AGENDA

Municipal Code Enforcement Board

Thursday, April 30, 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 AGENDA/MINUTES

CEB Minutes of February 26, 2026
CEB Minutes of March 31, 2026
Public Hearing Notice for CEB Hearing of April 30, 2026

. 04.30.2026 Notice of Public Hearing - UPDATED 04.23.2026 14 - 45
CEB Minutes February 26, 2026
CEB Minutes March 19, 2026

C. CASES NOT BEING HEARD

26. CO CIMMINO
CER-25-01108
ARDIAN META / YLBERE 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)
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 46 - 60
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
CER-25-01070 NOTICE OF VIOLATION 12.22.2025 NOH prop appraiser

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

2. CO KNOTTS 61 - 75
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)
NOV CER-26-00070 NOH prop appraiser

20. CO K.BARKMAN 76 - 92
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
CEC-25-00172 NOTICE OF VIOLATION NOH prop appraiser

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.

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
$100.00 DAILY FINE TO START ON 04.30.2026

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
$250.00 DAILY FINE TO START ON 03.27.2026

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
$100.00 DAILY FINE TO START 04.01.2026

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
$50.00 DAILY FINE TO START ON 04.20.2026

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.

35. CO CIMMINO (from 12.04.2025) **NON-COMPLIANCE 04.07.2026** 93 - 105
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

2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A
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**
CER-25-00582 NOTICE OF VIOLATION NOH prop appraiser

36. CO CIMMINO (from 01.29.2026) **NON-COMPLIANCE 04.01.2026** 106 - 117
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**

CER-25-00778 NOV NOH prop appraiser

37. CCO CRUZ (from 02.26.2026) **NEED AFFIDAVIT FOR 04.30.2026** 118 - 127
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**
CER-25-00425 NOV NOH prop appraiser

38 CCO CRUZ (from 02.26.2026) **NON-COMPLIANCE 03.23.2026** 128 - 146
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**
CER-25-00331 NOV NOH prop appraiser

39. CO CIMMINO (from 02.26.2026) **NON-COMPLIANCE FOR 04.11.2026** 147 - 159
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**
CER-25-01074 NOTICE OF VIOLATION NOH prop appraiser

40. CCO CRUZ (from 02.26.2026) **NEED AFFIDAVIT FOR 04.30.2026** 160 - 168
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 04.19.2026
$250.00 DAILY FINE TO START ON 04.30.2026 **MOTION B**
CER-25-00771 NOV NOH prop appraiser

41. CO CIMMINO (from 02.26.2026) **NON-COMPLIANCE 03.24.2026** 169 - 178
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**
CER-25-00706 AMENDED NOTICE OF VIOLATION NOH prop appraiser

43. CCO CRUZ (from 02.26.2026) **NON-COMPLIANCE 03.30.2026** 179 - 189
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**
NOV CER-25-01072 NOH prop appraiser

42 CCO CRUZ (from 02.26.2026) **NON-COMPLIANCE 03.30.2026** 190 - 199
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.C - EXTERIOR STRUCTURE (GENERAL)

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

WAS TO COMPLY ON OR BEFORE 03.29.2026
$250.00 DAILY FINE TO START ON 03.30.2026 **MOTION B**
REVISED NOV CER-24-00298 NOH prop appraiser

44. CCO CRUZ (from 03.19.2026) **NON-COMPLIANCE 04.16.2026** 200 - 212
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
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
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 04.15.2026
$250.00 DAILY FINE TO START ON 04.16.2026 **MOTION B**
NOV CER-25-00454 NOH prop appraiser

45. CO CIMMINO (from 03.19.2026) **NON-COMPLIANCE 04.21.2026** 213 - 225
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**
CER-25-01093 NOTICE OF VIOLATION NOH prop appraiser

46. CO RIVERA (from 03.19.2026) **NON-COMPLIANCE 04.17.2026** 226 - 239
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**
CER-25-00798 NOTICE OF VIOLATION NOH prop appraiser

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.

47. CO CIMMINO/**NON-COMPLIANCE 01.06.2026/COMPLIANCE 02.26.2026** 240 - 246
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**
CER-24-00542 REQ FOR REDUCTION 2232 Indian Rocks Rd - MONTERO for 04.30.2026

H. FIRST ORDERS

1. CO KNOTTS 247 - 262
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
COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS
CER-26-00111 NOV NOH prop appraiser

3. CO CIMMINO 263 - 277
CEC-26-00011
PINELLAS CONSTRUCTION SERVICES LLC
1210 SEMINOLE BLVD
LARGO FL 33770 / 03-30-15-00000-240-0200 / commercial

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS
COO 20-4 - Collection and disposal service offered by other parties

2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A
CEC-26-00011 NOTICE OF VIOLATION NOH prop appraiser

4. CO RIVERA — 278 - 290
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
CER-26-00087 NOTICE OF VIOLATION 2.5.2026 NOH prop appraiser

6. CO KNOTTS — 291 - 305
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
CEC-24-00157 NOV NOH property appraiser

7. CO CIMMINO — 306 - 316
CER-26-00110
TIMOTHY AUTY
510 6TH AVE NE
LARGO FL 33770

COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS
CER-26-00110 NOTICE OF VIOLATION NOH prop appraiser

8. CO KNOTTS — 317 - 334
CER-26-00134
HARBOR PROPERTIES GROUP LLC
636 STREMMA RD
LARGO FL 33770 / 34-29-15-00000-220-0400 / PAO $132,224.00

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS
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
CER-26-00134 NOV NOH prop appraiser

9. CCO CRUZ — 335 - 352
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
CER-24-00529 NOV NOH prop appraiser

10. CCO CRUZ — 353 - 372
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
NOV CER-24-00405 NOH prop appraiser

11. CCO CRUZ — 373 - 390
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
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2023 FLORIDA BUILDING CODE SECTION R322.1 FLOOD-RESISTANT CONSTRUCTION ADOPTED BY REFERENCE IN CDC 18.1.1.A
CER-24-00454 NOV NOH prop appraiser

12. CCO CRUZ — 391 - 407
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
NOV CER-24-00470 NOH prop appraiser

13. CCO CRUZ 408 - 422
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
CER-24-00384 NOV NOH prop appraiser

14. CCO CRUZ 423 - 433
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
NOV CER-25-01131 NOH prop appraiser

15. CCO CRUZ from 03.19.2026 **REPEAT VIOLATION** 434 - 446
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
NOV REPEAT CER-26-00047 NOH prop appraiser

16. CCO CRUZ (cont. from 02.26.2026/04.30.26/New Owner as of 02.19.2026 447 - 463
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
NOV CER-24-00410 NOH prop appraiser

17. CO CIMMINO — 464 - 478
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
CE-25-00020 NOTICE OF VIOLATION NOH prop appraiser

18. CO K.BARKMAN — 479 - 494
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
CEC-25-00104 UPDATED NOTICE OF VIOLATION NOH prop appraiser

19. CCO CRUZ — 495 - 511
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
NOV CER-25-00431 NOH prop appraiser

21. CO CIMMINO — 512 - 529
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
CER-26-00101 AMENDED NOV NOH prop appraiser

22. CO RIVERA — 530 - 545
CER-25-01033
14472 VALENTINE HOLDINGS LLC
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
CER-25-01033 NOV NOH prop appraiser

23. CO RIVERA — 546 - 563
CER-26-00075
FRANCIS A PUPA
1116 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
CER-26-00075 NOV NOH prop appraiser

I. FORECLOSURES

J. OTHER BUSINESS

K. ADJOURNMENT

CITY OF LARGO
NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN THAT THE MUNICIPAL ENFORCEMENT BOARD, REGULAR MEETING WILL MEET AT 1:30 P.M. ON THURSDAY, APRIL 30, 2026, IN THE COMMISSION CHAMBERS AT CITY HALL, 201 HIGHLAND AVENUE, LARGO, FLORIDA 33770, TO CONSIDER THE FOLLOWING:

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.

DISCLOSURE: GENERAL HEARING PROCEDURES / WHO MAY TESTIFY TO SPEAK BEFORE THE BOARD.

►The City of Largo Code Enforcement Board Hearings are open to the Public. However, **only** the alleged violator, city staff, and witnesses called by either part are authorized to testify before this Board. The Board will receive testimony and evidence at said public hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the code violation(s) alleged against the respondent(s) named above. If a violation is corrected and then recurs, or if a violation is not corrected by the date specified for correction by the City's Code Compliance Officer, then the case will be heard by the Code Enforcement Board, even if the violation(s) has/have been corrected prior to the Board meeting.

►**Approval: You will need formal authorization that the Board's Attorney must approve.** If you are present to speak on behalf of any alleged violator, and the alleged violator is not present at this hearing, you must first present a letter of authorization or some form of contractual authorization, executed by the alleged violator indicating that they have appointed you to speak on their behalf before this Board. If you do not have one of these documents, you **will not be able** to present any testimony to this Board.

►**Questions:** If you have any questions regarding this matter, you will need to speak with the Board's Attorney **prior to the opening proceedings** of the Call to Order of the Code Enforcement Board.

I. CALL TO ORDER
Pledge of Allegiance

II. APPROVAL OF AGENDA / MINUTES

CEB Minutes of February 26, 2026
CEB Minutes of March 31, 2026
Public Hearing Notice for CEB Hearing of April 30, 2026

III. CASES NOT BEING HEARD

27. CER-26-00249 CHARLES N DAVIS / 3063 CLIFTON TERR LARGO FL 33770
28. CER-26-00033 JDLC MORTGAGES III LLC / 12713 137TH LN LARGO FL 33774
29. CEC-25-00205 GRAND BAY COMMERCIAL INC / 13284 66TH ST N LARGO FL 33773
30 CER-26-00030 IAGG INVESTMENTS LLC / 1144 7TH ST NW LARGO FL 33770

IV. PUBLIC HEARING
Swearing in of Speakers
Presentation Procedures and Processes of the Code Enforcement Board

V. 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.

31. CER-25-00153 FREDERICK T VAN VYVE / KAREN A VAN VYVE / 2597 CRESCENT DR LARGO FL 33770
32. CEC-25-00166 UNITED STATES INVESTMENT INC / 14101 S BELCHER RD LARGO FL 33771
33. CER-25-00994 BONNIE L JAMES REVOCABLE TRUST / 1221 BALBOA CIR CLEARWATER FL 33765
34. CER-25-00908 MICHAEL D ROOS / 1419 CAMBRIDGE DR CLEARWATER FL 33756

VI. 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.

35. CER-25-00582 DANIEL P MENIKHEIM / MELISSA A MENIKHEIM / 710 GOODEN XING LARGO FL 33778
36. CER-25-00778 WILLYS MANUEL ALARCON AGUILAR / 2967 ENGLEWOOD DR LARGO FL 33771
37. CER-25-00425 KOREY MILLER / 12901 MIA CIR LARGO FL 33774
38. CER-25-00331 CHRISTOPHER HIXSON / 13272 112TH ST N LARGO FL 33778
39. CER-25-01074 MACBENLEE LLC / 7360 ULMERTON RD UNIT 1D LARGO FL 33771
40. CER-25-00771 FELICIA REDMAN / 2093 FAIRLANE DR LARGO FL 33771
41. CER-25-00706 SANDRA S KELLEY / 285 3RD AVE SW LARGO FL 33770
42. CER-24-00298 DEVEN WERLING / 1150 5TH ST NW LARGO FL 33770
43. CER-25-01072 DEVEN WERLING / 1130 5TH ST NW LARGO FL 33770
44. CER-25-00454 PETER PHAM / THAO LINH T HOANG (a/k/a) PETER PHAM HOANG / THAO T LINH) / 1670 LONG BOW LN LARGO FL 33764
45. CER-25-01093 BAL HARBOUR CONDOMINIUM ASSOCIATION INC / 500 BELCHER RD S LARGO FL 33771
46. CER-25-00798 PARADISE BEACH HOUSE VACATIONS INC / 951 ORANGE VIEW DR LARGO FL 33778

VII. 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.

47. CER-24-00542 RAQUEL MONTERO / RICARDO MONTERO / 2232 INDIAN ROCKS RD S LARGO FL 33774

VIII. FIRST ORDERS

1. CER-26-00111 CHARLES A GRUENLER / 24 BELLE MEADE CIR LARGO FL 33770
2. CER-26-00070 600 14TH AVE NW TRUST / 600 14TH AVE NW LARGO FL 33770
3. CEC-26-00011 PINELLAS CONSTRUCTION SERVICES LLC / 1210 SEMINOLE BLVD LARGO FL 33770
4. CER-26-00087 CHRISTOPHER NEESHAM / KATIE NEESHAM / 2809 FULTON ST SW LARGO FL 33774
5. CER-25-01070 KAMBIZ ROUHANI & FARAH ROUHANI TRUST u/t/d February 11, 2022 / 1070 2ND ST SW LARGO FL 33770
6. CEC-24-00157 ALGALIA LLC / 1479 BELCHER RD S LARGO FL 33771
7. CER-26-00110 TIMOTHY AUTY / 510 6TH AVE NE LARGO FL 33770
8. CER-26-00134 HARBOR PROPERTIES GROUP LLC / 636 STREMMA RD LARGO FL 33770
9. CER-24-00529 DAVID R RICK JR and THERESA M RICK LIVING TRUST dated December 22, 2008 / c/o DAVID R RICK JR TER / c/o THERESA M RICK TRE / 1670 INDIAN ROCKS RD S LARGO FL 33774
10. CER-24-00405 COURTNEY B HOGAN / 1997 CHURCH CREEK PT LARGO FL 33774
11. CER-24-00454 PRINCESS HEMINGWAY / 2048 COVE DR LARGO FL 33774
12. CER-24-00470 JOHN T LOWE EST / 1957 COVE DR LARGO FL 33774
13. CER-24-00384 MARY N BOGHIGIAN / 648 ST PAULS DR LARGO FL 33764
14. CER-25-01131 RICHARD DENIKE / 12760 INDIAN ROCKS RD 1071 LARGO FL 33774
15. CER-26-00047 MICHAEL FLANAGAN / MICHAEL S FLANAGAN / CYNTHIA FLANAGAN / 1651 PATLIN CIR S LARGO FL 33770
16. CER-24-00410 THADDEUS S WILEY / TAMMY L WILEY / 4036 CHURCH CREEK PT LARGO FL 33774
17. CE-25-00020 I B R HOLDINGS LLC / 9190 ULMERTON RD LARGO FL 33771
18. CEC-25-00104 DEVIKA INVESTMENTS INC / 1500 CAMBRIDGE DR LARGO FL 33756
19. CER-25-00431 KRISTY J PALACE / 3786 ANGLERS LN LARGO FL 33774
20. CEC-25-00172 TAMPA ACQUISITIONS INC / 1701 WEST BAY DR LARGO FL 33770
21. CER-26-00101 RESICAP FLORIDA OWNERS LLC / 2234 MCMULLEN RD LARGO FL 33771
22. CER-25-01033 14472 VALENTINE HOLDINGS LLC / 14472 VALENTINE DR LARGO FL 33774
23. CER-26-00075 FRANCIS A PUPA / 1116 PHYLLIS AVE LARGO FL 33771
25. CER-26-00037 JOEL REGGINALD BUTLER / 1818 INDIAN ROCKS RD S LARGO FL 33774

X. FORECLOSURES

None

XI. OTHER

XII. ADJOURN

Pursuant to Section 23-6, Chapter 23, of the City Code of Largo, Florida, notice is hereby given that a Public Hearing will be conducted by the Largo Municipal Code Enforcement Board, in the case(s) specified above, in the City Commission Chambers, Largo City Hall, 201 Highland Avenue, Largo, Florida.

This meeting is open to the public. Any person who decides to appeal any decision of the Largo Municipal 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 Chase Bergeron (727) 587-6799 or cbergero@largo.com Community Standards Manager.

A person desiring to appeal any decision with respect to any matter considered at these meetings will need a record of the proceedings. For this purpose, it may be necessary for said person to ensure that a verbatim record of the proceedings is made, said record to include 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 regarding 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 Chase Bergeron, Community Standards Manager, 727-587-6799, ext. 7304 / cbergero@largo.com. Mary R. Gouge, Board Support Specialist

APROVED BY THE BOARD _____/_____/_____

MUNICIPAL CODE ENFORCEMENT BOARD
MINUTES OF February 26, 2026

Members Present:
Zach Strong, Chair
Sally Smith, Vice Chair
Barbara Sofarelli
Roberta Hosken
Cristin Gerczak
Ernest Bach
Roxana Marsh (excused)

Commissioner Holmes was present.

Staff Present:
Laura Carrera, Board Attorney
Chase Bergeron, CSM
Luis Cruz, CCO
Sue Cimmino, CO
Mark Knotts, CO
Keith Pfefferman, CO
Mary Gouge, Board Support Specialist
Kae Okon, Board Support Specialist
Douglas Merriam, 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 6 Board Members present.

CALL TO ORDER
Chair Strong called the Code Enforcement Board meeting to order at 1:30 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
Approval of the January 29, 2026 minutes
Motion made by Smith, seconded by Bach to approve the January 29, 2026 minutes as submitted. **Approved 6/0**

CASES NOT BEING HEARD
Ms. Gouge, Board Support Specialist, read into the record the following cases were not being heard.

10. CCO CRUZ
CER-24-00410
WILLIAM K BURCHENAL / GINA M BURCHENAL
4036 CHURCH CREEK PT
LARGO, FL 33774 / 05-30-15-36036-011-0820 / PAO $589,420.00

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

22. CE2021-01772
PORTOFINO AT LARGO
CONDOMINIUM ASSOCIATION INC
13300 WALSINGHAM RD – BLDG 4
LARGO FL 33774

2020 FLORIDA BUILDING CODE SEC 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

CDC 18.2.5.C8 EXTERIOR STRUCTURE (STAIRWAYS, DECKS, PORCHES, AND BALCONIES)
CDC 18.2.5.C10 EXTERIOR STRUCTURE (HANDRAILS AND GUARDS)

FINE RAN: 12.21.2021 - 01.21.2022
DAILY FINE OF $250.00 RAN FOR 31 days
FINE AMOUNT DUE: $7,750.00
ADMIN FEE: $85.51

23. CE2022-00544 REPEAT VIOLATION
PORTOFINO AT LARGO
CONDOMINIUM ASSOCIATION INC
13300 WALSINGHAM RD – BLDG 7, 8, 10
LARGO FL 33774

VIOLATION #1: CDC 18.2.5.C8 EXTERIOR STRUCTURE (STAIRWAYS, DECKS, PORCHES, AND BALCONIES)
VIOLATION #2: CDC 18.2.5.C10 EXTERIOR STRUCTURE (HANDRAILS AND GUARDS)
VIOLATION #3 2020 FLORIDA BUILDING CODE SEC 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

VIOLATION #1: AFFIDAVIT OF COMPLIANCE ON 07.15.2022
FINE RAN: 04.26.2022 - 07.15.2022
DAILY FINE OF $500.00 RAN FOR 81 DAYS
FINE AMOUNT DUE: $40,500.00

VIOLATION #2: AFFIDAVIT OF COMPLIANCE ON 07.15.2022
FINE RAN: 04.26.2022 - 07.15.2022
DAILY FINE OF $500.00 RAN FOR 81 DAYS
FINE AMOUNT DUE: $40,500.00

VIOLATION #3: AFFIDAVIT OF COMPLIANCE ON 06.22.2022
FINE RAN: 04.26.2022 - 07.15.2022
DAILY FINE OF $500.00 RAN FOR 58 DAYS
FINE AMOUNT DUE: $29,000.0
TOTAL FINE AMOUNT DUE: $110,000.00
ADMIN. FEE: $75.15

24. CE2022-00762 AFFIDAVIT OF COMPLIANCE 08.22.2025 – FINES DUE
PORTOFINO AT LARGO AFFIDAVIT OF NON-COMPLIANCE 08.02.2024
CONDOMINIUM ASSOCIATION INC
13300 WALSINGHAM RD FOR UNITS: 69, 70, 71, AND 72
LARGO FL 33774
17-30-15-72685-000-0001 / PAO $679,296.00

CDC 18.2.1.B PROPERTY MAINTENANCE CODE - GENERAL
CDC 18.2.4.F(1)a. UNSAFE STRUCTURES
CDC 18.2.4F(1)c. STRUCTURE UNFIT FOR HUMAN OCCUPANCY
CDC 18.2.5.A2 REQUIREMENTS FOR MAINTENANCE OF STRUCTURES, EQUIPMENT, AND EXTERIOR PROPERTY

1ST PART OF ORDER: TO COMPLY FOR THE ISSUANCE
OF PERMIT FOR EACH UNIT: 69, 70, 71, 72
$100.00 PER UNIT DAILY FINE STARTED ON 03.01.2024
PERMIT WAS ISSUED ON 03.01.2024 – COMPLIANCE - NO FINES DUE
2ND PART OF ORDER: TO COMPLY FOR THE FINALIZATION
OF THE PERMIT PER VIOLATION FOR EACH UNIT: 69, 70, 71, 72

WAS TO COMPLY ON OR BEFORE 08.01.2024
$250.00 PER UNIT DAILY FINE STARTED ON 08.02.2024
FINE RAN: 08.02.2024 - 08.22.2025

385 DAYS x $250.00 = $96,250.00 PER UNIT

TOTAL FINE AMOUNT: 4 UNITS x $96,250.00 = $385,000.00
ADMIN. FEE: $97.33

19. CO CIMMINO Case Moved to the March 19, 2026 CEB Hearing
CER-25-00977
ROXIE L WENDLE EST
1227 PONCE DE LEON BLVD
LARGO FL 33756 / 27-29-15-72540-000-0020 / PAO $225,767.00

COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

WAS TO COMPLY ON OR BEFORE 02/26/2026
DAILY FINE OF $100.00 STARTS ON 02/27/2026

17. CO RIVERA
CEC-25-00207
1475 BELCHER RD S LLC
1475 BELCHER RD S
LARGO FL 33771 / 06-30-16-70938-200-0801 / commercial)

CDC 16.13.2.B - PORTABLE STORAGE CONTAINERS - TEMPORARY PLACEMENT
COO 22-104(A) - STANDARDS FOR REQUIRING BUSINESS TAX RECEIPTS
CDC 16.13.2.A - PORTABLE STORAGE CONTAINERS - PERMANENT PLACEMENT

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 and who may present testimony.

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.

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.

None
FIRST ORDER

2. CCO CRUZ
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

CCE Cruz presented for the City. This is not a Homestead property. Initial inspection of the property: 5/7/2025. Notice of Violation dated and posted on the property: 12/4/2025. Notice of Violation compliance date: 12/28/2025. Reinspection Date: 12/29/2025. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 2/11/2026.

CCO Cruz presented photographs as he explained the violations. CCO Cruz presented STVR advertisements and reviews in addition to photographs as he explained the violations. There was remodel work done inside and outside to the property without permits. After all final permit inspections have passed, the respondent then needs to complete all short-term vacation inspection requirements.

Compliance can only be achieved by: Corrective Action Obtain permit(s) for the kitchen and bathroom renovations (plumbing, cabinets, electrical, ETC.). Obtain permit for the garage conversion. Obtain a permit for the new paver deck that was built. Complete all Short-Term Vacation Rental inspection requirements.

The respondents, Korey Miller, was not present. Present to represent the respondent was Attorney Blaine Kinne, 5453 Central Ave. St. Petersburg, FL 33710.

Mr. Kinne stated that he was just hired this week to represent the respondent. He has been going through the files and working with the property management company. One permit has been issued and has had a final inspection. Some of the work was done by a previous owner. They have encountered contractors not wanting to apply for After the work permits when the work was done by another contractor. They may have found a contractor who is willing to work with them, but that has not been confirmed. Once they come into compliance they are ready for the STVR inspection. He asked for addition time, approx. 60 days, in order to get everything completed. He advised the respondent to remove all STVR advertisements and not to rent the property until all of the violations are in-compliance.

There was board and staff discussion regarding the date of the NOV and the time needed to come into compliance.

Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Smith, seconded by Gerczak; I move in Case No. CER-25-00425 to find the Respondent, KOREY MILLER, in violation of the City of Largo Comprehensive Development Code sections 15.18.B(1), 15.18.E, 15.18.B(4), 15.18.B(3), 18.2.8.E(1), & 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A for the property located at 12901 MIA CIR LARGO, FL 33774; and to assess a fine of $250 per day beginning on April 30, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $634,588.00; 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 5/1** (Hosken)

FIRST ORDER

5. CO CIMMINO
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

CO Cimmino presented for the City. This is a Homestead property. Initial inspection of the property: 10/31/2025.

Notice of Violation dated, posted on the property, mailed, and sent certified: 10/31/2025. Notice of Violation compliance date: 12/10/2025. Reinspection Date: 12/11/2025. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 02/11/2026.

CO Cimmino presented google map photographs along with her photographs as she explained the violations. The pictures include a new front door and windows, remodel work etc.

Compliance can only be achieved by: Corrective Action. Obtain all necessary permits to cover entire scope of work. All permit work must be completed and Final inspection by Building Inspector passed.

The respondent, Frederick T Vyve, 2597 Crescent Dr. Largo, FL 33770, was present. He stated that he found a contractor and he has the repair permit. The respondent asked for more time to come into compliance. There was Board discussion regarding the time needed to come into compliance.

Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Smith, seconded by Hosken; I move in Case No. CER-25-00153 to find the Respondents, Frederick T and Karen A Van Vyve, in violation of the City of Largo Code of Ordinances Section 2023 Florida Building Code Section 105 Building Without Permits as Adopted by Reference in CDC 18.1.1.A - CDC 18.2.7.D(1) Plumbing Fixtures and Systems - CDC 18.2.8.E(1) Electrical Equipment Installation for the property located at 2597 Crescent Dr Largo, Florida 33770; and to assess a fine of $100.00 per day beginning on April 30, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $326,140.00 (Three Hundred Twenty-six thousand- one hundred forty 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.

18. CO CIMMINO
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

WAS TO COMPLY ON OR BEFORE 01/05/2026
DAILY FINE OF $100.00 STARTS ON 01/06/2026

The Affidavit of Non-Compliance was submitted to the Board by CO Cimmino. CO Cimmino stated that the permit was just issued today. As of today they are now in compliance.

The Respondents, RAQUEL MONTERO, RICARDO MONTERO, who reside at 12233 Brookshire Ave. Downey, CA 90242, were present. Mrs. Montero stated that they live in California, they are now in compliance and would like to request a reduced fine amount.

Chair Strong advised that this is a second hearing and the board needs to make a motion for the record. They can speak with the board support specialist and ask for a request for a reduction hearing application. He stated that hearing would be scheduled for a future date.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Gerczak, seconded by Smith; In Case No.CER-24-00542 for the property located at, 2232 INDIAN ROCKS RD S LARGO, FL 33774 to find that the Respondents, RAQUEL MONTERO / RICARDO MONTERO, did not correct the violation(s) on or before January 5, 2026. However, the violations were corrected on February 26, 20256, but did not pay the fine of $5,100.00 and to accept the Affidavit of Compliance. **Approved 6/0**

FIRST ORDER

6. CO CIMMINO
CER-25-00908

MICHAEL D ROOS
1419 CAMBRIDGE DR
LARGO, 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)

CO Cimmino presented for the City. This is a Homestead property. Initial inspection of the property: 09/02/2025. Notice of Violation dated, posted on the property, mailed, and sent certified: 09/03/2025. Notice of Violation compliance date: 09/29/2025. Reinspection Date: 09/30/2025. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 02/11/2026.

CO Cimmino presented photographs as she explained the violations. Today she went to the property and the respondent has completed some work. There have been some family issues. The work stopped for a little while but now some progress has been made.

Compliance can only be achieved by: Corrective Action: Cut and maintain grass and weeds below 12 inches in height. Pressure wash and Apply Protective Treatment to the Exterior. Repair all Overhang and Soffits. Keep all Junk, Trash and Debris stored in an Enclosed Structure.

The respondent, MICHAEL D ROOS, 1419 Cambridge Dr. Largo, FL 33756 was present. He stated that he had an injury while he was doing some work. He was down healing for about a month. There is also another family member with a health issue. He asked for additional time in order to come into compliance.

There was board discussion. Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Hosken, I move in Case No. CER-25-00908 to find the Respondent, Michael D Roos, in violation of the City of Largo Code of Ordinances Section 11-48: Overgrowth, 11-47 Duty of Owners and Occupants and CDC 18.2.5.C1 Exterior Structures (Protective Treatments) for the property located at 1419 Cambridge Dr Largo, Florida 33756; and to assess a fine of $50.00 per day beginning on April 20, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $245,299.00 (Two hundred Forty-five thousand, Two hundred Ninety-nine 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. (Hosken amended the fine amount from $100.00 to $50.00) Motion made by Hosken, seconded by Sofarelli **Approved 6/0**

FIRST ORDER

9. CO CIMMINO
CER-25-00706
SANDRA S KELLEY
285 3RD AVE SW
LARGO, FL 33770 / 34-29-15-33768-000-0050 / PAO $181,663.00

CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)
CDC 18.2.5.B(6) - EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)
COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS
COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

CO Cimmino presented for the City. This is a Homestead property. Initial inspection of the property: 07/15/2025. Notice of Violation dated, posted on the property, mailed, and sent certified: 07/15/2025. Amended Notice of Violation posted on the property, mailed and sent certified: 12/11/2025. Amended Notice of Violation compliance date: 01/14/2026. Reinspection Date: 01/15/2026. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 02/11/2026.
CO Cimmino presented photographs as she explained the violations. Fence dilapidated, property OVG, JTD etc.
Compliance can only be achieved by: Corrective Action - Cut and maintain grass and weeds below 12 inches in height. Remove all junk, trash and debris from property. Maintain all accessory structures in sound condition.
Obtain permits to repair/replace fence. All permit work must be completed and Final inspection by Building Inspector passed.

The respondent, Sandra S Kelley, 285 3rd Ave SW Largo, FL 33770, was present. She stated that she has had extensive health issues and she is still recovering as far as lifting etc. Her sister from out of town is willing to come and help to come into compliance. As far as the roof, she is going through the mysafeflhome program through the state to have the

roof done. She thinks it will be about 6 months for my safe Florida home state program to go through the process. She asked for more time.

Chair Strong stated that grass is going to continue to grow, and what is her plan to maintain the property while she is recovering. Ms. Kelley stated she would like to put brick or something in the front for low maintenance, she would like a permanent solution. Chair Strong advised that for rainwater etc., it would require a permit to place bricks etc.

CO Cimmino stated that she has had no contact or communication from the respondent. There was board discussion regarding the unsafe condition of the property. It took a while for the property to get to this condition. There was staff and board discussion regarding organizations that may be available to assist. Chair Strong suggested that the respondent keep constant communication with the code officer and that there may be resources to assist. They want the property to be safe for the respondent and the community. The goal is compliance.

CSM Bergeron explained the angel fund program. If the respondent, because of finances or physical issues, lets a need be known to the code officer, an application for the angel fund would be offered to the respondent. But the officer needs to be notified about the situation before the case come before the code enforcement board.

There was discussion between staff and the board. Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Sofarelli, seconded by Smith, I move in Case No. CER-25-00706 to find the Respondent, Sandra S Kelley, in violation of the City of Largo Code of Ordinances Sections: CDC 18.2.5.B(6) ACCESSORY STRUCTURES, CDC 18.2.5.C5 ROOF DRAINAGE, COO 11-47 DUTY OF OWNERS AND OCCUPANTS and COO 11-48 OVERGROWTH for the property located at 285 3rd Ave SW Largo, Florida 33770; and to assess a fine of $100.00 per day beginning on March 24, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $178,250.00 (One Hundred Seventy-Eight thousand, Two Hundred Fifty 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 5/1** (Gerczak)

FIRST ORDER

4. CO CIMMINO
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(3) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS
CDC 18.2.7.D(1) - PLUMBING FIXTURES AND SYSTEMS
CDC 15.18.B(1) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY REQUIREMENTS
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 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.E(1) - ELECTRICAL EQUIPMENT INSTALLATION

CO Cimmino presented for the City. This is not a Homestead property. Initial inspection of the property: 11/12/2025. Notice of Violation dated, posted on the property, mailed to owner both US and certified 11/12/2025. Notice of Violation compliance date: 12/11/2025. Reinspection Date: 12/12/2025. Notices of Hearing dated, posted on the property, mailed, and sent certified: 02/11/2026.

CO Cimmino presented photographs as she explained the violations. A complete remodel shown from online STVR advertising. As of this morning they have a permit in the review status.
Compliance can only be achieved by: Corrective Action - Obtain after the fact permits for work completed. All permit work must be completed and Final inspection by Building Inspector passed. Then meet all Short-Term Vacation Rental inspection requirements.

The respondent, MACBENLEE LLC was not present. The authorized agent, contractor Kristin Mudd Lounder, 1177 Errol Pkwy. Apopka, FL 32712 was present.

Ms. Mudd Lounder stated that the owners are brothers, one lives in Alaska, the other owner lives in Michagan. Last week she met with the owner, Jack, from Alaska, and an engineer on site, and then she applied for the permit. She immediately called CO Cimmino to make contact. Ms. Mudd Lounder is working on getting the property into compliance. She requested

more time. She stated that from what she has researched the electrical permit has already been finalized. This property has not been rented since the respondents received the NOV and will not be rented until in compliance.

CCO Cruz stated that violation CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION can be removed from the motion.

Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Smith, seconded by Hosken; I move in Case No. CER-25-01074 to find the Respondent, MACBENLEE LLC, in violation of the City of Largo Code of Ordinances Sections, 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A - CDC 15.18.B(1), CDC 15.18.B(2), CDC 15.18.B(3), CDC 15.18.B(4), CDC 15.18.E Meet all Short-Term Vacation Rental inspection requirements CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS for the property located at 7360 ULMERTON RD Unit 1D LARGO, FL 33771 and to assess a fine of $250.00 per day beginning on April 11, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $219,595.00 (Two Hundred Nineteen Thousand, Five Hundred Ninety-Five 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 6/0**

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

21. CCO CRUZ
CER-25-01007
TKO INVESTMENTS GROUP INC
14194 JEFF RD
LARGO FL 33774 / 07-30-15-42768-000-0080 / $340,000.00

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 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION
CDC 18.2.7.E(1) - PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM
CDC 8.2.7 - IMPERVIOUS SURFACE RATIO (ISR)
CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS
CDC 18.2.7.E.4 - WATER SYSTEM
2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS
AS ADOPTED BY REFERENCE IN CDC 18.1.1.A
CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)
CDC 15.18.B(2) - MINIMUM LIFE/SAFETY REQUIREMENTS - SWIMMING POOL
CDC 18.2.5.C14 - EXTERIOR STRUCTURE (DOORS)
CDC 15.18.E - SHORT-TERM VACATION RENTALS - DESIGNATED RESPONSIBLE PARTY
CDC 15.18.B(4) - SHORT-TERM VACATION RENTALS - MINIMUM LIFE/SAFETY
REQUIREMENTS

WAS TO COMPLY ON OR BEFORE 02.25.2026 **MOTION B**
$250.00 DAILY FINE TO START ON 02.26.20256

The Affidavit of Non-Compliance was submitted to the Board by CCO Cruz. He stated that the property owner has been in communication giving updates and has been working toward coming into compliance. Some permits have been issued and some permits are in review status.

The respondent, owner of TKO INVESTMENTS GROUP INC, Nicolas Rudochvilow, 17800 Atlantic Blvd. # 614 Sunny Isles Beach, FL 33160 was present. He stated that this has been a learning experience and it's been expensive. He asked not to be fined. He has been doing his best to come into compliance.

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.

There was discussion between the board attorney and the board along with discussion about the fee reduction process.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Sofarelli, seconded by Bach; In Case No. CER-25-01007 for the property located at, 14194 JEFF RD LARGO, FL 33774, to find that the Respondent,

TKO INVESTMENTS GROUP INC, did not correct the violation(s) on or before February 25, 2026, and to accept the Affidavit of Non-Compliance**. Approved 5/1** (Smith)

FIRST ORDER

8. CCO CRUZ
CER-25-00771
FELICIA REDMAN
2093 FAIRLANE DR
LARGO, FL 33771 / 26-29-15-45396-000-0860 / PAO $323,375.00

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

CCO Cruz presented for the city. This is not a Homestead property. Initial inspection of the property: 7/25/2025. Notice of Violation dated and posted on the property: 12/29/2025. Notice of Violation compliance date: 1/21/2026. Reinspection Date: 1/22/2026. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 2/11/2026.

CCO Cruz presented photographs as he explained the violations. Unpermitted remodel.

Compliance can only be achieved by: Corrective Action Obtain all necessary remodel permit(s) to cover entire scope of work (dry wall, cabinets, electrical, plumbing, sliding door, windows, and bathroom renovation). Have final inspection passed by a City of Largo Building Inspector.

The respondent, Felicia Redman, 11355 114th Ave. Largo, FL 33778, was present. She stated that she is working with a contractor to get after the fact permits. They have been in contact with CCO Cruz. She asked for addition time.

There was more discussion. Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Smith, seconded by Hosken; I move in Case No. CER-25-00771 to find the Respondent, FELICIA REDMAN, in violation of the City of Largo Comprehensive Development Code sections 18.2.8.E(1), CDC 18.2.7.D(1), & 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A for the property located at 2093 FAIRLANE DR LARGO, FL 33771; and to assess a fine of $250 per day beginning on April 30, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $380,600.00; 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 6/0**

FIRST ORDER

11. CCO CRUZ
CEC-25-00187
PATRICIA A CREEL REVOCABLE TRUST
c/o PATRICIA A CREEL TRE
7690 ULMERTON RD
LARGO, FL 33771 / 07-30-16-70956-200-0602 / commercial

CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)
CDC 18.2.5.C4 EXTERIOR STRUCTURE (EXTERIOR WALLS)
COO 11-47 DUTY OF OWNERS AND OCCUPANTS
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CCO Cruz presented for the city. Initial inspection of the property: 10/27/2025. Notice of Violation dated and posted on the property: 11/5/2025. Notice of Violation compliance date: 12/7/2025. Reinspection Date: 12/8/2025. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 2/11/2026.

CCO Cruz presented photographs as he explained the violations. OVG, Fence in disrepair, debris. Concrete wall in disrepair, building exterior walls not being maintained.

Compliance can only be achieved by: Corrective Action Property owner must remove all junk, trash and debris from property. Repair the rotted exterior wall of the building and re-paint the deteriorated areas of paint (obtain and finalize a permit if the repair is substantial). Remove the fence in disrepair or obtain and finalize a fence permit to replace the fence in disrepair. Repair the hole in the knee wall and have it painted. Clean and re-paint the exterior walls of the building that have deteriorated areas of paint.

The respondent PATRICIA A CREEL REVOCABLE TRUST, c/o PATRICIA A CREEL TRE was not present. Present to represent was authorized agent, the owner's son, Troy Creel, 9642 E Gospel Island Rd. Inverness, FL 34450.

This property belonged to Mr. Creels father. Mr. Creel has been in communication with CCO Cruz. Mr. Creel lives 2 hours away. They want to move the fence to help prevent the vagrants from going to the back. They are getting a survey done. He has a general contractor who will pull the permits. Mr. Creel has removed multiple loads of debris from the property. He is working on coming into compliance. He asked for additional time. There was more discussion.

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. CEC-25-00187 to find the Respondent, PATRICIA A CREEL TRE & PATRICIA A CREEL REV TRUST, in violation of the City of Largo Comprehensive Development Code Sections 18.2.5.B(6) & 18.2.5.C4 and the City of Largo Code of Ordinances sections 11-47 & 11-48 for the property located at 7690 Ulmerton Rd. LARGO, FL 33771; and to assess a fine of $250 per day beginning on May 27, 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**

FIRST ORDER

12. CCO CRUZ
CEC-25-00188
PATRICIA A CREEL REVOCABLE TRUST
c/o PATRICIA A CREEL TRE
7658 ULMERTON RD
LARGO, FL 33771 / 07-30-16-70956-200-0601 / commercial

CDC 12.7.2 ABANDONED AND/OR DAMAGED SIGNS
CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)
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.C4 EXTERIOR STRUCTURE (EXTERIOR WALLS)
CDC 18.2.5.C7 EXTERIOR STRUCTURE (OVERHANG EXTENSIONS)
COO 11-47 DUTY OF OWNERS AND OCCUPANTS

CCO Cruz presented for the city. Initial inspection of the property:10/27/2025. Notice of Violation dated and posted on the property:11/10/2025. Notice of Violation compliance date:12/8/2025. Reinspection Date: 12/9/2025. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 2/11/2026.

CCO Cruz presented photographs as he explained the violations. In disrepair, door frame and door, exterior walls, windows, façade, deteriorating paint, JTD, a fence in disrepair, cracked posts. The deteriorating posts are holding up a loose accessory structure, decorative facia billboards around the building which is an unsafe situation and a safety hazard.

Compliance can only be achieved by: Corrective Action Property owner must remove all junk, trash and debris from property.
Remove the unsafe and in disrepair accessory structure surrounding the building.
Repair or remove fence in disrepair (obtain and finalize permit from the city of Largo if you are going to replace the fence).
Repair all rotted wood on the doorframes, doors, and windows (obtain and finalize permit(s) from the city of Largo).
Repair all doors and windows in disrepair (obtain and finalize permit(s) from the city of Largo).
Re-paint all areas of deteriorated paint on the building.

The respondent PATRICIA A CREEL REVOCABLE TRUST, c/o PATRICIA A CREEL TRE was not present. Present to represent was authorized agent, the owner's son, Troy Creel, 9642 E Gospel Island Rd. Inverness, FL 34450.

This property belonged to Mr. Creel's father. The building is being used for storage. Mr. Creel has started cleaning up the property and he has a contractor. There was discussion with the respondent, staff and the board regarding the corrective action needed to come into compliance. He was advised to contact the building department regarding details for the permits needed. Mr. Creel is going to do both projects at the same time. He asked for additional time for this case also.

There was board discussion regarding the safety hazard of the accessory structure because of the loose decorative billboards around the building.

Chair Strong closed the public portion of the hearing and asked for a motion. **Motion # 1** Motion made Gerczak, seconded by Hosken; I move in Case No. CEC-25-00188 to find the Respondent, PATRICIA A CREEL TRE & PATRICIA A CREEL REV TRUST, in violation of the Comprehensive Development Code sections CDC 12.7.2 ABANDONED AND/OR DAMAGED SIGNS, CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES) and CDC 18.2.5.C7 EXTERIOR STRUCTURE (OVERHANG EXTENSIONS) for the property located at 7658 ULMERTON RD LARGO, FL 33771; and to assess a fine of $250 per day beginning on March 30, 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**

Chair Strong closed the public portion of the hearing and asked for a motion. **Motion # 2** Motion made Gerczak, seconded by Smith; I move in Case No. CEC-25-00188 to find the Respondent, PATRICIA A CREEL TRE & PATRICIA A CREEL REV TRUST, in violation of the City of Largo Code of Ordinances section 11-47 and the Comprehensive Development Code sections 18.2.5.C1, 18.2.5.C4 , and 18.2.5.C11 for the property located at 7658 ULMERTON RD LARGO, FL 33771; and to assess a fine of $250 per day beginning on May 27, 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**

FIRST ORDER

7. CO CIMMINO
CER-25-01021
WRD DODGE STREET LLC
2179 DODGE ST
LARGO, FL 33760 / 32-29-16-21762-000-0280 / PAO $350,000.00

CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS
CDC 16.3.3 – REQUIRES PERMITS
COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

CO Cimmino presented for the City. This is not a Homestead property. Initial inspection of the property: 10/31/2025. Notice of Violation dated, posted on the property, mailed, and sent certified: 10/31/2025. Notice of Violation compliance date: 11/18/2025. Reinspection Date: 11/19/2025. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 02/11/2026.

CO Cimmino presented photographs as she explained the violations.

Compliance can only be achieved by: Corrective Action - All Junk, Trash and Debris are to be removed or stored in a structure. Obtain permits For Fence Replacement/Repair. All permit work must be completed and Final inspection by Building Inspector passed.

CO Cimmino stated that this property has come into compliance. This property has had problems with vagabonds in the past. CO Cimmino presented an affidavit of compliance.

Authorized agent for WRD DODGE STREET LLC, Nathan Nagle who resides at 9046 Pinebreeze Dr. Riverview, FL 33578, was present. He stated that they are experiencing a recurring issue of trespassing. They are working on getting this issue corrected. They are working with Largo Police. They are following police advice on how to proceed to secure the property, along with a trespass authorization. They now have a staff member checking the property once a week. They would like to remain in good standing with the city.

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. CER-25-01021 to find the Respondent, WRD DODGE STREET LLC, was in violation of the City of Largo Comprehensive Development Code Sections CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS, CDC 16.3.3 – REQUIRES PERMITS, and COO 11-47 - DUTY OF OWNERS AND OCCUPANTS for the property located at 2179 Dodge St. Largo, Florida 33760; and find that the respondent did not correct the violation on or before November 18, 2025; however has since come into compliance as of February 26, 2026 with no fines due.
Approved 6/0

A five minute recess was taken by the Board from 4:15 to 4:20 pm

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 Affidavit of Compliance.

20. CO CIMMINO
CEC-25-00170 Commercial
DEVIKA INVESTMENTS INC
1500 CAMBRIDGE DR
LARGO FL 33756 / 26-29-15-00000-240-0500 /

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 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS
CDC 18.2.5.C1 - EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)

WAS TO COMPLY ON OR BEFORE 02.24.2026 **MOTION B**
$50.00 DAILY FINE TO START ON 02.25.2026

The Affidavit of Compliance was submitted to the Board by CO Cimmino.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Smith, seconded by Bach; I move to approve the consent docket without board discussion and including the staff background provided in the code enforcement board packet in Case No. CEC-25-00170 for the property located at,1500 CAMBRIDGE DR LARGO FL 33756 to find that the Respondent, DEVIKA INVESTMENTS INC, did correct the violation(s) on or before February 24, 2026, and to accept the Affidavit of Compliance**. Approved 6/0**

FIRST ORDER

1. CCO CRUZ
CER-25-00427
JAMES M LEWIS
374 4TH ST NW
LARGO, FL 33770 / 34-29-15-50130-002-0150 / PAO $355,000.00

COO 20-71 - PLACEMENT OF CONTAINERS
COO 20-69 - USE OF CONTAINERS
COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CCO Cruz presented for the city. This is not a Homestead property Initial inspection of the property: 4/30/2025. Notice of Violation dated and posted on the property: 11/25/2025. Notice of Violation compliance date: 12/14/2025. Reinspection Date: 12/15/2025. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 2/11/2026.

CCO Cruz presented photographs as he explained the violations.

Compliance can only be achieved by: Corrective Action: Property owner must remove all junk, trash and debris from property. Place trash cans for pickup in a sanitary manner and put out trash cans no earlier than 6:00 p.m. of the evening preceding the collection day and removed from the collection location, no later than 7:00 p.m. on the day of collection.

Board member asked if there has been any contact from the property owner. CCO Cruz stated that they have not reached out, there has not been any communication.

Chair Strong asked if there was anyone in the chambers to speak to this case. No one responded and there was no one present.

Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Smith, seconded by Gerczak; I move in Case No. CER-25-00427 to find the Respondent, JAMES M LEWIS, in violation of the City of Largo Code of Ordinances sections 20-69, 11-48, & 20-71 for the property located at 374 4TH ST NW LARGO, FL 33770; and to assess a fine of $250.00 per day beginning on March 16, 2026 until compliance is achieved, with the fine not exceeding the

Just/Market Value of $355,000.00; 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 6/0**

FIRST ORDER

3. CCO CRUZ
CER-25-00331
CHRISTOPHER HIXSON
13272 112TH ST N
LARGO, FL 33778 / 09-30-15-64739-001-0380 / PAO $339,100.00

CDC 16.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS
COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS
COO 11-47 - DUTY OF OWNERS AND OCCUPANTS
CDC 18.2.2.G - REQUIREMENTS NOT COVERED BY THE PMC
COO 11-21 - MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

Chair Strong asked if there was anyone in the chambers to speak to this case. No one responded and there was no one present.

CCO Cruz presented for the city. This is a Homestead property. Initial inspection of the property: 4/10/2025. Notice of Violation posted on the property: 12/2/2025. Notice of Violation compliance date: 12/28/2025. Reinspection Date: 12/29/2025. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 2/11/2026.

CCO Cruz presented photographs as he explained the violations. JTD including a tv etc., outside storage, pool fence in disrepair and falling down, green water in pool.

Compliance can only be achieved by: Corrective Action: Remove all junk, trash and debris from property. Outside storage must be moved and stored in an opaque enclosure. Always maintain pool free of green and stagnant water and free of animals and the harborage of insects. Pool and all supporting equipment shall be in good working condition. Fence in disrepair must be replaced so it may safely enclose the pool area to the public.

Board and staff discussion regarding the exposed pool. A nuisance abatement was discussed.

Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Hosken, seconded by Smith; I move in Case No. CER-25-00331 to find the Respondent, CHRISTOPHER HIXSON, in violation of the City of Largo Code of Ordinances sections 11-48, 11-47, &11-21 and the Comprehensive Development Code sections 16.3 & 18.2.2.G for the property located at 13272 112TH ST LARGO, FL 33778; and to assess a fine of $250 per day beginning on March 23, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $397,200; 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**

FIRST ORDER

13. CO RIVERA
CEC-25-00166
UNITED STATES INVESTMENT INC
14101 S BELCHER RD (re: 14109 S Belcher Rd)
LARGO, FL 33771 / 06-30-16-70938-300-0601

CDC 6.2 - CLASSIFICATION OF NON-ALLOWABLE USES
CDC 16.13.2.A - PORTABLE STORAGE CONTAINERS - PERMANENT PLACEMENT
CDC 16.12.3 - MOBILE FOOD DISPENSING VEHICLE VENDING SITE - REQUIRED SUBMISSIONS
COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

CCO Cruz presented for the City. This is not a Homestead property. Initial inspection of the property: 10/7/2025. Notice of Violation dated and posted on the property on 10/7/2025. Notice of Violation compliance date:11/4/2025. Reinspection Date: 11/5/2025. Reinspection Result: Non-compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 2/11/2026.

CCO Cruz presented photographs as he explained the violations. Food truck, tent, portable storage container, camper, JTD.

Compliance can only be achieved by: Corrective Action: Remove prohibited portable storage container from property. Remove the camper/RV from property. Remove all junk, trash and debris from property.
.
CCO Cruz stated that an officer did go to the property today. The trailer has been removed. Most of the JDT has been removed. The tent has been removed. The food truck did get their proper approvals. The shipping container remains. Some JTD still remains.

Chair Strong asked if there was anyone in the chambers to speak to this case. No one responded and there was no one present.

Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Smith, seconded by Bach; I move in Case No. CEC-25-00166 to find the Respondent, UNITED STATES INVESTMENT INC., in violation of CDC 6.2 - CLASSIFICATION OF NON-ALLOWABLE USES; CDC 16.13.2.A - PORTABLE STORAGE CONTAINERS - PERMANENT PLACEMENT and COO 11-47 – DUTY OF OWNERS AND OCCUPANTS, at the property located at 14101 BELCHER RD S LARGO, FL 33771, and to assess a fine of $250.00 per day beginning on March 27, 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 Code Enforcement Board order. **Approved 6/0**

FIRST ORDER

14. CCO CRUZ
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

Chair Strong asked if there was anyone in the chambers to speak to this case. No one responded and there was no one present.

CCO Cruz presented for the city. This is not a Homestead property. Initial inspection of the property: 8/26/2025 Notice of Violation dated and posted on the property: 11/10/2025. Notice of Violation compliance date: 12/8/2025. Reinspection Date: 12/9/2025. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 2/11/2026.

CCO Cruz presented photographs as he explained the violations. The roof is tarped and in disrepair. Water damage on ceiling, drywall and doorframes. Outside plumbing repair done without a permit. Fascia boards need a permit.

Compliance can only be achieved by: Corrective Action: Maintain the roof, soffit, and fascia in sound condition (Obtain roof and fascia board repair permit and have permit finalized). Obtain plumbing repair permit.

Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Smith, seconded by Gerczak; I move in Case No. CER-24-00298 to find the Respondent, DEVEN WERLING, in violation of the City of Largo Comprehensive Development Code sections 18.2.5.C5, 18.2.5.C, & 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A for the property located at 1150 5TH ST NW LARGO, FL 33770; and to assess a fine of $250 per day beginning on March 30, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $220,000; 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 5/0** (Ms. Hosken stepped away for approx. 5 minutes and was unavailable to vote.)

FIRST ORDER

15. CCO CRUZ
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)

Chair Strong asked if there was anyone in the chambers to speak to this case. No one responded and there was no one present

CCO Cruz presented for the city. This is not a Homestead property. Initial inspection of the property: 10/29/2025. Notice of Violation dated and posted on the property: 11/10/2025. Notice of Violation compliance date: 12/8/2025. Reinspection Date: 12/9/2025. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 2/11/2026.

CCO Cruz presented photographs as he explained the violations. The roof is tarped and in disrepair. Soffit and fascia in disrepair. Water damage on ceiling and starting to run down the wall. They started to repair the soffit and fascia with out a permit.

Compliance can only be achieved by: Corrective Action: Maintain the roof, soffit, and fascia in sound condition. (Obtain roof, fascia, and soffit repair permit and have permit finalized).

Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Gerczak, seconded by Smith; I move in Case No. CER-25-01072 to find the Respondent, DEVEN WERLING, in violation of the City of Largo Comprehensive Development Code sections 18.2.5.C5 & 18.2.5.C for the property located at 1130 5TH ST NW LARGO, FL 33770; and to assess a fine of $250.00 per day beginning on March 30, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $210,000; 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**

FIRST ORDER

16. CO RIVERA
CEC-25-00202
JOHN KUNNEN AND ASSOCIATES INC
9025 ULMERTON RD (re: 9033 Ulmerton Rd)
LARGO FL 33771 / 02-30-15-00000-440-0510 / commercial)

CDC 12.5 - ILLEGAL AND PROHIBITED SIGNS

Chair Strong asked if there was anyone in the chambers to speak to this case. No one responded and there was no one present.

CCO Cruz presented for the City. This is not a homestead property. Initial inspection of the property: 12/15/2025. Notice of Violation dated and posted on the property on 12/15/2025; mailed U.S. regular and certified mail on 12/16/2025. Notice of Violation compliance date: 12/22/2025. Reinspection Date: 1/23/2025. Reinspection Result: Non-compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 2/11/2026 .

CCO Cruz presented photographs as he explained the violations. There are multiple banner signs above the entrances to different businesses. There is a prohibited portable digital sign. There is a banner sign in the right a way. There are feather flags.

Compliance can only be achieved by: Corrective Action: Remove all illegal and prohibited banners, feather flags, and portable digital sign.

CCO Cruz stated that as of today, the property is in compliance.

Board Attorney Carrera advised that the correct CDC violation code for this violation is CDC 12.6.2. The language on the NOV is correct, but the violation code number is incorrect. There was a discussion regarding due process. CCO Cruz stated that there was a glitch in the software. He stated that they are now in compliance.

Chair Strong closed the public portion of the meeting and asked for a motion. Motion made by Smith, seconded by Hosken; I move to dismiss Case No. CEC-25-00202 in regard to the respondent KUNNEN, JOHN & ASSOCIATES INC., for the property located at 9025 ULMERTON RD. LARGO, FL 33771**. Approved 6/0**

FORECLOSURES
There were no cases to present.

OTHER BUSINESS
The move to Horizon has been postponed. Next month the March CEB Hearing will still be a week early. The next scheduled Code Enforcement Board Hearing is Thursday March 19, 2026 in this building. The CEB retreat will take place on April 30th 2026 at 11:30am.

ADJORNMENT
Chair Strong, finding that there were no further presentations before the Board, and called for the meeting to adjourn at 5:09 p.m.

Respectfully submitted,
Kae Okon, Board Support Specialist

APROVED BY THE BOARD _____/_____/_____

MUNICIPAL CODE ENFORCEMENT BOARD
MINUTES OF March 19, 2026

Members Present:
Zach Strong, Chair
Sally Smith, Vice Chair (excused)
Barbara Sofarelli
Roberta Hosken
Cristin Gerczak (excused)
Ernest Bach
Roxana Marsh (not present)

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
Mary Gouge, Board Support Specialist
Kae Okon, Board Support Specialist
Douglas Merriam, 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 4 Board Members present.

CALL TO ORDER
Chair Strong called the Code Enforcement Board meeting to order at 1:32 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
None

CASES NOT BEING HEARD
Ms. Gouge, Board Support Specialist, read into the record the following cases were not being heard.

16. CCO CRUZ
CER-24-00410
WILLIAM K BURCHENAL / GINA M BURCHENAL
4036 CHURCH CREEK PT
LARGO, FL 33774 / 05-30-15-36036-011-0820 / PAO $589,420.00

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

11. CO CIMMINO Schedule to 04.30.2026
CER-25-01108 ARDIAN META / YLBERE 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)
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)

12. CCO CRUZ Schedule to 04.30.2026
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)

8. CCO CRUZ Schedule to 04.30.2026
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

14. CCO CRUZ REPEAT VIOLATION - 01.26.2026 Rescheduled to 04.30.2026
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

3. CO RIVERA In Compliance
CER-25-01086
FRANK DULAK
683 CIRCLE DR E
LARGO FL 33770 / 33-29-15-74736-003-0290 / PAO $334,618.00

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

4. CO RIVERA In Compliance
CER-26-00012
FLORA PROPERTIES LLC
2431 ELYRIA AVE
LARGO FL 33770 / 05-30-15-60840-001-0020 / PAO $415,000.00

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

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.

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.

None

REQUEST FOR REDUCTION

22. CER-25-00420 **AFFIDAVIT OF COMPLIANCE 02.25.2026**
FAT HOMES LLC
1065 10TH ST NW LARGO, FL 33770
#28-29-15-00846-003-0020 / PAO $148,841.00

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

COMPLY ON OR BEFORE 09/02/2025 **MOTION G**
$100.00 DAILY FINE STARTS 09/03/2025

FINE RAN: 09/03/2025 – 02/25/2026
DAILY FINE OF $100.00 RAN FOR 175 DAYS

FINE AMOUNT DUE: $17,500.00
ADMIN. FEE: $108.93

CCO Cruz read the case history into the record. Staff have no objection to a reduction in this case.

The Respondent, Fat Homes LLC, owner Timothy Devine 1762 Martha Ln Clearwater, FL 33756, was present to represent the property. He requested a fine reduction. He stated that the property is in compliance. 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 Sofarelli, seconded by Hosken; In Case No.CER-25-00420 for the property located at, 1065 10TH ST NW LARGO, FL 33770, to accept the Affidavit of Compliance, the respondent, FAT HOMES LLC, corrected the violation(s) but did not pay the fine of $17,500.00 and to approve the request for reduction; reduce the fine of $17,500.00 to $608.98 inclusive of the administrative cost; and order that the respondent pay the reduced fine of $608.98 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 4/0**

FIRST ORDER

10. CO CIMMINO
CER-25-01093
BAL HARBOUR CONDO ASSN 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
CO Cimmino presented for the City. This is not a Homestead property. Initial inspection of the property: 11/25/2025. Notice of Violation dated, posted on the property: 11/26/2025. Mailed via US and Certified mail 11/26/2025. Notice of Violation compliance date: 01/30/2026. Reinspection Date: 02/3/2026. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 03/04/2026.

CO Cimmino presented photographs as she explained the violations. Drain replacement, plumbing installed for pump, new electrical panel and new jets built without permit for the pool.

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

The respondent, BAL HARBOUR CONDOMINIUM ASSOCIATION INC., was not present. Present was the president of the HOA, Louis Lipomi, 500 Belcher Rd. S. # 16 Largo, FL 33771. Also present was the property manager, Amberlyn Mackiau, 8507 N. Himes Ave. Tampa, FL 33614.

Ms. Mackiau stated that she is the new property manager and that they are working on getting a permit. Mr. Lipomi stated that they assumed that the contractor was taking care of the needed permits. The contractor that completed the work is not cooperating with them in getting the permits after the fact.

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 Hosken, seconded by Bach; I move in Case No. CER-25-01093 to find the Respondent, BAL HARBOUR CONDOMINIUM ASSOCIATION INC, in violation of the City of Largo Code of Ordinances, 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A, CDC 18.2.7.D(1) and CDC 18.2.8.E(1) for the property located at 500 Belcher Rd S Largo, Florida 33771; and to assess a fine of $250.00 per day beginning on April 20, 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 4/0**

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.

