



Gleason

PO Box 296  
Largo, FL 33779  
Largo.com

Received

MAY 10 2018

30

Community Development

Community Development Department  
Code Enforcement / CEB Board Action

**CODE ENFORCEMENT BOARD**

**FINE REDUCTION REQUEST or CITY LEGAL REVIEW**

Complete all sections of this application for legal review process and/or CEB fine reduction request hearing.

Code Case Number CE 2017-298 Total fine amount \$ 19,425.00

Address of violation: 913-915 Lake Palms Dr., Largo, FL 33771

List Violation(s): 11-47 Duty of Owners & Occupants, 11-75 Inoperative Vehicles  
11-74 Storage of Junk 2010 Building without Permits

Name of **current** property owner Danette Gleason, Personal Representative of the Estate  
of Kathleen Gleason

Address of **current** property owner 18-3 Thayer Pond Drive, North Oxford, MA 01537

Phone No.:Property owner (508) 253-4562 Fax No.: (866) 326-7610

Name of individual completing this form Katie Everlove-Stone, Esq

Your company's name: Everlove Legal

Your company's complete address: 1700 66th St N, Suite 206, St Petersburg 33710

Your email Address Katie@everlovelegal.com Phone No.: (727) 471-0675

Reason the violation was not in compliance by the date given by Code Board: \_\_\_\_\_

Please see attached letter

Reason for this request \_\_\_\_\_

please see attached letter

Signature Katie Stone Date 5/2/18

\*\*\*\*\* SUBMIT ADDITIONAL FORMS TO SUPPORT THIS REQUEST \*\*\*\*\*

Gleason  
\$19,425<sup>00</sup>

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared Tracy Miller, 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. CE2017-298 in which violations of City code identified on the property located at 915 LAKE PALMS DR LARGO, FL 33771 also described as 01-30-15-97353-000-0320 (hereinafter the "Property").
4. That upon re-inspection of the Property on April 6, 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

Tracy Miller  
Tracy Miller

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2018, by Tracy Miller 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





**MUNICIPAL CODE ENFORCEMENT BOARD  
AFFIDAVIT OF NON-COMPLIANCE**

I, THE UNDERSIGNED HEAREBY STATE THE FOLLOWING

1. Pursuant to and Order of the Code Enforcement Board issued on June 29, 2017 in Case Number **CE2017-298 GLEASON, KATHLEEN A EST**, the violations were ordered to be corrected by July 20, 2017 at the property legally described as follows: **01-30-15-97353-000-0320**, also known as **915 LAKE PALMS DR LARGO, FL 33771**.
2. The purpose of said re-inspection was to verify compliance with the aforementioned Board's order dated **June 29, 2017**, which Order required the correction of violation(s) by **July 20, 2017**, (hereinafter called "VIOLATIONS").
3. Upon re-inspection of the subject property on July 20, 2017, I found the property was was not in compliance with said Order as to said VIOLATIONS.
4. I hereby submit the Affidavit for action by the Code Enforcement Board and request that it be considered by the Board on **July 27, 2017**.

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

Signed

Tracy Miller  
Inspecting Officer

July 20, 2017  
Date

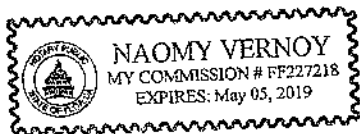
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 20 day of July, 2017, by TRACY MILLER 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

Naomy Vero



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

**01-30-15-97353-000-0320**

**Compact Property Record Card**

**Updated May 10,  
2018**

[Tax Estimator](#)

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

[FEMA/WLM](#)

<b>Ownership/Mailing Address <u>Change</u> Mailing Address</b>	<b>Site Address</b>
GLEASON, JOHN J GLEASON, DANETTE-MARIE GLEASON, KEELY C 1910 E PALM AVE APT 10103 TAMPA FL 33605	913 LAKE PALMS DR LARGO



Property Use: 0820 (Duplex-Triplex-Fourplex)

