



Received  
*to legal*  
JUN 14 2018

Community Development

**RETURN BACK TO CODE BOARD SECRETARY WITH LEGAL'S COMMENTS BY: 06/20/2018**

To: Isabella E. Sobel, Board Attorney with Bryant Miller Olive  
 From: Mary Gouge, Board Support Specialist  
 Date: June 14, 2018      **FOR HEARING: JUNE 28, 2018**  
 Subject: **REDUCTION REQUEST BEFORE THE CODE ENFORCEMENT BOARD**  
 New Owner: Sunshine Investments Group LLC / 6942 Silver Sage Cir Tampa FL 33634 / 813-421-0125  
 Requested by: Juan Ramirez / Facunda Ramirez, 6942 Silver Sage Cir Tampa FL 33634 / 727-348-3112 / [juan@sunshineig.com](mailto:juan@sunshineig.com)  
 CEB Case No. 2015050067  
 Respondent(s): David Calderon  
 Location: 1954 Arvis Cir W Clearwater, FL 33764  
 Daily Fine: \$100.00  
 (Violation) Start Date: 08/07/2015  
 End Date: 10/14/2016  
 In Compliance: 10/14/2016  
 Number of Days: 434  
 Total Fine Due: \$43,400.00  
 Codes:  
 COO 11-48, (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
 COO 11-47, DUTY OF OWNERS AND OCCUPANTS (DEBRIS)  
 COO 11-75, INOPERABLE VEHICLE(S) VIOLATION

- 
1. \_\_\_\_\_ To the Board for the Reduction Request
  2. \_\_\_\_\_ To Pay the Administration Fee for a Partial Release of Lien

Comments:

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POST OFFICE BOX 296.  
LARGO, FLORIDA  
33779 0296

# CITY of LARGO

JUN 12 2018 2 2018  
Community Development



LARGO, FLORIDA EST. 1905

Community Development Department  
Carol Stricklin, AICP, Director

Administration (727) 586-7490  
FAX (727) 587-6785

## 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 2015050067 Total fine amount \$ 43,400

Address of violation: 1954 Arvis Cir W, Clearwater FL 33764

Violation(s) COO 11-48, (overgrowth) removal of Excessive Growth of weeds/Debris/  
COO 11-47, Duty of Owners/occupants (Debris) / COO-11-75, Inoperable vehicle(s) violation

Name of current property owner Sunshine Investment Group, LLC

Address of property owner 6942 Silver Sage Cir, Tampa FL 33634

Phone No.: Property owner (813) 421 - 0125 Fax No.: (813) 337 - 0345

Name of individual completing this form Juan Ramirez / Facunda Ramirez

Your company's name: Sunshine Investments Group, LLC

Your company's address: 6942 Silver Sage Cir, Tampa FL 33634

Your e-mail address: Juan@Sunshineig.com

Phone No.: (727) 348 - 3112 Fax No.: ( ) -

Reason the violation(s) was not in compliance by date given by Code Board: Previous owners

went into foreclosure and property was vacant for multiple  
years. When we purchased this property, we were not under  
the impression that multiple fines had accumulated, and  
that the amounts would increase until a formal hearing.

Reason for reduction request: We purchased the property in February 2018,  
and have finished a complete renovation of the home. All  
neighbors have been very helpful and are very happy with  
the work we have done. We are hoping for help with  
these fines.

Signature [Handwritten Signature] Date 6/8/18

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



✓  
\$43,400-

**MUNICIPAL CODE ENFORCEMENT BOARD  
AFFIDAVIT OF COMPLIANCE**

I, THE UNDERSIGNED HEREBY STATE THE FOLLOWING

1. The purpose of said re-inspection was to verify that the **CALDERON, DAVID /** was in compliance with the violation in **Case No. 2015050067** for the property located at **1954 ARVIS CIR W CLEARWATER, FL 33764**, legally described as follows, **25-29-15-01647-000-0480**, to determine if the property came into compliance.

