



# 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, JANUARY 8, 2026  
2:00 PM - CITY HALL AUDITORIUM**

**CALL TO ORDER**

Carl Demotses, Chairman

**ROLL CALL**

Bobbie Cole, Code Board Secretary

**INVOCATION**

Carl Demotses, Chairman

**PLEDGE OF ALLEGIANCE**

By all that is present during Code Board Hearing.

**HEARING PROCEDURES**

Carl Demotses, Chairman

**SWEARING IN**

Bobbie Cole, Code Board Secretary

**NEW BUSINESS**

1. C-1 Case # 25-80000411

Juniper Development LLC  
1098 S. Pinellas Avenue  
Tarpon Springs, FL 34689  
PID 13-27-15-89946-007-0010

**Code Violations:**

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY  
8-41 NUISANCE CONDITIONS  
8-52 PROHIBITIONS

2. C-2 Case # 25-80000586

Federal Home Loan Mortgage Corporation Trustee  
Freddie Mac Seasoned Loans Structured Transaction Trust  
1107 Goshen Road  
Tarpon Springs, FL 34689  
PID 14-27-15-45180-004-0160

**Code Violations:**

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY  
8-41 NUISANCE CONDITIONS

**8-52 PROHIBITIONS**

3. **C-3 Case # 25-80000705**

**Haralambos I. Kitsos  
1010 Hamilton Avenue  
Tarpon Springs, FL 34689  
PID 10-27-15-87822-009-0010**

**Code Violations:**

**8-52 PROHIBITIONS**

**42.00 PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS**

4. **C-4 Case # 25-80000719**

**Historical Properties Inc.  
200 E. Tarpon Avenue  
Tarpon Springs, FL 34689  
PID 12-27-15-77778-401-0090**

**Violation Code:**

**212.00 BUILDING PERMITS**

5. **C-5 Case # 25-80000722**

**St. Mary USA LLC  
4 S. Pinellas Avenue  
Tarpon Springs, FL 34689  
PID 12-27-15-89982-070-0101**

**Violation Codes:**

**212.00 BUILDING PERMITS**

**274.00 BUSINESS TAX RECEIPT REQUIRED**

**56.06 MOBILE FOOD DISPENSING VEHICLES; AS  
ACCESSORY TO FOOD AND DRINK ESTABLISHMENTS.**

**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

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

6. **C- 6 Case # 25-80000585**

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

**Code Violations:**

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

**8-41 NUISANCE CONDITIONS**

**36.03 FENCES, WALLS, AND HEDGES**

**Fines Due**

**Daily Fine \$50.00 (9/10/2025 to current)**

**Satisfaction Fee \$10.00 (9/12/2025 to current)**

**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 FINES DUE. Request the Code Enforcement Board to accept the Affidavits of Compliance. There are no Affidavits of Compliance to be accepted for this Code Board Hearing .

**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 are no cases requesting a reduction of fines due to be heard at this time.

**MINUTES**

Hearing Date: December 11, 2025

7. Code Enforcement Minutes for December 11, 2025

**PUBLIC COMMENTS**

Public comments will be 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 February 12, 2026 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](mailto: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](mailto:TarponCode@tspd.us)

**NEW BUSINESS – First Orders**

C-1 Case # 25-80000411

Juniper Development LLC  
1098 S. Pinellas Avenue  
Tarpon Springs, FL 34689  
PID 13-27-15-89946-007-0010

**Code Violations:**

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY  
8-41 NUISANCE CONDITIONS  
8-52 PROHIBITIONS

**EXHIBIT A:** Photo(s)

**EXHIBIT B:** Courtesy Letter, Notice of Violation(s) & Notice of Hearing

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

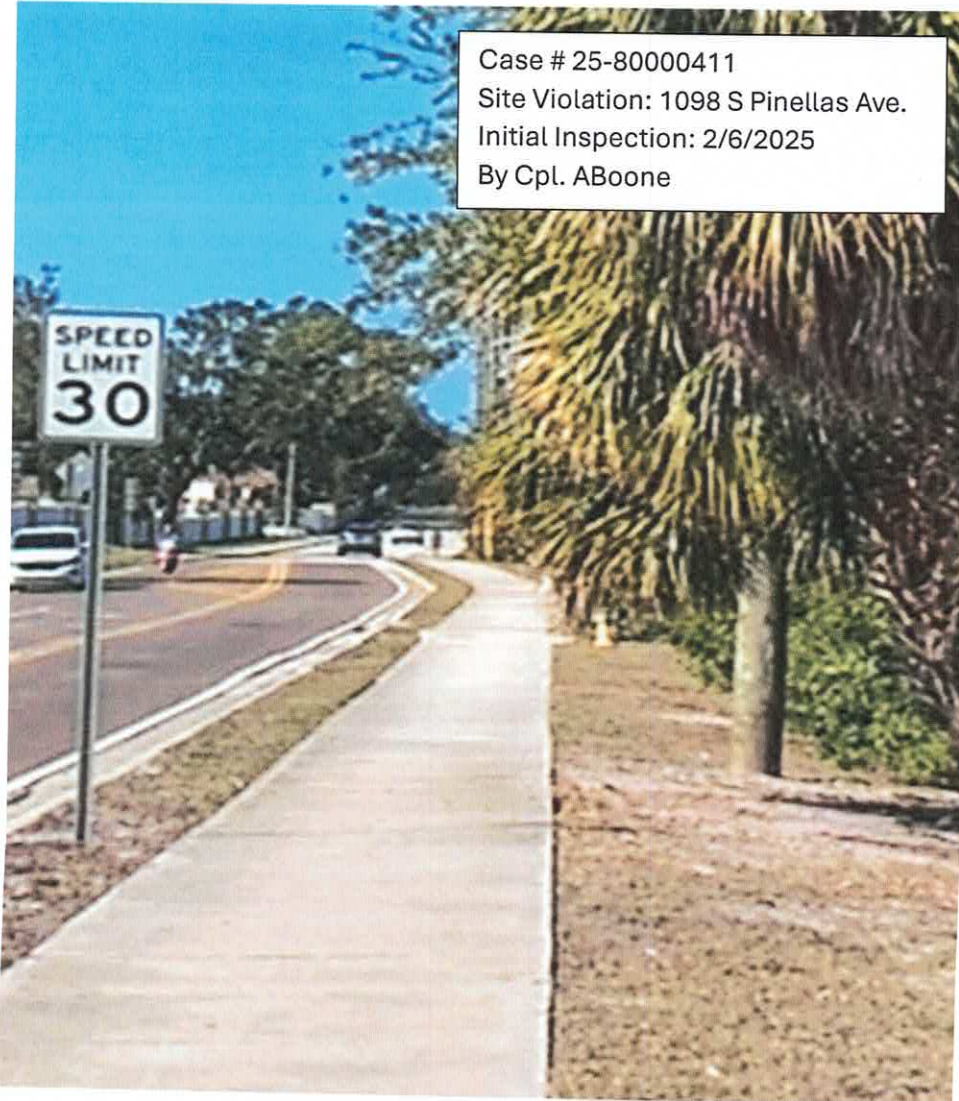
**EXHIBIT D:** Pinellas County Property Appraiser & Pinellas County Tax Collector

