



City of Tarpon Springs, Florida

Code Enforcement Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

REGULAR SESSION AGENDA THURSDAY, AUGUST 14, 2025 2:00 PM - CITY HALL AUDITORIUM

CALL TO ORDER

Richard Perfidio, Vice Chair

ROLL CALL

Clerk Bobbie Cole

INVOCATION

A Code Board member will do the invocation.

PLEDGE OF ALLEGIANCE

By all that is present during Code Board Hearing.

HEARING PROCEDURES

Richard Perfidio, Vice Chair

SWEARING IN

Clerk Bobbie Cole

ADDENDUM

In addition to the agenda for Code Board Hearing Thursday, August 14, 2025, there is going to be an election for a Chairperson and a Vice Chairperson.

1. NEW BUSINESS

Elections

The election of a Chairperson and a Vice Chairperson.

NEW BUSINESS

2. C-1 Case # 25-80000585

Anthony Marcello Trustee
Anthony Marcello
25 W. Martin Luther King Junior Drive.
Tarpon Springs, FL 34689
PID 13-27-15-89946-010-0070

Code Violation(s):

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.
8-41. - NUISANCE CONDITIONS.
36.03. - FENCES, WALLS, AND HEDGES.

3. C-2 Case # 25-80000558

Harry Patsalides
Ana Patsalides
1401 Burnt Oak Street
Tarpon Springs, FL 34689
PID: 24-27-15-62934-003-0400

Code Violation(s):

133.02. - APPLICABILITY AND MAINTENANCE OF TREES FOR ALL PROPERTIES WITHIN THE CITY.
8-52. - PROHIBITIONS
36.02. - SWIMMING POOLS
IPMC 301.1

4. C-3 Case # 25-80000505

Geneva Taylor Estate
504 E. Morgan Street
Tarpon Springs, FL 34689
PID 13-27-15-64944-006-0030

Code Violations(s):

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41. - NUISANCE CONDITIONS
40.00. - PARKING OR STORAGE OF ABANDONED VEHICLES
20-22. - MANDATORY CONNECTION

AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

The Respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board. There are fines currently running. Request the Code Enforcement Board to accept the Affidavits of Non-Compliance. There are no Affidavits of Non-Compliance and Second Orders for this Code Board Hearing

AFFIDAVITS OF COMPLIANCE (FINES DUE)

The respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board. There are FINES DUE. Request the Code Enforcement Board to accept the Affidavits of Compliance.

5. C-4 Case # 23-80000090

Dolores G. Kaufman
1205 Castleworks Lane
Tarpon Springs, FL 34689
PID 14-27-15-34767-008-0150

Code Violations(s):

8-59. - DECLARATION OF CHRONIC NUISANCE PROPERTY ACTION PLAN
8-51. - DEFINITION
8-50. - INTENT
8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41. - NUISANCE CONDITIONS
8-52. - PROHIBITIONS
40.00. - PARKING
8-22. - ACCUMULATIONS OF TRASH ON PRIVATE PROPERTY

AFFIDAVITS OF COMPLIANCE (NO FINES DUE)

The respondent(s) in the following cases did not come into compliance by the date ordered by the

Code Enforcement Board. There are NO FINES DUE. Request the Code Enforcement Board to accept the Affidavits of Compliance.

6. **C-5 Case # 25-80000543**

Michael Kirkwood
135 N Ring Avenue
Tarpon Springs, FL 34689
PID 12-27-15-13189-000-0100

Code Violations(s):

212.00- BUILDING PERMITS
FLORIDA BUILDING CODE 105.1 REQUIRED
LAND DEVELOPMENT CODE 141.01
6-64.8. STOP WORK ORDER VIOLATION

7. **C-6 Case # 25-80000410**

Tarpon Plaza Realty Trust
Varnavas Zagaris Trustee
Discount Grocery Store
750 S Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89946-009-0010

Code Violations(s):

12-14. NOISE—PROHIBITED GENERALLY.
8-41. - NUISANCE CONDITIONS.
179.01. - PERMIT REQUIRED.
43.00. - USE OF RECREATIONAL VEHICLES OR VEHICLE TRAILERS FOR STORAGE.

REQUEST FOR REDUCTION

REQUEST FOR REDUCTION The Respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board and there are fines due. Respondent(s) request the Code Enforcement Board for a reduction in fines due. There is no case requesting a reduction of fines due.

MINUTES

Approval of minutes from the previous hearing dates:

8. April 10, 2025 - May 8, 2025 - June 12, 2025 - July 10, 2025

PUBLIC COMMENTS

Open to the public after all code enforcement cases have been heard by the Code Enforcement Board Members.

BOARD AND STAFF COMMENTS

The next Code Enforcement Board Hearing will be held on September 12, 2025 at 2:00 p.m.

ADJOURNMENT

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 938-3711, fax a written request to (727) 942-5619, or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or TarponCode@tspd.us



City of Tarpon Springs
Auditorium
324 East Pine Street Tarpon Springs, FL 34689



ADDENDUM
Code Enforcement Board Hearing
Thursday August 14, 2025, at 2:00 p.m.

In addition to the agenda for Code Board Hearing Thursday, August 14, 2025, there is going to be an election for a Chairperson and a Vice Chairperson.

NEW BUSINESS

Elections

The election of a Chairperson and a Vice Chairperson.

NEW BUSINESS – First Orders

C-1 Case # 25-80000585

Anthony Marcello Trustee
Anthony Marcello
25 W. Martin Luther King Junior Drive.
Tarpon Springs, FL 34689
PID 13-27-15-89946-010-0070

Code Violation(s):

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.
8-41. - NUISANCE CONDITIONS.
36.03. - FENCES, WALLS, AND HEDGES.

EXHIBIT A: Photo(s)

EXHIBIT B: Notice of Violation(s) & Notice of Hearing

EXHIBIT C: Affidavit Of Postings: Notice of Violation(s) & Notice of Hearing

EXHIBIT D: Pinellas County Property Appraiser & Pinellas County Tax Collector

EXHIBIT E: Emails and other communication correspondences



CASE 25-80000585

V- SITE: 25 W MARTIN LUTHER KING JR DR TARPON SPRINGS, FL 34689

INITIAL INSPECTION 7/2/2025 BY CEO MROLLESTON





CASE 25-80000585

V- SITE: 25 W MARTIN LUTHER KING JR DR TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 8/8/2025



Tarpon Springs Police Department

Code Enforcement Division

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NOTICE OF VIOLATION

Date Issued: 7-8-2025

Case Number: 25-80000585

The Tarpon Springs Police Department Code Enforcement Division either received a complaint or our code officer discovered a violation of City Code, of which you may or may not be aware. This Courtesy Letter Notice is being sent in an effort to resolve this situation as quickly and pleasantly as possible.

A Code Enforcement Officer performed a field inspection on **7/1/2025** at the property located at the following address: **25 W Martin Luther King JR DR (13-27-15-89946-010-0070)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

8-40 DUTY OF MAINTENENCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

36.03 FENCES, WALLS AND HEDGES

DESCRIPTION: The property is overgrown and the fence and gate have become dilapidated to the point beyond bracing and repair.

REMEDY: Cut the grass and maintain it. Remove the fence (no permit required for removal) if putting up a new fence and gate secure a permit. Make contact with code enforcement.

For further specific details regarding Tarpon Springs City Ordinances, please go to the following webpage: https://www.municode.com/library/fl/tarpon_springs/codes/code_of_ordinances

Please take action to correct the above violation(s) prior to 5:00 p.m. on **8/4/2025**. This property will be re-inspected on **8/4/2025** to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

If the violation persists, a Notice of Hearing will be issued and you will be required to appear before the Code Enforcement Board or a Court of Competent Jurisdiction. The City of Tarpon Springs Code Enforcement Board may, under the provisions for Section 162.09 Florida Statutes, impose a fine, not to exceed \$250.00 for each day the violation continues past the date set for compliance. In the case of a repeat violation, the fine is not to exceed \$500.00 per day from the date of the initial inspection. Other administrative costs may be added as well. Failure to correct the violation(s) may result in a fine or legal action by the City of Tarpon Springs to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Tarpon Springs for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 162, Florida Statutes.

Please contact our office at (727) 937-0017 or via email at alltspdcodeenf@tspd.us should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

Michael Rollston

Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 937-0017

WWW.TSPD.US

"A Full Service Accredited Law Enforcement Agency"





Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: August 4, 2025

Via Certified Mail

Case Number: 25-80000585

Property Owner: Anthonly Marcello Trustee
Anthonly Marcello

Owner Address: 18011 Patterson Road, Odessa, FL 33556-2213

Violation Property Located: 25 W. Martin Luther King Junior Drive, Tarpon Springs, FL 34689

Parcel ID 13-27-15-89946-010-0070

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **July 8, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **August 4, 2025**. A re-inspection of the subject property on **August 4, 2025** indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 25-80000585 on August 14, 2025, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Tarpon Springs Code Enforcement Division has identified the following violation(s) on your property:

8-40 DUTY OF MAINTENANCE OR PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

36.03. - FENCES, WALLS, AND HEDGES.

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **July 8, 2025** the case may still be presented to the Code Enforcement Board (herein after "Board") even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

Please also be advised the Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed, and notarized letter authorizing the individual(s) to represent your case before the Board. The Board reserves the right not to hear any



Tarpon Springs Police Department

Code Enforcement Division

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testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The City of Tarpon Springs Commission appointed the Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Tarpon Springs ordinances and land development codes. The City Commission further determined that the appointment of a Board for the incorporated territory of Tarpon Springs would serve to promote, protect, and improve the health, safety, and welfare of its residents.

In furtherance of the effort, state statutes grant the Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Board; to take testimony under oath; and to issue Orders which have the force and effect of law. The Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Tarpon Springs take direct action to correct a violation at your expense.

Please also be advised the Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Code Enforcement Division at (727) 937-0017

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 942-5614 or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or via email mrolleston@tspd.us.

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 1761**

VIOLATION DETAIL

CASE NUMBER 25-80000585

PROPERTY ADDRESS 25 W MARTIN LUTHER KING JUNIOR DRIVE TARPON SPRINGS, FL 34689

VIOLATION: **8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.**

ORDINANCE DESCRIPTION:

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.

No person owning, leasing, operating, occupying or having control of any premises within the city shall maintain, keep or permit any nuisance, as defined in 8-38 and as further defined in 8-41, affecting the citizens of the city.

(Ord. 91-42, passed 10-15-91)

VIOLATION: **8-41. - NUISANCE CONDITIONS**

ORDINANCE DESCRIPTION:

8-41. - NUISANCE CONDITIONS.

A finding of the existence of any of the following specific conditions and conduct is hereby declared to constitute a public nuisance as that term is used in 8-40.

- (a) A condition or use that causes a substantial diminution of property value of property in the vicinity of the condition or use.
- (b) Conduct similar to that described in F.S. § 823.05, has occurred or is occurring.
- (c) A condition or use that unreasonably intrudes upon the free use, privacy and comfortable enjoyment of the property of the citizens of the city. The use or condition may be considered an unreasonable intrusion upon the free use and comfortable enjoyment of property when one or more of the following conditions are found to exist:
 - (1) The repeated intrusion upon property adjoining or surrounding the use or condition of odors, gases, smoke, ashes, soot, dust, fumes, chemical diffusion, smog or other particles or gases.
 - (2) The repeated intrusion upon property of disturbances of earth or air, including, but not limited to, vibrations, explosions, light, and loud, raucous and unnecessary noise, and the repeated, unauthorized intrusion of adjoining property by patrons or users of the premises which unreasonably disturbs or interferes with the peace, comfort, privacy and repose of owners or possessors of real property in the enjoyment and the use of their property.

(3) The repeated, unauthorized intrusion upon property of persons or vehicles which adversely disturb the privacy, comfort, peace, repose and use of owners or possessors of property adjoining the premises where the persons or vehicles complained of originates.

(4) The repeated attraction to the premises where the use or condition complained of is maintained by persons who, through frequent raucous or disorderly conduct, or through repeated disturbances of the peace, or through violation of any law of the state, county or city, adversely affect ordinarily reasonable and reasonably behaved persons in the enjoyment and use of their property.

(d) Buildings or other structures which are abandoned, boarded up, partially destroyed, in such a dilapidated condition that they are unfit for human habitation, are kept in an unsanitary condition that they are a menace to the nearby properties or present a dangerous fire hazard, or left for unreasonably long periods of time in a state of partial construction; provided that any unfinished building or structure which has been in the course of construction three years or more, and where the appearance and other conditions of the unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

(e) Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, hazardous pools, excavations or neglected machinery.

(f) Overt blocking of drainage pipes, ditches, channels and streams so as to cause flooding and adversely affect surrounding property.

(g) Any accumulation of stagnant water permitted to be maintained on any property, other than a designated retention or detention pond.

(h) Any swimming pool, as defined in the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes, which does not have a barrier or enclosure complying with the requirements of Chapter 515.

(i) The pollution of any public well, stream, lake, canal or body of water by sewage, dead animals, debris, industrial wastes or other substances.

(j) Any other condition or use that constitutes a nuisance to the public, generally, as that term is defined in § 8-38, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

(Ord. 91-42, passed 10-15-91; Am. Ord. 2010-11, passed 2-16-10)

VIOLATION: 36.03 Fences, Walls, and Hedges.

ORDINANCE DESCRIPTION:

36.03 Fences, Walls, and Hedges.

(A) All fences, walls, and hedges shall conform to the requirements of this Code for visibility triangles. All permitted fences shall be located on the property of the applicant and not within any public right-of-way. For all corner lots, as defined in Section 241.00(A) of this Code, a fence may be constructed in the yard facing the street that is not the front yard of principal orientation for the structure, as provided for in this section.

