is personally known to me or who has produced \_\_\_\_\_ as identification.

Mary R. Gouge  
Signature of Person Taking Acknowledgment

(NOTARY SEAL)



\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

Revised: 06/02/2020

\_\_\_\_\_  
Serial number, if any

9589 0710 5270 3411 0600 80

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

CODE OFFICER  
Mark Knotts

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

OFFICIAL USE

Certified Mail Fee  
\$ NOV

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$ .74

☐ Return Receipt (electronic)

\$ .82

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$ 5.30

Postage

\$ 6.75

Total Postage and Fees

\$

Mailed

APR 10 2023

Postmark Here

Community Development

Send To

CER-26-00305  
FORSTIK, THOMAS  
PO BOX 82  
HAVERFORD, PA 19041-0082

Box No.

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-26-00305

Owner Information:

Thomas Forstik  
PO BOX 82  
HAVERFORD, PA 19041-0082

RE: Property at: 258 CLEARWATER LARGO RD S, LARGO, FL 33770

Parcel ID No: 34-29-15-99450-002-0090

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **April 9, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **May 10, 2026**. A re-inspection of the subject property on **May 11, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00305** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A**

## Agenda Item #18.

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **April 9, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 04/09/2026

**CASE NUMBER:** CER-26-00305

**CODE ENFORCEMENT OFFICER:** Mark Knotts

A Code Enforcement Officer performed a field inspection on April 9, 2026 at the property located at the following address: 258 CLEARWATER LARGO RD S, LARGO, FL 33770 (Parcel ID# 34-29-15-99450-002-0090) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** Obtain "after the fact" permit for replacement of windows

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** Remove or store inside an enclosed structure the large debris pile in the back yard of the property.

This property will be re-inspected on May 11, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Mark Knotts at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8490; Email: mknotts@largo.com if you have any questions about these violation (s).

\*CO CRUZ  
CER-26-00305  
THOMAS FORSTIK  
PO BOX 82  
HAVERFORD PA 19041-0082

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

Case Number: CER-26-00305

BEFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On June 10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 258 Clearwater Largo Rd Largo, FL 33770 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

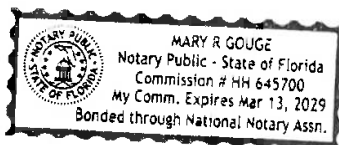
FURTHER AFFIANT SAYETH NAUGHT.

Sue Cimmino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or a online notarization, this 10 day of June, 2026, by Sue Cimmino, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any



## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/19/2026

**CASE NUMBER:** CER-24-00440

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 19, 2026 at the property located at the following address: 4035 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0750) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE  
SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.



**Agenda Item #19.**

**Corrective Action:** Corrective Actions: Corrective Actions: Corrective Actions: Corrective Actions: Typically P  
needing a permit such as paint and flooring. This is because we are required to document the cost of work. ne  
Especially when it come to determining compliance with the FEMA 50% rule. 50%-50%-50%-50% before you can  
submit a repair permit to perform and document the cost of work. submit a repair permit to perform and docun

For your repair permit, you will need to have a contractor submit a permit with the following:

- 11 For a plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
- 22 For a Worksheet showing the cost of all the repairs. This must include all of the work needed to return to .
- 33 predamaged condition, even unpermitted items. (attached)predamaged condition, even unpermitted items. (at

Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope .

of work and FEMA worksheet match.of work and FEMA worksheet match.of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred. Obtain an e

For additional information or guidance on this process, please contact the City of Largo Building Department F (Permits@largo.com or (727) 688-0748 or 727-688-0748 x1885867-7488 Permits@largo.com or ((Permits@

**Violation: 2024 Flood Protection Ordinance** R322.1 ADOPTED BY REFERENCE IN CDC 18.1.1.ASE  
SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.ASE  
R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or I  
V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of  
substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in su  
accordance with the provisions contained in this section. Buildings and structures that are located in more ac  
than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard ti  
area. Buildings and structures located in whole or in part in identified floodways shall be designed and area. B  
constructed in accordance with ASCE 24 constructed in accordance with ASCE 24 constructed in accordance

[illegible][illegible]

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred. Obtain an a

For additional information or guidance on this process, please contact the City of Largo Building Department F  
 (Permits@largo.com or (727) 688-0967 / (727) 688-0967 x483586 or (727) 688-0967 x483586 / Permits@largo.com or ((Permits@

This property will be re-inspected on ~~June 10, 2023~~ ~~July 10, 2023~~ ~~August 10, 2023~~ ~~September 10, 2023~~ ~~October 10, 2023~~ ~~January 10, 2024~~. Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the Failure violation (s). The costs of any such action will be the responsibility of the person or entity cited for the vio violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may viol result in the recording of a lien or liens against the above referenced property in accordance with result in Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes. Chapter 9 of the

You may contact Code Enforcement Officer Yois Gayzair at 504-252-2100 or 504-252-3370. A  
Telephone: (727) 560-1272 or (727) 580-1227. Email: [yois.gayzair@cityofclearwater.com](mailto:yois.gayzair@cityofclearwater.com)