Living Units:  
2

[click here to hide] **Legal Description**  
WHITEGATES SUB LOT 32

<b><u>Mortgage Letter</u> <sup>(4)</sup> <u>File for Homestead Exemption</u></b>			<b>2018 Parcel Use</b>
<b>Exemption</b>	<b>2018</b>	<b>2019</b>	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
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>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone (NOT the same as a FEMA Flood Zone)</b>	<b>Plat Book/Page</b>
20025/0079 ■	\$147,200 <u>Sales Query</u>	121030254172	D	71/79

**2017 Final Value Information**

<b>Year</b>	<b><u>Just/Market Value</u></b>	<b><u>Assessed Value/ SOH Cap</u></b>	<b><u>County Taxable Value</u></b>	<b><u>School Taxable Value</u></b>	<b><u>Municipal Taxable Value</u></b>
2017	\$127,021	\$127,021	\$127,021	\$127,021	\$127,021

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

<b>Year</b>	<b><u>Homestead Exemption</u></b>	<b><u>Just/Market Value</u></b>	<b><u>County Taxable Value</u></b>	<b><u>Municipal Taxable Value</u></b>
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			<u>Assessed Value/ SOH Cap</u>		<u>School Taxable Value</u>	
2017	No	\$127,021	\$127,021	\$127,021	\$127,021	\$127,021
2016	Yes	\$121,868	\$78,068	\$27,568	\$52,568	\$27,568
2015	Yes	\$110,618	\$77,525	\$27,025	\$52,025	\$27,025
2014	Yes	\$87,464	\$76,910	\$26,410	\$51,410	\$26,410
2013	Yes	\$75,773	\$75,773	\$25,273	\$50,273	\$25,273
2012	Yes	\$93,875	\$90,729	\$40,229	\$65,229	\$40,229
2011	Yes	\$88,086	\$88,086	\$37,586	\$62,586	\$37,586
2010	Yes	\$106,772	\$106,772	\$56,272	\$81,272	\$56,272
2009	Yes	\$134,359	\$134,359	\$84,359	\$109,359	\$84,359
2008	Yes	\$159,300	\$159,300	\$109,300	\$134,300	\$109,300
2007	Yes	\$172,300	\$172,300	\$147,300	N/A	\$147,300
2006	Yes	\$166,500	\$166,500	\$141,500	N/A	\$141,500
2005	Yes	\$128,200	\$124,400	\$99,400	N/A	\$99,400
2004	Yes	\$118,800	\$118,800	\$93,800	N/A	\$93,800
2003	No	\$95,600	\$95,600	\$95,600	N/A	\$95,600
2002	No	\$71,300	\$64,800	\$39,800	N/A	\$39,800
2001	Yes	\$66,100	\$63,400	\$38,400	N/A	\$38,400
2000	Yes	\$62,500	\$59,000	\$34,000	N/A	\$34,000
1999	Yes	\$54,100	\$54,100	\$29,100	N/A	\$29,100
1998	Yes	\$56,100	\$55,300	\$30,300	N/A	\$30,300
1997	Yes	\$54,500	\$53,700	\$28,700	N/A	\$28,700
1996	Yes	\$51,500	\$51,500	\$26,500	N/A	\$26,500

<b>2017 Tax Information</b>		<b>Ranked Sales (What are Ranked Sales?) See all transactions</b>			
<u>2017 Tax Bill</u>	Tax District: <u>LA</u>	<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>Q/U V/I</b>
2017 Final Millage Rate	21.0013	08 Jan 2010	16805 / 0213 ■	\$83,500	U I
<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 <u>Tax Estimator</u> to estimate taxes under new ownership.</b>		04 Nov 2005	14720 / 2474 ■	\$210,000	Q I
<b>Amendment 1 - Will you Benefit?</b>		16 Dec 2003	13310 / 2124 ■	\$148,000	Q I
<b><u>Check Estimated 3rd Homestead Exemption Benefit</u></b>		23 Sep 2002	12235 / 2245 ■	\$133,000	Q I
		24 Apr 1992	07887 / 0648 ■	\$62,000	Q I
		14 Nov 1988	06875 / 1486 ■	\$68,000	Q