2. Upon re-inspection of the subject property on **October 14, 2016**, I found the property was in compliance with the following violations.

- COO 11-48, "(OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS"
- COO 11-47, "DUTY OF OWNERS AND OCCUPANTS (DEBRIS)"
- COO 11-75, "INOPERABLE VEHICLE(S) VIOLATION "

3. I hereby submit this Affidavit for action by the Code Enforcement Board and request that it be considered by the Board.

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

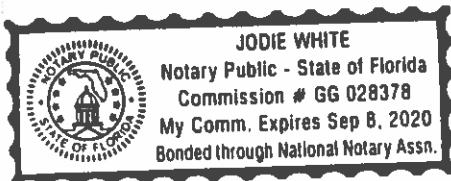
Signed: *Jean Knapstein* \_\_\_\_\_ 10/14/16 \_\_\_\_\_  
 Inspecting Officer Date

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14 day of October, 2016, 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.

(seal)

Signature of Notary *Jodie White* \_\_\_\_\_





MUNICIPAL CODE ENFORCEMENT BOARD  
AFFIDAVIT OF NON-COMPLIANCE

I, THE UNDERSIGNED HEREBY STATE THE FOLLOWING

1. Pursuant to and Order of the Code Enforcement Board issued on July 30, 2015, in Case Number 2015050067, CALDERON, DAVID / , the violations were ordered to be corrected by August 06, 2015, at the property legally described as follows: 25-29-15-01647-000-0480, also known as 1954 ARVIS CIR W CLEARWATER, FL 33764.
2. The purpose of said re-inspection was to verify compliance with the aforementioned Board's Order dated July 30, 2015, which Order required the correction of violation(s) by August 06, 2015, (hereinafter called "VIOLATIONS").
3. Upon re-inspection of the subject property on August 7, 2015, I found the property was not in compliance with said Order as to said VIOLATIONS.
4. I hereby submit this Affidavit for action by the Code Enforcement Board and request that it be considered by the Board on 8/27/2015.

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

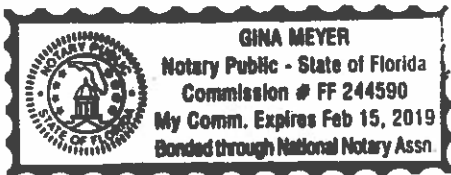
Signed: Jenna Knapstein Inspecting Officer 8/7/15 Date

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of August, 2015, 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.

(seal)

Signature of Notary Gina Meyer  
Gina Meyer



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

**25-29-15-01647-000-0480**

**Compact Property Record Card**

**Updated June 12,**  
**2018**

[Tax Estimator](#)

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

[FEMA/WLM](#)

<b>Ownership/Mailing Address <a href="#">Change Mailing Address</a></b>	<b>Site Address</b>
SUNSHINE INVESTMENTS GROUP LLC PO BOX 261836 TAMPA FL 33685-1836	1954 ARVIS CIR W LARGO



[Property Use:](#) 0110 (Single Family Home)

Living Units:  
1

[click here to hide] **Legal Description**  
ARVIS CIRCLE LOT 48

<b><a href="#">Mortgage Letter Exemption</a></b>	<input type="checkbox"/> <b><a href="#">File for Homestead Exemption</a></b>	<b>2018 Parcel Use</b>
<b>Exemption</b>	<b>2018</b>	<b>2019</b>
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)**

<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>
19961/0988	\$182,500 <a href="#">Sales Query</a>	121030254073	A	<a href="#">69/23</a>

**2017 Final Value Information**

<b>Year</b>	<b><a href="#">Just/Market Value</a></b>	<b><a href="#">Assessed Value/ SOH Cap</a></b>	<b><a href="#">County Taxable Value</a></b>	<b><a href="#">School Taxable Value</a></b>	<b><a href="#">Municipal Taxable Value</a></b>
2017	\$155,748	\$155,748	\$155,748	\$155,748	\$155,748