4589 0710 5270 1036 4378 50

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

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) \$ *1.92*  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$ *5.30*  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage  
\$  
Total Postage and Fees  
\$

CER-24-00440  
MALYS, ROBYNE J  
4035 CHURCH CREEK PT  
LARGO, FL 33774-1000

No. \_\_\_\_\_

RECEIVED

MAY 20 2026

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-24-00440

Owner Information:

ROBYNE J MALYS  
4035 CHURCH CREEK PT  
LARGO, FL 33774

RE: Property at: 4035 CHURCH CREEK PT, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0750

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **May 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **June 9, 2026**. A re-inspection of the subject property on **June 10, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-24-00440** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 11.8.1 PERMITS REQUIRED**  
**2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A**  
**2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **May 19, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

## Agenda Item #19.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 05/19/2026

**CASE NUMBER:** CER-24-00440

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection on May 19, 2026 at the property located at the following address: 4035 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0750) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 11.8.1 - PERMITS REQUIRED

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope Sections 11.5 through 11.20, including all subsections, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of Sections 11.5 through 11.20, including all subsections and all other applicable codes and regulations has been satisfied.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

## Agenda Item #19.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

**Violation:** 2023 FBC SECTION R322.1 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

**Corrective Action:** Permits are required for any and all work in the Floodplain, including items not typically needing a permit such as paint and flooring. This is because we are required to document the cost of work. Especially when it come to determining compliance with the FEMA 50% rule. For the work below you must submit a repair permit to perform and document the cost of work.

For your repair permit, you will need to have a contractor submit a permit with the following:

1. Floor plan showing the home returned to its pre-damaged condition with scope of all repairs. This must be detailed and include all work.
2. Fema Worksheet showing the cost of all the repairs. This must include all of the work needed to return to predamaged condition, even unpermitted items. (attached)
3. Photos confirming the repairs match the scope provided. This must paint a picture that shows your Scope of work and FEMA worksheet match.

Obtain an after the fact permit(s) for all the renovations done after the hurricane damage occurred.

For additional information or guidance on this process, please contact the City of Largo Building Department (Permits@largo.com or (727) 586-7488)

This property will be re-inspected on June 10, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 440 West Bay Drive, Largo, Florida 33770; Telephone: (727) 580-1227; Email: lcruz@largo.com if you have any questions about these violation(s).

AFFIDAVIT OF POSTINGS

CCO CRUZ  
\*CER-24-00440  
ROBYNE J MALYS  
4035 CHURCH CREEK PT  
LARGO, FL 33774-1000

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-24-00440

BEFORE ME, this day, personally appeared, KEITH PFEFFERMAN, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On 6-10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of \_\_\_\_\_ to: \_\_\_\_\_

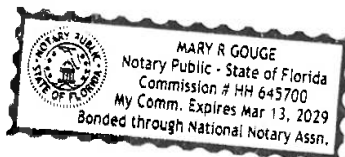
FURTHER AFFIANT SAYETH NAUGHT.

Keith P  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or a online notarization, this 10 day of JUNE, 2026, by KEITH PFEFFERMAN, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

NOTARY  
\_\_\_\_\_  
Title or rank

Revised: 06/01/2020

\_\_\_\_\_  
Serial number, if any

9589 0710 5270 3711 7724 85

**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                                           | \$ | NOH 1 |
| Extra Services & Fees (check box, add fee as appropriate)    | \$ |       |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | .78   |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |       |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | X2    |
| <input type="checkbox"/> Adult Signature Required            | \$ |       |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | 5.30  |
| Postage                                                      | \$ | 6.75  |
| Total Postage and Fees                                       | \$ |       |

Sent To: CCO CRUZ  
CER-24-00440  
Street and A: ROBYNE J MALYS  
City, State, Z: 4035 CHURCH CREEK PT  
LARGO, FL 33774-1000

**Mailed** JUN 10 2025  
Postmark Here  
Community Development

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 06/25/2025

**CASE NUMBER:** CER-25-00584

**CODE ENFORCEMENT OFFICER:** Wallace McMillan

A Code Enforcement Officer performed a field inspection on June 25, 2025 at the property located at the following address: 11598 OVAL DR W, LARGO, FL 33774 (Parcel ID# 17-30-15-42894-001-0160) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

1. Compliance with applicable laws. All short-term vacation rental units must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code; and the City's Comprehensive Development Code.

**Corrective Action:** Please contact the Community Standards Division (727) 586-6799, to schedule a building code inspection and a Life Safety inspection with the Largo Fire Department @ (727) 587-6737, Upon completion of your Code and Building inspection.

**Description of Violation:** I observed that this property is operating as a Short-Term Vacation Rental property, that has not had the required Life Safety Inspections by Community Standards and the City of Largo Fire Department.

**Violation:** CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

E. Designated responsible party - 1. The name and telephone number of the designated responsible party shall be either (i) prominently posted on the front exterior of the short-term vacation rental in a place visible to the public; or (ii) if there is a City of Largo Police Department Emergency Decal Registration associated with the short-term vacation rental and the name and telephone number of the designated responsible party has been provided as part of the Emergency Decal Registration, the encoded Emergency Decal may be posted in a place visible to the public instead of the name and telephone number of the designated responsible party.