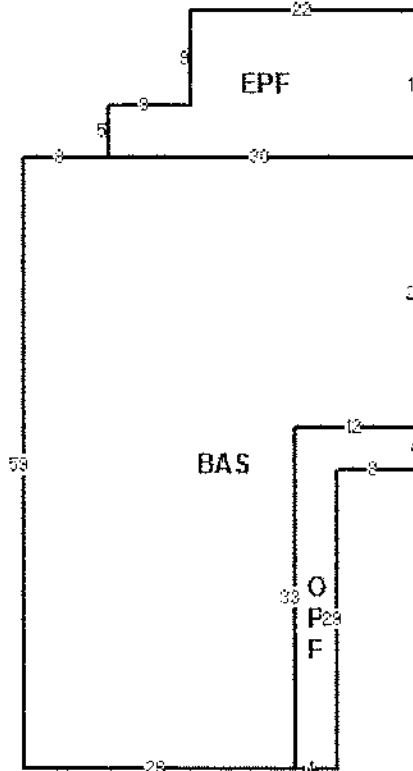
**2017 Land Information**

Seawall: No	Frontage: None	View:
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>
Multi-Fam <10 Units (08)	60x137	400.00
		<b>Units</b>
		60.0000
		<b>Total Adjustments</b>
		1.1200
		<b>Adjusted Value</b>
		\$26,880
		<b>Method</b>
		FF

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

Site Address: 913 LAKE PALMS DR

Quality: **Average**  
 Gross Square Footage: **2,358**  
 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: 2  
 Floor Finish: **Carpet/Hardtile/Hardwood**  
 Interior Finish: **Drywall/Plaster**  
 Fixtures: 8  
 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>Enclosed Porch</u>	0
<u>Base</u>	1,846
Total Living SF: <b>1,846</b>	
Total	

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

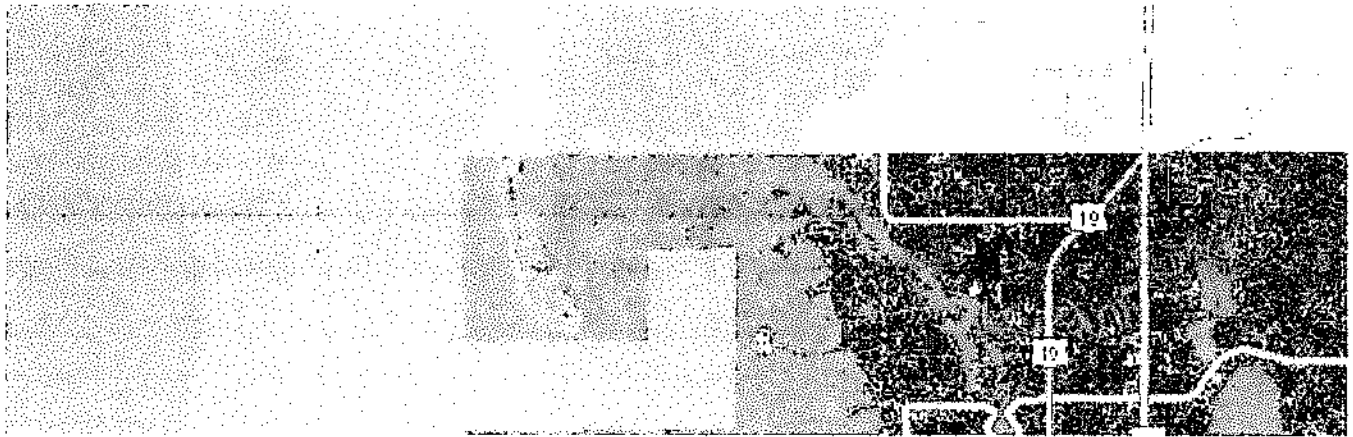
Description	Value/Unit	Units	Total Value as New	Depreciate
PATIO/DECK	\$9.00	260.00	\$2,340.00	\$:

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

Permit Number	Description	Issue Date	Estimated Value
BCP1707-0196	DEMOLITION	25 Jul 2017	\$1,300
2013030261	ROOF	25 Mar 2013	\$19,985
2012060185	WINDOWS (OVER 5K)	12 Jun 2012	\$7,000
2011110416	WINDOWS (OVER 5K)	06 Dec 2011	\$8,438
2010070492	HEAT/AIR	30 Jul 2010	\$3,300
2010040105	HEAT/AIR	08 Apr 2010	\$2,700
73788	ROOF	06 Dec 2002	\$400
00067732	PATIO/DECK	02 Aug 2001	\$6,000







CEB Case No: CE2017-298

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

PETITIONER,

vs.