**EXHIBIT E:** Emails and other communication correspondences

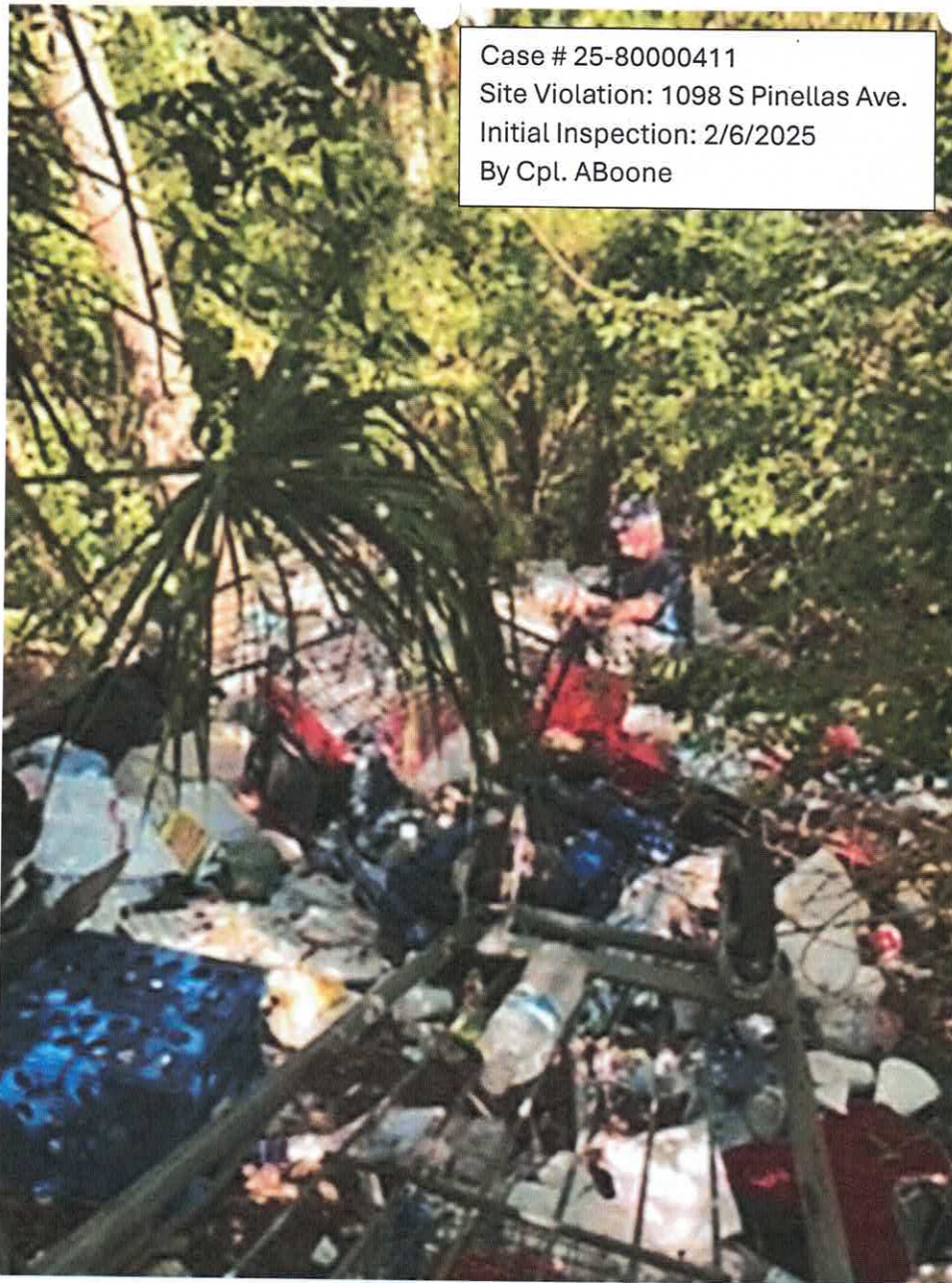
Case # 25-80000411  
Site Violation: 1098 S Pinellas Ave.  
Initial Inspection: 2/6/2025  
By Cpl. ABoone



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Site Violation: 1098 S Pinellas Ave.  
Initial Inspection: 2/6/2025  
By Cpl. ABoone

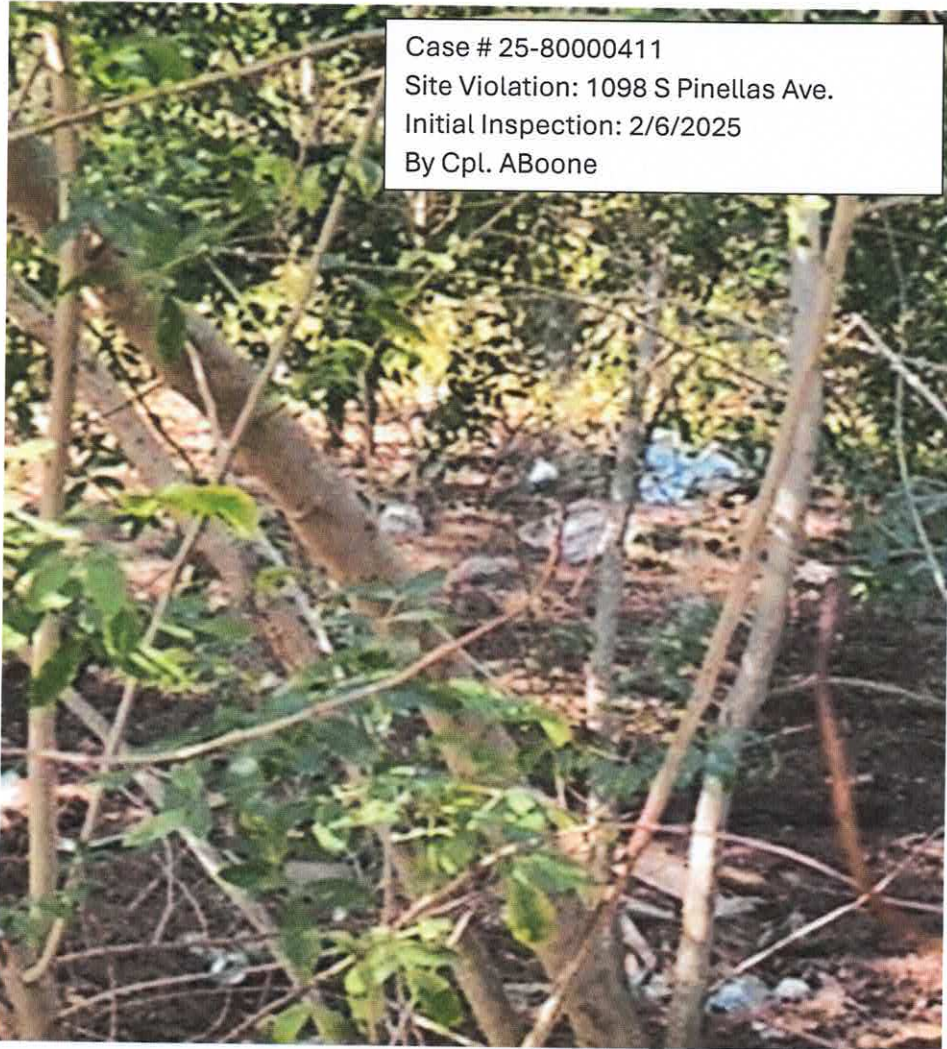


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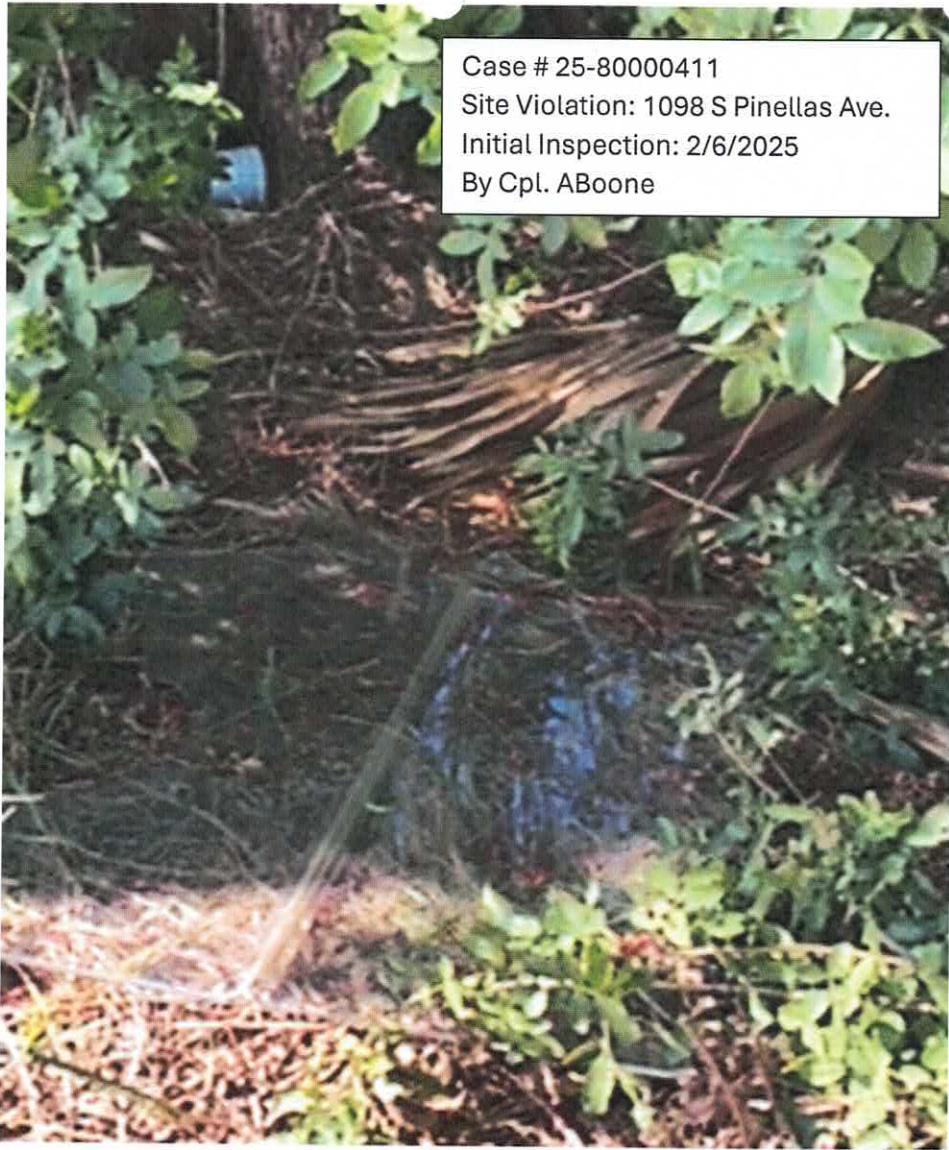


