

Mc Cormick

Received

JUL 31 2018

POST OFFICE BOX 296
LARGO, FLORIDA
33779-0296

CITY of LARGO

Community Development



LARGO, FLORIDA EST. 1905

Community Development Department
Carol Stricklin, AICP, Director

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

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 CE2017-01423 Total fine amount \$ 2700

Address of violation: 2165 N. 11th St Largo, FL 33744

Violation(s) Maintenance of Pools, Spas, Pools - Enclosures

Name of current property owner Federal National Mortgage Association

Address of property owner Talent Plaza, 1221 Lakeside Parkway, Suite 200, Dallas, TX 75204

Phone No.: Property owner (720) 504-3231 Fax No.: () -

Name of individual completing this form Leliana Brown

Your company's name: Penck Limited

Your company's address: 4170 S. Linder St Ste. 530 Denver CO 80237

Your e-mail address: Leliana.Brown@PENCK-Limited.com

Phone No.: (720) 504-3231 Fax No.: () -

Reason the violation(s) was not in compliance by date given by Code Board: According to the
issuing of tickets the violation was posted on the property on
Oct 11, 2017. At the time Patricia C. M. McCormick was the owner
and

Reason for reduction request: Francis Mac did not foreclose on this property
until Nov 7, 2017

Signature [Signature] Date 7/28/18

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

McCormick
\$8,700¹¹⁶ ✓

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared Jenna Knapstein, 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 the Code Enforcement Case No. CE2017-01423 in which violations of City code identified on the property located at 2165 NELLIE ST LARGO, FL 33774 also described as 05-30-15-98671-000-0640 (hereinafter the "Property").
4. That upon re-inspection of the Property on April 17, 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

Jenna Knapstein
Jenna Knapstein

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 18th day of April, 2018, by Jenna Knapstein as Code Enforcement Officer for the City of Largo, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)

Mary R. Gouge
Notary Public, Signature



Mc Carmack

✓

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared Jenna Knapstein, 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. CE2017-01423 in which violations of City code were identified on the property located at 2165 NELLIE ST LARGO, FL 33774, also described as 05-30-15-98671-000-0640 (hereinafter the "Property").
4. That on December 22, 2017 I inspected the Property to determine whether compliance with Sections had been achieved on or before October 20, 2017 as ordered by the City of Largo Code Enforcement Board.
5. That upon re-inspection of the Property on December 22, 2017 I determined it was not in compliance with Sections as ordered.

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

FURTHER AFFIANT SAYETH NAUGHT



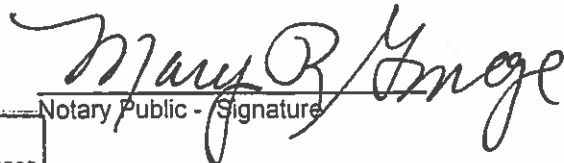
Jenna Knapstein

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 22nd day of December, 2017, by Jenna Knapstein as Inspecting Officer for the City of Largo, who is/~~has~~, Personally known to me or Produced _____ as identification and who (~~did~~) or did not take an oath.

(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](#)

05-30-15-98671-000-0640

Compact Property Record Card

**Updated July 28,
2018**

[Tax Estimator](#)

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

[FEMA/WLM](#)

Ownership/Mailing Address <u>Change</u> Mailing Address	Site Address
USA FED NATL MTG ASSN 950 E PACES FERRY RD NE STE 1900 ATLANTA GA 30326-1384	2165 NELLIE ST LARGO



Property Use: 0110 (Single Family Home)

Total Living: Total Gross
SF: 1,353 SF: 1,708

Total Living
Units:1

[click here to hide] **Legal Description**
WOODBROOK HIGHLANDS UNIT 2 LOT 64

<u>Mortgage Letter</u> <input type="checkbox"/> <u>File for Homestead Exemption</u>	2018 Parcel Use	
Exemption	2018	2019
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No
Homestead Use Percentage: 0.00%		
Non-Homestead Use Percentage: 100.00%		
Classified Agricultural: No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	<u>Sales Comparison</u>	<u>Census Tract</u>	<u>Evacuation Zone</u> (NOT the same as a FEMA Flood Zone)	Plat Book/Page
19850/0240 <input type="checkbox"/>	\$158,600 <u>Sales Query</u>	121030252072	NON EVAC	68/58