GLEASON, KATHLEEN A 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. CE2017-298 was heard at a public hearing before the City of Largo Code Enforcement Board on June 29, 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 June 29, 2017 and having subsequently received an Affidavit of Non-Compliance, hereby issues this Action on Affidavit of Non-Compliance as follows:

VIOLATION TYPE

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

COO 11-75 INOPERATIVE VEHICLES

COO 11-74 STORING OF JUNK ON PROPERTY

2010 FLORDIA BUILDING CODE 105 BUILDING WITHOUT PERMITS AS  
ADOPTED BY REFERENCE IN CDC 18.1.1A

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: July 20, 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 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 June 29, 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 July 20, 2017. The First Order was subsequently recorded in the public records of Pinellas County on July 13, 2017 in Official Records Book 19701, at Page 2091-2093.

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 July 27, 2017 for consideration and further action in keeping with applicable City Codes and State Statutes.

I. FINDINGS OF FACT:

The Respondent, GLEASON, KATHLEEN A EST, whose mailing address is 913 LAKE PALMS DR LARGO, FL 33771-3237, is the owner/lawful occupant of the property described as 01-30-15-97353-000-0320, also known as 915 LAKE PALMS DR , LARGO, FL 33771 (hereinafter the "Property"). The following violations, first observed on March 20, 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 July 20, 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 July 20, 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 July 20, 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 27<sup>th</sup> day of July, 2017 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 7<sup>th</sup> day of October, 2017 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 GLEASON, KATHLEEN A EST 913 LAKE PALMS DR LARGO, FL 33771-3237 on this 5<sup>th</sup> day of October 2017.

*Mary R Gouge*  
Mary Gouge, Board Support Specialist

CE2017-298

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

**PETITIONER,**  
**vs.**

**GLEASON, KATHLEEN A 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. CE2017-298 was heard at a public hearing before the City of Largo Code Enforcement Board (hereinafter the "Board") on June 29, 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 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.

**1. FINDINGS OF FACT**

Respondent, whose mailing address is 913 LAKE PALMS DR LARGO, FL 33771-3237 is the owner/ lawful tenant or occupant of the property described as 01-30-15-97353-000-0320 also known as 915 LAKE PALMS DR LARGO, FL 33771 (hereinafter the "Property"). The following conditions, first observed on March 20, 2017 were found to exist on the Property:

**VIOLATION TYPE**

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

COO 11-75 INOPERATIVE VEHICLES

COO 11-74 STORING OF JUNK ON PROPERTY

2010 FLORIDA BUILDING CODE 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1A

(hereinafter the "Violations"). Respondent received a Notice of Violation on March 20, 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 11-47 DUTY OF OWNERS AND OCCUPANTS (DEBRIS)

COO 11-75 INOPERATIVE VEHICLES

COO 11-74 STORING OF JUNK ON PROPERTY

2010 FLORDIA BUILDING CODE 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1A

III. ORDER

1. Respondent is hereby ordered to correct the aforesaid Violation(s) on or before July 20, 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 July 20, 2017, Respondent may be ordered to pay the fine of \$75.00 per day for each day the Violation(s) continue to exist beyond July 20, 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, inaccordance 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 Respondents 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.

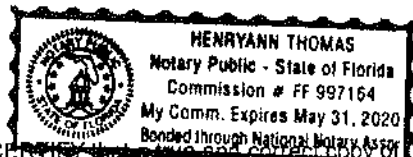
6. In the event this Order is recorded as a lien in the public records of Pinellas County, Florida, and said lien remains unpaid for a duration of three (3) months after recording, the Board may, in a subsequent proceeding, recommend to the Largo City Commission that it call for foreclosure of the lien 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 June 29, 2017 by the City of Largo Code Enforcement Board.

Roxanna Marsh  
Chair, City of Largo Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 12 day of July, 2017 by Roxanna Marsh as Chair of the City of Largo, Florida Municipal Code Enforcement Board, is personally known or who has produced the following identification: \_\_\_\_\_.



