



**AGENDA**  
**Municipal Special Magistrate**  
**Thursday, May 14, 2026**  
**Community Room @ 1:30p.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 Community Room.  
Agendas are subject to change.

Page

**A CALL TO ORDER**

**B APPROVAL OF MINUTES**

Minutes of March 12, 2026

[SM Minutes March 12, 2026](#)

3 - 5

**C CASES NOT BEING HEARD**

**D PUBLIC HEARINGS**

Swearing in of speakers. Presentation procedures and process of the Special Magistrate.

**E SPECIAL MAGISTRATE CONSENT DOCKET**

The Respondents in the following cases came into compliance by the date Ordered by the Special Magistrate. There are no fines due. Request Special Magistrate to accept the Affidavits of Compliance.  
 None

**F AFFIDAVIT(S) OF COMPLIANCE/NON-COMPLIANCE & SECOND ORDERS**

Second Orders either did not come into compliance or came into compliance but did not pay the fines.  
 None

**G REQUEST FOR REDUCTION(S)**

If the Special Magistrate grants a reduction, the fine shall not be reduced below the administrative costs of the Special Magistrate 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.

1. CE2022-01228  
 East Bay Land Trust  
 2805 East Bay Dr  
 Largo, FL 33771

6 - 24

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

CDC 3.1.2 SITE PLAN REVIEW

In-Compliance  
 Daily fine: \$250.00  
 Fine start date: April 14, 2023  
 Fine stop date: August 7, 2025  
 Number of days: 846 days  
 Total Fine Due: \$211,500.00  
 Admin. Fee: \$98.75

[Request for Reduction Application CE2022-01228 - 2805 East Bay Dr  
 CE2022-01228 AOC  
 2ND ORDER RECORDED CE2022-01228](#)

2. CEC-24-00084 25 - 36  
 FLN Properties LLC  
 1737 Indian Rocks Rd  
 Largo, FL 33774

CDC 18.2.4.F.1.A. UNSAFE STRUCTURES (\$250.00 per day fine)  
 CDC 18.2.4.F.1.B. UNSAFE EQUIPMENT (\$250.00 per day fine)  
 CDC 18.2.5.B.6. ACCESSORY STRUCTURES (\$100.00 per day fine)  
 CDC 18.2.5.C.7. EXTERIOR STRUCTURE- OVERHANG EXTENSION (\$100.00 per day fine)  
 CDC 12.7.2.C.1.a. ABANDONED and/or DAMAGED SIGNS (\$75.00 per day fine)  
 CDC 12.7.2.C.1.b. ABANDONED and/or DAMAGED SIGNS (\$75.00 per day fine)

In-Compliance  
 Daily Fine \$850.00  
 Fine Start Date: 08-07-2025  
 Fine Stop Date: 05-05-2026  
 Number of Days: 271  
 Total Fine Due: \$230,350.00  
 Admin Fee: \$113.16

[SM - Fine Reduction Application CEC-24-00084 - 1737 Indian Rocks Rd  
 AOC CEC-24-00084  
 2ND ORDER RECORDED CEC-24-00084 - 1737 INDIAN ROCKS ROAD - FLN  
 PROPERTIES LLC](#)

**H FIRST ORDERS**

None

**I OTHER BUSINESS**

**J ADJOURN**

MUNICIPAL SPECIAL MAGISTRATE  
MINUTES OF MARCH 12, 2026

Minutes are NOT approved as of March 12, 2026

**Special Magistrate Present:**

Nicole Poot

**Staff Present:**

Laura Carrera, City Staff Attorney  
Chase Bergeron, CSM  
Luis Cruz CCO  
Kim Barkman CO  
Ruben Rivera, CO  
Sue Cimmino, CO  
Mark Knotts, CO  
Keith Pfefferman, CO  
Mary Gouge, Board Support Specialist  
Kae Okon, Board Support Specialist

**Key:**

COO (Code of Ordinances)  
NOV (Notice of Violation)  
CSM (Community Standards Manager)

CDC (Comprehensive Development Code)  
CCO (Chief Code Officer)  
CO (Code Officer)

ORDER CASES HEARD: 1,2

NOT PRESENT: 1

**A. CALL TO ORDER**

Special Magistrate Poot called the meeting to order at 1:32 pm. Special Magistrate advised that all cell phones were to be silenced.

**B. APPROVAL OF THE MINUTES**

January 8, 2026, Minutes Approved

**C. AGENDA REVIEW – CASES NOT BEING HEARD**

None

**D. PUBLIC HEARING**

All witnesses were sworn by the Board Support Specialist. The Special Magistrate advised the audience of the procedures and processes of the Special Magistrate proceeding.

**E. SPECIAL MAGISTRATE CONSENT DOCKET**

The Respondent in the following case came into compliance by the date Ordered by the Special Magistrate. There are no fines due. Request Special Magistrate to accept the Affidavits of Compliance.

1. CEC-25-00163 - CO Rivera                      Compliant

East Bay Land Trust

2805 East Bay Dr.

Largo, FL 33771

CDC 3.8.2 - DEVELOPMENT ORDER AND DEVELOPMENT PERMIT COMPLIANCE

## Agenda Item #.

CDC 12.7.2 - ABANDONED AND/OR DAMAGED SIGNS

Comply on or Before Date: February 9, 2026

Compliance Date: February 10, 2026

In Compliance- No Fine Due

The Respondent was not present at the hearing. The Special Magistrate accepted the Affidavit of Compliance finding the Respondent corrected the violations on or before February 9, 2026. The Special Magistrate ordered that no fines were due, and the case is to be closed.

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

2. CEC-24-00053 – CO Costeira – Non-Compliant

Emerald Garden Real Estate Inc.

12949 66<sup>th</sup> St. N.

Largo, FL 33773

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

On August 14, 2025, at the second hearing on this case, the Special Magistrate granted a six-month extension for compliance from the First Order date.

The following compliance dates were established:

Comply on or Before Date: February 16, 2026

Daily Fine Start Date: February 17, 2026

Daily Fine Amount: \$200.00

Non-Compliant

Chief Code Officer (“CCO”) Cruz presented the Affidavit of Non-Compliance and stated that the Property is not in compliance.

The Respondent, Emerald Garden Real Estate Inc owner, Kamran Rouhani, who resides at 1815 Eagle Trace Blvd. Palm Harbor, FL 34685, was present at the hearing.

City Staff Attorney Carrera requested the Magistrate accept the Affidavit of Non-Compliance into evidence. Attorney Carrera also offered the First Orders, the Second Order from August 14, 2025, hearing, and evidence that proper notice was provided to the Respondent. The Special Magistrate accepted the documentation into evidence.

Mr. Rouhani stated that this Property requires a development agreement and a site development plan to be reviewed and approved by the City. The last time he was before the Magistrate he requested and was granted an extension of time to achieve compliance for additional time to work with a newly hired engineering firm. Then that engineer had health problems. In January, he hired another engineering firm. He then asked for another extension. He stated that the engineering package will be delivered to the City by March 27, 2026.

There was discussion with City staff, the Respondent, and the Magistrate regarding the delay and next steps for

## Agenda Item #.

compliance.

The Magistrate explained that she understands there can be delays and that it appears some limited progress has been made. However, given the extended time the Property has not been in compliance, the extensions that were already granted, and after hearing testimony from the City and Mr. Rouhani, the Magistrate determined that an additional extension was not appropriate.

The Magistrate closed the public portion of the hearing and ordered that the Affidavit of Non-Compliance be accepted, and that the respondent did not correct the violation on or before February 16, 2026. The Magistrate ordered the respondent to pay a fine of \$200.00 per day for each day the violation continued beyond February 16, 2026, until brought into compliance and ordered the respondent to contact the Community Standards Division to arrange for reinspection of the property and to verify compliance.