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

<b>Year</b>	<b><a href="#">Homestead Exemption</a></b>	<b><a href="#">Just/Market Value</a></b>	<b><a href="#">Assessed Value/ SOH Cap</a></b>	<b><a href="#">County Taxable Value</a></b>	<b><a href="#">School Taxable Value</a></b>	<b><a href="#">Municipal Taxable Value</a></b>
-------------	--	--	--	---	---	--

2017	No	\$155,748	\$155,748	\$155,748	\$155,748	\$155,748
2016	Yes	\$188,058	\$145,492	\$95,492	\$120,492	\$95,492
2015	Yes	\$181,956	\$144,481	\$94,481	\$119,481	\$94,481
2014	Yes	\$154,321	\$143,334	\$93,334	\$118,334	\$93,334
2013	Yes	\$150,683	\$141,216	\$91,216	\$116,216	\$91,216
2012	Yes	\$138,855	\$138,855	\$88,855	\$113,855	\$88,855
2011	Yes	\$153,038	\$153,038	\$103,038	\$128,038	\$103,038
2010	Yes	\$161,425	\$161,425	\$111,425	\$136,425	\$111,425
2009	Yes	\$183,122	\$183,122	\$133,122	\$158,122	\$133,122
2008	No	\$238,500	\$238,500	\$188,500	\$213,500	\$188,500
2007	No	\$245,900	\$245,900	\$245,900	N/A	\$245,900
2006	No	\$248,600	\$248,600	\$248,600	N/A	\$248,600
2005	No	\$199,700	\$199,700	\$199,700	N/A	\$199,700
2004	No	\$152,200	\$152,200	\$152,200	N/A	\$152,200
2003	No	\$140,300	\$140,300	\$140,300	N/A	\$140,300
2002	No	\$128,200	\$128,200	\$128,200	N/A	\$128,200
2001	No	\$117,600	\$117,600	\$117,600	N/A	\$117,600
2000	No	\$108,100	\$107,500	\$82,500	N/A	\$82,500
1999	Yes	\$104,700	\$104,700	\$79,700	N/A	\$79,700
1998	Yes	\$104,000	\$103,400	\$78,400	N/A	\$78,400
1997	Yes	\$101,800	\$101,700	\$76,700	N/A	\$76,700
1996	Yes	\$102,500	\$98,800	\$73,800	N/A	\$73,800

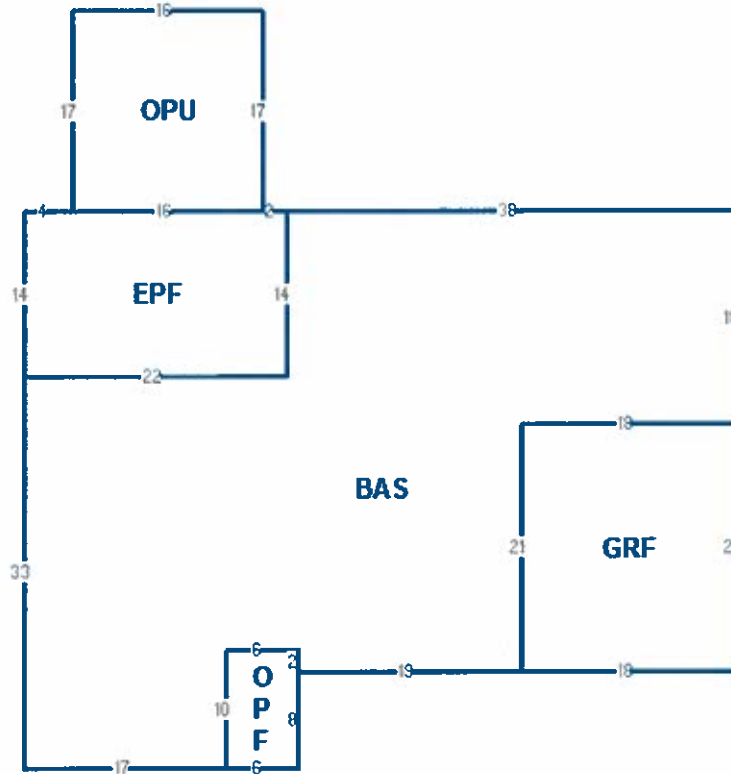
<b>2017 Tax Information</b>		<b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a>			
<a href="#">2017 Tax Bill</a>	Tax District: <a href="#">LA</a>	<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>Q/U V/I</b>
2017 Final Millage Rate	21.0013	25 Jan 2018	19961 / 0988	\$181,900	Q I
<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>		12 Jan 2018	19922 / 0244	\$162,000	U I
		05 May 2006	15100 / 1788	\$295,500	Q I
		06 May 2004	13551 / 2047	\$228,000	Q I
		31 Dec 1987	06653 / 1717	\$92,000	Q
			04094 / 1444	\$46,500	Q