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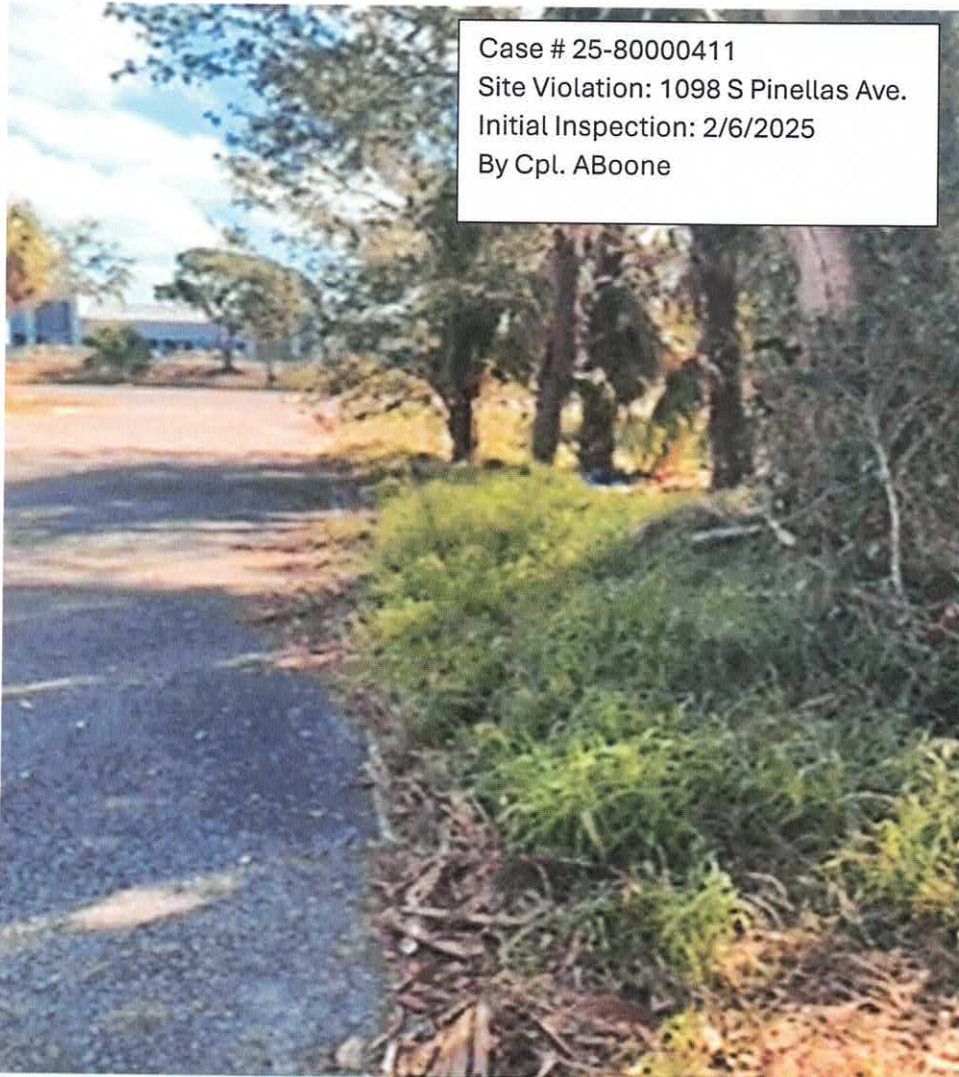


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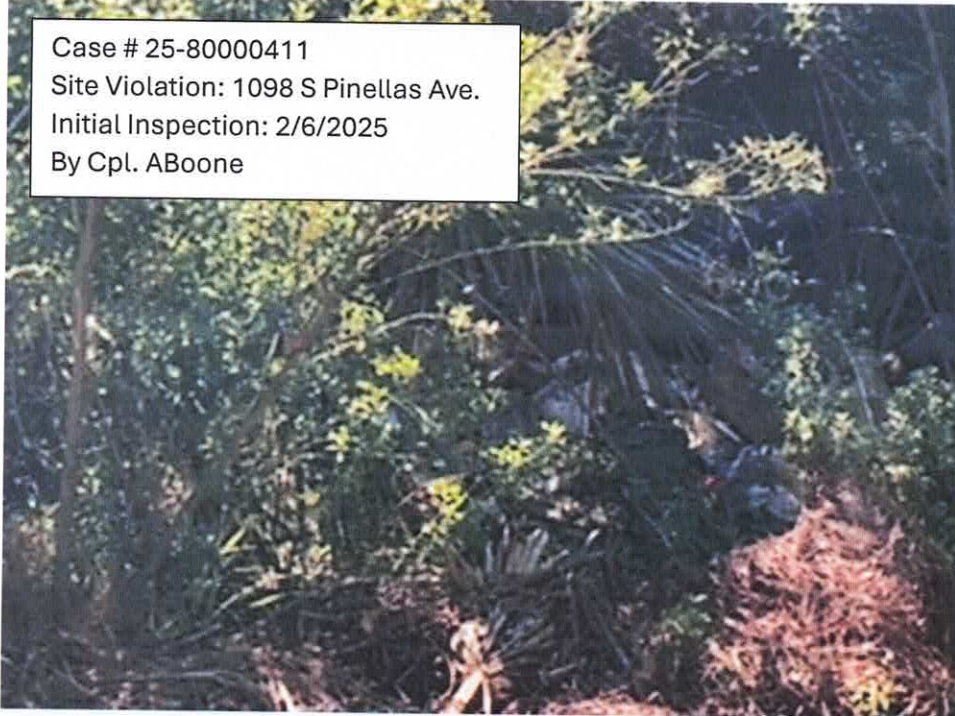


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Case # 25-80000411  
Site Violation: 1098 S Pinellas Ave.  
Initial Inspection: 2/6/2025  
By Cpl. ABoone



**From:** Anthony Boone <[aboone@tspd.us](mailto:aboone@tspd.us)>

**Sent:** Tuesday, April 15, 2025 4:12 PM

**To:** Michael Rolleston <[mrolleston@tspd.us](mailto:mrolleston@tspd.us)>; Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)>; Kevin Smith <[ksmith@tspd.us](mailto:ksmith@tspd.us)>; Anthony Boone <[aboone@tspd.us](mailto:aboone@tspd.us)>

**Subject:** FW: 1098 S Pinellas Ave code case - 25-80000411

Hnou and Mike

Please send a noticed of violation. I did an inspection today April 15, 2025 at 10am. I did notice the edge along the sidewalk was cleared see 1st photo. All the other photos are of the area still with junk, trash and debris. This has not been cleaned. We have already sent a courtesy letter so you should have address and property appraiser info if not let me know property appraiser info if not let me know .

