Henryann Thomas  
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:

GLEASON, KATHLEEN A EST  
913 LAKE PALMS DR

LARGO FL 33771-3237

on this 13<sup>th</sup> day of July, 2017

Mary Gouge  
Mary Gouge, Board Support Specialist

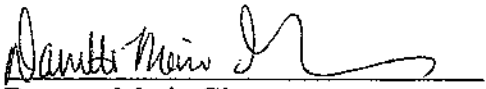
**AUTHORIZATION LETTER**

Case: CEB #CE2017-298

Property Address: 913-915 Lake Palms Dr. Largo. FL 33771

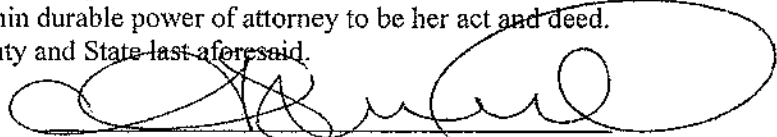
I, Danette-Marie Gleason, as Personal Representative of the Estate of Kathleen Gleason, authorize Katie Everlove-Stone, Esq. and Amelia Ellis to act on my behalf regarding the request for reduction of code enforcement fines before the Code Enforcement Board.

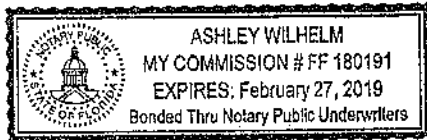
Dated: May 4, 2018

  
Danette-Marie Gleason

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

SWORN TO and SUBSCRIBED before me this 4 day of May, 2018, by DANETTE-MARIE GLEASON, who is personally known to me or has produced Drivers license (type of identification) as identification, who executed the within durable power of attorney, and acknowledged the within durable power of attorney to be her act and deed. Witness my hand and official seal in the County and State last aforesaid.





Print Name: Ashley Wilhelm  
Notary Public - State of ~~Massachusetts~~ Florida  
Serial Number: FF180191  
My commission expires: 2/27/19

# Everlove LEGAL, PLLC

Katie L. Everlove-Stone  
Attorney at Law

Wills, Trusts, Estates, Taxation, Guardianships

412 E. Madison Street Suite 824  
Tampa, FL 33602  
(813) 898-5340

katie@everlovelegal.com  
Fax (866) 326-7610

1700 66th Street North, Suite 206  
St. Petersburg, FL 33710  
(727) 471-0675

May 2, 2018

Largo Code Enforcement Board  
P.O. Box 296  
Largo, FL 33779

Re: Reduction Request  
Case No. CE2017-298, 913-915 Lake Palms Drive, Largo, FL 33771

Dear Members of the Board:

We are writing to request a reduction in the code lien in Case No. CE2017-298 on the property located at 913-915 Lake Palms Drive (the "Property"). The current lien on the property is \$19,425 and all code violations have been resolved.

The owner of the property, Kathleen Gleason, passed away on January 20, 2016. Ms. Gleason had three children, Danette Gleason, John Gleason and Keely Gleason. Danette Gleason, who lives in Massachusetts, was appointed as the personal representative of the Estate of Kathleen Gleason on June 28, 2017. Keely Gleason continued to occupy the property after Ms. Gleason died. John Gleason does not live in the area.

We are requesting a reduction of the lien on the property because Danette Gleason, as personal representative of the estate, did not become aware of the violations until Code Enforcement mailed a certified letter to her informing her that a hearing date had been set. Any notices sent to the property itself were received by Keely, but she did not pass those notices along to Danette. Unfortunately, Keely suffers from mental health issues and, for whatever reason, did not inform anyone that there were code violations on the property.

Once informed via certified mail of the Board hearing, I attended the hearing on behalf of the Gleason Family and was given a date of July 21<sup>st</sup> to bring the property into compliance. At the hearing I was told that the Gleasons had to clean up debris in the yard and remove a shed from the property. After speaking to the permitting department at the City of Largo, I learned that it was not simply a matter of demolishing the shed. The Gleason Family had to hire a contractor to manage this process, which required them to obtain a survey of the property and have inspections from several companies. In the end, it cost them well over \$5000 to resolve these code violations. There was no cash in the Kathleen Gleason Estate, so all of this had to be paid for by the Gleason children. Although the process was not completed by July 21<sup>st</sup> due to permitting delays, it was completed on July 27<sup>th</sup>. I am attaching emails with our contractor, one of which states that the shed was removed on July 27<sup>th</sup> and that he had requested an inspection for the following day. We don't know why, but that inspection was not performed until April, 2018.