(B) In all residential districts no fence, wall, or hedge shall exceed four feet in height when located within the required front yard setback.

(C) In all residential districts, no fence, hedge, or wall shall exceed six feet in height. The maximum height in agricultural, commercial and industrial districts shall be eight feet.

(1) Exception: In residential districts, subdivision perimeter fences, hedges or walls may be a maximum of eight feet in height.

(D) Barbed wire shall be limited to three strands at a minimum of six feet above the ground. Barbed wire may be used only on security fences or walls in agricultural, commercial and industrial districts, or accessory to any utility installation.

(E) All fences shall be constructed so that the side of the fence facing or viewable from the public right-of-way or an adjoining property shall be the finished side of the fence in terms of materials and their treatment, with all support posts and stringers to be placed facing inward toward the applicant's property. A special permit to allow the finished side of a fence to face toward the applicant's property may be issued by the building official, when both of the following conditions have been met:

(1) The subject fence is facing a parcel with an agricultural, commercial or industrial land use; and

(2) Letters of no objection have been received from all landowners abutting the location of the subject fence.

This provision shall not be subject to variance.

(F) All chain link fences shall be installed with the pointed ends to the ground. No electrically charged fence shall be erected in the city.

(G) No fences shall be allowed in any street right-of-way.

(H) All fences shall be maintained in a safe condition and shall not be allowed to become dilapidated.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93; Am. Ord. 2003-31, passed 9-30-03; Am. Ord. 2006-05, passed 3-21-06)



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 25-80000585

BEFORE ME, this day, personally appeared CE Officer Michael Rolleston, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Enforcement Inspector in the Code Enforcement Division of the Tarpon Springs Police Department, City of Tarpon Springs, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On _____, 2025, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On July 8, 2025, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 25 W. Martin Luther King Jr. Drive, Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025, which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025, which is at least 10 days prior to the second hearing, I personally posted the Notice of Second Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

I personally hand delivered said ☒ Courtesy Letter Notice ☒ Notice of Violation ☐ Notice of First Hearing ☐ Notice of Second Hearing to _____ who was located at: _____

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2025, by CE Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



HNOU THAO LEE
MY COMMISSION #HH402122
EXPIRES: MAY 23, 2027
Bonded through 1st State Insurance

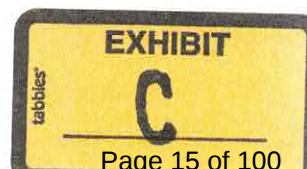
Hnou Thao Lee
Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 25-80000585

BEFORE ME, this day, personally appeared Code Enforcement Officer Michael Rolleston who being first duly sworn, deposes and says:

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On August 4, 2025 which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 25 W. Martin Luther King Jr. Drive., Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025, which is at least 10 days prior to the second hearing, I personally posted the Notice of Second Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

I personally hand delivered said ☒ Courtesy Letter Notice ☒ Notice of Violation ☐ Notice of First Hearing ☐ Notice of Second Hearing to _____ who was located at: _____

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of August, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced _____ N/A.



Hnou Thao Lee
Signature of Person Taking Acknowledgment

Hnou Thao Lee
Name of Acknowledger Typed or Printed

Title: Notary



Parcel Summary (as of 02-Jul-2025)

Parcel Number

13-27-15-89946-010-0070

Owner Name

MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST

Property Use

1090 Vacant Commercial Land w/XFSB

Site Address

25 W MARTIN LUTHER KING JR DR
TARPON SPRINGS, FL 34689

Mailing Address

18011 PATTERSON RD
ODESSA, FL 33556-2213

Legal Description

TARPON SPRINGS ENTERPRISES BLK 10, LOTS 7,8 & 9

Current Tax District

TARPON SPRINGS (TS)

Year Built

Parcel Map



Heated SF

Gross SF

Living Units

Buildings

0

Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21372/2556	Find Comps	275.03	A	Current FEMA Maps	Check for EC	Zoning Map	9/10

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$188,104	\$135,509	\$135,509	\$188,104	\$135,509

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$180,452	\$123,190	\$123,190	\$180,452	\$123,190
2022	N	\$148,358	\$111,991	\$111,991	\$148,358	\$111,991
2021	N	\$116,209	\$101,810	\$101,810	\$116,209	\$101,810
2020	N	\$100,582	\$92,555	\$92,555	\$100,582	\$101,810
2019	N	\$84,956	\$84,141	\$84,141	\$84,956	

EXHIBIT

D

2024 Tax Information



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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.4331	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Jan-2021	\$100	U	V	MARCELLO ANTHONY	MARCELLO ANTHONY TRUSTEE	21372/2556
02-Jun-2014	\$65,000	Q	V	SAKIS PROPERTIES LLC	MARCELLO ANTHONY	18420/0582
13-Nov-2013	\$52,000	Q	V	PJW PROPERTIES LLC	SAKIS PROPERTIES LLC	18232/0622
11-Jan-2012	\$25,000	Q	V	CARPENTER ALISON A TR	PJW PROPERTIES LLC	17486/1814
11-Jan-2012	\$0	U	V	CARPENTER ALISON A TR	PJW PROPERTIES LLC TR	17526/1432

2024 Land Information

Land Area: $\cong$ 18,774 sf $\cong$ 0.43 acres			Frontage and/or View: None			Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value	
Vacant Commercial	138x135	\$11.5	18,630	SF	1.0000	\$214,245	

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FENCE	\$19.00	546.0	\$10,374	\$6,743	2012

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
14-00001357	FENCE	10/02/2014	\$0
14-00001041	FENCE	06/17/2014	\$0
12-00000228	FENCE	02/21/2012	\$3,450

From: Michael Rolleston <mrolleston@tspd.us>

Sent: Wednesday, July 2, 2025 1:12 PM

To: Hnou Lee <hlee@tspd.us>

Subject: 13-27-15-89946-010-0070

Please open a case for this property. Overgrowth and dilapidated fence.



Sent from my iPhone

From: Hnou Lee <hlee@tspd.us>
Sent: Wednesday, July 2, 2025 4:30 PM
To: Michael Rolleston <mrolleston@tspd.us>
Cc: Hnou Lee <hlee@tspd.us>
Subject: 25 W MARTIN LUTHER KING JR DR- 13-27-15-89946-010-0070 CASE # 25-80000585 OPENED 7/2/2025

A case has been opened for the violation site at **25 W MARTIN LUTHER KING JR DR** . Your email has been uploaded to **CASE 25-80000585** in NaviLine.

CASE # 25-80000585 OPENED 7/2/2025
VIOLATION SITE: 25 W MARTIN LUTHER KING JR DR TARPON SPRINGS, FL 34689
Parcel ID: 13-27-15-89946-010-0070 TAX DISTRICT: TS HOMESTEAD:
Property Owner(s): MARCELLO, ANTHONY TRE MARCELLO, ANTHONY TRUST
MAILING ADDRESS: 18011 PATTERSON RD ODESSA, FL 33556-2213
Contact Info:
PCPA: X PCRT:X
COMPLAINANT: CE - CEO MROLLESTON DATE: 7/2/2025
ADDRESS:CE TSPD
COMPLAINT(S): Overgrowth and dilapidated fence.
INITIAL INSPECTION 7/2/2025
PHOTO(S): YES

CASE # 25-80000585
25 W MARTIN LUTHER KING JR DR
MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST

MOW Letter _____
Snail Mail _____

Courtesy Letter Notice _____
Snail Mail _____

Notice Of Violation 7/8/2025
Certified Mail Receipt X Snail Mail X
Green Signature Card X RCVD: _____
TRACKING # 7022 0410 0002 9761 1716

Notice Of Hearing (1ST) _____
Certified Mail Receipt _____
Green Signature Card _____ RCVD: _____
TRACKING #

Notice of Hearing (2ND) _____
Certified Mail Receipt _____
Green Signature Card _____ RCVD: _____
TRACKING #

Declaration of Chronic Nuisance Property _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____
TRACKING #

MAIL TO:

MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST
18011 PATTERSON RD
ODESSA, FL 33556-2213
NOV25-80000585

7022 0410 0002 9761 1716

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
MARCELLO, ANTHONY TRE MARCELLO, ANTHONY TRUST 18011 PATTERSON RD ODESSA, FL 33556-2213 NOV25-80000585	
See Reverse for Instructions	

MAILED 7-8-2025 Here

CASE # 25-80000585

25 W MARTIN LUTHER KING JR DR
MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST

Courtesy Letter Notice _____
_____ Snail Mail _____ Right-Of-Way Maintainer

Notice Of Violation _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____
TRACKING # _____

Notice Of Hearing (1ST) 8/04/2025
Certified Mail Receipt ☒
Green Signature Card ☒ RCVD: _____
TRACKING # 7022 0410 0002 9761 1761

Notice of Hearing (2ND) _____
Certified Mail Receipt _____
Green Signature Card _____ RCVD: _____
TRACKING # _____

Declaration of Chronic Nuisance Property _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____
TRACKING # _____

MOW Letter _____ Snail Mail _____

MAIL TO:

MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST
18011 PATTERSON RD
ODESSA, FL 33556-2213
NOH25-80000585

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☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

MAILED
8/4/2025
Postmark Here

MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST
18011 PATTERSON RD
ODESSA, FL 33556-2213
NOH25-80000585

See Reverse for Instructions

7022 0410 0002 9761 1761

NEW BUSINESS – First Orders

C-2 Case # 25-80000558

Harry Patsalides
Ana Patsalides
1401 Burnt Oak Street
Tarpon Springs, FL 34689
PID: 24-27-15-62934-003-0400

Code Violation(s):

133.02 APPLICABILITY AND MAINTENANCE OF TREES FOR ALL PROPERTIES
WITHIN THE CITY.
8-52 PROHIBITIONS
36.02 SWIMMING POOLS
IPMC 301.1

EXHIBIT A: Photo(s)

EXHIBIT B: Notice of Violation(s) & Notice of Hearing

EXHIBIT C: Affidavit Of Postings: Notice of Violation(s) & Notice of Hearing

EXHIBIT D: Pinellas County Property Appraiser & Pinellas County Tax Collector

EXHIBIT E: Emails and other communication correspondences



CASE # 25-80000558

V- SITE: 1401 BURNT OAK ST TARPON SPRINGS, FL 34689

INSPECTION BY CEP MROLLESTON 8/8/2025





CASE # 25-80000558

V- SITE: 1401 BURNT OAK ST TARPON SPRINGS, FL 34689

INSPECTION BY CEP MROLLESTON 8/8/2025



CASE # 25-80000558

V- SITE: 1401 BURNT OAK ST TARPON SPRINGS, FL 34689

INSPECTION BY CEP MROLLESTON 8/8/2025



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



COURTESY LETTER NOTICE

Date Issued: 6-6-2025

Case Number: 25-80000558

The Tarpon Springs Police Department Code Enforcement Division either received a complaint or our code officer discovered a violation of City Code, of which you may or may not be aware. This Courtesy Letter Notice is being sent in an effort to resolve this situation as quickly and pleasantly as possible.

A Code Enforcement Officer performed a field inspection on **6/4/2025** at the property located at the following address: **1401 Burnt Oak St (24-27-15-62934-003-0400)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

133.02 - APPLICABILITY AND MAINTENANCE OF TREES FOR ALL PROPERTIES WITHIN THE CITY 8-52 PROHIBITIONS

DESCRIPTION: There is a large dead tree in right of way abutting the north side of the property that the municipal arborist has determined is a danger.

REMEDY: Remove the tree from the right of way.

For further specific details regarding Tarpon Springs City Ordinances, please go to the following webpage:
https://www.municode.com/library/fl/tarpon_springs/codes/code_of_ordinances

Please take action to correct the above violation(s) prior to 5:00 p.m. on **7/1/2025**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

If the violation persists, a Notice of Violation will be issued and you may be required to appear before the Code Enforcement Board or a Court of Competent Jurisdiction. The City of Tarpon Springs Code Enforcement Board may, under the provisions for Section 162.09 Florida Statutes, impose a fine, not to exceed \$250.00 for each day the violation continues past the date set for compliance. In the case of a repeat violation, the fine is not to exceed \$500.00 per day from the date of the initial inspection. Other administrative costs may be added as well. Failure to correct the violation(s) may result in a fine or legal action by the City of Tarpon Springs to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Tarpon Springs for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 162, Florida Statutes.

Please contact our office at (727) 937-0017 or via email at alltspdcodeenf@tspd.us should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

Michael Rollston
Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 937-0017
WWW.TSPD.US

"A Full Service Accredited Law Enforcement Agency"

EXHIBIT



Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



NOTICE OF VIOLATION

Date Issued: 7-1-2025

Case Number: 25-80000558

The Tarpon Springs Police Department Code Enforcement Division either received a complaint or our code officer discovered a violation of City Code, of which you may or may not be aware. This Courtesy Letter Notice is being sent in an effort to resolve this situation as quickly and pleasantly as possible.

A Code Enforcement Officer performed a field inspection on **6/4/2025** at the property located at the following address: **1401 Burnt Oak St (24-27-15-62934-003-0400)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

133.02 - APPLICABILITY AND MAINTENANCE OF TREES FOR ALL PROPERTIES WITHIN THE CITY
8-52 PROHIBITIONS
36.02 SWIMMING POOLS
IPMC 301.1

DESCRIPTION: There is a large dead tree in right of way abutting the north side of the property that the municipal arborist has determined is a danger. The pool is not being maintained and is in an unsanitary condition.

REMEDY: Remove the tree from the right of way. Maintain the pool in a functioning and sanitary state and ensure it is secured.