19. CE2021-01772
PORTOFINO AT LARGO
CONDOMINIUM ASSOCIATION INC
13300 WALSINGHAM RD – BLDG 4
LARGO FL 33774

2020 FLORIDA BUILDING CODE SEC 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A
CDC 18.2.5.C8 EXTERIOR STRUCTURE (STAIRWAYS, DECKS, PORCHES, AND BALCONIES)
CDC 18.2.5.C10 EXTERIOR STRUCTURE (HANDRAILS AND GUARDS)

FINE RAN: 12.21.2021 TO 01.21.2022
DAILY FINE OF $250.00 RAN FOR 31 DAYS
FINE AMOUNT DUE: $7,750.00 **MOTION G**
ADMIN FEE: $85.51

CCO Cruz read the case history into the record. Staff have no objection to a reduction in this case.

Present to represent the respondent, PORTOFINO AT LARGO CONDOMINIUM ASSOCIATION INC, was one of the owners of the property, Eil Dadon 17070 Collins Ave Suite 256 Sunny Isle Beach, FL 33160. Also present was attorney Peter Shoemaker 200 S. Biscayne Blvd. Suite 300 Miami, FL 33130. Property manager, Alejandro Pezzolano, 13300 Walsingham Rd. Apt 77 Largo, FL 33774 and contractor Mr. Wayne Rose, 13118 Cimarron Circle South Largo, FL 33774 were also present.
Mr. Shoemaker stated that at the time, the onsite maintenance crew noticed the issue and started doing the repairs without knowing that a permit was needed. The previous management was not good with communication. Now there is a different property manager who lives on site and he keeps up with all that needs to be done. There was discussion regarding how long the property was out of compliance and the fines being due. Mr. Shoemaker stated for this case they were out of

compliance for 31 days. In order to apply for a reduction hearing for this case, all of the properties code cases needed to be closed.

Ms. Carrera reminded the board of the factors that are to be considered at a reduction hearing. 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 Sofarelli, I move in Case No. CE2021-01772 for the property located at, 13300 WALSINGHAM RD – BLDG 4 LARGO FL 33774, to accept the Affidavit of Compliance, the respondents, PORTOFINO AT LARGO CONDOMINIUM ASSOCIATION INC, corrected the violation(s) but did not pay the fine of $7,750.00 and to approve the request for reduction; reduce the fine of $7,750.00 to $1,500.00 inclusive of the administrative cost; and order that the respondent pay the reduced fine of $1,500.00 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. Motion dies. There was Board discussion regarding the motion.

2nd Motion
Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Hosken, seconded by Bach; I move in Case No. CE2021-01772 for the property located at, 13300 WALSINGHAM RD – BLDG 4 LARGO FL 33774, to accept the Affidavit of Compliance, the respondents, PORTOFINO AT LARGO CONDOMINIUM ASSOCIATION INC, corrected the violation(s) but did not pay the fine of $7,750.00 and to approve the request for reduction; reduce the fine of $7,750.00 to **$1,600.00** inclusive of the administrative cost; and order that the respondent pay the reduced fine of **$1,600.00** 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 4/0**

REQUEST FOR REDUCTION
20. CE2022-00544
PORTOFINO AT LARGO CONDOMINIUM ASSOCIATION INC **REPEAT VIOLATION**
13300 WALSINGHAM RD – BLDG 7, 8, 10
LARGO FL 33774

VIOLATION #1: CDC 18.2.5.C8 EXTERIOR STRUCTURE (STAIRWAYS, DECKS, PORCHES, AND BALCONIES)
VIOLATION #2: CDC 18.2.5.C10 EXTERIOR STRUCTURE (HANDRAILS AND GUARDS)
VIOLATION #3 2020 FLORIDA BUILDING CODE SEC 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A

VIOLATION #1: **AFFIDAVIT OF COMPLIANCE ON 07.15.2022**
FINE RAN: 04.26.2022 to 07.15.2022
DAILY FINE OF $500.00 RAN FOR 81 DAYS
FINE AMOUNT DUE: $40,500.00

VIOLATION #2: **AFFIDAVIT OF COMPLIANCE ON 07.15.2022**
FINE RAN: 04.26.2022 to 07.15.2022
DAILY FINE OF $500.00 RAN FOR 81 DAYS
FINE AMOUNT DUE: $40,500.00

VIOLATION #3: **AFFIDAVIT OF COMPLIANCE ON 06.22.2022**
FINE RAN: 04.26.2022 to 07.15.2022
DAILY FINE OF $500.00 RAN FOR 58 DAYS
FINE AMOUNT DUE: $29,000.00

TOTAL FINE AMOUNT DUE: $110,000.00 **MOTION G**
ADMIN. FEE: $75.15

CCO Cruz read the case history into the record. Staff have no objection to a reduction in this case.

Present to represent the respondent, PORTOFINO AT LARGO CONDOMINIUM ASSOCIATION INC, was one of the owners of the property, Eil Dadon 17070 Collins Ave Suite 256 Sunny Isle Beach, FL 33160. Also present was attorney Peter Shoemaker 200 S. Biscayne Blvd Suite 300 Miami, FL 33130. Property manager, Alejandro Pezzolano, 13300 Walsingham Rd. Apt 77 Largo, FL 33774 and contractor Mr. Wayne Rose, 13118 Cimarron Circle South Largo, FL 33774 were also present.

Mr. Shoemaker stated that this is a repeat violation. It's a very similar situation to the previous case. The onsite maintenance crew noticed the issue and started doing the repairs without knowing that a permit was needed. The previous management was not good with communication. This was also at the tail end of Covid and there were two hurricanes that slowed the process.

Mr. Dadon stated that they hired an engineer and contractor and they are now in compliance. They have also been making improvements to the property. There is a new property manager who lives on site and he keeps up with all that needs to be done. 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 Sofarelli, seconded by Hosken; I move in Case No. CE2022-00544 for the property located at, 13300 WALSINGHAM RD – BLDG 7, 8, 10 LARGO FL 33774, to accept the Affidavit of Compliance, and find that the respondents, PORTOFINO AT LARGO CONDOMINIUM ASSOCIATION INC, as repeat violators corrected the violation(s) but did not pay the fine of $110,000.00 and to approve the request for reduction; reduce the fine of $110,000.00 to **$11,575.00** inclusive of the administrative cost; and order that the respondent pay the reduced fine of **$11,575.00** 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 4/0**

REQUEST FOR REDUCTION

21. CE2022-00762 **AFFIDAVIT OF COMPLIANCE 08.22.2025 – FINES DUE**
PORTOFINO AT LARGO AFFIDAVIT OF NON-COMPLIANCE 08.02.2024
CONDOMINIUM ASSOCIATION INC
13300 WALSINGHAM RD FOR UNITS: 69, 70, 71, AND 72
LARGO FL 33774
17-30-15-72685-000-0001 / PAO $679,296.00

CDC 18.2.1.B PROPERTY MAINTENANCE CODE - GENERAL
CDC 18.2.4.F(1)a. UNSAFE STRUCTURES
CDC 18.2.4F(1)c. STRUCTURE UNFIT FOR HUMAN OCCUPANCY
CDC 18.2.5.A2 REQUIREMENTS FOR MAINTENANCE OF STRUCTURES, EQUIPMENT, AND EXTERIOR PROPERTY

1ST PART OF ORDER: TO COMPLY FOR THE ISSUANCE
OF PERMIT FOR EACH UNIT: 69, 70, 71, 72
$100.00 PER UNIT DAILY FINE STARTS ON 03.01.2024
PERMIT WAS ISSUED ON 03.01.2024 – **COMPLIANCE - NO FINES DUE**

2ND PART OF ORDER: TO COMPLY FOR THE FNALIZATION
OF THE PERMIT PER VIOLATION FOR EACH UNIT: 69, 70, 71, 72

WAS TO COMPLY ON OR BEFORE 08.01.2024
$250.00 PER UNIT DAILY FINE STARTS ON 08.02.2024
FINE RAN: 08.02.2024 - 08.22.2025
385 DAYS x $250.00 = $96,250.00 PER UNIT

TOTAL FINE AMOUNT: 4 UNITS x $96,250.00 = $385,000.00 **MOTION G**
ADMIN. FEE: $97.33

CCO Cruz read the case history into the record. Staff have no objection to a reduction in this case.

Present to represent the respondent, PORTOFINO AT LARGO CONDOMINIUM ASSOCIATION INC, was one of the owners of the property, Eil Dadon 17070 Collins Ave Suite 256 Sunny Isle Beach, FL 33160. Also present was attorney Peter Shoemaker 200 S. Biscayne Blvd Suite 300 Miami, FL 33130. Property manager, Alejandro Pezzolano, 13300 Walsingham Rd. Apt 77 Largo, FL 33774 and contractor Mr. Wayne Rose, 13118 Cimarron Circle South Largo, FL 33774 were also present.

Mr. Shoemaker stated that there was confusion regarding the permit paperwork because of 4 individual unit permits instead of one permit for the entire building balcony. There were issues with the addressing that held up the permits. It was worked out, but that took additional time. As for any future issues that come up, the property manager now lives there and he takes care of things as they occur. They are also renovating the property to make it nicer.

Mr. Rose stated that as they were working they found other structural problems with the building. Repairing these in order to fix the underlying issues took more time to complete. There was Board discussion.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Hosken, seconded by Sofarelli; I move in Case No. CE2022-00762 for the property located at,13300 WALSINGHAM RD – For Units 69, 70, 71 and 72 LARGO, FL 33774, to accept the Affidavit of Compliance, the respondents, PORTOFINO AT LARGO CONDOMINIUM ASSOCIATION INC, corrected the violation(s) but did not pay the fine of $385,000.00 and to approve the request for reduction; reduce the fine of $385,000.00 to **$20,000.00** inclusive of the administrative cost; and order that the respondent pay the reduced fine of **$20,000.00** 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 3/1** (Strong)

FIRST ORDER

13. CCO CRUZ
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

CCO Cruz presented for the City. This is a Homestead property. Initial inspection of the property: 12/30/25. Notice of Violation compliance date: 2/4/26. Reinspection Date: 2/5/26. Reinspection Result: Non-Compliant. All Notices were posted at the property and sent via regular and certified mail.

CCO Cruz presented photographs as he explained the violations. Accessory buildings were built without permits and also being used as short term vacation rentals.

Compliance can only be achieved by - Corrective Action: Meet all Short-Term Vacation Rental inspection requirements. Obtain permit(s) for both ADU structures. All permit work must be completed and final inspection by Building Inspector passed.

The respondent, SAQLAIN SYED was not present. Authorized agent, the owner's wife, Ayesha Akhtar, 3048 Whitney Rd. Largo, FL 33760 was present.

Ms. Akhtar stated that there was already one structure on the property. After they received the NOV, they hired a company to help with the permitting. They learned that they are only allowed one ADU unit on the property. They are currently in the process of removing 2 of the buildings from the property. It's a big process and it takes time for the company to remove the units. She is getting permits for the remaining building. Then she will get the required STVR inspection. She requested more time to move 2 buildings off of the property and the permitting needed for the STVR.
CCO Cruz stated that permits have not yet been applied for. He explained the STVR inspection process.

Ms. Akhtar stated that they are not renting the property until they are in compliance. 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 Sofarelli; I move in Case No. CER-25-01105 to find the Respondent, SAQLAIN SYED, in violation of the City of Largo Code Sections CDC 15.18.B(1), CDC 15.18.B(2), CDC 15.18.B(3), CDC 15.18.B(4), CDC 15.18.E, CDC 16.1.B, CDC 16.14.3, CDC

16.14.4, CDC 18.2.8.A2, CDC 18.2.7.A(2), & 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A for the property located at 3048 WHITNEY RD LARGO, FL 33760; and to assess a fine of $250.00 per day beginning on June 1, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $533,877.00; 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 4/0**

FIRST ORDER

7. CO KNOTTS
CER-26-00020
LDA PAINTING LLC
830 15TH AVE SW
LARGO FL 33770 / 04-30-15-76788-000-0570 / PAO $263,712.00

CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT
CDC 18.2.8.E(1) - ELECTRICAL EQUIPMENT INSTALLATION
CDC 16.3.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS
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 is not a Homestead property. Initial inspection of the property: 1/13/2026. Notice of Violation compliance date: 2/09/2026. Reinspection Date: 2/10/2026. 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. A stop work order was posted on the property. There is a new unpermitted fence and A/C unit. He has not had any contact with the property owner.

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

The respondent, LDA PAINTING LLC, owner Luis Reyes, 4701 84th Terr. N. Pinellas Park, FL 33781 was present. Mr. Reyes stated that he has hired a contractor, but he was taking too long to get the permit. He now has a general contractor and an engineer for the plans for the house. The GC will be applying for the permits. He is working to come into compliance.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Bach, seconded by Sofarelli; I move in Case No. CER-26-00020 to find the Respondent, LDA PAINTING LLC, in violation of the City of Largo Comprehensive Development Code Sections 18.2.8.C(1), 18.2.8.E(1), 16.3.3 and the 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A for the property located at 830 15TH AVE SW, LARGO, FL 33770; and to assess a fine of $250.00 per day beginning on May 4, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $263,712.00 (two hundred sixty-three thousand seven hundred twelve); 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 4/0**

FIRST ORDER

5. CO KNOTTS **REPEAT VIOLATION** AFFIDAVIT OF COMPLIANCE 03.04.2026
CER-26-00084
PRISCILLA YARBROUGH
520 4TH AVE NW LARGO FL 33770 / 34-29-15-00000-220-2400 / $481,400.00

COO 11-47 - DUTY OF OWNERS AND OCCUPANTS – Repeat

FINE STARTED: 02.05.2026
FINE ENDED: 03.04.2026
28 DAYS IN VIOLATION
CEB TO DETERMINE THE DAILY FINE AMOUNT and the TOTAL FINE DUE

CO Knotts presented for the City. This is a Homestead property. This is a repeat violation. Initial inspection of the property 2/5/2026. Affidavit of Compliance completed on 3/4/2026. All Notices were posted at the property and sent via regular and certified mail.

CO Knotts presented photographs as he explained the violations. JTD along white vinyl fence. JTD piled in front of the garage. Side view of the property more JTD. The property was out of compliance for 28 days.

Compliance can only be achieved by: Corrective Action: Keep property free of all junk, trash and debris.

The respondent, PRISCILLA YARBROUGH, 520 4th Ave NW Largo, FL 33770 was present. She stated that her son brought the items to the house. She is on a very limited income and she was just laid off from her job. They cleaned it up. The property is now in compliance. Her son understands that he cannot do this again in the future. 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 Sofarelli; I move in Case No. CER-26-00084, for the property located at 520 4TH AVE NW LARGO, FL 33770 to find the respondent, PRISCILLA YARBROUGH, in Repeat Violation of the City of Largo Code Section COO 11-47, and the respondent did correct the violation but failed to pay the fine prior to today's hearing. The respondent was out of compliance for 28 days with a daily fine amount of $1.00, the respondent failed to pay the amount of $28.00, and to accept the Affidavit of Compliance. **Approved 4/0**

FIRST ORDER

1. CO KNOTTS
CEC-26-00002
SHRILAXMI U S A LLC
1021 HIGHLAND AVE N
LARGO FL 33770 / 26-29-15-98622-000-0380 / commercial

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 is not a Homestead property. Initial inspection of the property: 01/07/2026. Notice of Violation compliance date: 02/03/2026. Reinspection Date: 02/04/2026. 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. The front of the building was hit by a vehicle. The repair was completed without a permit. CO Knotts stated that he has received an email from a contractor who is working on correcting the situation, but later that contractor let him know that he is no longer the contractor for the respondent.

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

Present to represent the respondent, SHRILAXMI U S A LLC, was the registered agent and manager Atuh Shaw, 10033 S. Yacht Club Dr. Treasure Island, FL 33706.

Mr. Shaw stated that he has put updates into the property. The tenant did the repair and thought the work was good. He also has had health issues. Mr. Shaw asked for additional time to come into compliance and get the after the fact permit. There was board discussion.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Sofarelli, seconded by Bach; I move in Case No. CEC-26-00002 to find the Respondent, SHRILAXMI USA LLC, in violation of 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A for the property located at 1021 N Highland Ave, Largo, FL 33770; and to assess a fine of $50.00 per day beginning on May 20, 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 4/0**

FIRST ORDER

9. CO CIMMINO
CER-26-00009
1037 S CLINTON LLC
2952 WEBLEY DR
LARGO FL 33771 / 36-29-15-23868-000-1220 / PAO $298,890.00

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

CO Cimmino presented for the City. This is not a Homestead property. Initial inspection of the property: 1/6/2026. Notice of Violation dated, posted on the property: 1/6/2026. Mailed US and Certified mail 1/7/2026. Notice of Violation compliance date: 2/6/2026. Reinspection Date: 2/10/2026. Reinspection Result: Non-Compliant. Notices of Hearing dated, posted on the property, mailed, and sent certified: 3/4/2026.

CO Cimmino presented photographs as she explained the violations. She presented past photos of the property from google maps dated February 2025, and pictures from the Zillow listing describing and showing the complete remodel that was done without a permit. There was a permit for windows and a remodel for only one bathroom. The Kitchen and other bathrooms were completed without a permit.

Compliance can only be achieved by: Corrective Action: Obtain all necessary permits to cover entire scope of work. All permit work must be completed and have final inspection passed by a City of Largo Building Inspector.

The respondent, 1037 S CLINTON LLC, was not present. Authorized agent, Roy Ziv, 404 Garden St. Bellmore, NY 11701, was present.

Mr. Ziv stated that he helps the owner with properties. The owner purchases properties, does improvements, and then puts the properties back onto the market. The work on this property was done before he purchased it. He was not sure about the process to come into compliance, so he spoke with someone at the city. He is working on getting a contractor to get the permits. He asked for additional time to come into compliance. There was more board discussion. CCO Cruz stated what was needed in order to come into compliance.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Hosken, seconded by Bach; I move in Case No. CER-26-00009 to find the Respondent, 1037 S Clinton LLC, in violation of the City of Largo Code of Ordinances Section: 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A - CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS and CDC 18.2.8.E(1) ELECTRICAL EQUIPMENT INSTALLATION for the property located at 2952 Webley Dr. Largo, FL 33771; and to assess a fine of $250.00 per day beginning on May 20, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $298,890.00 (Two Hundred Ninety-Eight Thousand, Eight Hundred Ninety 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 4/0**

FIRST ORDER

15. CO PFEFFERMAN
CER-26-00034
NGOC UYEN PHUONG LE
FLORENCE SHIRLEY D LONGO EST
1154 7TH ST NW
LARGO FL 33770 / 27-29-15-71856-000-0802 / PAO $288,592.00

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

CO Pfefferman presented for the City. This is not a Homestead property. Initial inspection of the property: 1/21/26. Notice of Violation compliance date: 2/17/26. Reinspection Date: 2/18/26. Reinspection Result: Non-Compliant. All Notices were posted at the property and sent via regular and certified mail.

CO Pfefferman presented photographs as he explained the violations. Construction equipment, pavers, construction items on the property. A completely renovated structure on the rear of the property. There are electrical lines and plumbing running along the fence.

Compliance can only be achieved by: Corrective Action: Obtain all necessary permits to cover entire scope of work done to the rear structure (windows, exterior door, electrical, etc.) Obtain permit to cover entire scope of work for the new installation of pavers. Obtain all necessary permits for the new electrical and plumbing along the fence.

He stated that this property has changed owners. There is an issued permit for the main structure. There is not a permit for the work done to the rear structure, the electrical and plumbing running along the fence, or the pavers.

The respondent, NGOC UYEN PHUONG LE, 1154 7th St NW, Largo, FL 33770 was present. Also present was translator and contractor Tony Nguyen, 23121 Eagles Watch Dr. Land o Lakes, FL 34639.

Mr. Nguyen stated that the respondent just got this property. She called Mr. Nguyen, who is a contractor, to help her. He is now the contractor, but then he had a medical issue and was hospitalized for a while. They have an electrical, mechanical and plumbing contractor. Mr. Nguyen discussed the work that was done and the work that needs to be done on the property.

Ms. Carrera asked, and CCO Cruz clarified that this code case and goal of compliance is limited to the rear structure itself and the electrical and plumbing that is going down the fence, and pavers. The main structure is outside of this code case.

Chair strong and CCO Crus clarified to Mr. Nguyen what compliance looks like for this code case. Chair strong asked Mr. Nguen if there were any questions and he stated no. There was Board discussion.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Sofarelli, seconded by Hosken; I move in Case No. CER-26-00034 to find the Respondents, Florence Shirley D Longo EST & Ngoc Uyen Phuong Le, in violation of the City of Largo Code Section CDC 18.1.1A for the property located at 1154 7th St NW Largo, FL 33770; and to assess a fine of $150.00 per day beginning on May 20, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $288,592.00 (Two-hundred Eighty-Eight thousand, Five-hundred Ninety-two-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 4/0**

Chair Strong asked CCO Cruz, because of the language barrier, if someone would get with the respondent and Mr. Nguyen to let them fully know what needs to be done in order to come into compliance. CCO Cruz asked Mr. Nguyen to call or email community standards.

Chair strong asked for a short break that started at 4:24 and ended at 4:30.

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

17. CCO CRUZ from 02.26.2026 **AFFIDAVIT OF NON-COMPLIANCE 03/16/2026**
CER-25-00427
JAMES M LEWIS
374 4TH ST NW
LARGO, FL 33770 / 34-29-15-50130-002-0150 / PAO $355,000.00

COO 20-71 - PLACEMENT OF CONTAINERS
COO 20-69 - USE OF CONTAINERS
COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

WAS TO COMPLY ON OR BEFORE 03/15/2026 **MOTION B**
DAILY FINE OF $250.00 STARTS ON 03/16/2026

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

Chair Strong asked if there was anyone in the chambers to speak to this case. No one responded and there was no one present.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Hosken, seconded by Sofarelli; I move in Case No. CER-25-00427 for the property located at, 374 4TH ST NW LARGO, FL 33770, to find that the Respondent, JAMES M LEWIS, did not correct the violation(s) on or before March 15, 2026, and to accept the Affidavit of Non-Compliance**. Approved 4/0**

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

18. CO CIMMINO from 01.29.2026 - **AFFIDAVIT OF NON-COMPLIANCE 02.27.2026**
CER-25-00977
ROXIE L WENDLE EST
1227 PONCE DE LEON BLVD

LARGO FL 33756 / 27-29-15-72540-000-0020 / PAO $225,767.00

COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

WAS TO COMPLY ON OR BEFORE 02/26/2026 **MOTION B**
DAILY FINE OF $100.00 STARTS ON 02/27/2026

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

Chair Strong asked if there was anyone in the chambers to speak to this case. No one responded and there was no one present.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made Bach, seconded by Hosken; I move in Case No. CER-25-00977 for the property located at 1227 PONCE DE LEON BLVD LARGO FL 33756, to find that the Respondent, ROXIE L WENDLE EST, did not correct the violation on or before February 26, 2026, and to accept the Affidavit of Non-Compliance**. Approved 4/0**

FIRST ORDER

2. CO RIVERA
CER-25-00798
JOSEPH MANNING / 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 16.3.3 - FENCES, WALLS, AND OTHER MAN-MADE BARRIERS REQUIRE A PERMIT

CO Rivera presented for the City. This is not a Homestead property. Initial inspection of the property: 8/5/2025. Notice of Violation compliance date: 10/29/2025. Reinspection Date: 11/4/2025. Reinspection Result: Non-Compliant. All Notices were sent via regular and certified mail.

CO Rivera presented photographs as he explained the violations. Fence installed without a permit and at least four recreation vehicles. There has been no communication with the property owner.

Compliance can only be achieved by: Corrective Action: Obtain necessary fence permit. Limit recreational vehicles parked on the property to three (3).

Chair Strong asked if there was anyone in the chambers to speak to this case. No one responded and there was no one present.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Bach seconded by Hosken; I move in Case No. CER-25-00798 to find the Respondent, PARADISE BEACH HOUSE VACATIONS INC, in violation of the City of Largo Code of Ordinances Section 11-78 and the Comprehensive Development Code Section 16.3.3 for the property located at 951 Orange View Dr. Largo, Florida 33778; and to assess a fine of $250.00 per day beginning on April 17, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $321,592 (Three hundred twenty-one thousand, five hundred ninety-two 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 4/0**

FIRST ORDER

6. CCO CRUZ
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

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 16.2.2 - DETACHED STORAGE BUILDINGS - REQUIRED PERMITS
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

CCO Cruz presented for the City. This is not a Homestead property. Initial inspection of the property: 5/7/25. Notice of Violation compliance date: 1/20/26. Reinspection Date: 1/21/26. Reinspection Result: Non-Compliant. All Notices were posted at the property and sent via regular and certified mail.

CCO Cruz presented photographs and an online STVR advertisement as he explained the violations. Gazebo / pergola built without permit. The property is being advertised as a STVR without the city's life safety requirement inspections. They are doing a renovation. Per the advertisement they are currently taking payments for reservations starting in June.

Compliance can only be achieved by: Corrective Action: Obtain all necessary permit(s) for the gazebo/pergola, and Meet all Short-Term Vacation Rental inspection requirements.

Chair Strong asked if there was anyone in the chambers to speak to this case. No one responded and there was no one present. There was staff and board discussion.

Chair Strong closed the public portion of the hearing and asked for a motion. Motion made by Bach, seconded by Sofarelli; I move in Case No. CER-25-00454 to find the Respondent, PETER PHAM THAO LINH T HOANG, in violation of the City of Largo Code Sections CDC 15.18.B(1), CDC 15.18.B(2), CDC 15.18.B(3), CDC 15.18.B(4), CDC 15.18.E, CDC 16.2.2, & 2023 FLORIDA BUILDING CODE SECTION 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A for the property located at 1670 LONG BOW LN LARGO, FL 33764; and to assess a fine of $250.00 per day beginning on April 16, 2026 until compliance is achieved, with the fine not exceeding the Just/Market Value of $1,022,783; 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 4/0**

FORECLOSURES
There were no cases to present.

OTHER BUSINESS
The Code Enforcement Board retreat will take place on April 30th 2026 at 11:30am.

ADJORNMENT
Chair Strong, finding that there were no further presentations before the Board, and called for the meeting to adjourn at 4:50 p.m.

Respectfully submitted,
Kae Okon, Board Support Specialist

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 12/22/2025 **CASE NUMBER:** CER-25-01070

CODE ENFORCEMENT OFFICER: Ruben Rivera

A Code Enforcement Officer performed a field inspection on December 22, 2025 at the property located at the following address: 1070 2ND ST SW, LARGO, FL 33770 (Parcel ID# 03-30-15-86580-000-0180) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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: There is a Mazda CX9 in the driveway (FL 75CJEQ) with invalid tag.

Remedy: Please obtain a valid tag for the vehicle or remove the vehicle from the property and/or store in fully enclosed structure such as a shed or garage.

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: There is overgrowth of grass, weeds, and uncultivated vegetation on the property that exceeds 12 inches in height.

Remedy: Please cut and maintain the grass, weeds, and uncultivated vegetation to under the allowable 12 inches in height.

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 is junk, trash, and debris on the exterior of the property in the yard and driveway such as toys, bikes, tarp, shovel, stroller etc.

Remedy: Please remove all items and store in a fully enclosed structure as not to be seen from the street.

This property will be re-inspected on January 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 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).

SCANNED

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-25-01070

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 12/22/2025 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, 1070 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: 1070 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: 1070 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.

_____
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 December, 2025, by Ruben Rivera, who is personally known to me or who has produced _____ as identification.

Matthew Crowell
Signature of Person Taking Acknowledgment

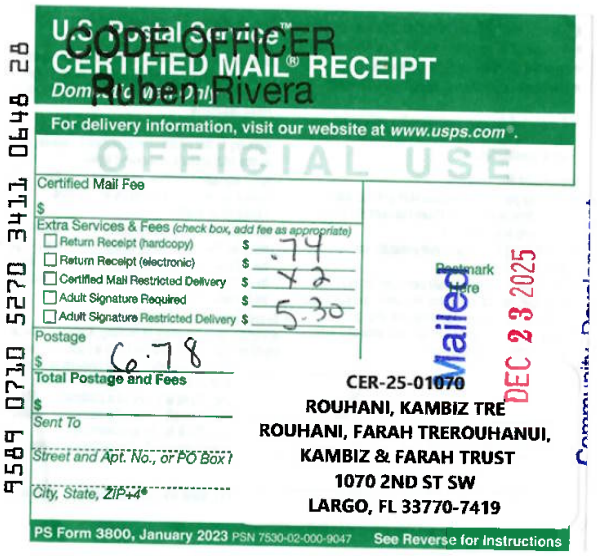
(NOTARY SEAL)
MATTHEW CROWELL
Notary Public - State of Florida
Commission # HH 572791
My Comm. Expires Jul 17, 2028
Bonded through National Notary Assn.

Matthew Crowell
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020


9589 0710 5270 3411 0648 28
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
CODE OFFICER
Ruben Rivera
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ .74
Return Receipt (electronic) $
Certified Mail Restricted Delivery $ 4.2
Adult Signature Required $
Adult Signature Restricted Delivery $ 5.30
Postage
$ 6.78
Total Postage and Fees
$
Sent To
Street and Apt. No., or PO Box
City, State, ZIP+4®
Postmark Here
Mailed
DEC 23 2025
CER-25-01070
ROUHANI, KAMBIZ TRE
ROUHANI, FARAH TREROUHANUI,
KAMBIZ & FARAH TRUST
1070 2ND ST SW
LARGO, FL 33770-7419
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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-25-01070

Owner Information:

KAMBIZ & FARAH ROUHANUITRUST
1070 2ND ST SW
LARGO, FL 33770

RE: Property at: 1070 2ND ST SW, LARGO, FL 33770

Parcel ID No: 03-30-15-86580-000-0180

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 **December 22, 2025** requesting that you correct the violation(s) identified in said Notice of Violation on or before **January 4, 2026**. A re-inspection of the subject property on **January 5, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-25-01070 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC)**, located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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 11-75 INOPERATIVE VEHICLES
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 **December 22, 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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 12/22/2025 **CASE NUMBER:** CER-25-01070

CODE ENFORCEMENT OFFICER: Ruben Rivera

A Code Enforcement Officer performed a field inspection on December 22, 2025 at the property located at the following address: 1070 2ND ST SW, LARGO, FL 33770 (Parcel ID# 03-30-15-86580-000-0180) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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Corrective Action: There is a Mazda CX9 in the driveway (FL 75CJEQ) with invalid tag.

Remedy: Please obtain a valid tag for the vehicle or remove the vehicle from the property and/or store in fully enclosed structure such as a shed or garage.

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: There is overgrowth of grass, weeds, and uncultivated vegetation on the property that exceeds 12 inches in height.

Remedy: Please cut and maintain the grass, weeds, and uncultivated vegetation to under the allowable 12 inches in height.

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

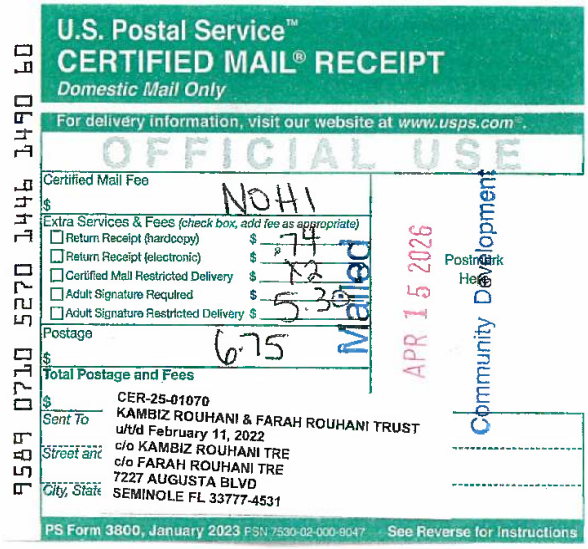
(a)No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; 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 is junk, trash, and debris on the exterior of the property in the yard and driveway such as toys, bikes, tarp, shovel, stroller etc.

Remedy: Please remove all items and store in a fully enclosed structure as not to be seen from the street.

This property will be re-inspected on January 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 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).


9589 0710 5270 1446 1490 60
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Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 4.74
Return Receipt (electronic) $ 4.72
Certified Mail Restricted Delivery $
Adult Signature Required $ 5.30
Adult Signature Restricted Delivery $
Postage
$ 6.75
Total Postage and Fees
$
Sent To
CER-25-01070
KAMBIZ ROUHANI & FARAH ROUHANI TRUST
u/t/d February 11, 2022
Street and
c/o KAMBIZ ROUHANI TRE
c/o FARAH ROUHANI TRE
7227 AUGUSTA BLVD
City, State
SEMINOLE FL 33777-4531
Mailed
APR 15 2026
Postmark Here
Community Development
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions

CER-25-01070
KAMBIZ ROUHANI & FARAH ROUHANI TRUST
u/t/d February 11, 2022
c/o KAMBIZ ROUHANI TRE
c/o FARAH ROUHANI TRE
7227 AUGUSTA BLVD
SEMINOLE FL 33777-4531

SCANNED

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-25-01070

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 April 15, 20 26, 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: 1070 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.

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 15 day of April, 20 26, by Ruben Rivera, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

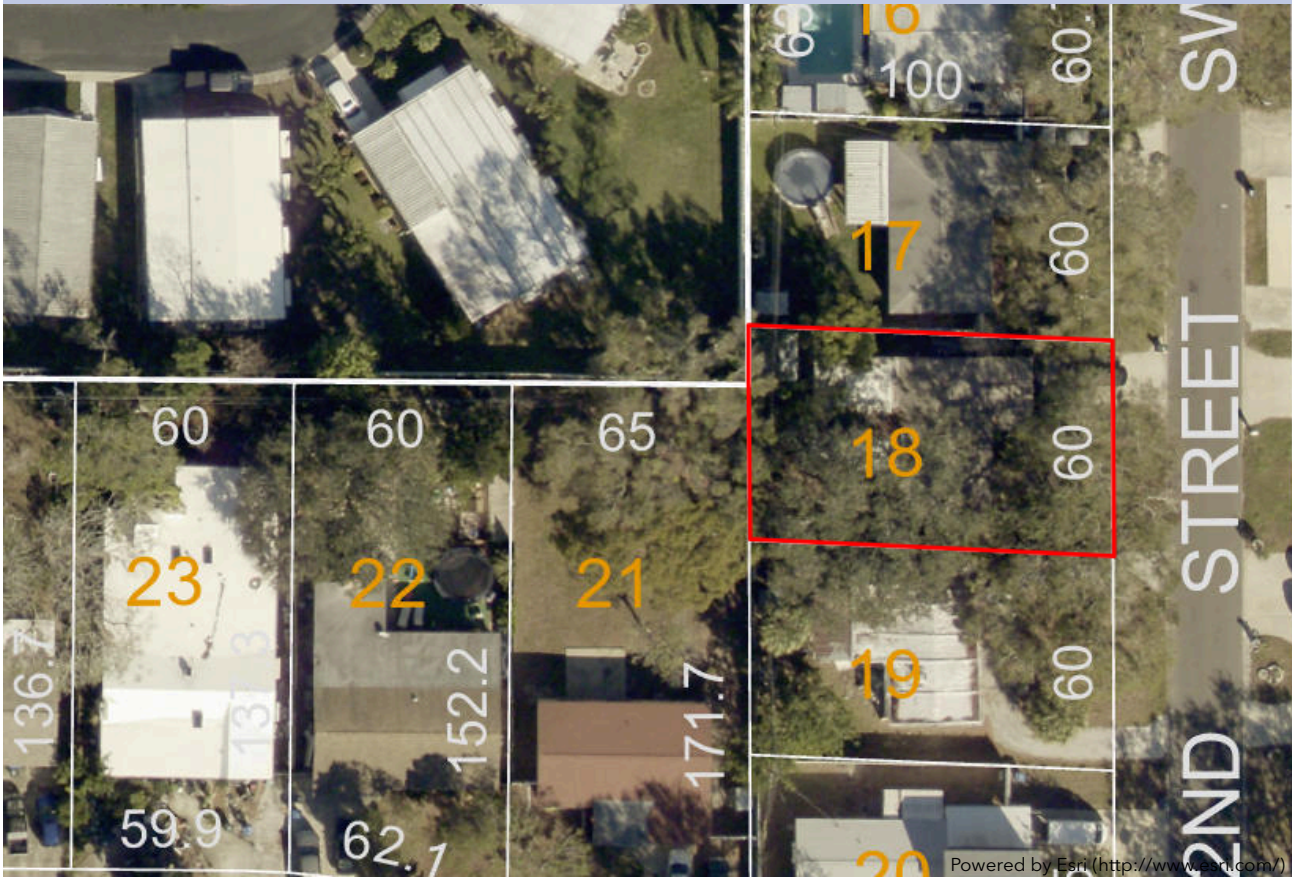
Parcel Summary
(as of 09-Mar-2026)

Parcel Number
03-30-15-86580-000-0180

- Owner Name
  ROUHANI, KAMBIZ TRE
  ROUHANI, FARAH TRE
- Property Use
  0110 Single Family Home
- Site Address
  1070 2ND ST SW
  LARGO, FL 33770
- Mailing Address
  7227 AUGUSTA BLVD
  SEMINOLE, FL 33777-4531
- Legal Description
  SUN HEIGHTS LOT 18
- Current Tax District
  LARGO (LA)
- Year Built
  1958

Living SF	Gross SF	Living Units	Buildings
1,642	**1,917**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22795/1853	$313,800	253.09	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	44/36

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$267,030	$267,030	$267,030	$267,030	$267,030

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$251,601	$251,601	$251,601	$251,601	$251,601
2023	Y	$212,173	$80,251	$25,251	$50,251	$25,251
2022	Y	$177,450	$77,914	$27,414	$52,414	$27,414
2021	Y	$155,744	$75,645	$25,145	$50,145	$25,145
2020	Y	$153,918	$74,601	$25,000	$49,601	$25,000

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-May-2024	$0	U	I	ROUHANI KAMBIZ	ROUHANI KAMBIZ TRE	22795/1853
21-Nov-2023	$324,000	Q	I	ANDERSON ROBERT D TRE	ROUHANI KAMBIZ	22634/1702
20-May-2021	$100	U	I	HANNON MARY R	HANNON MARY R	22576/0592
17-Mar-1982	$0	U	I	WEISER GEORGE L	HANNON, JAMES E	05326/0389
31-Dec-1970	$14,500	Q				03369/0451

2025 Land Information

Land Area: ≅ 6,003 sf | ≅ 0.13 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x100	$1,800	60.00	FF	1.0300	$111,240

2025 Building 1 Structural Elements and Sub Area Information

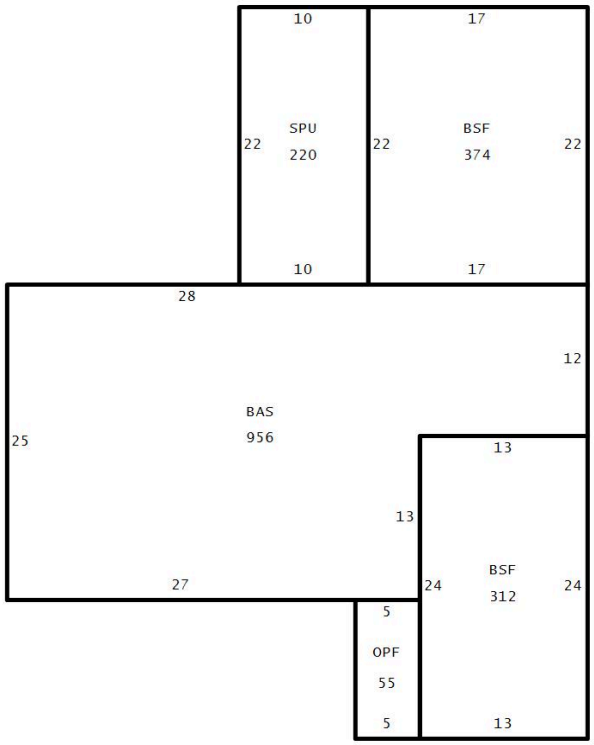
Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	956	956

Structural Elements	
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1958
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	36

Sub Area	Living Area SF	Gross Area SF
Base Semi-finished (BSF):	686	686
Open Porch (OPF):	0	55
Screen Porch Unfinished (SPU):	0	220
Total Area SF:	**1,642**	**1,917**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
SHED	0.00	100.0	$0	$0	1999

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
BCP1908-0279	ROOF	08/13/2019	$7,030

Permit Number	Description	Issue Date	Estimated Value
2005020277	ROOF	03/21/2005	$980
00067898	MISCELLANEOUS	08/02/2001	$5,949

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/02/2026 **CASE NUMBER:** CER-26-00070

CODE ENFORCEMENT OFFICER: Mark Knotts

A Code Enforcement Officer performed a field inspection on February 2, 2026 at the property located at the following address: 600 14TH AVE NW, LARGO, FL 33770 (Parcel ID# 27-29-15-38970-014-0070) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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: Uncover, and repair, if necessary, all boarded windows on property.

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: Clear property of all accumulated junk, trash, and debris including but not limited to (ladders, water heater, scrap metal, fridge, barrel, ETC.)

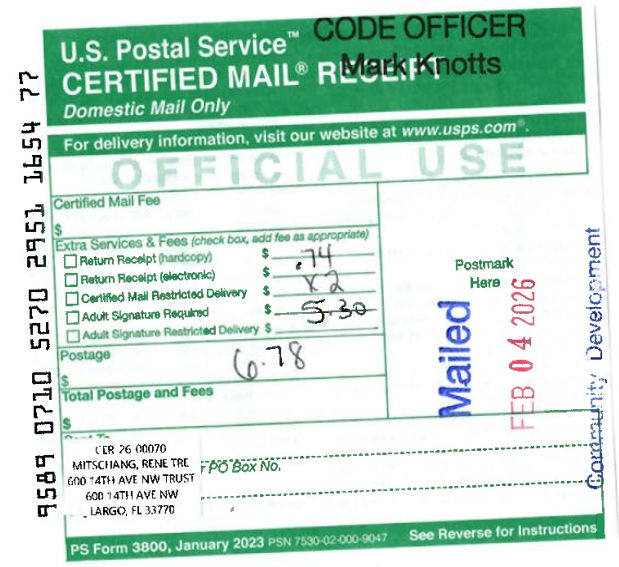
Violation: CDC 18.2.5.C5 - EXTERIOR STRUCTURE (ROOFS DRAINAGE)

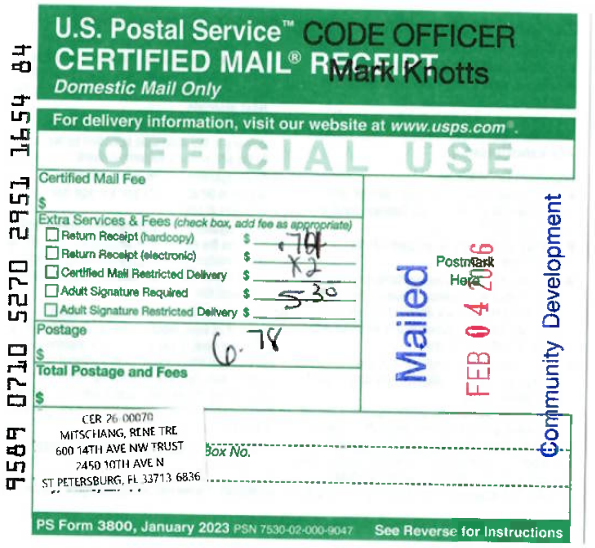
(5) Roofs drainage - The roof and flashing shall be sound, tight and not have defects that admit water. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free 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 portions of fascia and soffit on roof.

This property will be re-inspected on March 2, 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).


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CERTIFIED MAIL® RECEIPT Mark Knotts
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ .74
Return Receipt (electronic) $ X2
Certified Mail Restricted Delivery $
Adult Signature Required $ 5.30
Adult Signature Restricted Delivery $
Postage
$ 6.78
Total Postage and Fees
$
Postmark Here
Mailed
FEB 04 2026
Community Development
CER 26 00070
MITSCHANG, RENE TRE
600 14TH AVE NW TRUST
600 14TH AVE NW
LARGO, FL 33770
PO Box No.
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ .74
Return Receipt (electronic) $ X2
Certified Mail Restricted Delivery $
Adult Signature Required $ 5.30
Adult Signature Restricted Delivery $
Postage
$ 6.78
Total Postage and Fees
$
Postmark Here
Mailed
FEB 04 2026
Community Development
CER 26 00070
MITSCHANG, RENE TRE
600 14TH AVE NW TRUST
2450 10TH AVE N
ST PETERSBURG, FL 33713 6836
Box No.
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SCANNED

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-26-00070

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 2-2-26 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, 600 14TH 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: 600 14TH 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: 600 14TH 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 2nd day of February, 2026, by Mark Knotts (Code officer), who is personally known to me or who has produced _____ as identification.

Kae Okon
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

KAE OKON
Notary Public - State of Florida
Commission # HH 279054
My Comm. Expires Jun 21, 2026
Bonded through National Notary Assn.

Kae Okon
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/02/2020

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-26-00070

Owner Information:

600 14TH AVE NW TRUST
c/o RENE MITSCHANG TRE
2450 10TH AVE NST
PETERSBURG, FL 33713-6836

RE: Property at: 600 14TH AVE NW, LARGO, FL 33770

Parcel ID No: 27-29-15-38970-014-0070

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 **February 2, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **March 1, 2026**. A re-inspection of the subject property on **March 2, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00070 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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)

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 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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/02/2026 **CASE NUMBER:** CER-26-00070

CODE ENFORCEMENT OFFICER: Mark Knotts

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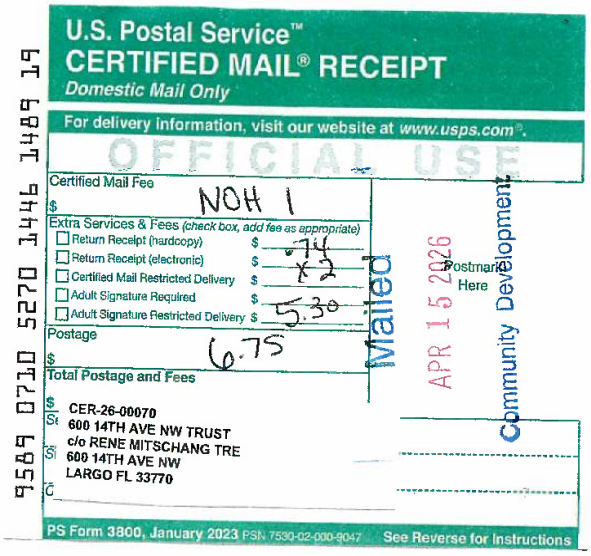
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Corrective Action: Repair damaged portions of fascia and soffit on roof.

This property will be re-inspected on March 2, 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).



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Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $ X2
- Certified Mail Restricted Delivery $
- Adult Signature Required $ 5.30
- Adult Signature Restricted Delivery $

Postage $ 6.75
Total Postage and Fees $

Sent To CER-26-00070
600 14TH AVE NW TRUST
c/o RENE MITSCHANG TRE
Street and 600 14TH AVE NW
City, State LARGO FL 33770

Postmark Here
APR 15 2026
Mailed
Community Development

9589 0710 5270 1446 1489 19

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



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Certified Mail Fee $ NOH 1
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ .74
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $ X2
- Adult Signature Required $ 5.30
- Adult Signature Restricted Delivery $

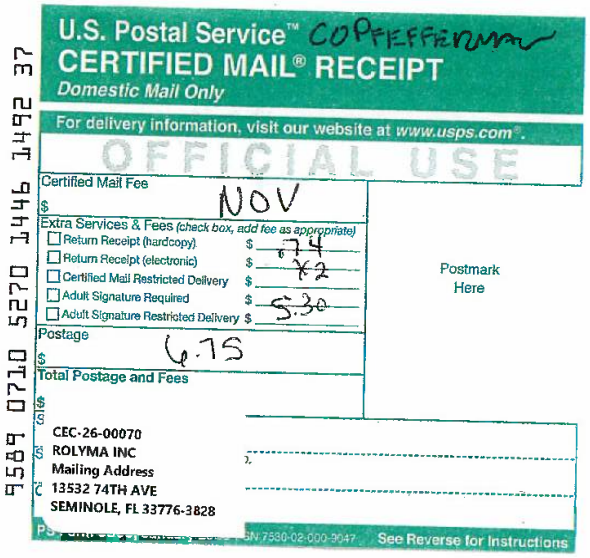
Postage $ 6.75
Total Postage and Fees $

Sent To CER-26-00070
600 14TH AVE NW TRUST
Street and c/o RENE MITSCHANG TRE
2450 10TH AVE N
City, State ST PETERSBURG FL 33713

Postmark Here
APR 15 2026
Mailed
Community Development

9589 0710 5270 1446 1489 02

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



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Certified Mail Fee $ NOV
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ .74
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $ X2
- Adult Signature Required $
- Adult Signature Restricted Delivery $ 5.30

Postage $ 6.75
Total Postage and Fees $

CEC-26-00070
ROLYMA INC
Mailing Address
13532 74TH AVE
SEMINOLE, FL 33776-3828

Postmark Here

9589 0710 5270 1446 1492 37

SN 7530-02-000-9047 See Reverse for Instructions

CER-26-00070
600 14TH AVE NW TRUST
c/o RENE MITSCHANG TRE
600 14TH AVE NW
LARGO FL 33770

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

CER-26-00070
600 14TH AVE NW TRUST
c/o RENE MITSCHANG TRE
2450 10TH AVE N
ST PETERSBURG FL 33713

Case Number: CER-26-00070

BEFORE ME, this day, personally appeared, Mark Knotts (Code officer), 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 4-15, 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 ☑ physical presence or ☐ online notarization, this 15 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)

MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

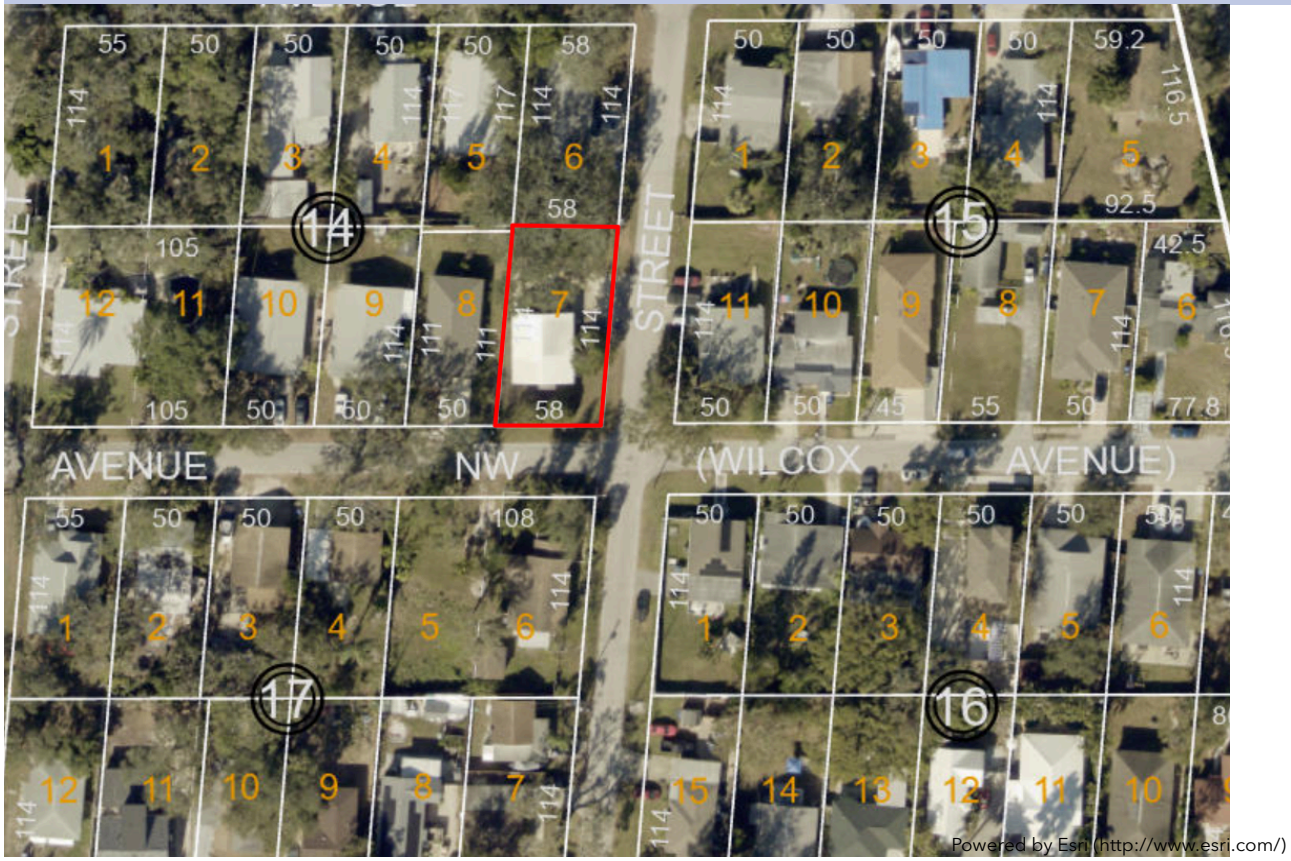
Parcel Summary
(as of 02-Feb-2026)

Parcel Number
27-29-15-38970-014-0070

- Owner Name
  MITSCHANG, RENE TRE
  600 14TH AVE NW TRUST
- Property Use
  0110 Single Family Home
- Site Address
  600 14TH AVE NW
  LARGO, FL 33770
- Mailing Address
  2450 10TH AVE N
  ST PETERSBURG, FL 33713-6836
- Legal Description
  HIGHLAND PARK BLK 14, LOT 7
- Current Tax District
  LARGO (LA)
- Year Built
  1962

Living SF	Gross SF	Living Units	Buildings
952	**1,032**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22546/0382	$162,600	256.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	9/24

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$137,178	$137,178	$137,178	$137,178	$137,178

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$125,143	$125,143	$125,143	$125,143	$125,143
2023	N	$136,958	$136,958	$136,958	$136,958	$136,958
2022	N	$136,725	$80,746	$80,746	$136,725	$80,746
2021	N	$170,977	$120,242	$120,242	$170,977	$120,242
2020	N	$166,340	$109,311	$109,311	$166,340	$109,311

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
12-Aug-2023	$100,000	U	I	BEDELL ELSPETH LAUREN PR	MITSCHANG RENE TRE	22546/0382
28-Oct-2003	$83,700	U	I	ROSSMAN HENRY J BY ATTY IN FAC	MCMULLAN, TIMOTHY J	13173/0227

2025 Land Information

Land Area: ≅ 6,495 sf | ≅ 0.14 acres Frontage and/or View: None Seawall: No

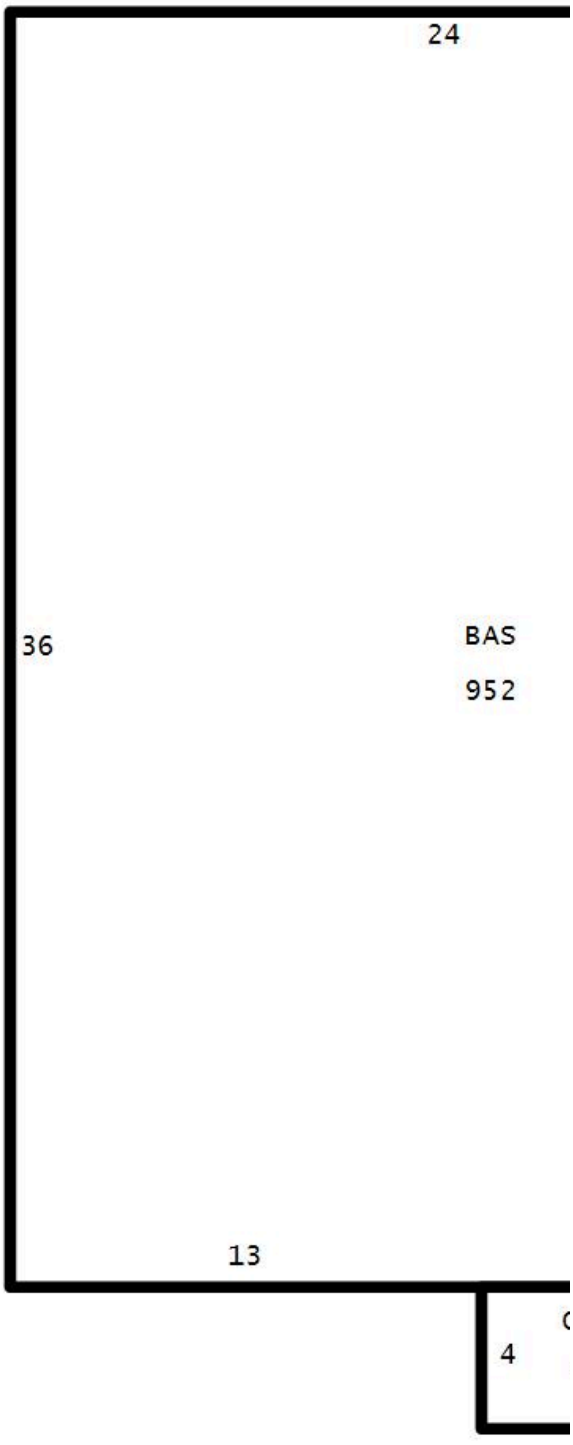
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	58x114	$1,550	58.00	FF	1.0920	$98,171

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):	952	952
Floor System:	Wood	Open Porch (OPF):	0	80
Exterior Walls:	Frame Siding	**Total Area SF**:	**952**	**1,032**
Unit Stories:	1			
Living Units:	1			
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			
Year Built:	1962			
Building Type:	Single Family			

Structural Elements

Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Radiator/Ceiling
Cooling:	None
Fixtures:	3
Effective Age:	57



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
No Permits on Record.			

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 01/27/2026 **CASE NUMBER:** CEC-25-00172

CODE ENFORCEMENT OFFICER: Kimberly Barkman

A Code Enforcement Officer performed a field inspection on January 27, 2026 at the property located at the following address: 1701 WEST BAY DR, LARGO, FL 33770 (Parcel ID# 33-29-15-08874-000-0060) 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

A. Dimensions of the Donation Bin - shall not exceed the following:(1)Maximum Height - Seven (7) feet.
(2)Maximum Width - Five (5) feet.
(3)Maximum Length - Five (5) feet.
B. Construction and Maintenance - Donation bins shall adhere to the following construction and maintenance standards:
(1) Construction - Shall be constructed of durable, waterproof, non-flammable material and shall be maintained with no structural damage, holes, graffiti, or visible rust.
(2) Surrounding Area - Donation bins shall be emptied of their contents as often as necessary, but no less than one (1) time per calendar week, to prevent overflow.
(3) Content Retrieval - The interior of donation bins shall be accessed by use of a receiving door which shall remain locked at all times to prevent access to the interior of the donation bin by anyone other than those persons responsible for retrieval of contents.
C. Location - Donation bins are to be located so as not to interfere with visibility triangles, on-site pedestrian and vehicular circulation, required setbacks for an accessory use, landscape buffers, required on-site parking, or any other requirements of the Comprehensive Development Code or any other requirement or condition that may be imposed as part of an approved site plan for the premises. Donation bins shall not be located within the proximity of any storm water utility or drainage system. No donation bin shall be located within five hundred (500) feet of any other donation bin. Provided, however, that a donation bin existing in the City on July 1, 2016, will be grandfathered in from complying with the limitation on placement of a donation bin within five hundred (500) feet of another donation bin as long as that donation bin is not moved to another location, whether on the same property or a different property, and is not abandoned. A donation bin shall be considered abandoned when, for a period of sixty (60) days or more it is not emptied as required by this section, and/or when the individual/entity responsible for the donation bin fails to respond to the City's requests to maintain and empty the date notice is sent to the donation bin operator and/or property owner that the donation bin has been identified as abandoned.
(1)Future Land Use - Donation bins are prohibited from being placed in the following Future Land Use classifications: Residential Rural, Residential Urban, Residential Estate, Residential Low, Residential Low-Medium, Residential Medium, Residential Suburban, and Residential High.
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 askaplaner@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 February 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 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 POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CEC-25-00172

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 January 27, 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 1701 West Bay 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 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.

