



921 Orange View Dr Trust

PO Box 296
Largo, FL 33470
largo.com

Received
for Council
SEP 13 2018

Community Development

22

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 CEB# 201607088 Total fine amount \$ 154,900

Address of violation: 921 Orange View Dr Largo

List Violation(s): debris, over-growth, roof drainage, windows skylights, doors frames, structures

Name of current property owner US Bank NA as trustee for LSF of Master participation Trust

Address of current property owner _____

Phone No.: Property owner () - Fax No.: () -

Name of individual completing this form Scott Maseley

Your company's name: Rejrap

Your company's complete address: 3630 Peachtree RD NE Ste 1500 Atlanta GA 30326

Your email Address _____ Phone No.: () -

Reason the violation was not in compliance by the date given by Code Board: These violations pre-date our ownership

Reason for this request We took title to the property on 1/17/18 property was estimated for repairs on 2/28 estimate was approved on 4/12

Signature [Signature] Date 9/2/18

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



August 31, 2018

Largo Florida Community Development / Code Enforcement

Re: 921 Orange View Drive

To Whom It May Concern:

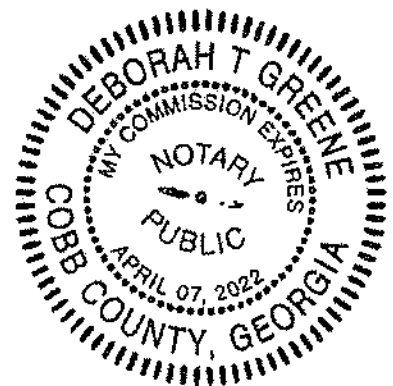
We are the property management company for U.S. Bank who owns the aforementioned property. Please be advised that Scott Moseley is an Agent for us, and is authorized to negotiate on behalf of our client.

Should you have questions, please feel free to contact me.

Kind Regards,

Tannis Stoops
Director of Property Transition
tstoops@resicap.com

STATE OF GEORGIA - County of Cobb
This instrument was acknowledged before me this
31st day of August, 2018
by Tannis Stoops
Personally Known OR Produced Identification
Type and # of ID _____
Deborah T Greene
YOUR NAME HERE
Notary Public, State of Georgia



2017	No	\$105,446	\$80,952	\$80,952	\$105,446	\$80,952
2016	No	\$90,739	\$73,593	\$73,593	\$90,739	\$73,593
2015	No	\$66,903	\$66,903	\$66,903	\$66,903	\$66,903
2014	No	\$74,902	\$70,526	\$70,526	\$74,902	\$70,526
2013	No	\$64,115	\$64,115	\$64,115	\$64,115	\$64,115
2012	No	\$63,258	\$63,258	\$63,258	\$63,258	\$63,258
2011	Yes	\$72,998	\$58,436	\$25,000	\$33,436	\$25,000
2010	Yes	\$83,616	\$57,572	\$25,000	\$32,572	\$25,000
2009	Yes	\$89,759	\$56,058	\$25,000	\$31,058	\$25,000
2008	Yes	\$118,600	\$56,002	\$25,000	\$31,002	\$25,000
2007	Yes	\$133,200	\$54,371	\$29,371	N/A	\$29,371
2006	Yes	\$127,300	\$53,045	\$28,045	N/A	\$28,045
2005	Yes	\$112,200	\$51,500	\$26,500	N/A	\$26,500
2004	Yes	\$94,600	\$50,000	\$25,000	N/A	\$25,000
2003	Yes	\$78,900	\$49,100	\$24,100	N/A	\$24,100
2002	Yes	\$61,600	\$48,000	\$23,000	N/A	\$23,000
2001	Yes	\$60,300	\$47,300	\$22,300	N/A	\$22,300
2000	Yes	\$58,700	\$46,000	\$21,000	N/A	\$21,000
1999	Yes	\$49,500	\$44,800	\$19,800	N/A	\$19,800
1998	Yes	\$44,100	\$44,100	\$19,100	N/A	\$19,100
1997	Yes	\$51,800	\$51,800	\$26,800	N/A	\$26,800
1996	Yes	\$50,800	\$50,800	\$25,800	N/A	\$25,800