For further specific details regarding Tarpon Springs City Ordinances, please go to the following webpage:
https://www.municode.com/library/fl/tarpon_springs/codes/code_of_ordinances

Please take action to correct the above violation(s) prior to 5:00 p.m. on **7/31/2025**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

If the violation persists, a Notice of Hearing will be issued and you will be required to appear before the Code Enforcement Board or a Court of Competent Jurisdiction. The City of Tarpon Springs Code Enforcement Board may, under the provisions for Section 162.09 Florida Statutes, impose a fine, not to exceed \$250.00 for each day the violation continues past the date set for compliance. In the case of a repeat violation, the fine is not to exceed \$500.00 per day from the date of the initial inspection. Other administrative costs may be added as well. Failure to correct the violation(s) may result in a fine or legal action by the City of Tarpon Springs to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Tarpon Springs for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 162, Florida Statutes.

Please contact our office at (727) 937-0017 or via email at alltspdcodeenf@tspd.us should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

Michael Rollston
Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 937-0017
WWW.TSPD.US

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Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



CITY OF TARPON SPRINGS, FLORIDA
A Political Subdivision of the State of Florida

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: August 4, 2025

Via Certified Mail

Case Number: 25-80000558

Property Owner: Harry Patsalides
Ana Patsalides

Owner Address: 1401 Burnt Oak Street, Tarpon Springs, FL 34689-4536

Violation Property Located: 1401 Burnt Oak Street, Tarpon Springs, FL 34689-3831

Parcel ID 24-27-15-62934-003-040

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **July 1, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **July 31, 2025**. A re-inspection of the subject property on **July 31, 2025** indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 25-80000558 on August 14, 2025, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Tarpon Springs Code Enforcement Division has identified the following violation(s) on your property:

133.02. - APPLICABILITY AND MAINTENANCE OF TREES FOR ALL PROPERTIES WITHIN THE CITY

8-52. - PROHIBITIONS

36.02. - SWIMMING POOLS

IPMC 301.1

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **July 1, 2025** the case may still be presented to the Code Enforcement Board (herein after "Board") even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

Please also be advised the Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. Please arrive 15 minutes early to sign in. If you wish to send someone



Tarpon Springs Police Department

Code Enforcement Division

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to speak on your behalf, you must provide an original, signed, and notarized letter authorizing the individual(s) to represent your case before the Board. The Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The City of Tarpon Springs Commission appointed the Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Tarpon Springs ordinances and land development codes. The City Commission further determined that the appointment of a Board for the incorporated territory of Tarpon Springs would serve to promote, protect, and improve the health, safety, and welfare of its residents.

In furtherance of the effort, state statutes grant the Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Board; to take testimony under oath; and to issue Orders which have the force and effect of law. The Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Tarpon Springs take direct action to correct a violation at your expense.

Please also be advised the Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Code Enforcement Division at (727) 937-0017

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 942-5614 or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or via email mrolleston@tspd.us.

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 1785**

VIOLATION DETAIL

CASE NUMBER 25-80000558
PROPERTY ADDRESS 1401 BURNT OAK STREET TARPON SPRINGS, FL 34689

VIOLATION: 133.02 Applicability and Maintenance of Trees for all Properties within the City.

ORDINANCE DESCRIPTION:

133.02 Applicability and Maintenance of Trees for all Properties within the City.

- (A) The terms and provisions of this section shall apply to real property within the limits of the City.
- (B) Owners of private property are responsible for the maintenance of trees on private property and in abutting rights-of-way unless otherwise provided in 133.00 through 133.10 of this Code. Where support staking and guying of vegetation is provided at the time of installation, the stakes and guys shall be removed no later than one year after installation to prevent damage to the vegetation. Owners of private property who are responsible for the maintenance of trees on private property and in abutting rights-of-way shall not be required to pay to remove and replant any tree that they can prove by substantial competent evidence was fatally damaged by any public utility company or as is otherwise provided in §§ 133.00 through 133.10 of this Code.
- (C) Trees shall be maintained by the owner, tenant or their agent in good condition so as to present a healthy, neat and orderly appearance. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical exposure, insects, disease, blight or other cause. Exceptions regarding damage due to lack of water shall be made when water consumption is limited by emergency orders or declarations by state or local agencies.
- (D) Except for those tree species listed as exempt, or following a declared state of emergency in which trees become damaged in such a way that topping or excessive pruning by or at the direction of a governmental agency becomes necessary, it shall be unlawful for any person to cut down, damage, top, poison or in any manner destroy or cause to be destroyed any tree regardless of condition with a DBH of 4 inches or more without a permit. Not more than one-third of the tree canopy shall be trimmed or pruned in any year unless it is dead. There shall be no "topping" of any trees. Topped trees and trees destroyed by improper trimming shall be replaced with the same species minimum one-inch DBH and with a number of trees equivalent to the total inches DBH of the topped or destroyed trees.
- (E) The City finds that mangroves, including Red Mangroves, Black Mangroves and White Mangroves, are an essential component of the estuarine food chain, supporting the commercial and recreational fisheries located around Tarpon Springs. The City is bound by any preemptive State legislation regarding mangroves. However, in so far as the City can regulate mangroves then the trimming, cutting or Removal of mangroves is hereby prohibited.
- (F) It is unlawful for any person to permit to remain on any property, owned or occupied by such person, including the abutting rights-of-way, any tree or tree branch that is in such diseased or dead condition so as to be in danger of falling upon any right-of-way or the property of another.

- (G) It shall be unlawful to dispose of tree trimmings in the right-of-way or on the property of another or upon any street or alley or into waters within the City or directly or indirectly into the municipal storm sewer system. This Subsection shall not be construed to prohibit the placement of tree trimmings in the right-of-way as a temporary measure awaiting collection as otherwise provided in the City Code or Regulations. This subsection shall not be construed to prohibit the use of mulching lawn equipment.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 95-34, passed 11-21-95; Am. Ord. 2006-17, passed 7-18-06; Am. Ord. 2015-11, passed 5-5-15)

VIOLATION: 8-52 - PROHIBITIONS.

ORDINANCE DESCRIPTION:

8-52 - PROHIBITIONS.

- (a) No person shall permit the excessive growth or accumulation of weeds, undergrowth or other similar plant materials, or the accumulation of debris, upon property situated in the city.
- (b) The owner of any real property abutting any dedicated right-of-way in the city shall be required to keep the right-of-way in a clean and sanitary condition at all times by keeping the same free from weeds, trash and debris of all kinds and by keeping the grass mowed and lot clean. In mowing the grass in the area designated herein, the property owner shall cut the grass in such a manner that the grass as mowed does not extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way by more than four inches. The owner of any such property shall be required to maintain vegetation so as to ensure a ten-foot vertical clearance over any sidewalk or improved right-of-way.
- (c) Any owner or lessee of developed property who removes or has removed from the property any hedges, tree trimmings, boxes or other household items, shall have the same cut into lengths no longer than four feet and removed at his or her expense. It will be the responsibility of the property owner or lessee to remove said items within ten days.
- (d) No boat, trailer, camper or other vehicle shall be stored on drums, barrels, concrete blocks, lumber or similar devices which cause the storage to be unsafe.

VIOLATION: 36.02 Swimming Pools.

ORDINANCE DESCRIPTION:

36.02 Swimming Pools.

- (A) All construction shall be in accordance with the City's building codes.
- (B) Prior to final inspection the pool shall be completely enclosed with an approved wall, fence, cage, or other substantial structure not less than four feet in height. All entryways to fenced or enclosed pools shall be equipped with self-closing and latching gates which shall remain closed when not used or supervised by the owner.
- (C) Pools and pool screen enclosures shall abide by the following minimum setbacks:

Pool to side lot line measured from water's edge—No enclosure	8 feet plus outside of any easement
Pool to rear lot line measured from the edge of the deck—No enclosure	5 feet plus outside of any easement
Pool screen enclosure to side lot line	8 feet or district side yard requirement, whichever is more permissive and outside of any easement
Pool screen enclosure to rear line	5 feet or outside of any easement
Required distance between water's edge and pool screen enclosure	3 feet
Pools on waterfront lots	See also Section 55.01, LDC

VIOLATION: 301.1 Scope

ORDINANCE DESCRIPTION:

301.1 Scope. The minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.



Tarpon Springs Police Department

Code Enforcement Division

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AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 25-80000558

BEFORE ME, this day, personally appeared CE Officer Michael Rolleston, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Enforcement Inspector in the Code Enforcement Division of the Tarpon Springs Police Department, City of Tarpon Springs, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On _____, 2025, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On July 1, 2025, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, 1401 Burnt Oak St., Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025, which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025, which is at least 10 days prior to the second hearing, I personally posted the Notice of Second Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

I personally hand delivered said ☒ Courtesy Letter Notice ☐ Notice of Violation ☐ Notice of First Hearing ☐ Notice of Second Hearing to _____ who was located at: _____

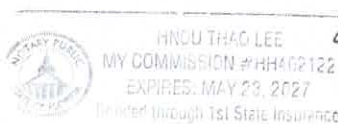
FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2025, by CE Officer Michael Rolleston, who is personally known to me or who has produced _____ N/A.

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 25-80000558

BEFORE ME, this day, personally appeared Code Enforcement Officer Michael Rolleston who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Enforcement Inspector in the Code Enforcement Division of the Tarpon Springs Police Department, City of Tarpon Springs, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On _____, 2025 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On August 4, 2025 which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 1401 Burnt Oak St., Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025, which is at least 10 days prior to the second hearing, I personally posted the Notice of Second Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

I personally hand delivered said ☒ Courtesy Letter Notice ☒ Notice of Violation ☐ Notice of First Hearing ☐ Notice of Second Hearing to _____ who was located at: _____

FURTHER AFFIANT SAYETH NAUGHT.


CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of August, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced _____ N/A.




Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

Title : NOTARY



Parcel Summary (as of 05-Jun-2025)

Parcel Number

24-27-15-62934-003-0400

Owner Name

PATSAIDES, HARRY

PATSAIDES, ANA

Property Use

0110 Single Family Home

Site Address

1401 BURNT OAK ST

TARPON SPRINGS, FL 34689

Mailing Address

1401 BURNT OAK ST

TARPON SPRINGS, FL 34689-3831

Legal Description

OAKLEAF VILLAGE UNIT 3 BLK C, LOT 40

Current Tax District

TARPON SPRINGS (TS)

Year Built

1978

Parcel Map



Living SF	Gross SF	Living Units	Buildings
2,177	2,853	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		
2025	No	0%		
2024	No	0%		

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
12278/0326	\$471,300	274.04	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	75/42

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$401,480	\$326,159	\$326,159	\$401,480	\$326,159

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$370,055	\$296,508	\$296,508	\$370,055	\$296,508
2022	N	\$196,893	\$164,108	\$164,108	\$196,893	\$164,108
2021	N	\$149,189	\$149,189	\$149,189	\$149,189	\$149,189
2020	N	\$150,380	\$150,380	\$150,380	\$150,380	\$150,380
2019	N	\$143,843	\$143,843	\$143,843	\$143,843	\$143,843





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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.4331	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
14-Oct-2002	\$147,000	<u>U</u>	I	WARTENBURG ERNEST GDN	PATSALIDES, HARRY	12278/0326
13-Mar-2001	\$100	<u>U</u>	I	CROWLEY MARIE C BY ATTY IN	CROWLEY, MARIE C	11262/0846
27-Jun-2000	\$100	<u>U</u>	I	CROWLEY MARIE C	CROWLEY, MARIE C	10959/1415
12-Jun-1996	\$100	<u>U</u>	I	CROWLEY WALTER P	CROWLEY, WALTER P.	09371/1950
31-Dec-1978	\$57,300	<u>Q</u>				04671/1023

2024 Land Information

Land Area: $\cong$ 9,222 sf | $\cong$ 0.21 acres

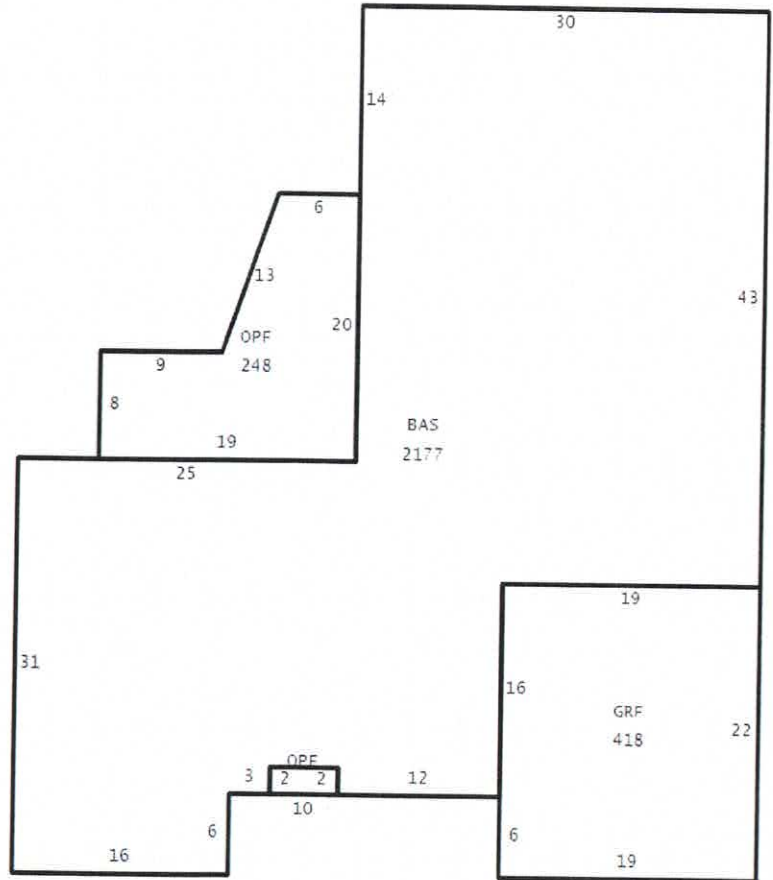
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	85x110	\$1,800	85.00	FF	1.0088	\$154,346

