

# LUKE

POST OFFICE BOX 296  
LARGO, FLORIDA  
33779-0296

## CITY of LARGO

LARGO, FLORIDA EST. 1905

Community Development Department  
Carol Stricklin, AICP, Director



20

### CODE ENFORCEMENT BOARD FINE REDUCTION REQUEST

All sections of this form must be completed or request for reduction will be returned for completion

Code case number LCB# 2018-00122 Total fine amount \$ 1,300.00

Address of violation: 704 4th AV. N.W. Largo FL 33770

Violation(s) Duty of owners & occupants (Debris)

Name of current property owner Thomas Luke

Address of property owner 704 4th AV. N.W. Largo FL 33770

Phone No.: Property owner (727) 458-1622 Fax No.: ( )

Name of individual completing this form Thomas Luke

Your company's name: Plantshouse LLC

Your company's address: 704 4th AV. N.W. Largo FL 33770

Your e-mail address: thomas.luke1968@gmail.com

Phone No.: (727) 458-1622 Fax No.: ( )

Reason the violation(s) was not in compliance by date given by Code Board: I don't recall having been given a date by code

the code officers told us they would be back a week later and showed up 2 months later. Also they said (Chase code officer)

Reason for reduction request: because of the miscommunication about the violations. And no clear understanding about what needed to be removed. one code officer will say one thing and the other something

Signature Thomas Luke Date 4-9-2018

\*\*\*\* SUBMIT ADDITIONAL DOCUMENTS TO SUPPORT REDUCTION REQUEST \*\*\*\*

and Back →

To move a cooler and wetsaw  
and that was all the next day  
I moved those items out of the  
yard. However, I did not know  
I was even being billed to begin  
with. Chase showed up about 6 weeks  
later and said I was being billed  
the whole time. He asked me  
to look around the yard. I said  
"go ahead" no problem. He asked  
me to move a few items. So I did  
it took 10 minutes. Had I known  
to move those items sooner I would  
have, of course. I didn't even  
know what items needed to be  
moved and that bills were being  
added everyday. Kathy Sherwin  
who has been living at this property  
has wrote a letter testifying how  
we were told by Chase to simply  
move a few things. And that was all.  
Chase later admitted we had two  
cases that were confused - CE 2018.001  
and CE 2018.00122. I moved everything  
Also ~~he~~ tried to get it  
and ~~has~~ ~~it~~

Luke ✓  
\$1,300<sup>00</sup>

**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. That 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 Code Enforcement Board Case No. CE2018-00122 in which violations of City code identified on the property located at 704 4TH AVE NW LARGO, FL 33770 also described as 34-29-15-49158-001-0250 (hereinafter the "Property").
4. That on March 16, 2018 I inspected the Property to determine whether compliance with Section(s) COO 11-47, CDC 18.2.5.B6 had been achieved on or before January 23, 2018 as ordered by the City of Largo Municipal Code Enforcement Board.
5. That upon re-inspection of the Property on March 16, 2018 I determined it to be in compliance.

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

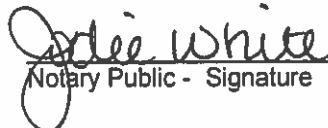
FURTHER AFFIANT SAYETH NAUGHT

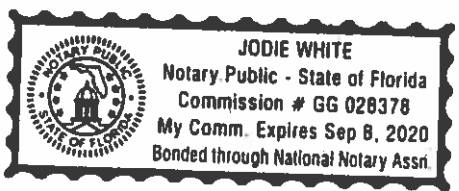
  
 \_\_\_\_\_  
 Chase Bergeron

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 20 day of March, 2018, by Chase Bergeron as Code Enforcement Officer for the City of Largo, who is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

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



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

# 34-29-15-49158-001-0250

## Compact Property Record Card

**Updated April 11, 2018**

[Tax Estimator](#)

[Email](#) [Print](#) [Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address <a href="#">Change Mailing Address</a></b>	<b>Site Address</b>
LUKE, THOMAS C JR 704 4TH AVE NW LARGO FL 33770-2421	704 4TH AVE NW LARGO



**Property Use:** 0110 (Single Family Home)

Living Units:  
1

[click here to hide] **Legal Description**  
LAKE VILLA SUB BLK 1, LOTS 25 THRU 30