### H. FIRST ORDERS

None

### G. REQUEST FOR REDUCTION

If the Special Magistrate grants a reduction, the fine shall not be reduced below the administrative costs of the Special Magistrate 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

### i. OTHER BUSINESS

Next Special Magistrate is scheduled April 9, 2026, at 1:30 pm in the Commission Chambers.

### J. ADJOURN

The Special Magistrate, finding that there was no further business, called for the meeting to adjourn at 2:02 pm.

Typed By: Kae Okon, Special Magistrate Board Support Specialist



Community Standards

P.O. Box 296  
Largo, FL 33779

**Community Standards Special Magistrate Fine Reduction Request**  
All sections of this form must be completed or the request for reduction will not be heard

Code Case Number: CE2022-01228 Total Fine Amount Due: \$ 211,500.00

Address of Violation: 2805 East Bay Dr., Largo FL 33771

Violation(s): 2020 FLORIDA BUILDING CODE SEC 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A CDC 3.1.2 SITE PLAN REVIEW

Name Of Property Owner: Jim Moyles, General Partner of First Florida Management Services, LLLP

Address of Property Owner: 600 Druid Rd E, Clearwater, FL 33756

Phone Number of Property Owner: 727-639-7434

Name of Individual Completing This Form: Brian J. Aungst, Jr., Esq.

Your Company's Name: Macfarlane Ferguson & McMullen

Your Company's Address: 625 Court Street, Clearwater FL 33756

Your E-Mail: BJA@Macfar.com

Your Phone Number: 727-444-1403

Your Relation to The Property Owner: Attorney

Reason The Violation(s) Was/Were Not In Compliance By The Date Given By The Special Magistrate:

(please see attached letter)

Reason For The Reduction Request:

(please see attached letter)

Signature: *Brian J. Aungst, Jr.* Date: 04/09/2026

Printed Name: Brian J. Aungst, Jr., Esq. (authorized agent)



Community Standards

P.O. Box 296  
Largo, FL 33779

Request for Reduction Information

1. The property must be in compliance with all violations.
2. If you have current daily fines accruing, contact Community Standards to inspect the property to see if it is in compliance to stop the daily fines at (727) 587-6799.
3. Complete the Request for Reduction packet and return all forms completed.
4. Once it has been received and approved, a hearing date will be scheduled.
5. Your packet must include:
  - a. The Request for Reduction form completely filled in, no blank spaces.
  - b. List your arguments that justify your Request for Reduction in this case.
  - c. Supply all of the documentation that relates to your case.
  - d. The owner of the property is to sign the Request.
  - e. The owner must be present at the hearing to request the reduction before the Special Magistrate.
  - f. If someone is representing the owner, the Special Magistrate requires a notarized letter of authorization, naming the individual(s) that the owner authorizes to speak on the owner's behalf.
6. If the required documentation is not presented, the Special Magistrate will not hear the request.
7. You will be notified of the hearing date.
8. If the Request for Reduction is approved and is not paid by the designated date ordered by the Special Magistrate, the fine reverts back to the original fine amount.
9. This case can and will only be heard once for a Request for Reduction.

Should you have any questions, please do not hesitate to contact me.

Respectfully,  
Kae Okon  
Special Magistrate - Board Support Specialist  
201 Highland Avenue Largo, FL 33770  
(727) 587-6799 x 4428  
kokon@largo.com

March 27, 2026

Kevin Hennessy  
Special Magistrate  
201 Highland Avenue  
Largo, FL 33770  
Khennessy@llw-law.com

RE: Authority of Brian J. Aungst, Jr. to execute the Community Standards Special Magistrate Fine Reduction Request and to speak on behalf of Jim Moyles, **General Partner** of First Florida Management Services, LLLP Trustee of **East Bay Land Trust**

To whom it may concern,


Please accept this letter from Jim Moyles, General Partner of First Florida Management Services, LLLP (hereinafter, the "Mr. Moyles"), naming Brian J. Aungst, Jr. as the authorized agent for Mr. Moyles and hereby authorizing Brian J. Aungst, Jr. to speak on behalf of Mr. Moyles and to file Applications. Specifically, Mr. Moyles authorizes Brian J. Aungst, Jr. to execute the Community Standards Special Magistrate Fine Reduction Request (the "Application") as the Applicant or Agent of Mr. Moyles and any further documentation requested to be signed by the City of Largo in connection with the Application. If you have any further questions or concerns regarding the Application or this letter of authorization, please contact Brian J. Aungst, Jr. directly via his e-mail [bj@macfar.com](mailto:bj@macfar.com) or his direct phone line (727) 444-1403.

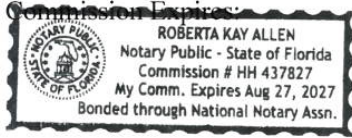
Sincerely,

  
\_\_\_\_\_  
Jim Moyles  
**General Partner** of First Florida Management Services, LLLP

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of    physical presence or    online notarization, this 27<sup>th</sup> day of March, 2026, by Jim Moyles, **General Partner** of the First Florida Management Services, LLLP, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Signature of Notary Public)  
Roberta Kay Allen  
\_\_\_\_\_  
(Printed Notary Name)

My Commission Expires: 



Macfarlane Ferguson  
& McMullen

One Tampa City Center, Suite 2000  
201 N. Franklin Street  
P.O. Box 1531 (33601)  
Tampa, FL 33602  
813.273.4200

[WWW.MFMLLEGAL.COM](http://WWW.MFMLLEGAL.COM)  
EMAIL: [INFO@MFMLLEGAL.COM](mailto:INFO@MFMLLEGAL.COM)

625 Court Street, Suite 200  
P.O. Box 1669 (33757)  
Clearwater, FL 33756  
727.441.8966

April 9, 2026

Kevin Hennessy, Esq.  
Special Magistrate  
201 Highland Avenue  
Largo, FL 33770  
[Khennessy@llw-law.com](mailto:Khennessy@llw-law.com)

Dear Special Magistrate Hennessy,

Our firm has the pleasure of representing two local business owners, Jim Moyles and Jesus Camauta, as Co-Applicants in this Community Standards Special Magistrate Fine Reduction Request. First Florida Management Services, LLLP, by and through Jim Moyles ("Mr. Moyles"), its general partner, Trustee of East Bay Land Trust, owns the property located at 2805 East Bay Drive, Largo FL, 33771 (the "Property"). Camautos Sales & Service, LLC, by and through Jesus Camauta ("Mr. Camauta"), is leasing the property for his vehicle sales and services business.

For twenty years the Property had been used as a car wash. However, Mr. Moyles and Mr. Camauta were interested in changing the Property's use to vehicle sales and service for Mr. Camauta's business. However, before a lease was executed by them, Mr. Moyles confirmed with the City of Largo (the "City") that a vehicle sales and service business was an acceptable Property use. Independently, Mr. Camauta contacted the Department of Highway Safety and Motor Vehicles, who approved the new site subject to approval by the City. Upon Mr. Camauta's visit with the City, a representative assured him that the vehicle sales and service business was a permitted use on the Property. Based upon those

## Agenda Item #1.

discussions, on July 15, 2022, Mr. Moyles and Mr. Camauta entered into a five-year lease agreement.

Thereafter, the City's Code Enforcement contacted Mr. Camauta about being out of compliance for not submitting a change of use application to convert the use from car wash to vehicle sales and service. As stated, Mr. Moyles and Mr. Camauto were not aware that a formal change of use application was required prior to entering into the lease and establishing the use. Neither Mr. Camauta nor Mr. Moyles had ever been through a change of use process with the City and were not aware of the complexity and requirements of the Comprehensive Development Code for the City of Largo ("CDC") and the related costs when they entered into their lease. Had this information been known, Mr. Camauta would not have signed a lease for the Property and Mr. Moyles would have leased to Enterprise Rent-A-Car who had already met with the City and planned to renovate and expand the buildings at their expense.