**NOV POSTING**  
**12/16/2026 LAS AVE**  
**1098 S PINELLAS AVE**  
**CASE 25-80000705**

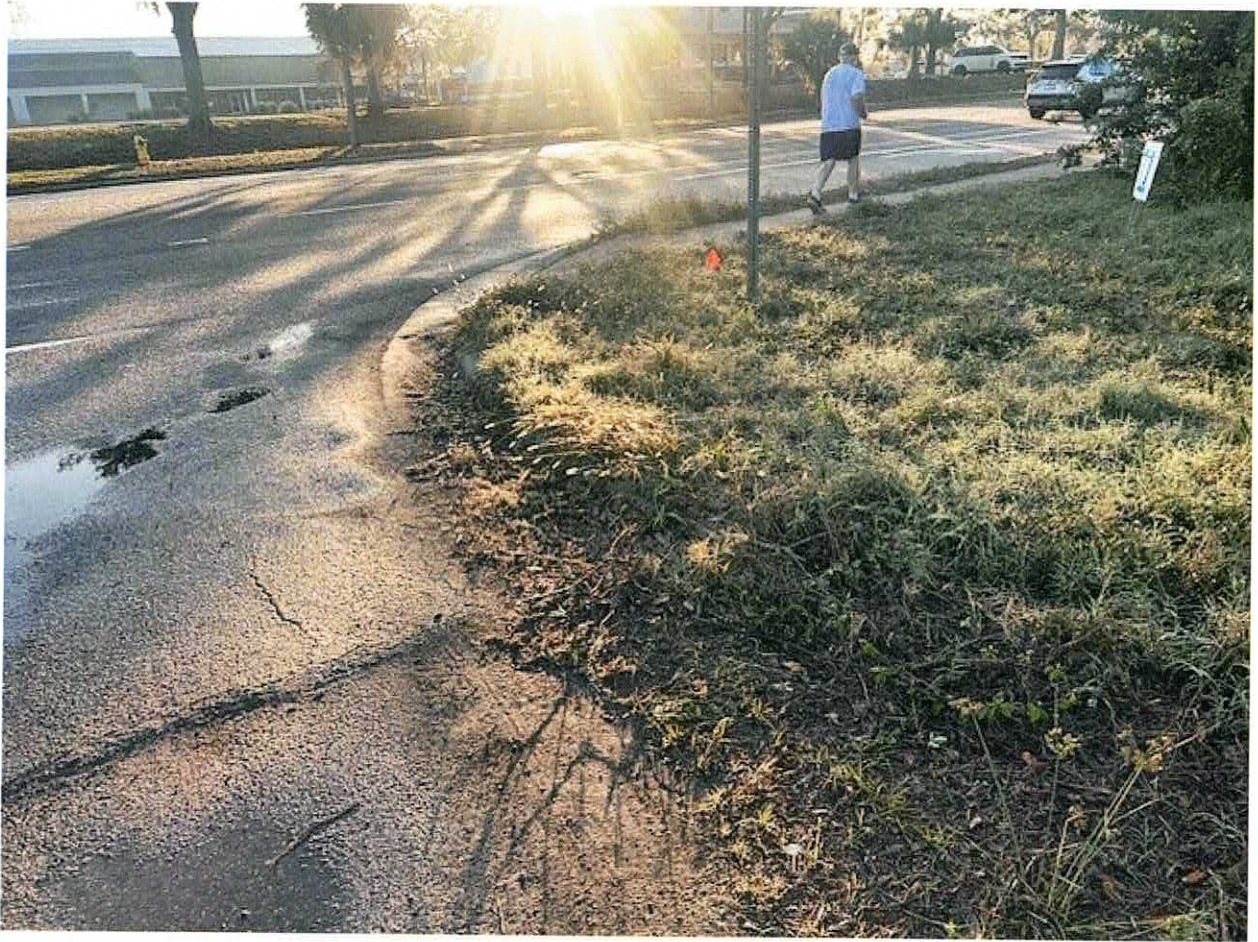


CASE # 25-80000411

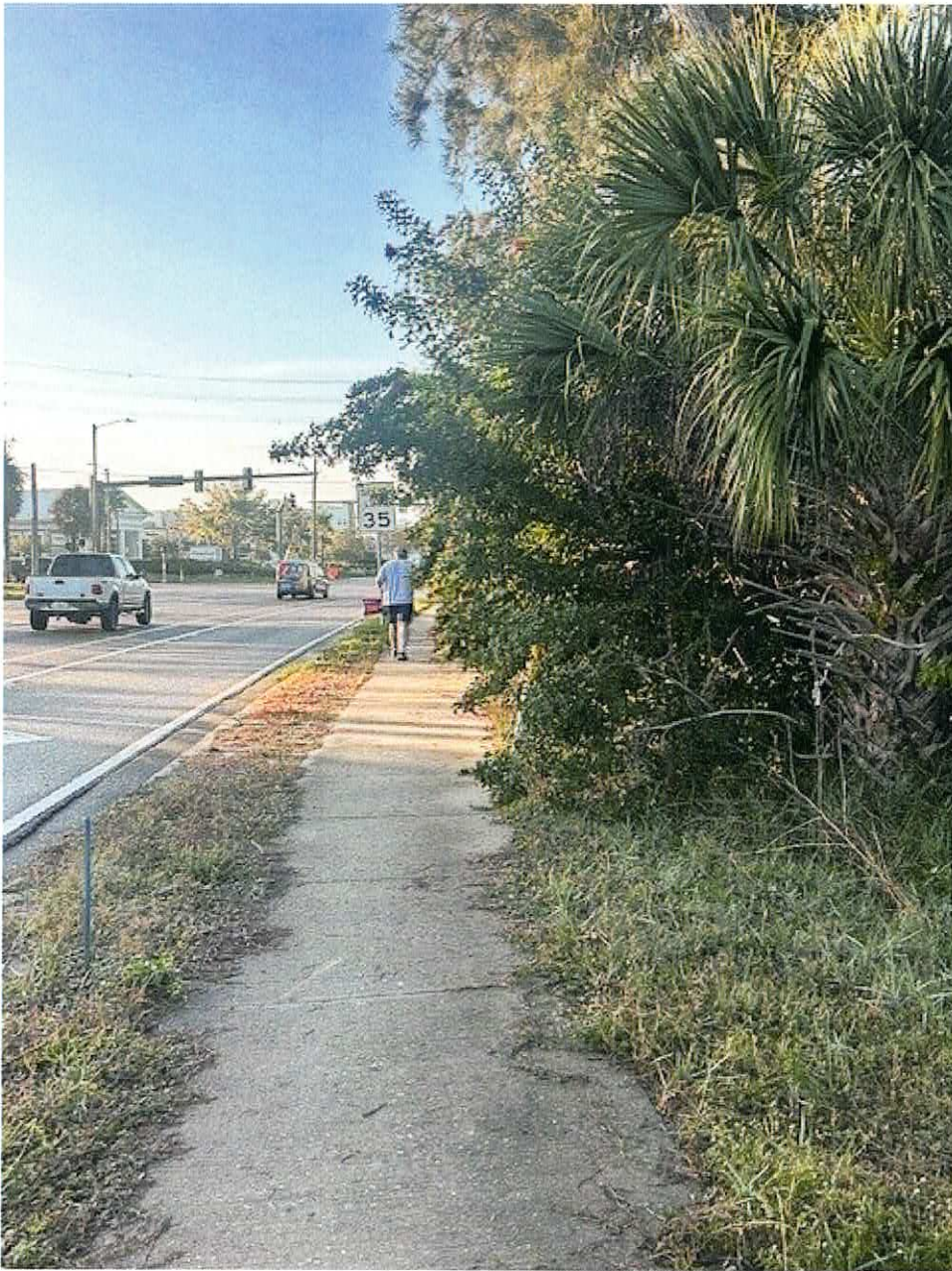
VIOLATION SITE: 1098 S PINELLAS AVE

INSPECTION 12/19/2025

BY CPL. ABOONE



CASE # 25-80000411  
VIOLATION SITE: 1098 S PINELLAS AVE  
INSPECTION 12/19/2025  
BY CPL. ABOONE



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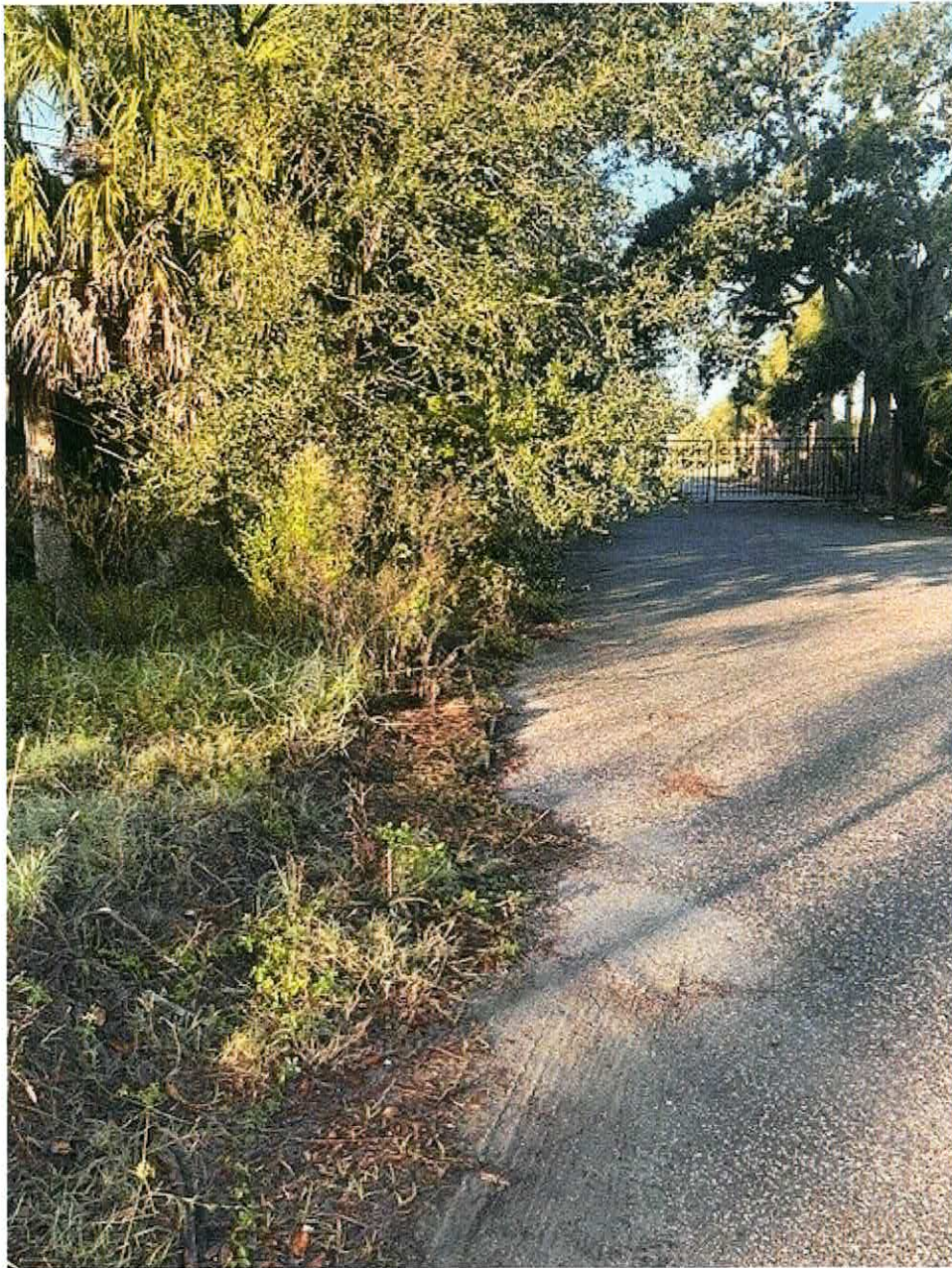
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BY CPL. ABOONE