2. The designated responsible party must be available at the posted telephone number twenty-four (24) hours a day, seven (7) days a week and capable of directly responding, or directing a designated agent to directly respond to and resolve any issues or concerns raised by transient occupants, City staff, or law enforcement when the short-term vacation rental is occupied. If necessary, the designated responsible party must be willing and able to come to the short-term vacation rental unit within two (2) hours following notification to address any issue that is not capable of being addressed via telephone.

**Corrective Action:** Please post the Designated Responsible Party information on the exterior of the property or register with the City of Largo Police Department @ pd\_rec@largo.com or call (727) 587-6730 (non-emergency). (Badge Decal)

**Description of Violation:** I observed this property to not have current exterior postings at this property with current contact information available.

**Violation:** CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

## Agenda Item #20.

4. Internal posting. The following information shall be posted in a visually unobstructed area within each unit of a short-term vacation rental, all in a form prescribed by the City: the name and telephone number of the designated responsible party required by this Section; notice that all transient occupants must comply with the requirements of the City's Code of Ordinances including the maximum occupancy, parking, and minimum life/safety requirements prescribed in this section, as well as the City's Code of Ordinances governing noise, nuisances, and litter; the scheduled days of trash pick-up and recycling; the location of the nearest hospital; and a statement that all transient occupants must promptly evacuate the short-term vacation rental upon posting of any evacuation order issued by state or local authorities.

**Corrective Action:** Please provide an emergency exit layout plan and general information and contact the Community Standards Division to schedule an inspection.

**Description of Violation:** I observed that this property is actively listed and operational as a Short-Term Vacation Rental (Airbnb) without proper interior general and emergency informational postings.

### **Violation:** CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

3. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of each dwelling unit of a short-term vacation rental. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

**Corrective Action:** Please obtain the above required fire extinguisher and the property must be inspected by the City of Largo Fire Department, upon completion of their building and code inspection.

**Description of Violation:** This property has not been inspected to see if the required (2A) rated fire extinguisher is located on the property.

This property will be re-inspected on **July 18, 2025** to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Wallace McMillan at 201 Highland Ave, Largo, Florida 33770; Telephone: (727)439-8415; Email: [wmcmillan@largo.com](mailto:wmcmillan@largo.com) if you have any questions about these violation(s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-25-00584

BEFORE ME, this day, personally appeared, Wallace McMillan, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 06/25/25 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 11598 OVAL DR W AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 11598 OVAL DR W AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 11598 OVAL DR W AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

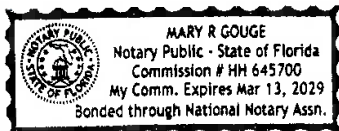
W. L. McMillan  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of JUNE, 2025, by WALLACE McMILLAN, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Mary R Gouge  
Signature of Person Taking Acknowledgment

(NOTARY SEAL)



\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any

Revised: 06/02/2020

9589 0710 5270 1398 9941 45

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

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

**CODE OFFICER**  
**WALLACE MCMILLAN**

**OFFICIAL USE**

| Certified Mail Fee                        |        |
|-------------------------------------------|--------|
| Extra Services &                          |        |
| <input type="checkbox"/> Return Receipt   | \$ .69 |
| <input type="checkbox"/> Return Receipt   | .69    |
| <input type="checkbox"/> Certified Mail P | 4.85   |
| <input type="checkbox"/> Adult Signature  |        |
| <input type="checkbox"/> Adult Signature  | \$6.23 |

Postage \$

Total Postage and Fees \$

Sent To

Street and Apt. No., or PO Box

City, State, Zip+4

PS Form 3800, January 2023

**MAILED**  
**JUN 26 2025**  
Postmark Here

**Community Development**

**CER-25-00584**  
**CRAMER, HENRY**  
**CHRISTIE, KATHLEEN**  
**11420 OVAL DR W**  
**LARGO, FL 33774-4109**

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-25-00584

Owner Information:

HENRY CRAMER  
11420 OVAL DR W  
LARGO, FL 33774-4109

KATHLEEN CHRISTIE  
11420 OVAL DR W  
LARGO, FL 33774-4109

RE: Property at: 11598 OVAL DR W, LARGO, FL 33774

Parcel ID No: 17-30-15-42894-001-0160

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **June 25, 2025** requesting that you correct the violation(s) identified in said Notice of Violation on or before **July 17, 2025**. A re-inspection of the subject property on **July 18, 2025**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-25-00584** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 15.18.B(1) SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS**

**CDC 15.18.E SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY**

**CDC 15.18.B(4) SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS**

**CDC 15.18.B(3) SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **June 25, 2025**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an

## Agenda Item #20.

individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 06/25/2025

**CASE NUMBER:** CER-25-00584

**CODE ENFORCEMENT OFFICER:** Wallace McMillan

A Code Enforcement Officer performed a field inspection on June 25, 2025 at the property located at the following address: 11598 OVAL DR W, LARGO, FL 33774 (Parcel ID# 17-30-15-42894-001-0160) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

1. Compliance with applicable laws. All short-term vacation rental units must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code; and the City's Comprehensive Development Code.