<b><a href="#">Mortgage Letter</a> <a href="#">File for Homestead Exemption</a></b>			<b>2018 Parcel Use</b>	
<b>Exemption</b>	<b>2018</b>	<b>2019</b>		
Homestead:	Yes	Yes	Homestead Use Percentage: 100.00%	
Government:	No	No	Non-Homestead Use Percentage: 0.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

### Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<b><a href="#">Sales Comparison</a></b>	<b><a href="#">Census Tract</a></b>	<b>Evacuation Zone (NOT the same as a FEMA Flood Zone)</b>	<b>Plat Book/Page</b>
12607/2287	\$123,000 <a href="#">Sales Query</a>	121030256023	NON EVAC	9/115

### 2017 Final Value Information

Year	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2017	\$105,971	\$57,502	\$25,000	\$32,502	\$25,000

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

Year	<u>Homestead Exemption</u>	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>

2017	Yes	\$105,971	\$57,502	\$25,000	\$32,502	\$25,000
2016	Yes	\$102,158	\$56,319	\$25,000	\$31,319	\$25,000
2015	Yes	\$96,572	\$55,928	\$25,000	\$30,928	\$25,000
2014	Yes	\$65,783	\$55,484	\$25,000	\$30,484	\$25,000
2013	Yes	\$62,945	\$54,664	\$25,000	\$29,664	\$25,000
2012	Yes	\$53,750	\$53,750	\$25,000	\$28,750	\$25,000
2011	Yes	\$69,719	\$69,719	\$25,000	\$44,719	\$25,000
2010	Yes	\$99,261	\$99,261	\$49,261	\$74,261	\$49,261
2009	Yes	\$122,804	\$122,804	\$72,804	\$97,804	\$72,804
2008	Yes	\$148,400	\$128,751	\$78,751	\$103,751	\$78,751
2007	Yes	\$153,700	\$125,001	\$100,001	N/A	\$100,001
2006	Yes	\$156,200	\$121,952	\$96,952	N/A	\$96,952
2005	Yes	\$121,400	\$118,400	\$93,400	N/A	\$93,400
2004	Yes	\$115,000	\$115,000	\$90,000	N/A	\$90,000
2003	No	\$100,300	\$100,300	\$100,300	N/A	\$100,300
2002	Yes	\$92,900	\$58,500	\$33,000	N/A	\$33,000
2001	Yes	\$75,900	\$57,600	\$32,100	N/A	\$32,100
2000	Yes	\$74,200	\$56,000	\$30,500	N/A	\$30,500
1999	Yes	\$67,500	\$54,600	\$29,100	N/A	\$29,100
1998	Yes	\$54,000	\$53,800	\$28,300	N/A	\$28,300
1997	Yes	\$53,800	\$52,900	\$27,400	N/A	\$27,400
1996	Yes	\$51,400	\$51,400	\$25,900	N/A	\$25,900

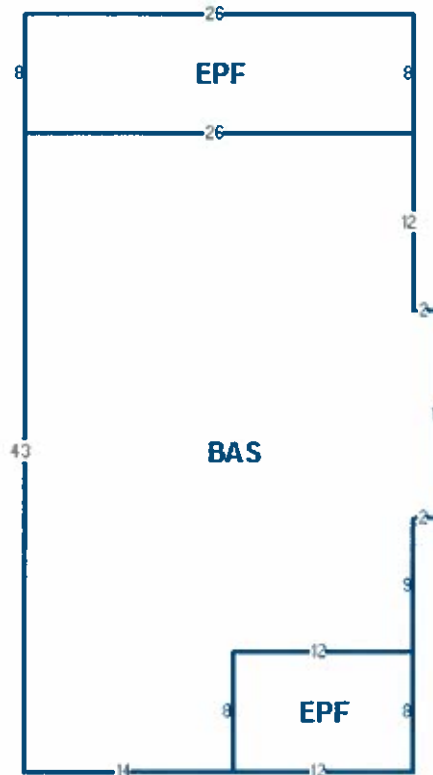
<b>2017 Tax Information</b>	<b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>
<p><a href="#">2017 Tax Bill</a> Tax District: <a href="#">LA</a></p> <p>2017 Final Millage Rate 21.0013</p> <p><b>Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.</b></p> <p>Amendment 1 - Will you Benefit?  <a href="#">Check Estimated 3rd Homestead Exemption Benefit</a></p>	<p>Sale Date Book/Page Price <a href="#">Q/U</a> <a href="#">V/I</a></p> <p>No recent sales on record</p>