CASE # 25-80000411  
VIOLATION SITE: 1098 S PINELLAS AVE  
INSPECTION 12/19/2025  
BY CPL. ABOONE



CASE # 25-80000411

VIOLATION SITE: 1098 S PINELLAS AVE TARPON SPRINGS, FL 34689

INSPECTION 12/29/2025 - NDH POSTING

BY CES ABOONE



CASE # 25-80000411

VIOLATION SITE: 1098 S PINELLAS AVE TARPON SPRINGS, FL 34689

INSPECTION 12/29/2025

BY CES ABOONE



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## COURTESY LETTER NOTICE

**Date Issued: 2-7-2025**

**Case Number: 25-80000411**

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 **2/6/2025** at the property located at the following address: **1098 S Pinellas AVE (13-27-15-89946-007-0010)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

- 8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY**
- 8-41 NUISANCE CONDITIONS**

**DESCRIPTION:** The property has overgrowth over the sidewalk and trash and debris scattered around the lot.

**REMEDY:** Remove the trash and cut back vegetation from the sidewalk. Maintain the property moving forward.

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](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 **3/3/2025**. This property will be re-inspected on **3/4/2025** 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 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](mailto:alltspdcodeenf@tspd.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

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



EXHIBIT

B

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# City of Tarpon Springs

## Code Enforcement Division

### **NOTICE OF VIOLATION**

**Date Issued: 12-16-2025**

**Case Number: 25-80000411**

The Tarpon Springs 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 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 12-11-2025 at the property located at the following address: **1098 S Pinellas Ave (13-27-15-89946-007-0010)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

**8-40 DUTY OF MAINTENECE OF PRIVATE PROPERTY**

**8-41 NUISANCE CONDITIONS**

**8-52 PROHIBITIONS**

**DESCRIPTION:** There are a piles of trash, furniture and junk, shopping carts, overgrown vegetation and tree limbs hanging low across the sidewalk and street along the property.

**REMEDY:** Remove junk, debris, trash, shopping carts, furniture, cut grass and tree limbs from sidewalk and keep the property maintained.

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](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 **12-28-2025**. 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](mailto:alltspdcodeenf@tspd.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

*Michael Rolleston / Anthony Boone*

Code Enforcement Officer Mike Rolleston  
Code Enforcement Supervisor Anthony Boone  
City of Tarpon Springs  
Code Enforcement Division



# City Tarpon Springs Code Enforcement Division

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

## **NOTICE OF HEARING AND STATEMENT OF VIOLATION**

Date: December 29, 2025

Via Certified Mail

**Case Number:** 25-80000411

**Property Owner:** Juniper Development LLC

**Owner Address:** 8370 W. Hillsborough Avenue, Ste. 205, Tampa, FL 33615-3815

**Violation Property Located:** 1098 S Pinellas Avenue, Tarpon Springs, FL 34689

**Parcel ID:** 13-27-15-89946-007-0010

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 **December 16, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **December 28, 2025**. A re-inspection of the subject property on **December 28, 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 25-8000411 on January 8, 2026, 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 MAINTENENCE OF PRIVATE PROPERTY**

**8-41 NUISANCE CONDITIONS**

**8-52 PROHIBITIONS**

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 **December 16, 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 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.



# City Tarpon Springs

## Code Enforcement Division

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](mailto: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](mailto:mrolleston@tspd.us).

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 2126**



# City Of Tarpon Springs Code Enforcement

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 25-80000411

BEFORE ME, this day, personally appeared Code Enforcement Supervisor Anthony Boone, 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 December 16, 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, 1098 S Pinellas Avenue, 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

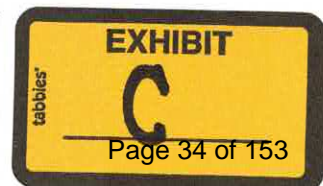
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 16TH day of December, 2025, by Code Enforcement Supervisor Anthony Boone, who is personally known to me or who has produced \_\_\_\_\_ N/A.

(NOTARY SEAL)



  
Signature of Person Taking Acknowledgment

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





# City of Tarpon Springs Code Enforcement Division

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS  
Case Number: 25-80000411

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 on \_\_\_\_\_, 2025 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 December 29, 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: 1098 S. Pinellas Avenue, 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 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 30th day of December, 2025, by CE 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

NOTARY

Title:



Parcel Summary (as of 07-Feb-2025)				Parcel Map
Parcel Number <b>13-27-15-89946-007-0010</b>				
Owner Name JUNIPER DEVELOPMENT LLC				
Property Use 9600 Sewage disposal, Solid waste, Drainage reservoirs, Borrow pit, Marsh, Mangrove, Sand dune, Waste land				
Site Address 1098 S PINELLAS AVE TARPON SPRINGS, FL 34689				
Mailing Address 8370 W HILLSBOROUGH AVE STE 205 TAMPA, FL 33615-3815				
Legal Description TARPON SPRINGS ENTERPRISES BLK 7, LOTS 1 THRU 11 & VAC 20FT ALLEY S OF LOTS 7-9 PER O.R. 16997/1415 & VAC 20FT ALLEY W OF LOTS 1-6 & VAC RR R/W IN SD				
Current Tax District TARPON SPRINGS (TS)				
Year Built				
Heated SF	Gross SF	Living Units	Buildings	
			0	

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

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17213/0301	Find Comps	<a href="#">275.03</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	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	\$108,290	\$99,484	\$99,484	\$108,290	\$99,484

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	\$105,196	\$90,440	\$90,440	\$105,196	\$90,440
2022	N	\$92,820	\$82,218	\$82,218	\$92,820	
2021	N	\$85,085	\$74,744	\$74,744	\$85,085	
2020	N	\$77,350	\$67,949	\$67,949	\$77,350	



**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
<a href="#">View 2024 Tax Bill</a>	18.4331	(TS)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Mar-2011	\$100	<u>U</u>	I	KHALED ABIR	JUNIPER DEVELOPMENT LLC	17213/0301
31-Jan-2011	\$50,000	<u>U</u>	I	BAPTIST CHILDRENS HOME	KHALED ABIR	17160/2346
31-Jan-2011	\$0	<u>U</u>	I	FLORIDA BAPTIST CHRILDRENS HOME	KHALED ABIR	17160/2348
06-Jan-2011	\$58,000	<u>U</u>	I	ANNEXY GROUP L L C	KHALED ABIR	17139/1138
06-Jan-2011	\$0	<u>U</u>	I	DE ANNEXY MARY ARFARAS	KHALED ABIR	17139/1140

**2024 Land Information**

Land Area: $\cong$ 79,536 sf   $\cong$ 1.82 acres			Frontage and/or View: None			Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value	
Wasteland/Marsh/Sand Dunes	0x0	\$70,000	1.8200	AC	1.0000	\$127,400	

**2024 Extra Features**

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

**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.			

**Adam Ross, 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*

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$1809.65			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R139001		TS

JUNIPER DEVELOPMENT LLC  
8370 W HILLSBOROUGH AVE STE 205  
TAMPA, FL 33615-3815

PARCEL NO.: 13/27/15/89946/007/0010  
SITE ADDRESS: 1098 S PINELLAS AVE, TARPON SPRINGS  
PLAT: 9 PAGE: 10  
LEGAL:  
TARPON SPRINGS ENTERPRISES  
BLK 7, LOTS 1 THRU 11 &  
VAC 20FT ALLEY S OF LOTS  
7-9 PER O  
SEE ADDITIONAL LEGAL ON TAX ROLL