**Corrective Action:** Please contact the Community Standards Division (727) 586-6799, to schedule a building code inspection and a Life Safety inspection with the Largo Fire Department @ (727) 587-6737, Upon completion of your Code and Building inspection.

**Description of Violation:** I observed that this property is operating as a Short-Term Vacation Rental property, that has not had the required Life Safety Inspections by Community Standards and the City of Largo Fire Department.

**Violation:** CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY

E. Designated responsible party - 1. The name and telephone number of the designated responsible party shall be either (i) prominently posted on the front exterior of the short-term vacation rental in a place visible to the public; or (ii) if there is a City of Largo Police Department Emergency Decal Registration associated with the short-term vacation rental and the name and telephone number of the designated responsible party has been provided as part of the Emergency Decal Registration, the encoded Emergency Decal may be posted in a place visible to the public instead of the name and telephone number of the designated responsible party.

2. The designated responsible party must be available at the posted telephone number twenty-four (24) hours a day, seven (7) days a week and capable of directly responding, or directing a designated agent to directly respond to and resolve any issues or concerns raised by transient occupants, City staff, or law enforcement when the short-term vacation rental is occupied. If necessary, the designated responsible party must be willing and able to come to the short-term vacation rental unit within two (2) hours following notification to address any issue that is not capable of being addressed via telephone.

**Corrective Action:** Please post the Designated Responsible Party information on the exterior of the property or register with the City of Largo Police Department @ pd\_rec@largo.com or call (727) 587-6730 (non-emergency). (Badge Decal)

**Description of Violation:** I observed this property to not have current exterior postings at this property with current contact information available.

**Violation:** CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

## Agenda Item #20.

4. Internal posting. The following information shall be posted in a visually unobstructed area within each unit of a short-term vacation rental, all in a form prescribed by the City: the name and telephone number of the designated responsible party required by this Section; notice that all transient occupants must comply with the requirements of the City's Code of Ordinances including the maximum occupancy, parking, and minimum life/safety requirements prescribed in this section, as well as the City's Code of Ordinances governing noise, nuisances, and litter; the scheduled days of trash pick-up and recycling; the location of the nearest hospital; and a statement that all transient occupants must promptly evacuate the short-term vacation rental upon posting of any evacuation order issued by state or local authorities.

**Corrective Action:** Please provide an emergency exit layout plan and general information and contact the Community Standards Division to schedule an inspection.

**Description of Violation:** I observed that this property is actively listed and operational as a Short-Term Vacation Rental (Airbnb) without proper interior general and emergency informational postings.

### **Violation:** CDC 15.18.B(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS

3. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of each dwelling unit of a short-term vacation rental. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

**Corrective Action:** Please obtain the above required fire extinguisher and the property must be inspected by the City of Largo Fire Department, upon completion of their building and code inspection.

**Description of Violation:** This property has not been inspected to see if the required (2A) rated fire extinguisher is located on the property.

This property will be re-inspected on **July 18, 2025** to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Wallace McMillan at 201 Highland Ave, Largo, Florida 33770; Telephone: (727)439-8415; Email: [wcmillan@largo.com](mailto:wcmillan@largo.com) if you have any questions about these violation(s).



STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

CO RIVERA  
\*CER-25-00584  
HENRY CRAMER  
KATHLEEN CHRISTIE  
11598 OVAL DR W  
LARGO FL 33774-4109

Case Number: CER-25-00584

BEFORE ME, this day, personally appeared, Ruben Rivera, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

☒ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☒ On June 10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 11598 Oval Dr. W Largo, FL 33774 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

☐ Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

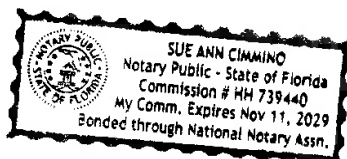
FURTHER AFFIANT SAYETH NAUGHT.

[Signature]  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 10 day of June, 2026, by Ruben Rivera, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Signature of Person Taking Acknowledgment

Sue Ann Cimmino  
Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 3711 7724 92

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  
\$ NOH 1

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$ .78

☐ Return Receipt (electronic)

\$ .78

☐ Certified Mail Restricted Delivery

\$ .82

☐ Adult Signature Required

\$ .53

☐ Adult Signature Restricted Delivery

\$ .53

Postage  
\$ 6.75

Total Postage  
\$ 6.75

Sent To  
CO RIVERA  
\*CER-25-00584  
HENRY CRAMER  
KATHLEEN CHRISTIE  
11598 OVAL DR W  
LARGO FL 33774-4109

City, State, ZIP+4®

Mailed

JUN 10 2016

Postmark  
here

Community Development

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 04/28/2026

**CASE NUMBER:** CER-26-00373

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on April 28, 2026 at the property located at the following address: 1899 OAK PARK DR S, CLEARWATER, FL 33764 (Parcel ID# 25-29-15-63018-000-0380) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** I observed a new Gazebo built in the backyard of this property without the issuance of a permit.