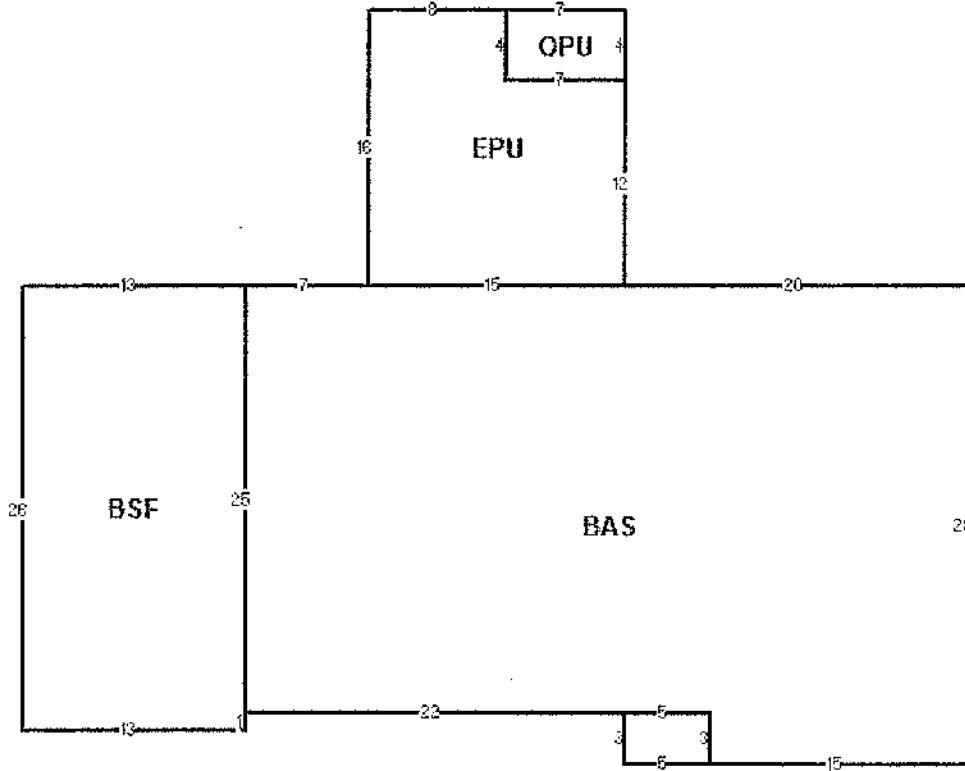
<p align="center">2017 Tax Information</p> <p><u>2017 Tax Bill</u> Tax District: <u>LA</u></p> <p>2017 Final Millage Rate 21.0013</p> <p>Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, 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? <u>Check Estimated 3rd Homestead Exemption Benefit</u></p>	<p align="center">Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>VI</th> </tr> </thead> <tbody> <tr> <td>31 Jan 2018</td> <td>19926 / 2515</td> <td>\$101,700</td> <td>U</td> <td>I</td> </tr> <tr> <td>26 Jun 2012</td> <td>17631 / 1425</td> <td>\$96,600</td> <td>U</td> <td>I</td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	VI	31 Jan 2018	19926 / 2515	\$101,700	U	I	26 Jun 2012	17631 / 1425	\$96,600	U	I
Sale Date	Book/Page	Price	Q/U	VI												
31 Jan 2018	19926 / 2515	\$101,700	U	I												
26 Jun 2012	17631 / 1425	\$96,600	U	I												

2018 Land Information						
Seawall: No	Frontage: None	View:				
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Single Family (01)	70x141	1200.00	70.0000	1.0094	\$84,790	FF

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

Site Address: 921 ORANGE VIEW DR

Building Type:
Single Family
 Quality:
Average
 Foundation:
Continuous Footing
 Floor System:
Slab On Grade
 Exterior Wall:
Concrete Block
 Roof Frame:
Gable Or Hip
 Roof Cover:
Shingle Composition
 Stories: 1
 Living units: 1
 Floor Finish:
Carpet/Vinyl/Asphalt
 Interior Finish:
Drywall/Plaster
 Fixtures: 5
 Year Built:
1960
 Effective Age:
44
 Heating:
Central Duct
 Cooling: **None**