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	99,484	0	99,484	457.10
HEALTH DEPARTMENT	0.0713	99,484	0	99,484	7.09
EMS	0.8050	99,484	0	99,484	80.08
SCHOOL-STATE LAW	3.0740	108,290	0	108,290	332.88
SCHOOL-LOCAL BD.	2.7480	108,290	0	108,290	297.58
TARPON SPRINGS	5.3700	99,484	0	99,484	534.23
SW FLA WTR MGMT.	0.1909	99,484	0	99,484	18.99
PINELLAS COUNTY PLN.CNCL.	0.0200	99,484	0	99,484	1.99
JUVENILE WELFARE BOARD	0.8250	99,484	0	99,484	82.07
SUNCOAST TRANSIT AUTHORITY	0.7342	99,484	0	99,484	73.04
<b>TOTAL MILLAGE 18.4331</b>					<b>GROSS AD VALOREM TAXES \$1,885.05</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS \$0.00</b>	

**TAXES BECOME DELINQUENT APRIL 1ST** **COMBINED GROSS TAXES AND ASSESSMENTS \$1,885.05**

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*

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$1809.65			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R139001		TS

JUNIPER DEVELOPMENT LLC  
8370 W HILLSBOROUGH AVE STE 205  
TAMPA, FL 33615-3815

PARCEL NO.: 13/27/15/89946/007/0010  
SITE ADDRESS: 1098 S PINELLAS AVE, TARPON SPRINGS  
PLAT: 9 PAGE: 10  
LEGAL:  
TARPON SPRINGS ENTERPRISES  
BLK 7, LOTS 1 THRU 11 &  
VAC 20FT ALLEY S OF LOTS  
7-9 PER O  
SEE ADDITIONAL LEGAL ON TAX ROLL

## Hnou Lee

---

**From:** dennyraycameron@yahoo.com  
**Sent:** Wednesday, February 5, 2025 6:34 PM  
**To:** Hnou Lee  
**Subject:** Fw: Vacant Commercial Property on SW corner of Alt. 19 and Meres blvd ( 1 of 2 requests)  
**Attachments:** IMG\_0741.jpeg; IMG\_0763.jpeg

**Warning: Unusual sender** <dennyraycameron@yahoo.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Sending this again as I used an incorrect e-mail for you. So, I submitted 2 requests total- please move this submission/case forward as well.

Thanks, Denny

----- Forwarded Message -----

**From:** dennyraycameron@yahoo.com <dennyraycameron@yahoo.com>  
**To:** hlee@tsps.us <hlee@tsps.us>  
**Sent:** Wednesday, February 5, 2025 at 03:12:27 PM EST  
**Subject:** Fw: Vacant Commercial Property on SW corner of Alt. 19 and Meres blvd ( 1 of 2 requests)

Thanks Hnou for assisting with this request as well.

Denny

----- Forwarded Message -----

**From:** dennyraycameron@yahoo.com <dennyraycameron@yahoo.com>  
**To:** tarponcode@tspd.us <tarponcode@tspd.us>; cityhelp@ctsfl.us <cityhelp@ctsfl.us>  
**Sent:** Friday, January 17, 2025 at 04:21:18 PM EST  
**Subject:** Vacant Commercial Property on SW corner of Alt. 19 and Meres blvd ( 1 of 2 requests)

Hi,

Any assistance you can provide to move this request along would be appreciated by me and many other residents who pass by on foot or by vehicle. Note, I submitted an on-line contact form on 1/9/25.

Thanks, Denny Cameron  
TS Resident





— Real Estate Brokerage —

**FOR SALE - 5 ACRES**

Residential / Office / Retail

TOWNSEND TARAPANI 727-365-7571

Your message has been sent.

Name:

Denny Cameron

Email:

dennyraycameron@yahoo.com

Message:

Please make arrangements to cut back the overgrown bushes that are on the sidewalk on the property you are representing to sell on the SW corner of Meres Blvd and Alternate 19 in Tarpon Springs in addition to implementing a regular schedule on picking up trash/garbage. The bushes that need trimming are on Alternate 19 across from Winn Dixie. Date 1/9/25 - thanks, Denny



office@tbabrokerage.com

127.2.01-0085



TARAPANI

BANTH

**Hnou Lee**

---

**From:** dennyraycameron@yahoo.com  
**Sent:** Wednesday, February 5, 2025 3:54 PM  
**To:** Hnou Lee  
**Cc:** Anthony Boone; Michael Rolleston  
**Subject:** Re: Vacant Commercial Property on NW corner of Alt. 19 and Meres blvd ( 2 of 2 requests)

**Warning: Unusual sender** <dennyraycameron@yahoo.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Thanks again for moving my submissions/cases forward.

My address is:

1837 Golfview Drive  
Tarpon Springs, FL 34689  
952-928-8965  
Dennyraycameron@yahoo.com

[Sent from Yahoo Mail for iPad](#)

On Wednesday, February 5, 2025, 3:19 PM, Hnou Lee <hlee@tspd.us> wrote:

Thank you Mr. Cameron. We will look into it. Should a case is open for this request, are you ok with being public information. All opened case cannot be anonymous. Your address is needed as well. Thank you.

Filing a code complaint pursuant to Florida State Statute 162.06(1b).

Per Florida State Statute 162.06(1b), effective July 1st, 2021, any person making a code complaint must provide their name and address. Any personal information you provide will become part of the case and a public record. Any written or electronic

communication material received or generated by the City of Tarpon Springs is also a public record per Florida Public Records Law. Florida Public Records Law requires these records to be made available for inspection by anyone who requests it. This also means that if the potential violator wants to know who made the complaint, per Florida Public Records Law, we must provide them your name and address. Any emails or messages left that do not include your name and home address will not be investigated.

Florida State Statute 162.06(1b) does not allow for the reporting of an alleged code violation to be made anonymously unless the agency has reason to believe that the alleged violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources. If you believe that this is the case, you must contact the Code Enforcement Division at (727) 937-0017 in order that we can verify the nature of the complaint.

If you still choose to make a complaint, please reply and have the address, parcel number or specific location of the property along with your name and address. Thank you!

HNOU LEE  
CODE ENFORCEMENT CLERK



TARPON SPRINGS  
POLICE DEPARTMENT

*"Building a Better Future through Excellence in Policing"*

444 South Huey Avenue  
Tarpon Springs, FL 34689  
(727) 937-0017 - MAIN  
(727) 937-0026 - FAX  
HLEE@TSPD.US



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**From:** dennyraycameron@yahoo.com <dennyraycameron@yahoo.com>  
**Sent:** Wednesday, February 5, 2025 3:11 PM  
**To:** Hnou Lee <hlee@tspd.us>  
**Subject:** Fw: Vacant Commercial Property on NW corner of Alt. 19 and Meres blvd ( 2 of 2 requests)

**Warning: Unusual sender** <dennyraycameron@yahoo.com>

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Thanks Hnou for assisting with this request.

Denny

----- Forwarded Message -----

**From:** dennyraycameron@yahoo.com <dennyraycameron@yahoo.com>

**To:** tarponcode@tspd.us <tarponcode@tspd.us>; cityhelp@ctsfl.us <cityhelp@ctsfl.us>

**Sent:** Friday, January 17, 2025 at 04:25:54 PM EST

**Subject:** Vacant Commercial Property on NW corner of Alt. 19 and Meres blvd ( 2 of 2 requests)

Hi,

Any assistance you can provide to move this request along would be appreciated by me and many other residents who pass by on foot or by vehicle. Note, I submitted an on-line contact form on 1/9/25.

Thanks, Denny Cameron

TS Resident

## Hnou Lee

---

**From:** Anthony Boone  
**Sent:** Friday, February 7, 2025 6:15 AM  
**To:** Hnou Lee; Michael Rolleston; Anthony Boone  
**Subject:** 1098 S Pinellas Ave code case

Hnou and Mike

Please open a case.

We have received a complainant about the property and its trash, I have attached the emails below and the complainant is also below.

Mike and I went out and checked the property and the following has been photographed of the property and attached to this email. We noticed a transient on the property and after checking the trespass authorization for has expired 1-11-2025.

The last contact was with a Tara Von Pusch [tvonpusch@sycamoreeng.com](mailto:tvonpusch@sycamoreeng.com)

Please open a case and send a courtesy letter. I am good with 30 days on a re-inspection. 3-7-2025

Please attempt contact Tara Von Pusch **Sycamore Engineering, Inc.** 8370 W. Hillsborough Avenue, Suite 205 Tampa, Florida 33615 Phone: (813) 889-0700 Fax: (813) 889-0788.. Try to see if you can send a new trespass form and let them know it is only valid for 1 year.



Home

Search ▾

Exemptions ▾

Parcel Summary (as of 07-Feb-2025) ^

Parcel Number

13-27-15-89946-007-0010

Owner Name

JUNIPER DEVELOPMENT LLC

Property Use

9600 Sewage disposal, Solid waste, Drainage reservoirs, Borrow pit, Marsh, Mangrove, Sand dune, Waste land

Site Address

1098 S PINELLAS AVE  
TARPON SPRINGS, FL 34689

Mailing Address

8370 W HILLSBOROUGH AVE STE 205  
TAMPA, FL 33615-3815

Legal Description

TARPON SPRINGS ENTERPRISES BLK 7, LOTS 1 THRU 11 & VAC 20FT ALLEY S OF LOTS 7-9 PER O.R. 16997/1415 & VAC 20FT ALLEY W OF LOTS 1-6 & VAC R ...