On April 14, 2023, fines began to accrue due to zoning noncompliance with the CDC. Further violations of the CDC were added because of vehicles parked on the west side of the right-of-way and excessive vehicles on the Property. Upon being notified of these violations, Mr. Camauta leased another property for storage of the excess vehicles and promptly continued with the necessary steps to achieve compliance in conjunction with architect Bob Gregg (introduced to him by a real estate broker). Mr. Camauta made diligent efforts to reach out to the City and work with the City's employees in taking the necessary steps to reach compliance zoning compliance including by submitting a site plan application for the change of use, having multiple meetings with City staff both at City Hall and onsite, and resubmitting multiple revisions to the site plan application in response to feedback from City staff. However, progress was impacted by the 2024 hurricane season. The hurricanes damaged several signs on the Property, leading the City to attach additional violations of the CDC. These violations, combined with the comprehensive development review process, are both time-consuming and involve multiple steps. It set Mr. Moyles and Mr. Camauta back in reaching compliance. In their efforts to reach compliance, Mr. Moyles and Mr. Camauta engaged our law firm for legal representation in 2025 with knowledge of our expertise in City code and land use compliance and our professional relationship with the City.

## Agenda Item #1.

On August 7, 2025, the City inspector found that the Property was in compliance with the CDC and the accrual of the fines stopped. However, a hearing by the Special Magistrate was required to affirm the inspector's finding of compliance. On December 23, 2025, the City of Largo sent a Notice of Hearing and Statement of Violation indicating violations on the property, including:

CDC 3.8.2 DEVELOPMENT ORDER AND DEVELOPMENT PERMIT COMPLIANCE

CDC 12.6.2 PROHIBITED SIGNS

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

CDC 12.7.2 ABANDONED AND/OR DAMAGED SIGNS

A hearing was held regarding these violations on January 8, 2026, in front of the City of Largo Special Magistrate as Case No. CEC-25-00163. The City staff testified that Mr. Camauta worked diligently with the City of Largo to come into compliance with the CDC. For example, before "No Parking in the Right of Way" signs could be approved by the City, Mr. Camauta utilized cones in the interim to deter parking in the right-of-way adjacent to the Property. Since December 16, 2025, the "No Parking in the Right of Way" signs have been displayed adjacent to the Property. A diagram of the installation of these signs is attached hereto as Exhibit "A." Additionally, Mr. Camauta retained a towing company to ensure strict adherence to the "no parking designation" from its employees, customers, or other business owners/patrons in the area. Moreover, testimony offered at the hearing showed that Mr. Camauta worked respectfully with the City and built a good rapport with the inspectors. Based on the testimony and evidence, the Special Magistrate affirmed that the Property was now compliant with the CDC.

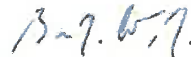
Due to the extraordinary measures taken by Mr. Camauta to come into compliance, the site plan for the Property has since been approved and outside vehicle storage is allowed on-site. Mr. Camauta also secured the proper business tax receipts to operate his business in the City of Largo, and his vehicles properly registered. The business tax receipts are attached hereto as Exhibit "B" (BTRCOM-003530 and BTRCOM-003062). Although full compliance was recently achieved, the review process for these matters is complicated and the damage caused by the hurricanes further delayed approval and led to increased

**Agenda Item #1.**

expenses. Additionally, continued parking by the neighbor on the East side of the road prolonged noncompliance with CDC.

The purpose of code enforcement is to bring properties into compliance, not to penalize property owners. Although Mr. Moyles and Mr. Camauta worked closely with one another, pursuant to the terms of the lease agreement Mr. Camauta will be liable for payment of all fines related to the CDC violations. As it is common in many commercial lease agreements, Mr. Camauta, as the tenant, is solely responsible for adherence “with all governmental requirements” and “shall promptly pay any related costs” to reach compliance. As a small business owner, Mr. Camauta’s business will suffer greatly if ordered to pay the \$211,500.00 fine. Additionally, over \$50,000.00 was spent removing and replacing the damaged signs, fencing, and landscaping that included a fifteen-foot buffer on the Property in an effort to come into compliance with the CDC. Furthermore, in the near future, Mr. Camauta would like to purchase the Property from Mr. Moyles to achieve his dream of property ownership. The payment of a fine of this magnitude would end any chance for this opportunity. Therefore, we respectfully ask the Special Magistrate to consider this fine reduction request.

Sincerely,



Brian J. Aungst, Jr., Esq.

EXHIBIT A

“No Parking in the Right-of-Way” signage

*See attached.*

Agenda Item #1.



Macfarlane Ferguson  
& McMullen

One Tampa City Center, Suite 2000  
201 N. Franklin Street  
P.O. Box 1531 (33601)  
Tampa, FL 33602  
813.273.4200

[WWW.MFMLEGAL.COM](http://WWW.MFMLEGAL.COM)  
EMAIL: [INFO@MFMLEGAL.COM](mailto:INFO@MFMLEGAL.COM)

625 Court Street, Suite 200  
P.O. Box 1669 (33757)  
Clearwater, FL 33756  
727.441.8966

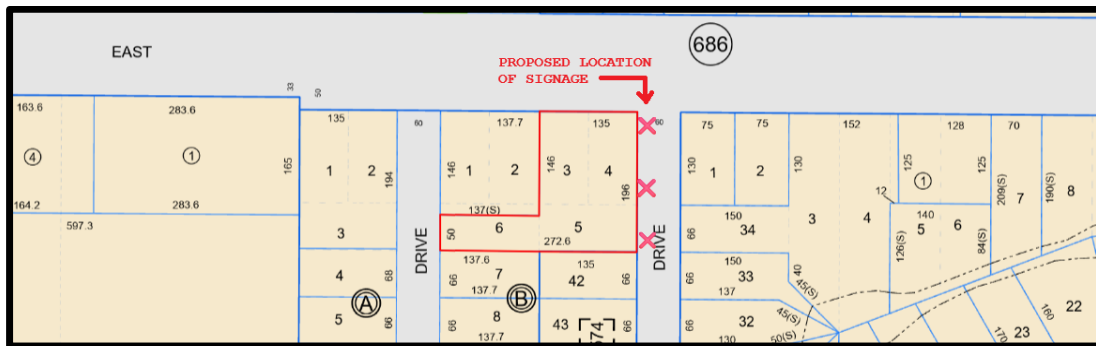
December 16, 2025

City of Largo, Florida  
Attn: Matthew Crowell, Traffic & Transportation Committee  
201 Highland Avenue  
Largo, Florida 33770  
[mcrowell@largo.com](mailto:mcrowell@largo.com)

Re: Legal Representation

Dear Mr. Crowell:

Please accept this letter as a formal request by Camautos Sales & Service LLC (“Camautos”) for installation of “No Parking in the Right-of-Way” signage adjacent to 2805 East Bay Drive, Largo, Florida 33771 (the “Property”). The location for the requested signage installation adjacent to the Property is as shown below:



Additionally, Camautos is retaining a towing company and placing signage on the Property to ensure that any cars who park in the right-of-way will be summarily removed. We appreciate all of the City’s efforts to assist with this matter. Please let us know if there is anything else that is needed on the City’s end to bring this request to the Traffic & Transportation Committee and we will provide what is needed as soon as possible.