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	2,177	2,177
Floor System	Slab On Grade	Garage (GRF)	0	418
Exterior Walls	Cb Stucco/Cb Reclad	Open Porch (OPF)	0	258
Unit Stories	1	Total Area SF	2,177	2,853
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1978			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	11			
Effective Age	32			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ENCLOSURE	\$9.00	1,590.0	\$14,310	\$6,583	1991
PATIO/DECK	\$14.00	150.0	\$2,100	\$966	1978
POOL	\$55,000.00	1	\$55,000	\$25,300	1978
SPA/JAC/HT	\$16,000.00	1	\$16,000	\$7,360	1978

Permit Data

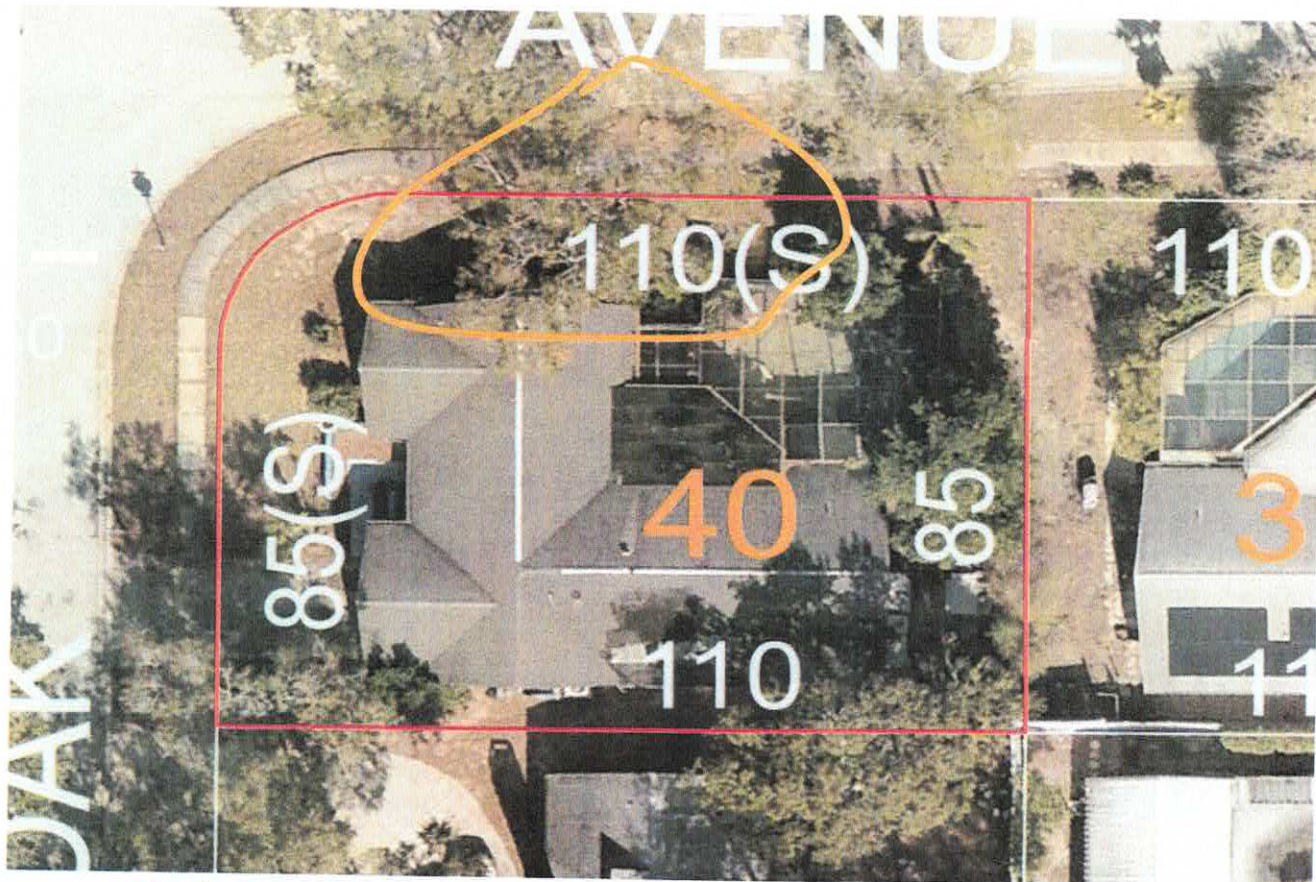
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding 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
---------------	-------------	------------	-----------------

No Permits on Record.

Subject: dead/dying tree - 1401 Burnt Oak St.

While out on a nearby inspection, I observed a dead tree with failed limbs and a large decay cavity overhanging the road on the north side of the property along Vermont Ave. Please send a CL to the property owner. See images attached.



324 East Pine Street
Tarpon Springs, FL 34689
727-942-5617 x 2265 – Office
727-916-2285 — Cell



Shannon Brewer
FL-9221AM
TRAQ PPQ



From: Hnou Lee <hlee@tspd.us>

Sent: Wednesday, June 4, 2025 4:49 PM

To: Shannon Brewer <sbrewer@ctsfl.us>; Michael Rolleston <mrolleston@tspd.us>

Cc: Hnou Lee <hlee@tspd.us>

Subject: 1401 BURNT OAK ST - CASE # 25-80000558 OPENED 6/4/2025

A case has been opened for the violation site at **1401 BURNT OAK ST.** Your email has been uploaded to **CASE 25-80000558** in NaviLine.

Below is a quick reference chart for the case.

CASE # 25-80000558 OPENED 6/4/2025
VIOLATION SITE: 1401 BURNT OAK ST TARPON SPRINGS, FL 34689
Parcel ID: 24-27-15-62934-003-0400 TAX DISTRICT: TS HOMESTEAD: NO
Property Owner(s): PATSALIDES, HARRY PATSALIDES, ANA
MAILING ADDRESS: 1401 BURNT OAK ST TARPON SPRINGS, FL 34689-3831
Contact Info: N/A
PCPA: X PCRT: X
COMPLAINANT: SBREWER - CTS ARBORIST DATE: 6/4/2025 EML: X PH:
ADDRESS: OTHER CITY DEPARTMENT
COMPLAINT(S): a dead tree with failed limbs and a large decay cavity overhanging the road on the north side of the property along Vermont Ave.
INITIAL INSPECTION BY SBREWER - CTS ARBORIS 6/4/2025
PHOTO(S): YES 6/4/2025

CASE # 25-80000558
1401 BURNT OAK ST
PATSAIDES, HARRY
PATSAIDES, ANA

MOW Letter _____
Snail Mail _____

Courtesy Letter Notice 6/6/2025
Snail Mail X

Notice Of Violation 7.1.2025
Certified Mail Receipt X Snail Mail X
Green Signature Card X RCVD: _____

Declaration of Chronic Nuisance Property _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____
TRACKING #

Notice Of Hearing (1ST) _____
Certified Mail Receipt _____
Green Signature Card _____ RCVD: _____
TRACKING #

Notice of Hearing (2ND) _____
Certified Mail Receipt _____
Green Signature Card _____ RCVD: _____
TRACKING #

MAIL TO:

PATSAIDES, HARRY
PATSAIDES, ANA
1401 BURNT OAK ST
TARPON SPRINGS, FL 34689
CL25-80000558

7022 0410 0002 9761 1693

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
PATSAIDES, HARRY PATSAIDES, ANA 1401 BURNT OAK ST TARPON SPRINGS, FL 34689-3831 NOV 25-80000558	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7-1-2025



TARPON SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION

"Building a Better Future through Excellence in Policing"

444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

RECEIVED

JUL 28 2023

TARPON SPRINGS
CODE ENFORCEMENT

CERTIFIED MAIL®



7022 0410 0002 9761 1693

PATSALIDES, HARRY
PATSALIDES, ANA
1401 BURNT OAK ST
TARPON SPRINGS, FL 34689-3831
NOV 25-80000558



Handwritten signature and date: 7/15/23

9308020152955693

34689-0244
34689>4722

339 SE 1 9287/23/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34689472244 *2701-01790-03-33

CASE # 25-80000558
1401 BURNT OAK ST
PATSAIDES, HARRY
PATSAIDES, ANA

Courtesy Letter Notice _____
_____ Snail Mail _____ Right-Of-Way Mainte

Notice Of Violation _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____
TRACKING # _____

Notice Of Hearing (1ST) 8-04-2025
Certified Mail Receipt ✓
Green Signature Card ✓ RCVD: _____
TRACKING # 7022 0410 0002 9761 1785

Notice of Hearing (2ND) _____
Certified Mail Receipt _____
Green Signature Card _____ RCVD: _____
TRACKING # _____

Declaration of Chronic Nuisance Property _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____
TRACKING # _____

MOW Letter _____ Snail Mail _____

MAIL TO:

PATSAIDES, HARRY
PATSAIDES, ANA
1401 BURNT OAK ST
TARPON SPRINGS, FL 34689-3831
NOH25-80000558

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☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

MAILED 8-04-2025

PATSAIDES, HARRY
PATSAIDES, ANA
1401 BURNT OAK ST
TARPON SPRINGS, FL 34689-3831
NOH25-80000558

See Reverse for Instructions

NEW BUSINESS – First Orders

C-3 Case # 25-80000505

Geneva Taylor Estate
504 E. Morgan Street
Tarpon Springs, FL 34689
PID 13-27-15-64944-006-0030

Code Violations(s):

8-40 DUTY OF MAINTENECE OF PRIVATE PROPERTY
8-41. - NUISANCE CONDITIONS
40.00 PARKING OR STORAGE OF ABANDONED VEHICLES
20-22 MANDATORY CONNECTION

EXHIBIT A: Photo(s)

EXHIBIT B: Notice of Violation(s) & Notice of Hearing

EXHIBIT C: Affidavit Of Postings: Notice of Violation(s) & Notice of Hearing

EXHIBIT D: Pinellas County Property Appraiser & Pinellas County Tax Collector

EXHIBIT E: Emails and other communication correspondences

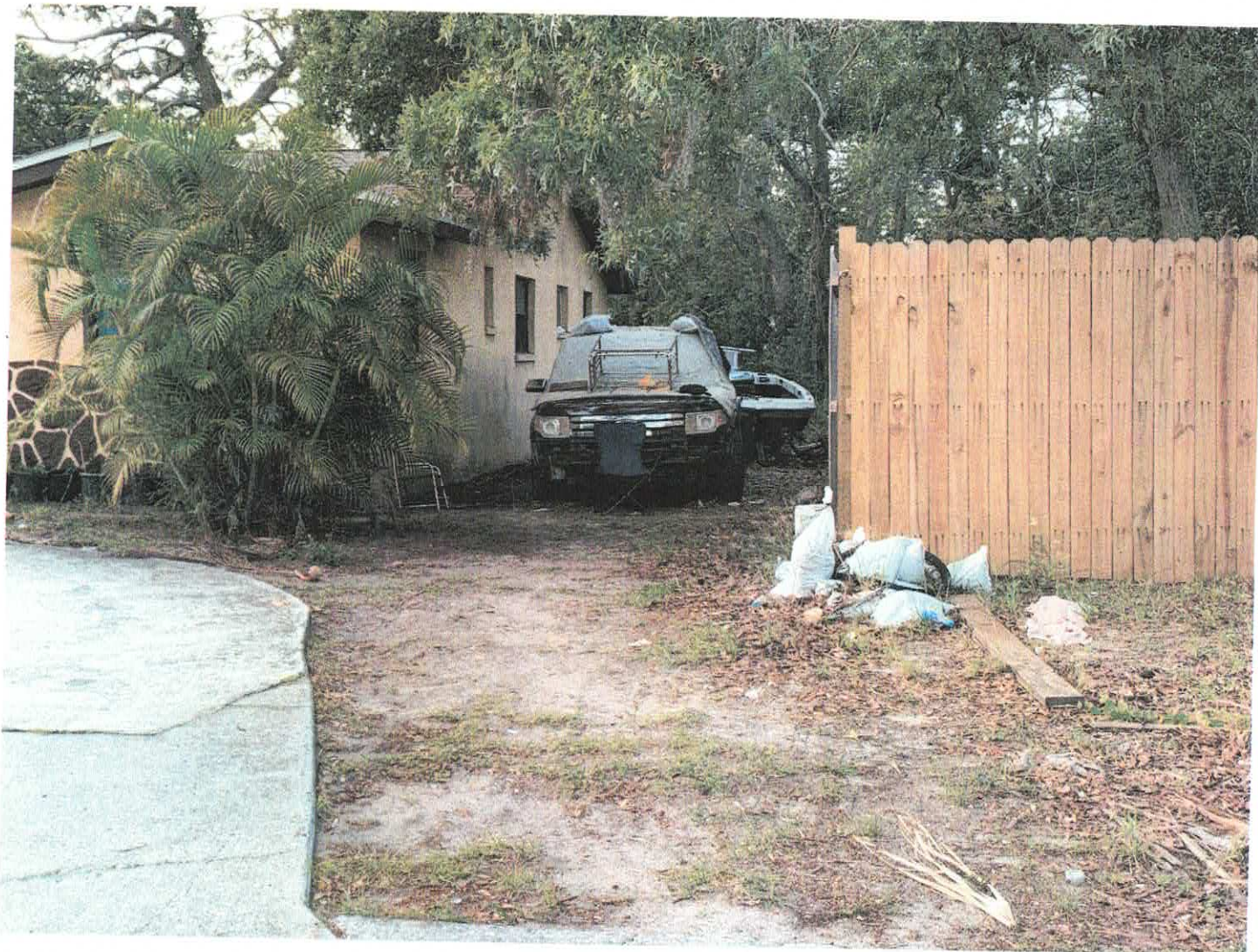
From: Michael Rolleston <mrolleston@tspd.us>

Sent: Monday, May 5, 2025 10:18 AM

To: Hnou Lee <hlee@tspd.us>

Subject: 504 e Morgan st

Please open a case for this property. No water connection and junk and debris. Complaint came from TSPD patrol



CASE # 25-80000505

VSITE:504 E MORGAN ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 5/5/2025





CASE # 25-80000505

VSITE:504 E MORGAN ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 5/5/2025



CASE # 25-80000505

VSITE:504 E MORGAN ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 5/5/2025



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



NOTICE OF VIOLATION

Date Issued: 5-5-2025

Case Number: 25-80000505

The Tarpon Springs Police Department Code Enforcement Division either received a complaint or our code officer discovered a violation of City Code, of which you may or may not be aware. This Courtesy Letter Notice is being sent in an effort to resolve this situation as quickly and pleasantly as possible.