2017 Final Value Information

Year	<u>Just/Market Value</u>	<u>Assessed Value / Non-HX Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2017	\$136,004	\$136,004	\$136,004	\$136,004	\$136,004

[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</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2017	No	\$136,004	\$136,004	\$136,004	\$136,004	\$136,004
2016	Yes	\$118,409	\$99,453	\$49,453	\$74,453	\$49,453

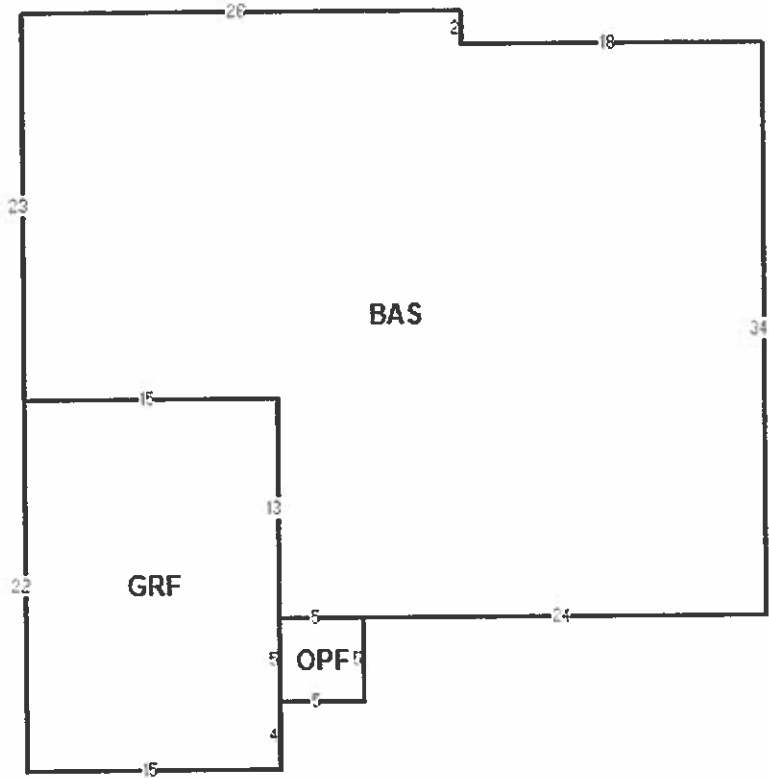
2015	Yes	\$106,522	\$98,762	\$48,762	\$73,762	\$48,762
2014	Yes	\$99,448	\$97,978	\$47,978	\$72,978	\$47,978
2013	Yes	\$104,273	\$96,530	\$46,530	\$71,530	\$46,530
2012	Yes	\$94,916	\$94,916	\$44,916	\$69,916	\$44,916
2011	Yes	\$94,197	\$94,197	\$44,197	\$69,197	\$44,197
2010	Yes	\$112,309	\$112,309	\$62,309	\$87,309	\$62,309
2009	Yes	\$126,414	\$122,694	\$72,694	\$97,694	\$72,694
2008	Yes	\$158,900	\$122,571	\$72,571	\$97,571	\$72,571
2007	Yes	\$160,600	\$80,026	\$55,026	N/A	\$55,026
2006	Yes	\$162,800	\$78,074	\$53,074	N/A	\$53,074
2005	Yes	\$137,300	\$75,800	\$50,800	N/A	\$50,800
2004	Yes	\$120,800	\$73,600	\$48,600	N/A	\$48,600
2003	Yes	\$109,100	\$72,300	\$47,300	N/A	\$47,300
2002	Yes	\$97,200	\$70,600	\$45,600	N/A	\$45,600
2001	Yes	\$86,700	\$69,500	\$44,500	N/A	\$44,500
2000	Yes	\$77,700	\$67,500	\$42,500	N/A	\$42,500
1999	Yes	\$67,400	\$65,800	\$40,800	N/A	\$40,800
1998	Yes	\$65,400	\$64,800	\$39,800	N/A	\$39,800
1997	Yes	\$63,800	\$63,800	\$38,800	N/A	\$38,800
1996	Yes	\$65,000	\$63,900	\$38,900	N/A	\$38,900