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 27th day of January, 2026, by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

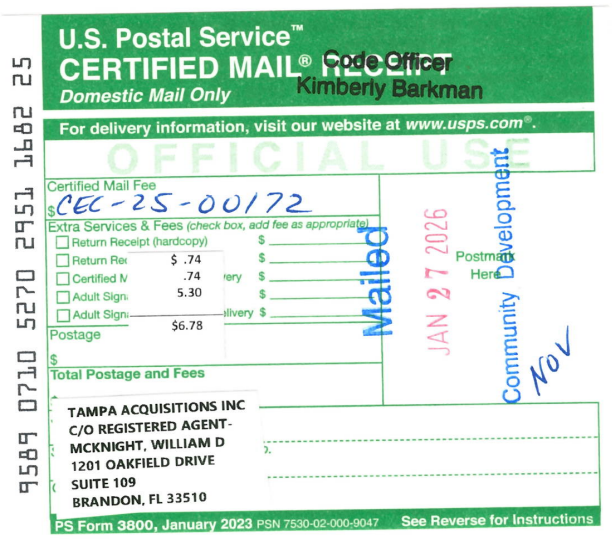
Signature of Person Taking Acknowledgment

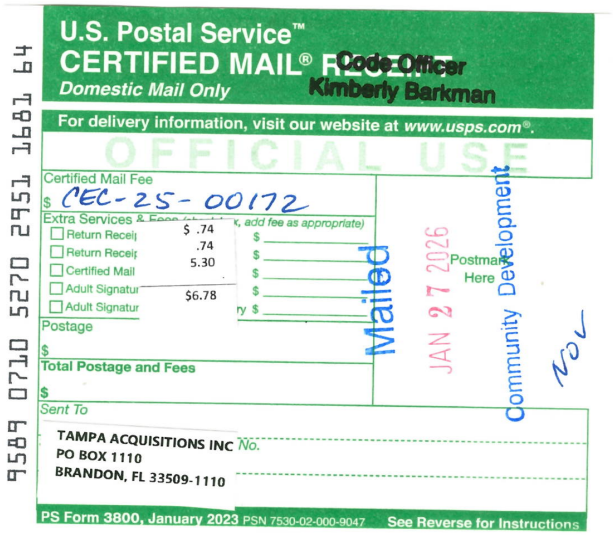
Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020


9589 0710 5270 2951 1682 25
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CERTIFIED MAIL® RECEIPT
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Code Officer
Kimberly Barkman
For delivery information, visit our website at www.usps.com®.
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$ CEC-25-00172
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Rec $ .74
Certified M .74
Adult Sign 5.30
Adult Sign $6.78
Postage
Total Postage and Fees
TAMPA ACQUISITIONS INC
C/O REGISTERED AGENT-
MCKNIGHT, WILLIAM D
1201 OAKFIELD DRIVE
SUITE 109
BRANDON, FL 33510
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions
Mailed
JAN 27 2026
Postmark Here
Community Development
NOV


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Code Officer
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$ CEC-25-00172
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt $ .74
Return Receipt .74
Certified Mail 5.30
Adult Signature $6.78
Adult Signature
Postage
Total Postage and Fees
Sent To
TAMPA ACQUISITIONS INC
PO BOX 1110
BRANDON, FL 33509-1110
No.
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions
Mailed
JAN 27 2026
Postmark Here
Community Development
NOV

8

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CEC-25-00172

Owner Information:

TAMPA ACQUISITIONS INC
PO BOX 1110
BRANDON, FL 11103-3509

RE: Property at: 1701 WEST BAY DR, LARGO, FL 33770

Parcel ID No: 33-29-15-08874-000-0060

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 **January 27, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 10, 2026**. A re-inspection of the subject property on **February 11, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CEC-25-00172 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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 15.11 DONATION BIN REGISTRATION REQUIRED

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 **January 27, 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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 01/27/2026 **CASE NUMBER:** CEC-25-00172

CODE ENFORCEMENT OFFICER: Kimberly Barkman

A Code Enforcement Officer performed a field inspection on January 27, 2026 at the property located at the following address: 1701 WEST BAY DR, LARGO, FL 33770 (Parcel ID# 33-29-15-08874-000-0060) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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A. Dimensions of the Donation Bin - shall not exceed the following:(1)Maximum Height - Seven (7) feet.
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(3) Content Retrieval - The interior of donation bins shall be accessed by use of a receiving door which shall remain locked at all times to prevent access to the interior of the donation bin by anyone other than those persons responsible for retrieval of contents.
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(1)Future Land Use - Donation bins are prohibited from being placed in the following Future Land Use classifications: Residential Rural, Residential Urban, Residential Estate, Residential Low, Residential Low-Medium, Residential Medium, Residential Suburban, and Residential High.
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 askaplaner@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 February 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 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).

CEC-25-00172
TAMPA ACQUISITIONS INC
P O BOX 1110
BRANDON FL 33509-1110

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

CEC-25-00172
TAMPA ACQUISITIONS INC
c/o WILLIAM D MCKNIGHT- Reg.Agt/President
1201 OAKFIELD DR SUITE 109
BRANDON, FL 12011-0933

Case Number: CEC-25-00172

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 April 15, 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: 1701 West Bay 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.

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 15 day of April, 2026, by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

Mary R Gouge
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

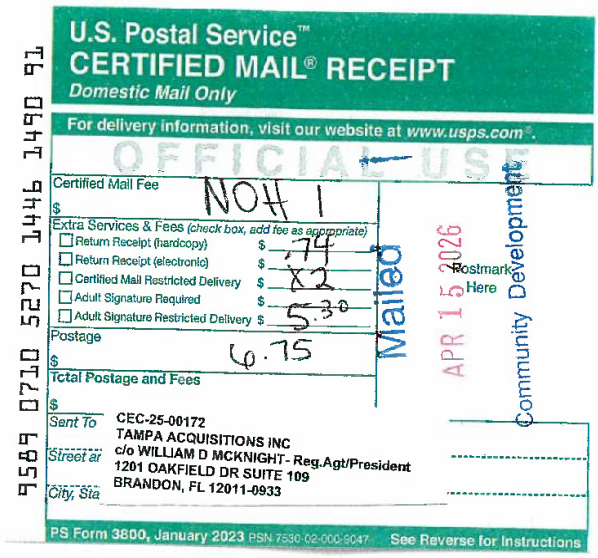
MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

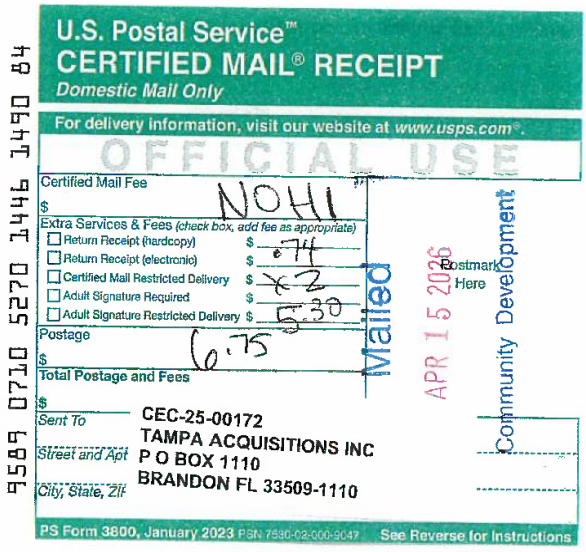
_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020


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Return Receipt (hardcopy) $ .74
Return Receipt (electronic) $ X2
Certified Mail Restricted Delivery $
Adult Signature Required $ 5.30
Adult Signature Restricted Delivery $
Postage
$ 6.75
Total Postage and Fees
$
Sent To CEC-25-00172
TAMPA ACQUISITIONS INC
Street ar c/o WILLIAM D MCKNIGHT - Reg.Agt/President
1201 OAKFIELD DR SUITE 109
City, Sta BRANDON, FL 12011-0933
Mailed
APR 15 2026
Postmark Here
Community Development
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ .74
Return Receipt (electronic) $
Certified Mail Restricted Delivery $ X2
Adult Signature Required $
Adult Signature Restricted Delivery $ 5.30
Postage
$ 6.75
Total Postage and Fees
$
Sent To CEC-25-00172
TAMPA ACQUISITIONS INC
Street and Apt P O BOX 1110
City, State, Zi BRANDON FL 33509-1110
Mailed
APR 15 2026
Postmark Here
Community Development
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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
12428/1908	Find Comps	252.11	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	57/59

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$565,000	$565,000	$565,000	$565,000	$565,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$535,000	$535,000	$535,000	$535,000	$535,000
2023	N	$525,000	$525,000	$525,000	$525,000	$525,000
2022	N	$515,000	$515,000	$515,000	$515,000	$515,000
2021	N	$500,000	$500,000	$500,000	$500,000	$500,000
2020	N	$492,000	$492,000	$492,000	$492,000	$492,000

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Dec-2002	$175,000	U	V	MEISTER HENRY W	TAMPA ACQUISITIONS INC	12428/1908
16-Sep-1996	$100	Q	V	THOMPSON R J	MEISTER, HENRY W.	09464/0831
16-Sep-1996	$0	U	V	THOMPSON R J	MEISTER, HENRY W.	09464/0829
12-Sep-1996	$100	U	V	THOMPSON R J	MEISTER, HENRY W.	09461/0848
12-Sep-1996	$100	U	V	THOMPSON R J	MEISTER, HENRY W.	09461/0850

2025 Land Information

Land Area: ≅ 32,313 sf | ≅ 0.74 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Stores, 1 Story	215x135	$21	29,025	SF	1.0000	$609,525
Wasteland/Marsh/Sand Dunes	215x15	$1,000	0.0700	AC	1.0000	$70

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing
Floor System:	Slab On Grade
Exterior Walls:	Concrete Block
Unit Stories:	1
Roof Frame:	Gable Or Hip
Living Units:	0
Roof Cover:	Composition Shingle
Year Built:	1997
Building Type:	Convenience Stores
Quality:	Average
Floor Finish:	Hard Tile
Interior Finish:	Dry Wall
Cooling:	Heat & Cooling Pkg
Fixtures:	8
Effective Age:	29

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	2,040	2,040
Total Area SF:	**2,040**	**2,040**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CANOPY	$36.00	3,960.0	$142,560	$72,706	1997
CONC PAVE	$10.00	15,800.0	$158,000	$158,000	0
FENCE	$25.00	419.0	$10,475	$8,380	2018

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
BCP1804-0410	FENCE	04/26/2018	$10,328
BCP1801-0076	TPP USE	01/29/2018	$3,500

Permit Number	Description	Issue Date	Estimated Value
BCP1711-0280	ROOF	11/14/2017	$9,950
BCP1708-0064	ADDITION/REMODEL/RENOVATION	08/03/2017	$7,500
2009120009	MISCELLANEOUS	12/01/2009	$0
2009090259	MISCELLANEOUS	09/23/2009	$0



Detail by Entity Name

Florida Profit Corporation
TAMPA ACQUISITIONS, INC.

Filing Information

Document Number	P00000117326
FEI/EIN Number	59-3687467
Date Filed	12/27/2000
State	FL
Status	ACTIVE

Principal Address

1201 OAKFIELD DRIVE
SUITE 109
BRANDON, FL 33510

Mailing Address

PO BOX 1110
BRANDON, FL 33509

Changed: 05/24/2001

Registered Agent Name & Address

MCKNIGHT, WILLIAM D
1201 OAKFIELD DRIVE
SUITE 109
BRANDON, FL 33510

Name Changed: 04/28/2009

Officer/Director Detail

Name & Address

Title President

MCKNIGHT, WILLIAM D
1201 OAKFIELD DRIVE
SUITE 109
BRANDON, FL 33510

Title Secretary

MCKNIGHT, KATHRYN
1201 OAKFIELD DRIVE
SUITE 109
BRANDON, FL 33510

Title VP

Mendoza, Michelle
1201 OAKFIELD DRIVE
SUITE 109
BRANDON, FL 33510

Title Treasurer

McKnight-Decker, Christine
1201 OAKFIELD DRIVE
SUITE 109
BRANDON, FL 33510

Title Environmental Manager

Herweh, Rick
1201 OAKFIELD DRIVE
SUITE 109
BRANDON, FL 33510

Title Development Manager

Toye, Phil
1201 OAKFIELD DRIVE
SUITE 109
BRANDON, FL 33510

Title Development Manager

Wirts, Jess
1201 OAKFIELD DRIVE
SUITE 109
BRANDON, FL 33510

Annual Reports

Report Year	Filed Date
2024	02/02/2024
2025	01/14/2025
2026	01/16/2026

Document Images

01/16/2026 -- ANNUAL REPORT	View image in PDF format
01/14/2025 -- ANNUAL REPORT	View image in PDF format
02/02/2024 -- ANNUAL REPORT	View image in PDF format

01/26/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
02/23/2021 -- ANNUAL REPORT	View image in PDF format
03/12/2020 -- ANNUAL REPORT	View image in PDF format
04/17/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
02/01/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
09/29/2010 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
05/22/2008 -- ANNUAL REPORT	View image in PDF format
06/04/2007 -- ANNUAL REPORT	View image in PDF format
04/21/2006 -- ANNUAL REPORT	View image in PDF format
04/12/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format
05/23/2002 -- ANNUAL REPORT	View image in PDF format
05/24/2001 -- ANNUAL REPORT	View image in PDF format
12/27/2000 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 26-Mar-2026)

Parcel Number
33-29-15-08874-000-0060

- Owner Name
  TAMPA ACQUISITIONS INC
- Property Use
  1122 Convenience Store
- Site Address
  1701 WEST BAY DR
  LARGO, FL 33770
- Mailing Address
  PO BOX 1110
  BRANDON, FL 33509-1110
- Legal Description
  BILTMORE ESTATES REPLAT LOTS 6, 7 & 8 & W 15FT OF LOT 5 & E 5FT OF LOT 9
- Current Tax District
  LARGO (LA)
- Year Built
  1997

Heated SF	Gross SF	Living Units	Buildings
2,040	**2,040**	**0**	**1**

Parcel Map



Exemptions

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 06/25/2025 **CASE NUMBER:** CER-25-00582

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: 710 GOODEN CROSSING, LARGO, FL 33778 (Parcel ID# 04-30-15-00000-440-0400) 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) 587-6799, 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: 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: Please obtain permit (s) that cover the entire scope of work, 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 that the interior this property has several windows installed in the living room, laundry room and there are no permit (s) to support the work that was done.

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 at 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

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.comif 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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-25-00582

Owner Information:

MELISSA A MENIKHEIM
DANIEL P MENIKHEIM
710 GOODEN CROSSING
LARGO, FL 33778

RE: Property at: 710 GOODEN CROSSING, LARGO, FL 33778

Parcel ID No: 04-30-15-00000-440-0400

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 December 4, 2025. 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.

** NEW LOCATION ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on April 30, 2026, in the City of Largo, Emergency Operation Center (EOC), located 201 Highland Avenue, Largo, beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 06/25/2025 **CASE NUMBER:** CER-25-00582

CODE ENFORCEMENT OFFICER: Wallace McMillan

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Corrective Action: Please obtain permit (s) that cover the entire scope of work, 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 that the interior this property has several windows installed in the living room, laundry room and there are no permit (s) to support the work that was done.

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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.

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-25-00582

Owner Information:

MELISSA A MENIKHEIM
DANIEL P MENIKHEIM
710 GOODEN CROSSING
LARGO, FL 33778

RE: Property at: 710 GOODEN CROSSING, LARGO, FL 33778

Parcel ID No: 04-30-15-00000-440-0400

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CITY OF LARGO

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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: Please obtain permit (s) that cover the entire scope of work, 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 that the interior this property has several windows installed in the living room, laundry room and there are no permit (s) to support the work that was done.

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 at 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

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.comif you have any questions about these violation(s).



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

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ 2.74
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $ 5.30
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
CO CIMMINO
CER-25-00582
DANIEL P MENIKHEIM
MELISSA A MENIKHEIM
710 GOODEN XING
LARGO FL 33778

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

9589 0710 5270 2951 1667 57

Mailed
APR 15 2026
Postmark Here
Community Development
2.74

CO CIMMINO
CER-25-00582
DANIEL P MENIKHEIM
MELISSA A MENIKHEIM
710 GOODEN XING
LARGO FL 33778

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-25-00582

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 April 15, 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: 710 Gooden Crossing 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.

☐ 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 15 day of April, 2026, by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Revised: 06/01/2020

Serial number, if any

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 04/21/2026 14:07 PM**

Parcel Summary (as of 21-Apr-2026)	Parcel Map

Parcel Number
04-30-15-00000-440-0400

Owner Name
MENIKHEIM, DANIEL P
MENIKHEIM, MELISSA A

Property Use
0110 Single Family Home

Site Address
710 GOODEN XING
LARGO, FL 33778

Mailing Address
710 GOODEN XING
LARGO, FL 33778-1222

Legal Description
PART OF SE 1/4 OF SEC 04-30-15 DESC AS FROM SE COR OF N 1/2 OF SE 1/4 OF SE 1/4 OF SD SEC TH N89D00'19"W 134.12FT TH N00D18'47"E 33FT FOR POB TH N00D18'47"E 174.11FT TH N89D01'37"W 60FT TH S00D18'47"W 174.09FT TH S89D00'19"E 60FT TO POB

Current Tax District
LARGO (LA)

Year Built
1930

Living SF	Gross SF	Living Units	Buildings
1,626	1,860	1	1



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22040/2197	$437,400	253.07	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	/

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$372,188	$372,188	$372,188	$372,188	$372,188

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$362,340	$362,340	$362,340	$362,340	$362,340

2023	N	$344,738	$344,738	$344,738	$344,738	$344,738
2022	N	$135,306	$135,306	$135,306	$135,306	$135,306
2021	Y	$87,935	$87,935	$37,935	$62,935	$37,935
2020	Y	$92,270	$89,935	$39,935	$64,935	$39,935

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Apr-2022	$227,500	Q	I	DEKLE JEFFREY MERRITT	MENIKHEIM DANIEL P	22040/2197
30-Mar-2022	$0	U	I	DEKLE KEITH C EST	DEKLE JEFFREY MERRITT	21999/0658
29-Jun-2001	$0	U	I	GOOD NEIGHBORS OF SOUTH FL	DEKLE, KEITH C	11452/0595
10-May-2001	$80,000	U	I	GOOD NEIGHBORS OF S FL	DEKLE, KEITH C	11362/2310
28-Oct-1999	$43,000	U	I	FIRST UN NATL BK	GOOD NEIGHBORS SOUTH FLORIDA	10707/0675

2025 Land Information

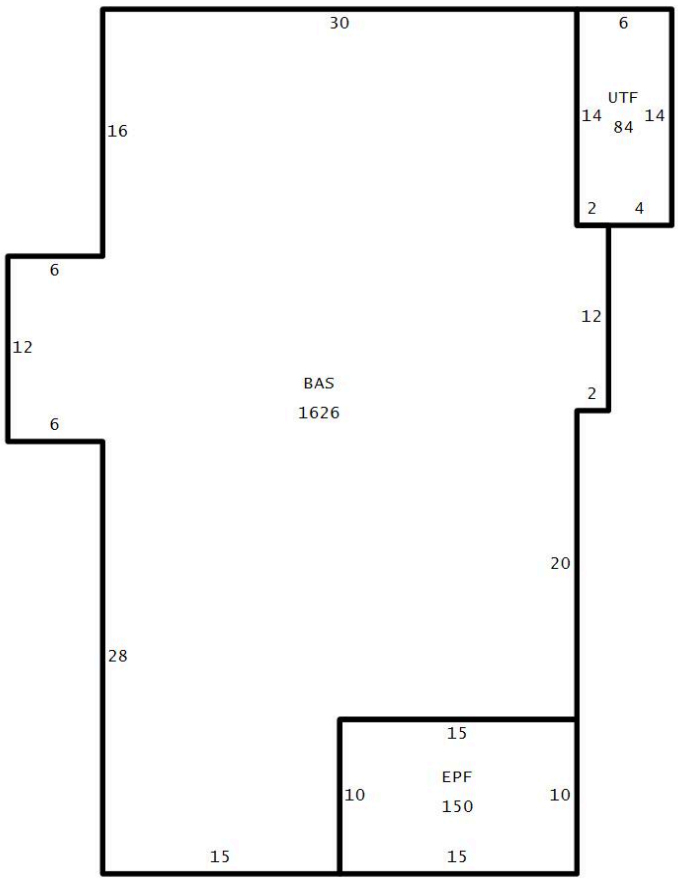
Land Area: ≅ 10,446 sf | ≅ 0.23 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x174	$1,950	60.00	FF	1.2257	$143,407

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Piers
Floor System	Wood
Exterior Walls	Frame Siding
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1930
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	28

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,626	1,626
Enclosed Porch (EPF)	0	150
Utility (UTF)	0	84
Total Area SF	**1,626**	**1,860**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	$5,500.00	1	$5,500	$2,860	1930
PATIO/DECK	$15.00	160.0	$2,400	$1,056	1997
SHED	0.00	1	$0	$0	1980

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
BCP1812-0322	ROOF	12/18/2018	$10,800
00067240	HEAT/AIR	07/17/2001	$4,570

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 07/29/2025 **CASE NUMBER:** CER-25-00778

CODE ENFORCEMENT OFFICER: Sue Cimmino

A Code Enforcement Officer performed a field inspection on July 29, 2025 at the property located at the following address: 2967 ENGLEWOOD DR, LARGO, FL 33771 (Parcel ID# 36-29-15-23868-000-0660) 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

(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 there to be a boat and trailer in the front of the property not on in improved surface.

Remedy: The hitch and wheels of the trailer must be on an improved surface such as shell, gravel, pavers, concrete or asphalt.

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 cinder block wall where a garage door used to be. I also observed a newly installed white vinyl fence, I also observed rolls of artificial turf in the yard.

Remedy: Please contact or have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary permits for the removal of the garage door and installation of cinder block wall, the installation of the white vinyl fence, and the installation of artificial turf. The permits must cover the full scope of work that was performed. All permits must be applied for, issued, and finalized 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 there to be rolls of artificial turf in the front yard of the property.

Remedy: please have all junk, trash and debris removed from the property or stored in a fully enclosed structure such as a shed or garage.

This property will be re-inspected on August 26, 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 Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: scimmino@largo.comif 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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-25-00778

Owner Information:

WILLYS MANUEL ALARCON AGUILAR
2967 ENGLEWOOD DR
LARGO, FL 33771

RE: Property at: 2967 ENGLEWOOD DR, LARGO, FL 33771

Parcel ID No: 36-29-15-23868-000-0660

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 January 29, 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.

** **NEW LOCATION** ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board **on April 30, 2026**, in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 07/29/2025 **CASE NUMBER:** CER-25-00778

CODE ENFORCEMENT OFFICER: Sue Cimmino

A Code Enforcement Officer performed a field inspection on July 29, 2025 at the property located at the following address: 2967 ENGLEWOOD DR, LARGO, FL 33771 (Parcel ID# 36-29-15-23868-000-0660) 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

(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 there to be a boat and trailer in the front of the property not on in improved surface.

Remedy: The hitch and wheels of the trailer must be on an improved surface such as shell, gravel, pavers, concrete or asphalt.

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 cinder block wall where a garage door used to be. I also observed a newly installed white vinyl fence, I also observed rolls of artificial turf in the yard.

Remedy: Please contact or have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary permits for the removal of the garage door and installation of cinder block wall, the installation of the white vinyl fence, and the installation of artificial turf. The permits must cover the full scope of work that was performed. All permits must be applied for, issued, and finalized by a City of Largo Building Inspector.

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

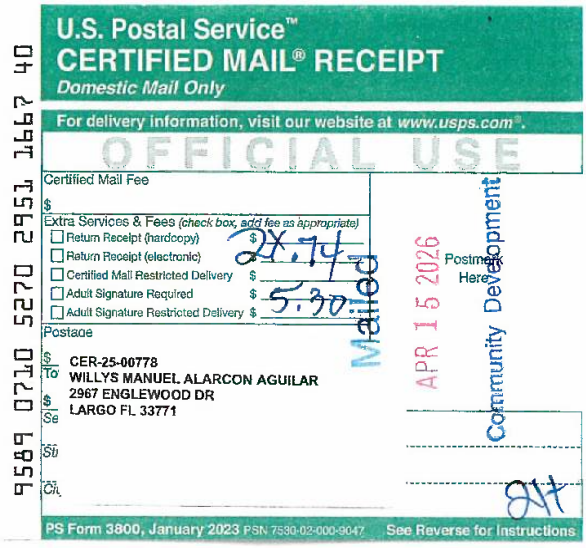
(a) No person in charge or in control of any private real property, whether that person is the property owner, tenant, occupant, lessee or otherwise, shall store, keep or allow to be kept outside of a legally constructed fully enclosed structure the following items, or any similar items: totes; tarps; 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 there to be rolls of artificial turf in the front yard of the property.

Remedy: please have all junk, trash and debris removed from the property or stored in a fully enclosed structure such as a shed or garage.

This property will be re-inspected on August 26, 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 Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: scimmino@largo.comif you have any questions about these violation (s).



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- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$

To CER-25-00778
WILLYS MANUEL ALARCON AGUILAR
2967 ENGLEWOOD DR
LARGO FL 33771

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APR 15 2026
Postmark Here
Community Development

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

CER-25-00778
WILLYS MANUEL ALARCON AGUILAR
2967 ENGLEWOOD DR
LARGO FL 33771

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-25-00778

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 April 15, 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: 2967 Englewood 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.

☐ 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 15 day of April, 2026, by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Signature of Person Taking Acknowledgment
Kimberly M. Barkman
Name of Acknowledger Typed or Printed
NOTARY
Title or rank
Serial number, if any

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 04/21/2026 14:17 PM**

Parcel Summary (as of 21-Apr-2026)	Parcel Map
Parcel Number **36-29-15-23868-000-0660** Owner Name AGUILAR, WILLYS MANUEL ALARCON Property Use 0110 Single Family Home Site Address 2967 ENGLEWOOD DR LARGO, FL 33771 Mailing Address 2967 ENGLEWOOD DR LARGO, FL 33771-1860 Legal Description EAST BAY ESTATES LOT 66 Current Tax District LARGO (LA) Year Built 1960	

Living SF	Gross SF	Living Units	Buildings
912	1,586	1	1

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20617/1199	$344,500	254.07	C	Current FEMA Maps	Check for EC	Zoning Map	47/48

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$294,603	$185,209	$134,487	$160,209	$134,487

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$296,473	$179,989	$129,989	$154,989	$129,989
2023	Y	$238,506	$176,723	$126,723	$151,723	$126,723
2022	Y	$197,132	$171,576	$121,576	$146,576	$121,576
2021	Y	$166,579	$166,579	$116,579	$141,579	$116,579
2020	N	$152,988	$152,988	$152,988	$152,988	$152,988

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Jul-2019	$172,500	Q	I	GJIKOLA BARDHE	AGUILAR WILLYS MANUEL ALARCON	20617/1199
28-Jun-2011	$82,000	U	I	REGIONS BANK	GJIKOLA BARDHE	17291/1266
25-May-2010	$100	U	I	SLJIVIC JOVO	REGIONS BANK	16979/2638
08-Sep-2006	$176,000	Q	I	SARRACH ARTHUR C	SLJIVIC, JOVO	15351/2541
08-Jan-2004	$100	U	I	LEWIS BERNICE H BY ATTY IN FAC	SARRACH, ARTHUR C	13283/0254

2025 Land Information

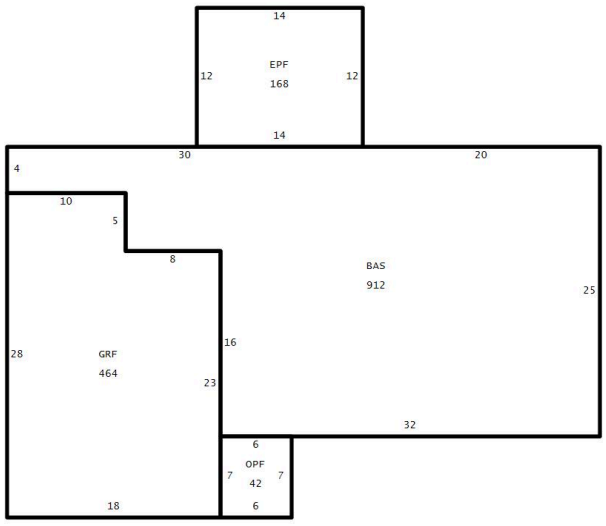
Land Area: ≅ 6,826 sf | ≅ 0.15 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	65x105	$1,925	65.00	FF	1.0506	$131,456

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1960
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	5
Effective Age	28

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	912	912
Enclosed Porch (EPF)	0	168
Garage (GRF)	0	464
Open Porch (OPF)	0	42
Total Area SF	**912**	**1,586**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
PATIO/DECK	$15.00	300.0	$4,500	$1,800	1996

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
SOLAR-24-000047	SOLAR PANELS	12/09/2024	$64,732
BCP1704-0250	ROOF	04/11/2017	$5,000

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 12/04/2025 **CASE NUMBER:** CER-25-00425

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection at the property located at the following address: 12901 MIA CIR, LARGO, FL 33774 (Parcel ID# 08-30-15-01711-000-0040) 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) 587-6799, to schedule a building code inspection and a Life Safety inspection with the Largo Fire Department @ (727) 587-6740, 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 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: Please obtain permit (s) with the help of a licensed contractor that 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 this property to have updated electrical work in (2021) per the real estate listing that was never permitted.

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: Please obtain an after-the-fact permit (s) with the help of a licensed contractor that cover the entire scope of work for the electrical work, renovation/remodel, and the extended patio deck done without the proper permits. 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 unpermitted electrical work per the real estate listing (2021) and also observed there was an extension of the deck with brick pavers and a complete remodel that was never permitted.

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

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 **12/29/2025** 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 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

Via Certified & Regular US Mail

Case Number: CER-25-00425

Owner Information:

KOREY MILLER
9136 WOODED POINT DR
JOHNSTON, IA 50131-4724

RE: Property at: 12901 MIA CIR, LARGO, FL 33774

Parcel ID No: 08-30-15-01711-000-0040

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 February 26, 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.

** **NEW LOCATION** ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board **on April 30, 2026**, in the City of Largo, **Emergency Operation Center (EOC)**, located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 05/07/2025 **CASE NUMBER:** CER-25-00425

CODE ENFORCEMENT OFFICER: Wallace McMillan

A Code Enforcement Officer performed a field inspection on May 7, 2025 at the property located at the following address: 12901 MIA CIR, LARGO, FL 33774 (Parcel ID# 08-30-15-01711-000-0040) 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) 587-6740, 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 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: Please obtain permit (s) with the help of a licensed contractor that 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 this property to have updated electrical work in (2021) per the real estate listing that was never permitted.

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: Please obtain permit (s) with the help of a licensed contractor that cover the entire scope of work for the electrical work and the extended patio deck. 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 unpermitted electrical work per the real estate listing (2021) and also observed was an extension of the deck with brick pavers that was never permitted.

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

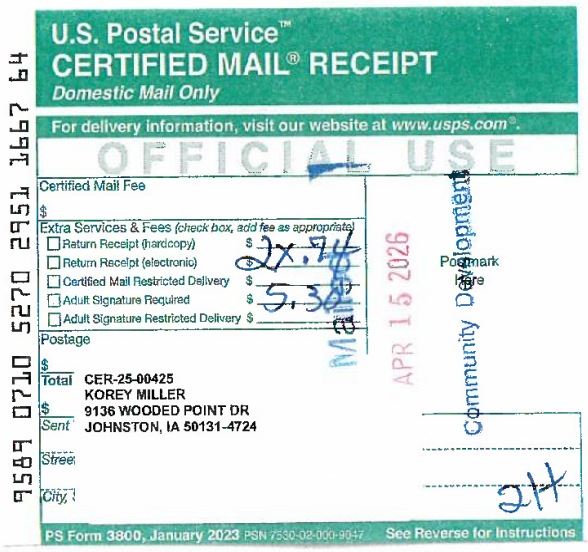
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Corrective Action: Please obtain the above required fire extinguisher and the property must be inspected by the City of Largo Fire Department, upon completion of their building and code inspection.

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 June 6, 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.comif you have any questions about these violation(s).



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

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ 2x.74
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent

Street

City,

CER-25-00425
KOREY MILLER
9136 WOODED POINT DR
JOHNSTON, IA 50131-4724

Mailed
APR 15 2026
Postmark Here
Community Development

9589 0710 5270 2951 1667 64

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

CER-25-00425
KOREY MILLER
9136 WOODED POINT DR
JOHNSTON, IA 50131-4724

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: Cer-25-00425

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 _____, 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 4/15/26, 20 26, 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: 1290 Mia Cir 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 15th day of April, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 03/05/2026 13:40 PM**

Parcel Summary (as of 05-Mar-2026)	Parcel Map
Parcel Number **08-30-15-01711-000-0040** Owner Name MILLER, KOREY Property Use 0110 Single Family Home Site Address 12901 MIA CIR LARGO, FL 33774 Mailing Address 9136 WOODED POINT DR JOHNSTON, IA 50131-4724 Legal Description ATHENIAN GARDENS 1ST ADD LOT 4 LESS S 2FT THEREOF Current Tax District LARGO (LA) Year Built 1974	

Living SF	Gross SF	Living Units	Buildings
2,233	2,835	1	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22520/1402	$744,700	252.09	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	65/5

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$634,588	$611,176	$611,176	$634,588	$611,176

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$555,615	$555,615	$555,615	$555,615	$555,615
2023	N	$599,722	$569,614	$569,614	$599,722	$569,614
2022	N	$517,831	$517,831	$517,831	$517,831	$517,831
2021	Y	$317,814	$191,319	$141,319	$166,319	$141,319
2020	Y	$272,937	$188,678	$138,678	$163,678	$138,678

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
07-Jul-2023	$780,000	Q	I	REICHERT STEVEN	MILLER KOREY	22520/1402
17-Nov-2021	$630,000	Q	I	NEWMAN TODD A	REICHERT STEVEN	21823/1942
03-Apr-2012	$0	U	I	FLORIANI DAVID M	NEWMAN TODD A	17539/0810
16-Jan-2011	$100	U	I	FLORIANI DAVID M	FLORIANI DAVID M	17171/0249
25-Sep-2002	$225,000	Q	I	PINNOCK BRIAN	FLORIANI, DAVID M	12240/1590

2025 Land Information

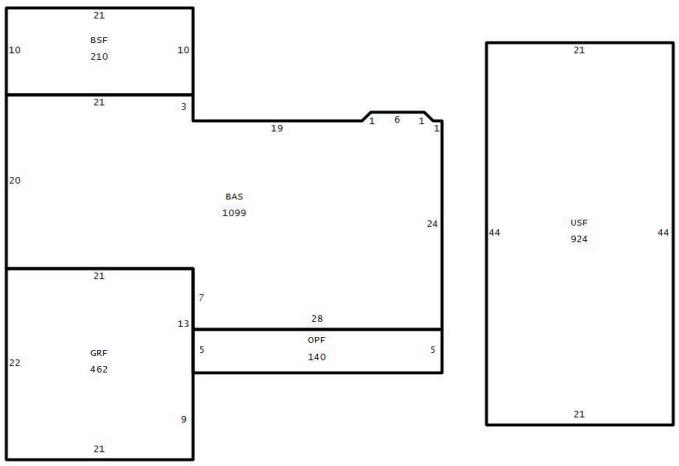
Land Area: ≅ 8,982 sf | ≅ 0.20 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x128	$3,350	70.00	FF	1.0900	$255,605

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab Above Grade Low
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	2
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1974
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Upgrade
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	9
Effective Age	24

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,099	1,099
Upper Story (USF)	924	924
Base Semi-finished (BSF)	210	210
Garage (GRF)	0	462
Open Porch (OPF)	0	140
Total Area SF	**2,233**	**2,835**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
BBQ	$2,100.00	1	$2,100	$2,100	2021
FIREPLACE	$11,000.00	1	$11,000	$8,580	1974
PATIO/DECK	$28.00	365.0	$10,220	$6,336	1974
PATIO/DECK	$28.00	430.0	$12,040	$11,438	2023
PATIO/DECK	$47.00	210.0	$9,870	$6,119	1974
POOL	$75,000.00	1	$75,000	$46,500	1978

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
ELEC-25-000430	ELECTRICAL	08/04/2025	$6,500
BCP2206-0536	WINDOWS/DOORS	07/06/2022	$2,285
BCP2201-0244	CONC PAVE/DRIVEWAY	02/15/2022	$5,300
BCP2112-0109	FENCE	12/13/2021	$2,351
BCP2009-0221	WINDOWS/DOORS	10/07/2020	$8,667
BCP2005-0062	ROOF	05/06/2020	$9,150
2014090265	HEAT/AIR	09/18/2014	$3,000
2006020355	ROOF	03/22/2006	$5,390
2003030459	HEAT/AIR	04/04/2003	$6,803

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 12/1/2025 **CASE NUMBER:** CER-25-00331

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection at the property located at the following address: 13272 112TH ST N, LARGO, FL 33778 (Parcel ID# 09-30-15-64739-001-0380) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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) to replace your fence surrounding the property 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 no fence and an exposed swimming pool creating a safety and environmental hazard due to the water being inside of the pool. I also observed that the fence that divides the property from 113th Street has also been damaged where it does not properly secure the backyard.

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: Please remove all overgrowth of grass and weeds from around the property, all grass must be maintained below (12) twelve inches in height at all times.

Description of Violation: I observed the property to have overgrowth of high grass and weeds in the rear of the property that exceed (12) twelve inches in height.

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: Property must clean and remove all junk, trash, debris, and outside storage from the being visible from the public.

Violation: CDC 18.2.2.G - REQUIREMENTS NOT COVERED BY THE PMC

G. Requirements not covered by the Property Maintenance Code - Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and welfare not specifically covered by the Property Maintenance Code, shall be determined by the Building Official or Community Standards Manager.

Corrective Action: Please make all existing swimming pool equipment operational, the structure of the swimming pool and all supporting equipment shall be in good working condition.

Description of Violation: I observed that the swimming pool is not being properly maintained, and all supporting equipment is not in good working condition per the property maintenance code.

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.

Corrective Action: Please make the swimming pool operable and to a swimmable condition where all dark water is an acceptable level, while removing the infestation of insects (Mosquitos) and other water animals that have created a breeding ground the pools current state and condition.

Description of Violation: I observed the aforementioned property to have a large infestation of mosquitoes coming from a swimming pool at this property that has not been properly maintained. All swimming pools must be properly maintained and free of animals and the harborage of insects.

Violation: COO 11-46 - DEFINITIONS

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Debris means material which is stored externally and is not inside a fully enclosed structure, storage container or an enclosed utility trailer that is legally registered with the state, and shall include, but not be limited to, the following: household items, inoperative machinery, automobiles or appliances, garbage, junk, used scrap or lumber, pipe, steel, aluminum or other metals, plumbing fixtures, insulation, and other building material, construction equipment, tanks, totes, cans, barrels, boxes, drums, piping, glass, plastic, cleared or fallen trees, removed tree stumps, inoperative boats, inoperative bicycles or other inoperative recreational equipment.

Environmentally sensitive means land protected in its natural state by any other governmental agency.

Excessive growth means the growth of grass, weeds or vegetation which are not cultivated or landscaped or regularly tended which reach a height in excess of 12 inches.

Land clearing means the cutting and/or removal of vegetation growth whose individual stems are two inches in diameter or greater with that growth covering a discernible portion of the property.

Mowing means the mechanical cutting of woody or grassy plant growth whose individual stems are less than two inches in diameter.

Owner means the person, corporation, partnership, company, trust, estate or any combination of other business or legal entities, singular or plural, which is a record owner as recorded on the current tax rolls of the county or in the county property appraiser's database.

Pit means a hole in the ground, either man-made or naturally occurring.

Property means any individual, platted parcel of real property within the city, or any portion thereof, as it is recorded in the public records of the county, whether or not such parcel is contiguous to any other platted parcel, or any individual parcel of real property described by metes and bounds in the public records of the county.

Undeveloped state means land which is in a natural state and land which has never been cut or mowed.

Corrective Action: Property must clean and remove all junk, trash, and debris.

This property will be re-inspected on 12/29/2025 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 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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-25-00331

Owner Information:

CHRISTOPHER HIXSON
13272 112TH ST N
LARGO, FL 33778

RE: Property at: 13272 112TH ST N, LARGO, FL 33778

Parcel ID No: 09-30-15-64739-001-0380

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 February 26, 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.

** **NEW LOCATION** ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on April 30, 2026, in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 12/1/2025 **CASE NUMBER:** CER-25-00331

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection at the property located at the following address: 13272 112TH ST N, LARGO, FL 33778 (Parcel ID# 09-30-15-64739-001-0380) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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Corrective Action: Please obtain permit (s) to replace your fence surrounding the property 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 no fence and an exposed swimming pool creating a safety and environmental hazard due to the water being inside of the pool. I also observed that the fence that divides the property from 113th Street has also been damaged where it does not properly secure the backyard.

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.
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(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: Property must clean and remove all junk, trash, debris, and outside storage from the being visible from the public.

Violation: CDC 18.2.2.G - REQUIREMENTS NOT COVERED BY THE PMC

G. Requirements not covered by the Property Maintenance Code - Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and welfare not specifically covered by the Property Maintenance Code, shall be determined by the Building Official or Community Standards Manager.

Corrective Action: Please make all existing swimming pool equipment operational, the structure of the swimming pool and all supporting equipment shall be in good working condition.

Description of Violation: I observed that the swimming pool is not being properly maintained, and all supporting equipment is not in good working condition per the property maintenance code.

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

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Description of Violation: I observed the aforementioned property to have a large infestation of mosquitoes coming from a swimming pool at this property that has not been properly maintained. All swimming pools must be properly maintained and free of animals and the harborage of insects.

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Owner means the person, corporation, partnership, company, trust, estate or any combination of other business or legal entities, singular or plural, which is a record owner as recorded on the current tax rolls of the county or in the county property appraiser's database.

Pit means a hole in the ground, either man-made or naturally occurring.

Property means any individual, platted parcel of real property within the city, or any portion thereof, as it is recorded in the public records of the county, whether or not such parcel is contiguous to any other platted parcel, or any individual parcel of real property described by metes and bounds in the public records of the county.

Undeveloped state means land which is in a natural state and land which has never been cut or mowed.

Corrective Action: Property must clean and remove all junk, trash, and debris.

This property will be re-inspected on 12/29/2025 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 if you have any questions about these violation(s).


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at 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
CER-25-00331
CHRISTOPHER HIXSON
13272 112TH ST N
LARGO, FL 33778
Mailed
APR 15 2025
Community Development
Postmark Here
9589 0710 5270 2951 1667 71
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions

AFFIDAVIT OF POSTINGS

CER-25-00331
CHRISTOPHER HIXSON
13272 112TH ST N
LARGO, FL 33778

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-25-00331

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 _____, 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 4/15/26, 20 26, 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: 13272 112th St. 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.

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 15th day of April, 20 26, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 24-Feb-2026)

Parcel Number
09-30-15-64739-001-0380

- Owner Name
  HIXSON, CHRISTOPHER
- Property Use
  0110 Single Family Home
- Site Address
  13272 112TH ST
  LARGO, FL 33778
- Mailing Address
  13272 112TH ST
  LARGO, FL 33778-1957
- Legal Description
  ORANGEWOOD ESTATES SUB SECTION 2 BLK A, LOT 38
- Current Tax District
  LARGO (LA)
- Year Built
  1979

Living SF	Gross SF	Living Units	Buildings
1,620	**2,360**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16431/0266	$397,200	253.11	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	69/18

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$339,100	$232,050	$181,328	$207,050	$181,328

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$322,921	$225,510	$175,510	$200,510	$175,510
2023	Y	$311,477	$218,942	$168,942	$193,942	$168,942
2022	Y	$273,921	$212,565	$162,565	$187,565	$162,565
2021	Y	$225,952	$206,374	$156,374	$181,374	$156,374
2020	Y	$204,336	$203,525	$153,525	$178,525	$153,525

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
18-Nov-2008	$150,000	Q	I	SHAPIRO JEFFREY L	HIXSON, CHRISTOPHER	16431/0266
31-Jan-2005	$100	U	I	SHAPIRO JEFFREY L	SHAPIRO, JEFFREY L	14089/2655
10-May-2001	$129,900	Q	I	MAGGIO SALVATORE J	SHAPIRO, JEFFREY L	11362/0889
02-Feb-2001	$0	U	I	MAGGIO SALVATORE J	MAGGIO, SALVATORE J	11210/1741
17-Aug-1993	$92,000	Q	I	CARR DAVID T	MAGGIO, SALVATORE J.	08372/1313

2025 Land Information

Land Area: ≅ 9,078 sf | ≅ 0.20 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	71x117	$2,300	71.95	FF	1.0070	$166,643

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,428	1,428
Base Semi-finished (BSF):	192	192

Structural Elements	
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1979
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	38

Sub Area	Living Area SF	Gross Area SF
Garage (GRF):	0	488
Open Porch (OPF):	0	48
Screen Porch (SPF):	0	204
Total Area SF:	**1,620**	**2,360**

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 24-Feb-2026)

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2025 Building 1 Structural Elements and Sub Area Information

Structural Elements

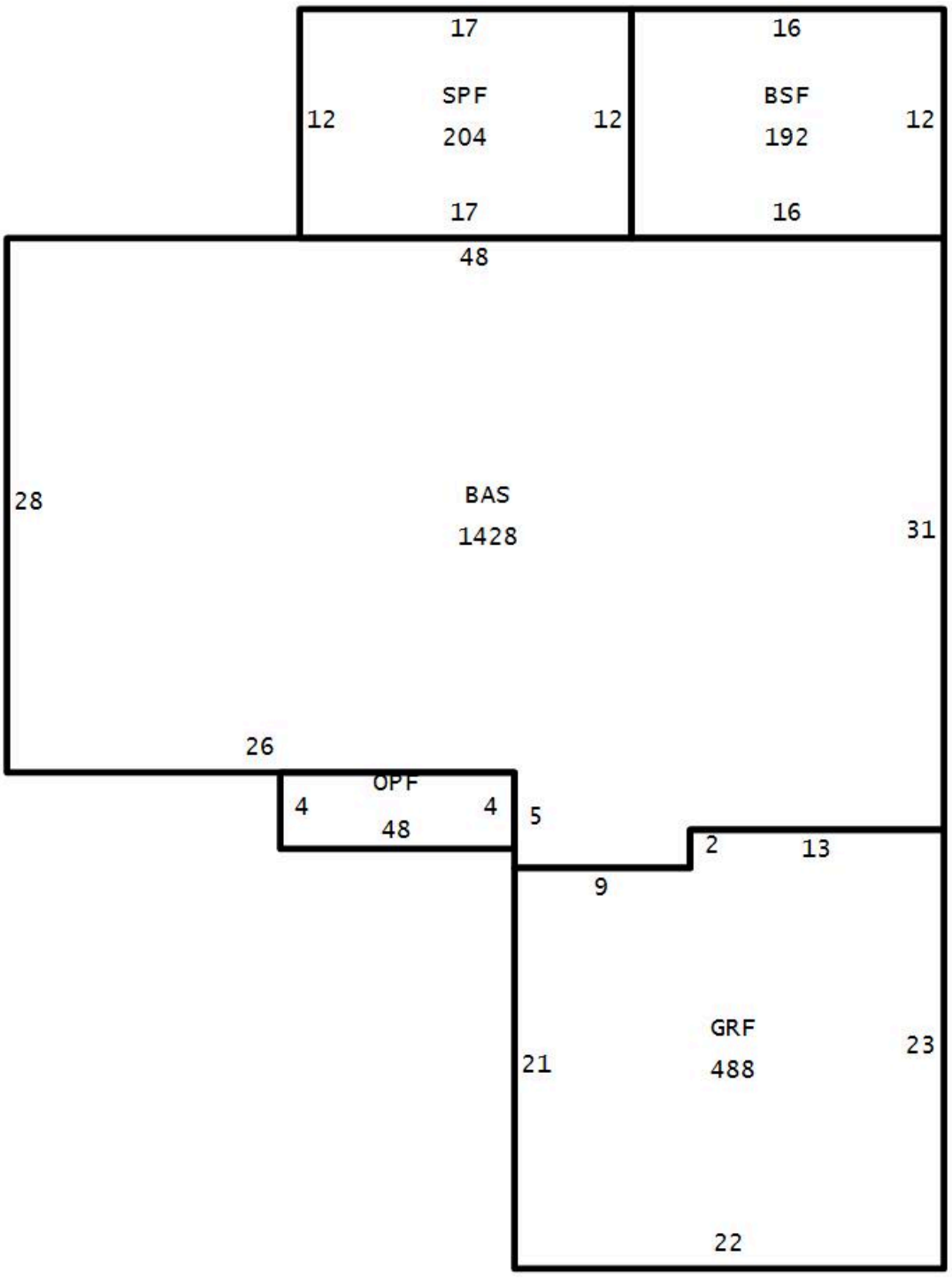
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Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad

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Base Semi-finished (BSF):	192	192

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Living Units:	1
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Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	38

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Garage (GRF):	0	488
Open Porch (OPF):	0	48
Screen Porch (SPF):	0	204
Total Area SF:	**1,620**	**2,360**

2025 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$15.00	306.0	$4,590	$1,836	1979

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	$59,000.00	1	$59,000	$23,600	1979

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
2012050244	HEAT/AIR	05/22/2012	$10,200
2009010083	ROOF	01/09/2009	$6,758

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 11/12/2025 **CASE NUMBER:** CER-25-01074

CODE ENFORCEMENT OFFICER: Sue Cimmino

A Code Enforcement Officer performed a field inspection on November 12, 2025 at the property located at the following address: 7360 ULMERTON RD 1-D, LARGO, FL 33771 (Parcel ID# 07-30-16-77090-001-0040) 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: 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 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 is advertising as completely remodeled and no permits were applied for work completed.

Remedy: Please contact the city of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits are to cover the full scope of work completed. Permits must be applied for, submitted and finalized by a City of Largo Building Inspector.

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 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 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 is advertising as completely remodeled and no permits were applied for work completed.

Remedy: Please contact the city of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits are to cover the full scope of work completed. Permits must 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 is advertising as completely remodeled and no permits were applied for work completed.

Remedy: Please contact the city of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits are to cover the full scope of work completed. Permits must be applied for, submitted and finalized by a City of Largo Building Inspector.

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: 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.

Remedy: 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: 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: 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.

This property will be re-inspected on December 11, 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 Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: scimmino@largo.comif 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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-25-01074

Owner Information:

MACBENLEE LLC
2051 ORCHARD RIDGE DR NW
GRAND RAPIDS, MI 49534-7205

RE: Property at: 7360 ULMERTON RD 1-D, LARGO, FL 33771

Parcel ID No: 07-30-16-77090-001-0040

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 February 26, 2026. ou 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.

** **NEW LOCATION** ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board **on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 11/12/2025 **CASE NUMBER:** CER-25-01074

CODE ENFORCEMENT OFFICER: Sue Cimmino

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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 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.

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(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 is advertising as completely remodeled and no permits were applied for work completed.

Remedy: Please contact the city of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits are to cover the full scope of work completed. Permits must be applied for, submitted and finalized by a City of Largo Building Inspector.

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 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 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 is advertising as completely remodeled and no permits were applied for work completed.

Remedy: Please contact the city of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits are to cover the full scope of work completed. Permits must 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 is advertising as completely remodeled and no permits were applied for work completed.

Remedy: Please contact the city of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits are to cover the full scope of work completed. Permits must be applied for, submitted and finalized by a City of Largo Building Inspector.

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: 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.

Remedy: 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: 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

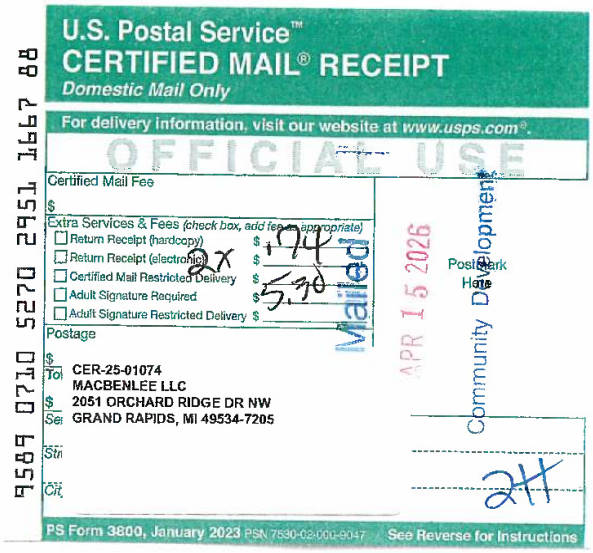
4. Internal posting. The following information shall be posted in a visually unobstructed area within each unit of a short-term vacation rental, all in a form prescribed by the City: the name and telephone number of the designated responsible party required by this Section; notice that all transient 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: 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.

This property will be re-inspected on December 11, 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 Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: scimmino@largo.comif you have any questions about these violation (s).



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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ 1.74
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$

To CER-25-01074
MACBENLEE LLC
$ 2051 ORCHARD RIDGE DR NW
Se GRAND RAPIDS, MI 49534-7205
Str
Cit

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

9589 0710 5270 2951 1667 88

Mailed
APR 15 2026
Postmark Here
Community Development

CER-25-01074
MACBENLEE LLC
2051 ORCHARD RIDGE DR NW
GRAND RAPIDS, MI 49534-7205

AFFIDAVIT OF POSTINGS

TATE OF FLORIDA
OUNTY OF PINELLAS

ase Number: CER-25-01074

EFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, eposes 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 April 15, 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: 7360 Ulmerton Rd unit D 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 15 day of April, 2026, by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment
Kimberly M. Barkman
Name of Acknowledger Typed or Printed
NOTARY
Title or rank
Serial number, if any

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Revised: 06/01/2020



Detail by Entity Name

Rejected Filing
MACBENLEE LLC

Filing Information

Document Number	W26000004155
Filed Date	01/14/2026
Expire at Usual Time	Y
Penalty Fee	00.00
Associated Document Number	**Document Type**
Filed By	BENJAMIN MCCLELLAN

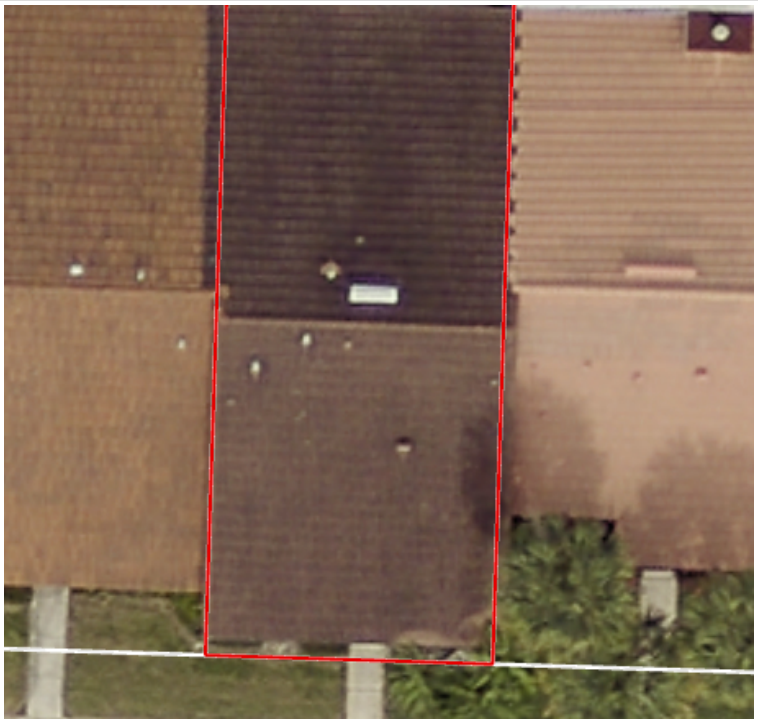
2051 ORCHARD RIDGE DR NW
GRAND RAPIDS, MI 49534

Document Images

No images are available for this filing.

Florida Department of State, Division of Corporations

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 04/21/2026 14:48 PM**

Parcel Summary (as of 21-Apr-2026)	Parcel Map
Parcel Number **07-30-16-77090-001-0040**	
Owner Name MACBENLEE LLC	
Property Use 0133 Planned Unit Development	
Site Address 7360 ULMERTON RD # 1D LARGO, FL 33771	
Mailing Address 2051 ORCHARD RIDGE DR NW GRAND RAPIDS, MI 49534-7205	
Legal Description ROSETREE VILLAGE PHASE IA BLDG 1, UNIT D	
Current Tax District LARGO (LA)	
Year Built 1982	

Living SF	Gross SF	Living Units	Buildings
1,090	1,090	1	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications
No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22035/2563	$258,347	250.20	D	Current FEMA Maps	Check for EC	Zoning Map	84/14

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$219,595	$219,595	$219,595	$219,595	$219,595

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$215,699	$200,629	$200,629	$215,699	$200,629
2023	N	$182,390	$182,390	$182,390	$182,390	$182,390
2022	N	$155,587	$132,153	$132,153	$155,587	$132,153
2021	N	$120,139	$120,139	$120,139	$120,139	$120,139
2020	N	$112,445	$112,445	$112,445	$112,445	$112,445

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
14-Apr-2022	$209,500	Q	I	ROSENFELD DONALD T TRUST	MACBENLEE LLC	22035/2563
02-Oct-2019	$128,000	Q	I	DAIGLE MARY JANE T	ROSENFELD DONALD T TRUST	20719/0940
17-May-2016	$100	U	I	DAIGLE MARY JANE T	DAIGLE MARY JANE T	19203/2373
29-May-2015	$71,500	U	I	FEDERAL NATIONAL MORTGAGE ASSOCIATION	DAIGLE MARY JANE T	18806/2591
30-Jun-2014	$24,100	U	I	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	FEDERAL NATIONAL MORTGAGE ASSOCIATION	18451/1349

2025 Land Information

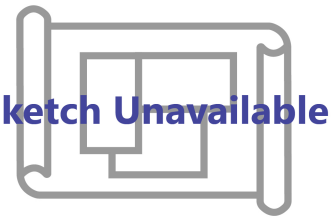
Land Area: ≅ 0 sf | ≅ 0.00 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
No Lands on Record.						

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Unit View	Standard
Unit Type	Interior
Unit Floor #	1
Unit Stories	1
Living Units	1
Year Built	1982
Building Type	Villa
Quality	Average
Exterior Walls	Masonry
Balcony/porch	Patio/Deck
Complex Amenities	Club House Or Rec Room Swimming Pool

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,090	1,090
Total Area SF	**1,090**	**1,090**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
BCP2401-0099	HEAT/AIR	01/08/2024	$7,100
BCP2301-0256	ELECTRICAL	01/19/2023	$800

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 12/29/2025 **CASE NUMBER:** CER-25-00771

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on December 29, 2025 at the property located at the following address: 2093 FAIRLANE DR, LARGO, FL 33771 (Parcel ID# 26-29-15-45396-000-0860) 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: Obtain appropriate "after the fact" permits for unpermitted plumbing work done throughout the home. (Kitchens, Bathrooms etc)

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: Apply for and obtain appropriate "after the fact" permits for unpermitted electrical work performed throughout the property.

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 appropriate "after the fact" permits for remodel of interior.

This property will be re-inspected on January 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 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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-25-00771

Owner Information:

FELICIA REDMAN
11355 114TH AVE N
LARGO, FL 33778

RE: Property at: 2093 FAIRLANE DR, LARGO, FL 33771

Parcel ID No: 26-29-15-45396-000-0860

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 February 26, 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.

** **NEW LOCATION** ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board on **April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 12/29/2025 **CASE NUMBER:** CER-25-00771

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on December 29, 2025 at the property located at the following address: 2093 FAIRLANE DR, LARGO, FL 33771 (Parcel ID# 26-29-15-45396-000-0860) 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: Obtain appropriate "after the fact" permits for unpermitted plumbing work done throughout the home. (Kitchens, Bathrooms etc)

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: Apply for and obtain appropriate "after the fact" permits for unpermitted electrical work performed throughout the property.

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 appropriate "after the fact" permits for remodel of interior.