Please contact the City of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits must be applied for, issued and inspected by a City of Largo Building Inspector.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance. (b) No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** I observed a over filled roll-off container in the driveway of the property. It is so full that the trash is spilled/piled up on the side of the container.

All Junk, Trash and Debris are to be removed from the property. The container has a sticker stating, "Do not fill above this line" however the line was reached and the trash cannot fit in the container causing the trash to spill over.

**Violation:** COO 11-75 - INOPERATIVE VEHICLES

(a) No person shall knowingly leave any inoperative vehicle on any street, right-of-way, alley or highway within the city. (b) It shall be unlawful for any person to store or keep any inoperative vehicles on any property within the city. (c) Exceptions. (1) Inoperative vehicles, provided that such vehicles are maintained in such a manner that they do not constitute a health, safety, or fire hazard and are contained in a fully enclosed structure. (2) Vehicles stored or kept on the property of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise, provided that any inoperative, dismantled,

## Agenda Item #21.

discarded, wrecked, demolished, or partially demolished vehicles are stored in a fully enclosed structure or in an approved junkyard as provided in the comprehensive development code.

**Corrective Action:** I observed a Dodge Grand Caravan parked on the front lawn without a current registration.

Remedy: All vehicles must be completely operational and have current valid registration or stored in a fully enclosed structure like a garage or shed.

This property will be re-inspected on May 14, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation (s).

Postal Service™  
CERTIFIED MAIL RECEIPT  
Domestic Mail Only

CODE OFFICER  
Sue Cimmino

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

OFFICIAL USE

Mail Fee

NOV

Services & Fees (check box, add fee as appropriate)

Receipt (hardcopy) \$ 74

Receipt (electronic) \$

First Mail Restricted Delivery \$ 5.30

Signature Required \$

Signature Restricted Delivery \$

Postage and Fees

6.04

00373

VARUN

INDSOR TOWNSHIP, NJ 08550-2013

Mailed

APR 29 2026

Community Development

3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-26-00373

Owner Information:

VARUM BHASIN  
38 REED DR S  
WEST WINDSOR TOWNSHIP, NJ 08550-2013

RE: Property at: 1899 OAK PARK DR S, CLEARWATER, FL 33764

Parcel ID No: 25-29-15-63018-000-0380

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on **April 28, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **May 13, 2026**. A re-inspection of the subject property on **May 14, 2026**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00373** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A  
COO 11-47 DUTY OF OWNERS AND OCCUPANTS  
COO 11-75 INOPERATIVE VEHICLES**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **April 28, 2026**, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162,

## Agenda Item #21.

Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:** 04/28/2026

**CASE NUMBER:** CER-26-00373

**CODE ENFORCEMENT OFFICER:** Sue Cimmino

A Code Enforcement Officer performed a field inspection on April 28, 2026 at the property located at the following address: 1899 OAK PARK DR S, CLEARWATER, FL 33764 (Parcel ID# 25-29-15-63018-000-0380) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A - 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Corrective Action:** I observed a new Gazebo built in the backyard of this property without the issuance of a permit.

Please contact the City of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits must be applied for, issued and inspected by a City of Largo Building Inspector.

**Violation:** COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(a)No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; cleaning supplies; dismantled, partially dismantled, non-operative, or discarded household or commercial appliances or items; building materials; interior furniture; machinery; vehicles or parts of any such items; scrap metals; debris; dismantled, partially dismantled, non-operative, non-functional, or discarded mailboxes. All items stored, kept, or allowed to be kept outside under this Code must be maintained in operable condition and be functional. Items may not be stored outside of a legally constructed fully enclosed structure in such numbers that they constitute a public safety hazard or nuisance.(b)No person in charge or control of any private real property, whether that person is the owner, tenant, occupant, lessee or otherwise, shall allow any temporary structure or tent, constructed with poles, attached to the ground using any type covering or siding material to serve as a storage structure, temporary carport, or other temporary use. Exempt items from this section include shade sails and other similar items used for coverage of outdoor patio areas in side and rear yards only.

**Corrective Action:** I observed a over filled roll-off container in the driveway of the property. It is so full that the trash is spilled/piled up on the side of the container.

All Junk, Trash and Debris are to be removed from the property. The container has a sticker stating, "Do not fill above this line" however the line was reached and the trash cannot fit in the container causing the trash to spill over.

**Violation:** COO 11-75 - INOPERATIVE VEHICLES

(a)No person shall knowingly leave any inoperative vehicle on any street, right-of-way, alley or highway within the city.(b)It shall be unlawful for any person to store or keep any inoperable vehicles on any property within the city.(c)Exceptions.(1)Inoperative vehicles, provided that such vehicles are maintained in such a manner that they do not constitute a health, safety, or fire hazard and are contained in a fully enclosed structure.(2)Vehicles stored or kept on the property of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise, provided that any inoperative, dismantled,



## Agenda Item #21.

discarded, wrecked, demolished, or partially demolished vehicles are stored in a fully enclosed structure or in an approved junkyard as provided in the comprehensive development code.