<p align="center">2017 Tax Information</p> <p><u>2017 Tax Bill</u> Tax District: <u>LA</u></p> <p>2017 Final Millage Rate 21.0013</p> <p>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 <u>Tax Estimator</u> to estimate taxes under new ownership.</p> <p>Amendment 1 - Will you Benefit?</p> <p><u>Check Estimated 3rd Homestead Exemption Benefit</u></p>	<p align="center">Ranked Sales <small>(What are Ranked Sales?)</small> <u>See all transactions</u></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>21 Nov 2017</td> <td>19850 / 0240 </td> <td>\$151,600</td> <td>U</td> <td>I</td> </tr> <tr> <td>10 Aug 2007</td> <td>15931 / 0928 </td> <td>\$176,400</td> <td>U</td> <td>I</td> </tr> <tr> <td></td> <td>05874 / 1983 </td> <td>\$62,400</td> <td>Q</td> <td></td> </tr> <tr> <td></td> <td>04853 / 1132 </td> <td>\$37,000</td> <td>Q</td> <td></td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	21 Nov 2017	19850 / 0240	\$151,600	U	I	10 Aug 2007	15931 / 0928	\$176,400	U	I		05874 / 1983	\$62,400	Q			04853 / 1132	\$37,000	Q	
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	04853 / 1132	\$37,000	Q																							

2017 Land Information							
Seawall: No	Frontage: None		View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method	
Single Family (01)	60x102	900.00	60.0000	1.0200	\$55,080	FF	

[click here to hide] 2018 Building 1 Structural Elements [Back to Top](#)
 Site Address: 2165 NELLIE ST

Building Type: Single Family
Quality: Average
Foundation: Continuous Footing
Floor System: Slab On Grade
Exterior Wall: Cb Stucco/Cb Reclad
Roof Frame: Gable Or Hip
Roof Cover: Concrete Tile/Metal
Stories: 1
Living units: 1
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Drywall/Plaster
Fixtures: 6
Year Built: 1973
Effective Age: 30
Heating: Central Duct
Cooling: Cooling (Central)



Open plot in New Window

Building 1 Sub Area Information

Description	Living Area SF
<u>Open Porch</u>	0
<u>Garage</u>	0
<u>Base</u>	1,353
Total Living SF: 1,353	
Total	

[click here to hide] 2018 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciate
PATIO/DECK	\$16.00	654.00	\$10,464.00	\$4
POOL	\$28,000.00	1.00	\$28,000.00	\$1

[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-



PO Box 296
Largo, FL 33779
Largo.com

Community Development Department
Code Enforcement

August 3, 2018

Mr. LeVonn Brown, Compliance Specialist
Government & Financial Institutional Services
4600 South Ulster Street, Suite 530
Denver, CO 80237

Re: Authorization Letter in the Request for Reduction Case - #CE2017-01423 – 2165 Nellie Street, Largo, FL

Dear Mr. Brown:

As mentioned in the fine reduction packet, a notarized letter of authorization is necessary for an individual other than the applicant to represent the applicant at the reduction hearing. Board policy requires a letter of authorization even for an attorney to represent an applicant at the hearing. In order to have the hearing go as smoothly as possible, I highly recommend that you provide a letter of authorization beforehand. If no authorization letter is provided, the Board has the discretion to refuse to hear the matter on the day of the hearing.

Sincerely,

Mary Gouge

Mary Gouge
Board Support Specialist
mgouge@largo.com | 727-587-6799



YOUR COMMUNITY OF CHOICE
Naturally

CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

UCN: 522016CA006775XXCICI

REF: 304063295

Doc Stamps Assessed \$1,061.20

FEDERAL NATIONAL MORTGAGE ASSOCIATION FANNIE MAE
Plaintiff

EXEMPT

VS.