To summarize, once the personal representative of the estate became aware of the violations, she took immediate action to resolve them at a large personal expense. Unfortunately a reinspection of the property was not done timely, but the underlying violations were resolved promptly.

Based on the above information, the Gleason Family respectfully requests that the code lien be reduced to the minimum \$250 plus administrative costs.

If you have any questions, you can reach me at (727) 471-0675. We look forward to hearing from you.

Best regards,

A handwritten signature in black ink, appearing to read "Katie Stone". The signature is fluid and cursive, with a long horizontal stroke at the end.

Katie Everlove-Stone, Esq.

## Katie Everlove-Stone

---

**From:** Gary Splittgaber <Gary@gjstraditionalbldg.com>  
**Sent:** Thursday, July 27, 2017 3:45 PM  
**To:** Katie Everlove-Stone; Gleason, Danette  
**Subject:** Gleason job shed removal invoice  
**Attachments:** Permit - NOC receipts for Gleason.pdf; Gleason invoice.pdf

Katie and Danette,

Please see the attached invoice with corresponding receipts and forward payment at your soonest convenience. The shed was removed today and the inspection is called in for tomorrow. I spoke with Keely the other day in regards to a toilet and refrigerator that were in the back yard and she said that she had both of them sold and that they would be removed soon. Thank you for your business, Gary

--

\*\*\*\*\*

**GJS Traditional Building LLC**  
**General Contractor CGC-1522879**  
**Gary J. Splittgaber / Owner**  
**P.O. Box 47742**  
**St. Pete, FL 33743**  
727-346-9061 Office  
727-347-7233 Fax  
727-424-4680 Cell  
[gary@gjstraditionalbldg.com](mailto:gary@gjstraditionalbldg.com)  
<http://www.gjstraditionalbldg.com>

## Katie Everlove-Stone

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**From:** Gary Splittgaber <Gary@gjstraditionalbldg.com>  
**Sent:** Thursday, April 12, 2018 11:18 AM  
**To:** permits@largo.com  
**Cc:** Katie Everlove-Stone  
**Subject:** Permit number BCP1707-0196  
**Attachments:** pcclb license 2018' .pdf; Gleason job signed letter for the City of Largo .pdf

Please see the attached letter with a copy of my current pcclb license and extend the permit number noted so we can reschedule the final inspection at this job. Please notify me as soon as this has been taken care of so I can reschedule. Thank you,

--

\*\*\*\*\*

**GJS Traditional Building LLC**  
**General Contractor CGC-1522879**  
**Gary J. Splittgaber / Owner**  
**P.O. Box 47742**  
**St. Pete, FL 33743**  
727-346-9061 Office  
727-347-7233 Fax  
727-424-4680 Cell  
gary@gjstraditionalbldg.com  
<http://www.gjstraditionalbldg.com>

# **GJS Traditional Building LLC**

**To: City of Largo Bldg. Dept.**  
**CC: To whom it may concern**  
**From: Gary J. Splittgaber**  
**Date: 4/12/18**  
**Re: Permit #BCP1707-0196**

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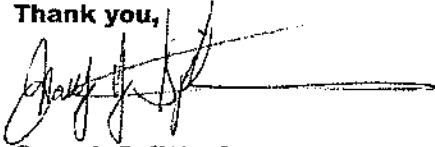
**To whom it may concern,**

**I am preparing this letter after speaking with one of your representatives who recently brought it to my attention that the final building inspection was never recorded into your system after I called it in for permit #BCP1707-0196 located at 913 Lake Palms Dr in Largo. This is a quick reminder why I should always keep my inspection confirmation numbers after a situation like this since this is now showing up as an inspection that was never finalized causing additional time to make calls, type letters, re-send license info and re-schedule inspections that were already scheduled. Please extend this permit so that I can call in for another final building inspection which will enable the closing company to complete their paper work for the transfer of Deed and the final closing documents. I have included a current copy of my pcclb license for your records.**

---

April 12, 2018

Thank you,

A handwritten signature in black ink, appearing to read 'Gary J. Splittgaber', with a long horizontal line extending to the right.