2017 Land Information						
Seawall: No		Frontage: Pond		View:		
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Vacant (00)	75x83	700.00	75.0000	0.7476	\$39,249	FF
Single Family (01)	75x110	625.00	75.0000	0.8455	\$39,633	FF

**[click here to hide] 2018 Building 1 Structural Elements [Back to Top](#)**

Site Address: 704 4TH AVE NW

Quality:  
**Average**  
 Gross Square  
 Footage: **1,354**  
 Foundation:  
**Continuous**  
**Footing**  
 Floor System:  
**Wood**  
 Exterior Wall:  
**Frame Siding**  
 Roof Frame:  
**Gable Or Hip**  
 Roof Cover:  
**Shingle**  
**Composition**  
 Stories: **1**  
 Living units: **1**  
 Floor Finish:  
**Carpet/  
 Vinyl/Asphalt**  
 Interior Finish:  
**Drywall/Plaster**  
 Fixtures: **3**  
 Year Built:  
**1925**



**Comp  
Prope  
Recor  
Card**

Effective Age: [Open plot in New Window](#)  
**52**

Heating:  
**Central Duct**  
 Cooling:  
**Cooling  
 (Central)**

**Building 1 Sub Area Information**

Description	<u>Living Area SF</u>	<u>Gross Area</u>
<u>Enclosed Porch</u>	0	
<u>Base</u>	1,050	1,
<b>Total Living SF: 1,050</b>		<b>Total Gross SF: 1,</b>

**[click here to hide] 2018 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y
SHED	\$15.00	96.00	\$1,440.00	\$662.00	19