MCCORMICK, JOHN HENRY ; STATE OF FLORIDA DEPARTMENT OF
REVENUE ; CLERK OF COURTS OF PINELLAS COUNTY FLORIDA ;
WULLIGER, RACHEL R ; PELLETREAU, BRYAN ; UNKNOWN HEIRS
ETC ESTATE OF PATRICIA C MCCORMICK
Defendant

CERTIFICATE OF TITLE

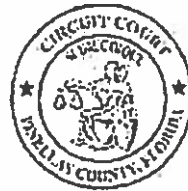
The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on November 07, 2017, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

LOT 64, WOODBROOK HIGHLANDS UNIT 2, ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 58, OF THE PUBLIC RECORDS
OF PINELLAS COUNTY, FLORIDA.
Property Address: 2165 NELLIE ST, LARGO, FLORIDA 33774-

was sold to: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION
ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
whose address is
C/O SETERUS, INC. P.O. BOX 650043
DALLAS, TX 75265

WITNESS my hand and the seal of this court on November 21, 2017.



KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

CEB Case No.: CE2017-01423

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

PETITIONER,

vs.

MC CORMICK, PATRICIA C EST
(if more than one party, collectively referred to as "Respondent")

RESPONDENT

ACTION ON AFFIDAVIT OF NON-COMPLIANCE AND SECOND ORDER

Code Enforcement Case No. CE2017-01423 was heard at a public hearing before the City of Largo Code Enforcement Board on December 7, 2017 after due notice to the Respondent. The Code Enforcement Board having issued its Findings of Fact, Conclusions of Law and Order in this case on December 7, 2017 and having subsequently received an Affidavit of Non-Compliance, hereby issues this Action on Affidavit of Non-Compliance as follows:

VIOLATION TYPE

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

Respondent received a Notice of Violation stating the aforesaid conditions constituted violation(s) of City of Largo Code of Ordinances and were to be corrected on or before: December 21, 2017. Re-inspection of the Property on verified the Violation(s) had not been corrected on or before the date established in the First Order for compliance. 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 Code Enforcement Board on December 7, 2017.

The Code Enforcement Board 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) on or before December 21, 2017. The First Order was subsequently recorded in the public records of Pinellas County on December 14, 2017 in Official Records Book 19875, at Page 854-856.

The City of Largo Code Enforcement Division conducted a re-inspection of the Property on and verified the Violation(s) had not been corrected as ordered. An Affidavit of Non-Compliance was submitted to the Code Enforcement Board on January 25, 2018 for consideration and further action in keeping with applicable City Codes and State Statutes.

I. FINDINGS OF FACT:

The Respondent, MC CORMICK, PATRICIA C EST, whose mailing address is 2165 NELLIE ST LARGO, FL 33774-1506, is the owner/lawful occupant of the property described as 05-30-15-98671-000-0640, also known as 2165 NELLIE ST, LARGO, FL 33774 (hereinafter the "Property"). The following violations, first observed on October 11, 2017, were found to exist on the Property:

II. CONCLUSIONS OF LAW

By reason of the foregoing facts, the Code Enforcement Board finds that Respondent did not comply with the First Order, in that the Respondent failed to correct the Violation(s) on or before December 21, 2017.

III. SECOND ORDER

1. The Code Enforcement Board hereby accepts the Affidavit of Non-Compliance finding the Respondent failed to correct the aforesaid Violation(s) on or before December 21, 2017.
2. Respondent is hereby ordered to correct the Violation(s) immediately and to pay a fine of \$75.00 per day, for each day the Violation(s) continue beyond December 21, 2017. Respondent is further ordered to contact the City of Largo Code Enforcement Division to arrange for a re-inspection of Property in order to verify the date on which said Violation(s) have been corrected.
3. A true and correct copy of this Action on Affidavit of Non-Compliance and Second Order (the "Second Order") shall be sent to Respondent by certified mail, return receipt requested, and shall be recorded in the public records of Pinellas County, Florida.
4. Upon recording of the Second Order in the public records of Pinellas County, Florida, the aforesaid fines and assessments levied against the Respondent shall constitute a lien against the Property and any other real or personal property owned by the respondent. If Respondent does not own the Property, this Second Order shall constitute a lien against any real or personal property owned by the Respondent upon recording.
5. It is hereby 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 Code Enforcement 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.

In accordance with Section 162.11, Florida Statutes, an aggrieved party, including the Largo City Commission, may appeal final administrative order of the Code Enforcement 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 Code Board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

DONE AND ORDERED on this 25th day of January, 2018 by the City of Largo Code Enforcement Board.