<b>2017 Land Information</b>						
Seawall: No	Frontage: None	View:				
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>	<b>Method</b>
Single Family (01)	80x107	1000.00	80.0000	1.0400	\$83,200	FF

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

Site Address: 1954 ARVIS CIR W

Quality:  
**Average**  
 Gross Square  
 Footage: 2,796  
 Foundation:  
**Continuous**  
**Footing**  
 Floor System:  
**Slab On Grade**  
 Exterior Wall:  
**Cb Stucco/Cb**  
**Reclad**  
 Roof Frame:  
**Gable Or Hip**  
 Roof Cover:  
**Shingle**  
**Composition**  
 Stories: 1  
 Living units: 1  
 Floor Finish:  
**Carpet/**  
**Vinyl/Asphalt**  
 Interior Finish:  
**Drywall/Plaster**  
 Fixtures: 6  
 Year Built:  
**1973**  
 Effective Age:  
**45**  
 Heating:  
**Central Duct**  
 Cooling:  
**Cooling**  
**(Central)**



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[Prope](#)  
[Recor](#)  
[Card](#)

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**Building 1 Sub Area Information**

Description	<u>Living Area SF</u>	<u>Gross Area</u>
<a href="#">Open Porch Unfinished</a>	0	
<a href="#">Open Porch</a>	0	
<a href="#">Garage</a>	0	
<a href="#">Enclosed Porch</a>	0	
<a href="#">Base</a>	1,778	1,