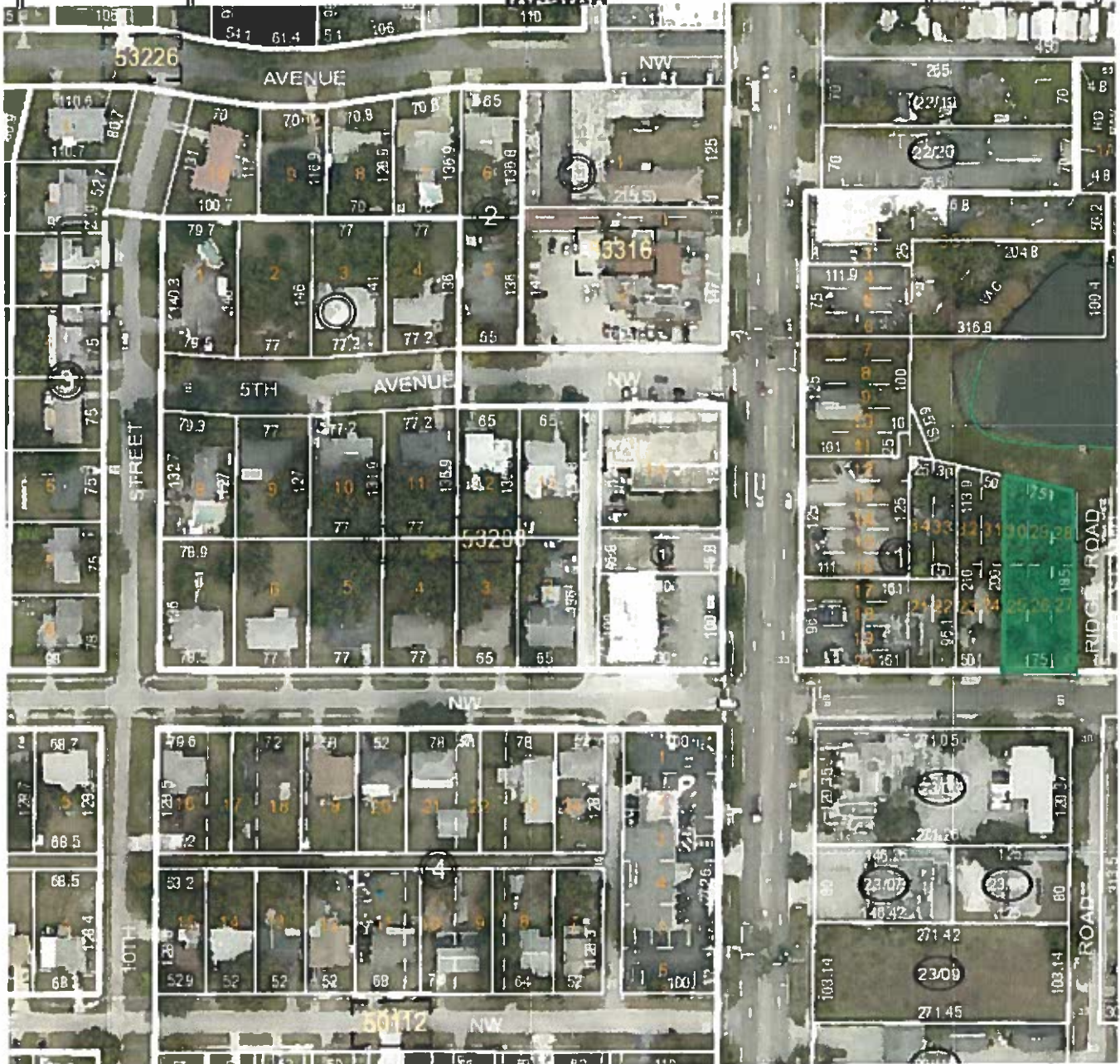


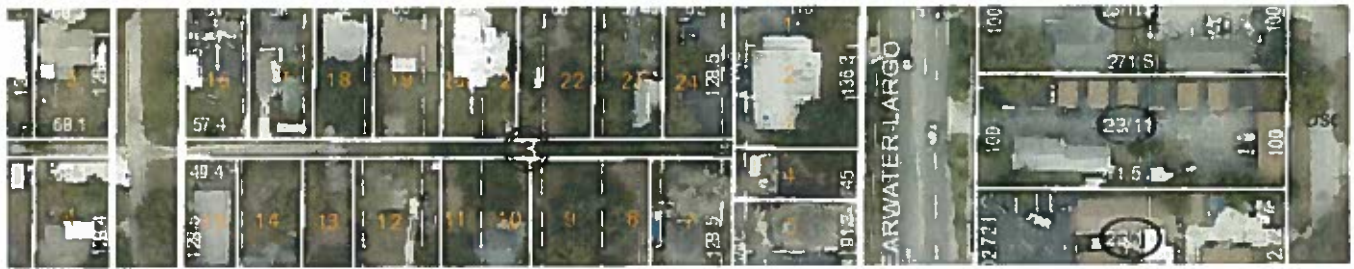
PATIO/DECK	\$9.00	252.00	\$2,268.00	\$907.00	19
PATIO/DECK	\$9.00	120.00	\$1,080.00	\$734.00	20

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







CITY OF LARGO, FLORIDA  
a political subdivision of the State of Florida

PETITIONER,  
vs.

LUKE, THOMAS C JR

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

RESPONDENT.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Code Enforcement Case No. CE2018-00122 was heard at a public hearing by the City of Largo Code Enforcement Board (hereinafter the "Board") on March 29, 2018 after due notice to the Respondent.

The Board, after hearing testimony under oath, receiving evidence, considering any stipulations and/or legal argument from both parties, and after considering the gravity of the violation(s) described below, the actions of the Respondent to correct the violation(s), and the previous violations committed by the Respondent, hereby issues the following findings of fact, conclusions of law and order.

I. FINDINGS OF FACT

Respondent, whose mailing address is 704 4TH AVE NW LARGO, FL 33770-2421 is the owner/lawful tenant or occupant of the property hereby described as 34-29-15-49158-001-0250, also known as 704 4TH AVE NW (hereinafter the "Property"). The following conditions, first observed on January 23, 2018 were found to exist on the Property: Violation of Code of Ordinances (COO) and/or Comprehensive Development Code (CDC) Section(s):

CDC 18.2.5.B6 EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

CDC 3.1.2 SITE PLAN REVIEW

(hereinafter the "Violation(s)"). Respondent received a Notice of Violation on January 23, 2018 that the Violation(s) were to be corrected on or before January 22, 2018 . Re-Inspection of the Property revealed the Violation(s) had not been corrected on the date set forth in the Notice of Violation.

II. CONCLUSIONS OF LAW

Respondent is subject to the provisions of Chapter 162, Florida Statutes, and the City of Largo, Florida Code of Ordinances, Chapter 9, and, by reason of the foregoing facts, is in violation of the following Section(s) of City Code:

CDC 18.2.5.B6 EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

CDC 3.1.2 SITE PLAN REVIEW

III. ORDER

1. Respondent was previously found in violation of Section(s) COO 11-47, CDC 18.2.5.B6 of the City of Largo Code of Ordinances. Respondent has caused, or allowed to be committed, a subsequent violation of City of Largo Ordinances Section(s) on property owned or legally occupied by the Respondent. Respondent is hereby found to be a repeat violator of the aforementioned provisions of City Code.