A Code Enforcement Officer performed a field inspection on **5/5/2025** at the property located at the following address: **504 E Morgan ST (13-27-15-64944-006-0030)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

8-40 DUTY OF MAINTENENCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

40.00 PARKING OR STORAGE OF ABANDONED VEHICLES

20-22 MADATORY CONNECTION

DESCRIPTION: There are piles of junk, debris, trash, and vegetation on the property. The home does not have a current water connection.

REMEDY: Remove junk and debris and clean up the property and keep it maintained. Make a connection to city water or vacate the residence.

For further specific details regarding Tarpon Springs City Ordinances, please go to the following webpage: https://www.municode.com/library/fl/tarpon_springs/codes/code_of_ordinances

Please take action to correct the above violation(s) prior to 5:00 p.m. on **5/26/2025**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

If the violation persists, a Notice of Hearing will be issued and you will be required to appear before the Code Enforcement Board or a Court of Competent Jurisdiction. The City of Tarpon Springs Code Enforcement Board may, under the provisions for Section 162.09 Florida Statutes, impose a fine, not to exceed \$250.00 for each day the violation continues past the date set for compliance. In the case of a repeat violation, the fine is not to exceed \$500.00 per day from the date of the initial inspection. Other administrative costs may be added as well. Failure to correct the violation(s) may result in a fine or legal action by the City of Tarpon Springs to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Tarpon Springs for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 162, Florida Statutes.

Please contact our office at (727) 937-0017 or via email at alltspdcodeenf@tspd.us should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

Michael Rollston

Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 937-0017
WWW.TSPD.US

"A Full Service Accredited Law Enforcement Agency"

EXHIBIT

B

Page 51 of 100



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: August 4, 2025

Via Certified Mail

Case Number: 25-80000505

Property Owner: Geneva Taylor Estate

Owner Address: 504 E. Morgan Street, Tarpon Springs, FL 34689-4536

Violation Property Located: 504 E. Morgan Street, Tarpon Springs, FL 34689-4536

Parcel ID 13-27-15-64944-006-0030

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **May 5, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **May 26, 2025**. A re-inspection of the subject property on **May 26, 2025** indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 25-80000505 on August 14, 2025, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

The City of Tarpon Springs Code Enforcement Division has identified the following violation(s) on your property:

8-40 DUTY OF MAINTENANCE OR PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

40.00 - PARKING OR STORAGE OF ABANDONED VEHICLES.

20-22. – MANDATORY CONNECTION

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **May 5, 2025** the case may still be presented to the Code Enforcement Board (herein after "Board") even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

Please also be advised the Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed, and notarized letter authorizing the



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



individual(s) to represent your case before the Board. The Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The City of Tarpon Springs Commission appointed the Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of Tarpon Springs ordinances and land development codes. The City Commission further determined that the appointment of a Board for the incorporated territory of Tarpon Springs would serve to promote, protect, and improve the health, safety, and welfare of its residents.

In furtherance of the effort, state statutes grant the Board the authority to subpoena alleged violators and witnesses to its hearings; to subpoena records and all documentary evidence deemed relevant by the Board; to take testimony under oath; and to issue Orders which have the force and effect of law. The Board has the authority to command whatever steps are necessary to bring a violation into compliance. Such an order may include requiring the City of Tarpon Springs take direct action to correct a violation at your expense.

Please also be advised the Board is authorized pursuant to Section 162.09, Florida Statutes, to assess fines of up to \$250.00 per day, per violation, for first time code offenders and fines up to \$500.00 per day, per violation, for repeat offenders. Orders assessing fines may be recorded as a lien against the property where the violation(s) have occurred and upon any other real or personal property you may own. The liens arising from violations of City code can be satisfied by foreclosure and sale of the property where the violations occurred.

If you have any questions regarding this matter, you may contact the Code Enforcement Division at (727) 937-0017

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 942-5614 or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or via email mrolleston@tspd.us.

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 1778**

VIOLATION DETAIL

CASE NUMBER	25-80000505
PROPERTY ADDRESS	504 E MORGAN ST TARPON SPRINGS, FL 34689

VIOLATION: 8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.

ORDINANCE DESCRIPTION:

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.

No person owning, leasing, operating, occupying or having control of any premises within the city shall maintain, keep or permit any nuisance, as defined in 8-38 and as further defined in 8-41. affecting the citizens of the city.

(Ord. 91-42, passed 10-15-91)

VIOLATION: 8-41. - NUISANCE CONDITIONS

ORDINANCE DESCRIPTION:

8-41. - NUISANCE CONDITIONS.

A finding of the existence of any of the following specific conditions and conduct is hereby declared to constitute a public nuisance as that term is used in 8-40.

- (a) A condition or use that causes a substantial diminution of property value of property in the vicinity of the condition or use.
- (b) Conduct similar to that described in F.S. § 823.05, has occurred or is occurring.
- (c) A condition or use that unreasonably intrudes upon the free use, privacy and comfortable enjoyment of the property of the citizens of the city. The use or condition may be considered an unreasonable intrusion upon the free use and comfortable enjoyment of property when one or more of the following conditions are found to exist:
 - (1) The repeated intrusion upon property adjoining or surrounding the use or condition of odors, gases, smoke, ashes, soot, dust, fumes, chemical diffusion, smog or other particles or gases.

- (2) The repeated intrusion upon property of disturbances of earth or air, including, but not limited to, vibrations, explosions, light, and loud, raucous and unnecessary noise, and the repeated, unauthorized intrusion of adjoining property by patrons or users of the premises which unreasonably disturbs or interferes with the peace, comfort, privacy and repose of owners or possessors of real property in the enjoyment and the use of their property.
- (3) The repeated, unauthorized intrusion upon property of persons or vehicles which adversely disturb the privacy, comfort, peace, repose and use of owners or possessors of property adjoining the premises where the persons or vehicles complained of originates.
- (4) The repeated attraction to the premises where the use or condition complained of is maintained by persons who, through frequent raucous or disorderly conduct, or through repeated disturbances of the peace, or through violation of any law of the state, county or city, adversely affect ordinarily reasonable and reasonably behaved persons in the enjoyment and use of their property.
- (d) Buildings or other structures which are abandoned, boarded up, partially destroyed, in such a dilapidated condition that they are unfit for human habitation, are kept in an unsanitary condition that they are a menace to the nearby properties or present a dangerous fire hazard, or left for unreasonably long periods of time in a state of partial construction; provided that any unfinished building or structure which has been in the course of construction three years or more, and where the appearance and other conditions of the unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
- (e) Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, hazardous pools, excavations or neglected machinery.
- (f) Overt blocking of drainage pipes, ditches, channels and streams so as to cause flooding and adversely affect surrounding property.
- (g) Any accumulation of stagnant water permitted to be maintained on any property, other than a designated retention or detention pond.
- (h) Any swimming pool, as defined in the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes, which does not have a barrier or enclosure complying with the requirements of Chapter 515.
- (i) The pollution of any public well, stream, lake, canal or body of water by sewage, dead animals, debris, industrial wastes or other substances.

(j) Any other condition or use that constitutes a nuisance to the public, generally, as that term is defined in § 8-38, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

(Ord. 91-42, passed 10-15-91; Am. Ord. 2010-11, passed 2-16-10)

VIOLATION: 40.00 - PARKING OR STORAGE OF ABANDONED VEHICLES.

ORDINANCE DESCRIPTION:

40.00 - PARKING OR STORAGE OF ABANDONED VEHICLES.

(A) No abandoned vehicles shall be parked or stored on any residentially zoned or used property other than in a completely enclosed structure.

(B) The term "abandoned vehicle" shall be defined as a vehicle or trailer which is inoperative by virtue of its current condition or without current license plates and current registration or inspection stickers (where required by law).

VIOLATION: 20-22. MANDATORY CONNECTION.

ORDINANCE DESCRIPTION:

20-22. MANDATORY CONNECTION.

All properties, whether residential or commercial, utilizing a private onsite sewage treatment and disposal system or septic system, excluding an approved gray water system, must connect the system or the building plumbing to the public sewer system of the City of Tarpon Springs in the following manner and based on the following criteria:

- (1) An onsite sewage treatment and disposal system which is properly functioning must be connected to the city sewer system within 365 days after written notification by the city to the property owner. Such written notification may be by regular U.S. mail or a copy thereof may be delivered to the property owner or posted on the property.
- (2) An onsite sewage treatment and disposal system that needs repair or modification to function in a sanitary manner or to comply with the requirements of state law or administrative regulations must be connected to the city sewer system within 90 days after written notification by the city to the property owner. Such written notification may be by regular U.S. mail or a copy thereof may be delivered to the property owner or posted on the property.
- (3) It is obligation of the owner of the property on which the said onsite sewage treatment and disposal system is located to arrange for and pay for the connection to the city

sewer system, regardless of whether or not the property is occupied by a tenant and the legal obligation for such connection and the payment therefore shall be that of the owner. In the event that the owner fails or refuses to connect to the public sewer system as provided herein, such property shall be deemed to be a public nuisance and the city may proceed to require said connection to the public sewer system by means of injunction, code enforcement proceedings or any other legally available remedy and the cost thereof, including reasonable attorney's fees and costs, shall constitute a lien on said property, superior to the lien of any other encumbrance on the property, except a lien of ad valorem taxes. In the event that the city shall institute legal process to collect the said costs and fees, it shall be entitled to collect a reasonable attorney's fee for the value of the attorney's services in addition to any other cost or interest due and owing from such property owner.

- (4) The owner of such onsite sewage treatment and disposal system shall have the option of paying the amortized value of the required connection charges and impact fee in equal monthly installments over a period not to exceed two years from the date of the required connection or at the date of the actual connection to the sewer system, whichever is first.
- (5) No mandatory connection to the public sewer system shall be required if the public sewer system is at a distance greater than 200 feet from the property line of the property owner, using a properly functioning onsite sewage treatment and disposal system.
- (6) The owner of an onsite sewage treatment and disposal system that needs repair or modification to function in a sanitary manner, or to comply with the requirements of state law or administrative regulation adopted pursuant to state law, must connect to the public sewer system as above provided, if public sewer system is within 400 feet of the owner's property line.
- (7) The connection charges and impact fees required to be paid for connection to the Tarpon Springs sewer system may be paid without interest in monthly installments over a period of time not to exceed five years from the date of required connection as set forth above, or the date of actual connection, whichever is sooner, if the owner has demonstrated a financial hardship. The criteria for financial hardship shall be established by resolution of the city commission and shall take into account the owner's net worth, income and financial needs.
- (8) All payments and connection fees which are delayed or otherwise paid over a period of time as allowed by the standards set forth above, shall not be extinguished by foreclosure of any existing mortgage or other encumbrance or lien on the property which was filed prior to the enactment of this section. In the event that such lien is extinguished by a court decision or by operation of law, sewer service to the property will be discontinued until such time as the present owner or a new owner makes arrangements satisfactory to the city that such obligation shall be paid in full and a valid lien or other legally enforceable charge has been established to legally encumber the property and securing the payment of such obligation.

- (9) Upon connection to the public sewer system, any onsite sewage treatment and disposal system shall be discontinued, removed or otherwise disabled in accordance with appropriate public health standards.

(Ord. 2000-06, passed 2-1-00)



Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 25-80000505

BEFORE ME, this day, personally appeared Code Enforcement Officer Michael Rolleston, who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Enforcement Inspector in the Code Enforcement Division of the Tarpon Springs Police Department, City of Tarpon Springs, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On _____, 2025, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On April 29, 2025, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located 504 E Morgan St., Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025, which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025, which is at least 10 days prior to the second hearing, I personally posted the Notice of Second Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

I personally hand delivered said ☒ Courtesy Letter Notice ☐ Notice of Violation ☐ Notice of First Hearing ☐ Notice of Second Hearing to Tony Taylor who was located at: _____

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced _____ N/A.