Sincerely yours,

**Brian Aungst, Jr.**

EXHIBIT B

Business Tax Receipt License Number: BTRCOM-003530

*See attached.*

# Agenda Item #1.

☰ City of Largo Civic Access Portal

**License Number: BTRCOM-003530**

[License Details \(\)](#) | [Tab Elements \(\)](#) | [Main Menu \(\)](#)

## License Details

### License Type:

Business Tax Receipt: 7300-7500 Business Services Automotive Repair

### District:

City of Largo

### Applied Date:

02/02/2026

### Account Number:

### Issued By:

Administrator, System

### Period Start Date:

02/09/2026

### Status:

Issued

### Expiration Date:

09/30/2026

### Description:

License Description for Categories 7300-7500 License Category: Automotive Repair, Bodywork, and Specialty Services. Detailed Description of Services: Under the requested license categories 7300-7500, [Insert Your Company Name] will operate a professional automotive shop specializing in the following: Body and Paint Restoration (7500 series): We provide comprehensive structural and aesthetic repairs for

EXHIBIT B

Business Tax Receipt License Number: BTRCOM-003062

*See attached.*

# Agenda Item #1.

☰ City of Largo Civic Access Portal

**License Number: BTRCOM-003062**

[License Details \(\)](#) | [Tab Elements \(\)](#) | [Main Menu \(\)](#)

## License Details

### License Type:

Business Tax Receipt: 7300-7500 Business Services Automotive Repair

### District:

City of Largo

### Applied Date:

01/08/2026

### Account Number:

### Issued By:

Miller, Stephanie

### Period Start Date:

09/30/2025

### Status:

Issued

### Expiration Date:

09/30/2026

### Description:

dealer license, finance dealer and mechanic shop for repair

AFFIDAVIT OF COMPLIANCE


STATE OF FLORIDA  
COUNTY OF PINELLAS

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

1. I am over 18 years of age and not a party to this action.
2. That I am employed as the Community Standards Manager for the City of Largo, Florida.
3. That I am familiar with Community Standards Case No. **CE2022-01228 / East Bay Land Trust** in which violations of City code were identified on the property located at **2805 EAST BAY DR, LARGO, FL 33771** also described as **36-29-15-48114-002-0030** (hereinafter the "Property").
4. That upon re-inspection of the Property on **August 7, 2025** I determined it to be in compliance.

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

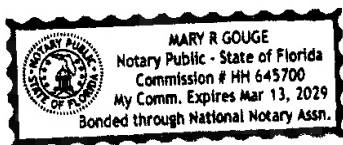
FURTHER AFFIANT SAYETH NAUGHT.


  
 \_\_\_\_\_  
 Chase Bergeron

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of August, 2025, by Chase Bergeron, as Community Standards Officer for the City of Largo, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



  
 \_\_\_\_\_  
 Notary Public - Signature

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

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

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

KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2023149315 06/08/2023 10:31 AM  
OFF REC BK: 22466 PG: 2376-2378  
DocType:LN RECORDING: \$27.00

**CITY OF LARGO, FLORIDA,**  
A political subdivision of the State of Florida,

**PETITIONER,**  
vs.

**East Bay Land Trust**

RESPONDENT.

**ACTION ON AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER**

Special Magistrate Case Number **CE2022-01228** was heard at a public hearing before the City of Largo Special Magistrate (hereinafter the "Magistrate") on **January 12, 2023**, after due notice to the Respondent. The Magistrate, having issued his Findings of Fact, Conclusions of Law, and Order in this case on **January 12, 2023** and having subsequently received an Affidavit of Compliance, hereby issues this Action on Affidavit of Compliance and Second Order and finds as follows.

I. ACTION ON AFFIDAVIT OF NON-COMPLIANCE (FINDINGS OF FACT):

The Magistrate hereby finds that the Respondent, **East Bay Land Trust** whose mailing address is **600 DRUID RD E CLEARWATER FL 33756-3912** and is the owner/lawful tenant or occupant of the property located at **2805 EAST BAY DR LARGO, FL 33771** with Parcel ID# **36-29-15-48114-002-0030**, and legal description **LAKE PALMS SEC 1 BLK B, LOTS 3, 4, 5 AND 6 LESS N 16FT OF LOT 6**, (hereinafter the "Property"). The following conditions, first observed by City Staff on **October 12, 2022**, were determined by City Staff to exist on the Property: **2020 FLORIDA BUILDING CODE SEC 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A and CDC 3.1.2 SITE PLAN REVIEW**, (hereinafter the "Violations"). The Respondent received a Notice of Violation on **October 12, 2022**, that the aforesaid conditions constituted Violation(s) of the City of Largo Code of Ordinance (hereinafter the "COO") and/or Comprehensive Development Code (hereinafter the "CDC") Section(s) **2020 FLORIDA BUILDING CODE SEC 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A, CDC 3.1.2 SITE PLAN REVIEW** which were to be corrected on or before **October 26, 2022**.

An inspection of the Property was performed by City Staff on **October 27, 2022**, at which time City Staff determined that the Violations had not been corrected on or before the date established for compliance in the Notice of Violation. Based upon this failure to comply, a Notice of Hearing and Statement of Violation was subsequently issued to the Respondent and this case was brought for public hearing before the Magistrate on **January 12, 2023**. The Magistrate found the Violation(s) did exist and issued a Findings of Fact, Conclusions of Law, and Order (the "First Order"), ordering the Respondent to correct the Violation(s) **2020 FLORIDA BUILDING CODE SEC 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1.A and CDC 3.1.2 SITE PLAN REVIEW** on or before **April 13, 2023**.

The City of Largo Community Standards Division conducted a re-inspection of the Property on **April 18, 2023** and verified the Violations had not been corrected as ordered. An Affidavit of Non-Compliance was submitted to the Magistrate on **May 11, 2023** for consideration and further action in keeping with applicable City Codes and State Statutes.

**Present was Architect Robert Gregg, whose address is 1008 Woodruff Ave, Clearwater, FL 33756.**

**The Magistrate finds that due and proper notice was provided to the Respondent.**

**CO Rank presented for the city. He stated that the Respondent had not come into compliance as of the date of the hearing.**

**City Staff Attorney Daiker requested the Magistrate accept the Affidavit of Non-Compliance and also offered into evidence the First Orders and all notice evidence. Special Magistrate accepted the documents into evidence.**

**Robert Gregg stated that he has been experiencing delays in obtaining review of his permit application and produced emails with city staff. Mr. Gregg stated that he did not produce a complete site plan application for review to the City.**

**Mr Gregg was present at the First Hearing on the January 12, 2023. Special Magistrate read the First Order that gave the respondent until April 13, 2023 to come into compliance.**

**Mr Gregg stated that he submitted a site plan application to the city on the April 19, 2023. He stated that he did not know that he did not know that the site plan application needed to be complete in order for it to be reviewed.**

**Kimberly Mejia, Planner II, stated that the site plan was routed, and it did not meet the requirements needed. The requirements needed were added to the comments to the applicant. The applicant needs to provide everything in order for the site plan review to proceed.**

**Special Magistrate wanted to know, is an allowable use for this site the selling of cars? Ms. Mejia said the property land use is allowed to sell cars, but they are restricted because it's considered commercial general. With commercial general and the storage of vehicles outside, is considered outdoor storage. They can only go up to 55 % capacity of the property being used for outside storage which includes vehicles for sale, vehicles in the back for auto service. Currently they are using the entire property for the commercial sale of vehicles, whereas the code requires that 45 % of the property has to be put into landscaping, parking etc.**

**Mr. Gregg stated that he is handling the working without a permit violation also, but the site plan approval needs to be completed first.**

## **II. CONCLUSIONS OF LAW**

The Respondent, by reason of the foregoing facts, did NOT comply with the Magistrate's First Order in that the Respondent did not correct the Violation(s) on or before **April 13, 2023**.