2. Respondent was found in violation of the aforementioned code provisions on January 22, 2018 and is hereby ordered to immediately correct said Violation(s). Respondent is further ordered to contact the City of Largo Code Enforcement Division to arrange for re-inspection of the Property to verify compliance with this order.

3. In the event the Violation(s) are found in subsequent proceedings not to have been corrected immediately, the Respondent as a repeat violator, is hereby ordered to pay a fine of \$25.00 per day, beginning January 23, 2018 and continuing until the Violation(s) are brought into compliance.

4. The Board may further authorize the City of Largo in subsequent proceedings to take such action as the Board may deem necessary and appropriate to bring the Violation(s) existing on the Property into compliance in order to protect the health, safety, and welfare of the general public. The Board may further order the costs of such abatement action be assessed as a lien against the Property and any other real or personal property of the Respondent in accordance with Section 3200 of the City of Largo Comprehensive Development Code, Sections 9-72 and/or 11-49 of the City of Largo Code of Ordinances, and Chapter 162, Florida Statutes.

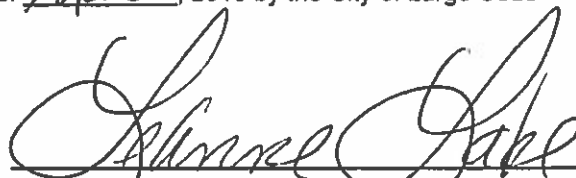
5. The fines and assessments levied against the Respondent shall, upon recording of this Order in the public records of Pinellas County, Florida, constitute a lien against the Property and upon any other real or personal property owned by Respondent. If Respondent does not own the Property, this Order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

6. In the event this 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 Board may, in a subsequent proceeding, recommend to the Largo City Commission that it call for foreclosure of the lien or, alternatively, may recommend the City file suit to recover a money judgement for the amount of the lien plus accrued interest in the manner provided by Florida Statutes.

7. A true and correct copy of these Findings of Fact, Conclusions of Law and Order shall be sent to Respondent by certified mail with 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 Board 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 Board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

DONE AND ORDERED ON THIS 29<sup>th</sup> day of March 2018 by the City of Largo Code Enforcement Board.

  
Chair, City of Largo Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 2018 by Leanne Lake, as Chair of the City of Largo, Florida who is personally known to me or produced as identification.



(SEAL)

Mary R Gouge  
Signature of Notary Public

I HEREBY CERTIFY that a true and correct copy of the foregoing Findings of Fact, Conclusions of Law and Order has been sent by certified mail, return receipt requested, to the Respondent listed below on this 5<sup>th</sup> day of April, 2018.

Mary Gouge  
Mary Gouge, Board Support Specialist

Respondent

LUKE, THOMAS C JR

704 4TH AVE NW LARGO, FL 33770-2421

POST OFFICE BOX 296,  
LARGO, FLORIDA  
33779-0296

# CITY of LARGO



LARGO, FLORIDA EST. 1905

Community Development Department  
Carol Stricklin, AICP, Director

Administration (727) 586-7490  
FAX (727) 587-6765

April 3, 2018

Thomas Luke / Email Address: [thomasluke1968@gmail.com](mailto:thomasluke1968@gmail.com) / 727-458-1622

SUBJECT: CASE: CEB #CE2018-00122  
RESPONDENT: Thomas C Luke Jr  
LOCATION: 704 4<sup>th</sup> Ave NW

**VIOLATION(S):**

COO 11-47 DUTY OF OWNERS AND OCCUPANTS (DEBRIS)

**REPEAT VIOLATION**

Fine started: 01/23/2018

Fine stopped: 03/16/2018

No. of days: 52

Daily fine: \$25.00

TOTAL FINE DUE: \$1,300.00

Attached is the Request for Reduction packet and it depends on when you file as to when your hearing date is set before the Code Enforcement Board (Board).

There is **only one chance** to present a reduction request of a Code Enforcement case before the Code Enforcement Board (Board) for them to consider any grant or denial of the Code Enforcement Board fine that has accrued in that particular case. The Board will either grant an approval to reduce the fine or the Board will deny the reduction request.