Gary J. Splittgaber

**Phone: 727-346-9061 • Fax: 727-347-7233**

**727-424-4680 Cell**

**P.O. Box 47742**

**Saint Petersburg, FL 33743**

**CGC-1522879**

**[gary@gjstraditionalbldg.com](mailto:gary@gjstraditionalbldg.com)**

**[www.gjstraditionalbldg.com](http://www.gjstraditionalbldg.com)**

## Katie Everlove-Stone

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**From:** Gary Splittgaber <Gary@gjstraditionalbldg.com>  
**Sent:** Monday, July 24, 2017 2:14 PM  
**To:** Gleason, Danette; Katie Everlove-Stone; johngleason777@yahoo.com  
**Subject:** Re: Shed removal

Danette,

I received the NOC form and am going to pick up the permit tomorrow. My demo guy will be there with his dump truck to get the shed and whatever is left in the yard hauled away on Thursday or Friday this week. Please let Keely and your other tenants know. Thank you, Gary

On Fri, Jul 21, 2017 at 12:23 PM, Gleason, Danette <[Danette.Gleason@staples.com](mailto:Danette.Gleason@staples.com)> wrote:

Yes It's mailed. I even went into the post office to mail it so it would get there faster! ☺

**Danette Gleason**

Team Manager

Staples Anything Team

**STAPLES**  
**IT'S PRO TIME™**

T: [508-253-4562](tel:508-253-4562)

eFax: [508-382-4545](tel:508-382-4545)

[danette.gleason@staples.com](mailto:danette.gleason@staples.com)

**From:** Gary Splittgaber [mailto:[Gary@gjstraditionalbldg.com](mailto:Gary@gjstraditionalbldg.com)]  
**Sent:** Friday, July 21, 2017 12:21 PM  
**To:** Gleason, Danette; Katie Everlove-Stone; [johngleason777@yahoo.com](mailto:johngleason777@yahoo.com)  
**Subject:** Re: Shed removal

Danette,

I just checked the mail again and the NOC form still has not arrived. Did you mail on Tuesday? I have my guys scheduled for Monday to do the demo so hopefully the NOC shows up tomorrow and I can go get the permit first thing on Monday morning. Please advise, Gary

On Tue, Jul 18, 2017 at 2:25 PM, Gary Splittgaber <[Gary@gjstraditionalbldg.com](mailto:Gary@gjstraditionalbldg.com)> wrote:

Danette,

Thanks and we will bill accordingly for any items still left in the yard. Regards, Gary

On Tue, Jul 18, 2017 at 2:18 PM, Gleason, Danette <[Danette.Gleason@staples.com](mailto:Danette.Gleason@staples.com)> wrote:

Thanks Gary. I wasn't able to leave work yesterday and completely forgot as I worked late. So, unfortunately, I'll be mailing the NOC today. You should receive it by Thursday. Please have your demo guy remove any debris that is still left in the yard per the agreement of yard removal cost up to \$750. If there's anything else that requires the cost to increase, please check with John and me prior to performing the work.

**Danette Gleason**

Team Manager

Staples Anything Team

**STAPLES**  
**IT'S PRO TIME™**

T: [508-253-4562](tel:508-253-4562)

eFax: [508-382-4545](tel:508-382-4545)

[danette.gleason@staples.com](mailto:danette.gleason@staples.com)

**From:** Gary Splittgaber [<mailto:gjstraditionalbldg@gmail.com>]

**Sent:** Tuesday, July 18, 2017 1:46 PM

**To:** Katie Everlove-Stone; Gleason, Danette

**Subject:** Shed removal

Katie and Danette,

The city of Largo called yesterday and notified me that the permit is ready for pick up so that we can schedule for the shed removal. I am guessing that the NOC form is in the mail so I will plan to receive it tomorrow and pick up the permit late tomorrow or Thursday morning so we can plan for shed removal after.