This property will be re-inspected on **January 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 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 2951 1667 95
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Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $ 5.30
Adult Signature Restricted Delivery $
Postage
$
Total Po
$
Sent To
Street a
City, Sta
CER-25-00771
FELICIA REDMAN
11355 114TH AVE
LARGO, FL 33778-3021
Mailed
APR 15 2026
Postmark Here
Community Development
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions

CER-25-00771
FELICIA REDMAN
11355 114TH AVE
LARGO, FL 33778-3021

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: Cer-25-00771

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 _____, 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 4/15/26, 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: 2093 Fairlane 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 15th day of April, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

_____
Signature of Person Taking Acknowledgment

Kimberly M. Barkman
_____
Name of Acknowledger Typed or Printed

NOTARY
_____
Title or rank

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

_____
Serial number, if any

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 04/21/2026 15:32 PM**

Parcel Summary (as of 21-Apr-2026)	Parcel Map
Parcel Number **26-29-15-45396-000-0860** Owner Name REDMAN, FELICIA Property Use 0110 Single Family Home Site Address 2093 FAIRLANE DR LARGO, FL 33771 Mailing Address 11355 114TH AVE LARGO, FL 33778-3021 Legal Description KEENE LAKE MANOR DESC AS BEG NW COR OF LOT 83 TH S00D09'21"W 168.71FT TO SW COR OF LOT 84 TH N89D08'16"W 98FT FOR POB TH N89D08'16"W 79FT TH N'LY 167F Current Tax District LARGO (LA) Year Built 1974	

Living SF	Gross SF	Living Units	Buildings
1,574	2,369	1	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19507/1771	$380,600	255.08	D	Current FEMA Maps	Check for EC	Zoning Map	49/6

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$323,375	$323,375	$323,375	$323,375	$323,375

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$283,887	$137,976	$87,976	$112,976	$87,976
2023	Y	$279,130	$133,957	$83,957	$108,957	$83,957
2022	Y	$241,808	$130,055	$80,055	$105,055	$80,055

2021	Y	$212,562	$126,267	$76,267	$101,267	$76,267
2020	Y	$202,594	$124,524	$74,524	$99,524	$74,524

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
02-Feb-2017	$100	U	I	REDMAN ANN F	REDMAN ANN F	19507/1771
04-May-2001	$149,500	Q	I	BIELICKI DAVID S	REDMAN, ANN F	11351/2210
03-May-1990	$91,000	Q	I	BAROWICZ DARYL R	BIELICKI, DAVID S.	07267/2311
31-Dec-1976	$43,000	Q				04468/0749
31-Dec-1973	$15,000	Q				04047/1225

2025 Land Information

Land Area: ≅ 12,933 sf | ≅ 0.29 acres	Frontage and/or View: Pond	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	78x137	$1,850	78.00	FF	1.1088	$160,000
Rivers And Lakes	0x0	$1,000	0.0600	AC	1.0000	$60

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1974
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	38

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,394	1,394
Base Semi-finished (BSF)	180	180
Garage (GRF)	0	528
Open Porch (OPF)	0	15
Screen Porch Unfinished (SPU)	0	252
Total Area SF	**1,574**	**2,369**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
2016110212	ROOF	11/10/2016	$9,038
2010110362	ROOF	11/24/2010	$850
2010090407	HEAT/AIR	09/29/2010	$5,580

CITY OF LARGO
AMENDED
NOTICE OF VIOLATION

DATE ISSUED: 12/11/2025 **CASE NUMBER:** CER-25-00706

CODE ENFORCEMENT OFFICER: Sue Cimmino

A Code Enforcement Officer performed a field inspection on December 11, 2025 at the property located at the following address: 285 3RD AVE SW, LARGO, FL 33770 (Parcel ID# 34-29-15-33768-000-0050) 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: A full inspection of the roof, flashing, and related components is required to identify any defects, gaps, or areas allowing water intrusion. Perform necessary repairs or replacements to ensure the roof is sound, watertight, and in compliance with code requirements.
Please have a licensed contractor call the City of Largo Building Permitting Department to obtain the necessary Permits for the work completed or needs to be done. All Permits are to cover the full scope of work. All Permits need to be submitted and finalized by a City of Largo Building Inspector.

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: The wooden fence around the property is missing sections/slats and is leaning or fallen completely down.

Remedy: remove the fence or repair/replace the fence. If repairing or replacing, a permit will be required. Please call or have a licensed contractor call the City of Largo Building Permitting Department to obtain the necessary Permits for the work completed or needs to be done. All Permits are to cover the full scope of work. All Permits need to be submitted and finalized by a City of Largo Building Inspector.

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: Vegetation is present throughout the property and classified as overgrowth (over 12 inches of height on average). To bring property into compliance, trim so that it is cultivated below 12 inches in height and all landscaping is maintained. Remove all dead vegetation so not to create a nuisance to critters or cause fire. Keep the property in compliance at all times.

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: Junk, trash, and/or debris present on property, such as a ladder, spare segments of fence, plastic bucket, water jug, and shovel. In addition, there is vegetative debris on the roof (i.e. leaves and branches). Secure all loose items stated above in an enclosed structure such as shed, garage, interior, or removed from the property.

This property will be re-inspected on January 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 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

Via Certified & Regular US Mail

Case Number: CER-25-00706

Owner Information:

SANDRA S KELLEY
285 3RD AVE SW
LARGO, FL 33770

RE: Property at: 285 3RD AVE SW, LARGO, FL 33770

Parcel ID No: 34-29-15-33768-000-0050

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 February 26, 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.

** **NEW LOCATION** ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board **on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO
AMENDED
NOTICE OF VIOLATION

DATE ISSUED: 12/11/2025 **CASE NUMBER:** CER-25-00706

CODE ENFORCEMENT OFFICER: Sue Cimmino

A Code Enforcement Officer performed a field inspection on December 11, 2025 at the property located at the following address: 285 3RD AVE SW, LARGO, FL 33770 (Parcel ID# 34-29-15-33768-000-0050) 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: A full inspection of the roof, flashing, and related components is required to identify any defects, gaps, or areas allowing water intrusion. Perform necessary repairs or replacements to ensure the roof is sound, watertight, and in compliance with code requirements.
Please have a licensed contractor call the City of Largo Building Permitting Department to obtain the necessary Permits for the work completed or needs to be done. All Permits are to cover the full scope of work. All Permits need to be submitted and finalized by a City of Largo Building Inspector.

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: The wooden fence around the property is missing sections/slats and is leaning or fallen completely down.

Remedy: remove the fence or repair/replace the fence. If repairing or replacing, a permit will be required. Please call or have a licensed contractor call the City of Largo Building Permitting Department to obtain the necessary Permits for the work completed or needs to be done. All Permits are to cover the full scope of work. All Permits need to be submitted and finalized by a City of Largo Building Inspector.

Violation: COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

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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: Vegetation is present throughout the property and classified as overgrowth (over 12 inches of height on average). To bring property into compliance, trim so that it is cultivated below 12 inches in height and all landscaping is maintained. Remove all dead vegetation so not to create a nuisance to critters or cause fire. Keep the property in compliance at all times.

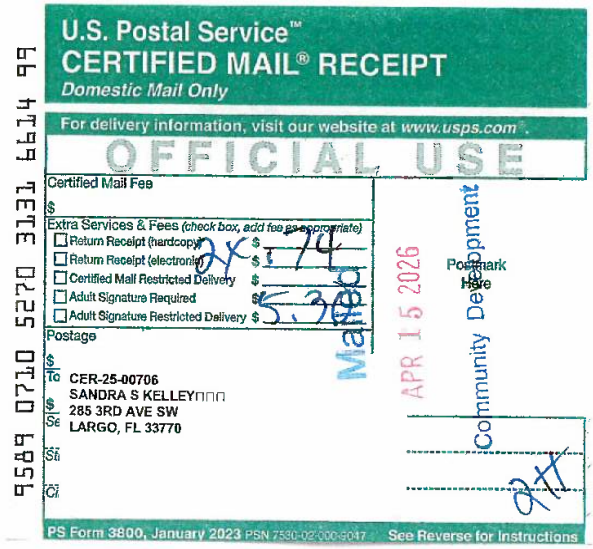
Violation: COO 11-47 - DUTY OF OWNERS AND OCCUPANTS

(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: Junk, trash, and/or debris present on property, such as a ladder, spare segments of fence, plastic bucket, water jug, and shovel. In addition, there is vegetative debris on the roof (i.e. leaves and branches). Secure all loose items stated above in an enclosed structure such as shed, garage, interior, or removed from the property.

This property will be re-inspected on January 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 if you have any questions about these violation (s).


9589 0710 5270 3131 6614 99
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $ 1.74
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $ 5.30
Postage
$
Total Postage and Fees
$
CER-25-00706
SANDRA S KELLEY
285 3RD AVE SW
LARGO, FL 33770
Mailed
APR 15 2026
Postmark Here
Community Development
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions

CER-25-00706
SANDRA S KELLEY
285 3RD AVE SW
LARGO, FL 33770

AFFIDAVIT OF POSTINGS

TATE OF FLORIDA
OUNTY OF PINELLAS

ase Number: CER-25-00706

EFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, eposes 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 April 15, 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: 285 3rd Ave 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.

☐ 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 15 day of April, 2026, by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 04/21/2026 15:45 PM**

Parcel Summary (as of 21-Apr-2026)	Parcel Map
Parcel Number **34-29-15-33768-000-0050**	
Owner Name KELLEY, SANDRA S	
Property Use 0110 Single Family Home	
Site Address 285 3RD AVE SW LARGO, FL 33770	
Mailing Address 285 3RD AVE SW LARGO, FL 33770-3504	
Legal Description GROVE HEIGHTS ADD TO LARGO LOT 5 & E 15FT OF LOT 4	
Current Tax District LARGO (LA)	
Year Built 1960	

Living SF	Gross SF	Living Units	Buildings
744	996	1	1

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
12728/1340	$211,400	256.03	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	9/35

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$178,250	$61,415	$25,000	$36,415	$0

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$181,663	$59,684	$25,000	$34,684	$0
2023	Y	$177,684	$57,946	$25,000	$32,946	$0
2022	Y	$148,389	$56,258	$25,000	$31,258	$0
2021	Y	$109,743	$54,619	$25,000	$29,619	$0
2020	Y	$102,428	$53,865	$25,000	$28,865	$0

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
07-May-2003	$0	U	I	SMITH MILDRED S	SMITH, MILDRED S	12728/1340

2025 Land Information

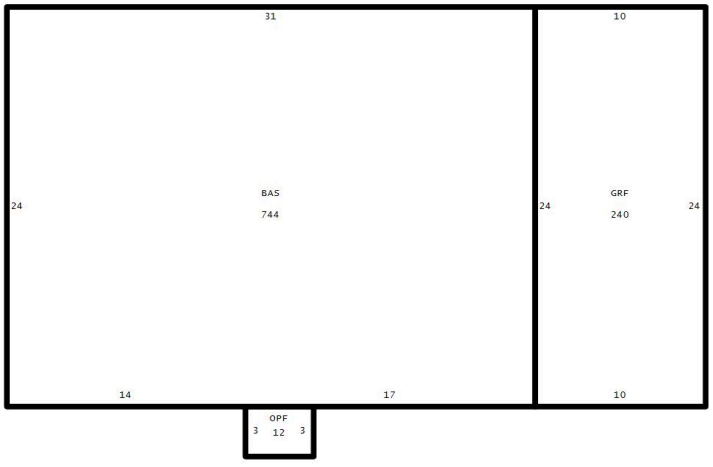
Land Area: ≅ 7,292 sf | ≅ 0.16 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x120	$2,200	60.00	FF	1.1021	$145,477

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Wood
Exterior Walls	Frame Siding
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1960
Building Type	Single Family
Quality	Fair
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Radiator/Ceiling
Cooling	None
Fixtures	3
Effective Age	53

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	744	744
Garage (GRF)	0	240
Open Porch (OPF)	0	12
Total Area SF	**744**	**996**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
BCP2404-0446	FENCE	05/21/2024	$851

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 11/10/2025 **CASE NUMBER:** CER-25-01072

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on at the property located at the following address: 1130 5TH ST NW, LARGO, FL 33770 (Parcel ID# 27-29-15-48366-010-0080) 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: Throughout the property was observed warping and other deteriorative defects brought by lack of repairs to the roof of the property.

To correct this violation, ensure that the roof is in good condition, so as to not render a hazard to inhabitants.

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: Observed throughout the property are tarps which have been left up since the aftermath of Hurricanes Helene and Milton. These tarps, no longer working as can be seen by the intrusion of water into the ceiling, do not qualify as long-term solutions. It has been reported that no repairs or attempts of mitigation (aside from tarps) have been attempted since. The tarp is not authorized for long-term use and must be removed from the property so that functional repairs can be made to the roof.

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: Multiple areas of soffit on the building were observed to be deteriorated/damaged/broken.
In addition, a tarp is present on multiple roofs of the property and has not been replaced since it was applied after the hurricanes in 2024. On the inside of the property, there can be observed ceiling warping and defects from the intrusion of water.
To bring these violations into compliance, repair the soffit and roof. PLEASE CONTACT THE CITY BUILDING DEPARTMENT TO OBTAIN PROPER PERMIT(S).

This property will be re-inspected on **12/9/2025** 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 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

Via Certified & Regular US Mail

Case Number: CER-25-01072

Owner Information:

DEVEN WERLING
1480 6TH AVE NW
LARGO, FL 33770

RE: Property at: 1130 5TH ST NW, LARGO, FL 33770

Parcel ID No: 27-29-15-48366-010-0080

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 February 26, 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.

** **NEW LOCATION** ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board **on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 11/10/2025 **CASE NUMBER:** CER-25-01072

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on at the property located at the following address: 1130 5TH ST NW, LARGO, FL 33770 (Parcel ID# 27-29-15-48366-010-0080) 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: Throughout the property was observed warping and other deteriorative defects brought by lack of repairs to the roof of the property.

To correct this violation, ensure that the roof is in good condition, so as to not render a hazard to inhabitants.

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: Observed throughout the property are tarps which have been left up since the aftermath of Hurricanes Helene and Milton. These tarps, no longer working as can be seen by the intrusion of water into the ceiling, do not qualify as long-term solutions. It has been reported that no repairs or attempts of mitigation (aside from tarps) have been attempted since. The tarp is not authorized for long-term use and must be removed from the property so that functional repairs can be made to the roof.

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Corrective Action: Multiple areas of soffit on the building were observed to be deteriorated/damaged/broken.
In addition, a tarp is present on multiple roofs of the property and has not been replaced since it was applied after the hurricanes in 2024. On the inside of the property, there can be observed ceiling warping and defects from the intrusion of water.
To bring these violations into compliance, repair the soffit and roof. PLEASE CONTACT THE CITY BUILDING DEPARTMENT TO OBTAIN PROPER PERMIT(S).

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ 4.74
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent

Stre

City,

CER-25-01072
DEVEN WERLING
1480 6TH AVE NW
LARGO, FL 33770-2211

Mailed

APR 15 2026

Postmark Here

Community Development

9589 0710 5270 2951 1668 18

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

CER-25-01072
DEVEN WERLING
1480 6TH AVE NW
LARGO, FL 33770-2211

AFFIDAVIT OF POSTINGS

TATE OF FLORIDA
OUNTY OF PINELLAS

ase Number: Cer-25-01072

EFORE ME, this day, personally appeared, Luis Cruz, who being first duly sworn, eposes 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 4/15/26, 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: 1130 5th 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.

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 15th day of April, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 04/21/2026 15:53 PM**

Parcel Summary (as of 21-Apr-2026)	Parcel Map
Parcel Number **27-29-15-48366-010-0080**	
Owner Name WERLING, DEVEN	
Property Use 0820 Duplex-Triplex-Fourplex	
Site Address 1130 5TH ST NW LARGO, FL 33770	
Mailing Address 1480 6TH AVE NW LARGO, FL 33770-2211	
Legal Description LAKE PLACID BLK J, LOT 8	
Current Tax District LARGO (LA)	
Year Built 1949	

Heated SF	Gross SF	Living Units	Buildings
1,422	1,442	3	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
14295/1673	Find Comps	256.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	10/72

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$210,000	$97,346	$97,346	$210,000	$97,346

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$160,000	$88,496	$88,496	$160,000	$88,496
2023	N	$135,000	$80,451	$80,451	$135,000	$80,451
2022	N	$110,000	$73,137	$73,137	$110,000	$73,137
2021	N	$89,200	$66,488	$66,488	$89,200	$66,488
2020	N	$60,444	$60,444	$60,444	$60,444	$60,444

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
06-May-2005	$200,000	U	I	CARR JANICE TRENT	WERLING, DEVEN	14295/1673
03-Nov-2000	$125,000	U	I	ROOTS & WINGS INC	CARR, ALVIS B JR TRE	11110/2559
02-Jun-1997	$80,000	U	I	ROSSON THOMAS VICTOR	ROOTS & WINGS INC	09725/0937

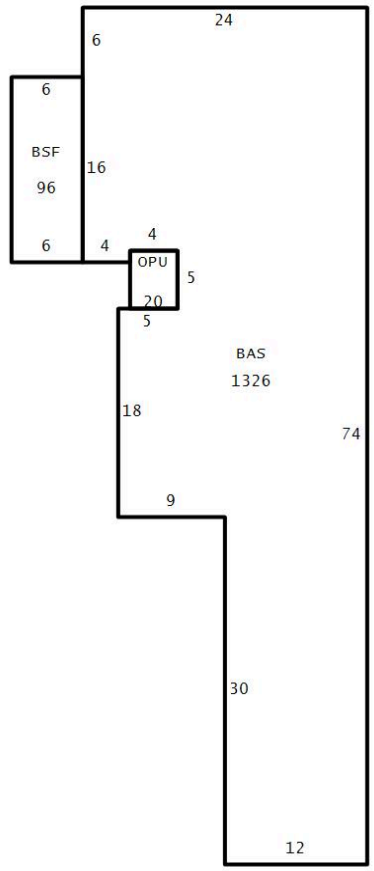
2025 Land Information

Land Area: ≅ 7,218 sf | ≅ 0.16 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	58x115	$2,150	58.00	FF	.7717	$96,231

2025 Building 1 Structural Elements and Sub Area Information	
Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Frame/Reclad Alum/Viny
Unit Stories	1
Living Units	3
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1949
Building Type	Duplex - 4-Plex
Quality	Fair
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Unit/Space/Wall/Floor
Cooling	None
Fixtures	9
Effective Age	43
Additional Information	
Site Address	1130 5TH ST NW

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,326	1,326
Base Semi-finished (BSF)	96	96
Open Porch Unfinished (OPU)	0	20
Total Area SF	**1,422**	**1,442**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
PORCH	$13.00	480.0	$6,240	$6,240	1949

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
ROOF-25-001478	ROOF	02/13/2026	$12,000
2013010022	ADDITION/REMODEL/RENOVATION	03/14/2013	$6,500
2012120022	ROOF	12/04/2012	$2,150
2012050295	SHED	05/30/2012	$15,000
2010090087	ADDITION/REMODEL/RENOVATION	09/23/2010	$10,000

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 11/10/2025 **CASE NUMBER:** CER-24-00298

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on September 9, 2025 at the property located at the following address: 1150 5TH ST NW B, LARGO, FL 33770 (Parcel ID# 27-29-15-48366-010-0100) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

Violation: CDC 18.2.5.F - EXTERMINATION

Extermination - All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. (1) Owner - The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure. (2) Single Occupant - The occupant of a single-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises. (3) Multiple occupancy - The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant or tenant to prevent such infestation in the area occupied, the occupant or tenant shall also be responsible for extermination. (4) Occupant - The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure. (5) Exception - Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.

Corrective Action: Observed are roof defects which have provided harborage for wasps and termites. Both have been observed, with the wasps by the soffit damage in the front of Unit A, as well as termites/pests within the interior ceiling inside Unit B.

To bring the property into compliance, exterminate all infestations on the property so as to not endanger occupants or the structure. In addition, fix the roof structure and soffit so as to prevent re-infestation.

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: Multiple areas of soffit on the building were observed to be deteriorated/damaged/broken.
In addition, a tarp is present on multiple roofs of the property and has not been replaced since it was applied after the hurricanes in 2024. On the inside of the property, there can be observed ceiling warping and defects from the intrusion of water.
To bring these violations into compliance, repair the soffit and roof. PLEASE CONTACT THE CITY BUILDING DEPARTMENT TO OBTAIN PROPER PERMIT(S).

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: Throughout the property was observed warping and other deteriorative defects brought by lack of repairs to the roof of the property.

To correct this violation, ensure that the roof is in good condition, so as to not render a hazard to inhabitants.

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: Property must obtain an after-the-fact permit for the plumbing work done on the property without the proper permit(s).

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

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This property will be re-inspected on **12/9/2025** 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 Raymond Schultz III at 201 Highland Ave, Largo, Florida 33770; Telephone: (727)580-1227; Email: Lcruz@largo.com 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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-24-00298

Owner Information:

DEVEN WERLING
1480 6TH AVE NW
LARGO, FL 33770

RE: Property at: 1150 5TH ST NW, LARGO, FL 33770

Parcel ID No: 27-29-15-48366-010-0100

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 February 26, 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.

** **NEW LOCATION** ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board **on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 11/10/2025 **CASE NUMBER:** CER-24-00298

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on September 9, 2025 at the property located at the following address: 1150 5TH ST NW B, LARGO, FL 33770 (Parcel ID# 27-29-15-48366-010-0100) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

Violation: CDC 18.2.5.F - EXTERMINATION

Extermination - All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. (1) Owner - The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure. (2) Single Occupant - The occupant of a single-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises. (3) Multiple occupancy - The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant or tenant to prevent such infestation in the area occupied, the occupant or tenant shall also be responsible for extermination. (4) Occupant - The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure. (5) Exception - Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.

Corrective Action: Observed are roof defects which have provided harborage for wasps and termites. Both have been observed, with the wasps by the soffit damage in the front of Unit A, as well as termites/pests within the interior ceiling inside Unit B.

To bring the property into compliance, exterminate all infestations on the property so as to not endanger occupants or the structure. In addition, fix the roof structure and soffit so as to prevent re-infestation.

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: Multiple areas of soffit on the building were observed to be deteriorated/damaged/broken.
In addition, a tarp is present on multiple roofs of the property and has not been replaced since it was applied after the hurricanes in 2024. On the inside of the property, there can be observed ceiling warping and defects from the intrusion of water.
To bring these violations into compliance, repair the soffit and roof. PLEASE CONTACT THE CITY BUILDING DEPARTMENT TO OBTAIN PROPER PERMIT(S).

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: Throughout the property was observed warping and other deteriorative defects brought by lack of repairs to the roof of the property.

To correct this violation, ensure that the roof is in good condition, so as to not render a hazard to inhabitants.

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: Property must obtain an after-the-fact permit for the plumbing work done on the property without the proper permit(s).

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: Observed throughout the property are tarps which have been left up since the aftermath of Hurricanes Helene and Milton. These tarps, no longer working as can be seen by the intrusion of water into the ceiling, do not qualify as long-term solutions. It has been reported that no repairs or attempts of mitigation (aside from tarps) have been attempted since. The tarp is not authorized for long-term use and must be removed from the property so that functional repairs can be made to the roof.

This property will be re-inspected on **12/9/2025** 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 Raymond Schultz III at 201 Highland Ave, Largo, Florida 33770; Telephone: (727)580-1227; Email: Lcruz@largo.com you have any questions about these violation(s).


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ 2.75
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $ 5.30
☐ Adult Signature Restricted Delivery $
Postage
$
Total
$
Sent
Stree
City,
CER-24-00298
DEVEN WERLING
1480 6TH AVE NW
LARGO, FL 33770-2211
Mailed
APR 15 2026
Postmark Here
Community Development
9589 0710 5270 2951 1668 01
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CER-24-00298
DEVEN WERLING
1480 6TH AVE NW
LARGO, FL 33770-2211

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: Cer-24-00298

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 _____, 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 4/15/26, 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: 1150 5th 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.

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 15th day of April, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 04/21/2026 16:03 PM**

Parcel Summary (as of 21-Apr-2026)	Parcel Map
Parcel Number **27-29-15-48366-010-0100** Owner Name WERLING, DEVEN Property Use 0820 Duplex-Triplex-Fourplex Site Address 1150 5TH ST NW LARGO, FL 33770 Mailing Address 1480 6TH AVE NW LARGO, FL 33770-2211 Legal Description LAKE PLACID BLK J, LOT 10 Current Tax District LARGO (LA) Year Built 1961	

Heated SF	Gross SF	Living Units	Buildings
1,488	1,731	3	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
14295/1673	Find Comps	256.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	10/72

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$220,000	$111,285	$111,285	$220,000	$111,285

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$180,000	$101,168	$101,168	$180,000	$101,168
2023	N	$150,000	$91,971	$91,971	$150,000	$91,971
2022	N	$120,000	$83,610	$83,610	$120,000	$83,610
2021	N	$97,600	$76,009	$76,009	$97,600	$76,009
2020	N	$69,099	$69,099	$69,099	$69,099	$69,099

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
06-May-2005	$200,000	Q		CARR ALVIS BRYAN JR & CARR JANICE TRENT LIVING TRUST	WERLING DEVEN	14295/1673

2025 Land Information

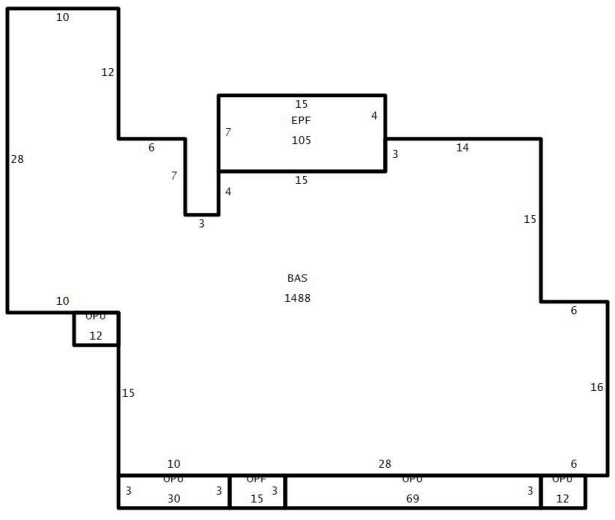
Land Area: ≅ 7,035 sf | ≅ 0.16 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	58x115	$2,150	58.00	FF	.7717	$96,231

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Piers
Floor System	Wood
Exterior Walls	Frame Siding
Unit Stories	1
Living Units	3
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1961
Building Type	Duplex - 4-Plex
Quality	Fair
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Reverse Cyc/Wall Unit
Cooling	None
Fixtures	12
Effective Age	41

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,488	1,488
Enclosed Porch (EPF)	0	105
Open Porch (OPF)	0	15
Open Porch Unfinished (OPU)	0	123
Total Area SF	**1,488**	**1,731**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
No Permits on Record.			

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 01/05/2026 **CASE NUMBER:** CER-25-00454

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on January 5, 2026 at the property located at the following address: 1670 LONG BOW LN, CLEARWATER, FL 33764 (Parcel ID# 25-29-15-70200-100-1102) 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: Obtain appropriate inspections for short term vacation rentals (Code inspection and Life Safety Inspection)

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: Contractors were found at the home conducting electrical work without a proper permit issued by the City of Largo, as required. A Stop Work Order was issued and work discontinued.

The homeowner, through the use of a licensed contractor must obtain a permit for the full scope of work that is to be completed at this property including any other future work that may be required in order to bring the property into compliance.

Violation: CDC 18.2.5.D - INTERIOR STRUCTURE

D. Interior structure - The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

Corrective Action: The drywall at the interior of the home has been removed and structural components have been added / modified without a proper permit issued by the City of Largo, as required.

The homeowner, through the use of a licensed contractor must obtain a permit for the full scope of work that is to be completed at this property including any other future work that may be required in order to bring the property into compliance.

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 appropriate "after the fact" permit for construction of gazebo, play set, and interior remodel.

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 for short term vacation rentals (Code inspection and Life Safety Inspection)

Violation: CDC 16.2.2 - DETACHED STORAGE BUILDINGS - REQUIRED PERMITS

Requires a Building Permit and an inspection. In addition, non-residential and multi-family developments also require small scale approval prior to issuance of Building Permits.

Corrective Action: Obtain appropriate "after the fact" permit for construction of gazebo and play set.

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 for short term vacation rentals (Code inspection and Life Safety Inspection)

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 for short term vacation rentals (Code inspection and Life Safety Inspection)

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 for short term vacation rentals (Code inspection and Life Safety Inspection)

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: Plumbing fixtures have been removed / replace at this property without the issuance of a proper permit by the City of Largo, as required

The homeowner, through the use of a licensed contractor must obtain a permit for the full scope of work that is to be completed at this property including any other future work that may be required in order to bring the property into compliance.

This property will be re-inspected on January 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 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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-25-00454

Owner Information:

PETER PHAM THAO LINH T HOANG
10507 PAINTED CRESCENT CT
CYPRESS, TX 77433-5472

RE: Property at: 1670 LONG BOW LN, CLEARWATER, FL 33764

Parcel ID No: 25-29-15-70200-100-1102

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.

** **NEW LOCATION** ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board **on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC)**, located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 01/05/2026 **CASE NUMBER:** CER-25-00454

CODE ENFORCEMENT OFFICER: Luis Cruz

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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 for short term vacation rentals (Code inspection and Life Safety Inspection)

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: Contractors were found at the home conducting electrical work without a proper permit issued by the City of Largo, as required. A Stop Work Order was issued and work discontinued.

The homeowner, through the use of a licensed contractor must obtain a permit for the full scope of work that is to be completed at this property including any other future work that may be required in order to bring the property into compliance.

Violation: CDC 18.2.5.D - INTERIOR STRUCTURE

D. Interior structure - The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

Corrective Action: The drywall at the interior of the home has been removed and structural components have been added / modified without a proper permit issued by the City of Largo, as required.

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Corrective Action: Obtain appropriate "after the fact" permit for construction of gazebo, play set, and interior remodel.

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 for short term vacation rentals (Code inspection and Life Safety Inspection)

Violation: CDC 16.2.2 - DETACHED STORAGE BUILDINGS - REQUIRED PERMITS

Requires a Building Permit and an inspection. In addition, non-residential and multi-family developments also require small scale approval prior to issuance of Building Permits.

Corrective Action: Obtain appropriate "after the fact" permit for construction of gazebo and play set.

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 for short term vacation rentals (Code inspection and Life Safety Inspection)

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 for short term vacation rentals (Code inspection and Life Safety Inspection)

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 for short term vacation rentals (Code inspection and Life Safety Inspection)

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

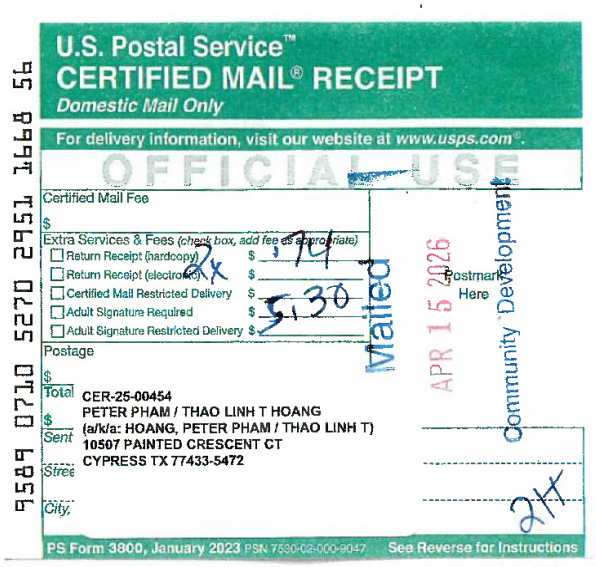
(2)Responsibility - The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements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

Corrective Action: Plumbing fixtures have been removed / replace at this property without the issuance of a proper permit by the City of Largo, as required

The homeowner, through the use of a licensed contractor must obtain a permit for the full scope of work that is to be completed at this property including any other future work that may be required in order to bring the property into compliance.

This property will be re-inspected on January 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 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).


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Adult Signature Restricted Delivery $
Postage
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Total
CER-25-00454
PETER PHAM / THAO LINH T HOANG
(a/k/a: HOANG, PETER PHAM / THAO LINH T)
10507 PAINTED CRESCENT CT
CYPRESS TX 77433-5472
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City,
2X
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APR 15 2026
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PS Form 3800, January 2023 PSN 7530-02-000-9047
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Postage
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To
CER-25-00454
PETER PHAM / THAO LINH T HOANG
(a/k/a: HOANG, PETER PHAM / THAO LINH T)
410 ST ANDREWS DR
BELLEAIR FL 33756-1935
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Community Development
2X
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410 ST ANDREWS DR
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CER-25-00454
PETER PHAM / THAO LINH T HOANG
(a/k/a: HOANG, PETER PHAM / THAO LINH T)
10507 PAINTED CRESCENT CT
CYPRESS TX 77433-5472

AFFIDAVIT OF POSTINGS

TATE OF FLORIDA
OUNTY OF PINELLAS

ase Number: Cer-25-00454

EFORE ME, this day, personally appeared, Luis Cruz, who being first duly sworn, eposes 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 4/15/26, 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: 1670 Longbow LN 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 16th day of April, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov | **Generated on 04/21/2026 16:14 PM**

Parcel Summary (as of 21-Apr-2026)	Parcel Map
Parcel Number **25-29-15-70200-100-1102** Owner Name HOANG, PETER PHAM THAO LINH T Property Use 0110 Single Family Home Site Address 1670 LONG BOW LN LARGO, FL 33764 Mailing Address 10507 PAINTED CRESCENT CT CYPRESS, TX 77433-5472 Legal Description PINELLAS GROVES NE 1/4, SEC 25-29-15 THAT PART LOTS 11 & 12 DESC AS BEG AT SW COR OF SD LOT 11 TH N00D02'21"E 276.36FT TH S88D37'46"E 145FT TH N61D38' Current Tax District LARGO (LA) Year Built 1961	

Living SF	Gross SF	Living Units	Buildings
3,724	5,435	1	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21716/1317	$1,195,400	254.01	B	Current FEMA Maps	Check for EC	Zoning Map	1/55

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$1,022,783	$940,078	$940,078	$1,022,783	$940,078

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$961,100	$842,831	$842,831	$961,100	$842,831
2023	N	$747,746	$747,746	$747,746	$747,746	$747,746
2022	N	$759,114	$759,114	$759,114	$759,114	$759,114

2021	Y	$641,904	$385,569	$335,569	$360,569	$335,569
2020	Y	$679,328	$380,246	$330,246	$355,246	$330,246

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Sep-2021	$925,000	Q	I	SCHALOW JAMES R	HOANG PETER PHAM THAO LINH T	21716/1317
31-Dec-1978	$149,800	Q			SCHALOW, JAMES R	04677/1177

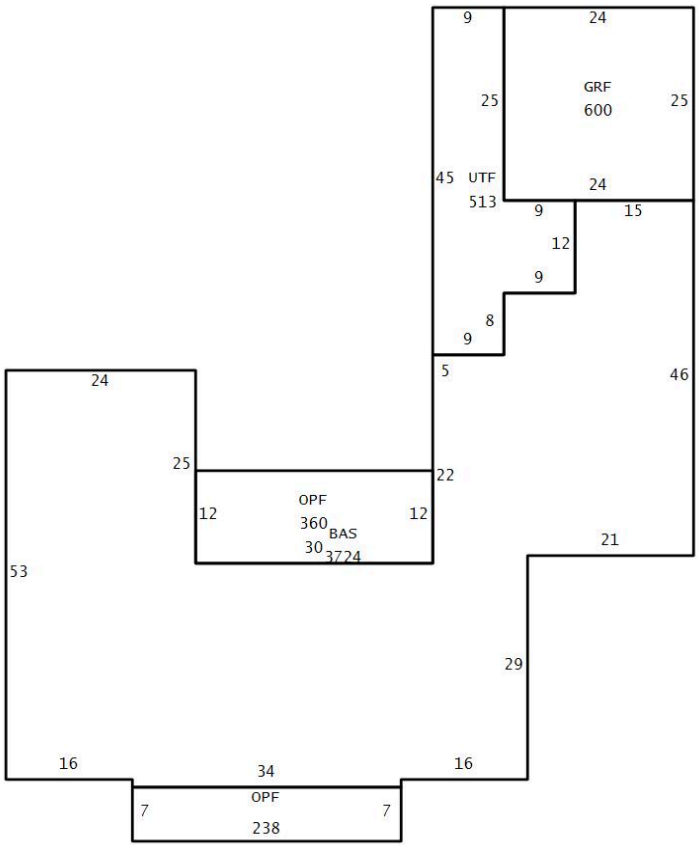
2025 Land Information

Land Area: ≅ 80,063 sf | ≅ 1.83 acres	Frontage and/or View: Pond	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	200x360	$2,475	200.00	FF	.8547	$423,076
Rivers And Lakes	0x0	$1,000	0.2700	AC	1.0000	$270

2025 Building 1 Structural Elements and Sub Area Information	
Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1961
Building Type	Single Family
Quality	Above Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	15
Effective Age	29

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	3,724	3,724
Garage (GRF)	0	600
Open Porch (OPF)	0	598
Utility (UTF)	0	513
Total Area SF	**3,724**	**5,435**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
ENCLOSURE	$10.00	2,685.0	$26,850	$25,508	2023
FIREPLACE	$12,000.00	2	$24,000	$11,760	1961
PATIO/DECK	$15.00	300.0	$4,500	$1,800	1966
POOL	$75,000.00	1	$75,000	$30,000	1966
SPA/JAC/HT	$17,000.00	1	$17,000	$16,490	2024

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
REMODEL-25-000003	ADDITION/REMODEL/RENOVATION	09/25/2025	$90,000
POOLSPA-24-000006	POOL	11/15/2024	$39,000
WINDOOR-24-000223	WINDOWS/DOORS	11/14/2024	$54,358
BCP2305-0176	ENCLOSURE	05/19/2023	$35,151
BCP2203-0503	ROOF	03/23/2022	$25,125
BCP1904-0703	HEAT/AIR	07/29/2019	$5,000
BCP1806-0593	HEAT/AIR	06/27/2018	$4,900
2004030289	HEAT/AIR	04/20/2004	$3,600
2004010140	ROOF	02/10/2004	$20,000

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 11/26/2025 **CASE NUMBER:** CER-25-01093

CODE ENFORCEMENT OFFICER: Sue Cimmino

A Code Enforcement Officer performed a field inspection on November 26, 2025 at the property located at the following address: 500 S BELCHER RD, LARGO, FL 33771 (Parcel ID# 36-29-15-02475-000-0001) 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: A pool was modified with new plumbing fixtures without the issuance of a Permit through the City of Largo Building and Permitting Department.

Remedy: Please have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits are to cover the full scope of work done. All permits are 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: A pool was modified with new electrical fixtures without the issuance of a Permit through the City of Largo Building and Permitting Department.

Remedy: Please have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits are to cover the full scope of work done. All permits are 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: A pool was modified without the issuance of a Permit through the City of Largo Building and Permitting Department.

Remedy: Please have a licensed contractor contact the City of Largo Building Permitting Department to obtain the necessary permits for work completed. All permits are to cover the full scope of work done. All permits are to be applied for, submitted 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 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

Via Certified & Regular US Mail

Case Number: CER-25-01093

Owner Information:

BAL HARBOUR CONDOMINIUM ASSOCIATION INC
570 CARILLON PKWY STE 210
ST PETERSBURG, FL 33716-1344

RE: Property at: 500 S BELCHER RD, LARGO, FL 33771

Parcel ID No: 36-29-15-02475-000-0001

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.

** **NEW LOCATION** ** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board **on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 11/26/2025 **CASE NUMBER:** CER-25-01093

CODE ENFORCEMENT OFFICER: Sue Cimmino

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Corrective Action: A pool was modified without the issuance of a Permit through the City of Largo Building and Permitting Department.

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- ☐ Adult Signature Restricted Delivery $

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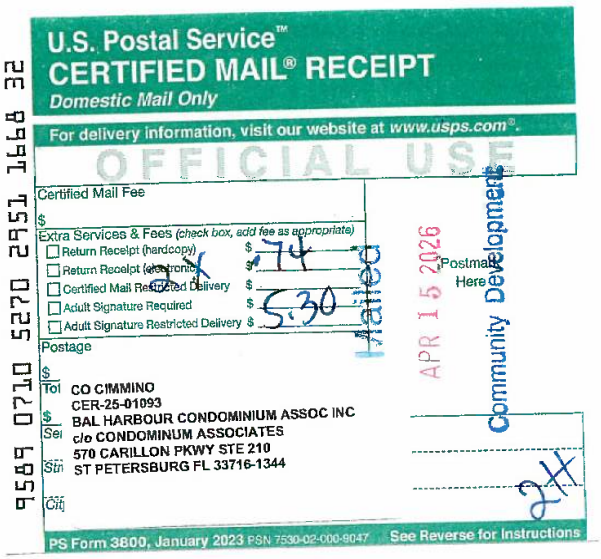
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500 BELCHER RD S

City, State, ZIP+4®
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- ☐ Adult Signature Restricted Delivery $

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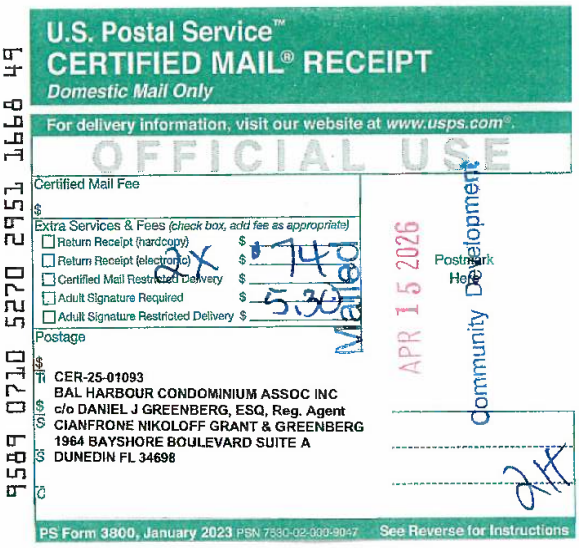
Street and Apt. No., or PO Box No.
c/o CONDOMINUM ASSOCIATES
570 CARILLON PKWY STE 210

City, State, ZIP+4®
ST PETERSBURG FL 33716-1344

Mailed
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

2X $7.74
$5.30

Postage
$

Total Postage and Fees
$

Sent To
CER-25-01093
BAL HARBOUR CONDOMINIUM ASSOC INC

Street and Apt. No., or PO Box No.
c/o DANIEL J GREENBERG, ESQ, Reg. Agent
CIANFRONE NIKOLOFF GRANT & GREENBERG
1964 BAYSHORE BOULEVARD SUITE A

City, State, ZIP+4®
DUNEDIN FL 34698

Mailed
APR 15 2026
Postmark Here
Community Development

2

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

CER-25-01093
BAL HARBOUR CONDOMINIUM ASSOCIATION INC
500 BELCHER RD S
LARGO FL 33771

CO CIMMINO
CER-25-01093
BAL HARBOUR CONDOMINIUM ASSOC INC
c/o CONDOMINUM ASSOCIATES
570 CARILLON PKWY STE 210
ST PETERSBURG FL 33716-1344

CER-25-01093
BAL HARBOUR CONDOMINIUM ASSOC INC
c/o DANIEL J GREENBERG, ESQ, Reg. Agent
CIANFRONE NIKOLOFF GRANT & GREENBERG
1964 BAYSHORE BOULEVARD SUITE A
DUNEDIN FL 34698

AFFIDAVIT OF POSTINGS

TATE OF FLORIDA
OUNTY OF PINELLAS

ase Number: CER-25-01093

EFORE ME, this day, personally appeared, Sue Cimmino, who being first duly sworn, eposes 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 April 15, 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: 500 S. Belcher 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 15 day of April, 2026, by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020



Detail by Entity Name

Florida Not For Profit Corporation
BAL HARBOUR CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N06000005651
FEI/EIN Number	20-4948459
Date Filed	05/24/2006
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	11/04/2013
Event Effective Date	NONE

Principal Address

c/o Condominium Associates
570 Carillon Parkway
Suite 210
St. Petersburg, FL 33716

Changed: 04/22/2025

Mailing Address

c/o Condominium Associates
570 Carillon Parkway
Suite 210
St. Petersburg, FL 33716

Changed: 04/22/2025

Registered Agent Name & Address

Greenberg, Daniel J, Esq.
CIANFRONE, NIKOLOFF, GRANT & GREENBERG, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, FL 34698

Name Changed: 03/01/2022

Address Changed: 03/01/2022

Officer/Director Detail

Name & Address

Title President

Lipomi, Louis
c/o Condominium Associates
570 Carillon Parkway
Suite 210
St. Petersburg, FL 33716

Title Treasurer, Secretary

Baughn, Ashley
c/o Condominium Associates
570 Carillon Parkway
Suite 210
St. Petersburg, FL 33716

Title VP

Zeoli, Charles V, Jr.
c/o Condominium Associates
570 Carillon Parkway
Suite 210
St. Petersburg, FL 33716

Annual Reports

Report Year	Filed Date
2023	01/13/2023
2024	01/22/2024
2025	04/22/2025

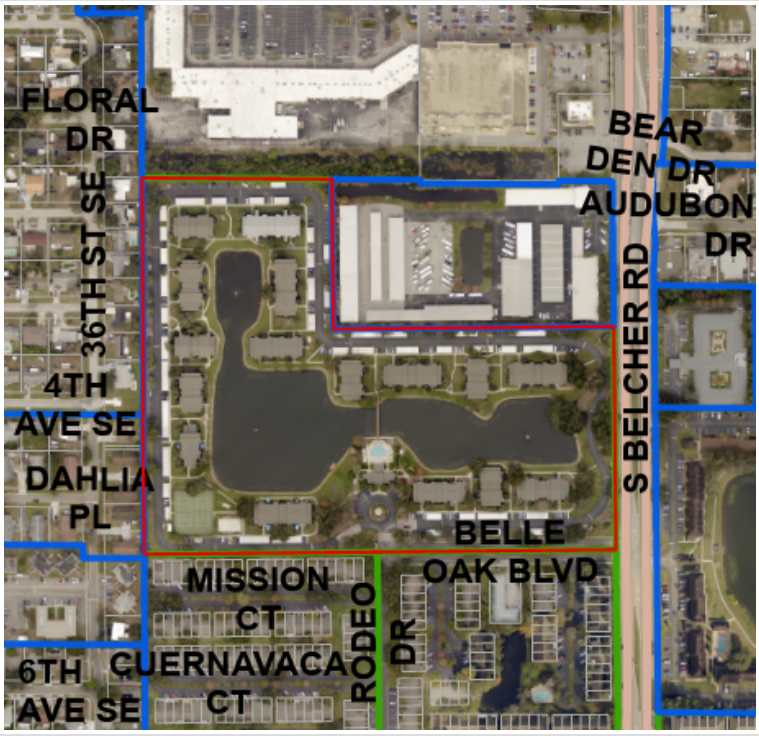
Document Images

04/22/2025 -- ANNUAL REPORT	View image in PDF format
01/22/2024 -- ANNUAL REPORT	View image in PDF format
01/13/2023 -- ANNUAL REPORT	View image in PDF format
12/14/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/01/2022 -- ANNUAL REPORT	View image in PDF format
02/18/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/28/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
02/10/2016 -- ANNUAL REPORT	View image in PDF format
01/22/2015 -- ANNUAL REPORT	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
11/04/2013 -- Amendment	View image in PDF format
04/08/2013 -- ANNUAL REPORT	View image in PDF format

01/04/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
02/26/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/18/2007 -- ANNUAL REPORT	View image in PDF format
05/24/2006 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 11/25/2025 15:41 PM**

Parcel Summary (as of 25-Nov-2025)	Parcel Map
Parcel Number **36-29-15-02475-000-0001** Owner Name BAL HARBOUR CONDO ASSN INC Property Use 0974 Condo Common Area Assn Own - w/improvement Site Address 500 BELCHER RD S LARGO, FL 33771 Mailing Address C/O CONDOMINIUM ASSOCIATES 570 CARILLON PKWY STE 210 ST PETERSBURG, FL 33716-1344 Legal Description BAL HARBOUR CONDO COMMON ELEMENTS Current Tax District LARGO (LA) Year Built 1985	

Living SF	Gross SF	Living Units	Buildings
2,164	2,532	0	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
14851/0787	Find Comps	254.16	D	Current FEMA Maps	Check for EC	Zoning Map	UN/REC

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$0	$0	$0	$0	$0

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$0	$0	$0	$0	$0
2023	N	$0	$0	$0	$0	$0
2022	N	$0	$0	$0	$0	$0
2021	N	$0	$0	$0	$0	$0
2020	N	$0	$0	$0	$0	$0

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
01-Jan-1899						14851/0787

2025 Land Information

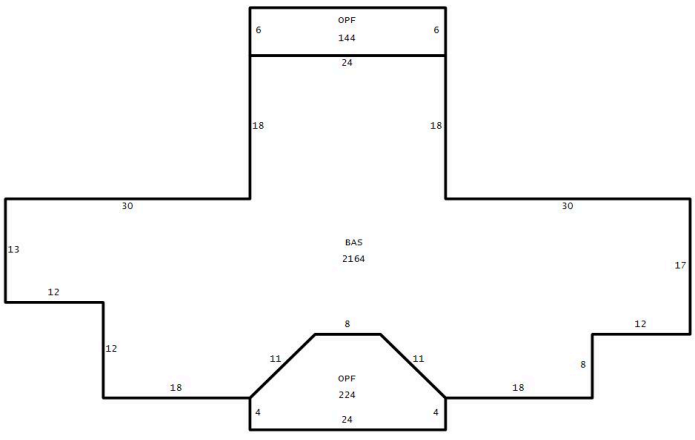
Land Area: ≅ 1,000,943 sf | ≅ 22.97 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	0x0	$100	1.0	LT	1.0000	$100

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Siding Average
Unit Stories	1
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Composition Shingle
Year Built	1985
Building Type	Recreational/Clubhouses
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	990

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	2,164	2,164
Open Porch (OPF)	0	368
Total Area SF	**2,164**	**2,532**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
ASPHALT	$4.00	7,500.0	$30,000	$30,000	0
CARPORT	$20.00	62,500.0	$1,250,000	$500,000	1998
FENCE	$22.00	4,500.0	$99,000	$94,050	2023
HANDBALLCT	$50,000.00	2	$100,000	$40,000	1992
POOL	$85,000.00	1	$85,000	$34,000	1985
SHED	$52.00	240.0	$12,480	$12,355	2024
TENNISCT	$40,000.00	2	$80,000	$32,000	1992

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
BCP2405-0360	ADDITION/REMODEL/RENOVATION	06/19/2024	$5,000
BCP2401-0651	ADDITION/REMODEL/RENOVATION	02/13/2024	$24,600
BCP2306-0237	SHED	02/02/2024	$12,060
BCP2308-0555	SIDING/EXTERIOR WALL	12/12/2023	$48,600
BCP2308-0545	SIDING/EXTERIOR WALL	12/08/2023	$48,600
BCP2308-0552	SIDING/EXTERIOR WALL	12/05/2023	$48,600
BCP2308-0551	SIDING/EXTERIOR WALL	12/05/2023	$48,600
BCP2308-0554	SIDING/EXTERIOR WALL	12/05/2023	$48,600
BCP2308-0553	SIDING/EXTERIOR WALL	12/05/2023	$48,600
BCP2308-0538	SIDING/EXTERIOR WALL	12/05/2023	$48,700

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 09/30/2025 **CASE NUMBER:** CER-25-00798

CODE ENFORCEMENT OFFICER: Ruben Rivera

A Code Enforcement Officer performed a field inspection on September 30, 2025 at the property located at the following address: 951 ORANGE VIEW DR, LARGO, FL 33778 (Parcel ID# 04-30-15-64656-000-0200) 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

(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: There is a total of at least four (4) recreational vehicles observed behind the property fence on the west side and rear of the yard. Three (3) campers, one (1) boat, and a trailer that can be observed from the road.

Remedy: No more than a total of three (3) recreational vehicles may be stored on any residential property within the city. Please bring your current count of recreational vehicles on the property to fall within city ordinance of no more than a maximum of three (3).

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: Existing white vinyl fence erected without a permit.

Remedy: Please contact the City of Largo Building and Permitting Department to obtain the necessary after-the-fact permit for the white fence. The permit must cover the full scope of work to be 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 October 30, 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 Ruben Rivera at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8481; Email: rurivera@largo.comif 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

Via Certified & Regular US Mail

Case Number: CER-25-00798

Owner Information:

PARADISE BEACH HOUSE VACATIONS INC
2840 W BAY DR STE 214
BELLAIRE BLUFFS, FL 33770-2620

RE: Property at: 951 ORANGE VIEW DR, LARGO, FL 33778

Parcel ID No: 04-30-15-64656-000-0200

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 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.

**** NEW LOCATION **** Therefore, you are hereby notified that this matter will be presented to the Code Enforcement Board **on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side for a Second Hearing** to consider the Affidavit of Non-Compliance issued for this case. As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 09/30/2025 **CASE NUMBER:** CER-25-00798

CODE ENFORCEMENT OFFICER: Ruben Rivera

A Code Enforcement Officer performed a field inspection on September 30, 2025 at the property located at the following address: 951 ORANGE VIEW DR, LARGO, FL 33778 (Parcel ID# 04-30-15-64656-000-0200) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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(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: There is a total of at least four (4) recreational vehicles observed behind the property fence on the west side and rear of the yard. Three (3) campers, one (1) boat, and a trailer that can be observed from the road.

Remedy: No more than a total of three (3) recreational vehicles may be stored on any residential property within the city. Please bring your current count of recreational vehicles on the property to fall within city ordinance of no more than a maximum of three (3).

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

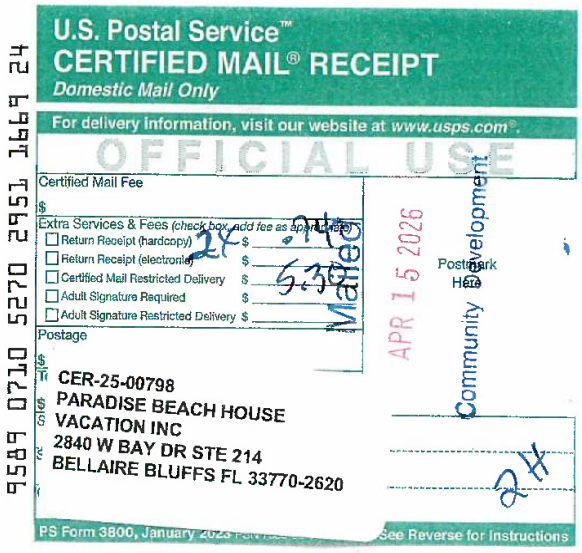
16.3.1 Purpose- These standards are established to minimize adverse impacts upon adjacent property owners 16.3.2 Applicability - Fences, walls or any other similar man-made barrier erected for the purpose of enclosure, exclusion, protection, privacy, security, retainment, buffering or aesthetics. 16.3.3 Required Permits - Requires a Building Permit

Corrective Action: Existing white vinyl fence erected without a permit.

Remedy: Please contact the City of Largo Building and Permitting Department to obtain the necessary after-the-fact permit for the white fence. The permit must cover the full scope of work to be 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 October 30, 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 Ruben Rivera at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 439-8481; Email: rurivera@largo.comif you have any questions about these violation (s).


9589 0710 5270 2951 1669 24
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at 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
$
Sent To
CER-25-00798
PARADISE BEACH HOUSE
VACATION INC
2840 W BAY DR STE 214
BELLAIRE BLUFFS FL 33770-2620
PS Form 3800, January 2023
See Reverse for Instructions
Mailed
APR 15 2026
Postmark Here
Community Development

CER-25-00798
PARADISE BEACH HOUSE VACATIONS INC
2840 W BAY DR STE 214
BELLAIRE BLUFFS FL 33770-2620

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

SCANNED

Case Number: CER-25-00798

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 4.15., 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: 951 Orange View Dr, 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.

☐ 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 15 day of April, 2026, by Ruben Rivera, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Serial number, if any

Revised: 06/01/2020



Detail by Entity Name

Florida Profit Corporation
PARADISE BEACHHOUSE VACATION INC

Filing Information

Document Number	P23000084347
FEI/EIN Number	N/A
Date Filed	12/07/2023
State	FL
Status	ACTIVE

Principal Address

2803 GULF TO BAY BLVD
STE 166
CLEARWATER, FL 33759

Mailing Address

2803 GULF TO BAY BLVD
STE 166
CLEARWATER, FL 33759

Registered Agent Name & Address

JONES, GARY
6433 BAKER ROAD
KEYSTONE HEIGHTS, FL 32656

Address Changed: 02/28/2025

Officer/Director Detail

Name & Address

Title P

MANNING, JOSEPH
2803 GULF TO BAY BLVD STE. 166
CLEARWATER, FL 33759 UN

Annual Reports

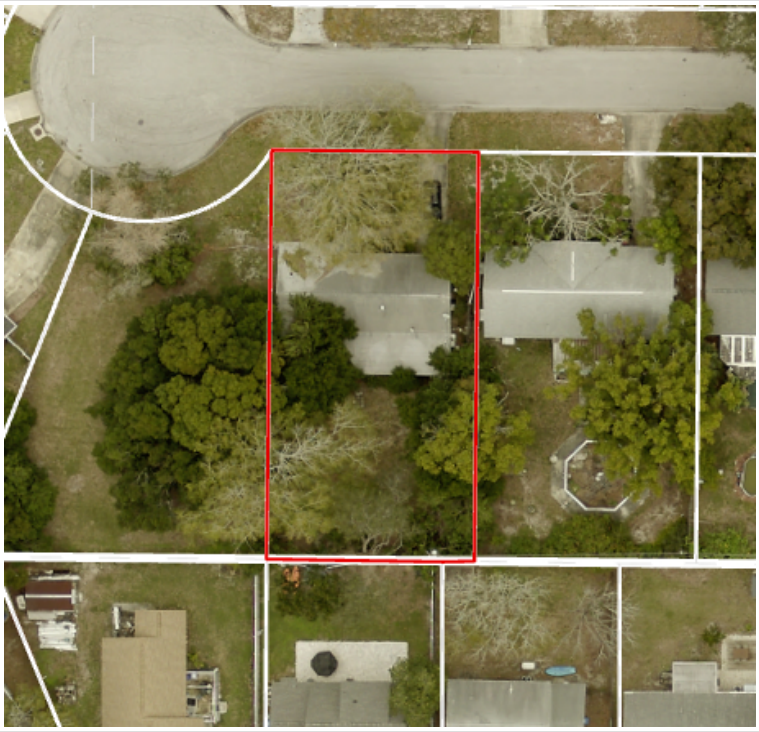
Report Year	Filed Date
2024	05/01/2024
2025	02/28/2025

Document Images

02/28/2025 -- ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
12/07/2023 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Pinellas County Property Appraiser - www.pcpao.gov | **Generated on 02/24/2026 12:51 PM**

Parcel Summary (as of 24-Feb-2026)	Parcel Map
Parcel Number **04-30-15-64656-000-0210**	
Owner Name PARADISE BEACH HOUSE VACATIONS INC	
Property Use 0110 Single Family Home	
Site Address 951 ORANGE VIEW DR LARGO, FL 33778	
Mailing Address 2840 W BAY DR STE 214 BELLAIRE BLUFFS, FL 33770-2620	
Legal Description ORANGE VIEW SUB LOT 21	
Current Tax District LARGO (LA)	
Year Built 1962	

Living SF	Gross SF	Living Units	Buildings
1,616	1,978	1	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23306/2289	$378,100	253.07	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	50/57

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$321,592	$321,592	$321,592	$321,592	$321,592

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
1998	Y	$61,500	$61,500	$36,500	$36,500	$36,500
1997	Y	$61,500	$61,500	$36,500	$36,500	$36,500
1996	Y	$60,100	$60,100	$35,100	$35,100	$35,100

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
25-Sep-2025	$100	U	I	MANNING JOSEPH	PARADISE BEACH HOUSE VACATIONS INC	23306/2289
18-Mar-2025	$100	U	I	PARADISE BEACHHOUSE VACATIONS INC	MANNING JOSEPH	23099/0311
14-Aug-2024	$345,000	Q	I	PIERCE DEBRA	PARADISE BEACHHOUSE VACATIONS INC	22898/0047

2025 Land Information

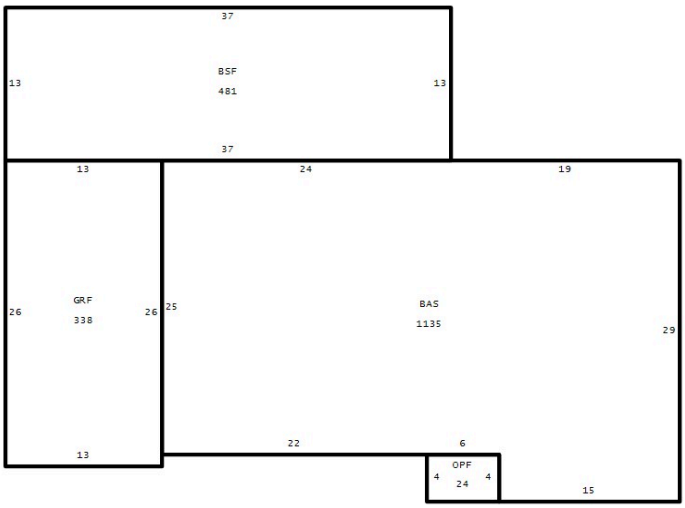
Land Area: ≅ 9,906 sf | ≅ 0.22 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x141	$1,950	70.00	FF	1.1400	$155,610

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1962
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	8
Effective Age	33

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,135	1,135
Base Semi-finished (BSF)	481	481
Garage (GRF)	0	338
Open Porch (OPF)	0	24
Total Area SF	**1,616**	**1,978**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
FIREPLACE	$5,500.00	1	$5,500	$2,915	1962

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
ELEC-25-000030	ELECTRICAL	01/27/2025	$850
ROOF-24-000214	ROOF	09/17/2024	$11,500
WINDOOR-24-000088	WINDOWS/DOORS	08/29/2024	$1,932
BCP1704-0012	ADDITION/REMODEL/RENOVATION	04/03/2017	$3,785

REPAIR-26-000011 to be inspected By Building Dept And the Permit FINALIZED Before Placement on the Agenda AND Code Inspec, Schedule temporary for 4-30-2026 / 3.20.2026 Pat Moore P.Moore@sdaclargo.com

RECEIVED
City of Largo
MAR 3 2026
Community Development Dept

LARGO

CODE ENFORCEMENT BOARD
FINE REDUCTION REQUQEST 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-24-00542 Total Fine Amount: $ 5,100.00

Address of Violation: 2232 Indian Rocks Rd. Largo. FL. 33774

Name of Current Property Owner: Raquel Montero Ricardo Montero

Address of Current Property Owner: 12233 Brookshire Ave. Downey, CA 90242

Email Address of Current Property Owner: socalsunshine777@Yahoo.com

Phone Number including Area Code of Current Property Owner: (562) 682-1484

Name of Individual & Relationship to Owner Completing this form: Raquel Montero Self

Your Company's Name: n/a

Your Company's Complete Address: _____

Your Email Address: _____ Phone No.: _____ EXT _____

List of the Violations: See attached

Reason the violation was not in compliance by the date given by the Code Board: the Company that worked in my house is from Orlando and my work as a night shift Nurse, between emails and phone call, it just took long between communications.