## **III. SECOND ORDER**

1. The Magistrate accepts the Affidavit of Non-Compliance finding the Respondent failed to correct the aforesaid Violation(s) on or before **April 13, 2023**.

2. The Respondent is ordered to correct the Violation(s) immediately and to pay a fine of **\$250.00** per day, for each day the violations continue beyond **April 13, 2023**. The Respondent is further ordered to contact the City of Largo Community Standards Division to arrange for a re-inspection of the Property to verify the date on which said Violation(s) have been corrected.

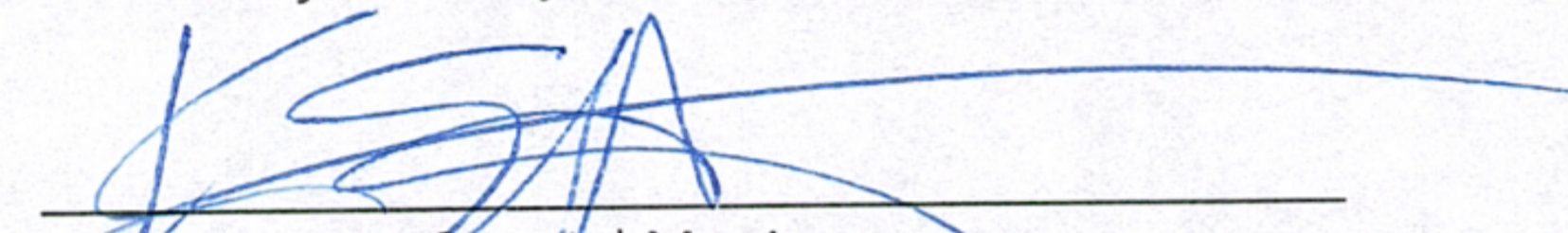
3. Fines and assessments levied against the Respondent shall, upon recording of this Second Order in the public records of Pinellas County, Florida, constitute a lien against the Property and upon any other real or personal property owned by the Respondent. If the Respondent does not own the Property, this Order shall constitute a lien against any real or personal property owned by the Respondent upon recording.

4. It is ordered that in the event this Second Order is recorded as a lien in the public records of Pinellas County, Florida, and said lien remains unpaid for a duration of three (3) months after recording, the Magistrate may, in a subsequent proceeding, recommend that the Largo City Attorney call for foreclosure of the lien or, alternatively, may recommend the City file suit to recover a money judgment for the amount of the lien plus accrued interest in the manner provided by Florida Statutes.

5. A true and correct copy of this Action on Affidavit of Compliance and Second Order (the "Second Order") shall be sent to the Respondent by certified mail, return receipt requested, and shall be recorded in the public records of Pinellas County, Florida.

In accordance with Section 162.11, Florida Statutes, an aggrieved party, including the Largo City Commission, may appeal final administrative order of the Magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.

DONE AND ORDERED on this 31st day of May, 2023, by Kevin S. Hennessy, the City of Largo Special Magistrate.

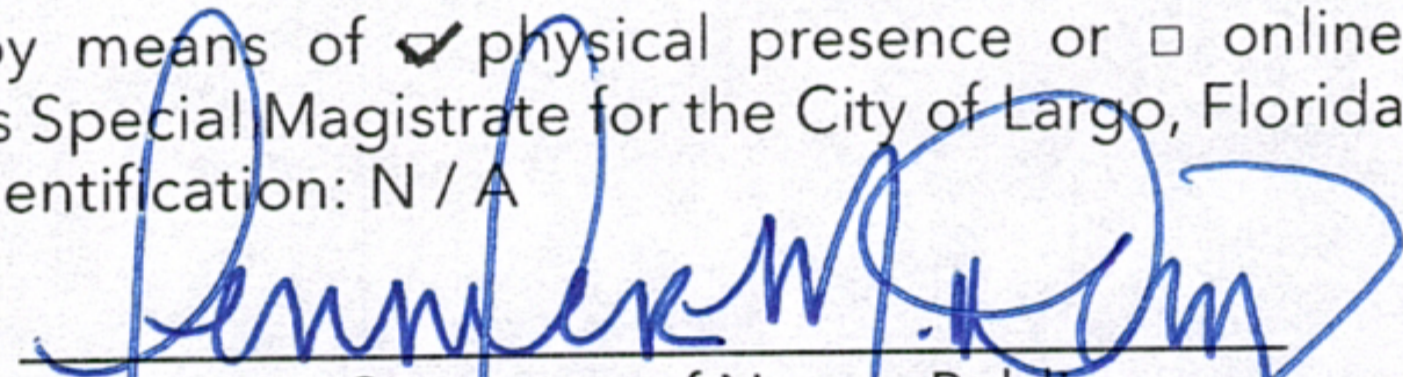
  
Special Magistrate

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31<sup>st</sup> day of May, 2023 by Kevin S. Hennessy, as Special Magistrate for the City of Largo, Florida who is Personally Known or who has produced the following identification: N / A

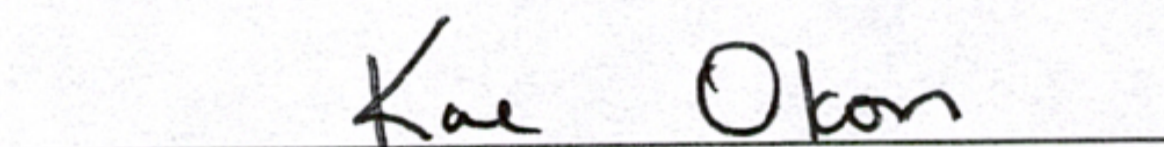
(Seal)

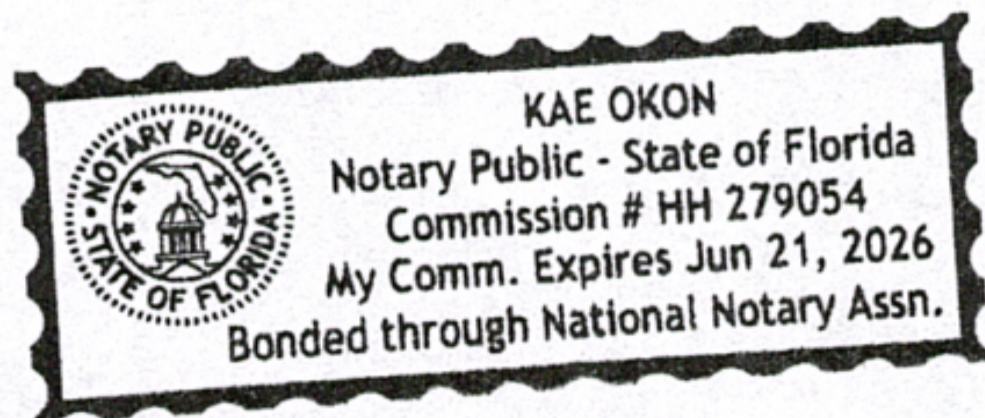


  
Signature of Notary Public  
Jennifer M. Davy  
Name Typed, Printed or Stamped  
Notary Public  
Title or Rank

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Action on Affidavit of Compliance and Second Order has been sent by certified mail to **East Bay Land Trust** at **600 DRUID RD E CLEARWATER FL 33756-3912**, on this 1 day of June, 2023.