Total Living SF: 1,778

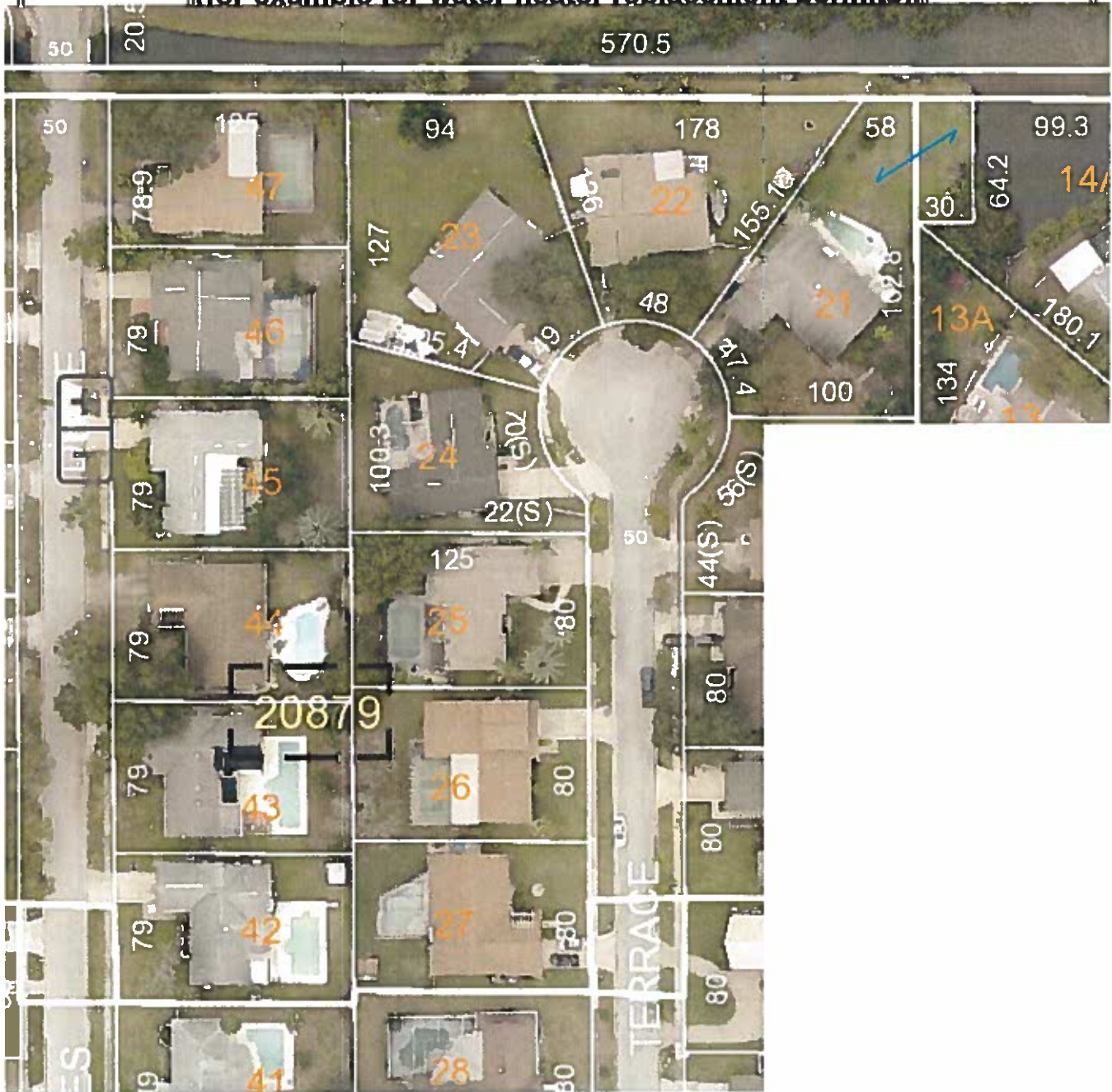
Total Gross SF: 2,

[\[click here to hide\]](#) 2018 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y
PATIO/DECK	\$9.00	108.00	\$972.00	\$389.00	19
ENCLOSURE	\$5.00	2,010.00	\$10,050.00	\$4,422.00	19
POOL	\$22,000.00	1.00	\$22,000.00	\$8,800.00	19

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







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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#)

### Detail by Entity Name

Florida Limited Liability Company  
 SUNSHINE INVESTMENTS GROUP, LLC

**Filing Information**

**Document Number** L15000190168  
**FE/EIN Number** NONE  
**Date Filed** 11/10/2015  
**Effective Date** 11/10/2015  
**State** FL  
**Status** ACTIVE  
**Last Event** LC AMENDMENT  
**Event Date Filed** 02/26/2018  
**Event Effective Date** NONE

**Principal Address**

6942 SILVER SAGE CIR.  
 TAMPA, FL 33634

**Mailing Address**

PO BOX 261836  
 TAMPA, FL 33685

**Registered Agent Name & Address**

RAMIREZ, JUAN G  
 6942 SILVER SAGE CIR.  
 TAMPA, FL 33634

Name Changed: 10/18/2016

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

RAMIREZ, JUAN G  
 6942 SILVER SAGE CIR.  
 TAMPA, FL 33634

Title MGR

Ramirez, Facunda A, MGR  
 6942 SILVER SAGE CIR.  
 TAMPA, FL 33634

Title AMBR

RAMIREZ, FACUNDA A  
6942 SILVER SAGE CIR.  
TAMPA, FL 33634

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	10/18/2016
2017	02/10/2017
2018	01/10/2018