Reason for this Request: My Job Hospital just ended a 4 weeks strike without pay. It will take me some time to recover from the economic burden the strike caused.

Signature of Current Property Owner: Raquel Montero Date: 03/03/2026

***** SUBMIT ADDITIONAL FORS TO SUPPORT THIS REQUEST *****

Fine started 1.06.2026
Fine ended 2.26.2026
51 days @ $100.00 a day Totals $5,100.00

YOUR COMMUNITY OF CHOICE Naturally

to: Code Enforcement Board.
Re: Case CER-24-00542
2232 Indian Rocks Rd.
Largo. FL. 33774

I am Raquel Montero, I authorize Mrs. Patricia Moore to speak on my behalf on the request to reduce the fine imposed to me.
Due to work schedule out of state, I am unable to be present.

Thank You very Much.

Raquel Montero 03/03/2026
RAQUEL MONTERO

STATE OF FLORIDA, COUNTY OF PINELLAS
ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March 2026
BY Raquel Montero WHO
PRODUCED A California Drivers lic

NOTARY PUBLIC

Notary Public State of Florida
Aaron C Yarbrough
My Commission HH337918
Expires 12/4/2026

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 06/30/2025 **CASE NUMBER:** CER-24-00542

CODE ENFORCEMENT OFFICER: Sue Cimmino

A Code Enforcement Officer performed a field inspection on June 30, 2025 at the property located at the following address: 2232 INDIAN ROCKS RD, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0900) 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: This property was affected by recent weather event in which there was water intrusion to the interior of the home. The drywall in the interior of the home was replaced without a permit as required by the City of Largo.

Remedy: The homeowner, through the use of a licensed contractor must obtain a proper permit detailing the full scope of work completed and any other future work that may be required in order to bring the property into compliance.

This property will be re-inspected on July 30, 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 Sue Cimmino at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 410-0390; Email: scimmino@largo.comif you have any questions about these violation (s).

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared Sue Cimmino, 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-24-00542 / RICARDO MONTERO** in which violations of City code were identified on the property located at **2232 INDIAN ROCKS RD, LARGO, FL 33774** also described as **05-30-15-36036-011-0900** (hereinafter the "Property").
4. That upon re-inspection of the Property on **February 26, 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.

Sue Cimmino

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was ackknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of February, 2026, by Sue Cimmino, as Community Standards Officer for the City of Largo, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

CHASE BERGERON
Notary Public - State of Florida
Commission # HH 651424
My Comm. Expires Mar 16, 2029
Bonded through National Notary Assn.

Notary Public - Signature

Chase Bergeron
Name typed, printed or stamped

Title or rank

Serial number, if any

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared Sue Cimmino, 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-24-00542 / RICARDO MONTERO in which violations of City code were identified on the property located at 2232 INDIAN ROCKS RD, LARGO, FL 33774 also described as 05-30-15-36036-011-0900 (hereinafter the "Property").
4. That on January 8, 2026, I inspected the Property to determine whether compliance with Sections 2023 FBC SECTION 105 ADOPTED IN CDC 18.1.1.A had been achieved on or before as ordred by the City of Largo Code Enforcement Board.
5. That upon re-inspection of the Property on January 8, 2026 I determined it was not in compliance with Sections 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.

Sue Cimmino

Sue Cimmino

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was ackknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of January, 2026 by Sue Cimmino, as Code Enforcement Officer for the City of Largo, who is personally known to me or who has produced _____ as identification.

RUBEN RIVERA
Notary Public - State of Florida
Commission # HH 690782
My Comm. Expires Jun 22, 2029
Bonded through National Notary Assn.

Signature of person taking acknowledgment

Ruben Rivera
Name typed, printed or stamped

Title or rank

Serial number, if any

LARGO

CODE ENFORCEMENT BOARD
SUMMERY OF PROCEDURES FOR A
FINE REDUCTION REQUEST/CITY LEGAL REVIEW

Contact the Code Enforcement Board Support Specialist, noted below, and request the Fine Reduction Request packet. Items to be included with your submitted request; but, not limited to:

* One application submittal is required to be submitted separately for each Code Enforcement Case.

* The violation(s) for each case must have been brought into compliance. The subject property must be inspected by a Code Enforcement Officer to verify that the property complies. Contact the City of Largo, Community Standards office at (727) 587-6799 to request that inspection. Once inspected, the Code Enforcement Officer will issue an Affidavit of Compliance. This stops the accruing fines. The City will then be able to calculate the total fine amount that is due in that case.

* Once you have completed your application, send it back initially by email with ALL the supporting documentation to the listed party as noted below. Submitting initially by email assists you in a quicker review time of your packet. In addition, your original documents must be sent in through the mail.

* Your Request for Reduction packet MUST include:

* The application is required to be filled out completely; list your argument that you feel justifies your request for a reduction in this case; supply a copy of ALL the documentation that relates to this case.

* The owner of the property must sign and date the application. If the owner of the property is not completing this application, then a notarized letter of authorization is required. The notarized letter of authorization must list the case number, property address, the reason that the letter of authorization is being submitted, i.e. the named owner is allowing the applicant to complete the application to summit for the reduction of fines. The application for request will be held up until the authorization letter is received for the application. The owner of the property must be present at the hearing to request the reduction of code enforcement fines before the Code Enforcement Board (Board). If your application request packet is in order, you will be notified of the hearing date.

* On the day of the hearing, if the property owner is not present, a **notarized letter of authorization must be presented by the presenting person, or the Board will not hear the reduction request.** The notarized letter of authorization needs to name the person that the owner is authorizing to act on the owner's behalf. This document needs to list the case number, physical location of the property, specify that this person has the owner' s permission to represent the owner in this request for reduction of code enforcement fines before the Code Enforcement Board. **If this required document has not been presented, the Board may not hear the request for reduction and a new hearing with the required documents fill need to be filed.**

* At the hearing, the City will present a history of the case. The Board will ask questions of the owner. The owner will be able to ask additional questions of the Board of the owner City Staff. The Board will then deliberate and render their decision. The Board will either deny or approve the Request for Reduction. Should the Board approve the reduction, they will specify the dollar amount and the date in which that dollar amount is to be paid. The lowest that the Board is all owed to reduce the Code Enforcement fine by ordinance, should they decide to do so, is $500.00 plus administrative costs. When it is a Repeat Violation case it is $1.500.00 plus administrative costs. The administrative costs are usually photos, recordings, postage. In certain cases, there might be additional costs which would be known beforehand.

* If the reduced fine **IS NOT PAID** by the date ordered by the Board, the reduced fine will revert back to the original fine amount due, and the case will not be heard again. The reduction request for a case is only presented once before the Board, regardless of the Board's finding was for approval or denial of the reduction.

* **Summary:** There are to be no violations on the property. The documents are submitted. Only the owner, or designee, submits and presents the request. If the reduction is granted, pay the reduced fine by the date ordered by the Board. There is only one request for reduction of fines per case allowed. Contact Mary Gouge, Board Support Specialist at 727-587- 6799 or mgouge@largo.com.

Rev 04/15/2024

YOUR COMMUNITY OF CHOICE
Naturally

2022 - 2027

CODE ENFORCEMENT BOARD MEETING DATES & DATES THE AGENDA OFFICIALLY CLOSES

The last day the Request for Reduction Packet must be filed for the noted hearing.	Comments relating to the possibility of November & December being heard in only one month	Date of the monothly Code Enforcement Board Hearing.	The last day the Request for Reduction Packet must be filed for the noted hearing.	Comments relating to the possibility of November & December being heard in only one month	Date of the monothly Code Enforcement Board Hearing.	The last day the Request for Reduction Packet must be filed for the noted hearing.	Comments relating to the possibility of November & December being heard in only one month	Date of the monothly Code Enforcement Board Hearing.
2022	**2022**	**2022**	**2023**	**2023**	**2023**	**2024**	**2024**	**2024**
01/06/22		01/27/22	01/05/23		01/26/23	01/02/24		01/25/24
02/03/22		02/24/22	02/02/23		02/23/23	02/06/24		02/29/24
03/10/22		03/31/22	03/09/23		03/30/23	03/05/24		03/28/24
04/07/22		04/28/22	04/06/23		04/27/23	04/02/24		04/25/24
05/05/22		05/26/22	05/04/23		05/25/23	05/07/24		05/30/24
06/09/22		06/30/22	06/08/23		06/29/23	06/04/24		06/27/24
07/07/22		07/28/22	07/06/23		07/02/23	07/02/24		07/25/24
08/04/22		08/25/22	08/10/23		08/31/23	08/06/24		08/29/24
~~09/08/22~~		~~09/29/22~~	~~09/07/23~~		~~09/28/23~~	~~09/03/24~~		~~09/26/24~~
10/06/22		10/27/22	10/05/23		10/26/23	10/08/24		10/31/24
11/03/22	Note: Nov & Dec may be	11/24/22		Note: Nov & Dec may be			Note: Nov & Dec may be	
12/08/22	Note: Nov & Dec may be	12/29/22		Note: Nov & Dec may be			Note: Nov & Dec may be	
	Note: Nov & Dec may be	Poss.		Note: Nov & Dec may be	Poss.		Note: Nov & Dec may be	Poss.
	Note: Nov & Dec may be	Poss.		Note: Nov & Dec may be	Poss.		Note: Nov & Dec may be	Poss.
2025	**2025**	**2025**	**2026**	**2026**	**2026**	**2027**	**2027**	**2027**
01/07/25		01/30/25	01/06/26		01/29/26	01/05/27		01/28/27
02/04/25		02/27/25	02/03/26		02/26/26	02/02/27		02/25/27
03/04/25		03/27/25	03/03/26	3.19.26	~~03/26/26~~	03/02/27		03/25/27
04/01/25		04/24/25	04/07/26		04/30/26	04/06/27		04/29/27
05/06/25		05/29/25	05/05/26		05/28/26	05/04/27		05/27/27
06/03/25		06/26/25	06/02/26		06/25/26	06/01/27		06/24/27
07/08/25		07/31/25	07/07/26		07/30/26	07/06/27		07/29/27
08/05/25		08/28/25	08/04/26		08/27/26	08/03/27		08/26/27
09/02/25		09/25/25	09/01/26		09/24/26	09/07/27		09/30/27
10/07/25		10/30/25	10/06/26		10/29/26	10/05/27		10/28/27
11/06/25	Note: Nov & Dec may be combined	11/27/25	11/05/26	Note: Nov & Dec may be combined	11/26/26	11/04/27	Note: Nov & Dec may be combined	11/25/27
12/04/25	Note: Nov & Dec may be combined	12/25/25	12/10/26	Note: Nov & Dec may be combined	12/25/26	12/09/27	Note: Nov & Dec may be combined	12/30/27
	Note: Nov & Dec may be combined	Poss.		Note: Nov & Dec may be combined	Poss.		Note: Nov & Dec may be combined	Poss.
	Note: Nov & Dec may be combined	Poss.		Note: Nov & Dec may be combined	Poss.		Note: Nov & Dec may be combined	Poss.

Revised 4/15/2024

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/11/2026 **CASE NUMBER:** CER-26-00111

CODE ENFORCEMENT OFFICER: Mark Knotts

A Code Enforcement Officer performed a field inspection on February 11, 2026 at the property located at the following address: 24 BELLE MEADE CIR, LARGO, FL 33770 (Parcel ID# 33-29-15-07326-000-0240) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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: Trim all vegetation on property to under 12 inches in length

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 enclosured structure the industrial liquid storage tank, and metal debris in rear of property.

This property will be re-inspected on March 4, 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-26-00111

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 2-11-26 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, 24 BELLE MEADE CIR 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: 24 BELLE MEADE CIR 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: 24 BELLE MEADE CIR 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 11th day of February, 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)

MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

9589 0710 5270 0594 0454 28

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CODE OFFICER
Mark Knotts

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- ☐ Adult Signature Rec $6.78 $
- ☐ Adult Signature Res y $

Postage

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Total Postage and Fees

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FEB 12 2026
Community Development

Postmark Here

CER-26-00111
GRUENLER, CHARLES A
2060 DARTMOUTH AVE N
ST PETERSBURG, FL 33713-8037

ox No.

City, State, ZIP+4®

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-26-00111

Owner Information:

Charles A Gruenler
2060 DARTMOUTH AVE N
ST PETERSBURG, FL 33713-8037

RE: Property at: 24 BELLE MEADE CIR, LARGO, FL 33770

Parcel ID No: 33-29-15-07326-000-0240

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 11, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **March 3, 2026**. A re-inspection of the subject property on **March 4, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00111** on **April 30, 2026**, in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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: City of Largo Code Enforcement Board

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 **February 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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/11/2026 **CASE NUMBER:** CER-26-00111

CODE ENFORCEMENT OFFICER: Mark Knotts

A Code Enforcement Officer performed a field inspection on February 11, 2026 at the property located at the following address: 24 BELLE MEADE CIR, LARGO, FL 33770 (Parcel ID# 33-29-15-07326-000-0240) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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: Trim all vegetation on property to under 12 inches in length

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 enclosured structure the industrial liquid storage tank, and metal debris in rear of property.

This property will be re-inspected on March 4, 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).



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- ☐ Return Receipt (electronic) $ X2
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage $ 6.75

Total Postage and Fees $

Sent To CER-26-00111
CHARLES A GRUENLER
Street and Apt. N 2060 DARTMOUTH AVE N
City, State, ZIP+4 ST PETERSBURG FL 33713

Mailed
APR 15 2026
Postmark Here
Community Development

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

CER-26-00111
CHARLES A GRUENLER
2060 DARTMOUTH AVE N
ST PETERSBURG FL 33713

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-26-00111

BEFORE ME, this day, personally appeared, Mark Knotts (Code officer), 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 4-15, 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 ☑ physical presence or ☐ online notarization, this 15 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)

MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

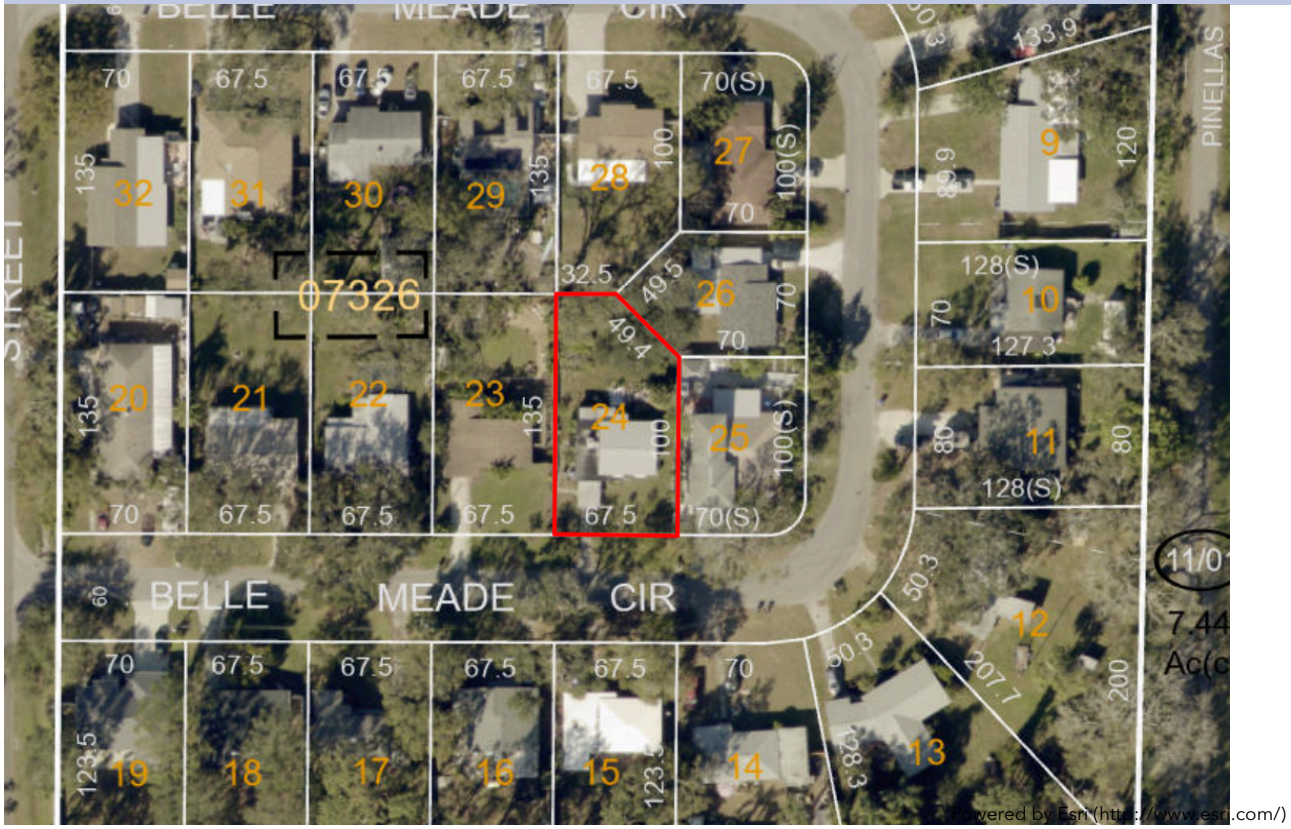
Parcel Summary
(as of 11-Feb-2026)

Parcel Number
33-29-15-07326-000-0240

- Owner Name
  GRUENLER, CHARLES A
- Property Use
  0110 Single Family Home
- Site Address
  24 BELLE MEADE CIR
  LARGO, FL 33770
- Mailing Address
  2060 DARTMOUTH AVE N
  ST PETERSBURG, FL 33713-8037
- Legal Description
  BELLE MEADE LOT 24
- Current Tax District
  LARGO (LA)
- Year Built
  1953

Living SF	Gross SF	Living Units	Buildings
780	**1,526**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16585/1915	$317,300	252.04	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	27/55

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$271,044	$152,912	$152,912	$271,044	$152,912

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$266,694	$139,011	$139,011	$266,694	$139,011
2023	N	$258,402	$126,374	$126,374	$258,402	$126,374
2022	N	$214,711	$114,885	$114,885	$214,711	$114,885
2021	N	$110,598	$105,052	$105,052	$110,598	$105,052
2020	N	$117,020	$95,502	$95,502	$117,020	$95,502

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
31-Jan-2009	$100	U	I	GRUENLER CHARLES	GRUENLER CHARLES A	16585/1915
02-May-2008	$0	U	I	GRUENLER SANDRA	GRUENLER, CHARLES	16240/0478
05-Apr-1996	$54,000	Q	I	LOCKWOOD JOHN B	GRUENLER, CHARLES	09302/0403
31-Dec-1974	$15,000	Q				04122/1599

2025 Land Information

Land Area: ≅ 8,477 sf | ≅ 0.19 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	67x117	$2,200	67.50	FF	1.0812	$160,558

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	780	780
Carport Unfinished (CPU):	0	180
Enclosed Porch (EPF):	0	312
Open Porch (OPF):	0	72
Screen Porch (SPF):	0	152

Structural Elements	
Year Built:	1953
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	3
Effective Age:	34

Sub Area	Living Area SF	Gross Area SF
Utility Unfinished (UTU):	0	30
Total Area SF:	**780**	**1,526**

2025 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
SHED	0.00	2	$0	$0	1953

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
BCP2106-0097	ROOF	06/04/2021	$4,450
2007120013	HEAT/AIR	01/30/2008	$4,254

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.

(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 if you have any questions about these violation (s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

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 1/21/2026 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, 1210 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: 1210 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: 1210 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.

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 21 day of January, 2026 by Sue Cimmino, 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
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

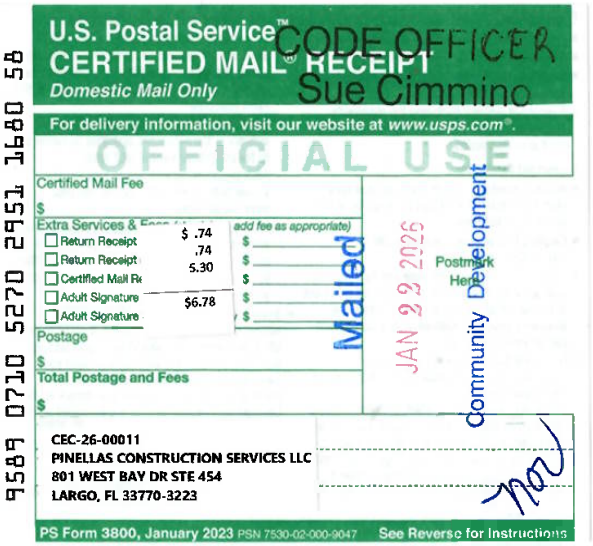
_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020


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CODE OFFICER
Sue Cimmino
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees
Return Rec $ .74
.74
Certified Ma 5.30
$6.78
Postage
$
Total Postage and Fees
$
CEC-26-00011
PINELLAS CONSTRUCTION SERVICES LLC
c/o R A 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
Mailed
JAN 22 2026
Postmark Here
Community Development


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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees
Return Receipt $ .74
.74
Certified Mail Re 5.30
Adult Signature $6.78
Postage
$
Total Postage and Fees
$
CEC-26-00011
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
Mailed
JAN 22 2026
Postmark Here
Community Development

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CEC-26-00011

Owner Information:

PINELLAS CONSTRUCTION SERVICES LLC
801 WEST BAY DR STE 454
LARGO, FL 33770-3223

RE: Property at: 1210 SEMINOLE BLVD, LARGO, FL 33770

Parcel ID No: 03-30-15-00000-240-0200

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 **January 21, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 23, 2026**. A re-inspection of the subject property on **February 24, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CEC-26-00011 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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

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 January 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 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, Community Standards Manager.

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.

(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 if you have any questions about these violation (s).



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- ☐ Return Receipt (hardcopy) $ .74
- ☐ Return Receipt (electronic) $ X2
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage $ 6.75

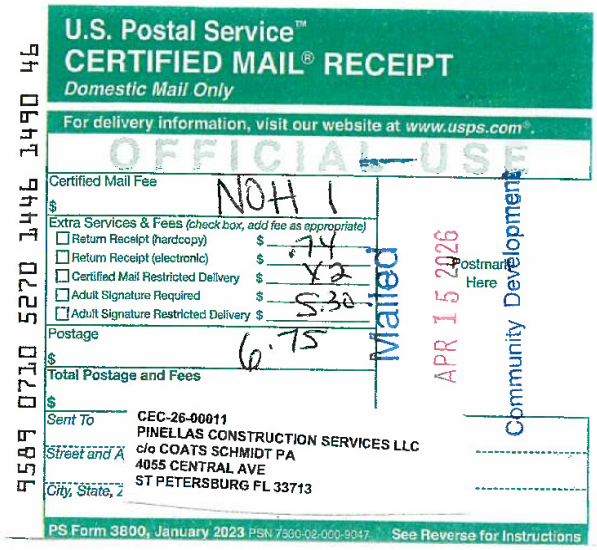
Total Postage and Fees $

Sent To CEC-26-00011
Street and Apt. No. PINELLAS CONSTRUCTION SERVICES LLC
City, State, ZIP+4 801 WEST BAY DR STE 454 LARGO FL 33770-3223

Postmark Here

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

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Adult Signature Restricted Delivery $

Postage $ 6.75

Total Postage and Fees $

Sent To CEC-26-00011
Street and A PINELLAS CONSTRUCTION SERVICES LLC
City, State, c/o COATS SCHMIDT PA
4055 CENTRAL AVE
ST PETERSBURG FL 33713

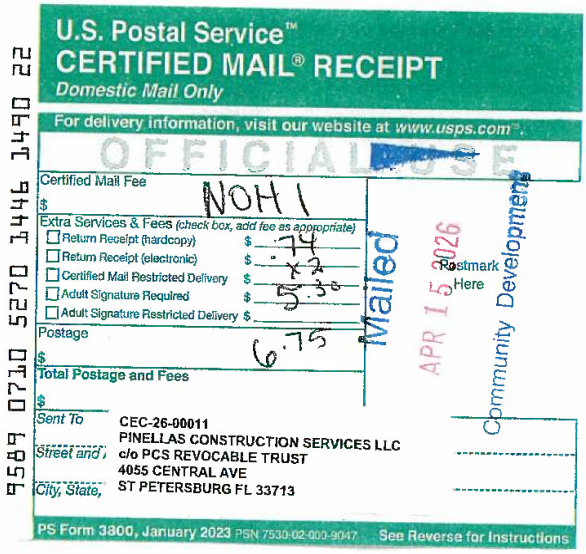
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Community Development

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

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OFFICIAL USE

Certified Mail Fee $ NOH 1

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ .74
- ☐ Return Receipt (electronic) $ X2
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage $ 6.75

Total Postage and Fees $

Sent To CEC-26-00011
Street and PINELLAS CONSTRUCTION SERVICES LLC
City, State, c/o PCS REVOCABLE TRUST
4055 CENTRAL AVE
ST PETERSBURG FL 33713

Mailed APR 15 2026

Postmark Here

Community Development

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

9589 0710 5270 1446 1490 22

CEC-26-00011
PINELLAS CONSTRUCTION SERVICES LLC
c/o PCS REVOCABLE TRUST
4055 CENTRAL AVE
ST PETERSBURG FL 33713

CEC-26-00011
PINELLAS CONSTRUCTION SERVICES LLC
801 WEST BAY DR STE 454
LARGO FL 33770-3223

CEC-26-00011
PINELLAS CONSTRUCTION SERVICES LLC
c/o COATS SCHMIDT PA
4055 CENTRAL AVE
ST PETERSBURG FL 33713

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CEC-26-00011

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 April 15, 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: 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.

☐ 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 15 day of April, 2026, by Sue Cimino, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Signature of Person Taking Acknowledgment

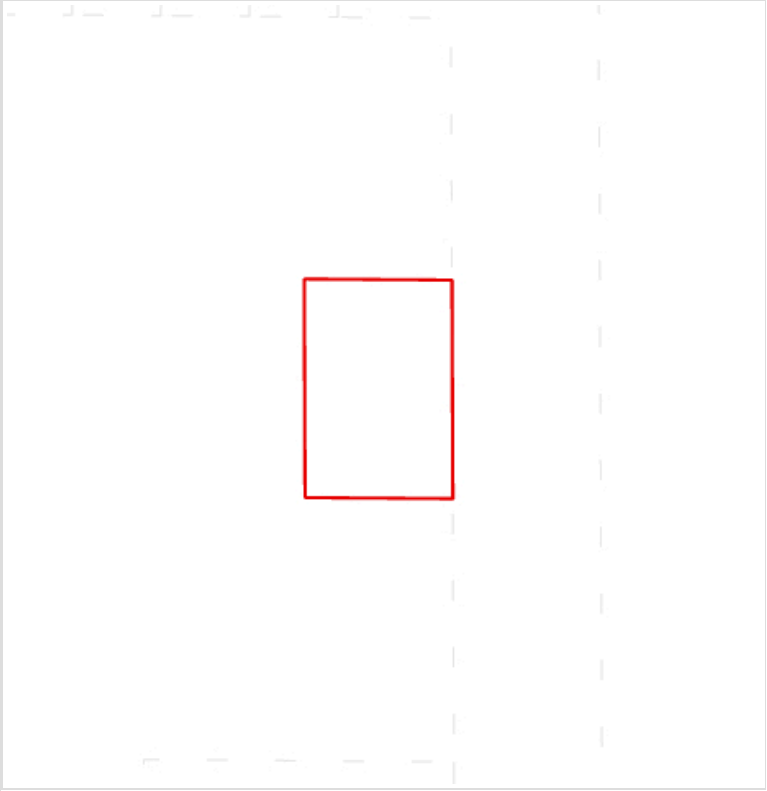
Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov | **Generated on 01/21/2026 16:23 PM**

Parcel Summary (as of 21-Jan-2026)	Parcel Map
Parcel Number **03-30-15-00000-240-0200**	
Owner Name PINELLAS CONSTRUCTION SERVICES LLC	
Property Use 1730 General Office	
Site Address 1210 SEMINOLE BLVD LARGO, FL 33770	
Mailing Address 801 WEST BAY DR STE 454 LARGO, FL 33770-3223	
Legal Description PT OF NW 1/4 OF SEC 03-30-15 DESC AS S 150FT OF E 150FT OF N 1/4 OF SE 1/4 OF NW 1/4 OF SEC LESS E 50FT FOR RD R/W	
Current Tax District LARGO (LA)	
Year Built 1955	

Heated SF	Gross SF	Living Units	Buildings
1,334	1,334	0	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21608/0436	Find Comps	253.09	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	/

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$343,500	$343,500	$343,500	$343,500	$343,500

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$330,000	$330,000	$330,000	$330,000	$330,000
2023	N	$320,000	$320,000	$320,000	$320,000	$320,000
2022	N	$275,000	$275,000	$275,000	$275,000	$275,000
2021	N	$247,000	$247,000	$247,000	$247,000	$247,000

2020	N	$242,000	$242,000	$242,000	$242,000	$242,000

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
18-Jun-2021	$380,000	Q	I	PRESTINE PROPERTIES LLC	PINELLAS CONSTRUCTION SERVICES LLC	21608/0436
03-Apr-2017	$249,100	Q	I	SPARKS NANCY C	PRESTINE PROPERTIES LLC	19586/1568
09-Sep-2015	$100	U	I	LAW OF ATTRACTION OF CENTRAL FLORIDA INC	SPARKS NANCY C	18916/0232
06-Apr-2010	$399,000	Q	I	SPARKS NANCY C	LAW OF ATTRACTION OF CENTRAL FL INC	16891/1005
10-Feb-2009	$200,000	U	I	DAMSZEL ERIC	SPARKS NANCY C	16506/1451

2025 Land Information

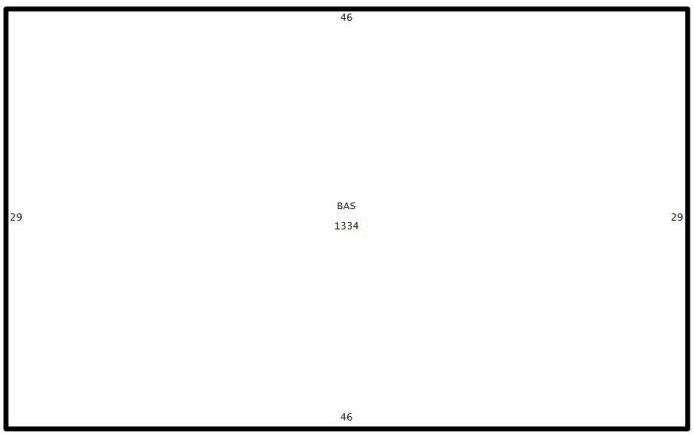
Land Area: ≅ 15,072 sf | ≅ 0.34 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Off Bldg 1 Story	150x100	$16	15,000	SF	1.0000	$240,000

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Flat
Living Units	0
Roof Cover	Built Up Wood
Year Built	1955
Building Type	Offices
Quality	Average
Floor Finish	Hard Tile
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	4
Effective Age	17

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,334	1,334
Total Area SF	**1,334**	**1,334**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
ASPHALT	$4.00	6,500.0	$26,000	$26,000	0
FENCE	$22.00	276.0	$6,072	$4,675	2017

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
BCP2210-0152	TPP USE	11/02/2022	$2,395
BCP2209-0279	ROOF	09/15/2022	$13,200
BCP2110-0534	ADDITION/REMODEL/RENOVATION	01/04/2022	$75,000
BCP2107-0133	MISCELLANEOUS	07/09/2021	$0
BCP1905-0307	ADDITION/REMODEL/RENOVATION	05/13/2019	$0
BCP1712-0251	TPP USE	12/11/2017	$0
BCP1706-0274	MISCELLANEOUS	06/14/2017	$0
BCP1704-0396	CONC PAVE/DRIVEWAY	05/22/2017	$4,800
BCP1705-0106	FENCE	05/11/2017	$7,000
2010070282	MISCELLANEOUS	07/16/2010	$0



Detail by Entity Name

Florida Limited Liability Company
PINELLAS CONSTRUCTION SERVICES, LLC

Filing Information

Document Number	L15000209826
FEI/EIN Number	APPLIED FOR
Date Filed	12/18/2015
State	FL
Status	ACTIVE

Principal Address

801 WEST BAY DRIVE
454
LARGO, FL 33770

Mailing Address

801 WEST BAY DRIVE
454
LARGO, FL 33770

Registered Agent Name & Address

COATS SCHMIDT, P.A.
4055 CENTRAL AVE
ST PETERBURG, FL 33713

Name Changed: 04/29/2023

Address Changed: 04/29/2023

Authorized Person(s) Detail

Name & Address

Title MGR

PCS REVOCABLE TRUST
4055 CENTRAL AVE
ST PETERSBURG, FL 33713

Annual Reports

Report Year	Filed Date
2023	04/29/2023

2024	02/20/2024
2025	03/25/2025

Document Images

03/25/2025 -- ANNUAL REPORT	View image in PDF format
02/20/2024 -- ANNUAL REPORT	View image in PDF format
04/29/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
05/01/2021 -- ANNUAL REPORT	View image in PDF format
03/16/2020 -- ANNUAL REPORT	View image in PDF format
04/28/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
05/20/2016 -- ANNUAL REPORT	View image in PDF format
12/18/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/05/2026 **CASE NUMBER:** CER-26-00087

CODE ENFORCEMENT OFFICER: Ruben Rivera

A Code Enforcement Officer performed a field inspection on February 5, 2026 at the property located at the following address: 2809 FULTON ST SW, LARGO, FL 33774 (Parcel ID# 05-30-15-97520-000-0860) 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: There is a full remodel of this home being worked without a permit. The interior has been gutted out and there is also electrical and plumbing work being done.

Remedy: Through the use of a licensed contractor, please contact the City of Largo Building and Permitting Department to obtain the required after-the-fact permit/permits covering the full scope of work being done. All permits must be applied for and issued by a city of Largo building inspector.

This property will be re-inspected on March 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 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).

SCANNED

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-26-00087

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 2/5/26 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, 2809 FULTON 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: 2809 FULTON 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: 2809 FULTON 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.

_____
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 5 day of February, 2026, by Ruben Rivera, who is personally known to me or who has produced _____ as identification.

_____
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
_____
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

9589 0710 5270 2141 0592 13

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CODE OFFICER
Ruben Rivera

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- ☐ Return Receipt (electronic) $ 5.30
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature $
- ☐ Adult Signature Restricted Delivery $

$6.78

Postage
$

Total Postage and Fees
$

Mailed
FEB - 6 2026
Community Development

Postmark Here

CER-26-00087
NEESHAM, CHRISTOPHER
NEESHAM, KATIE
401 ULTIMO AVE
LONG BEACH, CA 90814-2044

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-26-00087

Owner Information:

KATIE NEESHAM
CHRISTOPHER NEESHAM
401 ULTIMO AVE
LONG BEACH, CA 90814-2044

RE: Property at: 2809 FULTON ST SW, LARGO, FL 33774

Parcel ID No: 05-30-15-97520-000-0860

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 5, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **March 9, 2026**. A re-inspection of the subject property on **March 10, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo **Code Enforcement Board** as Case No. **CER-26-00087 on April 30, 2026**, in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot** - the EOC building is directly on your right side. As the proceedings of the 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

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 5, 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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/05/2026 **CASE NUMBER:** CER-26-00087

CODE ENFORCEMENT OFFICER: Ruben Rivera

A Code Enforcement Officer performed a field inspection on February 5, 2026 at the property located at the following address: 2809 FULTON ST SW, LARGO, FL 33774 (Parcel ID# 05-30-15-97520-000-0860) 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

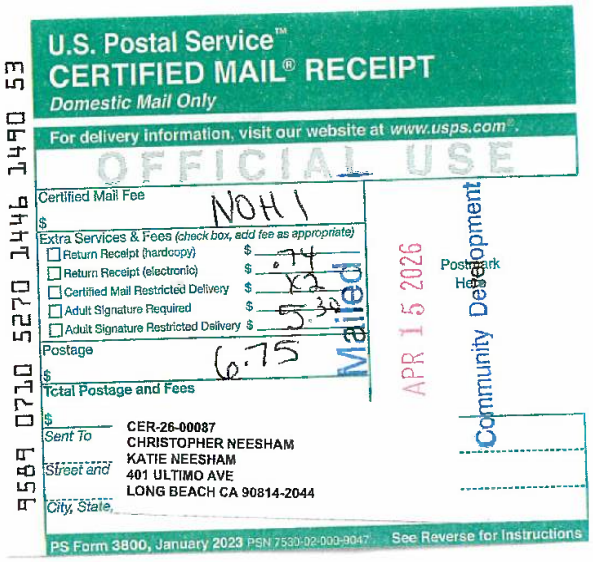
Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, 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: There is a full remodel of this home being worked without a permit. The interior has been gutted out and there is also electrical and plumbing work being done.

Remedy: Through the use of a licensed contractor, please contact the City of Largo Building and Permitting Department to obtain the required after-the-fact permit/permits covering the full scope of work being done. All permits must be applied for and issued by a city of Largo building inspector.

This property will be re-inspected on March 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 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).



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- ☐ Return Receipt (electronic) $ X2
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.75

Total Postage and Fees
$

Mailed
APR 15 2026
Postmark Here
Community Development

Sent To CER-26-00087
CHRISTOPHER NEESHAM
KATIE NEESHAM
Street and 401 ULTIMO AVE
LONG BEACH CA 90814-2044
City, State

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

CER-26-00087
CHRISTOPHER NEESHAM
KATIE NEESHAM
401 ULTIMO AVE
LONG BEACH CA 90814-2044

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

SCANNED

Case Number: CER-26-00087

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 April 15, 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: 2809 Fulton ST. SW 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.

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 15 day of April, 2026, by Ruben Rivera, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

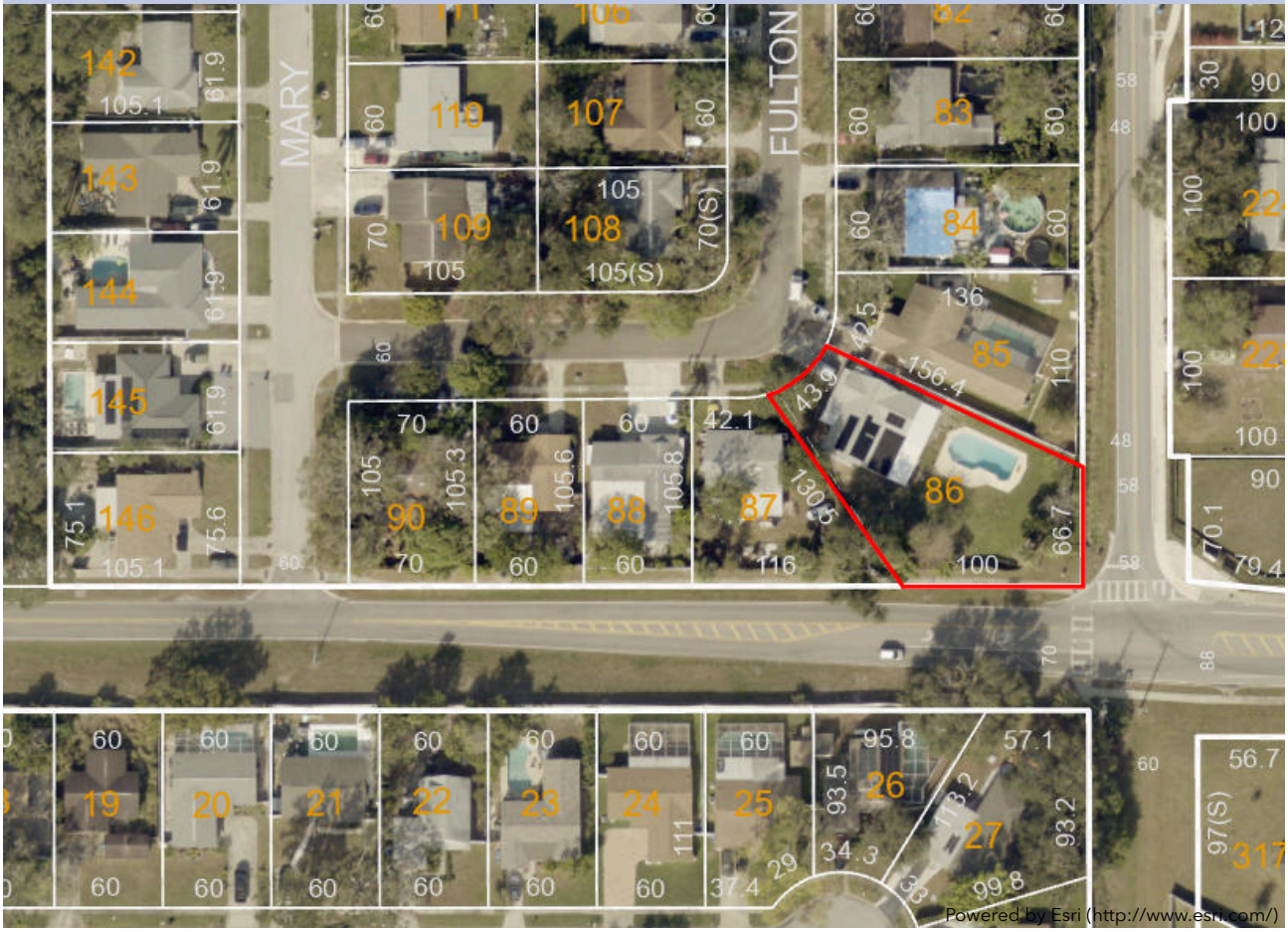
Parcel Summary
(as of 05-Feb-2026)

Parcel Number
05-30-15-97520-000-0860

- Owner Name
  NEESHAM, CHRISTOPHER
  NEESHAM, KATIE
- Property Use
  0110 Single Family Home
- Site Address
  2809 FULTON ST SW
  LARGO, FL 33774
- Mailing Address
  401 ULTIMO AVE
  LONG BEACH, CA 90814-2044
- Legal Description
  WILCOX MANOR LOT 86 TOGETHER WITH THAT PART OF LOT 87 DESC AS FROM NW COR OF SD LOT 87 TH S89D05'25"E 30.13FT TH CUR LT RAD 50FT ARC 12FT CB N83D ...
- Current Tax District
  LARGO (LA)
- Year Built
  1978

Living SF	Gross SF	Living Units	Buildings
1,713	**2,549**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23399/2030	$427,700	252.07	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	68/61

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$365,909	$350,703	$299,981	$325,703	$299,981

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$355,149	$340,819	$290,819	$315,819	$290,819
2023	Y	$330,892	$330,892	$280,892	$305,892	$280,892
2022	Y	$271,244	$271,244	$221,244	$246,244	$221,244
2021	Y	$216,654	$98,261	$47,761	$72,761	$47,761
2020	Y	$196,172	$96,904	$46,404	$71,404	$46,404

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
15-Dec-2025	$470,000	Q	I	STEWART ELLEN KADRA	NEESHAM CHRISTOPHER	23399/2030
11-Aug-2022	$420,000	Q	I	PRICE JESSE	STEWART ELLEN KADRA	22190/0552
28-Sep-2021	$0	U	I	PRICE, STEPHEN P EST	PRICE, JESSE	21738/2215
31-Dec-1978	$34,900	Q			PRICE, STEPHEN P	04777/1978

2025 Land Information

Land Area: ≅ 14,166 sf | ≅ 0.32 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	71x161	$2,150	70.89	FF	1.1700	$178,324

2025 Building 1 Structural Elements and Sub Area Information

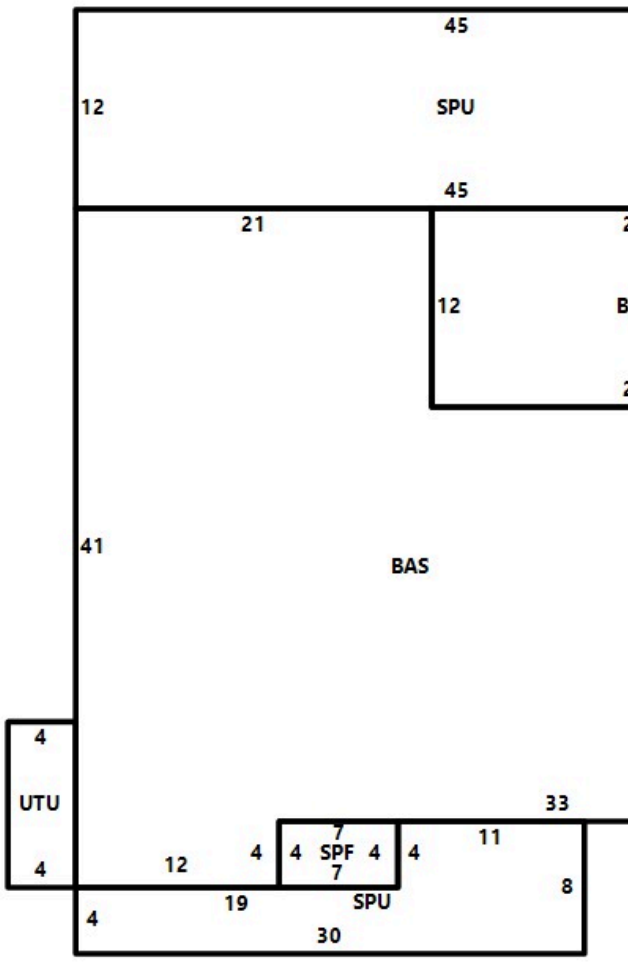
Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,425	1,425
Base Semi-finished (BSF):	288	288

Structural Elements	
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1978
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	30

Sub Area	Living Area SF	Gross Area SF
Screen Porch (SPF):	0	28
Screen Porch Unfinished (SPU):	0	704
Utility Unfinished (UTU):	0	104
Total Area SF:	**1,713**	**2,549**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$14.00	189.0	$2,646	$1,058	1985

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	$70,000.00	1	$70,000	$28,000	1985
SOLAR	$2.50	13,365.0	$33,413	$33,413	2023

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
BCP2311-0232	SOLAR PANELS	11/21/2023	$20,900
BCP2311-0322	SOLAR PANELS	11/21/2023	$38,441
BCP1802-0348	ADDITION/REMODEL/RENOVATION	03/05/2018	$950
2016100163	ROOF	10/11/2016	$10,900
2010100287	HEAT/AIR	10/20/2010	$3,600

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).

SCANNED

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

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 1-21-26 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, 1479 S BELCHER 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: 1479 S BELCHER 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: 1479 S BELCHER 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.

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 21st day of January, 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

(NOTARY SEAL)

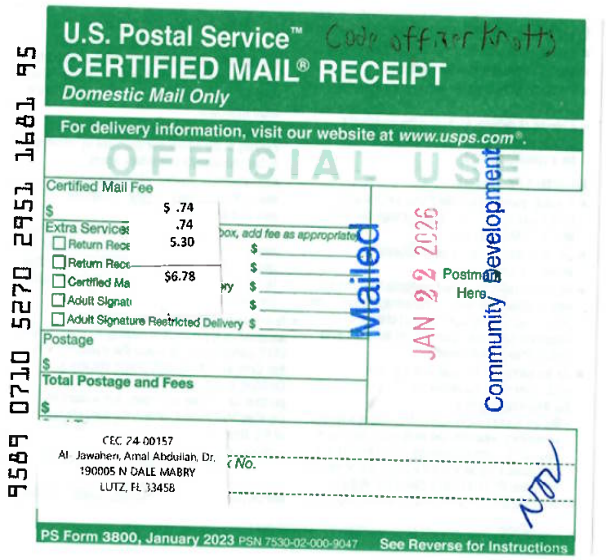
SUE ANN CIMMINO
Notary Public - State of Florida
Commission # HH 739440
My Comm. Expires Nov 11, 2029
Bonded through National Notary Assn.

Sue Ann Cimmino
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020


9589 0710 5270 2951 1681 95
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CERTIFIED MAIL® RECEIPT
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Adult Signature Restricted Delivery
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Total Postage and Fees
Mailed
JAN 22 2026
Postmark Here
Community Development
CEC 24-00157
Al Jawaheri, Amal Abdullah, Dr.
19000S N DALE MABRY
LUTZ, FL 33458
No.
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


9589 0710 5270 2951 1681 88
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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
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Certified Mai $6.78
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Adult Signature Restricted Delivery
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Total Postage and Fees
Mailed
JAN 22 2026
Postmark Here
Community Development
CEC-24-00157
ALGALIA LLC
19005 N DALE MABRY HWY
LUTZ, FL 33548-9200
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

April 15, 2026 Via Certified & Regular 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 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 **January 21, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 22, 2026**. A re-inspection of the subject property on **February 23, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CEC-24-00157 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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 12.7.2 ABANDONED AND/OR DAMAGED SIGNS

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 January 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 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, Community Standards Manager.

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:

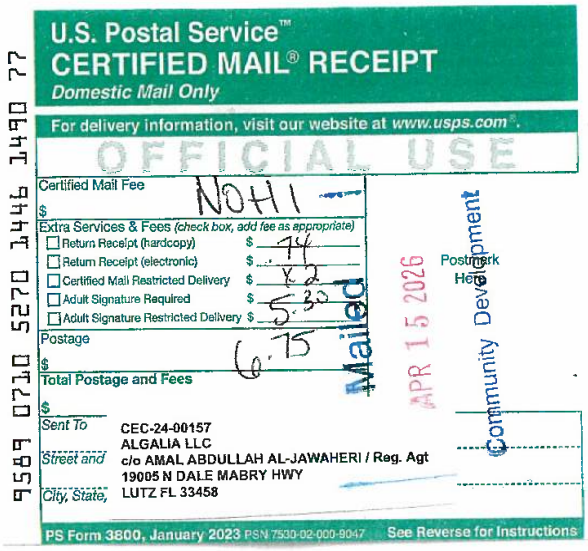
Violation: CDC 12.7.2 - ABANDONED AND/OR DAMAGED SIGNS

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).



9589 0710 5270 1446 1490 77

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $ NOHI

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ 4.14
- ☐ Return Receipt (electronic) $ 4.12
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage $ 6.75

Total Postage and Fees $

Mailed

APR 15 2026

Postmark Here

Community Development

Sent To: CEC-24-00157
ALGALIA LLC
Street and: c/o AMAL ABDULLAH AL-JAWAHERI / Reg. Agt
19005 N DALE MABRY HWY
City, State, LUTZ FL 33458

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

CEC-24-00157
ALGALIA LLC
c/o AMAL ABDULLAH AL-JAWAHERI / Reg. Agt
19005 N DALE MABRY HWY
LUTZ FL 33458

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CEC-24-00157

BEFORE ME, this day, personally appeared, Mark Knotts (Code officer), 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 4-15, 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 ☑ physical presence or ☐ online notarization, this 15 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)

MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

UNITED STATES POSTAL SERVICE.

LARGO
50 8TH AVE SW
LARGO, FL 33770-9998
www.usps.com

04/16/2026 12:39 PM

TRACKING NUMBERS
RF856420181US
9589 0710 5270 1446 1492 37

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)

TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit https://www.usps.com/tracking
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail Intl® Letter Canada Weight: 0 lb 0.80 oz Registered Amount: $0.00 Tracking #: RF856420181US	1		$1.70 $23.40
Total			$25.10
First-Class Mail® Letter Seminole, FL 33776 Weight: 0 lb 0.50 oz Estimated Delivery Date Sat 04/18/2026 Certified Mail® Tracking #: 9589 0710 5270 1446 1492 37	1		$0.78 $5.30
Total			$6.08
First-Class Mail Intl® Letter Canada Weight: 0 lb 0.70 oz	1		$1.70
First-Class Mail® Letter Seminole, FL 33776 Weight: 0 lb 0.50 oz Estimated Delivery Date Sat 04/18/2026	1		$0.78
Grand Total:			$33.66
Credit Card Remit Card Name: MasterCard Account #: XXXXXXXXXXXX3792			$33.66

1A

Registered No. RF856420181US

Date Stamp

POST OFFICE 0210 APR 16 2026 33770 LARGO FL

To Be Completed By Post Office

Postage $ $1.70	Extra Services & Fees (continued) ☐ Signature Confirmation $ ☐ Signature Confirmation Restricted Delivery $
Extra Services & Fees ☐ Registered Mail $23.40 ☐ Return Receipt (hardcopy) $ $0.00 ☐ Return Receipt (electronic) $ $0.00 ☐ Restricted Delivery $0.00	Total Postage & Fees $ $25.10
Customer Must Declare Full Value $ $0.00	Received by 04/16/2026

Domestic Insurance up to $50,000 is included based upon the **declared value**. International indemnity is limited. (See Reverse).

RF 856 420 181 US

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
Kae O'Kon / Com Stds
City of Largo
PO Box 296
Largo FL 33770 USA

TO
CEC-24-00157
ALGALIA LLC
76 BARN SWALLOW PRIVATE
OTTAWA, ON K4M0H5 CA

PS Form 3806, h...
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com®

Copy 1 - Customer
(See Information on Reverse)

UNITED STATES POSTAL SERVICE®

For Com Stds April 16, 2026

Firm Mailing Book For Accountable Mail

Name and Address of Sender
Community Development
City of Largo
201 Highland Ave
PO Box 296
Largo FL 33779

Check type of mail or service
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery (COD)
- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.
Registered certified

	USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	K. Pfefferman 9589 0710 5270 1446 1492 37	CE-26-00070 ROLynna INC 13532 114th Ave Seminole, FL 33776-3828	.78	C 5.30				total			$	6.08			
2.	Kae Okon RF856420181US	Algalia INC 76 Barn Swallow Private Ottawa, ON K4M0H5CA	1.70	R 2.30						Total	$	35.10			
3.															
4.															
5.															
6.															
7.															
8.															

Handling Charge - if Registered and over $50,000 in value

Adult Signature Required | Adult Signature Restricted Delivery | Restricted Delivery | Return Receipt | Signature Confirmation | Signature Confirmation Restricted Delivery | Special Handling

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of receiving employee)*

PS Form **3877**, January 2017 *(Page 1 of 2)*
PSN 7530-02-000-9098

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit *usps.com/privacypolicy*.