**REQUEST FOR REDUCTION PACKET**

In essence, you will need to plead your case on paper. Your submitted Request for Reduction packet will need to be emailed to me at [mgouge@largo.com](mailto:mgouge@largo.com). Your Request for Reduction packet is to include the application form and ALL documents relevant to your case, i. e. ownership information (current and purchasing information), notarized letter of authorization from the owner allowing a specific person to represent that owner in the hearing, any photographs (no larger than 8½ x 11) that will need to be shown from the staff's table, any other information that will assist you in pleading your case, and this list is not all inclusive.

You will need to mail the original documents to me. The mailing information is listed at the end of this letter.

Your packet will be given to the Board's legal council for review. Upon approval to go forward by the Board's legal council, the hearing date will be scheduled in accordance with the noted calendar dates in the packet. The hearings are held at 1:30 p.m., at Largo's City Hall, Commission Chambers, 201 Highland Ave., Largo, (unless otherwise advised). There will be a sign-in sheet. The Board's Chair usually hears the cases based upon the listing on the sign-in sheet. **You will need to have ALL your information sent to me by 3:00 p.m. EST, by the date noted in the Request for Reduction packet, as indicated by the heading "Deadline to file your request".**

**HEARING NOTIFICATION**

You will be sent notification by email to the name listed on the Request for Reduction packet that is noted as where the name of the individual completing the form and their listed email address. This is the one

that has been given authorization to act on this case by the owner of the property and would be the owner's designee.

The **notarized authorization letter** listing the owner's designee will need to specify that the authorization for the designee to represent the owner with regards to the Code Enforcement fines and the request to reduce the Code Enforcement liens that are encumbering the property.

#### **DAY OF THE HEARING**

On the day of the hearing, the owner of the property or their designee is to present the reduction request. The Board will ask questions of you and the City; they will discuss the case in the open; they will render their decision; and they will let you know if they approve or deny the request.

If the Board approves the fine reduction of the fines, the Board will advise you what the reduced fine is and when that reduced fine is required to be paid. If the payment for the reduced fine is not received by the City of Largo by the date that was ordered by the Board, the reduced fine is no longer applicable and the reduced fine reverts back to the original fine amount due and there are **NO** further reduction requests that are allowed to be brought before the Board again in that case.

If the Board denies the fine reduction of the fines, there are **NO** further reduction requests that are allowed to be brought before the Board again in this case.

#### **AFTER THE HEARING, NOTIFICATION, AND PAYMENT PROCEDURE**

After the hearing, you will be sent an email regarding the Board's decision and it will be followed by the same notification sent by certified mail. If the fine is reduced, this notification will state the amount that is due and the final date in which the City is to receive the final payment. It will further list the date in which the reduced fine will revert back to the original fine amount due. You would then copy and enclose the notification, along with the check made payable to the "City of Largo", mailing it to the name and mailing address listed below.

You will need to provide a name and email address so that you will be able to receive a copy of the receipt of your lien payment and a copy of the **DRAFT Satisfaction and Release of Lien**. Once your check has completed the check's complete processing, the Satisfaction and Release of Lien will be given to the Mayor and then the City Clerk for signature. Once signed and notarized, the City will record the Satisfaction and Release of Lien with the Pinellas County Official Records.

Please do not hesitate to contact me if you have any questions or concerns.

With regards,

*Mary Gouge*

**Mary Gouge**  
*Board Support Specialist*  
**City of Largo/Community Development-Code Enforcement**  
201 Highland Avenue, First Floor  
Largo, Florida 33770

727-587-6799  
727-587-6765 (fax)  
mgouge@largo.com



Zimbra

mgouge@largo.com

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**Thomas Luke**

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**From :** Thomas Luke <thomasluke1968@gmail.com>  
**Subject :** Thomas Luke  
**To :** mgouge@largo.com

Tue, Apr 10, 2018 05:13 PM

📎 4 attachments

Hi Mary this is Thomas Luke at 704 4th Avenue Northwest Largo I am applying putting in the paperwork and some pictures for the code enforcement Board find reduction request I am going to give you the code case number of 2018 dash 00122 and also case code case number CED number 201-601-0038 I am sending you some pictures in regards to my case



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4 MB



**IMG\_20180410\_141755.jpg**  
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**IMG\_20180410\_141915.jpg**  
2 MB



**IMG\_20180410\_141807.jpg**  
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