**Document Images**

<a href="#">02/26/2018 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/18/2016 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/10/2015 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



## **NOTICE OF VIOLATION**

**DATE ISSUED: May 21, 2015**

**CASE NUMBER: 2015050067**

**DEPARTMENT: CODE ENFORCEMENT**

**CODE ENFORCEMENT OFFICER: JENNA KNAPSTEIN**

A Code Enforcement Officer performed a field inspection on May 21, 2015 and determined that the property is in violation of one or more of the following City of Largo codes at the following address: 1954 ARVIS CIR W CLEARWATER, FL 33764 (Folio# 252915016470000480).

COO 11-48 (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS. - EXCESSIVE OVERGROWTH AND DEBRIS SUCH AS: BUCKET, JUGS, WASHER/DRYER, ETC. ON PROPERTY.

Remedy: CUT AND MAINTAIN ENTIRE PROPERTY TO UNDER THE MAXIMUM HEIGHT OF 12 INCHES AT ALL TIMES. REMOVE ALL ITEMS OR STORE IN A FULLY ENCLOSED STRUCTURE.

Status: VIOLATION

COO 11-47 DUTY OF OWNERS AND OCCUPANTS (DEBRIS) - SAME AS ABOVE.

Remedy: SAME AS ABOVE.

Status: VIOLATION

COO 11-75 INOPERABLE VEHICLE(S) VIOLATION. - RED TRUCK WITH NO VALID TAG.

Remedy: ALL VEHICLES MUST BE FULLY OPERABLE AND HAVE A VALID TAG AFFIXED TO REMAIN IN THE CITY.

Status: VIOLATION

**This property will be reinspected on May 26, 2015 to check for compliance. Please contact the Code Enforcement Officer listed at the bottom of this page if you have questions about this violation.**

**Failure** to correct the violation(s) indicated may result in a fine or legal action by the City of Largo to abate the violation, the cost of such action is the responsibility of the property owner. Failure to pay fines or charges may result in a lien on this property by the City of Largo.

All correspondence related to this case must be addressed to: JENNA KNAPSTEIN, Code Enforcement Officer, 201 Highland Avenue Largo, Florida 33770 (727) 586-7488 Ext. 7221, FAX (727) 587-6765.





KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2015222377 08/06/2015 at 10:15 AM  
OFF REC BK: 18876 PG: 2208-2209  
DocType:LN RECORDING: \$18.50

**MUNICIPAL CODE ENFORCEMENT BOARD  
OF THE  
CITY OF LARGO, FLORIDA**

CASE NO: 2015050067

City of Largo, Florida, a political subdivision of the State of Florida,

PETITIONER

v.

CALDERON, DAVID

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

RESPONDENT

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

This case was heard at public hearing before the Municipal Code Enforcement Board of the City of Largo (hereinafter the "Board") on July 30, 2015, after due notice to RESPONDENT; and the Board, having heard testimony under oath, received evidence, considered stipulations, and heard argument, hereby issues its Findings of Fact, Conclusions of Law, and Order as follows:

**I. FINDINGS OF FACT:**

RESPONDENT, whose mailing address is: 1954 ARVIS CIR W., CLEARWATER, FL 33764-6457, is the owner(s) of the property described as 25-29-15-01647-000-0480, also known as 1954 ARVIS CIR W CLEARWATER, FL 33764. The following conditions, first observed on May 21, 2015 were found to exist on subject property: "(OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS" / "DUTY OF OWNERS AND OCCUPANTS (DEBRIS)" / "INOPERABLE VEHICLE(S) VIOLATION", (hereinafter called "VIOLATIONS"). RESPONDENT received administrative notice on May 21, 2015, that the aforesaid conditions constituted violations of the City of Largo Code of Ordinances (COO) COO 11-48, COO 11-47, COO 11-75, and were to be corrected on or before May 26, 2015. Re-inspection of subject property on May 27, 2015 revealed that said VIOLATIONS had not been corrected.