(NOTARY SEAL)
HNOU THAO LEE
MY COMMISSION #HH402122
EXPIRES, MAY 23, 2027
Notary Public through 1st State Insurance

Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 25-80000505

BEFORE ME, this day, personally appeared Code Enforcement Officer Michael Rolleston who being first duly sworn, deposes and says:

1. I am over 18 years of age.
2. Am employed as a Code Enforcement Inspector in the Code Enforcement Division of the Tarpon Springs Police Department, City of Tarpon Springs, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

On _____, 2025 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On August 4, 2025 which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 504 E MORGAN ST., Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 2025, which is at least 10 days prior to the second hearing, I personally posted the Notice of Second Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

I personally hand delivered said ☒ Courtesy Letter Notice ☐ Notice of Violation ☐ Notice of First Hearing ☐ Notice of Second Hearing to _____ who was located at: _____

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of August, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



Hnou Thao Lee
Signature of Person Taking Acknowledgment

Hnou Thao Lee
Name of Acknowledger Typed or Printed
Title : NOTARY



Parcel Summary (as of 05-May-2025)

Parcel Map

Parcel Number

13-27-15-64944-006-0030

Owner Name

TAYLOR, GENEVA EST

Property Use

0110 Single Family Home

Site Address

504 E MORGAN ST

TARPON SPRINGS, FL 34689

Mailing Address

504 E MORGAN ST

TARPON SPRINGS, FL 34689-4536

Legal Description

OWEN'S SUB FIRST ADD BLK F, LOT 3

Current Tax District

TARPON SPRINGS (TS)

Year Built

1972



Living SF	Gross SF	Living Units	Buildings
1,288	1,784	1	1

Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
03380/0649	\$249,500	<u>274.04</u>	<u>C</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	24/21

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$211,544	\$81,800	\$26,800	\$51,800	\$26,800

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$190,719	\$79,417	\$24,417	\$49,417	\$24,417
2022	Y	\$157,594	\$77,104	\$26,604	\$51,604	\$26,604
2021	Y	\$121,233	\$74,858	\$24,500	\$49,358	\$24,500
2020	Y	\$115,339	\$73,824	\$24,500	\$48,324	\$24,500
2019	Y	\$114,240	\$72,164	\$24,500	\$46,664	

EXHIBIT

D



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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.4331	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Aug-1970	\$0	<u>U</u>			TAYLOR GENEVA	03380/0649

2024 Land Information

Land Area: $\cong$ 7,139 sf | $\cong$ 0.16 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x140	\$1,525	50.00	FF	1.1984	\$91,378

Adam Ross, Pinellas County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2024 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

• E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By

Mar 31, 2025

Pay this Amount

\$639.57

ACCOUNT NUMBER

ESCROW CODE

MILLAGE CODE

R138820

TS

TAYLOR, GENEVA EST
504 E MORGAN ST

TARPON SPRINGS, FL 34689-4536

PARCEL NO.: 13/27/15/64944/006/0030

SITE ADDRESS: 504 E MORGAN ST, TARPON SPRINGS

PLAT: 24 PAGE: 21

LEGAL:

OWEN'S SUB FIRST ADD

BLK F, LOT 3

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	81,800	55,000	26,800	123.14
HEALTH DEPARTMENT	0.0713	81,800	55,000	26,800	1.91
EMS	0.8050	81,800	55,000	26,800	21.57
SCHOOL-STATE LAW	3.0740	81,800	30,000	51,800	159.23
SCHOOL-LOCAL BD.	2.7480	81,800	30,000	51,800	142.35
TARPON SPRINGS	5.3700	81,800	55,000	26,800	143.92
SW FLA WTR MGMT.	0.1909	81,800	55,000	26,800	5.12
PINELLAS COUNTY PLN.CNCL.	0.0200	81,800	55,000	26,800	0.54
JUVENILE WELFARE BOARD	0.8250	81,800	55,000	26,800	22.11
SUNCOAST TRANSIT AUTHORITY	0.7342	81,800	55,000	26,800	19.68

TOTAL MILLAGE 18.4331

GROSS AD VALOREM TAXES

\$639.57

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY

AMOUNT

GROSS NON-AD VALOREM ASSESSMENTS

\$0.00

TAXES BECOME DELINQUENT APRIL 1ST

COMBINED GROSS TAXES AND ASSESSMENTS

\$639.57

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149

(727) 464-7777 | pinellastaxcollector.gov

2024 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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Mar 31, 2025

Pay this Amount

\$639.57

ACCOUNT NUMBER

ESCROW CODE

MILLAGE CODE

R138820

TS

TAYLOR, GENEVA EST
504 E MORGAN ST

TARPON SPRINGS, FL 34689-4536

PARCEL NO.: 13/27/15/64944/006/0030

SITE ADDRESS: 504 E MORGAN ST, TARPON SPRINGS

PLAT: 24 PAGE: 21

LEGAL:

OWEN'S SUB FIRST ADD

BLK F, LOT 3

Duplicate N/A 05/05/2025

Paid 03/18/2025 Receipt # 952-24-TAX-129547 \$639.57

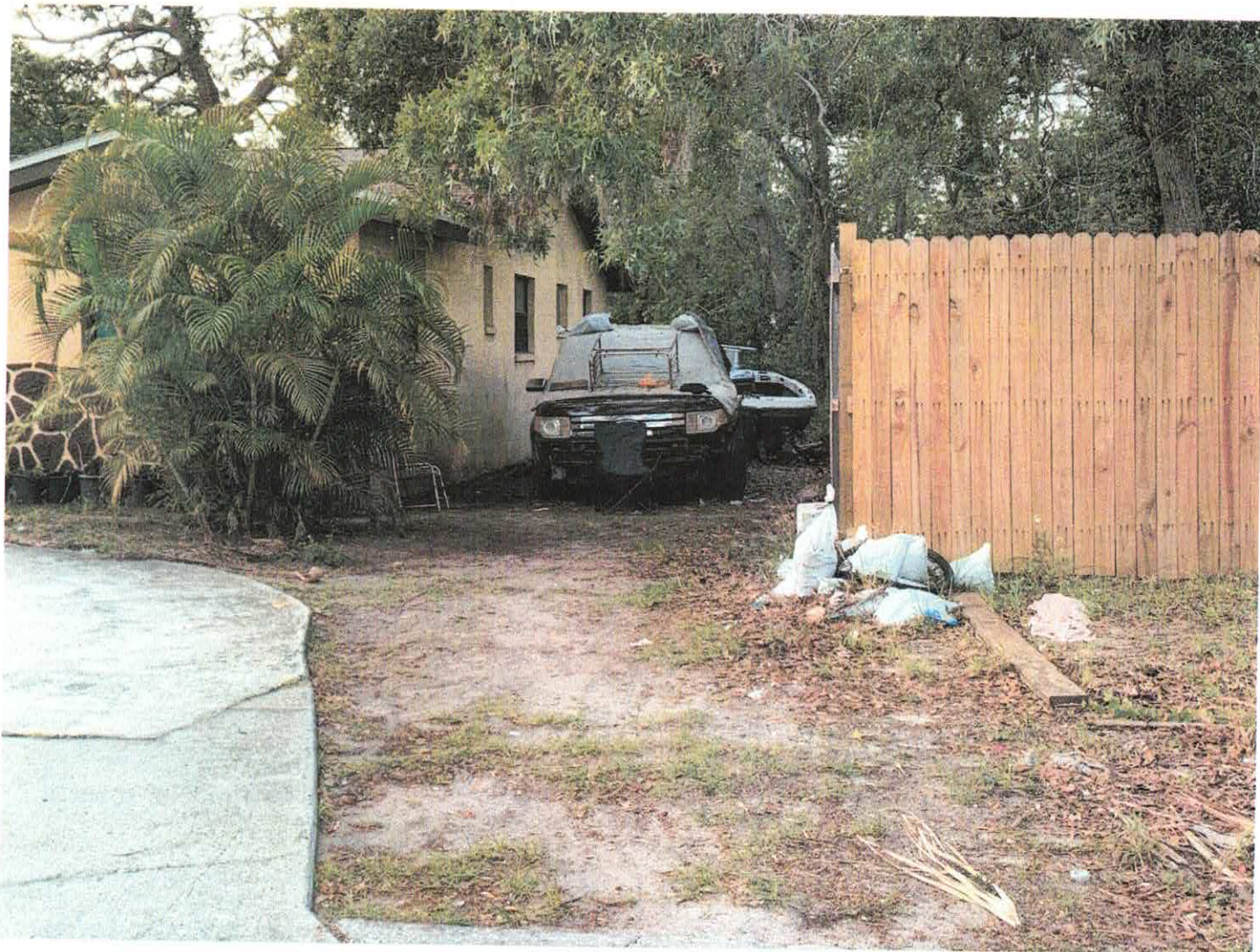
From: Michael Rolleston <mrollest...@tspd.us>

Sent: Monday, May 5, 2025 10:18 AM

To: Hnou Lee <hlee@tspd.us>

Subject: 504 e Morgan st

Please open a case for this property. No water connection and junk and debris. Complaint came from TSPD patrol



CASE # 25-80000505

VSITE:504 E MORGAN ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 5/5/2025

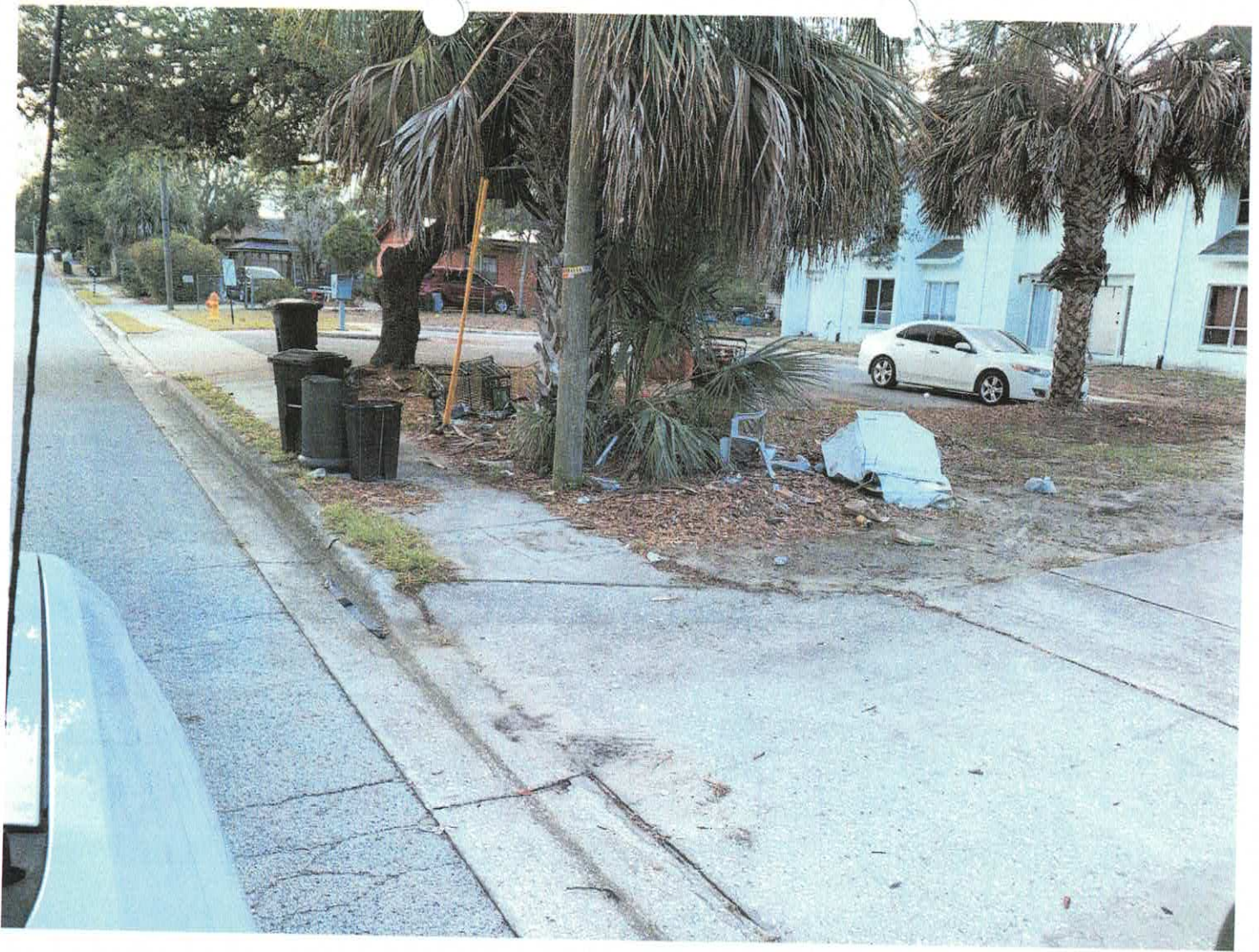




CASE # 25-80000505

VSITE:504 E MORGAN ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 5/5/2025



CASE # 25-80000505

VSITE:504 E MORGAN ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 5/5/2025

From: Hnou Lee <hlee@tspd.us>

Sent: Monday, May 5, 2025 8:15 AM

To: Michael Rolleston <mrolleston@tspd.us>

Cc: Hnou Lee <hlee@tspd.us>

Subject: 907 BAYSHORE DR - CASE # 25-80000503 OPENED 5/5/2025

Thank you, a case has been opened for the violation site at 907 BAYSHORE DR. Your email has been uploaded to CASE 25- 0000503 in NaviLine.

The chart below is a quick reference for the case.