More

Current Tax District

TARPON SPRINGS (TS)

Year Built

n/a

Heated SF

n/a

Gross SF

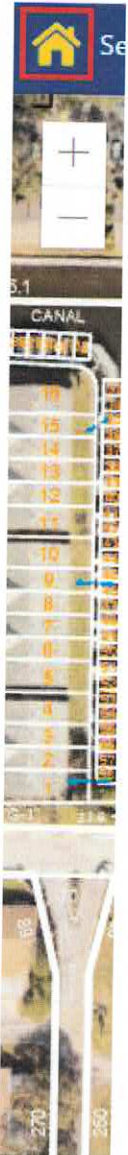
n/a

Living Units

n/a

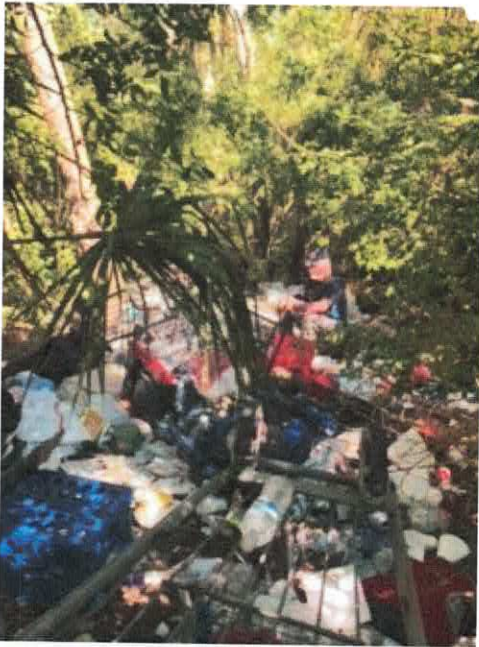
Buildings

0



Year ▾	Homestead ⚙	Use % ⚙	Status
2025	No	0%	
2024	No	0%	















Re: Vacant Commercial Property on NW corner of Alt. 19 and Meres blvd ( 2 of 2 req




dennyraycameron@yahoo.com

To  Hnou Lee

Cc  Anthony Boone;  Michael Rolleston

 This sender dennyraycameron@yahoo.com is from outside your organization.

 If there are problems with how this message is displayed, click here to view it in a web browser.

**Warning: Unusual sender** <[dennyraycameron@yahoo.com](mailto:dennyraycameron@yahoo.com)>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Thanks again for moving my submissions/cases forward.

My address is:

1837 Golfview Drive

Tarpon Springs, FL 34689

952-928-8965

[Dennyraycameron@yahoo.com](mailto:Dennyraycameron@yahoo.com)

[Sent from Yahoo Mail for iPad](#)

On Wednesday, February 5, 2025, 3:19 PM, Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)> wrote:

Thank you Mr. Cameron. We will look into it. Should a case is open for this cannot be anonymous. Your address is needed as well. Thank you.



## Contact Us

Name

Denny Cameron

Email

dennyraycameron@yahoo.com

Phone

9529288965

Company

Concerned Tarpon Springs Resident - date today is 1/9/25

Comment/Question

Please clean up your property on the NW corner of Meres Blvd and Alternate 19 in Tarpon Springs. There are overgrown bushes across the sidewalks and lots of garbage all over your property. Consider installing some type of fence barrier after your clean-up as there may be homeless encampments located within the property.

By clicking "Submit", you agree to Eshenbaugh Land Company LLC Terms of Use and Privacy Policy. You consent to receive phone calls and SMS messages from Eshenbaugh Land Company

ANTHONY BOONE  
CORPORAL



**TARPON SPRINGS  
POLICE DEPARTMENT**

*Building a Better Future through Excellence in Policing*

444 SOUTH HUEY AVE.  
TARPON SPRINGS, FL 34689

(727) 938-2849 - MAIN

(727) 937-0193 - FAX

ABOONE@TSPD.US



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**Hnou Lee**

---

**From:** Anthony Boone  
**Sent:** Friday, February 7, 2025 6:20 AM  
**To:** dennyraycameron@yahoo.com; Hnou Lee  
**Cc:** Michael Rolleston; Anthony Boone  
**Subject:** RE: Vacant Commercial Property on NW corner of Alt. 19 and Meres blvd ( 2 of 2 requests)

Denny

Cpl Boone here and I wanted to share with you that the Code Officer Mike and I went out to the property. We have taken photos, and the code clerk will be opening a code case on this property in hopes to get compliance on the property. If not, we will proceed with the next steps accordingly.

Thank You ,

**ANTHONY BOONE**  
CORPORAL



**TARPON SPRINGS**  
**POLICE DEPARTMENT**

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444 SOUTH HUEY AVE.  
TARPON SPRINGS, FL 34689  
(727) 938-2849 - MAIN  
(727) 937-0193 - FAX  
ABOONE@TSPD.US



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---

**From:** dennyraycameron@yahoo.com <dennyraycameron@yahoo.com>  
**Sent:** Wednesday, February 05, 2025 3:54 PM  
**To:** Hnou Lee <hlee@tspd.us>  
**Cc:** Anthony Boone <aboone@tspd.us>; Michael Rolleston <mrolleston@tspd.us>  
**Subject:** Re: Vacant Commercial Property on NW corner of Alt. 19 and Meres blvd ( 2 of 2 requests)

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Tarpon Springs, FL 34689

952-928-8965

[Dennyraycameron@yahoo.com](mailto:Dennyraycameron@yahoo.com)

[Sent from Yahoo Mail for iPad](#)

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Per Florida State Statute 162.06(1b), effective July 1st, 2021, any person making a code complaint must provide their name and address. Any personal information you provide will become part of the case and a public record. Any written or electronic communication material received or generated by the City of Tarpon Springs is also a public record per Florida Public Records Law. Florida Public Records Law requires these records to be made available for inspection by anyone who requests it. This also means that if the potential violator wants to know who made the complaint, per Florida Public Records Law, we must provide them your name and address. Any emails or messages left that do not include your name and home address will not be investigated.

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**HNOU LEE**  
CODE ENFORCEMENT CLERK



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(727) 937-0017 - MAIN  
(727) 937-0026 - FAX  
HLEE@TSPD.US



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---

**From:** [dennyraycameron@yahoo.com](mailto:dennyraycameron@yahoo.com) <[dennyraycameron@yahoo.com](mailto:dennyraycameron@yahoo.com)>  
**Sent:** Wednesday, February 5, 2025 3:11 PM  
**To:** Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)>  
**Subject:** Fw: Vacant Commercial Property on NW corner of Alt. 19 and Meres blvd ( 2 of 2 requests)

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Thanks Hnou for assisting with this request.

Denny

----- Forwarded Message -----

**From:** [dennyraycameron@yahoo.com](mailto:dennyraycameron@yahoo.com) <[dennyraycameron@yahoo.com](mailto:dennyraycameron@yahoo.com)>  
**To:** [tarponcode@tspd.us](mailto:tarponcode@tspd.us) <[tarponcode@tspd.us](mailto:tarponcode@tspd.us)>; [cityhelp@ctsfl.us](mailto:cityhelp@ctsfl.us) <[cityhelp@ctsfl.us](mailto:cityhelp@ctsfl.us)>  
**Sent:** Friday, January 17, 2025 at 04:25:54 PM EST  
**Subject:** Vacant Commercial Property on NW corner of Alt. 19 and Meres blvd ( 2 of 2 requests)

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Thanks, Denny Cameron

TS Resident

**CASE # 25-80000411**  
**1098 S PINELLAS AVE**  
**TARPON SPRINGS, FL 34689**

**Courtesy Letter Notice** *2/07/2025*  
Snail Mail *2/2/2025*

**Not Of Violation** \_\_\_\_\_  
Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
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:**  
**JUNIPER DEVELOPMENT LLC**  
**8370 W HILLSBOROUGH AVE STE 205**  
**TAMPA, FL 33615-3815**

**From:** Hnou Lee  
**Sent:** Thursday, March 27, 2025 11:34 AM  
**To:** Anthony Boone <aboone@tspd.us>  
**Subject:** RE: 1098 S Pinellas Ave code case

Thank you sir. Your email has been noted to the case 25-80000411.

Please resend the photos as it did not come through.

Thank you.



**HNOU LEE**  
CODE ENFORCEMENT CLERK



**TARPON SPRINGS**  
POLICE DEPARTMENT

*"Building a Better Future through Excellence in Policing"*

444 SOUTH HUEY AVENUE  
TARPON SPRINGS, FL 34689  
(727) 938-0017 - MAIN  
(727) 937-0026 - FAX  
HLEE@TSPD.US



**Please Note:** The State of Florida has a very broad public records law under chapter 119. Most written material to or from City officials regarding City business are public records and available to the public or media upon request. Your e-mail communications and/or e-mail attachments may be subject to public disclosure.