  
Kae Okon, Board Support Specialist



6.6.23

TO: Clearwater Recording Services  
 315 Court Street, Room 150  
 Clearwater, FL 33756

Date: June 1, 2023  
 Subject: Recording Document  
 Account No. 2010100230

FROM: City of Largo  
 P.O. Box 296  
 Largo, FL 33779  
 Kae Okon - Special Magistrate  
 Internal Account No. 001-524-5664-49

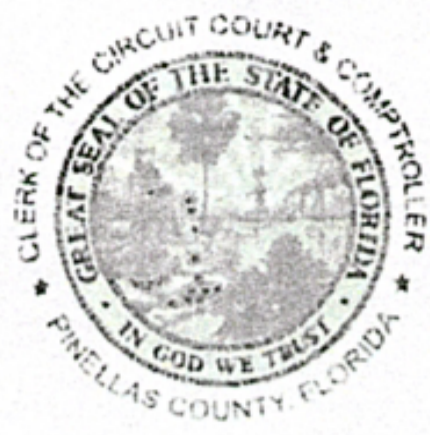
**Doc Type: REL RECORDING**

**MESSAGE: LIENS BEING RECORDED AND RELEASED:** Recording Orders that Lien the Property and Respondent(s) & Partial and Satisfaction and Release of Liens of Property or Respondent(s). These are Liens on the property & Liens against people. Then there are Releases (Satisfaction) of those liens. These documents are not Notices. At any time, contact us if there are any questions.

Case Number	Identification Name	Name of Document	This Document is A: Release of a Lien, or a Partial Release of a Lien
CE2022-01228	East Bay Land Trust	2 <sup>nd</sup> Order	RECORDING A LIEN AGAINST A PERSON, ENTITTY, AND/OR PROPERTY
CE2023-00029	Karlee Properties LLC	2 <sup>nd</sup> Order	RECORDING A LIEN AGAINST A PERSON, ENTITTY, AND/OR PROPERTY
			RECORDING A LIEN AGAINST A PERSON, ENTITTY, AND/OR PROPERTY
			RELEASE OF LIEN, DOC TYPE: REL RECORDING

If you have any questions, please contact Kae Okon, Special Magistrate- Board Support Specialist, City of Largo  
(727) 587-6799; or email: kokon@largo.com

Release of Lien Transmittal



**KEN BURKE**  
 Clerk of the Circuit Court and Comptroller  
 315 Court St.  
 Clearwater, FL 33756  
 Tel. (727) 464-7000  
<http://www.pinellasclerk.org>

**5807577**

Receipt #: 5482727  
 Cashier Date: 6/8/2023 10:31:52AM  
 Print Date: 6/8/2023 10:32:00AM

<u>CUSTOMER INFORMATION</u>	<u>TRANSACTION INFORMATION</u>	<u>PAYMENT SUMMARY</u>
2010100230 LARGO, CITY OF ATTN: MARY GOUGE BOARD SUPPORT SPECIALI PO BOX 296 LARGO,FL 33779  Escrow Balance: \$(763.22)	Date Received: 6/2/2023 12:00:00AM Location: CW Return Code: Mail Trans Type: Recording Reference: Cashier: clk103535	Total Fees: \$54.00 Total Payments: \$54.00 Balance Due: \$0.00  Cash Tendered: Change: \$0.00

Payment <b><u>ESCROW</u></b>	\$54.00
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Miscellaneous Item <b><u>AGENTTRANSMITTAL/MISC</u></b>  <div style="text-align: center; color: blue; font-size: 1.2em;">cm std</div>
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Official Record <b><u>LIEN</u></b> BK/PG: 22466/2376 DOC #: 2023149315 Pages: 3 Date: Grantor: LARGO Grantee: EAST BAY LAND TRUST  Indexing @ 1st 4 Names Free, Addt'l=\$1 ea. - [ 2 ] \$0.00 Recording @ 1st=\$10, Addt'l=\$8.50 ea. - [ 3 ] \$27.00  <b><u>LIEN</u></b> BK/PG: 22466/2379 DOC #: 2023149316 Pages: 3 Date: Grantor: LARGO Grantee: KARLEE PROPERTIES LLC  Indexing @ 1st 4 Names Free, Addt'l=\$1 ea. - [ 2 ] \$0.00 Recording @ 1st=\$10, Addt'l=\$8.50 ea. - [ 3 ] \$27.00
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Community Standards

P.O. Box 296  
Largo, FL 33779

Community Standards Special Magistrate Fine Reduction Request

All sections of this form must be completed or the request for reduction will not be heard

Code Case Number: CEC-24-00084 Total Fine Amount Due: \$850.00 daily from 08-07-2025.

Address of Violation: [1737 Indian Rocks Rd Largo, FL 33774](#)

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

CDC 18.2.4.F.1.B. UNSAFE EQUIPMENT

CDC 18.2.5.B.6. ACCESSORY STRUCTURES

CDC 18.2.5.C.7. EXTERIOR STRUCTURE- OVERHANG EXTENSION

CDC 12.7.2.C.1.a. ABANDONED and/or DAMAGED SIGNS

CDC 12.7.2.C.1.b. ABANDONED and/or DAMAGED SIGNS

Name Of Property Owner: FLN Properties LLC

Address of Property Owner: 18975 COLLINS AVE 5202 SUNNY ISLES, FL 33160

Phone Number of Property Owner: (310) 694-4023

Name of Individual Completing This Form: Todd Britton-Harr on behalf of NISTRATOVA, YULIA

Your Company's Name: FLN Properties LLC, owner

Your Company's Address: 18975 COLLINS AVE 5202 SUNNY ISLES, FL 33160

Your E-Mail: [a.nistratov@hotmail.com](mailto:a.nistratov@hotmail.com); [Todd@brittonharrcontracting.com](mailto:Todd@brittonharrcontracting.com)

Your Phone Number: (310) 694-4023; (727) 432-0637 Contractor

Your Relation to The Property Owner: Owner/ Contractor



Community Standards

P.O. Box 296  
Largo, FL 33779

Reason The Violation(s) Was/Were Not In Compliance By The Date Given By The Special Magistrate:

Owner demonstrated immediate intent to comply by hiring a licensed contractor (Britton-Harr Contracting LLC, Todd Britton-Harr, license No CGC1520550 and pulling permits, however the delay in achieving full compliance was due to the time required for proper permitting, procedural necessity, technical execution and logistical sequence of professional repair, as evidenced by the attached *Permit approval history and Contractor's Affidavit of Progress*.

Work could not legally commence until the City issued CNPY-25-000007 on 09/02/2025 despite the fact the Britton-Harr Contracting responded and performed mitigation by cleaning the site and removing flood damaged materials beginning in NOV of 2024. The delay was entirely dependent on municipal processing times and the city changing the permit requirements from remodel to repair to a specialized canopy permit, the administrative review process took 7 weeks after the previous attempts were denied due to city requiring a different permit category.

The nature of the violation required a high degree of technical remediation. Specifically, the canopy that weighed over five tons required engineering review and inspections to determine if the canopy could be reinstalled and what engineered reinforcements were needed while working around existing gas pumps and tanks. This repair required specialized labor and sequential phases that could not be bypassed without compromising the safety and integrity of the Property. The Owner maintained a contract with a licensed professional throughout, but completion was tethered to industry-wide lead times that exceeded the Magistrate's initial deadline. The administrative requirements for engineering plans, specific drawings, permits, multi-stage City inspections, created a timeline that naturally extended beyond the initial grace period.

Reason For The Reduction Request:

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The Property is in 100% compliance, all inspections passed. Violations fully corrected, full compliance achieved, repairs completed and verified by the City, dangerous conditions removed. Property is safe and fully compliant, no repeated offenses. Construction delays were outside Owner's control. Owner demonstrated immediate intent to comply by hiring a licensed contractor (Britton-Harr Contracting LLC, Todd Britton-Harr, license No CGC152050 in November of 2024 and applying for the required permits. The duration of the case reflects the time required for proper permitting and technical execution.

Delays encountered were strictly technical and administrative in nature. For example, due to the age of the property, existing plans and building specifications were not available and this required new plans to be drawn after many engineering inspections. These engineering inspections necessitated an extended timeline to ensure the work met the highest safety standards.