CASE # 25-80000503 OPENED 5/5/2025
VIOLATION SITE: 907 BAYSHORE DR TARPON SPRINGS, FL 34689
Parcel ID: 11-27-15-30999-000-0020 TAX DISTRICT: TS HOMESTEAD: Y
Property Owner(s): ANDROPOULOS, HARRY J / ANDROPOULOS, DEROSE A
MAILING ADDRESS: 907 BAYSHORE DR TARPON SPRINGS, FL 34689-2410
Contact Info:
PCPA: X PCRT: X
COMPLAINANT: city storm water staff. DATE: 5/3/2025
ADDRESS: Other City Department E-MAIL:
<i>CITIZEN COMPLAINT(S): They covered up a storm drain with dirt. They will need to retire it to its original state.</i>
INITIAL INSPECTION BY CEO MROLLESTON: 5/3/2025
PHOTO(S): y

CASE # 25-80000505
504 E MORGAN ST
TAYLOR, GENEVA EST

Courtesy Letter Notice _____
Snail Mail _____

Notice Of Violation 5/5/2025
Certified Mail Receipt X Snail Mail X
Green Signature Card _____ RCVD: _____

Notice Of Hearing (1ST) _____
Certified Mail Receipt _____
Green Signature Card _____ RCVD: _____

Notice of Hearing (2ND) _____
Certified Mail Receipt _____
Green Signature Card _____ RCVD: _____

MAIL TO:

TAYLOR, GENEVA EST
504 E MORGAN ST
TARPON SPRINGS, FL 34689-4536
NOV25-80000505

7022 0410 0002 9761 1471

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$
TAYLOR, GENEVA EST 504 E MORGAN ST TARPON SPRINGS, FL 34689- NOV25-80000505	
PS Form 3800, April 2010 PSN 7530-02-000-9047 See Reverse for Instructions	

MAILED 5-5-2025

CASE # 25-80000505
504 E MORGAN ST
TAYLOR, GENEVA EST

Courtesy Letter Notice _____
_____ Snail Mail _____ Right-Of-Way Maintenance Of Tree Codes

Notice Of Violation _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____
TRACKING # _____

Notice Of Hearing (1ST) 8/4/2025
Certified Mail Receipt ✓
Green Signature Card ✓ RCVD: 8-12-2025
TRACKING # 7022 0410 0002 9761 1778

Notice of Hearing (2ND) _____
Certified Mail Receipt _____
Green Signature Card _____ RCVD: _____
TRACKING # _____

Declaration of Chronic Nuisance Property _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____
TRACKING # _____

MOW Letter _____

MAIL TO:

TAYLOR, GENEVA EST
504 E MORGAN ST
TARPON SPRINGS, FL 34689
NOH25-80000505

TAYLOR, GENEVA EST
504 E MORGAN ST
TARPON SPRINGS, FL 34689
NOH25-80000505

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TAYLOR, GENEVA EST
504 E MORGAN ST
TARPON SPRINGS, FL 34689-
NOH25-80000505



9590 9402 7277 1284 4397 67

2. Article Number (Transfer from service label)

7022 0410 0002 9761 1778

PS Form 3811, July 2020 PSN 7530-02-000-9053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy)
- ☐ Return Receipt (electronic)
- ☐ Certified Mail Restricted Delivery
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery

Postage

\$

TAYLOR, GENEVA EST
504 E MORGAN ST
TARPON SPRINGS, FL 34689-
NOH25-80000505

See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

AUG 12 2025

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®

Registered Mail Restricted Delivery
or \$500)

Domestic Return Receipt

Date: August 11, 2025

George Oliver, III
1687 Whitefriar Dr.
Ocoee, FL 34761

RECEIVED

AUG 13 2025

TARPON SPRINGS
CODE ENFORCEMENT

Tarpon Springs Police Department
Code Enforcement Division
444 South Huey Ave
Tarpon Springs, FL 34689

Case Number: 25-80000505
Property Owner: Geneva Taylor Estate
Address: 5050E. Morgan St, Tarpon Springs, FL 34689-4536

Dear Mr./Ms. Rolleston,

I am writing in reference to the *Notice of Hearing and Statement of Violation* for the above-referenced matter. I was notified via certified mail that the hearing is scheduled for **August 14, 2025, at 2:00 p.m.**

The property in question is part of an estate currently in probate, awaiting the judge's signature. Once the order is signed, the property will be sold under the existing tentative contract, and the clean-up will commence immediately thereafter.

Unfortunately, I will be unable to attend the hearing in person due to pre-existing travel plans — specifically, accompanying my daughter to college in Louisiana for the first time. I respectfully request either that the hearing be rescheduled or that I be permitted to attend virtually.

If this request must be made through a different process, I would appreciate your guidance on the proper procedure so I can ensure it is submitted to the appropriate authority.

Thank you in advance for your time and consideration.

Kindest regards,



George Oliver, III
Personal Representative, Geneva Taylor Estate
407-756-8313

may be a violation of federal law. This label is not for resale.

PRIORITY MAIL

It is for use with Priority Mail®. It may be a violation of federal law. This label is not for resale.

PRIORITY MAIL

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FLAT RATE ENVELOPE
ONE RATE ■ ANY WEIGHT
APPLY PRIORITY MAIL POSTAGE HERE

Retail



U.S. POSTAGE PAID
PM
CLARCONA, FL 32710
AUG 11, 2025
\$11.00
34689
0 Lb 0.60 Oz
S2324N503668-20



RDC 03

RECEIVED

AUG 13 2025

TARPON SPRINGS
CODE ENFORCEMENT

Tarpon Springs Police Department
Code Enforcement Division
444 South Huey Ave
Tarpon Springs, FL 34689

EXPECTED DELIVERY DAY: 08/13/25

USPS TRACKING® #



9505 5145 0046 5223 8083 50

EP14H February 2023 Outer Dimension: 10 x 5

George Oliver, III
1687 Whitefriar Dr.
Ocoee, FL 34761

RECEIVED

AUG 13 2025

TARPON SPRINGS
CODE ENFORCEMENT

Tarpon Springs Police Department
Code Enforcement Division
444 South Huey Ave
Tarpon Springs, FL 34689

AFFIDAVITS OF COMPLIANCE (WITH FINES DUE)

The Respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board. There are **finest due**. Request the Code Enforcement Board to accept the Affidavits of Compliance.

C-4 Case # 23-80000090

Dolores G. Kaufman
1205 Castleworks Lane
Tarpon Springs, FL 34689
PID 14-27-15-34767-008-0150

Code Violations(s):

- 8-59. - DECLARATION OF CHRONIC NUISANCE PROPERTY; ACTION PLAN.
- 8-51. - DEFINITION
- 8-50. - INTENT
- 8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY
- 8-41. - NUISANCE CONDITIONS
- 8-52. - PROHIBITIONS
- 40.00. - PARKING
- 8-22. - ACCUMULATIONS OF TRASH ON PRIVATE PROPERTY



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement Officer Michael Rolleston, 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 Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number **23-80000090** in which violations of City code identified on the property located at **1205 Castleworks Lane, Tarpon Springs, FL 34689**, also described as **14-27-15-34767-008-0150** (hereinafter the "Property").
4. That on **June 18, 2025**, I inspected the Property to determine whether compliance with **8-59, 8-51, 8-50, 8-40, 8-41, 8-52, 40.00, and 8-22**, had been achieved on or before **June 18, 2025** as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **June 18, 2025**, it was determined 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.

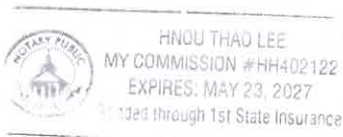


Code Enforcement Supervisor Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of August, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)





Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY
Title

CONSENT (AFFIDAVITS OF COMPLIANCE WITH NO FINES DUE)

The Respondent(s) in the following cases came into compliance by the date ordered by the Code Enforcement Board. There are **no fines due**. Request the Code Enforcement Board to accept the Affidavits of Compliance.

C-5 Case # 25-80000543

Michael Kirkwood
135 N Ring Avenue
Tarpon Springs, FL 34689
PID 12-27-15-13189-000-0100

Code Violations(s):

212.00- BUILDING PERMITS
FLORIDA BUILDING CODE 105.1 REQUIRED
LAND DEVELOPMENT CODE 141.01
6-64.8. STOP WORK ORDER VIOLATION



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement Officer Michael Rolleston, 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 Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number **25-80000543** in which violations of City code identified on the property located at **135 N Ring Avenue, Tarpon Springs, FL 34689**, also described as **12-27-15-13189-000-0100** (hereinafter the "Property").
4. That on **July 31, 2025**, I inspected the Property to determine whether compliance with **212.00, 105.1, 141.01, and 6-64.8**, had been achieved on or before **July 31, 2025** as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **July 31, 2025**, it was determined 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.

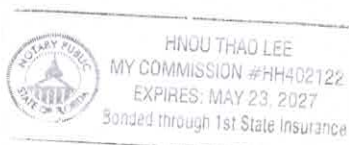


Code Enforcement Supervisor Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of **August, 2025**, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)





Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY
Title

CONSENT (AFFIDAVITS OF COMPLIANCE WITH NO FINES DUE)

The Respondent(s) in the following cases came into compliance by the date ordered by the Code Enforcement Board. There are **no fines due**. Request the Code Enforcement Board to accept the Affidavits of Compliance.

C-6 Case # 25-80000410

Tarpon Plaza Realty Trust
Varnavas Zagaris Trustee
Discount Grocery Store
750 S Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89946-009-0010

Code Violations(s):

12-14. NOISE—PROHIBITED GENERALLY.
8-41. - NUISANCE CONDITIONS.
179.01 PERMIT REQUIRED.
43.00 - USE OF RECREATIONAL VEHICLES OR VEHICLE TRAILERS FOR STORAGE.



Tarpon Springs Police Department

Code Enforcement Division

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CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement Officer Michael Rolleston, 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 Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number **25-80000410** in which violations of City code identified on the property located at **750 S. Pinellas Avenue, Tarpon Springs, FL 34689**, also described as **13-27-15-89946-009-0010** (hereinafter the "Property").
4. That on **May 28, 2025**, I inspected the Property to determine whether compliance with **12-14, 8-41, 179.01, and 43.00**, been achieved on or before **May 28, 2025**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **May 28, 2025**, it was determined to be in compliance.

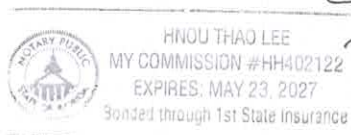
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
FURTHER AFFIANT SAYETH NAUGHT.


Code Enforcement Supervisor Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of **August, 2025**, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)




Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY
Title

MINUTES
CODE ENFORCEMENT BOARD
APRIL 10, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION
IN THE CITY HALL AUDITORIUM, ON THURSDAY, APRIL 10, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	JULIE WADE	CHAIR
	RICHARD PERFIDIO	VICE CHAIR
	THOMAS WEEKES	MEMBER
	JANICE TELLIER	MEMBER
	BECKY ARCHER	MEMBER
	MICHAEL MATTIA	MEMBER
	STEVEN OGLE	ALTERNATE 2

ALSO PRESENT:	ANDREW SALZMAN	BOARD ATTORNEY
	BOBBIE COLE	CITY CLERK'S OFFICE REPRESENTATIVE
	MICHAEL ROLLESTON	CODE ENFORCEMENT INSPECTOR
	HNOU LEE	CODE ENFORCEMENT REPRESENTATIVE
	SHANNON BREWER	HORICULTURIST

CALL TO ORDER:

Chair Wade called the meeting to order at 2:00 p.m.

ROLL CALL:

Ms. Cole called the roll.

INVOCATION:

Chair Wade gave the invocation.

PLEDGE OF ALLEGIANCE:

Chair Wade led the Pledge of Allegiance to the Flag.

HEARING PROCEDURES:

Chair Wade reviewed the hearing procedures and asked that all cell phones be turned off or silence.

SWEARING IN:

Ms. Cole swore in all witness testifying in their respective cases.

ADDENDUM:

THE FOLLOWING ARE CASES THAT HAVE BEEN ADDED TO THE AGENDA:

C-2 CASE NUMBER 24-80000355

C-3 CASE NUMBER 16-80000372

C-4 CASE NUMBER 21-80000394

1st Draft

NEW BUSINESS:

1. CASE NO.25-80000436 – ESTUDIO KOHON USA, LLC – 218 N. PINELLAS AVENUE – 12/27/15/60228/000/0050

Michael Rolleston, Code Enforcement Inspector, and Shannon Brewer, Horticulturist testified on behalf of the City. Sofia Pous and Jose Rostch, Respondents testified.

MOTION: MS. TELLIER
SECOND: MR. OLGE

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, Shannon Brewer, Horticulturist, Sofia Pous and Jose Rostch Respondents and viewing the evidence five (5) exhibit submitted by the City it was evident that Estudio Kohon USA, LLC was in violation of City Code(s) 212.00 and 105.1.

CONCLUSION OF LAW: Estucio Kohon USA, LLC was in violation Section(s) 212.00 and 105.1 of the Tarpon Springs City Code. The Code Enforcement Board will bring back this Case in ninety (90) days.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Yes
Ms. Archer	Yes
Ms. Tellier	Yes
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

AFFIDAVITS OF NON-COMPLIANCE:

2. CASE NO. 24-80000355 – KDA PROPERTIES, LLC – 199 GRAND BLVD – 12/27/15/77760/000/0018

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City. The Respondent was not present.

MOTION: MR. WEEKES
SECOND: MR. PERFIDIO

To accept the Affidavit of Non-Compliance for
Case No. 24-80000355.

Vote on Motion:

Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Yes
Ms. Archer	Yes
Ms. Tellier	Yes
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

AFFIDAVITS OF COMPLIANCE:

**3. CASE NO. 16-80000372 – BRANDON T. SMITH-GILLESPIE – DAVID I. SMITH GILLESPIE
1145 RIVEREDGE DRIVE – 06/27/16/75861/000/1490**

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City. The Respondents were not present.

MOTION: MR. PERFIDIO
SECOND: MS. ARCHER

To accept the Affidavit of Compliance for
Case No. 16-80000372

Vote on Motion: Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Yes
Ms. Archer	Yes
Ms. Tellier	Yes
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

**4. CASE NO. 21-80000394 – BRANDON T. SMITH-GILLESPIE – DAVID I. SMITH GILLESPIE
1145 RIVEREDGE DRIVE – 06/27/16/75861/000/1490**

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City. The Respondents were not present.