**Corrective Action:** I observed a Dodge Grand Caravan parked on the front lawn without a current registration.

Remedy: All vehicles must be completely operational and have current valid registration or stored in a fully enclosed structure like a garage or shed.

This property will be re-inspected on May 14, 2026 to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: [scimmino@largo.com](mailto:scimmino@largo.com) if you have any questions about these violation (s).

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

CO CIMMINO  
\*CER-26-00373  
VARUN BHASIN  
38 REED DR S  
WEST WINDSOR TOWNSHIP, NJ 08550-2013

Case Number: CER-26-00373

BEFORE ME, this day, personally appeared, \_\_\_\_\_, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On June 10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 1899 Oak Park Dr Largo, FL 33764 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

Hand delivered said Notice of: \_\_\_\_\_ to: \_\_\_\_\_

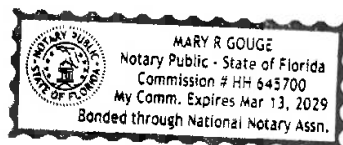
FURTHER AFFIANT SAYETH NAUGHT.

Sue Cimino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of June, 2026, by Sue Cimino, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed or Printed

NOTARY

Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 3711 7725 08

| U.S. Postal Service™<br>CERTIFIED MAIL® RECEIPT<br>Domestic Mail Only                            |                                      |
|--------------------------------------------------------------------------------------------------|--------------------------------------|
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ™. |                                      |
| OFFICIAL USE                                                                                     |                                      |
| Certified Mail Fee                                                                               | \$ <u>None</u>                       |
| Extra Services & Fees (check box, add fee as appropriate)                                        |                                      |
| <input type="checkbox"/> Return Receipt (hardcopy)                                               | \$ <u>1.78</u>                       |
| <input type="checkbox"/> Return Receipt (electronic)                                             | \$ <u>0.00</u>                       |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                      | \$ <u>0.00</u>                       |
| <input type="checkbox"/> Adult Signature Required                                                | \$ <u>0.00</u>                       |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                     | \$ <u>5.30</u>                       |
| Postage                                                                                          | \$ <u>6.75</u>                       |
| Total Postage and Fees                                                                           | \$ <u>6.75</u>                       |
| Sent To                                                                                          | CO CIMMINO                           |
| Street and                                                                                       | *CER-26-00373                        |
|                                                                                                  | VARUN BHASIN                         |
| City, State,                                                                                     | 38 REED DR S                         |
|                                                                                                  | WEST WINDSOR TOWNSHIP, NJ 08550-2013 |

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Mailed JUN 10 2025 Community Development

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:**11/25/2025

**CASE NUMBER:** CER-25-01092

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection at the property located at the following address: 1014 2ND ST SW, LARGO, FL 33770 (Parcel ID# 03-30-15-86580-000-0140) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.5.C4 - EXTERIOR STRUCTURE (EXTERIOR WALLS)

(4) Exterior walls - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained, weatherproofed and properly surface coated where required to prevent deterioration.

**Corrective Action:** The property has deteriorated paint on the exterior wall of the home that must be cleaned and painted.

**Violation:** CDC 18.2.5.B1 - EXTERIOR PROPERTY AREAS (SANITATION)

(1) Sanitation All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupants shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

**Corrective Action:** Upon initial inspection, the property has rotted fascia boards that must be fixed/repaired and painted, a rusty garage door that must be cleaned and painted, deteriorated paint on the exterior wall of the home that must be cleaned and painted, soffits that must be fixed/repaired and cleaned and painted, and the exterior wood front door in disrepair must be replaced.

**Violation:** CDC 18.2.5.C1 - EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)

Protective treatment - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.

**Corrective Action:** The property has rotted fascia boards that must be fixed/repaired and painted, a rusty garage door that must be cleaned and painted, deteriorated paint on the exterior wall of the home that must be cleaned and painted, and soffits that must be fixed/repaired and cleaned and painted.

**Violation:** CDC 18.2.5.C11 - EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)

(11) Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

**Corrective Action:** The property has an exterior wood front door in disrepair must be replaced. (OBTAIN PROPER PERMIT FROM THE CITY OF LARGO)

**Violation:** CDC 18.2.5.C6 - EXTERIOR STRUCTURE (DECORATIVE FEATURES)

## Agenda Item #31.

(6) Decorative features - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

**Corrective Action:** The property has rotted fascia boards that must be fixed/repared and painted and soffits that must be fixed/repared and cleaned and painted. (OBTAIN PROPER PERMIT(S) FROM THE CITY OF LARGO)

**Violation:** CDC 18.2.5.C14 - EXTERIOR STRUCTURE (DOORS)

(14) Doors All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 18.2.9.B.(3).