**Comp
 Prop
 Recor
 Card**

Building 1 Sub Area Information

Description	<u>Living Area SF</u>	<u>Gross Area</u>
<u>Open Porch Unfinished</u>	0	
<u>Open Porch</u>	0	
<u>Enclosed Porch Unfinished</u>	0	
<u>Base Semi-finished</u>	338	
<u>Base</u>	1,095	1,
Total Living SF: 1,433		Total Gross SF: 1,

[click here to hide] 2018 Extra Features

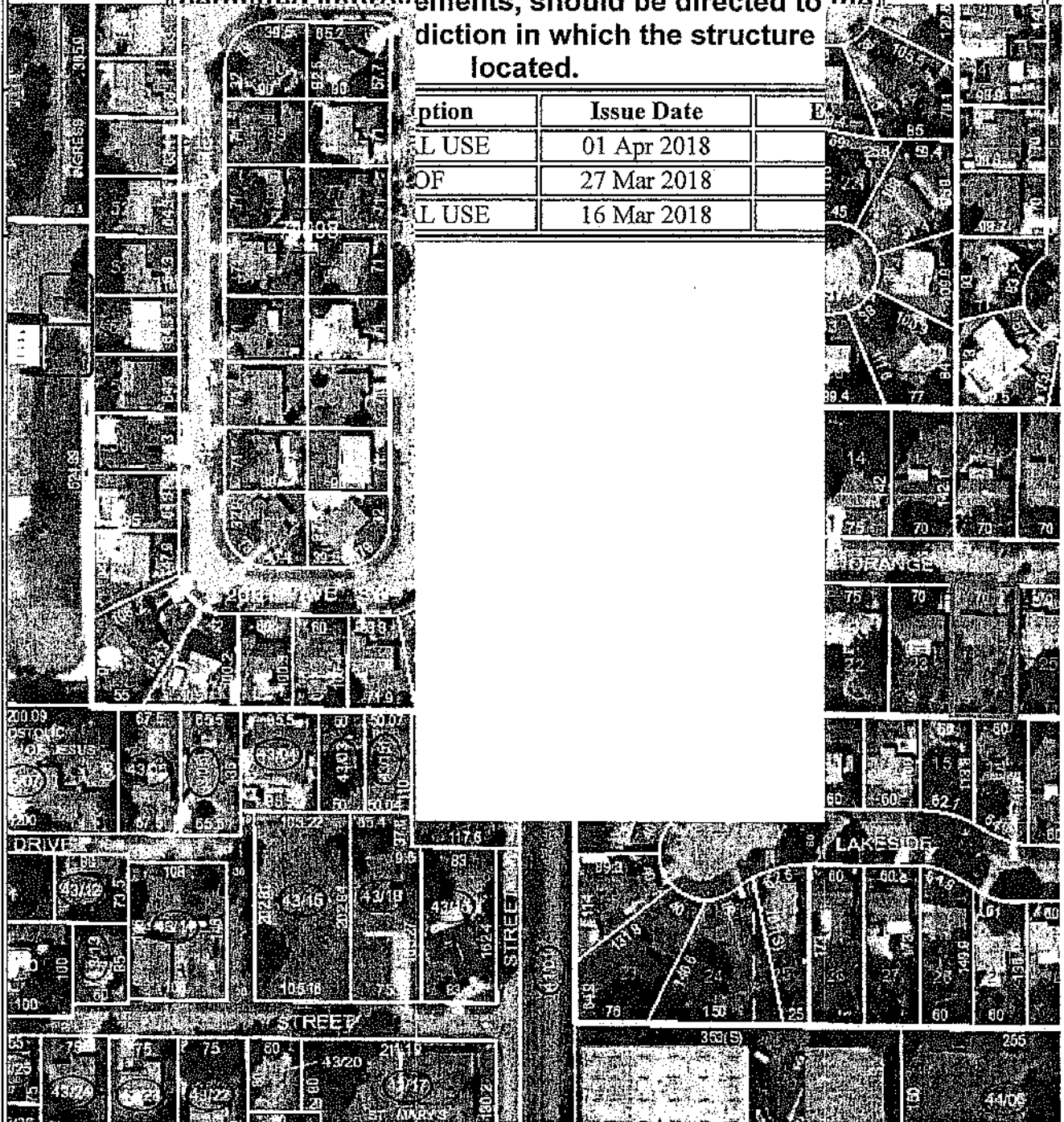
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y.
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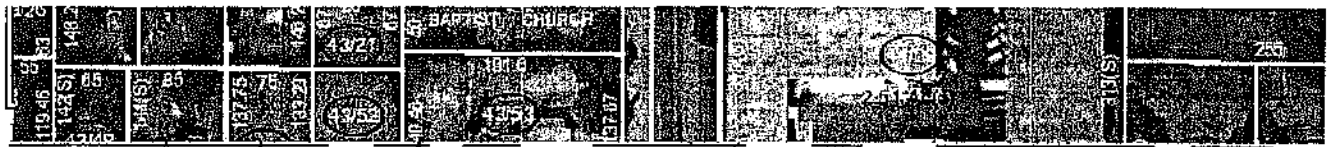
No Extra Features on Record