MOTION: MR. PERFIDIO
SECOND: MS. ARCHER

To accept the Affidavit of Compliance for
Case No. 21-80000394.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Yes
Ms. Archer	Yes
Ms. Tellier	Yes
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

AFFIDAVITS OF COMPLIANCE (con't):

**5. CASE NO. 25-80000394 – VICTORIA L. KEARNEY – JANET R. BRIDGES – 705 BAYSHORE DRIVE
11/27/15/27612/002/0020**

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City. The Respondents were not present.

MOTION: MS. TELLIER
SECOND: MR. PERFIDIO

To accept the Affidavit of Compliance for
Case No. 25-80000394..

Vote on Motion:

Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Yes
Ms. Archer	Yes
Ms. Tellier	Yes
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

APPROVAL OF MINUTES:

None.

PUBLIC COMMENTS:

No Public comments.

BOARD AND STAFF COMMENTS:

None.

ADJOURNMENT:

Chair Wade adjourn the meeting at 3:05 p.m.

JULIE WADE, CHAIR

ATTEST:

K.MICHELE MANOUSOS, CMC
DEPUTY CITY CLERK & COLLECTOR

CITY CLERK'S NOTE: *This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.*

MINUTES
CODE ENFORCEMENT BOARD
MAY 8, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, MAY 8, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	JULIE WADE RICHARD PERFIDIO JANICE TELLIER BECKY ARCHER STEVEN OGLE	CHAIR VICE CHAIR MEMBER MEMBER ALTERNATE 2
ABSENT/EXCUSED:	THOMAS WEEKES MICHAEL MATTIA	MEMBER MEMBER
ALSO PRESENT:	ANDREW SALZMAN BOBBIE COLE MICHAEL ROLLESTON HNOU LEE	BOARD ATTORNEY CITY CLERK'S OFFICE REPRESENTATIVE CODE ENFORCEMENT INSPECTOR CODE ENFORCEMENT REPRESENTATIVE

CALL TO ORDER:

Chair Wade called the meeting to order at 2:00 p.m.

ROLL CALL:

Ms. Cole called the roll.

INVOCATION:

Chair Wade gave the invocation.

PLEDGE OF ALLEGIANCE:

Chair Wade led the Pledge of Allegiance to the Flag.

HEARING PROCEDURES:

Chair Wade reviewed the hearing procedures and asked that all cell phones be turned off or silence.

SWEARING IN:

Ms. Cole swore in all witness testifying in their respective cases.

NEW BUSINESS:

**1. CASE NO.25-80000431 – FRED GONZALEZ – ILEANA N. GONZALEZ – 300 LEAFWOOD ROAD
24/27/15/62933/002/0410**

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City. The Respondents were not present.

MOTION: MR. PERFIDIO
SECOND: MS. TELLIER

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, and viewing the evidence five (5) exhibit submitted by the City it was evident that the fence on the property needs to be repaired or replaced.

CONCLUSION OF LAW: Fred Gonzalez and Ileana N. Gonzalez was in violation Section(s) 36.03 of the Tarpon Springs City Code.

ORDER: It was the Order of this Board that Fred Gonzalez and Ileana N. Gonzalez comply with Code of the Tarpon Springs Section(s) 36.03 by May 15, 2025. If Fred Gonzalez and Ileana N. Gonzalez do not comply within the time specified, the Board may order a fine of \$50.00 a day for each day the violation continue to exist, plus the cost for prosecuting the case.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Absent
Ms. Archer	Yes
Ms. Tellier	Yes
Mr. Weekes	Absent
Mr. Perfidio	Yes
Ms. Wade	Yes

NEW BUSINESS (con't):

**2. CASE NO.25-80000471 – HOME SFR BORROWER IV, LLC – 1400 POINSETTIA AVENUE
11/27/15/88254/000/0250**

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City. The Respondents were not present.

MOTION: MS. TELLIER
SECOND: MR. OLGE

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, and viewing the evidence five (5) exhibit submitted by the City it was evident that unpermitted work was being done to enclose a garage.

CONCLUSION OF LAW: Home SFR Borrower IV, LLC was in violation Section(s) 212.00 and FBC 105.1 of the Tarpon Springs City Code.

ORDER: It was the Order of this Board that Home SFR Borrower IV, LLC comply with Code of the Tarpon Springs Section(s) 212.00 and FBC 105.1 by June 30 2025. If Home SFR Borrower IV, LLC does not comply within the time specified, the Board may order a fine of \$50.00 a day for each day the violation continue to exist, plus the cost for prosecuting the case.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Absent
Ms. Archer	Yes
Ms. Tellier	Yes
Mr. Weekes	Absent
Mr. Perfidio	Yes
Ms. Wade	Yes

NEW BUSINESS (con't):

**3. CASE NO.25-80000476 – MICHAEL BRUCE MARLOWE – MICHELLE E. MARLOWE
1019 S. FLORIDA AVENUE – 14/27/15/00000/330/0900**

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City. The Respondents were not present.

MOTION: MS. TELLIER
SECOND: MS. ARCHER

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, and viewing the evidence five (5) exhibit submitted by the City it was evident that there was junk and debris on the property.

CONCLUSION OF LAW: Michael Bruce Marlowe and Michelle E. Marlowe were in violation Section(s) 8-40 and 8-41 of the Tarpon Springs City Code.

ORDER: It was the Order of this Board that Michael Bruce Marlowe and Michelle E. Marlowe comply with Code of the Tarpon Springs Section(s) 8-40 and 8-41 by May 22 2025. If Michael Bruce Marlowe and Michelle E. Marlowe does not comply within the time specified, the Board may order a fine of \$50.00 a day for each day the violation continue to exist, plus the cost for prosecuting the case.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Absent
Ms. Archer	Yes
Ms. Tellier	Yes
Mr. Weekes	Absent
Mr. Perfidio	Yes
Ms. Wade	Yes

APPROVAL OF MINUTES:

None.

PUBLIC COMMENTS:

No Public comments.

BOARD AND STAFF COMMENTS:

None.

ADJOURNMENT:

Chair Wade adjourn the meeting at 3:05 p.m.

JULIE WADE, CHAIR

ATTEST:

K.MICHELE MANOUSOS, CMC
DEPUTY CITY CLERK & COLLECTOR

CITY CLERK'S NOTE: *This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.*

MINUTES
CODE ENFORCEMENT BOARD
JUNE 12, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, JUNE 12, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	JULIE WADE THOMAS WEEKES MICHAEL MATTIA STEVEN OGLE	CHAIR MEMBER MEMBER ALTERNATE 2
ABSENT/EXCUSED:	RICHARD PERFIDIO BECKY ARCHER	VICE CHAIR MEMBER
ALSO PRESENT:	ANDREW SALZMAN BOBBIE COLE MICHAEL ROLLESTON HNOU LEE	BOARD ATTORNEY CITY CLERK'S OFFICE REPRESENTATIVE CODE ENFORCEMENT INSPECTOR CODE ENFORCEMENT REPRESENTATIVE

CALL TO ORDER:

Chair Wade called the meeting to order at 2:00 p.m.

ROLL CALL:

Ms. Manousos called the roll.

INVOCATION:

Chair Wade gave the invocation.

PLEDGE OF ALLEGIANCE:

Chair Wade led the Pledge of Allegiance to the Flag.

HEARING PROCEDURES:

Chair Wade reviewed the hearing procedures and asked that all cell phones be turned off or silence.

SWEARING IN:

Ms. Manousos swore in all witness testifying in their respective cases.

NEW BUSINESS:

**1. CASE NO.23-80000090 – DOLORES G. KAUFMAN – 1205 CASTLEWORKS LANE
14/27/15/34767/008/0150**

Kevin Smith, Corporal of Crime Prevention, testified on behalf of the City. The Respondent was not present.

MOTION: MR. OLGE
SECOND: MR. WEEKES

FINDING OF FACT: After hearing testimony of Kevin Smith, Corporal of Crime Prevention, it was evident that the City needs to move forward with the Abatement.

CONCLUSION OF LAW: Dolores G. Kaufman was in violation Section(s) 8-59, 8-40, 8-41 and 8-52 of the Tarpon Springs City Code.

ORDER: It was the Order of this Board that the City be authorized to Abate Case No. 23-80000090, at the property located at 1205 Castleworks Lane, Tarpon Springs, Florida.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Alternate 1	Vacant
Dr. Mattia	Yes
Ms. Archer	Absent
Mr. Weekes	Yes
Mr. Perfidio	Absent
Ms. Wade	Yes

AFFIDAVITS OF COMPLIANCE:

**2. CASE NO. 25-80000431 – FRED GONZALEZ – ILEANA N. GONZALEZ – 300 LEAFWOOD ROAD
24/27/15/62933/002/0410**

MOTION: MR. WEEKES
SECOND: MR. OLGE

To accept the Affidavit of Compliance
for Case No. 25-80000431.

Vote on Motion: Upon vote take Viva Voce, the motion carried unanimously.

**3. CASE NO. 25-80000476 – MICHAEL BRUCE MARLOWE – MICHELLE E. MARLOWE
1019 S. FLORIDA AVENUE – 14/27/15/00000/330/0900**

MOTION: MR. WEEKES
SECOND: MR. OLGE

To accept the Affidavit of Compliance
for Case No. 25-80000476.

Vote on Motion: Upon vote take Viva Voce, the motion carried unanimously.

APPROVAL OF MINUTES:

None.

PUBLIC COMMENTS:

No Public comments.

BOARD AND STAFF COMMENTS:

None.

ADJOURNMENT:

Chair Wade adjourn the meeting at 2:11 p.m.

JULIE WADE, CHAIR

ATTEST:

K.MICHELE MANOUSOS, CMC
DEPUTY CITY CLERK & COLLECTOR

CITY CLERK'S NOTE: *This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.*

MINUTES
CODE ENFORCEMENT BOARD
JULY 10, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, JULY 10, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	RICHARD PERFIDIO BECKY ARCHER MICHAEL MATTIA STEVEN OGLE GEORGE STEFFEN CARL DEMOTSES ROBERT PAUL MARGARET KERN	VICE CHAIR MEMBER MEMBER MEMBER MEMBER MEMBER ALTERNATE, 1 ALTERNATE, 2
ABSENT/EXCUSED:	ETHAN ABERCROMBIE	MEMBER
ALSO PRESENT:	ANDREW SALZMAN BOBBIE COLE MICHAEL ROLLESTON HNOU LEE PAT MC NEESE	BOARD ATTORNEY CITY CLERK'S OFFICE REPRESENTATIVE CODE ENFORCEMENT INSPECTOR CODE ENFORCEMENT REPRESENTATIVE PRINICPAL PLANNER

CALL TO ORDER:

Vice-Chair Perfidio called the meeting to order at 2:00 p.m.

ROLL CALL:

Ms. Cole called the roll.

INVOCATION:

Vice Chair Perfidio gave the invocation.

PLEDGE OF ALLEGIANCE:

Vice-Chair Perfidio led the Pledge of Allegiance to the Flag.

HEARING PROCEDURES:

Vice Chair Perfidio reviewed the hearing procedures and asked that all cell phones be turned off or silence.

SWEARING IN:

Ms. Cole swore in all witness testifying in their respective cases.

ANNOUNCEMENT(s):

**1. CASE NO. 25-80000447 – PETER KOUSATHANAS – 1508 POINSETTIA AVENUE
11/27/15/88254/000/0070**

This case came into compliance prior to the meeting.

3. CASE NO. 25-80000501 – TROY BEST – 326 PINEAPPLE STREET – 12/27/15/95940/005/0100

This case came into compliance prior to the meeting.

1st Draft

NEW BUSINESS:

2. CASE NO. 25-80000543 – MICHAEL KIRKWOOD – 135 N. RING AVENUE- 12/27/15/13189/000/0100

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City. Michael Kirkwood, Respondent testified.

MOTION: MR. OGLE
SECOND: MR. DEMOTSES

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, Michael Kirkwood, Respondent and viewing the evidence five (5) exhibit submitted by the City and the evidence the Respondent submitted it was evident that Michael Kirkwood was in violation of City Code(s) 6-64.8 and 141.01.

CONCLUSION OF LAW: Michael Kirkwood was in violation Section(s) 6-64.8 and 141.01 of the Tarpon Springs City Code.

ORDER: It is the Order of this Board that Michael Kirkwood shall comply with Section(s) 6-64.8 and 141.01 Code of the City of Tarpon Springs by August 1, 2025. If Michael Kirkwood does not comply within the time specified, the Board may order a fine of \$250.00 a day for each day the violation continues to exist, plus the cost for prosecuting the case.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Ms. Kern, Alt. 2	Did Not Vote
Mr. Paul, Alt. 1	Yes
Mr. Abercrombie	Absent
Mr. Demotses	Yes
Mr. Steffen	Yes
Mr. Ogle	Yes
Dr. Mattia	Yes
Ms. Archer	Yes
Mr. Perfidio	Yes

AFFIDAVITS OF NON-COMPLIANCE:

No cases to be heard.

AFFIDAVITS OF COMPLIANCE:

No cases to be heard.

APPROVAL OF MINTUES: DECEMBER 12, 2024 – JANUARY 9, 2025 – FEBRUARY 13, 2025 – MARCH 13, 2025

To accept the Minutes as written for December 12, 2024,
January 9, 2025, February13, 2025 and March 13, 2025.

Vote on Motion: Upon vote take viva voce, the motion carried unanimously.

PUBLIC COMMENTS:

No Public comments.

BOARD AND STAFF COMMENTS:

None.

ADJOURNMENT:

Vice Chair Perfidio adjourn the meeting at 2:43 p.m.

RICHARD PERFIDIO, VICE CHAIR

ATTEST:

K.MICHELE MANOUSOS, CMC
DEPUTY CITY CLERK & COLLECTOR

CITY CLERK'S NOTE: *This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.*

1st Draft