**Corrective Action:** The property has an exterior wood front door in disrepair must be replaced. (OBTAIN PROPER PERMIT FROM THE CITY OF LARGO)

This property will be re-inspected on **12/22/2025** to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 580-1227; Email: [lcruz@largo.com](mailto:lcruz@largo.com) if you have any questions about these violation(s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: CER-25-01092

BEFORE ME, this day, personally appeared, Luis Cruz, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
  2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and
- ☒ On 11/25/25 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 1014 2ND ST SW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 1014 2ND ST SW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ On \_\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 1014 2ND ST SW AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.
- ☐ Hand delivered said Notice  
of: \_\_\_\_\_ to: \_\_\_\_\_

FURTHER AFFIANT SAYETH NAUGHT.

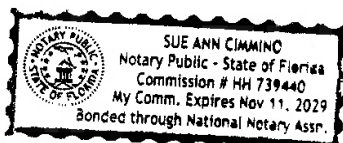
*Luis Cruz*  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of November, 2025, by Luis Cruz, who is personally known to me or who has produced \_\_\_\_\_ as identification.

*Sue Ann Cimmino*  
Signature of Person Taking Acknowledgment

(NOTARY SEAL)



Revised: 06/02/2020

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number, if any

9589 0710 5270 3411 0627 25

**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 \$ NOV

Extra Services & Fees (check box, add fee as appropriate)

|                                                              |                |
|--------------------------------------------------------------|----------------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ <u>.74</u>  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ <u>.42</u>  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ <u>5.30</u> |
| <input type="checkbox"/> Adult Signature Required            |                |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ <u>5.30</u> |

Postage \$ 6.78

Total Postage and Fees \$

Sent To 01092

Street and Apt. # CER-25-01092

City, State, ZIP+4 JOHN P SLOSS  
1014 2ND ST SW  
LARGO, FL 33770

Postmark Here **DEC 01 2023**

**Mailed**

**Community Development**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF LARGO, FLORIDA  
a Political Subdivision of the State of Florida  
**NOTICE OF HEARING AND  
STATEMENT OF VIOLATION**

June 10, 2026

Via Certified & Regular US Mail

Case Number: CER-25-01092

Owner Information:

JOHN P SLOSS  
1014 2ND ST SW  
LARGO, FL 33770

RE: Property at: 1014 2ND ST SW, LARGO, FL 33770

Parcel ID No: 03-30-15-86580-000-0140

Dear Sir or Madam:

You are receiving this **Notice of Hearing** and Statement of Violation because public records indicate you own the property identified above. You were issued a Notice of Violation on requesting that you correct the violation(s) identified in said Notice of Violation on or before . A re-inspection of the subject property on , indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-25-01092** on **June 25, 2026**, in the **Commission Chambers at Largo City Hall 440 West Bay Drive, Largo beginning at 1:30 p.m.** As the proceedings of the City of Largo **Code Enforcement Board** are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Largo Community Standards Division has identified the following violation(s) on your property:

**CDC 18.2.5.C4 EXTERIOR STRUCTURE (EXTERIOR WALLS)**  
**CDC 18.2.5.B1 EXTERIOR PROPERTY AREAS (SANITATION)**  
**CDC 18.2.5.C1 EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)**  
**CDC 18.2.5.C11 EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)**  
**CDC 18.2.5.C6 EXTERIOR STRUCTURE (DECORATIVE FEATURES)**  
**CDC 18.2.5.C14 EXTERIOR STRUCTURE (DOORS)**

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on , the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board's hearing. In instances of a repeat violation, a case may be still presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing.

The Code Enforcement Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will asked to sign in with City Staff and will be heard in the order in which they have signed in. **Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed and notarized letter authorizing the individual(s) to represent your case before the Code Enforcement Board.** The Code Enforcement Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.



## Agenda Item #31.

The Largo City Commission appointed a Code Enforcement Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Largo ordinances and land development codes. The City Commission further determined that the appointment of a Code Enforcement Board for the incorporated territory of Largo would serve to promote, protect, and improve the health, safety, and welfare of its residents. In furtherance of the effort, state statutes grant the Code Enforcement Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Code Enforcement Board; to take testimony under oath; and to issue Orders which have the force and effect of law.

The Code Enforcement Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Largo take direct action to correct a violation at your expense.

Please also be advised the Code Enforcement Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Community Standards Division at (727) 587-6799.

This meeting is open to the public. Any person who decides to appeal any decision of the Code Enforcement Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's Office at (727) 587-6710 or the Library T.D.D. Line at (727) 587-6778 at least two days prior to the meeting. For further information regarding this meeting, please contact Community Standards at (727) 587-6799, or [cbergero@largo.com](mailto:cbergero@largo.com), Community Standards Manager.

## CITY OF LARGO

### NOTICE OF VIOLATION

**DATE ISSUED:**11/25/2025

**CASE NUMBER:** CER-25-01092

**CODE ENFORCEMENT OFFICER:** Luis Cruz

A Code Enforcement Officer performed a field inspection at the property located at the following address: 1014 2ND ST SW, LARGO, FL 33770 (Parcel ID# 03-30-15-86580-000-0140) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

**Violation:** CDC 18.2.5.C4 - EXTERIOR STRUCTURE (EXTERIOR WALLS)

(4) Exterior walls - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained, weatherproofed and properly surface coated where required to prevent deterioration.