Leanne Lake
Chair, City of Largo Code Enforcement Board

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 31st day of January, 2018 by Leanne Lake, as Chair of the City of Largo, Florida who is Personally Known or who has produced the following identification:

(seal)  **MARY R GOUGE**
MY COMMISSION # GG069988
EXPIRES March 13, 2021

Mary R Gouge
Signature of Notary Public

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, return receipt requested, to MC CORMICK, PATRICIA C, EST 2165 NELLIE ST LARGO, FL 33774-1506 on this 1st day of February 2018.

Mary Gouge
Mary Gouge, Board Support Specialist

COPY

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

PETITIONER,
vs.

MC CORMICK, PATRICIA C EST

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

RESPONDENT.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

City of Largo Municipal Code Enforcement Board Case No. CE2017-01423 was heard at a public hearing before the City of Largo Code Enforcement Board (hereinafter the "Board") on December 7, 2017 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 of the violation(s), and the previous violations committed by the Respondent if any, hereby issues the following findings of fact, conclusions of law and order.

I. FINDINGS OF FACT

Respondent, whose mailing address is 2165 NELLIE ST LARGO, FL 33774-1506 is the owner/ lawful tenant or occupant of the property described as 05-30-15-98671-000-0640 also known as 2165 NELLIE ST LARGO, FL 33774 (hereinafter the "Property"). The following conditions, first observed on October 11, 2017 were found to exist on the Property:

VIOLATION TYPE

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

(hereinafter the "Violations"). Respondent received a Notice of Violation on October 11, 2017 that the violations were to be corrected within 7 days. 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 Section(s):

VIOLATION TYPE

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

III. ORDER

1. Respondent is hereby ordered to correct the aforesaid Violation(s) on or before December 21, 2017. Respondent is further ordered to contact the Community Development Code Enforcement Division to arrange for re-inspection of Property to verify compliance with this order.

2. In the event the Board finds in subsequent proceedings that the Violation(s) have not been corrected on or before December 21, 2017, Respondent may be ordered to pay the fine of \$75.00 per day for each day the Violation(s) continue to exist beyond December 21, 2017. The fine will begin on the day designated by the Board and shall accrue every day thereafter that the Violation(s) continue to exist.

3. The Board may further authorize the City of Largo in subsequent proceedings to take such actions as the Code Enforcement 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 actions be assessed as a lien against the Property and against 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, as amended.

4. A true and correct copy of these Findings of Fact, Conclusions of Law, and Order shall be sent to Respondent by certified mail, return receipt requested, and shall be recorded in the public records of Pinellas County, Florida.

5. The fines and assessments levied against the Respondent shall, upon recording of the 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.

DONE AND ORDERED ON THIS December 7, 2017 by the City of Largo Code Enforcement Board.

[Handwritten Signature]
Chair, City of Largo Code Enforcement Board

STATE OF FLORIDA
COUNTY OF PINELLAS

UNOFFICIAL COPY

The foregoing instrument was acknowledged before me this 13th day of December 2017 by Leanne Lake, as Chair of the City of Largo, Florida Municipal Code Enforcement Board, is personally known or who has produced the following identification: _____



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:

MC CORMICK, PATRICIA C EST
2165 NELLIE ST
LARGO FL 33774-1506

on this 14th day of December, 2017

Mary Gouge
Mary Gouge, Board Support Specialist

UNOFFICIAL COPY



PO Box 296
Largo, FL 33779
Largo.com

Community Development Department
Code Enforcement / CEB Board Action

July 19, 2018

/ Email Address:

Phone:

SUBJECT: CASE: CE2017-01423
 RESPONDENT: MC CORMICK, PATRICIA C EST
 LOCATION: 2165 NELLIE ST LARGO FL 33774

VIOLATION(S):
COO SEC. 11-21 MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

Fine started: 12/22/2017
Fine stopped: 04/17/2018
No. of days: 116
Daily fine: \$75.00 TOTAL FINE DUE: \$8,700.00

Attached is the Request for Reduction or City Legal Review packet and it depends on when you file as to when your hearing date is set before the Code Enforcement Board (Board). Your City Legal Review packet will be presented to our legal department for review and you will be advised of their comments.

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. 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".**



PO Box 296
Largo, FL 33779
Largo.com

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 your have any questions or concerns.

With regards,

Mary Gouge

Mary Gouge
Board Support Specialist
City of Largo/Community Development-Code Enforcement
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