**II. CONCLUSIONS OF LAW:**

RESPONDENT is subject to the provisions of the City of Largo, Florida, Code of Ordinances, Chapter 9, and, by reason of the foregoing facts, is in violation of the COO 11-48, "(OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS", COO 11-47, "DUTY OF OWNERS AND OCCUPANTS (DEBRIS)", COO 11-75, "INOPERABLE VEHICLE(S) VIOLATION", in that RESPONDENT has failed to remedy the cited VIOLATION(S).

**III. ORDER:**

1. RESPONDENT is to correct the aforesaid VIOLATION(S) on or before August 06, 2015. RESPONDENT is further ordered to contact the Community Development Department, Code Enforcement (Building Division) to arrange for re-inspection of subject property to verify compliance with this Order.

2. In the event that the aforesaid VIOLATION(S) are found in subsequent proceedings by this Board not to have been corrected on or before August 06, 2015, RESPONDENT may be ordered to pay the fine listed below per day for each day the VIOLATION(S) continue to exist beyond August 06, 2015. The listed fine will begin on the designated date, and accrue every day thereafter that the VIOLATION(S) exists.

A fine of \$100.00 per day beginning on August 07, 2015.

3. The City of Largo may also be authorized in subsequent proceedings by this Board to take such actions as the Board may deem necessary and appropriate with respect to subject property in order to protect the health, safety, and welfare of the general public, and to assess the costs of such actions against the property, 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 / or Chapter 162, Florida Statutes, as amended.

4. Fines and assessments levied against RESPONDENT shall, upon recording of this Order in the Public Records of Pinellas County, Florida, constitute a lien against the land on which the VIOLATION(S) exist and upon any other real or personal property owned by RESPONDENT.

5. Should the aforementioned lien remain unpaid three (3) months after the recording of this Order in the Public Records of Pinellas County, Florida, the Board may, in a subsequent proceeding, authorize the Largo City Attorney to initiate action to foreclose on this lien or to sue and recover a money judgement for the amount of the lien plus accrued interest in the manner provided by Florida Statutes.

6. An aggrieved party, including the local governing body, may appeal a 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.

7. A true and correct copy of these Findings of Fact, Conclusions of Law, and Order shall be sent to RESPONDENTS, by certified mail with return receipt requested, and shall be recorded in the Public Records of Pinellas County, Florida.

DONE AND ORDERED this 30 of July, 2015.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF LARGO, FLORIDA

By: [Signature]  
Vice Chairman, Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 3rd day of August, 2015 by Ronald Davis, as Vice Chairman of the Code Enforcement Board for the City of Largo, Personally known or Produced Identification as follows:

(seal)



Signature of Notary [Signature]

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 with return receipt requested, to CALDERON, DAVID, RESPONDENTS, 1954 ARVIS CIR W., CLEARWATER, FL 33764-6457, this 5th day of August, 2015.

By: [Signature]  
Recording Secretary, Code Enforcement Board



KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2015253346 09/03/2015 at 10:28 AM  
OFF REC BK: 18909 PG: 695-696  
DocType:LN RECORDING: \$18.50

**MUNICIPAL CODE ENFORCEMENT BOARD  
OF THE  
CITY OF LARGO, FLORIDA**

CASE NO: 2015050067

City of Largo, Florida, a political subdivision of the State of Florida,

PETITIONER

v.