[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 jurisdiction in which the structure is located.

Description	Issue Date	Expiration
RESIDENTIAL USE	01 Apr 2018	
REPAIR OF	27 Mar 2018	
RESIDENTIAL USE	16 Mar 2018	





Legend

Query

Results

Search

Page

Us

549 days
@ \$100 -
\$ 54,900⁰⁰ -

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Largo, Florida.
3. That I am familiar with the Code Enforcement Case No. 2016070088 in which violations of City code identified on the property located at 921 ORANGE VIEW DR LARGO, FL 33778 also described as 04-30-15-64656-000-0240 (hereinafter the "Property").


Respondent(s)

921 ORANGE VIEW DR LAND TRUST / S L G TRUSTEE SERV 2958 1ST AVE N
ST PETERSBURG, ,

4. That upon re-inspection of the Property on April 9, 2018 I determined it to be in compliance.

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

FURTHER AFFIANT SAYETH NAUGHT

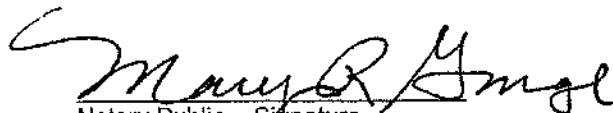


Chase Bergeron

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 10th day of July, 2018, by Chase Bergeron as Code Enforcement Officer for the City of Largo, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)



Notary Public - Signature





**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 **September 29, 2016**, in Case Number **2016070088, 921 ORANGE VIEW DR LAND TRUST**, the violations were ordered to be corrected by **October 06, 2016**, at the property legally described as follows: **04-30-15-64656-000-0240**, also known as **921 ORANGE VIEW DR LARGO, FL 33778**.
2. The purpose of said re-inspection was to verify compliance with the aforementioned Board's Order dated **September 29, 2016**, which Order required the correction of violation(s) by **October 06, 2016**, (hereinafter called "VIOLATIONS").
3. Upon re-inspection of the subject property on **OCTOBER 7, 2016** 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 **10/27/2016**.

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

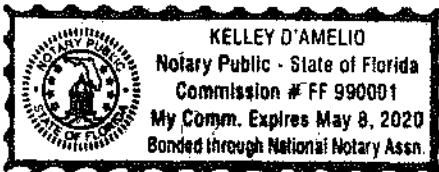
Signed: *[Signature]* 10/09/16
 Inspecting Officer Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 10th day of October, 2016, by Anthony Manzo 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 *Kelley D'Amelio*

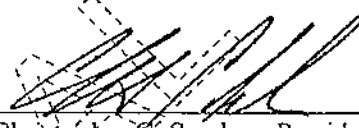


RESIGNATION OF TRUSTEE OF
921 ORANGE VIEW DR. LAND TRUST

SLG TRUSTEE SERVICES, INC., a Florida corporation, hereby gives notice of its resignation as Trustee of the 921 ORANGE VIEW DR LAND TRUST DATED JUNE 22, 2012 (the "Trust"). The resignation is effective as of October 6, 2014.