The Owner has invested \$110,000 into the property to achieve this level of compliance.

**Agenda Item #2.**



**Community Standards**

**P.O. Box 296  
Largo, FL 33779**

Maintaining the current fine amount would be purely punitive, as the underlying safety issues have been fully resolved at significant private expense.

Considering the Owner's proactive response, the successful completion of all administrative and technical requirements, and the substantial investment made to ensure the Property meets City standards, we respectfully request a reduction of the fines accrued to a minimum administrative amount.

**Exhibits:**

- Passed Inspection Reports.
- Permit Approval history.

Signature:  \_\_\_\_\_ Date: 5/6/2026

Printed Name: Todd Britton-Harr, President of Britton-Harr Contracting\_\_\_\_



Community Standards

P.O. Box 296  
Largo, FL 33779

Request for Reduction Information

1. The property must be in compliance with all violations.
2. If you have current daily fines accruing, contact Community Standards to inspect the property to see if it is in compliance to stop the daily fines at (727) 587-6799.
3. Complete the Request for Reduction packet and return all forms completed.
4. Once it has been received and approved, a hearing date will be scheduled.
5. Your packet must include:
  - a. The Request for Reduction form completely filled in, no blank spaces.
  - b. List your arguments that justify your Request for Reduction in this case.
  - c. Supply all of the documentation that relates to your case.
  - d. The owner of the property is to sign the Request.
  - e. The owner must be present at the hearing to request the reduction before the Special Magistrate.
  - f. If someone is representing the owner, the Special Magistrate requires a notarized letter of authorization, naming the individual(s) that the owner authorizes to speak on the owner's behalf.
6. If the required documentation is not presented, the Special Magistrate will not hear the request.
7. You will be notified of the hearing date.
8. If the Request for Reduction is approved and is not paid by the designated date ordered by the Special Magistrate, the fine reverts back to the original fine amount.
9. This case can and will only be heard once for a Request for Reduction.

Should you have any questions, please do not hesitate to contact me.

Respectfully,  
Kae Okon  
Special Magistrate - Board Support Specialist  
201 Highland Avenue Largo, FL 33770  
(727) 587-6799 x 4428  
kokon@largo.com

## Agenda Item #2.



## Community Standards

P.O. Box 296  
Largo, FL 33779

### Appendix #1:

Permit Number: CNPY-25-000007

Add to Cart



- A hold currently exists on this permit.

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

Type:	Commercial Canopy Permit	Status:	Final	Project Name:	
Applied Date:	07/22/2025	Issue Date:	09/02/2025	Expire Date:	08/12/2026
District:	City of Largo	Assigned To:		Finalized Date:	02/13/2026
Valuation:	\$10,000.00	Description:	Repairing canopy over gas pumps		

### Workflow


- ✓ Confirm Application Complete - Passed : 07/23/2025
- ! Reviews - Not Passed : 08/06/2025
- ✓ Ready Review - Passed : 09/02/2025
- ✓ Reviews - Passed : 09/02/2025
- ✓ Notice of Commencement - Passed : 12/02/2025
- ! Footing - Re-Inspection required/Yellow Tag : 12/04/2025
- ✓ Footing - Passed : 12/09/2025
- ✓ Building Final - Passed : 01/08/2026
- ✓ Engineering Final - Canceled - Not Required : 01/14/2026



Community Standards

P.O. Box 296  
Largo, FL 33779

Appendix #2:

 Outlook

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1737 Indian Rocks Rd

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From Noah Blacker <nblacker@brittonharrcontracting.com>

Date Tue 7/8/2025 9:47 AM

To permits@largo.com <permits@largo.com>

I am trying to apply for a permit to replace the canopy on this project (a gas station). I am having an issue with the permit. When I use the commercial repair option it is asking for a lot of information that I do not have because of the limited scope of the project.

Please help me to get this permit submitted properly.

Thank you,

Noah Blacker

**Noah  
Blacker**  
Business  
Development

**Company** Britton-Harr Contracting  
**Phone** (813) 656-8658  
**Email** [nblacker@brittonharrcontracting.com](mailto:nblacker@brittonharrcontracting.com)  
**Website** [www.brittonharrcontracting.com](http://www.brittonharrcontracting.com)  
**Address** 200 Central Ave, St Petersburg, FL  
33704



## Agenda Item #2.



### Community Standards

P.O. Box 296  
Largo, FL 33779

#### Appendix #3:

Permit Number: REMODEL-25-000226

[Add to Cart](#)

- A hold currently exists on this permit.

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

<b>Type:</b>	Commercial Remodel Permit	<b>Status:</b>	Cancelled	<b>Project Name:</b>	
<b>Applied Date:</b>	07/10/2025	<b>Issue Date:</b>		<b>Expire Date:</b>	
<b>District:</b>	City of Largo	<b>Assigned To:</b>		<b>Finalized Date:</b>	
<b>Square Feet:</b>	0.00	<b>Valuation:</b>	\$50,000.00		
<b>Description:</b>	Replacing gas station canopy				



Community Standards

P.O. Box 296  
Largo, FL 33779

Appendix #4

**Permit Number: REPAIR-26-000095**

- A hold currently exists on this permit.

[Permit Details](#) [Tab Elements](#) [Main Menu](#)

Type:

Commercial Repair Permit

Status:

Issued

Project Name:

Applied Date:

04/27/2026

Issue Date:

05/05/2026

District:

City of Largo

Assigned To:

Expire Date:

11/01/2026

Square Feet:

1,247.00

Valuation:

\$69,921.42

Finalized Date:

Description:

Remove and replace rotten/ damaged siding, roofing, facade, drywall flood cut repair, and flooring.

AFFIDAVIT OF COMPLIANCE

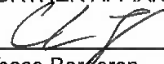
STATE OF FLORIDA  
COUNTY OF PINELLAS

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

1. I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Largo, Florida.
3. That I am familiar with Community Standards Case No. **CEC-24-00084 / FLN PROPERTIES LLC** in which violations of City code were identified on the property located at **1737 INDIAN ROCKS RD, LARGO, FL 33774** also described as **05-30-15-08658-000-0210** (hereinafter the "Property").
4. That upon re-inspection of the Property on **May 5, 2026** I determined it to be in compliance.

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

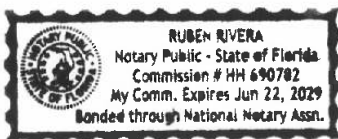
FURTHER AFFIANT SAYETH NAUGHT.


  
 \_\_\_\_\_  
 Chase Bergeron

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of May, 2026, by Chase Bergeron, as Community Standards Officer for the City of Largo, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



  
 \_\_\_\_\_  
 Notary Public - Signature

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

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

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

**CITY OF LARGO, FLORIDA,**  
A political subdivision of the State of Florida,

**PETITIONER,**  
vs.

**FLN Properties LLC**

**KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2025295788 10/17/2025 09:00 AM  
OFF REC BK: 23329 PG: 1412-1414  
DocType:LN RECORDING: \$27.00**

(If more than one party, collectively referred to as "Respondent")

RESPONDENT.

**ACTION ON AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER**

Special Magistrate Case Number **CEC-24-00084** was heard at a public hearing before the City of Largo Special Magistrate (hereinafter the "Magistrate") on **September 11, 2025**, after due notice to the Respondent. The Magistrate, having issued his Findings of Fact, Conclusions of Law, and Order in this case on **June 12, 2025** and having subsequently received an Affidavit of Non-Compliance, hereby issues this Action on Affidavit of Non-Compliance and Second Order and finds as follows.