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 04/21/2026 17:37 PM**

Parcel Summary (as of 21-Apr-2026)	Parcel Map

Parcel Number
06-30-16-70938-200-0901

Owner Name
ALGALIA LLC

Property Use
1121 Strip Store - (2 or more stores)

Site Address
1479 BELCHER RD S
LARGO, FL 33771

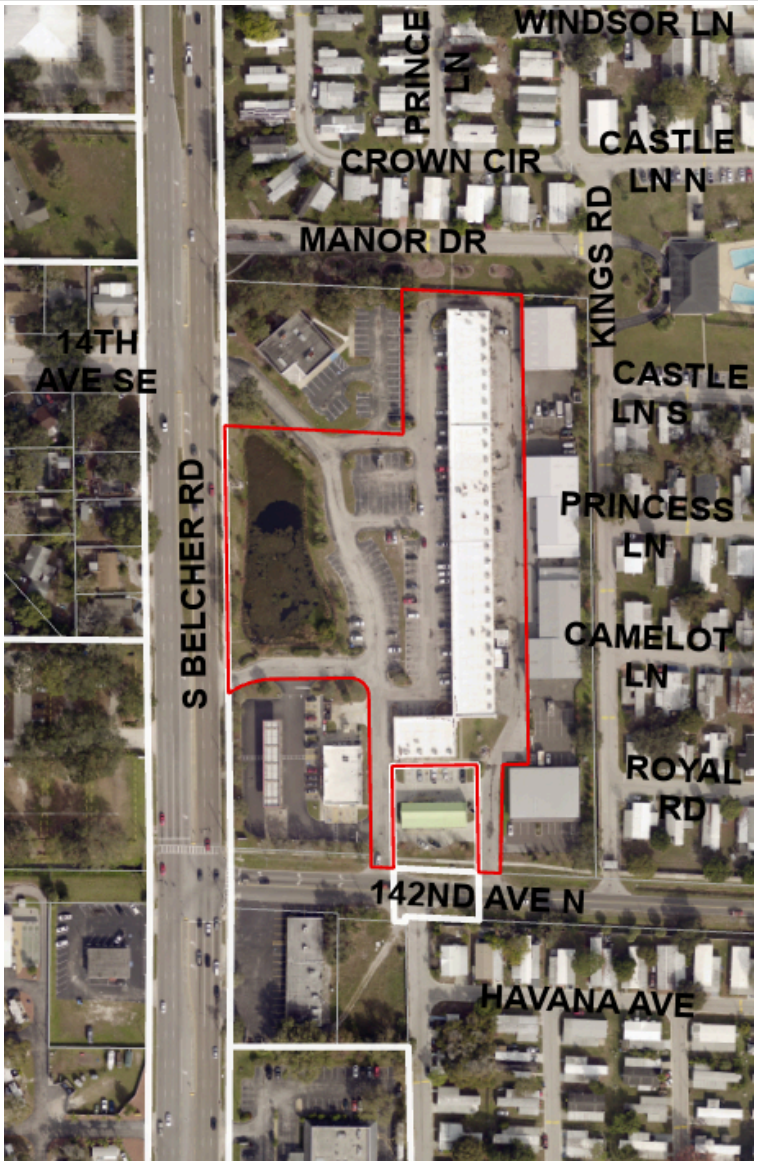
Mailing Address
19005 N DALE MABRY HWY
LUTZ, FL 33548-9200

Legal Description
PINELLAS GROVES NW 1/4, SEC 06-30-16 PART OF LOTS 8 & 9 DESC FROM SW COR OF NW 1/4 TH N00D27'15"W 263.4FT TH S86D48'21"E 55.11FT FOR POB TH N00D27'15"W 369.27 FT TH S86D48'21"E 241.8FT TH N00D05'30"W 200.33FT TH S86D48'21"E 162.75FT TH S00D27'15"E 647.32FT TH S89D32'45"W 35FT TH S01D 27'12"E 150.22FT TH N86D 48'21"W 30.06FT TH N00D27' 15"W 148.23FT TH S89D32' 45"W 115FT TH S00D22'15"E 140.9FT TH N86D48'21"W 30.06FT TH N00D27'15"W 236.06FT TH CUR LT RAD 25 FT ARC 39.27FT CB N45D27' 15"W 35.36FT TH S89D32'45" W 115FT TH CUR LT RAD 44.57FT ARC 19.3FT CB S77D 08'18"W 19.15FT TH CUR RT RAD 74.57FT ARC 15.13FT CB S70D32'38"W 15.1FT TH CUR LT RAD 35FT ARC 19.79FT CB S60D09'31"W 19.53FT TO POB

Current Tax District
LARGO (LA)

Year Built
1982

Heated SF	Gross SF	Living Units	Buildings
32,200	37,952	0	1



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20324/2096	Find Comps	254.19	D	Current FEMA Maps	Check for EC	Zoning Map	1/55

2025 Final Values					
Year	**Just/Market Value**	**Assessed Value/SOH Cap**	**County Taxable Value**	**School Taxable Value**	**Municipal Taxable Value**
2025	$2,920,000	$2,920,000	$2,920,000	$2,920,000	$2,920,000

Value History (yellow indicates corrected value)						
Year	**Homestead Exemption**	**Just/Market Value**	**Assessed Value/SOH Cap**	**County Taxable Value**	**School Taxable Value**	**Municipal Taxable Value**
2024	N	$2,920,000	$2,920,000	$2,920,000	$2,920,000	$2,920,000
2023	N	$2,705,000	$2,667,500	$2,667,500	$2,705,000	$2,667,500
2022	N	$2,425,000	$2,425,000	$2,425,000	$2,425,000	$2,425,000
2021	N	$2,260,000	$2,260,000	$2,260,000	$2,260,000	$2,260,000
2020	N	$2,290,000	$2,290,000	$2,290,000	$2,290,000	$2,290,000

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
View 2025 Tax Bill	18.9872	(LA)

Sales History						
Sale Date	**Price**	**Qualified / Unqualified**	**Vacant / Improved**	**Grantor**	**Grantee**	**Book / Page**
31-Oct-2018	$2,500,000	Q	I	LUU & BUI LLC	ALGALIA LLC	20324/2096
30-Jan-2006	$3,790,000	Q	I	BELCHER SQUARE INC	LUU & BUI LLC	14899/1638
19-Oct-2000	$1,925,000	Q	I	TAMPA CAR WASH PROP INC	BELCHER SQUARE INC	11092/1618
13-Jun-1997	$930,000	U	V	DIRECT INV	TAMPA CAR WASH PROP INC	09740/0574
27-May-1994	$100	U	V	TOBIS SHIRLEY M	DIRECT INVESTMENTS TRE	08678/1363

2025 Land Information

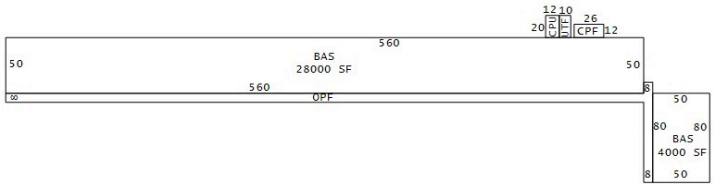
Land Area: ≅ 205,102 sf | ≅ 4.70 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Stores, 1 Story	0x0	$10	205,101	SF	1.0000	$2,051,010

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1982
Building Type	Shopping Centers
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	76
Effective Age	36

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	32,000	32,000
Utility (UTF)	200	200
Carport (CPF)	0	312
Carport Unfinished (CPU)	0	240
Open Porch (OPF)	0	5,200
Total Area SF	**32,200**	**37,952**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$7.50	101,000.0	$757,500	$303,000	1982

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
BCP2402-0390	HEAT/AIR	03/24/2026	$7,400
INFST-25-000073	ASPHALT	10/28/2025	$300,000
MECH-25-000390	HEAT/AIR	05/16/2025	$7,495
SIGN-24-000043	SIGN	12/31/2024	$6,430
SIGN-24-000009	SIGN	12/26/2024	$1,500
BCP2405-0338	ADDITION/REMODEL/RENOVATION	08/22/2024	$4,500
BCP2401-0714	HEAT/AIR	02/20/2024	$7,400
BCP2307-0165	ADDITION/REMODEL/RENOVATION	01/10/2024	$7,000
BCP2210-0053	ROOF	10/05/2022	$249,000
BCP2208-0274	SIGN	08/29/2022	$800



Detail by Entity Name

Florida Limited Liability Company
ALGALIA LLC

Filing Information

Document Number	L12000142082
FEI/EIN Number	46-1361525
Date Filed	11/09/2012
State	FL
Status	ACTIVE
Last Event	LC ARTICLE OF CORRECTION
Event Date Filed	11/16/2012
Event Effective Date	NONE

Principal Address

76 BARN SWALLOW PRIVATE
OTTAWA, ON K4M0H5 CA

Changed: 01/28/2022

Mailing Address

76 BARN SWALLOW PRIVATE
OTTAWA, ON K4M0H5 CA

Changed: 01/28/2022

Registered Agent Name & Address

Al- Jawaheri, Amal Abdullah, Dr.
190005 N DALE MABRY
LUTZ, FL 33458

Name Changed: 02/02/2023

Address Changed: 01/28/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

Al-Jawaheri, Amal Abdullah, Dr.
76 BARN SWALLOW PRIVATE
OTTAWA ON K4M0H5 CA

Annual Reports

Report Year	Filed Date
2024	04/24/2024
2025	03/01/2025
2026	04/21/2026

Document Images

04/21/2026 -- ANNUAL REPORT	View image in PDF format
03/01/2025 -- ANNUAL REPORT	View image in PDF format
04/24/2024 -- ANNUAL REPORT	View image in PDF format
02/02/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/17/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/20/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
03/25/2016 -- ANNUAL REPORT	View image in PDF format
02/21/2015 -- ANNUAL REPORT	View image in PDF format
01/11/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- CORLCMMRES	View image in PDF format
11/16/2012 -- LC Article of Correction	View image in PDF format
11/09/2012 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/20/2026 **CASE NUMBER:** CER-26-00110

CODE ENFORCEMENT OFFICER: Sue Cimmino

A Code Enforcement Officer performed a field inspection on February 20, 2026 at the property located at the following address: 510 6TH AVE NE, LARGO, FL 33770 (Parcel ID# 34-29-15-76536-008-0180) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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 was at this property last week and left a door hanger about the overgrowth with a week to comply. I observed the grass is still overgrown.

Remedy: Please mow or trim all the vegetation on the property. Remove all dead debris and other nuisance material from the property to ensure continued maintenance.

This property will be re-inspected on March 4, 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 if you have any questions about these violation (s).

9589 0710 5270 0134 8469 71

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

CODE OFFICER
Sue Cimmino

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee

$ $ .74

Extra Services & ox, add fee as appropriate)

- ☐ Return Receipt (hardcopy) $ 5.30
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

$6.78

Postage

$

Total Postage and Fees

$

Mailed
FEB 23 2026
Community Development

Postmark Here

Sent To

CER-26-00110
AUTY, TIMOTHY
510 6TH AVE NE
LARGO, FL 33770-5017

Box No.

202

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

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-26-00110

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 02/20/2026 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, 510 6TH AVE NE 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: 510 6TH AVE NE 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: 510 6TH AVE NE 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 20 day of February, 2026, by Sue Cimmino, 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
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-26-00110

Owner Information:

TIMOTHY AUTY
510 6TH AVE NE
LARGO, FL 33770

RE: Property at: 510 6TH AVE NE, LARGO, FL 33770

Parcel ID No: 34-29-15-76536-008-0180

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 20, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **March 3, 2026**. A re-inspection of the subject property on **March 4, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-26-00110 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

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 20, 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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/20/2026 **CASE NUMBER:** CER-26-00110

CODE ENFORCEMENT OFFICER: Sue Cimmino

A Code Enforcement Officer performed a field inspection on February 20, 2026 at the property located at the following address: 510 6TH AVE NE, LARGO, FL 33770 (Parcel ID# 34-29-15-76536-008-0180) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

Violation: COO 11-48 - EXCESSIVE GROWTH OF WEEDS AND DEBRIS

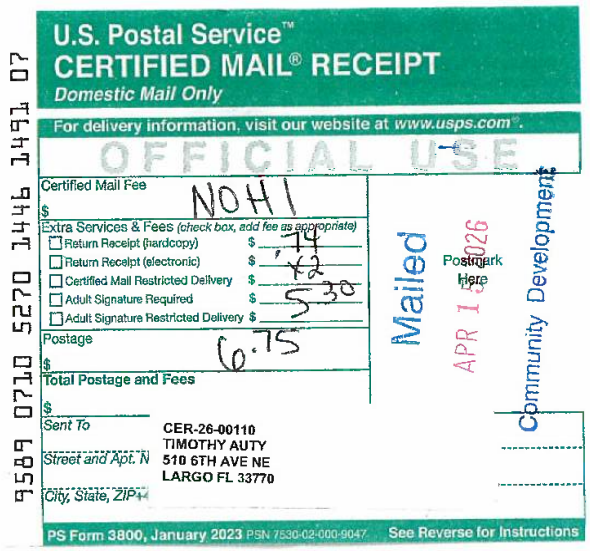
(a)Weeds, grass, underbrush, overgrowth and/or uncultivated vegetation which has, over a discernible portion of a defined area or tract of land, attained a mean height of 12 inches and/or accumulations of debris shall constitute a hazard to health, safety, proper fire control, and a public nuisance.(b)In 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 was at this property last week and left a door hanger about the overgrowth with a week to comply. I observed the grass is still overgrown.

Remedy: Please mow or trim all the vegetation on the property. Remove all dead debris and other nuisance material from the property to ensure continued maintenance.

This property will be re-inspected on March 4, 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 if you have any questions about these violation (s).



9589 0710 5270 1446 1491 07

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- ☐ Return Receipt (electronic) $ x2
- ☐ Certified Mail Restricted Delivery $ 5.30
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.75

Total Postage and Fees
$

Sent To
Street and Apt. N
City, State, ZIP+

CER-26-00110
TIMOTHY AUTY
510 6TH AVE NE
LARGO FL 33770

Mailed
APR 1 2026
Postmark Here
Community Development

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

CER-26-00110
TIMOTHY AUTY
510 6TH AVE NE
LARGO FL 33770

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-26-00110

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 April 15, 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: 510 6th Ave NE 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 ☐ physical presence or ☐ online notarization, this 15 day of April, 2026, by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 02/20/2026 15:44 PM**

Parcel Summary (as of 20-Feb-2026)	Parcel Map
Parcel Number **34-29-15-76536-008-0180**	
Owner Name AUTY, TIMOTHY	
Property Use 0110 Single Family Home	
Site Address 510 6TH AVE NE LARGO, FL 33770	
Mailing Address 510 6TH AVE NE LARGO, FL 33770-5017	
Legal Description ROOSEVELT GROVES BLK 8, LOTS 18 AND 19	
Current Tax District LARGO (LA)	
Year Built 1980	

Living SF	Gross SF	Living Units	Buildings
912	1,218	1	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18600/2348	$386,400	256.04	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	17/18

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$327,367	$167,018	$167,018	$327,367	$167,018

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$313,611	$151,835	$151,835	$313,611	$151,835
2023	N	$290,361	$138,032	$138,032	$290,361	$138,032
2022	N	$269,297	$125,484	$125,484	$269,297	$125,484
2021	N	$218,381	$114,076	$114,076	$218,381	$114,076
2020	N	$157,442	$103,705	$103,705	$157,442	$103,705

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
14-Nov-2014	$100	U	I	AUTY CAROL	AUTY TIMOTHY J	18600/2348
13-Nov-2013	$70,000	Q	I	FANNIE MAE	AUTY CAROL	18232/2276
07-May-2013	$46,100	U	I	GTE FED CREDIT UNION	USA FED NATL MTG ASSN	18008/1488
22-Nov-1999	$0	U	I	HURST JAMES E	HURST, JOHN A	10731/1980
22-Nov-1999	$0	U	I	HURST HARRY	HURST, JOHN A	10731/1982

2025 Land Information

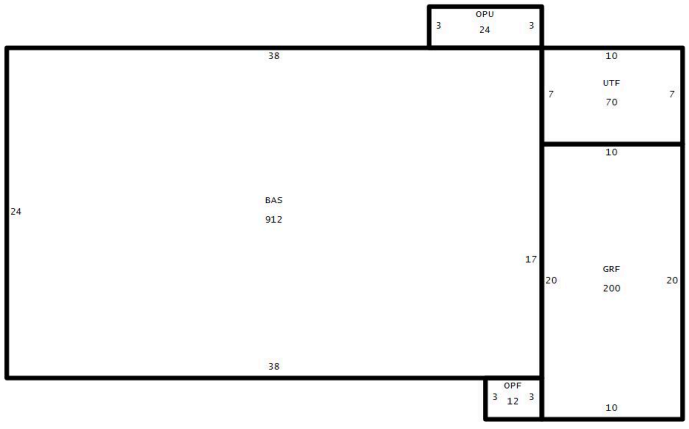
Land Area: ≅ 12,375 sf | ≅ 0.28 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	96x129	$2,275	96.40	FF	1.0323	$226,394

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1980
Building Type	Single Family
Quality	Fair
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	3
Effective Age	31

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	912	912
Garage (GRF)	0	200
Open Porch (OPF)	0	12
Open Porch Unfinished (OPU)	0	24
Utility (UTF)	0	70
Total Area SF	**912**	**1,218**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
CARPORT	$10.00	420.0	$4,200	$4,200	1980
PATIO/DECK	$15.00	260.0	$3,900	$1,560	1991
SHED	$13.00	117.0	$1,521	$1,521	1980

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
BCP2005-0572	HEAT/AIR	05/29/2020	$4,599
2013120123	GARAGE	01/21/2014	$3,000
2004030638	ROOF	04/13/2004	$3,000

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/19/2026 **CASE NUMBER:** CER-26-00134

CODE ENFORCEMENT OFFICER: Mark Knotts

A Code Enforcement Officer performed a field inspection on February 19, 2026 at the property located at the following address: 636 STREMMA RD, LARGO, FL 33770 (Parcel ID# 34-29-15-00000-220-0400) 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 building materials on the property.

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: Obtain "after the fact" permits for electrical work performed on the property.

Violation: CDC 8.2.7 - IMPERVIOUS SURFACE RATIO (ISR)

Impervious surface is a measure of use intensity. The control of impervious surfaces ensures continued absorption of rainwater, aids in the control of stormwater runoff, and implements the policies of the Natural Resources Element of the Comprehensive Plan.
A. Method of calculation - The maximum allowable impervious surface coverage, or that portion of the site which may be covered by building, paving, or other impervious materials, is expressed as a ratio. The ratio is calculated by dividing the total impervious surface area by the gross area of the site. ISR = Total impervious area/Gross site area
B. Use of pervious materials - The impervious square footage of areas covered by semipermeable materials, such as turf block or porous concrete, shall be calculated by multiplying the total square footage of these areas by the percentage of perviousness of the covering material. The use of semipermeable materials may be used, for purposes of ISR calculation only, to a maximum of fifty (50) percent of the required standard. These areas shall be considered pervious for purposes of drainage calculations.
C. Residential properties - Maximum allowable Impervious Surface Ratio (ISR) for residential developments shall be determined for the entire project during site plan review. Swimming pools shall be considered impervious surfaces. The placement, installation, or construction of sealed material (which includes, but is not limited to asphalt, concrete, bricks, pavers, etc.) within front, side, or rear yards (including landscaped areas) of residential properties shall not result in an ISR of greater than sixty-five (65) percent of the entire parcel. A Development Permit shall be required for the placement, installation, or construction of sealed materials (which includes, but is not limited to asphalt, concrete, bricks, pavers, etc.) in residential yards.

Corrective Action: Obtain "after the fact" permit for paver work done on the property.

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 unpermitted interior renovations, removal of carport, fascia replacement, soffit replacement, awning construction, door and window replacement, and plumbing work performed on the 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 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

SCANNED

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-26-00134

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 2-19-26 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, 636 STREMMA 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: 636 STREMMA 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: 636 STREMMA 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.

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 19th day of February, 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)

MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

Agenda Item #8.

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CODE OFFICER
Mark Knotts

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ .74
- ☐ Return Receipt (electronic) $ 5.30
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ $6.78
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Mailed
FEB 20 2026
Postmark Here
Community Development

Sent To
CER-26-00134
HARBOR PROPERTIES GROUP LLC
10711 OUT ISLAND DR
TAMPA, FL 33615-2598

Street and Apt. No., or PO Box No.

2-22

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

9589 0710 5270 0568 7034 69

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-26-00134

Owner Information:

HARBOR PROPERTIES GROUP LLC
1118 BRAMBLEWOOD DR
SAFETY HARBOR, FL 34695

RE: Property at: 636 STREMMA RD, LARGO, FL 33770

Parcel ID No: 34-29-15-00000-220-0400

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 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **March 22, 2026**. A re-inspection of the subject property on **March 23, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-26-00134 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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 18.2.8.E(1) ELECTRICAL EQUIPMENT INSTALLATION
CDC 8.2.7 IMPERVIOUS SURFACE RATIO (ISR)
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 **February 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.

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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/19/2026 **CASE NUMBER:** CER-26-00134

CODE ENFORCEMENT OFFICER: Mark Knotts

A Code Enforcement Officer performed a field inspection on February 19, 2026 at the property located at the following address: 636 STREMMA RD, LARGO, FL 33770 (Parcel ID# 34-29-15-00000-220-0400) 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 building materials on the property.

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: Obtain "after the fact" permits for electrical work performed on the property.

Violation: CDC 8.2.7 - IMPERVIOUS SURFACE RATIO (ISR)

Impervious surface is a measure of use intensity. The control of impervious surfaces ensures continued absorption of rainwater, aids in the control of stormwater runoff, and implements the policies of the Natural Resources Element of the Comprehensive Plan.
A. Method of calculation - The maximum allowable impervious surface coverage, or that portion of the site which may be covered by building, paving, or other impervious materials, is expressed as a ratio. The ratio is calculated by dividing the total impervious surface area by the gross area of the site. ISR = Total impervious area/Gross site area
B. Use of pervious materials - The impervious square footage of areas covered by semipermeable materials, such as turf block or porous concrete, shall be calculated by multiplying the total square footage of these areas by the percentage of perviousness of the covering material. The use of semipermeable materials may be used, for purposes of ISR calculation only, to a maximum of fifty (50) percent of the required standard. These areas shall be considered pervious for purposes of drainage calculations.
C. Residential properties - Maximum allowable Impervious Surface Ratio (ISR) for residential developments shall be determined for the entire project during site plan review. Swimming pools shall be considered impervious surfaces. The placement, installation, or construction of sealed material (which includes, but is not limited to asphalt, concrete, bricks, pavers, etc.) within front, side, or rear yards (including landscaped areas) of residential properties shall not result in an ISR of greater than sixty-five (65) percent of the entire parcel. A Development Permit shall be required for the placement, installation, or construction of sealed materials (which includes, but is not limited to asphalt, concrete, bricks, pavers, etc.) in residential yards.

Corrective Action: Obtain "after the fact" permit for paver work done on the property.

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 unpermitted interior renovations, removal of carport, fascia replacement, soffit replacement, awning construction, door and window replacement, and plumbing work performed on the 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 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).



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ .74
- ☐ Return Receipt (electronic) $ X2
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.75

Total Postage
$

Sent To: CER-26-00134
HARBOR PROPERTIES GROUP LLC
c/o CHRISTOPHER INCORVAIA – Reg.Agent

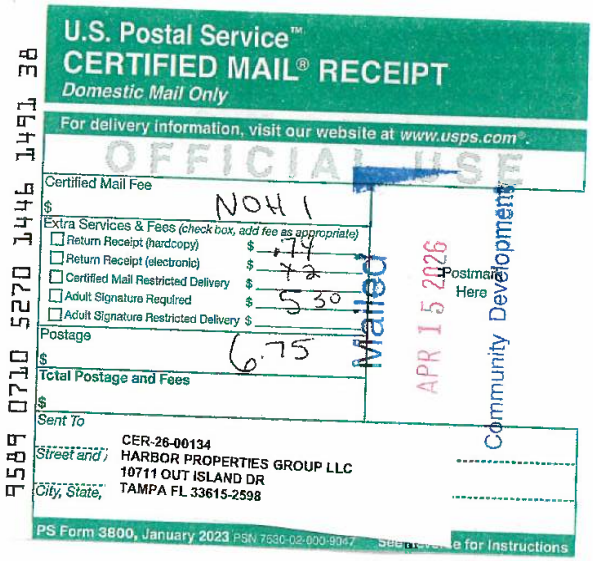
Street and A: 1118 BRAMBLEWOOD DR

City, State, Z: SAFETY HARBOR FL 34695

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

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- ☐ Return Receipt (electronic) $ 72
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5 30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.75

Total Postage and Fees
$

Sent To: CER-26-00134
HARBOR PROPERTIES GROUP LLC

Street and: 10711 OUT ISLAND DR

City, State, TAMPA FL 33615-2598

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

9589 0710 5270 1446 1491 38

Mailed
APR 15 2026
Postmark Here
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CER-26-00134
HARBOR PROPERTIES GROUP LLC
10711 OUT ISLAND DR
TAMPA FL 33615-2598

CER-26-00134
HARBOR PROPERTIES GROUP LLC
c/o CHRISTOPHER INCORVAIA – Reg.Agent
1118 BRAMBLEWOOD DR
SAFETY HARBOR FL 34695

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-26-00134

BEFORE ME, this day, personally appeared, Mark Knotts (Code officer), 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 4-15, 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 ☒ physical presence or ☐ online notarization, this 15 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)

MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 19-Feb-2026)

Parcel Number
34-29-15-00000-220-0400

- Owner Name
  HARBOR PROPERTIES GROUP LLC
- Property Use
  0110 Single Family Home
- Site Address
  636 STREMMA RD
  LARGO, FL 33770
- Mailing Address
  10711 OUT ISLAND DR
  TAMPA, FL 33615-2598
- Legal Description
  W 58.4FT OF E 397.2FT OF S 150FT OF N 315FT OF NW 1/4 OF NW 1/4 OF SEC 34-29-15
- Current Tax District
  LARGO (LA)
- Year Built
  1946

Living SF	Gross SF	Living Units	Buildings
902	**1,555**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23377/0104	$156,400	256.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	/

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$132,224	$132,224	$132,224	$132,224	$132,224

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$199,154	$199,154	$199,154	$199,154	$199,154
2023	N	$238,116	$190,808	$190,808	$238,116	$190,808
2022	N	$173,462	$173,462	$173,462	$173,462	$173,462
2021	N	$110,760	$87,591	$87,591	$110,760	$87,591
2020	N	$100,708	$79,628	$79,628	$100,708	$79,628

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-Oct-2025	$169,500	Q	I	NORTH TAMPA EQUITY LLC	HARBOR PROPERTIES GROUP LLC	23377/0104
30-Oct-2025	$159,000	Q	I	ALL ABOUT CUSTOM REMODELING CORP INC	NORTH TAMPA EQUITY LLC	23371/1460
16-Dec-2021	$165,000	Q	I	NICMAX PROPERTIES LLC	ALL ABOUT CUSTOM REMODELING CORP	21858/1557
31-Jul-2013	$43,500	U	I	TEMPLE JOHN L JR	NICMAX PROPERTIES LLC	18115/1359
30-Apr-1981	$27,500	Q				05182/1377

2025 Land Information

Land Area: ≅ 8,760 sf | ≅ 0.20 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	58x150	$2,150	58.00	FF	1.1960	$149,141

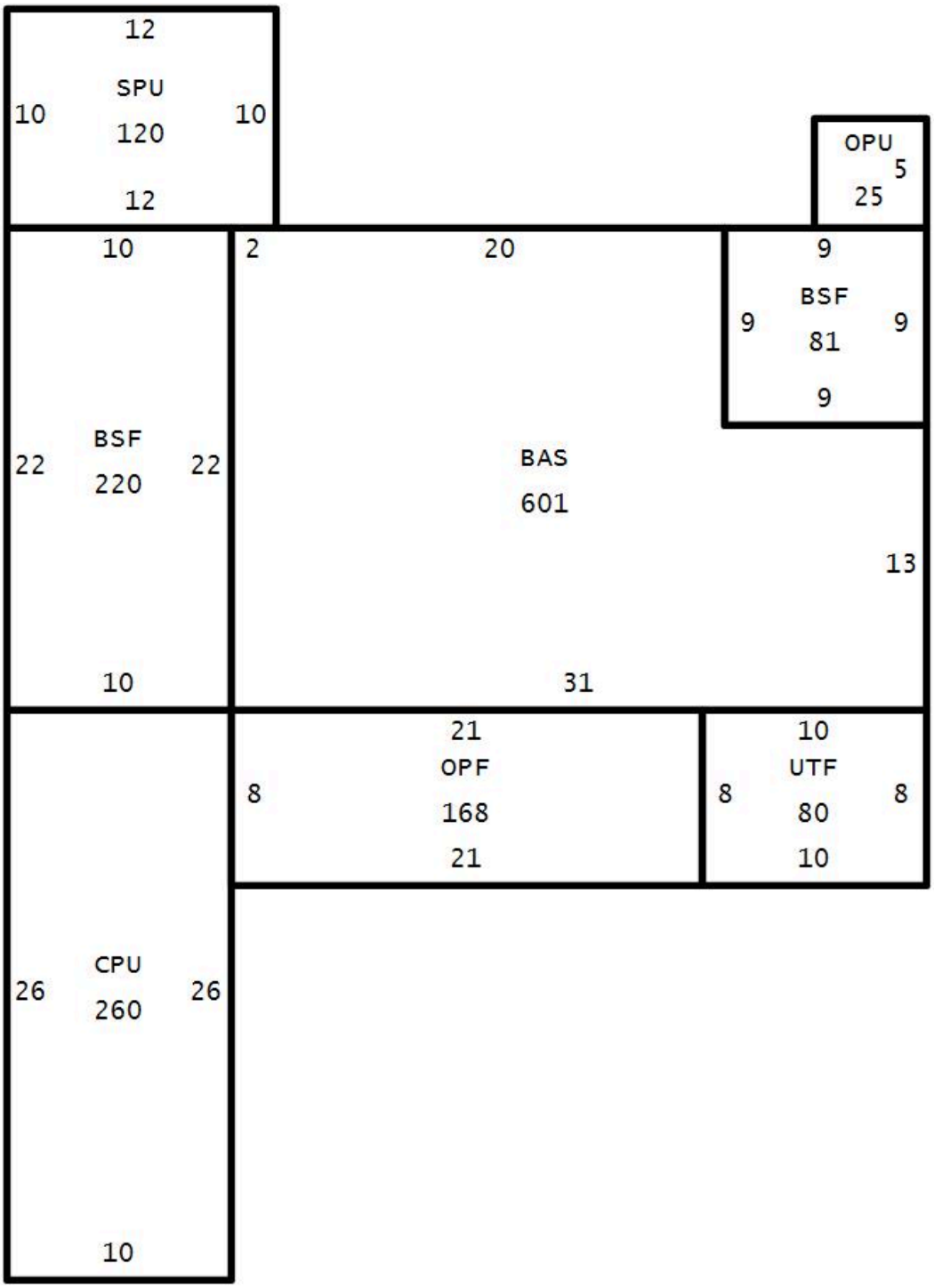
2025 Building 1 Structural Elements and Sub Area Information

Structural Elements **2025 Extra Features**

Foundation: Continuous Footing Poured

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:	Shingle Composition
Year Built:	1946
Building Type:	Single Family
Quality:	Fair
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	3
Effective Age:	44

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	601	601
Base Semi-finished (BSF):	301	301
Carport Unfinished (CPU):	0	260
Open Porch (OPF):	0	168
Open Porch Unfinished (OPU):	0	25
Screen Porch Unfinished (SPU):	0	120
Utility (UTF):	0	80
Total Area SF:	**902**	**1,555**



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$28.00	475.0	$13,300	$12,901	2024

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
SHED	0.00	70.0	$0	$0	2013
SHED	0.00	80.0	$0	$0	2013

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
ELEC-25-000633	ELECTRICAL	11/10/2025	$500
2016080548	ROOF	08/25/2016	$5,200
2013080430	ROOF	08/27/2013	$1,500
2013080420	HEAT/AIR	08/26/2013	$4,234



Detail by Entity Name

Florida Limited Liability Company
HARBOR PROPERTIES GROUP, LLC

Filing Information

Document Number	L24000471087
FEI/EIN Number	33-1926127
Date Filed	11/06/2024
Effective Date	11/06/2024
State	FL
Status	ACTIVE

Principal Address

1118 BRAMBLEWOOD DRIVE
SAFETY HARBOR, FL 34695

Mailing Address

1118 BRAMBLEWOOD DRIVE
SAFETY HARBOR, FL 34695

Registered Agent Name & Address

INCORVAIA, CHRISTOPHER
1118 BRAMBLEWOOD DRIVE
SAFETY HARBOR, FL 34695

Authorized Person(s) Detail

Name & Address

Title MGR

INCORVAIA, CHRISTOPHER
1118 BRAMBLEWOOD DRIVE
SAFETY HARBOR, FL 34695

Title MGR

INCORVAIA, ASHLEY
1118 BRAMBLEWOOD DRIVE
SAFETY HARBOR, FL 34695

Title MGR

GAJDOSZ, GRANT
10711 OUT ISLAND DRIVE
TAMPA, FL 33615

Title MGR

GAJDOSZ, ASHLEY
1229 WILLOWICK CIRCLE
SAFETY HARBOR, FL 34695

Annual Reports

Report Year	Filed Date
2025	02/18/2025

Document Images

02/18/2025 -- ANNUAL REPORT	View image in PDF format
11/06/2024 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00529

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 1670 INDIAN ROCKS RD, LARGO, FL 33774 (Parcel ID# 05-30-15-36018-000-0040) 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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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.

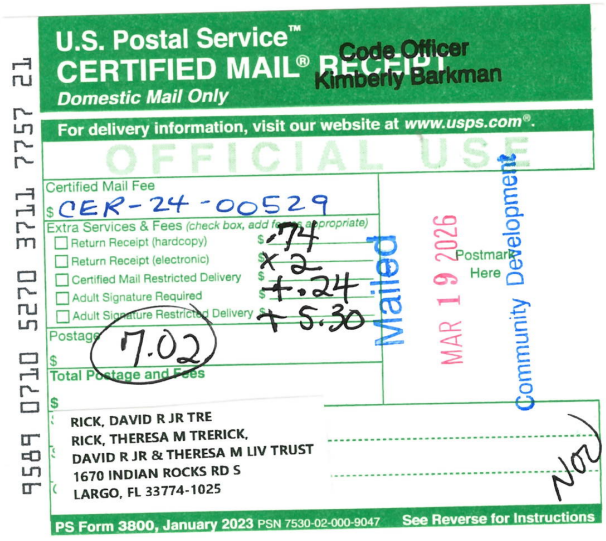
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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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 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).



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Code Officer
Kimberly Barkman

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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$ CER-24-00529

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ .74 x 2
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $ + 4.24
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ + 5.30

Postage $ 7.02

Total Postage and Fees $

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MAR 19 2026
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Community Development

RICK, DAVID R JR TRE
RICK, THERESA M TRERICK,
DAVID R JR & THERESA M LIV TRUST
1670 INDIAN ROCKS RD S
LARGO, FL 33774-1025

NOV

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

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00529

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 3/19/26 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, 1670 INDIAN ROCKS 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: 1670 INDIAN ROCKS 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: 1670 INDIAN ROCKS 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.

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 19th day of March, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

Kae Okon
_____
Signature of Person Taking Acknowledgment

(NOTARY SEAL) KAE OKON
Notary Public - State of Florida
Commission # HH 279054
My Comm. Expires Jun 21, 2026
Bonded through National Notary Assn.

Kae Okon
_____
Name of Acknowledger Typed or Printed

NOTARY
_____
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-24-00529

Owner Information:

DAVID R RICK JR & THERESA M LIV TRUST
THERESA M RICK TRE
DAVID R RICK JR TRE
1670 INDIAN ROCKS RD
LARGO, FL 33774

RE: Property at: 1670 INDIAN ROCKS RD, LARGO, FL 33774

Parcel ID No: 05-30-15-36018-000-0040

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 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 14, 2026**. A re-inspection of the subject property on **April 15, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-24-00529 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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.E(1) PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM
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
CDC 11.8.1 PERMITS REQUIRED
CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS
CDC 18.2.8.C(1) MECHANICAL EQUIPMENT
CDC 18.2.8.E(1) ELECTRICAL EQUIPMENT INSTALLATION

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 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.

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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00529

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 1670 INDIAN ROCKS RD, LARGO, FL 33774 (Parcel ID# 05-30-15-36018-000-0040) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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Corrective Action: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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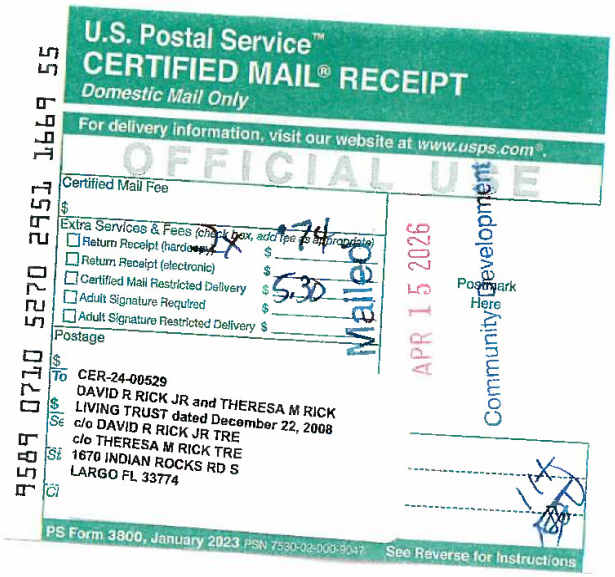
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$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Mailed
APR 15 2026
Postmark Here
Community Development
To 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
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions

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

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00529

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 1670 INDIAN ROCK RD LARGO 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 4-15-, 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: 1670 INDIAN ROCK RD 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.

KeithPfff
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 15 day of April, 2026, by Keith Pfefferman, 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
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 18-Mar-2026)

Parcel Number
05-30-15-36018-000-0040

- Owner Name
  RICK, DAVID R JR TRE
  RICK, THERESA M TRERICK, DAVID R JR & THERESA M LIV TRUST
- Property Use
  0110 Single Family Home
- Site Address
  1670 INDIAN ROCKS RD S
  LARGO, FL 33774
- Mailing Address
  1670 INDIAN ROCKS RD S
  LARGO, FL 33774-1025
- Legal Description
  HARBOR HILLS 1ST ADD REP LOT D
- Current Tax District
  LARGO (LA)
- Year Built
  1962

Living SF	Gross SF	Living Units	Buildings
1,305	**1,869**	**1**	**1**

Parcel Map

Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21068/0055	$674,200	252.10	A	Current FEMA Maps	Check for EC	Zoning Map	56/92

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$582,504	$314,541	$263,819	$289,541	$263,819

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$766,027	$360,675	$310,675	$335,675	$310,675
2023	Y	$688,969	$303,372	$253,372	$278,372	$253,372
2022	Y	$576,153	$294,536	$244,536	$269,536	$244,536
2021	Y	$381,628	$285,957	$235,957	$260,957	$235,957
2020	N	$353,281	$353,281	$353,281	$353,281	$353,281

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Jun-2020	$445,000	Q	I	MITCHELL RAYMOND	RICK DAVID R JR TRUSTEE	21068/0055
31-Mar-2016	$315,000	Q	I	LACKEY LIVING TRUST	MITCHELL RAYMOND	19136/2180
01-Jul-2014	$100	U	I	LACKEY RICHARD J	LACKEY RICHARD J TRUSTEE	18466/0937
30-Mar-2013	$100	U	I	LACKEY RICHARD J	LACKEY RICHARD J	17960/2254
25-Feb-2013	$180,000	U	I	DI GIULIO LORI ANNE	LACKEY RICHARD J	17922/2009

2025 Land Information

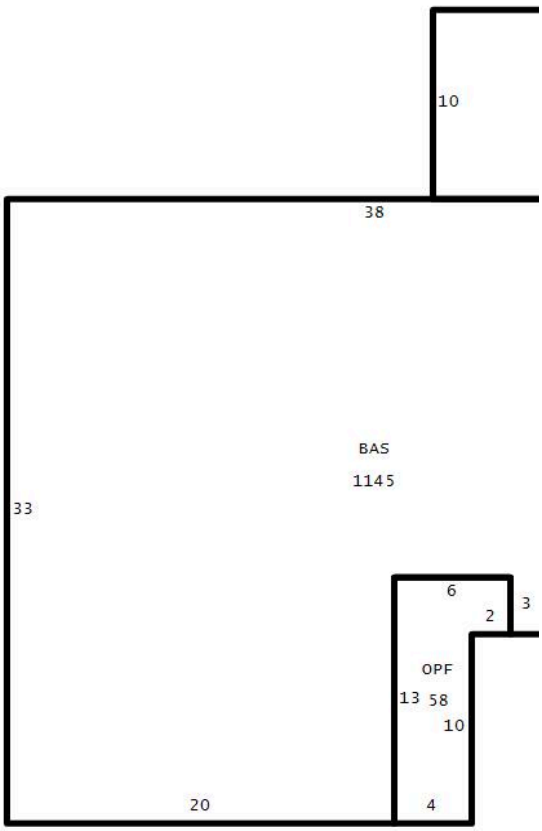
Land Area: ≅ 11,465 sf | ≅ 0.26 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x170	$8,100	70.00	FF	1.0710	$607,257

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1962
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	27

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,145	1,145
Base Semi-finished (BSF):	160	160
Garage (GRF):	0	302
Open Porch (OPF):	0	58
Open Porch Unfinished (OPU):	0	204
Total Area SF:	**1,305**	**1,869**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$13,000.00	1	$13,000	$11,180	2020
DOCK	$51.00	198.0	$10,098	$4,039	1962
PATIO/DECK	$15.00	120.0	$1,800	$1,386	2017
PATIO/DECK	$28.00	150.0	$4,200	$3,990	2023
POOL	$59,000.00	1	$59,000	$56,050	2023

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
FENCE-25-000179	FENCE	04/21/2025	$1,200
FENCE-25-000001	FENCE	01/15/2025	$7,500
BCP2404-0524	WINDOWS/DOORS	04/29/2024	$10,407
BCP2307-0465	POOL	09/06/2023	$60,000
BCP2207-0222	WINDOWS/DOORS	07/15/2022	$11,066
BCP2202-0203	WINDOWS/DOORS	02/11/2022	$6,316
BCP2011-0250	ROOF	12/15/2020	$16,340
BCP2011-0358	FENCE	11/23/2020	$2,500
P51188-20	DOCK	10/06/2020	$0
BCP2008-0141	DOCK	09/23/2020	$9,896

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00405

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 1997 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0700) 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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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 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).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00405

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 3/19/26 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, 1997 CHURCH CREEK PT 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: 1997 CHURCH CREEK PT 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: 1997 CHURCH CREEK PT 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 19th day of March, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

Kae Okon
_____
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

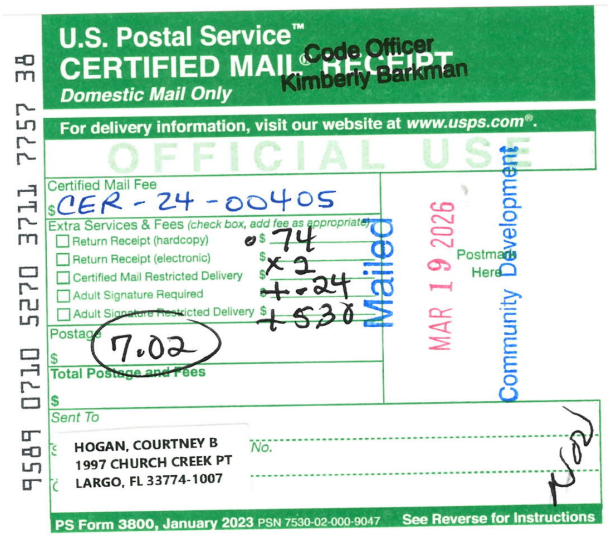
KAE OKON
Notary Public - State of Florida
Commission # HH 279054
My Comm. Expires Jun 21, 2026
Bonded through National Notary Assn.

Kae Okon
_____
Name of Acknowledger Typed or Printed

NOTARY
_____
Title or rank

_____
Serial number, if any

Revised: 06/02/2020



9589 0710 5270 3711 7757 38

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

Code Officer
Kimberly Barkman

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$ CER-24-00405

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ 0
- ☐ Return Receipt (electronic) $ 74 x 2
- ☐ Certified Mail Restricted Delivery $ +.24
- ☐ Adult Signature Required $ +5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.02

Total Postage and Fees
$

Mailed
MAR 19 2026
Postmark Here
Community Development

Sent To
HOGAN, COURTNEY B
1997 CHURCH CREEK PT
LARGO, FL 33774-1007

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-24-00405

Owner Information:

COURTNEY B HOGAN
1997 CHURCH CREEK PT
LARGO, FL 33774

RE: Property at: 1997 CHURCH CREEK PT, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0700

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 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 14, 2026**. A re-inspection of the subject property on **April 15, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-24-00405 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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.E(1) PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM
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
CDC 11.8.1 PERMITS REQUIRED
CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS
CDC 18.2.8.C(1) MECHANICAL EQUIPMENT
CDC 18.2.8.E(1) ELECTRICAL EQUIPMENT INSTALLATION

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 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.

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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00405

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 1997 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0700) 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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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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.

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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.

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(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.

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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.

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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.

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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 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).

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ .15 x2
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.75

Total Postage and Fees
$

Sent To CER-24-00405
Street and Apt. COURTNEY B HOGAN
City, State, ZIP 1997 CHURCH CREEK PT
LARGO FL 33774

Mailed
APR 15 2026
Postmark Here
Community Development

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

CER-24-00405
COURTNEY B HOGAN
1997 CHURCH CREEK PT
LARGO FL 33774

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00405

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 4-15, 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: 1997 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 ☑ physical presence or ☐ online notarization, this 15th day of April, 2026, by Keith Pfefferman, 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
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

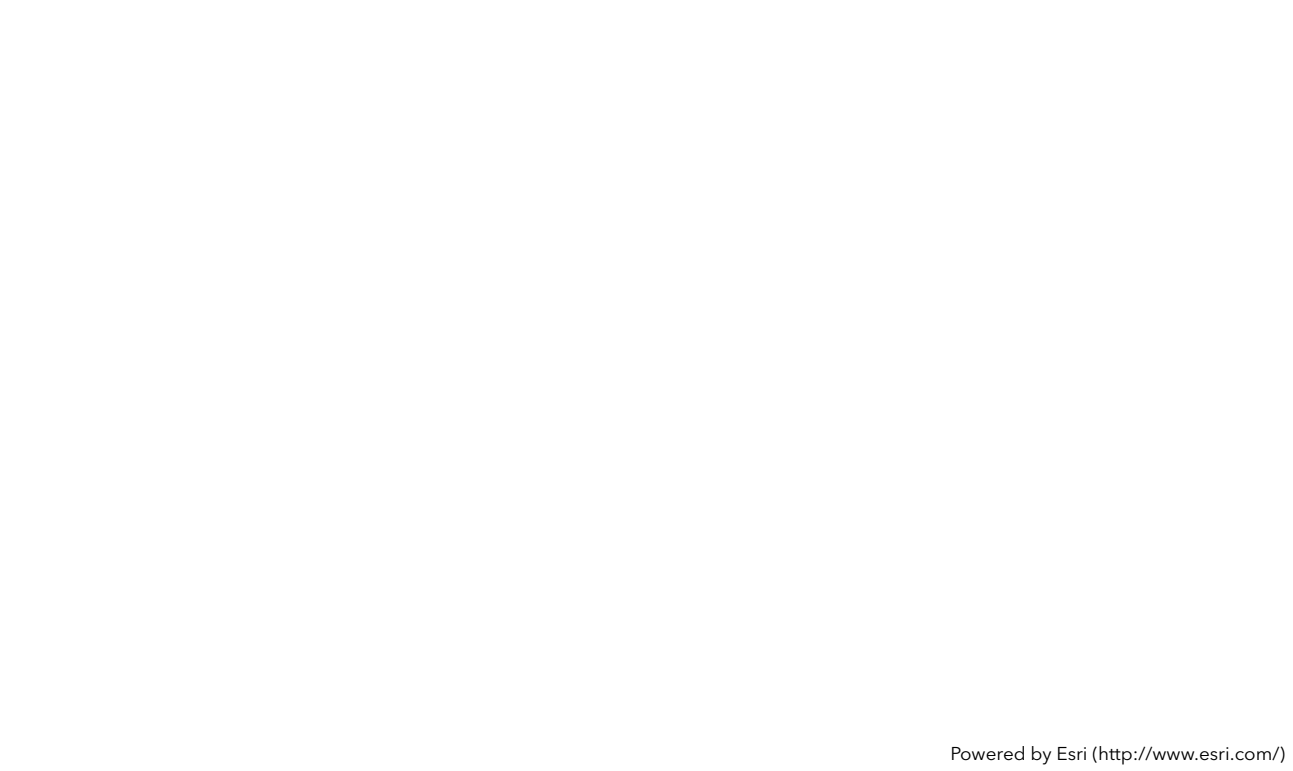
Parcel Summary
(as of 18-Mar-2026)

Parcel Number
05-30-15-36036-011-0700

- Owner Name
  HOGAN, COURTNEY B
- Property Use
  0110 Single Family Home
- Site Address
  1997 CHURCH CREEK PT
  LARGO, FL 33774
- Mailing Address
  1997 CHURCH CREEK PT
  LARGO, FL 33774-1007
- Legal Description
  HARBOR HILLS 2ND ADD BLK K, LOT 70
- Current Tax District
  LARGO (LA)
- Year Built
  1958

Living SF	Gross SF	Living Units	Buildings
1,512	**2,506**	**1**	**1**

Parcel Map



Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21044/2265	$306,800	252.10	A	Current FEMA Maps	Check for EC	Zoning Map	46/67

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$263,769	$225,215	$174,493	$200,215	$174,493

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$417,890	$295,450	$245,450	$270,450	$245,450
2023	Y	$428,513	$286,845	$236,845	$261,845	$236,845
2022	Y	$380,362	$278,490	$228,490	$253,490	$228,490
2021	Y	$270,379	$270,379	$220,379	$245,379	$220,379
2020	Y	$193,827	$193,827	$143,827	$168,827	$143,827

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
17-Jun-2020	$290,000	Q	I	SCELZI CLAYTON W	HOGAN COURTNEY B	21044/2265
20-May-2015	$215,000	Q	I	PHILLIPS ARLENE V	SCELZI CLAYTON W	18789/1697
30-Nov-1985	$62,000	Q				06122/1990

2025 Land Information

Land Area: ≅ 7,501 sf | ≅ 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	$3,050	75.00	FF	.9900	$226,462

2025 Building 1 Structural Elements and Sub Area Information

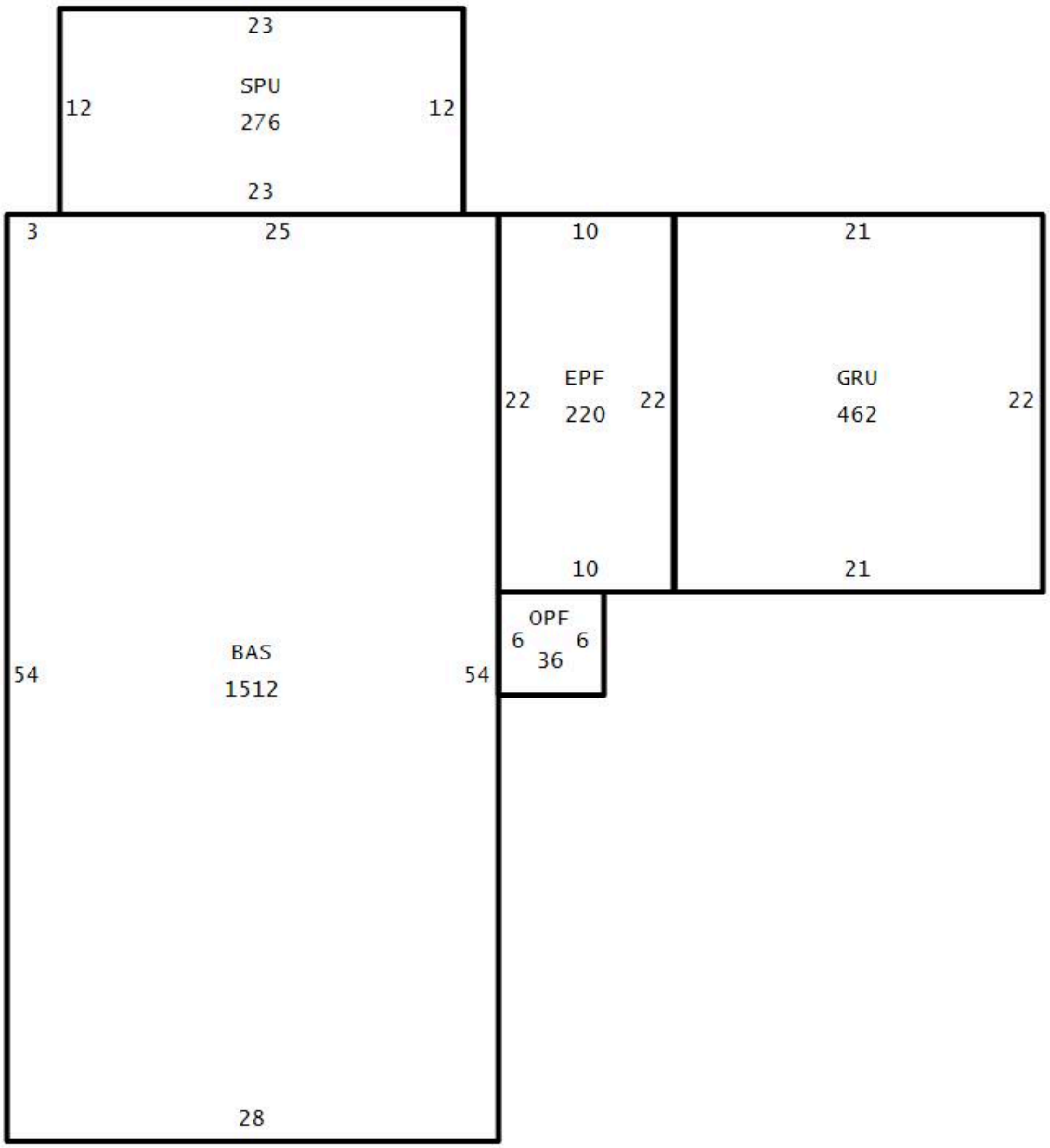
Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,512	1,512
Enclosed Porch (EPF):	0	220
Garage Unfinished (GRU):	0	462
Open Porch (OPF):	0	36

Structural Elements	
Year Built:	1958
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	33

Sub Area	Living Area SF	Gross Area SF
Screen Porch Unfinished (SPU):	0	276
Total Area SF:	**1,512**	**2,506**

2025 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
ACCES-25-000171	PORCH	08/29/2025	$10,650
REPAIR-25-000014	ROOF	01/21/2025	$16,800
BCP2108-0124	HEAT/AIR	08/05/2021	$10,487
BCP2008-0104	WINDOWS/DOORS	08/07/2020	$34,000

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00454

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 2048 COVE DR, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0650) 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.

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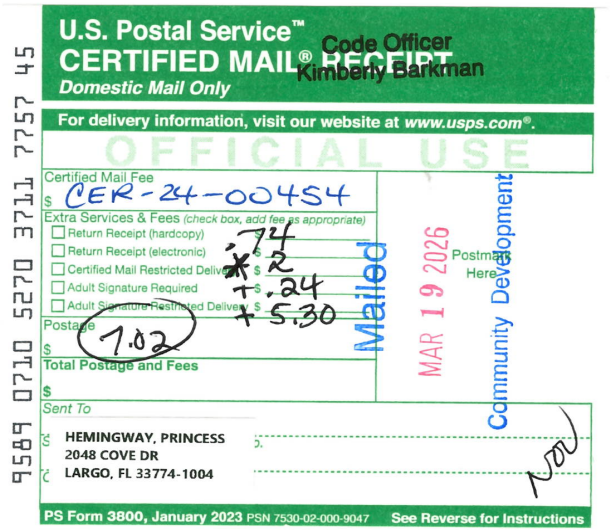
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Code Officer
Kimberly Barkman

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OFFICIAL USE

Certified Mail Fee
$ CER-24-00454

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ .74
- ☐ Return Receipt (electronic) $ 2
- ☐ Certified Mail Restricted Delivery $ .24
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.02

Total Postage and Fees
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Mailed

MAR 19 2026

Postmark Here

Community Development

Sent To

HEMINGWAY, PRINCESS
2048 COVE DR
LARGO, FL 33774-1004

NOV

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

9589 0710 5270 3711 7757 45

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00454

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 3/19/24 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, 2048 COVE 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: 2048 COVE 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: 2048 COVE 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 19th day of March, 2024, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

Kae Okon
_____
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

KAE OKON
Notary Public - State of Florida
Commission # HH 279054
My Comm. Expires Jun 21, 2026
Bonded through National Notary Assn.

Kae Okon
_____
Name of Acknowledger Typed or Printed

NOTARY
_____
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-24-00454

Owner Information:

PRINCESS HEMINGWAY
2048 COVE DR
LARGO, FL 33774

RE: Property at: 2048 COVE DR, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0650

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 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 14, 2026**. A re-inspection of the subject property on **April 15, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-24-00454 on April 30, 2026**, in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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.E(1) PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM
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
CDC 11.8.1 PERMITS REQUIRED
CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS
CDC 18.2.8.C(1) MECHANICAL EQUIPMENT
CDC 18.2.8.E(1) ELECTRICAL EQUIPMENT INSTALLATION

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 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.

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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00454

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 2048 COVE DR, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0650) 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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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.

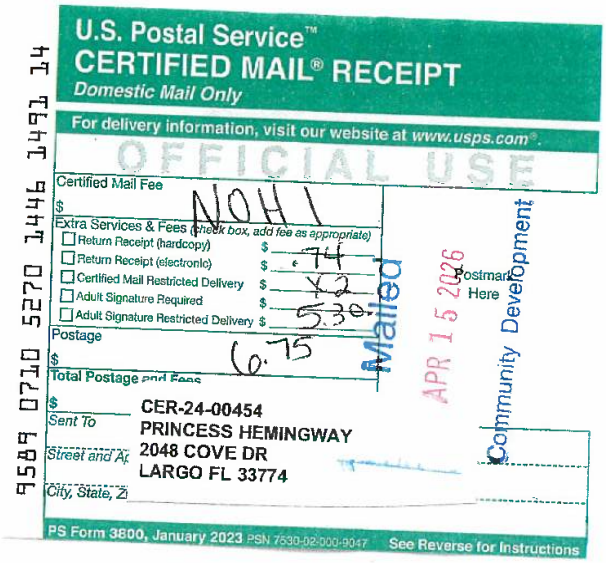
Corrective Action: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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 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).



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ .74
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $ 4.2
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ 5.30

Postage
$ 6.75

Total Postage and Fees
$

Sent To CER-24-00454
PRINCESS HEMINGWAY

Street and Ap 2048 COVE DR

City, State, Zi LARGO FL 33774

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

9589 0710 5270 1446 1491 14

Mailed
APR 15 2026
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Community Development

CER-24-00454
PRINCESS HEMINGWAY
2048 COVE DR
LARGO FL 33774

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00454

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 4-15, 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 COVE DR 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 ☐ physical presence or ☐ online notarization, this 15th day of April, 2026 by Keith Pfefferman, 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
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 18-Mar-2026)

Parcel Number
05-30-15-36036-011-0650

- Owner Name
  HEMINGWAY, PRINCESS
- Property Use
  0110 Single Family Home
- Site Address
  2048 COVE DR
  LARGO, FL 33774
- Mailing Address
  2048 COVE DR
  LARGO, FL 33774-1004
- Legal Description
  HARBOR HILLS 2ND ADD BLK K, LOT 65
- Current Tax District
  LARGO (LA)
- Year Built
  1961

Living SF	Gross SF	Living Units	Buildings
1,556	**2,316**	**1**	**1**

Parcel Map

Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).
2026	Yes	100%		
2025	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22783/2465	$316,900	252.10	A	Current FEMA Maps	Check for EC	Zoning Map	46/67

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$272,441	$187,431	$136,709	$162,431	$136,709

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$396,701	$226,727	$176,727	$201,727	$176,727
2023	Y	$404,213	$220,123	$170,123	$195,123	$170,123
2022	Y	$364,474	$213,712	$163,712	$188,712	$163,712
2021	Y	$254,030	$207,487	$157,487	$182,487	$157,487
2020	Y	$201,728	$201,728	$151,728	$176,728	$151,728

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
04-Apr-2024	$100	U	I	HEMINGWAY PRINCESS	HEMINGWAY PRINCESS	22783/2465
04-Mar-2019	$241,000	Q	I	PERRY JIMMIE	WATKINS PRINCESS	20452/1410
11-Apr-2006	$225,000	Q	I	DITURI ANTHONY	PERRY, JIMMIE	15047/1737
22-Sep-1992	$72,000	Q	I	LANCASTER EULIS V	DITURI, ANTHONY	08037/0863
02-Mar-1990	$0	U	I	LANCASTER EULIS V	LANCASTER, EULIS V.	07213/2049

2025 Land Information

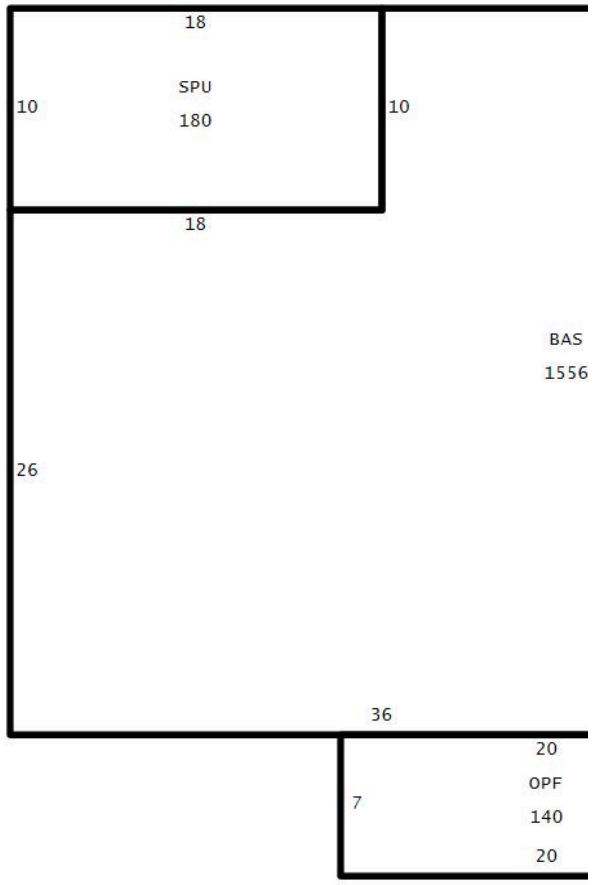
Land Area: ≅ 7,910 sf | ≅ 0.18 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	80x100	$3,050	80.00	FF	.9800	$239,120

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1961
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	30

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,556	1,556
Garage (GRF):	0	440
Open Porch (OPF):	0	140
Screen Porch Unfinished (SPU):	0	180
Total Area SF:	**1,556**	**2,316**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$15.00	180.0	$2,700	$1,242	2004

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
REPAIR-25-000020	DAMAGE FIRE/FLOOD/VEHICLE	12/17/2025	$45,308
BCP2006-0190	ADDITION/REMODEL/RENOVATION	06/30/2020	$2,000

Permit Number	Description	Issue Date	Estimated Value
BCP1804-0475	MISCELLANEOUS	04/19/2018	$1,500

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00470

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 1957 COVE DR, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0530) 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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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.

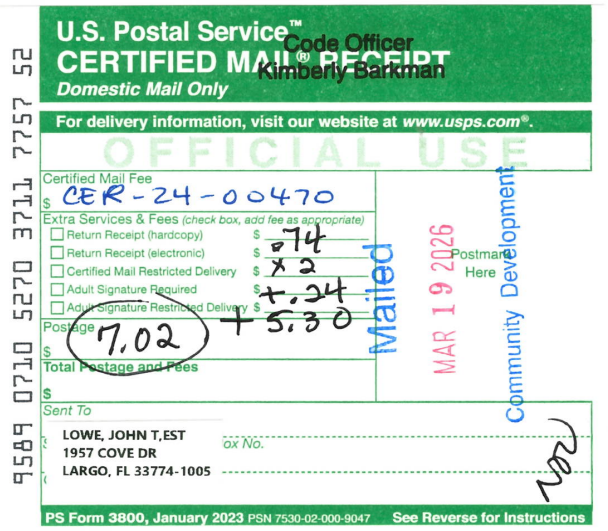
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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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 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 3711 7757 52

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Code Officer
Kimberly Barkman

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$ CER-24-00470

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ .74
- ☐ Return Receipt (electronic) $ x 2
- ☐ Certified Mail Restricted Delivery $ +.24
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.02 + 5.30

Total Postage and Fees
$

Mailed
MAR 19 2026
Postmark Here
Community Development

Sent To
LOWE, JOHN T,EST
1957 COVE DR
LARGO, FL 33774-1005
ox No.

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

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00470

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 3/19/26 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, 1957 COVE 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: 1957 COVE 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: 1957 COVE 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 19th day of March, 20 26, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

Kae Okon
_____
Signature of Person Taking Acknowledgment

(NOTARY SEAL)
KAE OKON
Notary Public - State of Florida
Commission # HH 279054
My Comm. Expires Jun 21, 2026
Bonded through National Notary Assn.