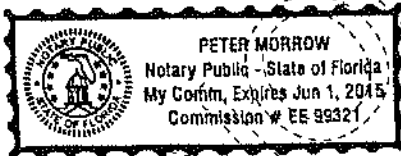
Executed this 6th day of October, 2014.

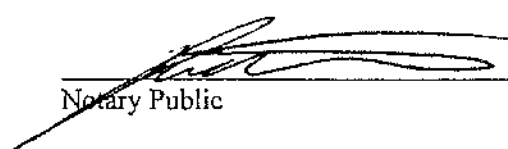
SLG TRUSTEE SERVICES, INC., a
Florida corporation

By: 
Christopher C. Sanders, President

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 6 day of October, 2014 by Christopher C. Sanders, who is personally known to me or provided as identification.




Notary Public



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

CASE NO: 2016070088

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

PETITIONER

v.

921 ORANGE VIEW DR LAND TRUST
(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 September 29, 2016 after due notice to the RESPONDENT(S), and the Board, having issued an Order on September 29, 2016, 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), 921 ORANGE VIEW DR LAND TRUST whose mailing address is 2958 1ST AVE N ST PETERSBURG, FL 33713-8635, is the owner/person in charge of the property described as 04-30-15-64656-000-0240, also known as 921 ORANGE VIEW DR LARGO, FL 33778. The following conditions, first observed on July 20, 2016 were found to exist on subject property: DUTY OF OWNERS AND OCCUPANTS (DEBRIS) (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS EXTERIOR STRUCTURE (ROOFS DRAINAGE) EXTERIOR STRUCTURE (WINDOW, SKYLIGHT, AND DOOR FRAMES) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES) . 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 August 01, 2016.

Re-inspection of the subject property on August 02, 2016 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 September 29, 2016. The Board found that the VIOLATION(S) did exist, and ordered the RESPONDENT(S) to correct said VIOLATION(S) on or before October 06, 2016. Said First Order was duly recorded in the Public Records of Pinellas County on October 06, 2016 in OR Book 19367 at Pages 467-468.

Re-inspection of subject property on October 07, 2016 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 October 27, 2016, 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 September 29, 2016, First Order of this Board, in that the RESPONDENT(S) did not correct the cited VIOLATION(S) on or before October 06, 2016 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 October 06, 2016.

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 October 06, 2016. 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 October, 2016..

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF LARGO, FLORIDA

By: LeAnne Lake
Chair, Code Enforcement Board

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 2nd day of November, 20 16 by LeAnne Lake, as Chair of the Code Enforcement Board for the City of Largo, personally known or produced identification as follows:

(seal)

Signature of Notary Mary R Gouge



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 921 ORANGE VIEW DR LAND TRUST, RESPONDENTS, 2958 1ST AVE N., ST PETERSBURG, FL 33713-8635, this 3rd day of November, 20 16.

By: Mary Gouge
Recording Secretary, Code Enforcement Board



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

CASE NO: 2016070088

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

PETITIONER

v.

921 ORANGE VIEW DR LAND TRUST
(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 September 29, 2016 after due notice to the RESPONDENT(S), and the Board, having issued an Order on September 29, 2016, 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:

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II. CONCLUSIONS OF LAW

The RESPONDENT(S), by reason of the foregoing facts, did not comply with the September 29, 2016, First Order of this Board, in that the RESPONDENT(S) did not correct the cited VIOLATION(S) on or before October 06, 2016 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 October 06, 2016.

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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 October, 2016..

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF LARGO, FLORIDA

By: LeAnne Lake
Chair, Code Enforcement Board

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 2nd day of November, 20 16 by LeAnne Lake, as Chair of the Code Enforcement Board for the City of Largo, personally known or produced identification as follows:

(seal)

Signature of Notary Mary R Gouge



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 921 ORANGE VIEW DR LAND TRUST, RESPONDENTS, 2958 1ST AVE N., ST PETERSBURG, FL 33713-8635, this 3rd day of November, 20 16.

By: Mary Gouge
Recording Secretary, Code Enforcement Board