CALDERON, DAVID

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

RESPONDENT

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

THIS CASE was heard by the Municipal Code Enforcement Board of the City of Largo on July 30, 2015 after due notice to the RESPONDENT(S), and the Board, having issued an Order on July 30, 2015, with regard to this case, and having received an Affidavit of Compliance/Noncompliance with said First Order, hereby issues its further Findings of Fact, Conclusions of Law, and Second Order, as follows:

**I. FINDINGS OF FACT:**

The RESPONDENT(S), CALDERON, DAVID / whose mailing address is 1954 ARVIS CIR W., CLEARWATER, FL 33764-6457 is the owner/person in charge of the property described as 25-29-15-01647-000-0480, also known as 1954 ARVIS CIR W CLEARWATER, FL 33764. The following conditions, first observed on May 21, 2015 were found to exist on subject property: (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS / DUTY OF OWNERS AND OCCUPANTS (DEBRIS) / INOPERABLE VEHICLE(S) VIOLATION . RESPONDENT(S) received administrative notice, that the aforesaid conditions constituted VIOLATION(S) of the City Code of Largo, Florida, and were to be corrected on or before May, 26, 2015.

Re-inspection of the subject property on May 27, 2015 revealed the said VIOLATION(S) had not been corrected. After due notice to the RESPONDENT(S), this case was brought for public hearing before the Board on July 30, 2015. The Board found that the VIOLATION(S) did exist, and ordered the RESPONDENT(S) to correct said VIOLATION(S) on or before August 06, 2015. Said First Order was duly recorded in the Public Records of Pinellas County on August 06, 2015 in OR Book 18876 at Pages 2208-2209.

Re-inspection of subject property on August 07, 2015 verified that said VIOLATION(S) had not been corrected as ordered, and the Affidavit of Non-Compliance with the Board's First Order was submitted on August 27, 2015, for consideration and further action by the Board

**II. CONCLUSIONS OF LAW**

The RESPONDENT(S), by reason of the foregoing facts, did not comply with the July 30, 2015, First Order of this Board, in that the RESPONDENT(S) did not correct the cited VIOLATION(S) on or before August 06, 2015 as specified in said Order.

**III. SECOND ORDER**

1. The Affidavit of Non-Compliance is hereby accepted, the RESPONDENT(S) having not corrected the aforesaid VIOLATION(S) on or before August 06, 2015.



2. RESPONDENT(S) are hereby ordered to correct the aforesaid VIOLATION(S) immediately and to pay a fine of \$100.00 per day for each day the VIOLATION(S) continue beyond August 06, 2015. RESPONDENT(S) is further ordered to contact the Community Development Department (Building Division) to arrange for re-inspection of subject property in order to verify the date on which said VIOLATION(S) have been corrected.

3. Upon recording of this Second Order in the Public Records of Pinellas County, Florida, the aforesaid fines and assessments levied against the RESPONDENT(S) shall constitute a lien against which the aforesaid VIOLATION(S) exist, or, if said real property is not owned by the RESPONDENT(S) against any other real property or personal property owned by the RESPONDENT(S).

4. Should the aforementioned lien remain unpaid three (3) months after the rerecording of this Second Order in the Public Records of Pinellas County, Florida, the Board may, in a subsequent action, authorize the Largo City Attorney to initiate action to foreclose on this lien in the manner provided by Florida Statute.

5. A true and correct copy of this Action and Second Order shall be sent to the RESPONDENT(S) by certified mail, with return receipt requested, and shall be recorded in the Public Records of Pinellas County, Florida.

DONE AND ORDERED this 27 of August, 2015..

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF LARGO, FLORIDA

By: [Signature]  
Vice Chairman, Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1st day of September 20 15 by Ronald Davis, as Vice Chairman of the Code Enforcement Board for the City of Largo, personally known or produced identification as follows:

(seal)



Signature of Notary [Signature]

I HEREBY CERTIFY that a true and correct copy of the foregoing Action of Affidavit of Compliance/Non-compliance and Second Order, has been sent, by certified mail with return receipt requested, to CALDERON, DAVID, RESPONDENTS, 1954 ARVIS CIR W., CLEARWATER, FL 33764-6457, this 3rd day of September, 20 15.

By: [Signature]  
Recording Secretary, Code Enforcement Board