Kae Okon
_____
Name of Acknowledger Typed or Printed

NOTARY
_____
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-24-00470

Owner Information:

JOHN T LOWE EST
1957 COVE DR
LARGO, FL 33774

RE: Property at: 1957 COVE DR, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0530

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 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 14, 2026.** A re-inspection of the subject property on **April 15, 2026,** indicates the violation(s) still exist.

**** NEW LOCATION **** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-24-00470 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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.E(1) PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM
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
CDC 11.8.1 PERMITS REQUIRED
CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS
CDC 18.2.8.C(1) MECHANICAL EQUIPMENT
CDC 18.2.8.E(1) ELECTRICAL EQUIPMENT INSTALLATION

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 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.

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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00470

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 1957 COVE DR, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0530) 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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
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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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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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.

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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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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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 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).



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $ X2
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.75

Total Postage and Fees
$

Sent To CER-24-00470
JOHN T LOWE EST
Street and A 1957 COVE DR
City, State, LARGO FL 33774

Postmark Here

Mailed
APR 15 2024

Community Development

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

CER-24-00470
JOHN T LOWE EST
1957 COVE DR
LARGO FL 33774

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00470

BEFORE ME, this day, personally appeared, KRISTI 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 4-15-, 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: 1957 COVE DR 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.

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☐ Hand delivered said Notice of: _____ to: _____

FURTHER AFFIANT SAYETH NAUGHT.

KristiP
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 15th day of April, 2026, by Keith Pfefferman, 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
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 18-Mar-2026)

Parcel Number
05-30-15-36036-011-0530

- Owner Name
  LOWE, JOHN T,EST
- Property Use
  0110 Single Family Home
- Site Address
  1957 COVE DR
  LARGO, FL 33774
- Mailing Address
  1957 COVE DR
  LARGO, FL 33774-1005
- Legal Description
  HARBOR HILLS 2ND ADD BLK K, LOT 53
- Current Tax District
  LARGO (LA)
- Year Built
  1961

Living SF	Gross SF	Living Units	Buildings
1,292	**2,081**	**1**	**1**

Parcel Map

Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
05473/1251	$642,100	252.10	A	Current FEMA Maps	Check for EC	Zoning Map	46/67

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$550,645	$473,698	$473,698	$550,645	$473,698

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$608,076	$479,967	$479,967	$608,076	$479,967
2023	N	$618,932	$436,334	$436,334	$618,932	$436,334
2022	Y	$474,442	$174,005	$123,505	$148,505	$98,505
2021	Y	$360,606	$168,937	$118,437	$143,437	$93,437
2020	Y	$348,358	$166,605	$116,105	$141,105	$91,105

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
01-Jan-1899						05473/1251

2025 Land Information

Land Area: ≅ 7,166 sf | ≅ 0.16 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	72x100	$8,100	72.00	FF	1.0000	$583,200

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):	1,292	1,292
Floor System:	Slab On Grade	Enclosed Porch (EPF):	0	380
Exterior Walls:	Cb Stucco/Cb Reclad	Garage (GRF):	0	374
Unit Stories:	1	Open Porch (OPF):	0	35
Living Units:	1	**Total Area SF**:	**1,292**	**2,081**
Roof Frame:	Gable Or Hip			
Roof Cover:	Concrete Tile/Metal			
Year Built:	1961			
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:	37			

2025 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$3,500.00	2	$7,000	$2,800	1966
DOCK	$62.00	120.0	$7,440	$2,976	1994

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
2013010004	ROOF	01/02/2013	$2,400
00060888	MISCELLANEOUS	12/06/1999	$4,335

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00384

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 1648 ST PAULS DR, CLEARWATER, FL 33764 (Parcel ID# 25-29-15-06723-000 -0070) 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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
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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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
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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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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 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 3711 7757 14

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

Code Officer
Kimberly Barkman

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$ CER-24-00384

Extra Services & Fees (check box, add fees as appropriate)
- Return Receipt (hardcopy) $ .74 x2
- Return Receipt (electronic) $ +.124
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $ + 5.30

Postage
$ 7.02

Total Postage and Fees
$

Mailed

MAR 19 2026

Postmark Here

Community Development

Sent To
BOGHIGIAN, MARY N
1648 SAINT PAULS DR
CLEARWATER, FL 33764-6452

7.02

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

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00384

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 3/19/26 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, 1648 ST PAULS 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: 1648 ST PAULS 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: 1648 ST PAULS 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.

_____
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 19th day of March, 20 26, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

_____
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

KAE OKON
Notary Public - State of Florida
Commission # HH 279054
My Comm. Expires Jun 21, 2026
Bonded through National Notary Assn.

Kae Okon
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-24-00384

Owner Information:

MARY N BOGHIGIAN
1648 ST PAULS DR
CLEARWATER, FL 33764

RE: Property at: 1648 ST PAULS DR, CLEARWATER, FL 33764

Parcel ID No: 25-29-15-06723-000-0070

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 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 14, 2026.** A re-inspection of the subject property on **April 15, 2026**, indicates the violation(s) still exist.

**** NEW LOCATION **** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-24-00384 on April 30, 2026**, in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. CER-26-00111 on April 30, 2026, in the City of Largo, Emergency Operation Center (EOC), located 201 Highland Avenue, Largo, beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side. As the proceedings of the 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.E(1) PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM
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
CDC 11.8.1 PERMITS REQUIRED
CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS
CDC 18.2.8.C(1) MECHANICAL EQUIPMENT
CDC 18.2.8.E(1) ELECTRICAL EQUIPMENT INSTALLATION

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 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.

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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00384

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 1648 ST PAULS DR, CLEARWATER, FL 33764 (Parcel ID# 25-29-15-06723-000 -0070) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
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Corrective Action: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by
Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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 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).



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.75

Total Postage and Fees
$

Mailed
APR 15 2026
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Community Development

Sent To CER-24-00384
Street a MARY N BOGHIGIAN
1648 SAINT PAULS DR
City, St CLEARWATER FL 33764-6452

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

9589 0710 5270 1446 1491 90

CER-24-00384
MARY N BOGHIGIAN
1648 SAINT PAULS DR
CLEARWATER FL 33764-6452

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00384

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 4-15-26, 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: 1648 ST PAULS DR CLEARWATER 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 ☑ physical presence or ☐ online notarization, this 15th day of April, 2026, by Keith Pfefferman, 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
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 18-Mar-2026)

Parcel Number
25-29-15-06723-000-0070

- Owner Name
  BOGHIGIAN, MARY N
- Property Use
  0110 Single Family Home
- Site Address
  1648 ST PAULS DR
  LARGO, FL 33764
- Mailing Address
  1648 SAINT PAULS DR
  CLEARWATER, FL 33764-6452
- Legal Description
  BELLEAIR COVE LOT 7 AND WATER LOT 7 A
- Current Tax District
  LARGO (LA)
- Year Built
  1981

Living SF	Gross SF	Living Units	Buildings
2,279	**3,386**	**1**	**1**

Parcel Map

Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).
2026	Yes	100%		
2025	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
05060/0945	$451,400	254.07	A	Current FEMA Maps	Check for EC	Zoning Map	72/37

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$381,909	$162,023	$101,301	$127,023	$101,301

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$480,376	$206,011	$146,011	$171,011	$146,011
2023	Y	$406,505	$200,011	$140,011	$165,011	$140,011
2022	Y	$397,808	$194,185	$138,685	$163,685	$138,685
2021	Y	$321,303	$188,529	$133,029	$158,029	$133,029
2020	Y	$308,902	$185,926	$130,426	$155,426	$130,426

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
31-Dec-1980	$22,600	Q				05060/0945
31-Dec-1975	$325,000	U				04282/0133

2025 Land Information

Land Area: ≅ 26,933 sf | ≅ 0.61 acres Frontage and/or View: Canal/River Seawall: Yes

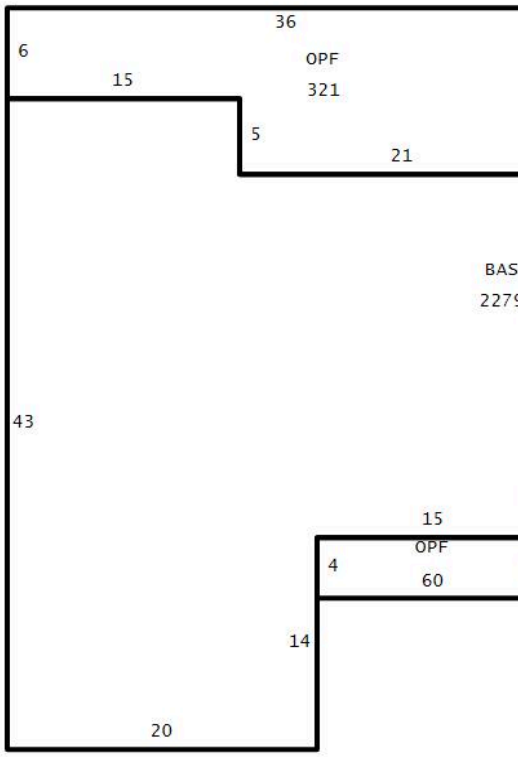
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	115x125	$2,600	115.00	FF	.8546	$255,525
Rivers And Lakes	115x105	$1,000	0.2500	AC	1.0000	$250

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):	2,279	2,279
Floor System:	Slab On Grade	Garage (GRF):	0	726

Structural Elements	
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1981
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Upgrade
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	38

Sub Area	Living Area SF	Gross Area SF
Open Porch (OPF):	0	381
Total Area SF:	**2,279**	**3,386**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ENCLOSURE	$10.00	1,576.0	$15,760	$6,304	1981
PATIO/DECK	$15.00	300.0	$4,500	$1,800	1981
PATIO/DECK	$15.00	242.0	$3,630	$1,452	1998
POOL	$42,000.00	1	$42,000	$16,800	1981

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
2011040475	ROOF	04/27/2011	$11,500

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 12/15/2025 **CASE NUMBER:** CER-25-01131

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on December 15, 2025 at the property located at the following address: 12760 INDIAN ROCKS RD 1071, LARGO, FL 33774 (Parcel ID# 07-30-15-59750-010-1071) 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: Apply for appropriate after-the-fact permits pertaining to the demolition and renovation of the residence.

This property will be re-inspected on **January 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 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).



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- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.78

Total Postage and Fees
$

Sent To CER-25-01131
Street and Apt. RICHARD DENIKE
City, State, ZIP+4® 245 RADCLIFF ST
BRISTOL, PA 19007-5017

Mailed
DEC 16 2025
Postmark Here
Community Development

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

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-25-01131

for

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 12-15-25 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, 12760 INDIAN ROCKS RD 1071 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: 12760 INDIAN ROCKS RD 1071 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: 12760 INDIAN ROCKS RD 1071 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
(for) officer Cruz

STATE OF FLORIDA
COUNTY OF PINELLAS
Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 15th day of December, 2025, 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)

MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-25-01131

Owner Information:

RICHARD DENIKE
1506 TRENTON AVE
BRISTOL, PA 19007

RE: Property at: 12760 INDIAN ROCKS RD 1071, LARGO, FL 33774

Parcel ID No: 07-30-15-59750-010-1071

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 **December 15, 2025** requesting that you correct the violation(s) identified in said Notice of Violation on or before **January 14, 2026**. A re-inspection of the subject property on **January 15, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-25-01131 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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

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 December 15, 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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 12/15/2025 **CASE NUMBER:** CER-25-01131

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on December 15, 2025 at the property located at the following address: 12760 INDIAN ROCKS RD 1071, LARGO, FL 33774 (Parcel ID# 07-30-15-59750-010-1071) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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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: Apply for appropriate after-the-fact permits pertaining to the demolition and renovation of the residence.

This property will be re-inspected on January 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 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).

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☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$ 4.82
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$ 5.30
Postage	6.75
Total Postage and Fees	

Postmark Here

Sent To: CER-25-01131
Street and: RICHARD DENIKE
City, State,: 1506 TRENTON AVE
BRISTOL, PA 19007

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

CER-25-01131
RICHARD DENIKE
1506 TRENTON AVE
BRISTOL, PA 19007

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER.25.01131

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 _____, 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 4/15/26, 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: 12760 Indian Rocks Rd 107 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.

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 15th day of April, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 13-Apr-2026)

Parcel Number
07-30-15-59750-010-1071

- Owner Name
  DENIKE, RICHARD
- Property Use
  0436 Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)
- Site Address
  12760 INDIAN ROCKS RD # 1071
  LARGO, FL 33774
- Mailing Address
  1506 TRENTON AVE
  BRISTOL, PA 19007
- Legal Description
  NEW ATLANTIS CLUB CONDO BLDG 10, UNIT 1071
- Current Tax District
  LARGO (LA)
- Year Built
  1972

Living SF	Gross SF	Living Units	Buildings
987	**987**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23227/1418	$209,668	252.08	A	Current FEMA Maps	Check for EC	Zoning Map	46/1

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$178,218	$157,293	$157,293	$178,218	$157,293

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$186,563	$142,994	$142,994	$186,563	$142,994
2023	N	$162,085	$129,995	$129,995	$162,085	$129,995
2022	N	$150,906	$118,177	$118,177	$150,906	$118,177
2021	N	$112,076	$107,434	$107,434	$112,076	$107,434
2020	N	$114,499	$97,667	$97,667	$114,499	$97,667

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
27-Jun-2025	$130,000	Q	I	CLARK PAUL B	DENIKE RICHARD	23227/1418
16-Aug-1991	$55,000	Q	I	WEEKS HENDRYK S	CLARK, PAUL B.	07654/1702
31-Dec-1980	$73,000	Q				05127/1363

2025 Land Information

Land Area: ≅ 0 sf | ≅ 0.00 acres Frontage and/or View: None Seawall: No

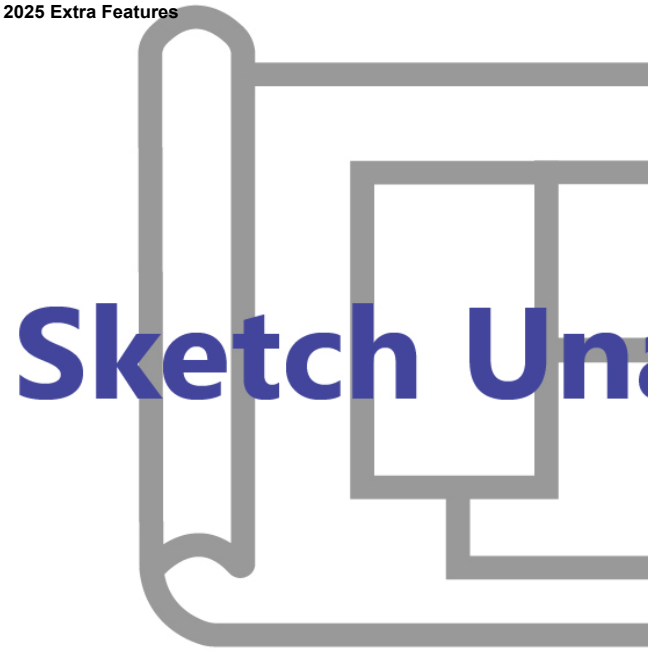
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
No Lands on Record.						

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Unit View:	Standard
Unit Type:	Corner
Unit Floor #:	3
Unit Stories:	1
Living Units:	1
Year Built:	1972
Building Type:	Mid Rise 4-11 Fl
Quality:	Average
Exterior Walls:	Masonry
Balcony/porch:	Screen - Standard
Complex Amenities:	Club House Or Rec Room Tennis Court Swimming Pool

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	987	987
Total Area SF:	**987**	**987**

2025 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
No Permits on Record.			

CITY OF LARGO

NOTICE OF VIOLATION - REPEAT VIOLATION

DATE ISSUED: 01/26/2026 **CASE NUMBER:** CER-26-00047

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on January 12, 2026 at the property located at the following address: 1651 PATLIN CIR S, LARGO, FL 33770 (Parcel ID# 33-29-15-08856-000-0450)

On the above date, the Code Enforcement Officer identified the following as REPEAT violation(s) of City of Largo Codes. As a repeat violation of the same ordinance or code, as defined in section 162.04 (5), Florida Statutes and section 9-19 (a), City of Largo Code of Ordinances (COO), this case will be set for a hearing without providing additional time to correct the violation(s). This case may be presented at a hearing even if the repeat violation(s) are corrected prior to the hearing. At the hearing, if it is determined that that repeat violation(s) occurred, fines up to $500.00 per day per violation, commencing on the date of this Notice of Violation, may be assessed. If assessed, such fines will continue to accumulate until the City verifies that the violations are corrected

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.

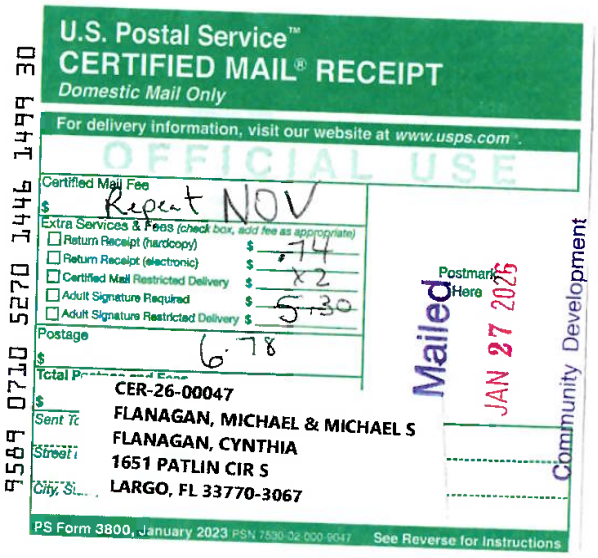
Corrective Action: Property must clean and remove all junk trash and debris or relocate inside an enclosed structure.

Please contact the Code Officer listed below with questions or when you are ready to have your property reinspected.

As a repeat violation(s), this may result in a fine or legal action by the City of Largo to abate the violation.

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 ordinances 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 or 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 questions about these violation(s).



9589 0710 5270 1446 1499 30

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- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.78

Total P... and Fees
$

Sent To
CER-26-00047
FLANAGAN, MICHAEL & MICHAEL S
FLANAGAN, CYNTHIA

Street ...
1651 PATLIN CIR S

City, St...
LARGO, FL 33770-3067

Postmark Here
Mailed
JAN 27 2026

Community Development

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

CHIEF CODE OFFICER
Luis Cruz

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-26-00047 Notice of Repeat Violation

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 1/26/24 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, 1651 PATLIN CIR 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: 1651 PATLIN CIR 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: 1651 PATLIN CIR 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.

_____
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 26th day of January, 2024, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

_____
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

RUBEN RIVERA
Notary Public - State of Florida
Commission # HH 690782
My Comm. Expires Jun 22, 2029
Bonded through National Notary Assn.

Ruben Rivera
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-26-00047

Owner Information:

CNTHIA FLANAGAN
MICHAEL FLANAGAN
MICHAEL S FLANAGAN
1651 PATLIN CIR S LARGO, FL 33770

RE: Property at: 1651 PATLIN CIR S, LARGO, FL 33770

Parcel ID No: 33-29-15-08856-000-0450

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 **January 26, 2026** 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.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as **Case No. CER-26-00047 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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

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 January 26, 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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION - REPEAT VIOLATION

DATE ISSUED: 01/26/2026 **CASE NUMBER:** CER-26-00047

CODE ENFORCEMENT OFFICER: Luis Cruz

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On the above date, the Code Enforcement Officer identified the following as REPEAT violation(s) of City of Largo Codes. As a repeat violation of the same ordinance or code, as defined in section 162.04 (5), Florida Statutes and section 9-19 (a), City of Largo Code of Ordinances (COO), this case will be set for a hearing without providing additional time to correct the violation(s). This case may be presented at a hearing even if the repeat violation(s) are corrected prior to the hearing. At the hearing, if it is determined that that repeat violation(s) occurred, fines up to $500.00 per day per violation, commencing on the date of this Notice of Violation, may be assessed. If assessed, such fines will continue to accumulate until the City verifies that the violations are corrected

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.

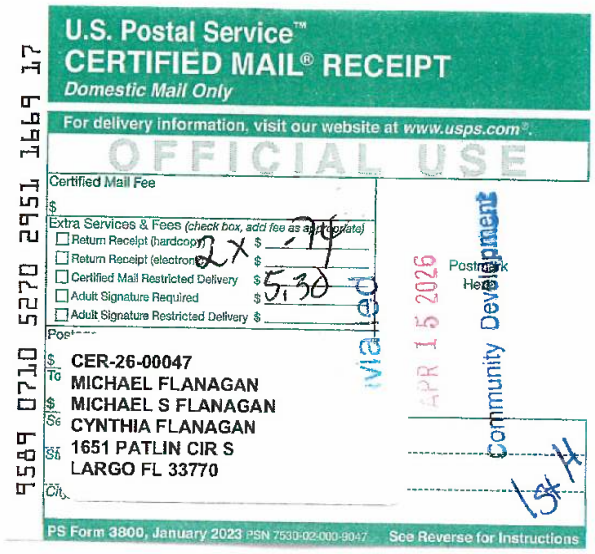
Corrective Action: Property must clean and remove all junk trash and debris or relocate inside an enclosed structure.

Please contact the Code Officer listed below with questions or when you are ready to have your property reinspected.

As a repeat violation(s), this may result in a fine or legal action by the City of Largo to abate the violation.

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 ordinances 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 or 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 questions about these violation(s).



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $ 5.30
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

To CER-26-00047
MICHAEL FLANAGAN
Se MICHAEL S FLANAGAN
CYNTHIA FLANAGAN
St 1651 PATLIN CIR S
LARGO FL 33770
City

Postmark Here
APR 15 2026
Community Development

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

9589 0710 5270 2951 1669 17

CER-26-00047
MICHAEL FLANAGAN
MICHAEL S FLANAGAN
CYNTHIA FLANAGAN
1651 PATLIN CIR S
LARGO FL 33770

STATE OF FLORIDA
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

Case Number: Cer-26-00047

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 _____, 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 4/15/26, 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: 1651 Patlin Cir 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 _____, 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.

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 15th day of April, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

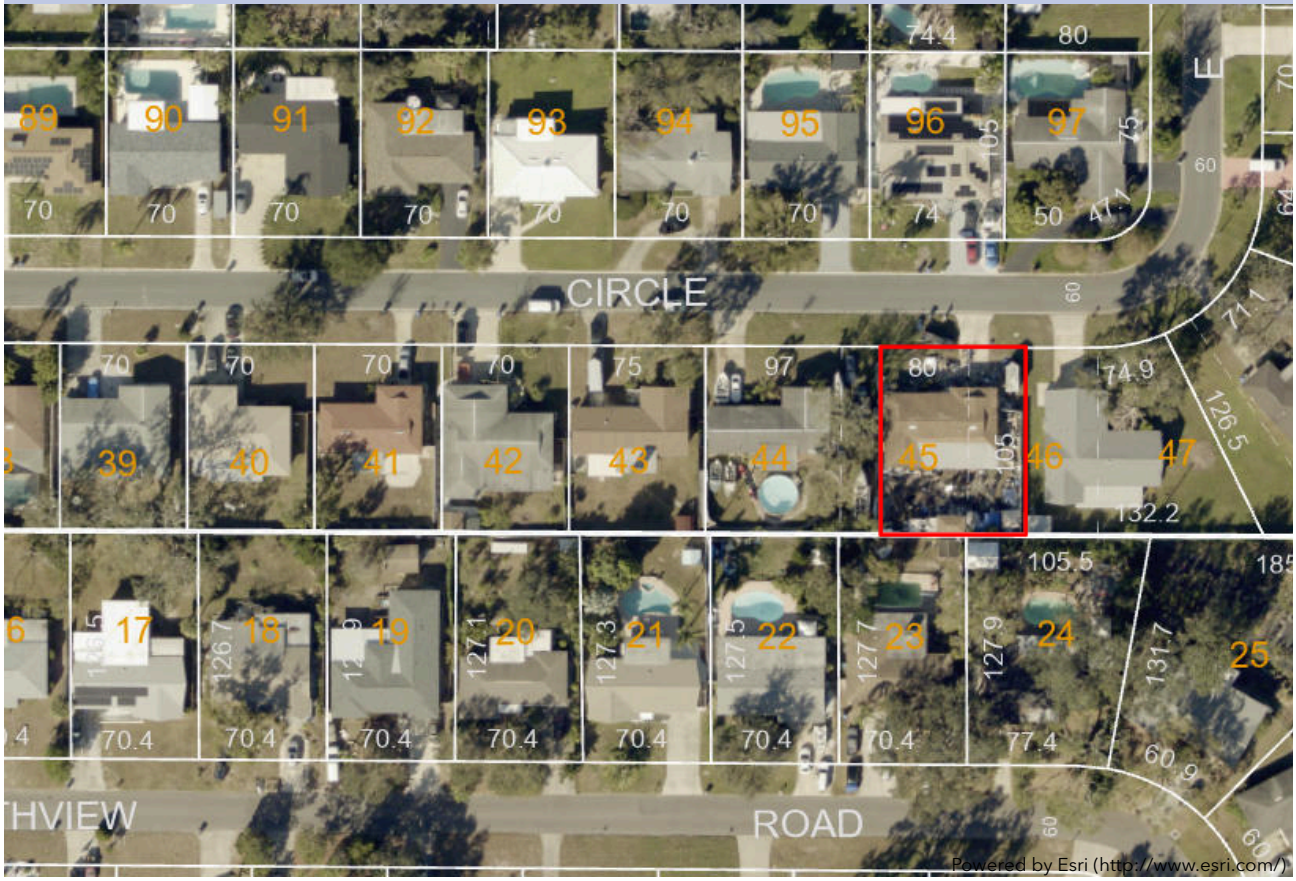
Parcel Summary
(as of 26-Jan-2026)

Parcel Number
33-29-15-08856-000-0450

- Owner Name
  FLANAGAN, MICHAEL
  FLANAGAN, MICHAEL SFLANAGAN, CYNTHIA
- Property Use
  0110 Single Family Home
- Site Address
  1651 PATLIN CIR S
  LARGO, FL 33770
- Mailing Address
  1651 PATLIN CIR S
  LARGO, FL 33770-3067
- Legal Description
  BILTMORE ESTATES E 48FT OF LOT 45 & W 32FT OF LOT 46
- Current Tax District
  LARGO (LA)
- Year Built
  1969

Living SF	Gross SF	Living Units	Buildings
1,497	**2,174**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21238/2180	$451,100	252.11	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	54/54

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$384,492	$280,043	$229,321	$255,043	$229,321

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$375,316	$272,151	$222,151	$247,151	$222,151
2023	Y	$367,784	$264,224	$214,224	$239,224	$214,224
2022	Y	$321,047	$256,528	$206,528	$231,528	$206,528
2021	Y	$249,056	$249,056	$199,056	$224,056	$199,056
2020	Y	$229,637	$205,908	$155,908	$180,908	$155,908

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
02-Oct-2020	$280,000	Q	I	BERMUDEZ JAVIER MORALES	FLANAGAN, CYNTHIA	21238/2180
20-Jan-2017	$230,000	Q	I	MICHTSOGLOU GEORGINA	BERMUDEZ JAVIER MORALES	19496/2565
19-Aug-2003	$137,000	U	I	AMSOUTH BANK PR	MICHTSOGLOU, GEORGINA	12998/1531
11-Jul-1995	$100	U	I	AMSOUTH BANK FL PR	STOCKER, VIRGINIA	09045/1054

2025 Land Information

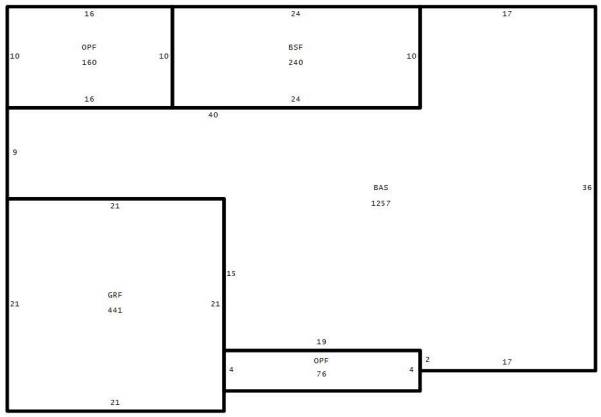
Land Area: ≅ 8,411 sf | ≅ 0.19 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	80x105	$2,200	80.00	FF	1.0094	$177,654

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1969
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	28

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,257	1,257
Base Semi-finished (BSF):	240	240
Garage (GRF):	0	441
Open Porch (OPF):	0	236
Total Area SF:	**1,497**	**2,174**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	$5,000.00	1	$5,000	$2,000	1969
SHED	$22.00	112.0	$2,464	$986	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
BCP2201-0016	WINDOWS/DOORS	01/04/2022	$2,318
BCP2003-0006	ROOF	03/02/2020	$3,500
BCP1704-0566	FENCE	05/12/2017	$2,000
BCP1702-0399	HEAT/AIR	02/23/2017	$4,700

Permit Number	Description	Issue Date	Estimated Value
2005030541	ROOF	04/11/2005	$400
00067197	ROOF	06/12/2001	$4,750

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00410

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 19, 2026 at the property located at the following address: 4036 CHURCH CREEK PT, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0820) 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: Please have a licensed contractor contact the Building Permitting Department to obtain the necessary permits. The permits are to cover the full scope of work. All permits are to be applied for, issued, and finalized by a City of Largo Building Inspector.

Description of Violation: The property is for sale and the listing indicates it was fully remodeled. There is a newly constructed kitchen, 2 bathrooms, and new HVAC system with Halo UV light filtering. This work was done without permitting.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

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Please note that construction activities that are undertaken without a proper permit(s) are violations.

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: Please have a licensed contractor contact the Building Permitting Department to obtain the necessary permits. The permits are to cover the full scope of work. All permits are to be applied for, issued, and finalized by a City of Largo Building Inspector.

Description of Violation: The property is for sale and the listing indicates it was fully remodeled. There is a newly constructed kitchen and 2 bathrooms. This work was done without permitting.

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: Please have a licensed contractor contact the Building Permitting Department to obtain the necessary permits. The permits are to cover the full scope of work. All permits are to be applied for, issued, and finalized by a City of Largo Building Inspector.

Description of Violation: The property is for sale and the listing indicates there is a newly installed HVAC system with Halo UV light filtering. This work was done without permitting.

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: Please have a licensed contractor contact the Building Permitting Department to obtain the necessary permits. The permits are to cover the full scope of work. All permits are to be applied for, issued, and finalized by a City of Largo Building Inspector.

Description of Violation: The property is for sale and the listing indicates it was fully remodeled. There is a newly constructed kitchen, 2 bathrooms, and new HVAC system with Halo UV light filtering. This work was done without permitting.

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

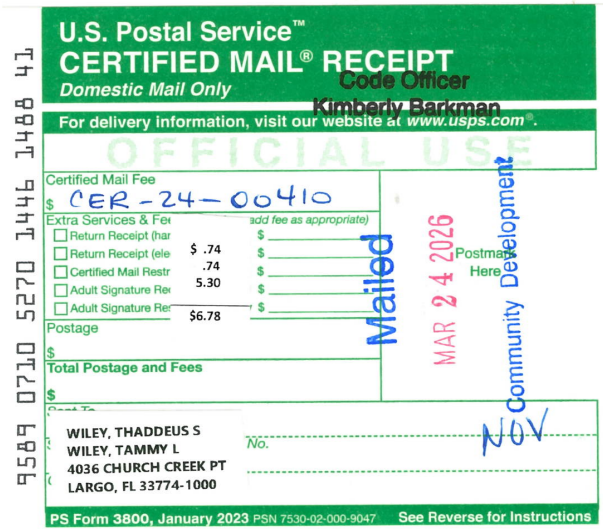
(1) General Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, laundry facilities, bathtubs and showers shall be supplied with hot or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

Corrective Action: Please have a licensed contractor contact the Building Permitting Department to obtain the necessary permits. The permits are to cover the full scope of work. All permits are to be applied for, issued, and finalized by a City of Largo Building Inspector.

Description of Violation: The property is for sale and the listing indicates it was fully remodeled. There is a newly constructed kitchen and 2 bathrooms. This work was done without permitting.

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 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).



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Kimberly Barkman

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- ☐ Return Receipt (electronic) $ .74 $
- ☐ Certified Mail Restricted Delivery .74 $
- ☐ Adult Signature Required 5.30 $
- ☐ Adult Signature Restricted Delivery $

$6.78

Postage
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Total Postage and Fees
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Community Development

WILEY, THADDEUS S
WILEY, TAMMY L
4036 CHURCH CREEK PT
LARGO, FL 33774-1000

No.

NOV

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

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-24-00410

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 3/19/26 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, 4036 CHURCH CREEK PT 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: 4036 CHURCH CREEK PT 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: 4036 CHURCH CREEK PT 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 19th day of March, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

Kae Okon
Signature of Person Taking Acknowledgment

(NOTARY SEAL)
KAE OKON
Notary Public - State of Florida
Commission # HH 279054
My Comm. Expires Jun 21, 2026
Bonded through National Notary Assn.

Kae Okon
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/02/2020

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-24-00410

Owner Information:

THADDEUS S WILEY
TAMMY L WILEY
4036 CHURCH CREEK PT
LARGO, FL 33774

RE: Property at: 4036 CHURCH CREEK PT, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0820

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 19, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 14, 2026**. A re-inspection of the subject property on **April 15, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-24-00410 on April 30, 2026**, in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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.C(1) MECHANICAL EQUIPMENT
CDC 18.2.8.E(1) ELECTRICAL EQUIPMENT INSTALLATION
CDC 18.2.7.E(1) PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM
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
CDC 11.8.1 PERMITS REQUIRED

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 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.

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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/19/2026 **CASE NUMBER:** CER-24-00410

CODE ENFORCEMENT OFFICER: Luis Cruz

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Corrective Action: The building damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition does not constitute substantial damage.

This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.

Please be advised that the City will reevaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
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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.

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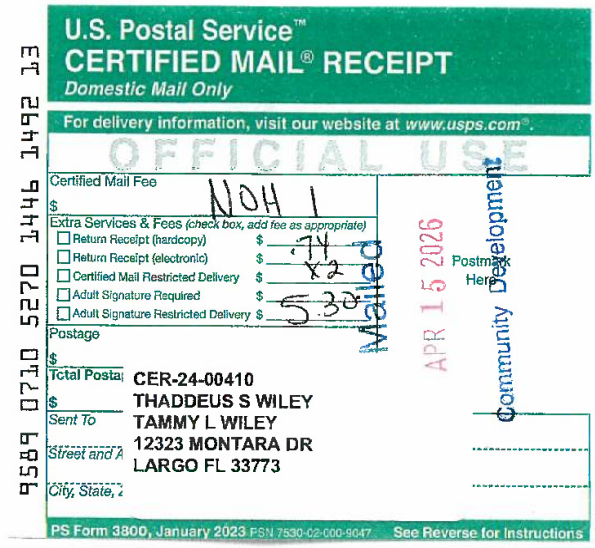
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You may contact Code Enforcement Officer Luis Cruz at 201 Highland Ave, Largo, Florida 33770; Telephone: (727) 580-1227; Email: lcruz@largo.com if you have any questions about these violation(s).



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- ☐ Adult Signature Restricted Delivery $

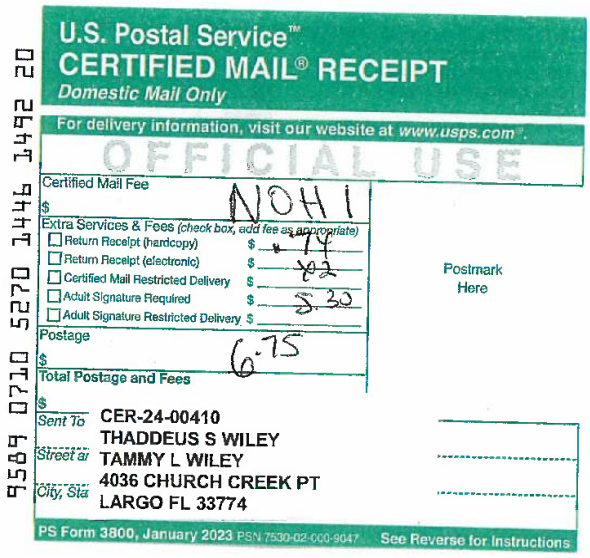
Postage
$

Total Postage and Fees
$

Sent To CER-24-00410
THADDEUS S WILEY
Street and A TAMMY L WILEY
12323 MONTARA DR
City, State, LARGO FL 33773

Mailed
APR 15 2026
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Community Development

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



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- ☐ Return Receipt (electronic) $ X2
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.75

Total Postage and Fees
$

Sent To CER-24-00410
THADDEUS S WILEY
Street ar TAMMY L WILEY
4036 CHURCH CREEK PT
City, Sta LARGO FL 33774

Postmark Here

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

CER-24-00410
THADDEUS S WILEY
TAMMY L WILEY
4036 CHURCH CREEK PT
LARGO FL 33774

CER-24-00410
THADDEUS S WILEY
TAMMY L WILEY
12323 MONTARA DR
LARGO FL 33773

STATE OF FLORIDA
COUNTY OF PINELLAS

AFFIDAVIT OF POSTINGS

Case Number: CER-24-00410

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 4-15, 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: 4036 CHURCH ST LARG 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 ☑ physical presence or ☐ online notarization, this 15 day of April, 2026, by Keith Pfefferman, 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
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 19-Mar-2026)

Parcel Number
05-30-15-36036-011-0820

- Owner Name
  WILEY, THADDEUS S
  WILEY, TAMMY L
- Property Use
  0110 Single Family Home
- Site Address
  4036 CHURCH CREEK PT
  LARGO, FL 33774
- Mailing Address
  4036 CHURCH CREEK PT
  LARGO, FL 33774-1000
- Legal Description
  HARBOR HILLS 2ND ADD BLK K, LOT 82
- Current Tax District
  LARGO (LA)
- Year Built
  1958

Living SF	Gross SF	Living Units	Buildings
1,484	**2,456**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23462/0862	$682,200	252.10	A	Current FEMA Maps	Check for EC	Zoning Map	46/67

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$589,420	$428,028	$377,306	$403,028	$377,306

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$797,064	$506,812	$456,812	$481,812	$456,812
2023	Y	$804,482	$492,050	$442,050	$467,050	$442,050
2022	Y	$622,973	$477,718	$427,718	$452,718	$427,718
2021	Y	$483,991	$463,804	$413,804	$438,804	$413,804
2020	Y	$457,400	$457,400	$407,400	$432,400	$407,400

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
18-Feb-2026	$765,000	Q	I	BURCHENAL WILLIAM K	WILEY THADDEUS S	23462/0862
01-Nov-2018	$535,000	Q	I	CRAWFORD PAUL M TRUSTEE	BURCHENAL WILLIAM K	20322/1880
10-Oct-2014	$100	U	I	CRAWFORD PAUL	CRAWFORD PAUL M TRUSTEE	18565/0724
09-May-2014	$324,500	Q	I	KLINGEL CAROL A	CRAWFORD PAUL	18408/2090
03-Apr-2001	$262,000	Q	I	BUTLER RONALD C	KLINGEL, CAROL A	11295/1924

2025 Land Information

Land Area: ≅ 7,571 sf | ≅ 0.17 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x101	$8,100	75.00	FF	.9900	$601,425

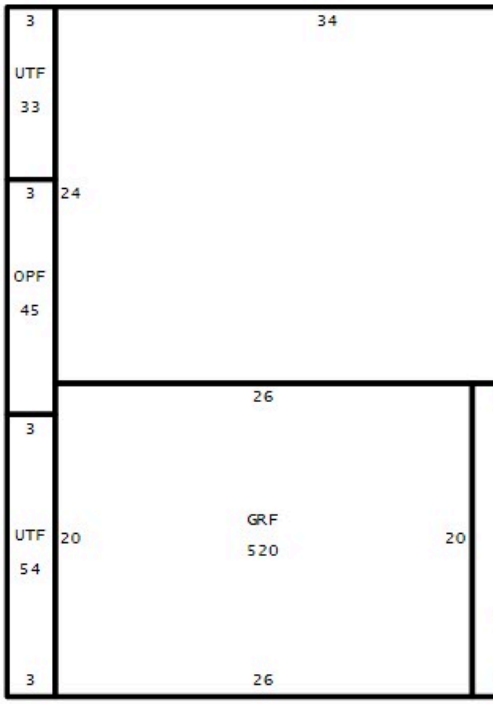
2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,484	1,484
Garage (GRF):	0	520

Structural Elements	
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1958
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	8
Effective Age:	27

Sub Area	Living Area SF	Gross Area SF
Open Porch (OPF):	0	245
Screen Porch Unfinished (SPU):	0	120
Utility (UTF):	0	87
Total Area SF:	**1,484**	**2,456**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$13,000.00	1	$13,000	$8,840	2014
BT LFT/DAV	$4,000.00	1	$4,000	$3,080	2017
DOCK	$51.00	240.0	$12,240	$4,896	1994
ENCLOSURE	$10.00	1,656.0	$16,560	$13,248	2018
PATIO/DECK	$15.00	260.0	$3,900	$2,652	2014
PND/FNT/WF	$8,500.00	1	$8,500	$8,500	1968
POOL	$42,000.00	1	$42,000	$28,560	2014

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
WINDOOR-25-000058	WINDOWS/DOORS	02/13/2025	$3,815
ROOF-24-000810	ROOF	12/23/2024	$18,000
BCP2207-0394	WINDOWS/DOORS	08/08/2022	$7,543
BCP1811-0281	ADDITION/REMODEL/RENOVATION	12/06/2018	$6,500
BCP1803-0243	POOL	03/21/2018	$25,000
BCP1712-0574	ENCLOSURE	01/25/2018	$9,900
2016050404	ADDITION/REMODEL/RENOVATION	05/20/2016	$7,808
2015060431	WINDOWS/DOORS	07/14/2015	$8,000
2014100063	ADDITION/REMODEL/RENOVATION	10/20/2014	$3,577
2014080112	POOL	08/25/2014	$25,000

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 if you have any questions about these violation (s).

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 01/15/2026 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, 9198 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: 9198 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: 9198 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 15 day of January, 2026, by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

Mary R Gouge
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

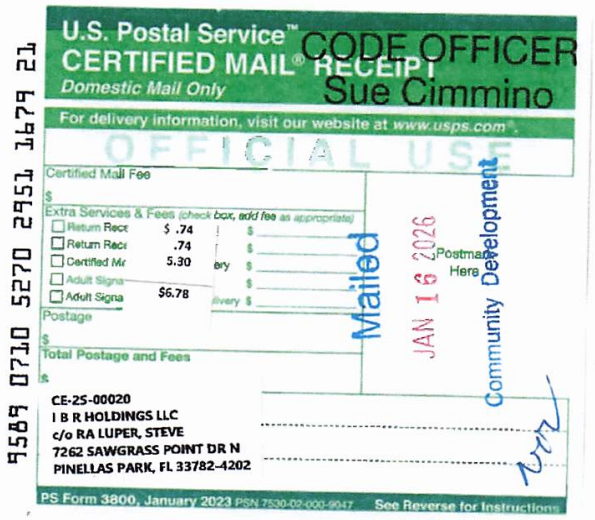
MARY R GOUGE
Notary Public - State of Florida
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

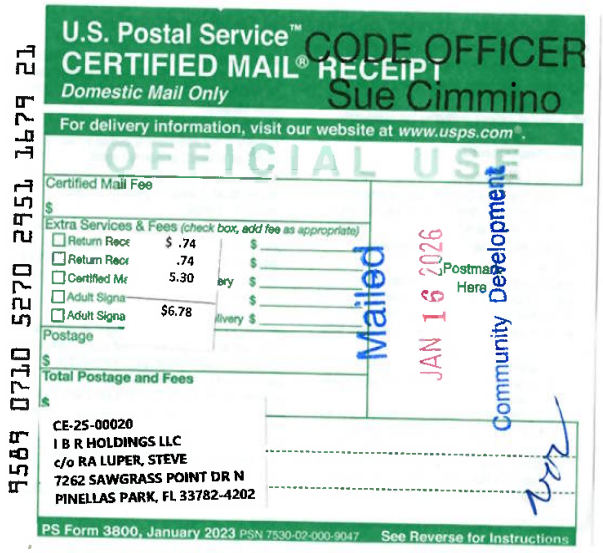
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/02/2020


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Certified Mr 5.30
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Adult Signa $6.78
Postage
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Total Postage and Fees
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Mailed
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Community Development
CE-25-00020
I B R HOLDINGS LLC
c/o RA LUPER, STEVE
7262 SAWGRASS POINT DR N
PINELLAS PARK, FL 33782-4202
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions


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Postage
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Total Postage and Fees
$
CE-25-00020
I B R HOLDINGS LLC
c/o RA LUPER, STEVE
7262 SAWGRASS POINT DR N
PINELLAS PARK, FL 33782-4202
Mailed
JAN 16 2026
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Community Development
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions

2

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

April 15, 2026 Via Certified & Regular 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 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 **January 15, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 24, 2026.** A re-inspection of the subject property on **February 25, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CE-25-00020 on April 30, 2026**, in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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

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 **January 15, 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 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, Community Standards Manager.

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

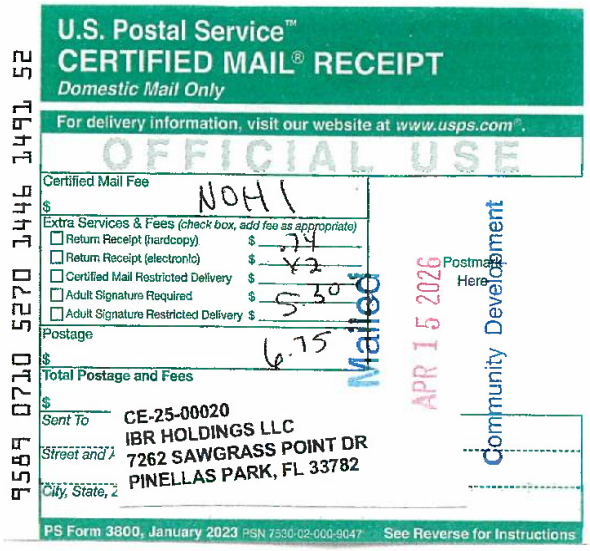
Any owner or owners authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, 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 if you have any questions about these violation (s).



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- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

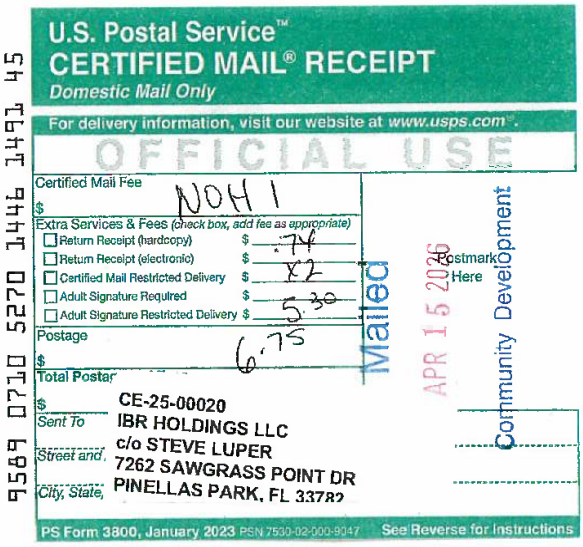
Postage $ 6.75

Total Postage and Fees $

Sent To CE-25-00020
IBR HOLDINGS LLC
Street and 7262 SAWGRASS POINT DR
City, State, PINELLAS PARK, FL 33782

Mailed
APR 15 2026
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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- ☐ Return Receipt (electronic) $ X2
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage $ 6.75

Total Postar $

Sent To CE-25-00020
IBR HOLDINGS LLC
Street and c/o STEVE LUPER
7262 SAWGRASS POINT DR
City, State, PINELLAS PARK, FL 33782

Mailed
APR 15 2026
Postmark Here
Community Development

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

CE-25-00020
IBR HOLDINGS LLC
7262 SAWGRASS POINT DR
PINELLAS PARK, FL 33782

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

CE-25-00020
IBR HOLDINGS LLC
c/o STEVE LUPER
7262 SAWGRASS POINT DR
PINELLAS PARK, FL 33782

Case Number: CE-25-00020

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 April 15, 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: 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.

☐ 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 15 day of April, 2026, by Sue Cimino, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Signature of Person Taking Acknowledgment

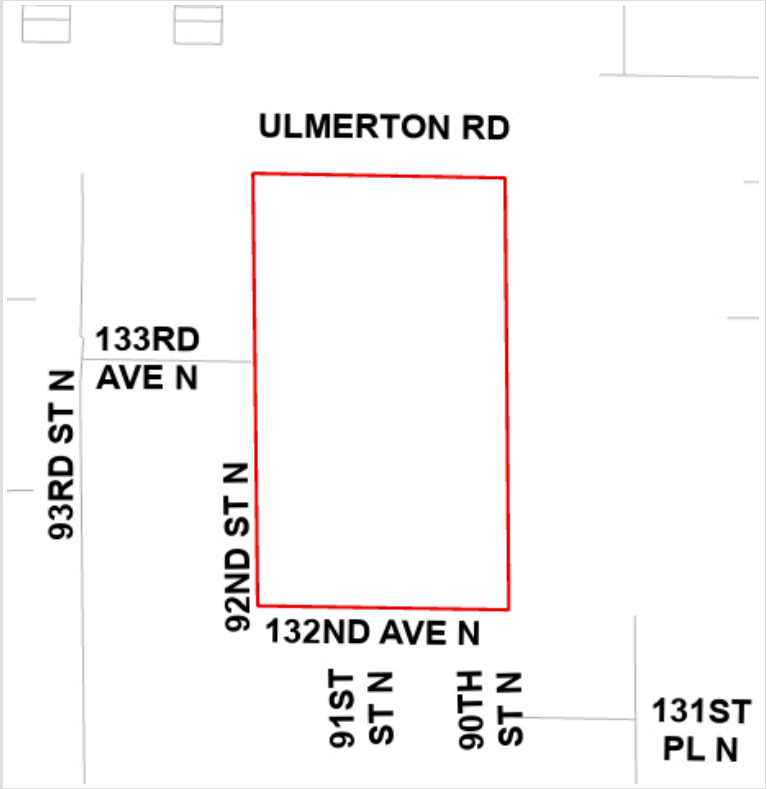
Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 01/15/2026 15:01 PM**

Parcel Summary (as of 15-Jan-2026)	Parcel Map
Parcel Number **11-30-15-70524-100-0400**	
Owner Name I B R HOLDINGS LLC	
Property Use 4800 General Warehouse	
Site Address 9190 ULMERTON RD LARGO, FL 33771	
Mailing Address 7262 SAWGRASS POINT DR N PINELLAS PARK, FL 33782-4202	
Legal Description PINELLAS GROVES NE 1/4, SEC 11-30-15 LOT 4 LESS R/W FOR SR 688 TOGETHER WITH E 1/2 OF VAC R/W ADJ ON W	
Current Tax District LARGO (LA)	
Year Built 1968 | 2025	

Heated SF	Gross SF	Living Units	Buildings
67,530	67,530	0	2

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18228/1526	Find Comps	250.21	D	Current FEMA Maps	Check for EC	Zoning Map	1/55

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$2,480,000	$2,144,906	$2,144,906	$2,480,000	$2,144,906

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$2,150,000	$1,949,915	$1,949,915	$2,150,000	$1,949,915
2023	N	$1,900,000	$1,772,650	$1,772,650	$1,900,000	$1,772,650
2022	N	$1,630,000	$1,611,500	$1,611,500	$1,630,000	$1,611,500
2021	N	$1,465,000	$1,465,000	$1,465,000	$1,465,000	$1,465,000

2020	N	$1,395,000	$1,395,000	$1,395,000	$1,395,000	$1,395,000

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
15-Nov-2013	$100	U	I	ROTH MENAHEM	IBR HOLDINGS LLC	18228/1526
08-Feb-1996	$100	U	I	ROTH MENAHEM	ROTH, MENAHEM	09242/1582
03-Nov-1994	$900,000	Q	I	KING JESSE WRIGHT TR	ROTH, MENAHEM	08831/1334
02-Aug-1989	$100	U	I	KING JESSE W	KING, JESSE W. TRE	07056/2126

2025 Land Information

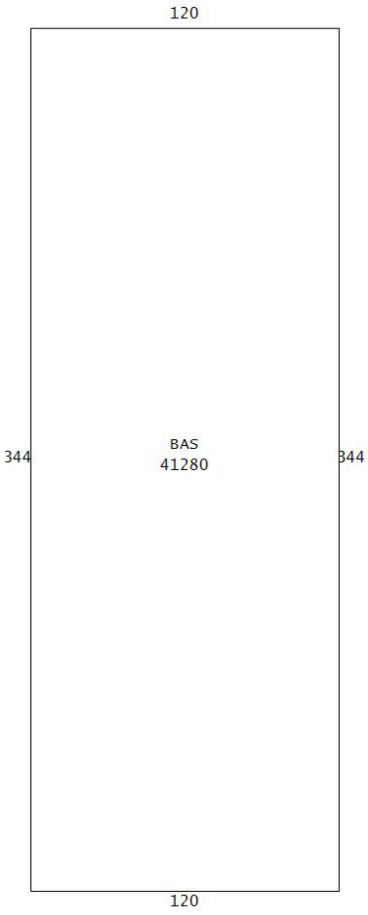
Land Area: ≅ 203,094 sf | ≅ 4.66 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Warehouse Stor/Dist	0x0	$8	187,809	SF	1.0000	$1,502,472
Wasteland/Marsh/Sand Dunes	0x0	$1,000	0.3500	AC	1.0000	$350

2025 Building 1 Structural Elements and Sub Area Information

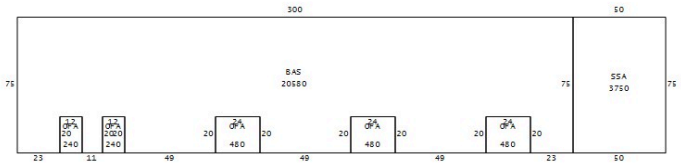
Structural Elements	
Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Prefinished Metal
Unit Stories	1
Roof Frame	Steel Truss & Purlins
Living Units	0
Roof Cover	Corrugated Metal
Year Built	1968
Building Type	Pre-Engineered Metal
Quality	Average
Floor Finish	Concrete Finish
Interior Finish	Ceiling Fin Only (Min)
Cooling	None
Fixtures	11
Effective Age	35
Additional Information	
Site Address	9190 ULMERTON RD
Site Address	9198 ULMERTON RD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	41,280	41,280
Total Area SF	**41,280**	**41,280**



2025 Building 2 Structural Elements and Sub Area Information	
Structural Elements	
Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Prefinished Metal
Unit Stories	1
Roof Frame	Steel Truss & Purlins
Living Units	0
Roof Cover	Corrugated Metal
Year Built	2025
Building Type	Pre-Engineered Metal
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	None
Cooling	None
Fixtures	18
Effective Age	1

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	20,700	20,700
Store Sales (SSA)	3,750	3,750
Office Average (OFA)	1,800	1,800
Total Area SF	**26,250**	**26,250**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
AIR COND	$9.00	3,360.0	$30,240	$12,096	1968
ASPHALT	$4.00	79,000.0	$316,000	$316,000	0
FIRESPRINK	$4.00	26,250.0	$105,000	$105,000	2025
FIRESPRINK	$4.00	41,280.0	$165,120	$79,258	1994

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
BCP2306-0318	MISCELLANEOUS	10/26/2023	$7,500
BCP2301-0086	FIRESPRINK	02/06/2023	$103,333
BCP2205-0413	FIRESPRINK	12/12/2022	$2,100
BCP2209-0115	ELECTRICAL	09/07/2022	$500
BCP2206-0168	FIRESPRINK	08/08/2022	$2,655
BCP2202-0475	NEW IMPROVEMENT	07/25/2022	$352,624
BCP2202-0481	NEW IMPROVEMENT	07/25/2022	$376,200
BCP2202-0480	NEW IMPROVEMENT	07/25/2022	$329,175
BCP2202-0479	NEW IMPROVEMENT	07/25/2022	$352,642
BCP2202-0478	NEW IMPROVEMENT	07/25/2022	$352,624



Detail by Entity Name

Florida Limited Liability Company
IBR HOLDINGS, LLC

Filing Information

Document Number	L12000159141
FEI/EIN Number	46-2513768
Date Filed	12/20/2012
State	FL
Status	ACTIVE

Principal Address

7262 SAWGRASS POINT DRIVE
PINELLAS PARK, FL 33782

Mailing Address

7262 SAWGRASS POINT DRIVE
PINELLAS PARK, FL 33782

Registered Agent Name & Address

LUPER, STEVE
7262 SAWGRASS POINT DRIVE
PINELLAS PARK, FL 33782

Authorized Person(s) Detail

Name & Address

Title MGR

LUPER, STEVE
7262 SAWGRASS POINT DRIVE
PINELLAS PARK, FL 33782

Title MGR

LUPER, HANAN
231 PUNTA VISTA DR
ST. PETE BEACH, FL 33706

Annual Reports

Report Year	Filed Date
2024	01/16/2024

2025	01/22/2025
2026	01/14/2026

Document Images

01/14/2026 -- ANNUAL REPORT	View image in PDF format
01/22/2025 -- ANNUAL REPORT	View image in PDF format
01/16/2024 -- ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
01/21/2022 -- ANNUAL REPORT	View image in PDF format
01/16/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
01/21/2019 -- ANNUAL REPORT	View image in PDF format
01/13/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
02/08/2016 -- ANNUAL REPORT	View image in PDF format
01/17/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
07/19/2013 -- ANNUAL REPORT	View image in PDF format
12/20/2012 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 01/27/2026 **CASE NUMBER:** CEC-25-00104

CODE ENFORCEMENT OFFICER: Kimberly Barkman

A Code Enforcement Officer performed a field inspection on January 27, 2026 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

A. Dimensions of the Donation Bin - shall not exceed the following:(1)Maximum Height - Seven (7) feet.
(2)Maximum Width - Five (5) feet.
(3)Maximum Length - Five (5) feet.
B. Construction and Maintenance - Donation bins shall adhere to the following construction and maintenance standards:
(1) Construction - Shall be constructed of durable, waterproof, non-flammable material and shall be maintained with no structural damage, holes, graffiti, or visible rust.
(2) Surrounding Area - Donation bins shall be emptied of their contents as often as necessary, but no less than one (1) time per calendar week, to prevent overflow.
(3) Content Retrieval - The interior of donation bins shall be accessed by use of a receiving door which shall remain locked at all times to prevent access to the interior of the donation bin by anyone other than those persons responsible for retrieval of contents.
C. Location - Donation bins are to be located so as not to interfere with visibility triangles, on-site pedestrian and vehicular circulation, required setbacks for an accessory use, landscape buffers, required on-site parking, or any other requirements of the Comprehensive Development Code or any other requirement or condition that may be imposed as part of an approved site plan for the premises. Donation bins shall not be located within the proximity of any storm water utility or drainage system. No donation bin shall be located within five hundred (500) feet of any other donation bin. Provided, however, that a donation bin existing in the City on July 1, 2016, will be grandfathered in from complying with the limitation on placement of a donation bin within five hundred (500) feet of another donation bin as long as that donation bin is not moved to another location, whether on the same property or a different property, and is not abandoned. A donation bin shall be considered abandoned when, for a period of sixty (60) days or more it is not emptied as required by this section, and/or when the individual/entity responsible for the donation bin fails to respond to the City's requests to maintain and empty the date notice is sent to the donation bin operator and/or property owner that the donation bin has been identified as abandoned.
(1)Future Land Use - Donation bins are prohibited from being placed in the following Future Land Use classifications: Residential Rural, Residential Urban, Residential Estate, Residential Low, Residential Low-Medium, Residential Medium, Residential Suburban, and Residential High.
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 February 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 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 POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CEC-25-00104

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 January 27, 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 1500 Cambridge Dr Clearwater, FL 33756 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 _____, 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 27th day of January, 2026, by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

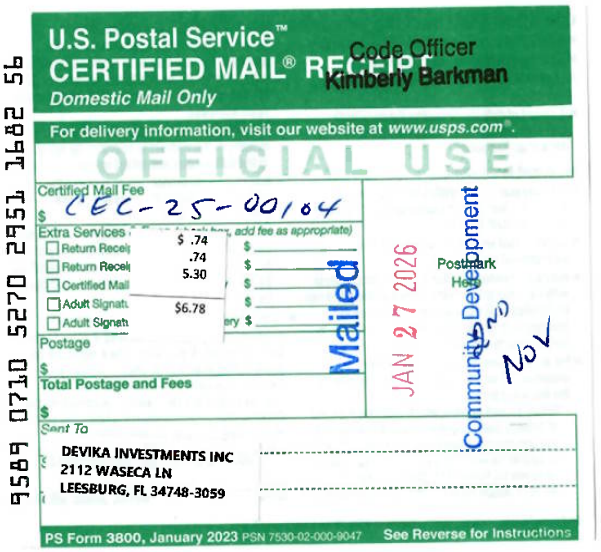
Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020



9589 0710 5270 2951 1682 56

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Domestic Mail Only

Code Officer
Kimberly Barkman

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$ CEC-25-00104

Extra Services (check box, add fee as appropriate)
- Return Receipt (electronic) $ .74
- Return Receipt (hardcopy) .74
- Certified Mail Restricted Delivery 5.30
- Adult Signature Required
- Adult Signature Restricted Delivery $6.78

Postage
$

Total Postage and Fees
$

Sent To
DEVIKA INVESTMENTS INC
2112 WASECA LN
LEESBURG, FL 34748-3059

Mailed
JAN 27 2026
Postmark Here
Community Development
NOV

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



9589 0710 5270 2951 1682 63

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Code Officer
Kimberly Barkman

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$ CEC-25-00104

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (electronic) $ .74
- Return Receipt (hardcopy) .74
- Certified Mail Restricted Delivery 5.30
- Adult Signature Required
- Adult Signature Restricted Delivery $6.78

Postage
$

Total Postage and Fees
$

DEVIKA INVESTMENTS INC
C/O REGISTERED AGENT
PATEL & PATEL ACCOUNTING INC
4223 SW 33RD ST
OCALA, FL 34474

Mailed
JAN 27 2026
Postmark Here
Community Development
NOV

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CEC-25-00104

Owner Information:

CEC-25-00104
DEVIKA INVESTMENTS INC
2112 WASECA LN
LEESBURG FL 34748-3059

RE: Property at: 1500 CAMBRIDGE DR, CLEARWATER, FL 33756

Parcel ID No: 26-29-15-00000-240-0500

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 **January 27, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 10, 2026**. A re-inspection of the subject property on **February 11, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CEC-25-00104 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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 15.11 DONATION BIN REGISTRATION REQUIRED

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 January 27, 2026, the case may still be presented to the even if the violation has been corrected prior to the 's hearing. In instances of a repeat violation, a case may be still presented to the even if the repeat violation has been corrected prior to the hearing.