I. ACTION ON AFFIDAVIT OF NON-COMPLIANCE (FINDINGS OF FACT):

The Magistrate hereby finds that the Respondent, **FLN Properties LLC** whose mailing address is **18975 COLLINS AVE UNIT 5202 SUNNY ISLES BEACH, FL 33160-5448** and is the owner/lawful tenant or occupant of the property located at **1737 INDIAN ROCKS RD S LARGO, FL 33774** with Parcel ID# **05-30-15-08658-000-0210** and legal description **BIG ACRES, UNIT A LOT 21 LESS E 65FT & LESS R/W**, (hereinafter the "Property"). The following conditions, first observed by City Staff on **October 30, 2024**, were determined by City Staff to exist on the Property that violate: **CDC 18.2.2.C. APPLICATION OF OTHER CODES, CDC 18.2.2.D. OTHER REMEDIES, CDC 18.2.2.G. REQUIREMENTS NOT COVERED BY THE PROPERTY MAINTENANCE CODE, CDC 18.2.4.F.1.A. UNSAFE STRUCTURES, CDC 18.2.4.F.1.B. UNSAFE EQUIPMENT, CDC 18.2.4.G.2. TEMPORARY SAFEGUARDS, CDC 18.2.4.F.4. PLACARDING, CDC 18.2.5.B.6. ACCESSORY STRUCTURES, CDC 18.2.5.C.7. EXTERIOR STRUCTURE-OVERHANG EXTENSION, CDC 12.7.2.C.1.a. ABANDONED and/or DAMAGED SIGNS and CDC 12.7.2.C.1.b. ABANDONED and/or DAMAGED SIGNS**, (hereinafter the "Violations"). The Respondent received a Notice of Violation on **March 13, 2025**, that the referenced conditions constituted Violation(s) of the City of Largo Code of Ordinance (hereinafter the "COO") and/or Comprehensive Development Code (hereinafter the "CDC") Section(s) **CDC 18.2.2.C. APPLICATION OF OTHER CODES, CDC 18.2.2.D. OTHER REMEDIES, CDC 18.2.2.G. REQUIREMENTS NOT COVERED BY THE PROPERTY MAINTENANCE CODE, CDC 18.2.4.F.1.A. UNSAFE STRUCTURES, CDC 18.2.4.F.1.B. UNSAFE EQUIPMENT, CDC 18.2.4.G.2. TEMPORARY SAFEGUARDS, CDC 18.2.4.F.4. PLACARDING, CDC 18.2.5.B.6. ACCESSORY STRUCTURES, CDC 18.2.5.C.7. EXTERIOR STRUCTURE-OVERHANG EXTENSION, CDC 12.7.2.C.1.a. ABANDONED and/or DAMAGED SIGNS and CDC 12.7.2.C.1.b. ABANDONED and/or DAMAGED SIGNS** which were to be corrected on or before **April 15, 2025**.

An inspection of the Property was performed by City Staff on **April 16, 2025**, at which time City Staff determined that the Violations had not been corrected on or before the date established for compliance in the Notice of Violation. Based upon this failure to comply, a Notice of Hearing and Statement of Violation was subsequently issued to the Respondent and this case was brought for public hearing before the Magistrate on **June 12, 2025**. The Magistrate found the Violation(s) did exist and issued a Findings of Fact, Conclusions of Law, and Order (the "First Order"), ordering the Respondent to correct the Violation(s) **18.2.4.F.1.A., 18.2.4.F.1.B, 18.2.5.B.6., 18.2.5.C.7., 12.7.2.C.1.a, and 12.7.2.C.1.b**, on or before **August 6, 2025**.

The City of Largo Community Standards Division conducted a re-inspection of the Property on **August 6, 2025** and verified the Violations had not been corrected as ordered. An Affidavit of Non-Compliance was submitted to the Magistrate on **September 11, 2025** for consideration and further action in keeping with applicable City Codes and State Statutes. The Special Magistrate accepted the Affidavit of Non-Compliance into evidence.

The Respondent, FLN Properties LLC was not present at the hearing.

The Magistrate finds that due and proper notice was provided to the Respondent.

## Agenda Item #2.

CSM Bergeron presented for the City. He gave an overview of the case history surrounding the Property, which includes a gas station in disrepair that presents a public safety concern. As of the date of the second hearing, the Respondent has not come into compliance. A permit to repair the broken gas station canopy has been issued. The Respondent now must complete the repairs in order to achieve compliance.

According to testimony from CMS Bergeon, the condition of the Property has not changed since the first hearing.

City Staff Attorney Carrera requested the Magistrate accept the Affidavit of Non-Compliance. Attorney Carrera also offered the First Orders, and evidence that proper notice of the violation and hearing were provided to the Respondent. The Special Magistrate accepted the documentation into evidence.

### II. CONCLUSIONS OF LAW

The Respondent, by reason of the foregoing facts, did NOT comply with the Magistrate's First Order in that the Respondent did not correct the Violation(s) on or before **August 6, 2025**.

### III. SECOND ORDER

1. The Magistrate accepts the Affidavit of Non-Compliance finding the Respondent failed to correct the aforesaid Violation(s) on or before **August 6, 2025**.

2. The Respondent is ordered to correct the Violation(s) immediately and to pay for code (18.2.4.F.1.A fine of \$250.00 - 18.2.4.F.1.B fine of \$250.00 - 18.2.5.B.6 fine of \$100.00 18.2.5.C.7 fine of \$100.00 - 12.7.2.C.1.a fine of \$75.00 and 12.7.2.C.1.b fine of \$75.00) a cumulative fine amount of **\$850.00** per day, for each day the violations continue beyond **August 6, 2025**. The Respondent is further ordered to contact the City of Largo Community Standards Division to arrange for a re-inspection of the Property to verify the date on which said Violation(s) have been corrected.

3. Fines and assessments levied against the Respondent shall, upon recording of this Second Order in the public records of Pinellas County, Florida, constitute a lien against the Property and upon any other real or personal property owned by the Respondent. If the Respondent does not own the Property, this Order shall constitute a lien against any real or personal property owned by the Respondent upon recording.

4. It is ordered that in the event this Second Order is recorded as a lien in the public records of Pinellas County, Florida, and said lien remains unpaid for a duration of three (3) months after recording, the Magistrate may, in a subsequent proceeding, recommend that the Largo City Attorney call for foreclosure of the lien or, alternatively, may recommend the City file suit to recover a money judgment for the amount of the lien plus accrued interest in the manner provided by Florida Statutes.

5. A true and correct copy of this Action on Affidavit of Non-Compliance and Second Order (the "Second Order") shall be sent to the Respondent by certified mail, return receipt requested, and shall be recorded in the public records of Pinellas County, Florida.

In accordance with Section 162.11, Florida Statutes, an aggrieved party, including the Largo City Commission, may appeal final administrative order of the Magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.

DONE AND ORDERED on this 7<sup>th</sup> day of October, 2025, by the City of Largo Special Magistrate.



Special Magistrate

Agenda Item #2.

STATE OF FLORIDA  
COUNTY OF PINELLAS

CEC-24-00084

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of October, 2025 by Nicole Poot, as Special Magistrate for the City of Largo, Florida who is Personally Known or who has produced the following identification: N/A

(Seal)



Jessica Gabriel  
Signature of Notary Public

Jessica Gabriel  
Name Typed, Printed or Stamped

\_\_\_\_\_  
Title or Rank

\_\_\_\_\_  
Serial Number, If Any

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Action on Affidavit of Non-Compliance and Second Order has been sent by certified mail to **FLN Properties LLC** at **18975 COLLINS AVE UNIT 5202 SUNNY ISLES BEACH, FL 33160-5448**, on this 9 day of October, 2025.

Kae Okon  
Kae Okon, Board Support Specialist