**Corrective Action:** The property has deteriorated paint on the exterior wall of the home that must be cleaned and painted.

**Violation:** CDC 18.2.5.B1 - EXTERIOR PROPERTY AREAS (SANITATION)

(1) Sanitation All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupants shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

**Corrective Action:** Upon initial inspection, the property has rotted fascia boards that must be fixed/repared and painted, a rusty garage door that must be cleaned and painted, deteriorated paint on the exterior wall of the home that must be cleaned and painted, soffits that must be fixed/repared and cleaned and painted, and the exterior wood front door in disrepair must be replaced.

**Violation:** CDC 18.2.5.C1 - EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)

Protective treatment - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.

**Corrective Action:** The property has rotted fascia boards that must be fixed/repared and painted, a rusty garage door that must be cleaned and painted, deteriorated paint on the exterior wall of the home that must be cleaned and painted, and soffits that must be fixed/repared and cleaned and painted.

**Violation:** CDC 18.2.5.C11 - EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)

(11) Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

**Corrective Action:** The property has an exterior wood front door in disrepair must be replaced. (OBTAIN PROPER PERMIT FROM THE CITY OF LARGO)

**Violation:** CDC 18.2.5.C6 - EXTERIOR STRUCTURE (DECORATIVE FEATURES)

## Agenda Item #31.

(6) Decorative features - All cornices, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

**Corrective Action:** The property has rotted fascia boards that must be fixed/repared and painted and soffits that must be fixed/repared and cleaned and painted. (OBTAIN PROPER PERMIT(S) FROM THE CITY OF LARGO)

**Violation:** CDC 18.2.5.C14 - EXTERIOR STRUCTURE (DOORS)

(14) Doors All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 18.2.9.B.(3).

**Corrective Action:** The property has an exterior wood front door in disrepair must be replaced. (OBTAIN PROPER PERMIT FROM THE CITY OF LARGO)

This property will be re-inspected on **12/22/2025** to check for compliance with the above violation(s). Failure to correct the violation(s) may result in a fine or legal action by the City of Largo to abate the violation (s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Largo for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 9 of the City of Largo Code of Ordinances and/or Chapter 162, Florida Statutes.

You may contact Code Enforcement Officer Luis Cruz at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 580-1227; Email: [lcruz@largo.com](mailto:lcruz@largo.com) if you have any questions about these violation(s).

STATE OF FLORIDA  
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

CER-25-01092  
JOHN SLOSS  
1014 2ND ST SW  
LARGO, FL 33770-7419

Case Number: CER-25-01092

BEFORE ME, this day, personally appeared, Sue Cimino, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Officer in the Community Standards Division of the City of Largo, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the NOTICE OF VIOLATION, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On June 10, 2026, which is at least 10 days prior to the first hearing, I personally posted the NOTICE OF FIRST HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 1014 2nd St SW Largo, FL 33770 AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

On \_\_\_\_\_, 20\_\_\_\_, which is at least 10 days prior to the second hearing, I personally posted the NOTICE OF SECOND HEARING, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Largo City Hall, located at 201 Highland Avenue, Largo, Florida 33770, which is the primary municipal government office for the City of Largo, Florida.

Hand delivered said Notice of \_\_\_\_\_ to: \_\_\_\_\_

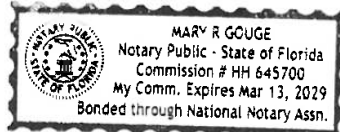
FURTHER AFFIANT SAYETH NAUGHT.

Sue Cimino  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of a physical presence or a online notarization, this 10 day of June, 2026, by Sue Cimino, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mary R. Gouge  
Signature of Person Taking Acknowledgment

Name of Acknowledger Typed or Printed

NOTARY  
Title or rank

Revised: 06/01/2020

Serial number, if any

9589 0710 5270 1446 1495 03

| U.S. Postal Service™<br>CERTIFIED MAIL® RECEIPT<br><i>Domestic Mail Only</i>                    |                      |
|-------------------------------------------------------------------------------------------------|----------------------|
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> . |                      |
| OFFICIAL USE                                                                                    |                      |
| Certified Mail Fee                                                                              | \$ NOH1              |
| Extra Services & Fees (check box, add fee as appropriate)                                       |                      |
| <input type="checkbox"/> Return Receipt (hardcopy)                                              | \$ .78               |
| <input type="checkbox"/> Return Receipt (electronic)                                            | \$ .78               |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                     | \$ X2                |
| <input type="checkbox"/> Adult Signature Required                                               | \$ 5.30              |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                    | \$ 5.30              |
| Postage                                                                                         | \$ 6.75              |
| Total Postage and Fees                                                                          | \$                   |
| Sent                                                                                            | CER-25-01092         |
| Street                                                                                          | JOHN SLOSS           |
| City                                                                                            | 1014 2ND ST SW       |
|                                                                                                 | LARGO, FL 33770-7419 |

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Mailed  
JUN 10 2025  
Community Development