The 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 .** The 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 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 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 the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the; to take testimony under oath; and to issue Orders which have the force and effect of law. The 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 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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 01/27/2026 **CASE NUMBER:** CEC-25-00104

CODE ENFORCEMENT OFFICER: Kimberly Barkman

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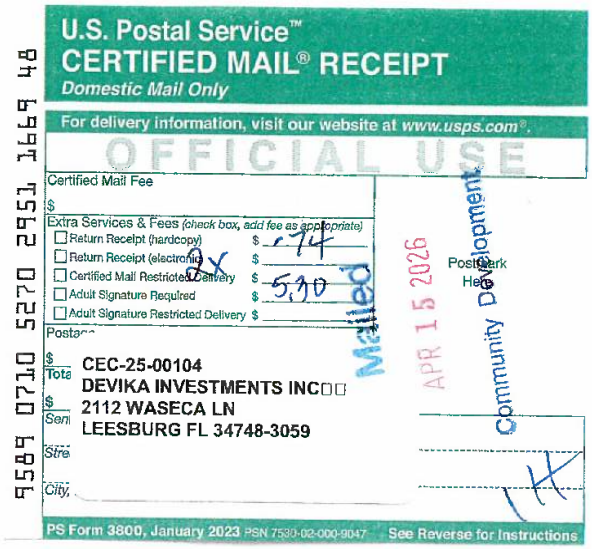
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Corrective Action: To correct this violation you, can either remove the donation bin from the property or have it registered with the City of Largo. To register the bin, please contact the City of Largo Planning Department at 727-587-6749 Ext. 7301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



9589 0710 5270 2951 1669 48

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ 0X
- ☐ Certified Mail Restricted Delivery $ 5.90
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total
$
Sent
Street
City,

CEC-25-00104
DEVIKA INVESTMENTS INC
2112 WASECA LN
LEESBURG FL 34748-3059

Mailed
APR 15 2026
Postmark Here
Community Development

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

AFFIDAVIT OF POSTINGS

CEC-25-00104
DEVIKA INVESTMENTS INC
2112 WASECA LN
LEESBURG FL 34748-3059

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CEC-25-00104

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 April 15, 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: 1500 Cambridge Dr Clearwater, FL 33756 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 15 day of April, 2026, by Sue Cimino, 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
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

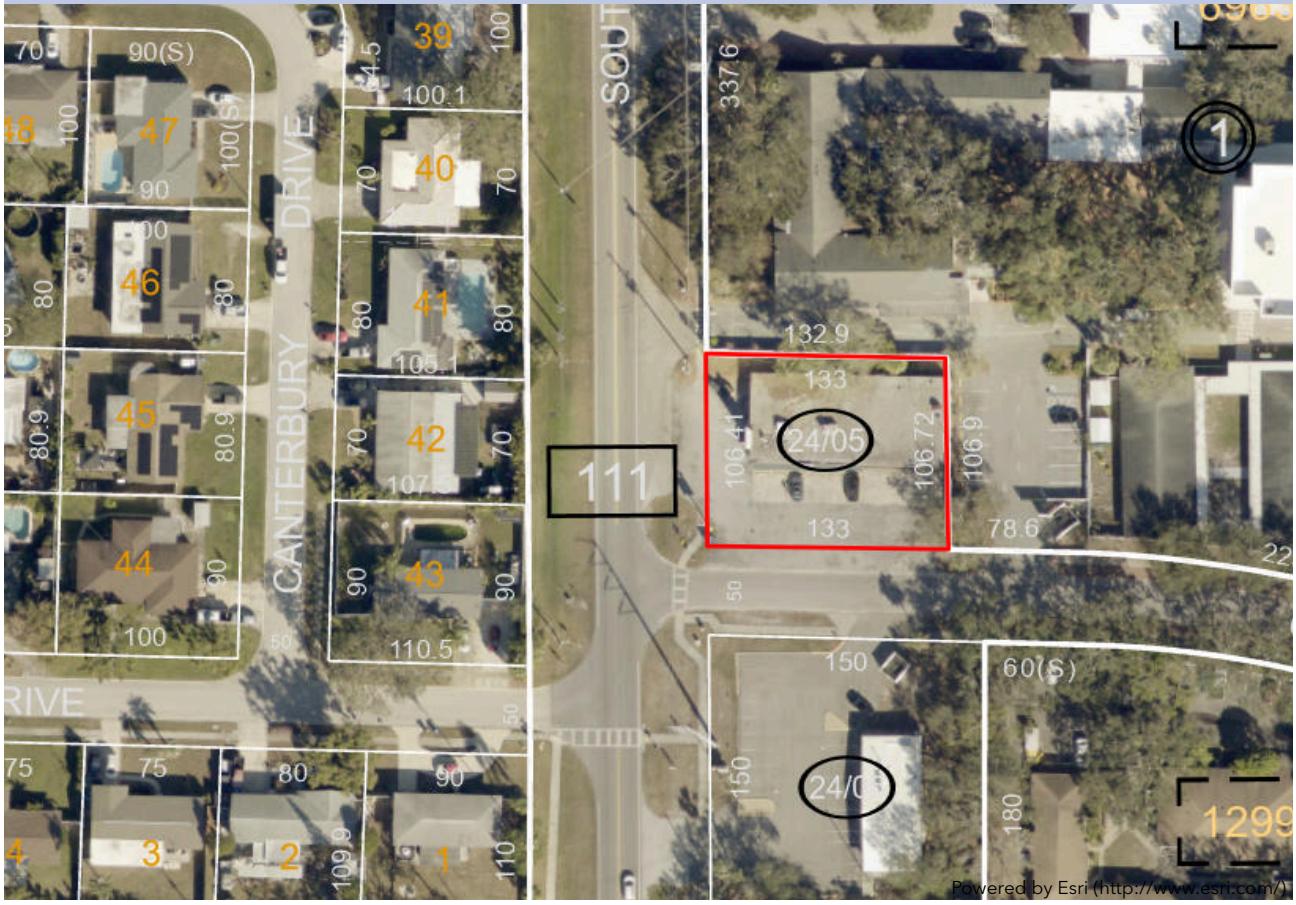
_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23249/0998	Find Comps	255.07	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	/

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$360,000	$360,000	$360,000	$360,000	$360,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$345,000	$345,000	$345,000	$345,000	$345,000
2023	N	$320,000	$320,000	$320,000	$320,000	$320,000
2022	N	$300,000	$300,000	$300,000	$300,000	$300,000
2021	N	$293,000	$293,000	$293,000	$293,000	$293,000
2020	N	$300,000	$300,000	$300,000	$300,000	$300,000

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-May-2025	$825,000	Q	I	NEW GLOBAL HOLDINGS INC	DEVIKA INVESTMENTS INC	23249/0998
14-Apr-1995	$0	U	I	SOUTHLAND CORP	NIDAL'S WAY INC	08965/0880
28-Feb-1995	$190,000	Q	I	SOUTHLAND CORP	NIDALS WAY INC	08924/0305
07-May-1987	$90,000	Q				06488/0573

2025 Land Information

Land Area: ≅ 14,153 sf | ≅ 0.32 acres Frontage and/or View: None Seawall: No

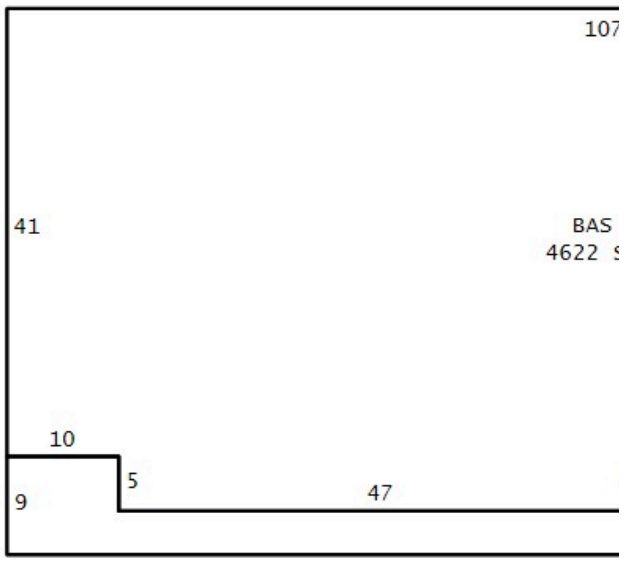
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Stores, 1 Story	106.65x132.95	$12.5	14,179	SF	1.0000	$177,238

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Spread/Mono Footing	Base (BAS):	4,622	4,622
Floor System:	Slab On Grade	Open Porch (OPF):	0	728
Exterior Walls:	Concrete Blk/Stucco	**Total Area SF**:	**4,622**	**5,350**

Structural Elements

Unit Stories:	1
Roof Frame:	Bar Joint/Rigid Frame
Living Units:	0
Roof Cover:	Built Up/Composition
Year Built:	1964
Building Type:	Shopping Centers
Quality:	Average
Floor Finish:	Terr Mono/Conc Sealed
Interior Finish:	Plaster Ed Direct
Cooling:	Heat & Cooling Pkg
Fixtures:	8
Effective Age:	40



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$5.00	7,400.0	$37,000	$37,000	0
CONC PAVE	$10.00	2,200.0	$22,000	$22,000	0

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
No Permits on Record.			



Detail by Entity Name

Florida Profit Corporation
DEVIKA INVESTMENTS INC

Filing Information

Document Number	P25000030605
FEI/EIN Number	APPLIED FOR
Date Filed	05/23/2025
State	FL
Status	ACTIVE

Principal Address

2112 WASECA LANE
LEESBURG, FL 34718

Mailing Address

2112 WASECA LANE
LEESBURG, FL 34718

Registered Agent Name & Address

PATEL & PATEL ACCOUNTING INC
4223 SW 33RD ST
OCALA, FL 34474

Officer/Director Detail

Name & Address

Title P

CHERUKULA, JAIDEEPMUNI
2112 WASECA LANE
LEESBURG, FL 34748

Annual Reports

Report Year	Filed Date
2026	02/28/2026

Document Images

02/28/2026 -- ANNUAL REPORT	View image in PDF format
05/23/2025 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 25-Mar-2026)

Parcel Number
26-29-15-00000-240-0500

- Owner Name
  DEVIKA INVESTMENTS INC
- Property Use
  1121 Strip Store - (2 or more stores)
- Site Address
  1500 CAMBRIDGE DR
  LARGO, FL 33756
- Mailing Address
  2112 WASECA LN
  LEESBURG, FL 34748-3059
- Legal Description
  PART OF NW 1/4 OF SEC 26-29-15 DESC AS FROM SW COR OF SE 1/4 OF NW 1/4 OF SEC TH N00D05'01"W 336.32FT TH S88D17'59"E 50FT FOR POB TH S88D17' ...
- Current Tax District
  LARGO (LA)
- Year Built
  1964

Heated SF	Gross SF	Living Units	Buildings
4,622	**5,350**	**0**	**1**

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/09/2026 **CASE NUMBER:** CER-25-00431

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 9, 2026 at the property located at the following address: 3786 ANGLERS LN, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0440) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will re-evaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will re-evaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will re-evaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will re-evaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will re-evaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will re-evaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

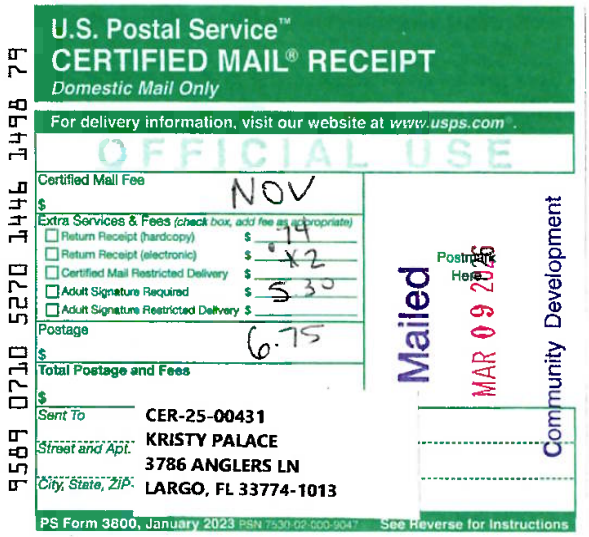
Violation: CDC 18.2.8.C(1) - MECHANICAL EQUIPMENT

(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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will re-evaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

This property will be re-inspected on April 6, 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).



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OFFICIAL USE

Certified Mail Fee $ NOV

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ 1.4
- ☐ Return Receipt (electronic) $ x2
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage $ 6.75

Total Postage and Fees $

Sent To CER-25-00431
Street and Apt. KRISTY PALACE
3786 ANGLERS LN
City, State, ZIP+ LARGO, FL 33774-1013

Postmark Here
Mailed
MAR 09 2025
Community Development

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

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-25-00431

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 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, 3786 ANGLERS LN 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: 3786 ANGLERS LN 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: 3786 ANGLERS LN 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 9th day of March, 2026, by Luis Cruz, who is personally known to me or who has produced _____ as identification.

Matthew Crowell
_____
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

MATTHEW CROWELL
Notary Public - State of Florida
Commission # HH 572791
My Comm. Expires Jul 17, 2028
Bonded through National Notary Assn.

Matthew Crowell
_____
Name of Acknowledger Typed or Printed

NOTARY
_____
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-25-00431

Owner Information:

KRISTY J PALACE
3786 ANGLERS LN
LARGO, FL 33774

RE: Property at: 3786 ANGLERS LN, LARGO, FL 33774

Parcel ID No: 05-30-15-36036-011-0440

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 5, 2026.** A re-inspection of the subject property on **April 6, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-25-00431 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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 18.2.8.E(1) ELECTRICAL EQUIPMENT INSTALLATION
CDC 18.2.7.E(1) PLUMBING FACILITIES AND FIXTURE REQUIREMENTS - WATER SYSTEM
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
CDC 11.8.1 PERMITS REQUIRED
CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS
CDC 18.2.8.C(1) MECHANICAL EQUIPMENT

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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/09/2026 **CASE NUMBER:** CER-25-00431

CODE ENFORCEMENT OFFICER: Luis Cruz

A Code Enforcement Officer performed a field inspection on March 9, 2026 at the property located at the following address: 3786 ANGLERS LN, LARGO, FL 33774 (Parcel ID# 05-30-15-36036-011-0440) At that time the Code Enforcement Officer identified the following violation(s) of City of Largo Codes:

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will re-evaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will re-evaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
Please be advised that the City will re-evaluate this determination if a permit application with photos and cost estimate have not yet been submitted for review to the City's Building Division or if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or construction of an addition to the building.
Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
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Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
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Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
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Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

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: Your building that was damaged by the 2024 hurricanes is in a mapped Special Flood Hazard Area. As required by Largo floodplain management regulations and the Florida Building Code, the City of Largo has determined the work required to bring the building back to its pre-damage condition. This does not constitute substantial damage.
This determination is based on a comparison of the initial damage assessment, subsequent field reports, and if provided, permit application, photos, and a cost estimate to restore the building to its pre-damage condition.
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Please note that construction activities that are undertaken without a proper permit(s) are violations and may result in citations, fines, or other legal action.
We urge you to contact the City of Largo Building Division immediately to discuss your repair plans and ensure compliance with all permitting requirements.

This property will be re-inspected on April 6, 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 1446 1489 64

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ .74 x2
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ 5.30
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.75

Total Postage and Fees
$

Sent To CER-25-00431
Street and Apt. KRISTY J PALACE
City, State, ZIP: 3786 ANGLERS LN LARGO FL 33774

Mailed
APR 15 2026
Postmark Here
Community Development

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

CER-25-00431
KRISTY J PALACE
3786 ANGLERS LN
LARGO FL 33774

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-25-00431

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 4-15, 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: 3786 ANGLERS LN 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 15 day of April, 2026, by Keith Pfefferman, 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
Commission # HH 645700
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

_____
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 03/09/2026 08:12 AM**

Parcel Summary (as of 09-Mar-2026)	Parcel Map
Parcel Number **05-30-15-36036-011-0440**	
Owner Name PALACE, KRISTY J	
Property Use 0110 Single Family Home	
Site Address 3786 ANGLERS LN LARGO, FL 33774	
Mailing Address 3786 ANGLERS LN LARGO, FL 33774-1013	
Legal Description HARBOR HILLS 2ND ADD BLK K, LOT 44	
Current Tax District LARGO (LA)	
Year Built 1972	

Living SF	Gross SF	Living Units	Buildings
2,218	2,736	1	1

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16384/1669	$625,900	252.10	A	Current FEMA Maps	Check for EC	Zoning Map	46/67

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$538,542	$354,780	$304,058	$329,780	$304,058

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$578,714	$364,602	$314,602	$339,602	$314,602
2023	Y	$594,366	$353,983	$303,983	$328,983	$303,983
2022	Y	$449,070	$343,673	$293,673	$318,673	$293,673
2021	Y	$340,968	$333,663	$283,663	$308,663	$283,663
2020	Y	$333,504	$329,056	$279,056	$304,056	$279,056

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Sep-2008	$100	U	I	PALACE ARDELLE E	PALACE, ARDELLE E	16384/1669
31-Dec-1975	$59,000	Q				04259/1010
31-Dec-1972	$42,500	Q				03814/0453

2025 Land Information

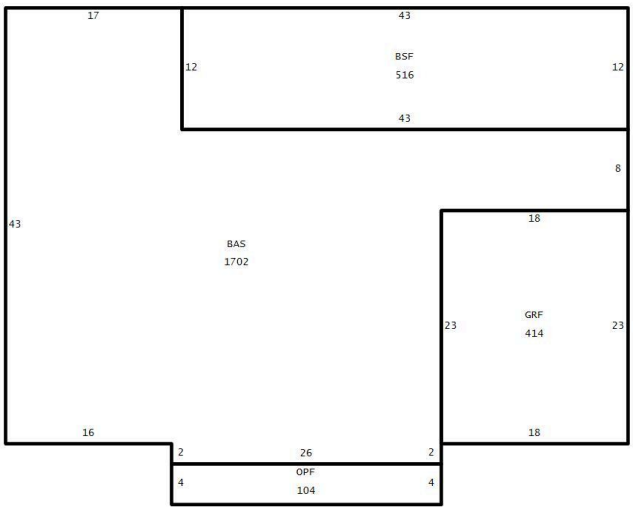
Land Area: ≅ 7,440 sf | ≅ 0.17 acres	Frontage and/or View: Canal/River	Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	63x100	$8,100	63.37	FF	1.0300	$528,696

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
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	1972
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	48

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,702	1,702
Base Semi-finished (BSF)	516	516
Garage (GRF)	0	414
Open Porch (OPF)	0	104
Total Area SF	**2,218**	**2,736**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
BT LFT/DAV	$3,500.00	1	$3,500	$1,400	1972
BT LFT/DAV	$7,500.00	2	$15,000	$6,000	1996
DOCK	$51.00	138.0	$7,038	$2,815	1972
ENCLOSURE	$10.00	1,826.0	$18,260	$7,304	1997
PATIO/DECK	$15.00	377.0	$5,655	$2,262	1972
POOL	$42,000.00	1	$42,000	$16,800	1972

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
2007090330	ROOF	10/17/2007	$12,350
2003090366	ROOF	10/07/2003	$3,000
46773	ENCLOSURE	07/02/1997	$3,450

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

(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

(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.

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 if you have any questions about these violation (s).

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: CER-26-00101

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 3/27/2026 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, 2234 MCMULLEN 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: 2234 MCMULLEN 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: 2234 MCMULLEN 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 27 day of March, 2026 by Sue Cimmino, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment

(NOTARY SEAL)

CHASE BERGERON
Notary Public - State of Florida
Commission # HH 651424
My Comm. Expires Mar 14, 2029
Bonded through National Notary Assn.

Chase Bergeron
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/02/2020

Agenda Item #21.

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

CODE OFFICER
Sue Cimmino

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee		
$		
Extra Services & Fe	$ .74	; add fee as appropriate)
☐ Return Receipt (ha	.74	$
☐ Return Receipt (ele	5.30	$
☐ Certified Mail Restr		$
☐ Adult Signature Rec	$6.78	$
☐ Adult Signature Res	y	$
Postage		
$		
Total Postage and Fees		
$		

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MAR 27 2026
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Community Development

CER-26-00101
RESICAP FLORIDA OWNERS LLC
3630 PEACHTREE RD NE STE 1500
ATLANTA, GA 30326-1598

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

9589 0710 5270 2277 0456 23

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

April 15, 2026 Via Certified & Regular 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 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 27, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 14, 2026**. A re-inspection of the subject property on **April 15, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-26-00101 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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 11-47 DUTY OF OWNERS AND OCCUPANTS
COO 11-75 INOPERATIVE VEHICLES
COO 11-79 HOBBY REPAIR WORK

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 27, 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 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, Community Standards Manager.

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

(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

(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

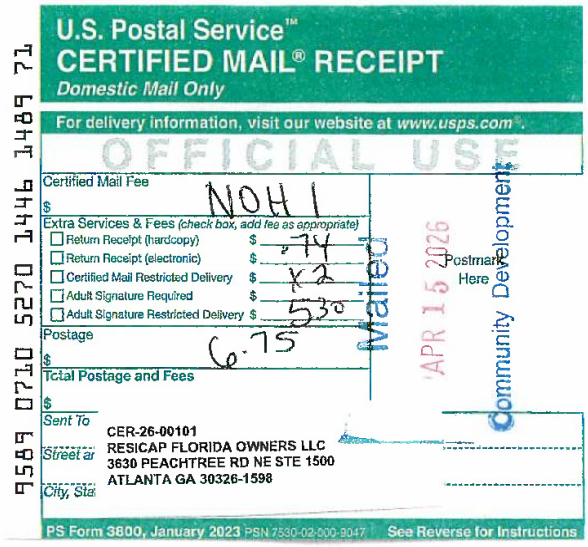
It is unlawful for any person to repair, keep, or work on any inoperative vehicle, unless such hobby is conducted in and totally contained within a fully enclosed structure and conducted in such a manner so as not to create a health, safety, or fire hazard. This shall not apply to minor repair and maintenance 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.

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 if you have any questions about these violation (s).



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ .74
- ☐ Return Receipt (electronic) $ X2
- ☐ Certified Mail Restricted Delivery $ 5.30
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.75

Total Postage and Fees
$

Sent To
Street ar
City, Sta

CER-26-00101
RESICAP FLORIDA OWNERS LLC
3630 PEACHTREE RD NE STE 1500
ATLANTA GA 30326-1598

Mailed
APR 15 2026
Postmark Here
Community Development

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

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 Cummino, 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 April 15, 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: 2234 McMullen 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 Cummino
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 15 day of April, 2026, by Sue Cummino, who is personally known to me or who has produced _____ as identification.

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Kimberly M. Barkman
Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

Revised: 06/01/2020

Pinellas County Property Appraiser - www.pcpao.gov **Generated on 02/10/2026 16:31 PM**

Parcel Summary (as of 10-Feb-2026)	Parcel Map
Parcel Number **26-29-15-45396-000-0060**	
Owner Name RESICAP FLORIDA OWNERS LLC	
Property Use 0110 Single Family Home	
Site Address 2234 MCMULLEN RD LARGO, FL 33771	
Mailing Address 3630 PEACHTREE RD NE STE 1500 ATLANTA, GA 30326-1598	
Legal Description KEENE LAKE MANOR LOT 6	
Current Tax District LARGO (LA)	
Year Built 1978	

Living SF	Gross SF	Living Units	Buildings
1,722	2,112	1	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21635/2339	$433,700	255.08	D	Current FEMA Maps	Check for EC	Zoning Map	49/6

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$369,169	$352,441	$352,441	$369,169	$352,441

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$322,031	$322,031	$322,031	$322,031	$322,031
2023	N	$313,813	$313,148	$313,148	$313,813	$313,148
2022	N	$284,680	$284,680	$284,680	$284,680	$284,680
2021	N	$203,144	$203,144	$203,144	$203,144	$203,144
2020	N	$194,162	$194,162	$194,162	$194,162	$194,162

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
20-Jul-2021	$266,600	U	I	GIBSON MARY LOU EST	RESICAP FLORIDA OWNERS LLC	21635/2339
06-Oct-1999	$7,500	U	I	CARY DOROTHY	GIBSON, MARY L	10683/1494
16-Apr-1999	$100	U	I	GIBSON TIMOTHY J	GIBSON, MARY LOU	10481/2277
31-Dec-1977	$34,600	Q				04594/1104
31-Dec-1971	$3,600	Q				03595/0490

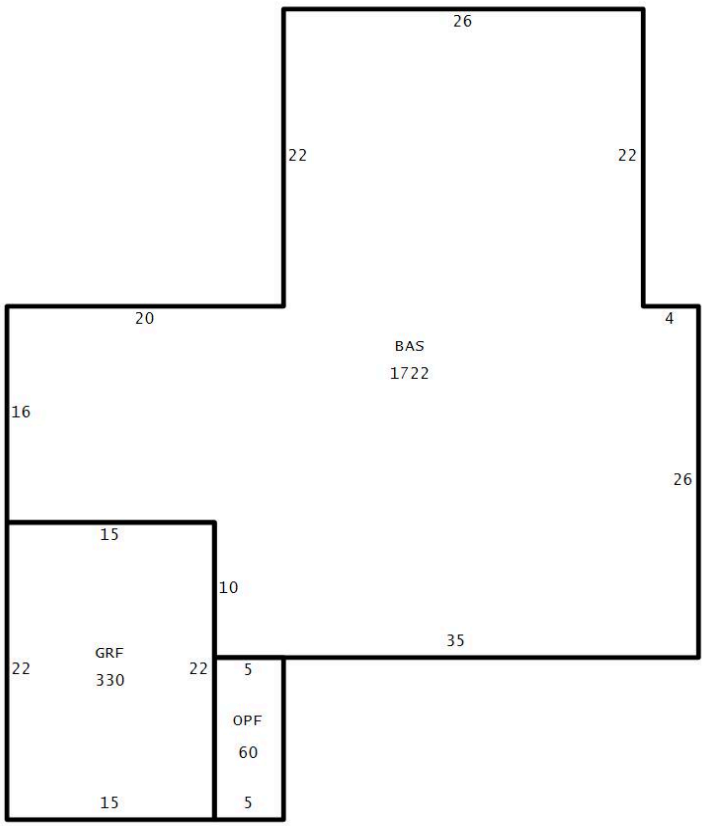
2025 Land Information

Land Area: ≅ 8,625 sf | ≅ 0.19 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x115	$1,850	75.00	FF	1.0494	$145,604

2025 Building 1 Structural Elements and Sub Area Information	
Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1978
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	9
Effective Age	30

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,722	1,722
Garage (GRF)	0	330
Open Porch (OPF)	0	60
Total Area SF	**1,722**	**2,112**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
PATIO/DECK	$15.00	144.0	$2,160	$864	1991

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
BCP2111-0484	WINDOWS/DOORS	11/30/2021	$2,008
BCP2111-0077	ELECTRICAL	11/03/2021	$1,750
BCP2110-0434	ROOF	10/25/2021	$8,000
BCP2110-0232	HEAT/AIR	10/14/2021	$2,400
BCP2109-0419	PLUMBING	09/20/2021	$5,200
2003070148	ROOF	08/19/2003	$6,000

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/18/2026 **CASE NUMBER:** CER-25-01033

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: 14472 VALENTINE DR, LARGO, FL 33774 (Parcel ID# 07-30-15-99432-000-0291) 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: There is remodeling of the interior of the structure that appears to have been a garage. There is plumbing, electrical, structural work being done. There is a new window installed at the front of the structure and dug up ground with exposed plumbing at the rear of the property. A new bathroom is being installed and built inside the structure.

Remedy: Please have a licensed contractor contact the City of Largo Building and Permitting Department to obtain the necessary after-the-fact permit for the remodel work and all work being done, to include electrical, plumbing, structural, both in the interior and exterior. The permit must cover the full scope of work to be performed. All permits are to be applied for, issued, and finalized by a City of Largo building inspector.

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Remedy: Please have a licensed contractor contact the City of Largo Building and Permitting Department to obtain the necessary after-the-fact permit for the remodel work and all work being done, to include electrical, plumbing, structural, both in the interior and exterior. The permit must cover the full scope of work to be 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 April 9, 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-25-01033

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 3.18.26 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, 14472 VALENTINE 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: 14472 VALENTINE 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: 14472 VALENTINE 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.

_____
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 18 day of March, 20 26, by Ruben Rivera, who is personally known to me or who has produced _____ as identification.

_____
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

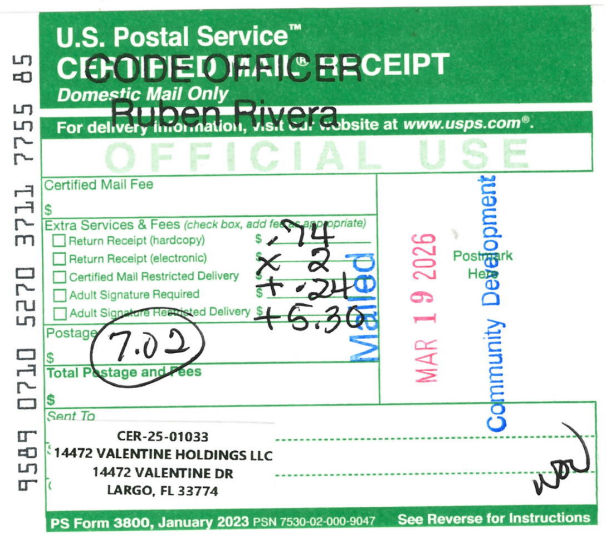
LOIS OVERBY
Notary Public
State of Florida
Comm# HH373415
Expires 3/14/2027

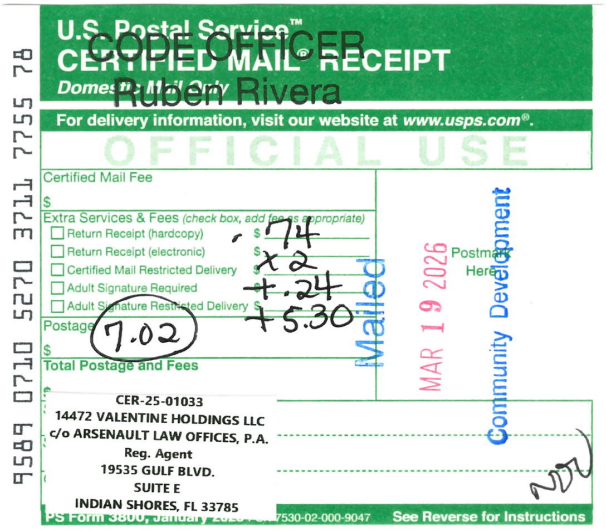
Lois Overby
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020


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Return Receipt (electronic) $ x 2
Certified Mail Restricted Delivery $ +.24
Adult Signature Required $ +5.30
Adult Signature Restricted Delivery $
Postage $ 7.02
Total Postage and Fees $
Mailed
MAR 19 2026
Postmark Here
Community Development
Sent To
CER-25-01033
14472 VALENTINE HOLDINGS LLC
14472 VALENTINE DR
LARGO, FL 33774
PS Form 3800, January 2023 PSN 7530-02-000-9047
See Reverse for Instructions


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Return Receipt (electronic) $ x 2
Certified Mail Restricted Delivery $ +.24
Adult Signature Required $ +5.30
Adult Signature Restricted Delivery $
Postage $ 7.02
Total Postage and Fees $
Mailed
MAR 19 2026
Postmark Here
Community Development
CER-25-01033
14472 VALENTINE HOLDINGS LLC
c/o ARSENAULT LAW OFFICES, P.A.
Reg. Agent
19535 GULF BLVD.
SUITE E
INDIAN SHORES, FL 33785
See Reverse for Instructions

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

Via Certified & Regular US Mail

Case Number: CER-25-01033

Owner Information:

14472 VALENTINE HOLDINGS LLC
14472 VALENTINE DR
LARGO, FL 33774

RE: Property at: 14472 VALENTINE DR, LARGO, FL 33774

Parcel ID No: 07-30-15-99432-000-0291

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 8, 2026**. A re-inspection of the subject property on **April 9, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as Case No. **CER-25-01033 on April 30, 2026,** in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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

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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 03/18/2026 **CASE NUMBER:** CER-25-01033

CODE ENFORCEMENT OFFICER: Ruben Rivera

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Corrective Action: There is remodeling of the interior of the structure that appears to have been a garage. There is plumbing, electrical, structural work being done. There is a new window installed at the front of the structure and dug up ground with exposed plumbing at the rear of the property. A new bathroom is being installed and built inside the structure.

Remedy: Please have a licensed contractor contact the City of Largo Building and Permitting Department to obtain the necessary after-the-fact permit for the remodel work and all work being done, to include electrical, plumbing, structural, both in the interior and exterior. The permit must cover the full scope of work to be performed. All permits are to be applied for, issued, and finalized by a City of Largo building inspector.

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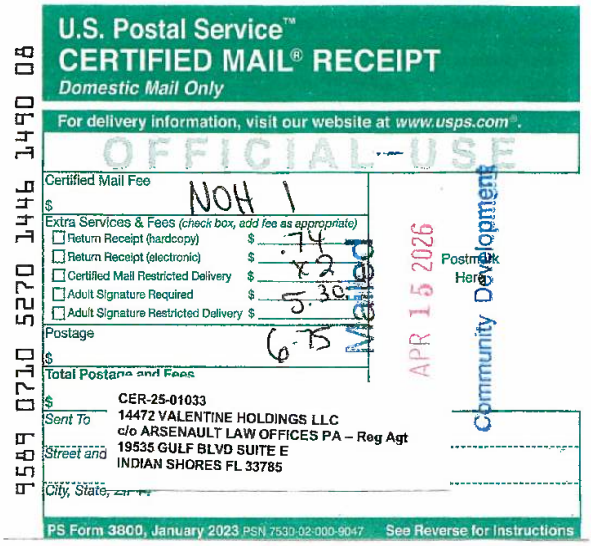
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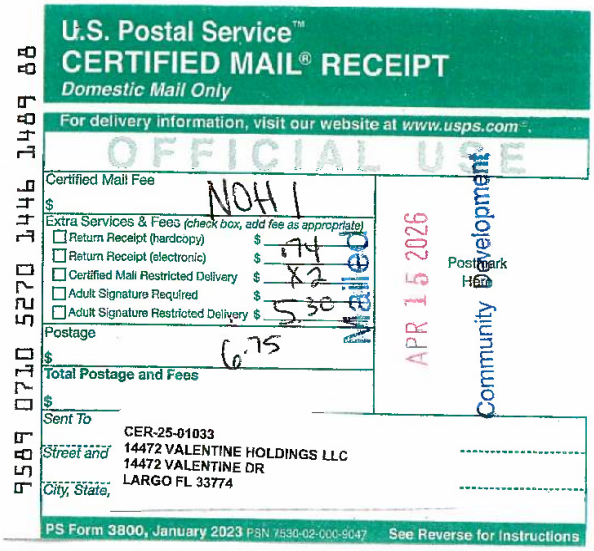
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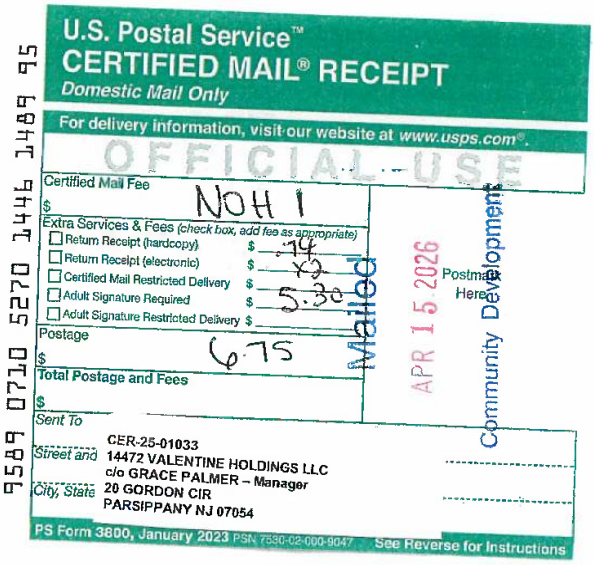
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Return Receipt (electronic) $ x2
Certified Mail Restricted Delivery $
Adult Signature Required $ 5.30
Adult Signature Restricted Delivery $
Postage
$ 6.75
Total Postage and Fees
$
Sent To
Street and
City, State, ZIP+4
CER-25-01033
14472 VALENTINE HOLDINGS LLC
c/o ARSENAULT LAW OFFICES PA – Reg Agt
19535 GULF BLVD SUITE E
INDIAN SHORES FL 33785
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 1446 1490 08
Mailed
APR 15 2026
Postmark Here
Community Development


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Adult Signature Restricted Delivery $ 5.30
Postage
$ 6.75
Total Postage and Fees
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Sent To
Street and
City, State,
CER-25-01033
14472 VALENTINE HOLDINGS LLC
14472 VALENTINE DR
LARGO FL 33774
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
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Adult Signature Restricted Delivery $
Postage
$ 6.75
Total Postage and Fees
$
Sent To
Street and
City, State
CER-25-01033
14472 VALENTINE HOLDINGS LLC
c/o GRACE PALMER – Manager
20 GORDON CIR
PARSIPPANY NJ 07054
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
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APR 15 2026
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CER-25-01033
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c/o ARSENAULT LAW OFFICES PA – Reg Agt
19535 GULF BLVD SUITE E
INDIAN SHORES FL 33785

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

CER-25-01033
14472 VALENTINE HOLDINGS LLC
14472 VALENTINE DR
LARGO FL 33774

SCANNED

Case Number: CER-25-01033

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 April 15, 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: 14472 Valentine DR 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.

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☐ 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 15 day of April, 2026, by Ruben Rivera, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

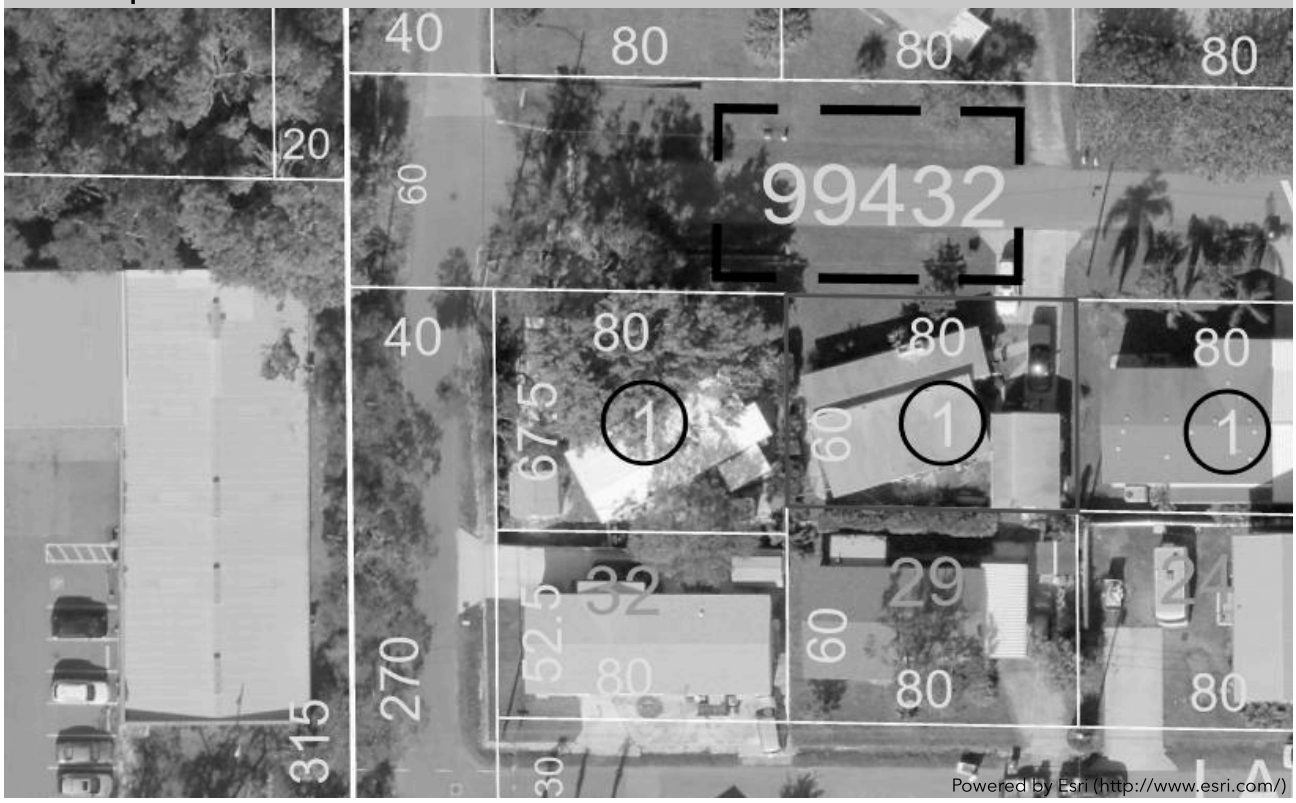
Parcel Summary
(as of 16-Mar-2026)

Parcel Number
07-30-15-99432-000-0291

- Owner Name
  14472 VALENTINE HOLDINGS LLC
- Property Use
  0110 Single Family Home
- Site Address
  14472 VALENTINE DR
  LARGO, FL 33774
- Mailing Address
  14472 VALENTINE DR
  LARGO, FL 33774
- Legal Description
  YACHTHAVEN ESTATES 1ST ADD N 60FT OF LOT 29
- Current Tax District
  LARGO (LA)
- Year Built
  1953

Living SF	Gross SF	Living Units	Buildings
1,271	**1,715**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23467/1523	$289,600	252.08	B	Current FEMA Maps	Check for EC	Zoning Map	35/78

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$247,889	$247,889	$247,889	$247,889	$247,889

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$245,280	$106,308	$51,308	$76,308	$51,308
2023	Y	$226,269	$103,212	$48,212	$73,212	$48,212
2022	Y	$211,969	$100,206	$49,706	$74,706	$49,706
2021	Y	$165,285	$97,287	$46,787	$71,787	$46,787
2020	Y	$142,119	$95,944	$45,444	$70,444	$45,444

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
25-Feb-2026	$100	U	I	PALMER GRACE	14472 VALENTINE HOLDINGS LLC	23467/1523
24-Jul-2025	$265,000	Q	I	HARKINS JENNY	PALMER GRACE	23243/2072
22-Dec-2022	$100	U	I	KIDD LUCILLE DORIS	HARKINS JENNY LYNN	22315/0436
13-Sep-2018	$100	U	I	KIDD LUCILLE DORIS	KIDD LUCILLE DORIS	20205/0460
07-May-2003	$100	U	I	BECHTLE EARL	KIDD, LUCILLE D	12726/1886

2025 Land Information

Land Area: ≅ 4,726 sf | ≅ 0.10 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	80x60	$1,850	80.00	FF	.7938	$117,482

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,271	1,271

Structural Elements	
Exterior Walls:	Frame Stucco
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1953
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	32

Sub Area	Living Area SF	Gross Area SF
Detached Garage (DGF):	0	384
Open Porch (OPF):	0	60
Total Area SF:	**1,271**	**1,715**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	$5,500.00	1	$5,500	$2,200	1953
PATIO/DECK	$31.00	80.0	$2,480	$1,290	2007

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
BCP1710-0215	HEAT/AIR	10/16/2017	$7,284
2012070095	ROOF	07/09/2012	$2,000
2005100230	HEAT/AIR	11/09/2005	$2,562
2002110354	ROOF	01/27/2003	$1,000



Detail by Entity Name

Florida Limited Liability Company
14472 VALENTINE HOLDINGS LLC

Filing Information

Document Number	L25000452812
FEI/EIN Number	APPLIED FOR
Date Filed	10/02/2025
Effective Date	10/01/2025
State	FL
Status	ACTIVE

Principal Address

14472 VALENTINE DRIVE
LARGO, FL 33774

Mailing Address

14472 VALENTINE DRIVE
LARGO, FL 33774

Registered Agent Name & Address

ARSENAULT LAW OFFICES, P.A.
19535 GULF BLVD.
SUITE E
INDIAN SHORES, FL 33785

Authorized Person(s) Detail

Name & Address

Title MGR

PALMER, GRACE
20 GORDON CIRCLE
PARSIPPANY, NJ 07054

Annual Reports

Report Year	Filed Date
2026	03/17/2026

Document Images

03/17/2026 -- ANNUAL REPORT View image in PDF format

10/02/2025 -- Florida Limited Liability | View image in PDF format

Florida Department of State, Division of Corporations

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/04/2026 **CASE NUMBER:** CER-26-00075

CODE ENFORCEMENT OFFICER: Ruben Rivera

A Code Enforcement Officer performed a field inspection on February 4, 2026 at the property located at the following address: 1116 PHYLLIS AVE, LARGO, FL 33771 (Parcel ID# 25-29-15-45378-000-0460) 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

(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: There is a white box truck parked on the front yard of this property.

Remedy: Please remove the box truck from the property. It is considered a commercial vehicle and is not allowed on residential properties.

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 is a large number of items on the front yard of this property under a blue tarp. There are cardboard boxes, plastic bins, wheelchairs, walkers, vacuums, etc. on the front yard and by the main entrance.

Remedy: Whether items are junk, trash, and debris or not, all items must be removed from the yard, and either be disposed of properly if refuse, or be stored in a fully enclosed structure, such as a shed or garage, so as to not be seen from the street.

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: There is a red Chrysler Sebring in the driveway of this property with an expired tag. It also appears to be inoperable.

Remedy: Please display a valid and current registration tag on the vehicle. All vehicles on the property must be street operable. If not, please store the vehicle in a fully enclosed structure such as a garage or shed, or remove the vehicle from the property.

This property will be re-inspected on March 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 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-26-00075

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 2/4/2026 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, 1116 PHYLLIS AVE 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: 1116 PHYLLIS AVE 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: 1116 PHYLLIS AVE 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 4 day of February, 20 26, by Ruben Rivera, who is personally known to me or who has produced _____ as identification.

_____
Signature of Person Taking Acknowledgment

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

_____
Serial number, if any

Revised: 06/02/2020

9589 0710 5270 0591 7450 74

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CODE OFFICER
Ruben Rivera

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Certified Mail Fee
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Extra Services & F *add fee as appropriate)*
- ☐ Return Receipt (.74 $ _____
- ☐ Return Receipt (5.30 $ _____
- ☐ Certified Mail R $ _____
- ☐ Adult Signature $ _____
- ☐ Adult Signature Restricted ery $ _____

Postage
$ $6.78

Total Postage and Fees
$

Mailed
FEB - 5 2026
Community Development

Postmark Here

CER-26-00075
PUPA, FRANCIS A
1116 PHYLLIS AVE
LARGO, FL 33771

PO Box No.

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

Agenda Item #23.

9589 0710 5270 0551 7450 74

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CODE OFFICER
Ruben Rivera

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OFFICIAL USE

Certified Mail Fee

$

Extra Services & F *add fee as appropriate)*

- ☐ Return Receipt ($
- ☐ Return Receipt ($
- ☐ Certified Mail R $
- ☐ Adult Signature $
- ☐ Adult Signature Restricted Delivery $

$ .74
.74
5.30
$6.78

Postage

$

Total Postage and Fees

$

Postmark Here

Mailed
FEB - 5 2026
Community Development

CER-26-00075
PUPA, FRANCIS A
1116 PHYLLIS AVE
LARGO, FL 33771

PO Box No.

22

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

April 15, 2026 Via Certified & Regular US Mail

Case Number: CER-26-00075

Owner Information:

FRANCIS A PUPA
1116 PHYLLIS AVE
LARGO, FL 33771

RE: Property at: 1116 PHYLLIS AVE, LARGO, FL 33771

Parcel ID No: 25-29-15-45378-000-0460

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 4, 2026** requesting that you correct the violation(s) identified in said Notice of Violation on or before **March 4, 2026**. A re-inspection of the subject property on **March 5, 2026**, indicates the violation(s) still exist.

** **NEW LOCATION** ** Therefore, this letter serves as notice that this matter will be presented to the City of Largo Code Enforcement Board as **Case No. CER-26-00075 on April 30, 2026**, in the City of Largo, **Emergency Operation Center (EOC),** located 201 Highland Avenue, Largo, **beginning at 1:30 p.m. at the traffic light entrance to the Largo Police Department parking lot - the EOC building is directly on your right side.** As the proceedings of the 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 11-47 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 **February 4, 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 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, Community Standards Manager.

CITY OF LARGO

NOTICE OF VIOLATION

DATE ISSUED: 02/04/2026 **CASE NUMBER:** CER-26-00075

CODE ENFORCEMENT OFFICER: Ruben Rivera

A Code Enforcement Officer performed a field inspection on February 4, 2026 at the property located at the following address: 1116 PHYLLIS AVE, LARGO, FL 33771 (Parcel ID# 25-29-15-45378-000-0460) 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

(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: There is a white box truck parked on the front yard of this property.

Remedy: Please remove the box truck from the property. It is considered a commercial vehicle and is not allowed on residential properties.

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.

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Remedy: Whether items are junk, trash, and debris or not, all items must be removed from the yard, and either be disposed of properly if refuse, or be stored in a fully enclosed structure, such as a shed or garage, so as to not be seen from the street.

Violation: COO 11-75 - INOPERATIVE VEHICLES

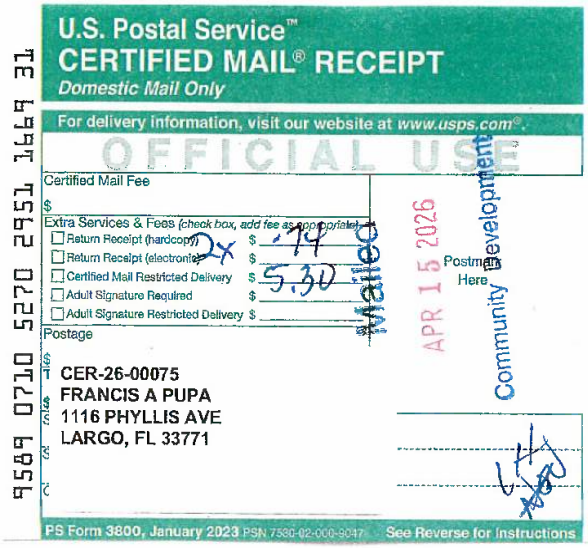
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Corrective Action: There is a red Chrysler Sebring in the driveway of this property with an expired tag. It also appears to be inoperable.

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This property will be re-inspected on March 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 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).



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ 4.74
☐ Certified Mail Restricted Delivery $ 5.30
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage

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APR 15 2026
Community Development
Mailed

CER-26-00075
FRANCIS A PUPA
1116 PHYLLIS AVE
LARGO, FL 33771

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

9589 0710 5270 2951 1669 31

CER-26-00075
FRANCIS A PUPA
1116 PHYLLIS AVE
LARGO, FL 33771

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

SCANNED

Case Number: CER-26-00075

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 April 15, 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: 1116 Phyllis Ave, 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.

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 15 day of April, 2026, by Ruben Rivera, who is personally known to me or who has produced _____ as identification.

Signature of Person Taking Acknowledgment

Kimberly M. Barkman
Name of Acknowledger Typed or Printed

NOTARY
Title or rank

Serial number, if any

(NOTARY SEAL)

KIMBERLY M. BARKMAN
Notary Public - State of Florida
Commission # HH 490745
My Comm. Expires May 11, 2028
Bonded through National Notary Assn.

Revised: 06/01/2020

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

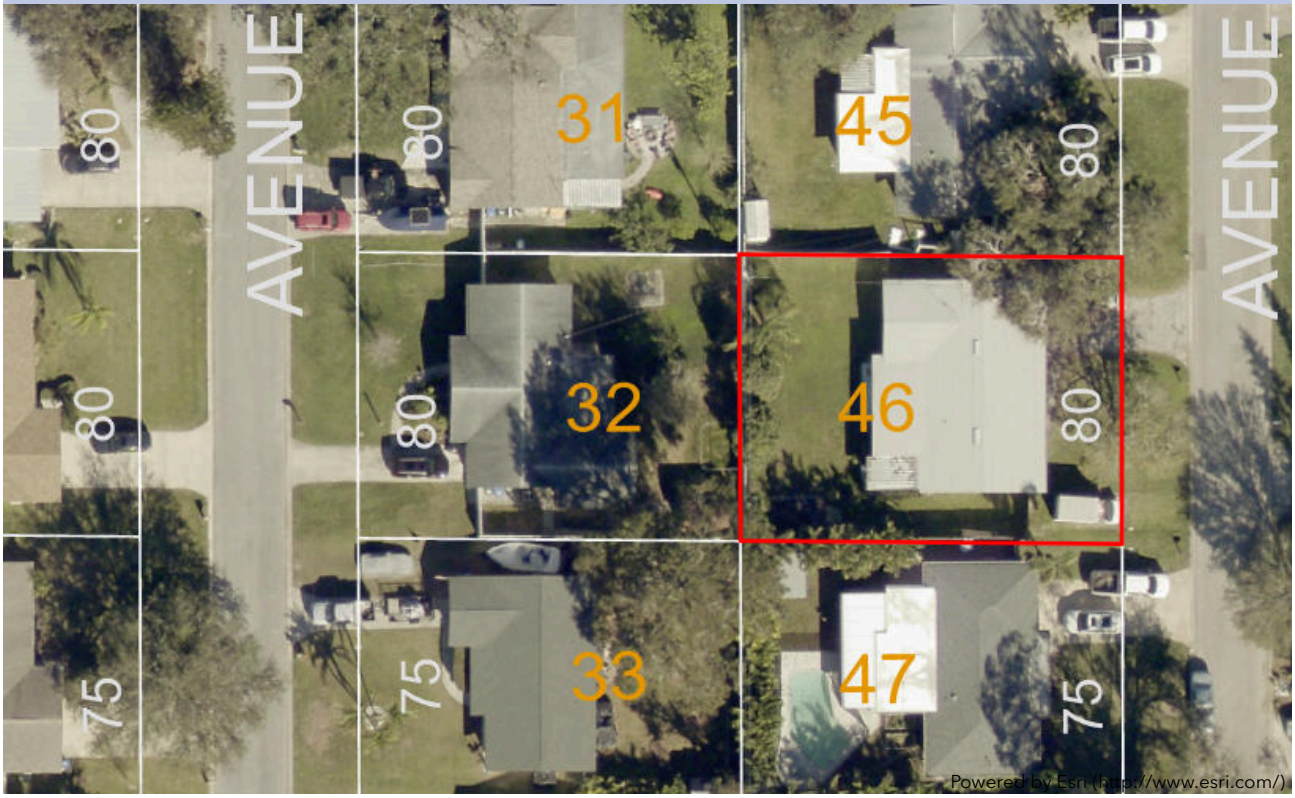
Parcel Summary
(as of 04-Feb-2026)

Parcel Number
25-29-15-45378-000-0460

- Owner Name
  PUPA, FRANCIS A
- Property Use
  0110 Single Family Home
- Site Address
  1116 PHYLLIS AVE
  LARGO, FL 33771
- Mailing Address
  1116 PHYLLIS AVE
  LARGO, FL 33771-1222
- Legal Description
  KEENE GROVES LOT 46
- Current Tax District
  LARGO (LA)
- Year Built
  1962

Living SF	Gross SF	Living Units	Buildings
1,790	**2,340**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16670/1605	$417,700	254.07	D	Current FEMA Maps	Check for EC	Zoning Map	46/60

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$357,114	$162,721	$106,999	$132,721	$106,999

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$347,812	$158,135	$103,135	$128,135	$103,135
2023	Y	$345,530	$153,529	$98,529	$123,529	$98,529
2022	Y	$284,762	$149,057	$98,557	$123,557	$98,557
2021	Y	$193,816	$144,716	$94,216	$119,216	$94,216
2020	Y	$180,863	$142,718	$92,218	$117,218	$92,218

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
View 2025 Tax Bill	18.9872	(LA)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-Aug-2009	$196,000	Q	I	1116 PHYLLIS AVE LAND TRUST	PUPA FRANCIS A	16670/1605
17-Apr-2007	$100	U	I	PUPA BEVERLY	1116 PHYLLIS AVE LAND TRUST	15745/0963
09-Sep-2005	$100	U	I	LAND TR SVC CORP TR	PUPA, BEVERLY	14590/0769
06-Jul-2004	$155,000	U	I	SPERLING EDDIE	1116 PHYLLIS AVE LAND TRUST	13684/0173
16-Nov-1994	$72,500	Q	I	COOPER ROBERT L	SPERLING, EDDIE	08841/0802

2025 Land Information

Land Area: ≅ 8,394 sf | ≅ 0.19 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	80x105	$1,925	80.00	FF	1.0094	$155,448

2025 Building 1 Structural Elements and Sub Area Information

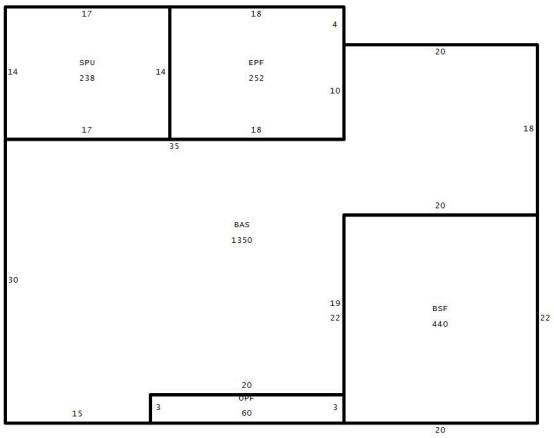
Structural Elements

Foundation: Continuous Footing Poured

2025 Extra Features

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:	Shingle Composition
Year Built:	1962
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	34

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,350	1,350
Base Semi-finished (BSF):	440	440
Enclosed Porch (EPF):	0	252
Open Porch (OPF):	0	60
Screen Porch Unfinished (SPU):	0	238
Total Area SF:	**1,790**	**2,340**



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	$3,800.00	1	$3,800	$3,800	1962
POOL	$40,000.00	1	$40,000	$16,000	1999

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
SOLAR-25-000064	SOLAR PANELS	05/21/2025	$51,640
BCP2109-0591	ROOF	09/28/2021	$12,900
2006040380	MISCELLANEOUS	05/12/2006	$1,300
00072846	ROOF	08/19/2002	$4,450
00059915	POOL	10/11/1999	$9,710

Agenda Item #23.