Please see the pics below showing the lawn debris and items in the shed and let me know if you want for my demo guy to remove anything besides the shed. Thank you, Gary

Filing # 56222705 E-Filed 05/10/2017 09:20:47 AM

FILED: 6/28/2017 4:50:10 PM KEN BURKE PINELLAS COUNTY CLERK OF THE CIRCUIT & COMPTROLLER

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
IN RE: ESTATE OF

KATHLEEN A. GLEASON  
Deceased.

File No.  
Division

Ref. number: 17001369ES

LETTERS OF ADMINISTRATION  
(single personal representative)

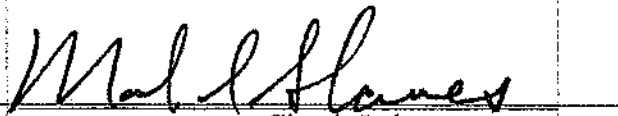
TO ALL WHOM IT MAY CONCERN

WHEREAS, Kathleen A. Gleason, a resident of Pinellas County, Florida, died on January 20, 2016, owning assets in the State of Florida, and

WHEREAS, Danette-Marie Gleason has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Danette-Marie Gleason duly qualified under the laws of the State of Florida to act as personal representative of the estate of Kathleen A. Gleason, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on \_\_\_\_\_, 2017.

  
Circuit Judge  
Mark I. Shames, Circuit Judge  
June 28, 2017



IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
IN RE: ESTATE OF

KATHLEEN A. GLEASON  
Deceased.

File No.  
Division

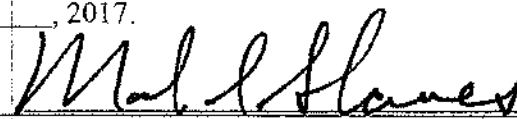
Ref. number: 17001369ES

ORDER APPOINTING PERSONAL REPRESENTATIVE  
(intestate -- single)

On the petition of Danette-Marie Gleason for administration of the estate of Kathleen A. Gleason, deceased, the court finding that the decedent died on January 20, 2016, and that Danette-Marie Gleason is entitled to appointment as personal representative by reason of she is the Decedent's daughter, and is qualified to be personal representative, it is

ADJUDGED that Danette-Marie Gleason is appointed personal representative of the estate of the decedent, and that upon taking the prescribed oath, filing designation and acceptance of resident agent, and entering into bond in the sum of \$ 18,000, letters of administration shall be issued.

ORDERED on \_\_\_\_\_, 2017.



Mark I. Shames, Circuit Judge  
June 28, 2017

Filing # 70610153 E-Filed 04/12/2018 11:01:44 AM

FILED 04/20/2018 13:22:27 KEN BURKE, CLERK OF THE CIRCUIT COURT AND COMPTROLLER, PINELLAS COUNTY FLORIDA

**IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION**

**IN RE: ESTATE OF**

**KATHLEEN A. GLEASON**

**Deceased.**

File No. 17-001369-ES

Division

**ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY  
(intestate - lineal descendants, no spouse - exempt from claims)**

On the petition of Danette-Marie Gleason for an order determining homestead status of real property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Pinellas County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was survived by one or more descendants;
4. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

Lot 32, WHITEGATES SUBDIVISION, according to the plat thereof recorded in Plat Book 71, Page 79, Public Records of Pinellas County, Florida.

AKA: 913 Lake Palms Drive, Largo, Florida 33771

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

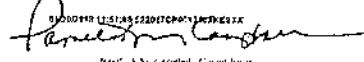
ADJUDGED FURTHER that title to the Property descended, as of the decedent's date of death, and the constitutional exemption from claims of decedent's creditors inured to the following lineal descendants:

NAME	ADDRESS	RELATIONSHIP	SHARE
John J. Gleason	1910 E Palm Ave Apt. 10103 Tampa, FL 33605	Son	1/3
Danette-Marie Gleason	18-3 Thayer Pond Dr. N. Oxford, MA 01537	Daughter	1/3
Keely C. Gleason	915 Lake Palms Dr. Largo, FL 33771	Daughter	1/3

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the decedent's descendants specified above and the personal representative shall have no further responsibility with respect to it.

ORDERED on \_\_\_\_\_, 2018.

04/20/2018 11:51:07 AM



CLERK OF THE CIRCUIT COURT  
PINELLAS COUNTY, FLORIDA

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Circuit Judge