**From:** Anthony Boone <aboone@tspd.us>  
**Sent:** Thursday, March 27, 2025 10:56 AM  
**To:** Hnou Lee <hlee@tspd.us>; Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Anthony Boone <aboone@tspd.us>  
**Subject:** RE: 1098 S Pinellas Ave code case

Hnou,

Reference this case. IS it open? If not please open and here are new notes for the case.

Spoke with Tara Von Pusch [tvonpusch@sycamoreeng.com](mailto:tvonpusch@sycamoreeng.com) on 3-27-2025 at 1050 am, who stated boss cleaned up some of the area.

Yes, some has been cleaned but a lot needs to be done.

The photos below are still things that need cleaning. We have valid TA for the property.

Let me know if you have any questions.

Boone

## Hnou Lee

---

**From:** Jenna F. Barbato <Jbarbato@deanmead.com>  
**Sent:** Thursday, May 22, 2025 3:56 PM  
**To:** Hnou Lee  
**Cc:** Michael Rolleston  
**Subject:** RE: CASE 25-80000411 - 1098 S PINELLAS AVE

**Categories:** Red Category

**Warning: Unusual sender** <jbarbato@deanmead.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Thank you!



### Jenna F Barbato

Attorney

[jbarbato@deanmead.com](mailto:jbarbato@deanmead.com)

O: 689-223-5506

Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.

420 S. Orange Avenue, Suite 700, Orlando, FL 32801

Fort Pierce | Naples | Orlando | Vero Beach | Viera/Melbourne

PRIVILEGED INFORMATION DISCLAIMER: This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please delete this email, destroy any hard copies thereof, and notify us immediately by telephone. Thank you.

**HELP PREVENT WIRE FRAUD: Be aware our wire instructions never change. Always confirm wire instructions by phone funds. Do not verify wire instructions via email.**

**From:** Hnou Lee <hlee@tspd.us>  
**Sent:** Thursday, May 22, 2025 3:19 PM  
**To:** Jenna F. Barbato <Jbarbato@deanmead.com>  
**Cc:** Michael Rolleston <mrolleston@tspd.us>; Hnou Lee <hlee@tspd.us>  
**Subject:** CASE 25-80000411 - 1098 S PINELLAS AVE

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Per our phone conversation, the attached is the courtesy letter and the inspection photos of CASE 25-8000041 for the property at 1098 S PINELLAS AVE.

I can be reached at phone number 727943-1173 ext. 1657 , for further assistance.

Best regards,

Hnou Lee  
Code Enforcement Clerk



**HNOU LEE**  
CODE ENFORCEMENT CLERK



**TARPON SPRINGS**  
POLICE DEPARTMENT

*"Building a Better Future through Excellence in Policing"*

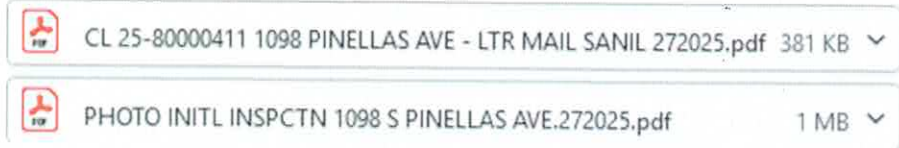
444 SOUTH HUEY AVENUE  
TARPON SPRINGS, FL 34689  
(727) 938-0017 - MAIN  
(727) 937-0026 - FAX  
HLEE@TSPD.US



---

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**From:** Hnou Lee <hlee@tspd.us>  
**Sent:** Thursday, May 22, 2025 3:19 PM  
**To:** Jbarbato@deanmead.com  
**Cc:** Michael Rolleston <mrolleston@tspd.us>; Hnou Lee <hlee@tspd.us>  
**Subject:** CASE 25-80000411 - 1098 S PINELLAS AVE



Hello,

Per our phone conversation, the attached is the courtesy letter and the inspection photos of CASE 25-8000041 for the property at 1098 S PINELLAS AVE.

I can be reached at phone number 727943-1173 ext. 1657 , for further assistance.

Best regards,

Hnou Lee

Code Enforcement Clerk



# City Of Tarpon Springs Code Enforcement

324 Pine Street, Tarpon Springs, FL 34668

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

For delivery information, visit our website at [www.usps.com](http://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 \$ \_\_\_\_\_

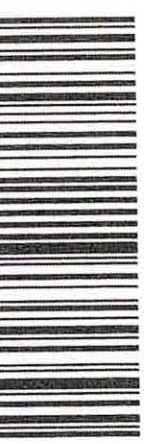
Postage \$ \_\_\_\_\_

Postmark  
Here

**JUNIPER DEVELOPMENT LLC**  
Attention: TARA VON PUSCH  
8370 W HILLSBOROUGH AVE STE 205  
TAMPA, FL 33615-3815  
NOV25-80000411/12162025

See Reverse for Instructions

7022 0410 0002 9761 2072



**JUNIPER DEVELOPMENT LLC**  
Attention: TARA VON PUSCH  
8370 W HILLSBOROUGH AVE STE 205  
TAMPA, FL 33615-3815  
NOV25-80000411/12162025



# City Of Tarpon Springs Code Enforcement

324 Pine Street, Tarpon Springs, FL 34689

**JUNIPER DEVELOPMENT LLC**  
Attention: TARA VON PUSCH  
8370 W HILLSBOROUGH AVE STE 205  
TAMPA, FL 33615-3815  
NOV25-80000411/12162025

7022 0410 0002 9761 2072



**City Of Tarpon Springs**  
**Code Enforcement**  
 324 Pine Street, Tarpon Springs, FL 34689

**CERTIFIED MAIL®**



7022 0410 0002 9761 2126

JUNIPER DEVELOPMENT LLC  
 8370 W HILLSBOROUGH AVE STE 205  
 TAMPA, FL 33615-3815  
 NOH25-80000411/12292025

**U.S. Postal Service™**  
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**OFFICIAL USE**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

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 \$ \_\_\_\_\_

Postmark  
 Here

JUNIPER DEVELOPMENT LLC  
 8370 W HILLSBOROUGH AVE STE 205  
 TAMPA, FL 33615-3815  
 NOH25-80000411/12292025

See Reverse for Instructions

**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:  
 JUNIPER DEVELOPMENT LLC  
 8370 W HILLSBOROUGH AVE STE 205  
 TAMPA, FL 33615-3815  
 NOH25-80000411/12292025



9590 9402 7938 2305 4625 84

2. Article Number (Transfer from service label)  
 7022 0410 0002 9761 2126

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery, Restricted Delivery	
<input type="checkbox"/> Insured Mail (over \$500)	
<input type="checkbox"/> Insured Mail Restricted Delivery	

PS Form 3800, 2014, U.S. POSTAL SERVICE

Domestic Delivery Receipt

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

7022 0410 0002 9761 2126

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

\$

**JUNIPER DEVELOPMENT LLC**  
**8370 W HILLSBOROUGH AVE STE 205**  
**TAMPA, FL 33615-3815**  
**NOH25-80000411/12292025**

Postmark  
Here

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

**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:

**JUNIPER DEVELOPMENT LLC**  
**Attention: TARA VON PUSCH**  
**8370 W HILLSBOROUGH AVE STE 205**  
**TAMPA, FL 33615-3815**  
**NOV25-80000411/12162025**



9590 9402 7938 2305 4626 38

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2072

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

- Agent
- Addressee

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

RECEIVED

DEC 3 0 2025

**Tarpon Springs**

3. Service Type
- Adult Signature Restricted Delivery
  - Adult Signature Restricted Mail™
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**NEW BUSINESS – First Orders**

**C-2 Case # 25-80000586**

Federal Home Loan Mortgage Corporation Trustee  
Freddie Mac Seasoned Loans Structured Transaction Trust  
1107 Goshen Road  
Tarpon Springs, FL 34689  
PID 14-27-15-45180-004-0160

**Code Violations:**

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY  
8-41 NUISANCE CONDITIONS  
8-52 PROHIBITIONS

**EXHIBIT A:** Photo(s)

**EXHIBIT B:** Courtesy Letter, 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



VIOLATION SITE: 1107 GOSHEN RD  
INSPECTION 12/2/2025  
BY CEO MROLLESTON



CASE 25-80000586

VIOLATION SITE: 1107 GOSHEN RD TARPON SPRINGS, FL 3468

REINSPECTION 12/29/2025

BY CEO MROLLESTON



CASE 25-80000586

VIOLATION SITE: 1107 GOSHEN RD TARPON SPRINGS, FL 3468

REINSPECTION 12/29/2025

BY CEO MROLLESTON



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## COURTESY LETTER NOTICE

**Date Issued: 7-8-2025**

**Case Number: 25-80000586**

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 **7/8/2025** at the property located at the following address: **1107 Goshen Rd (14-27-15-45180-004-0160)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

- 8-52 (A) PROHIBITIONS**
- 8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY**
- 8-41 NUISANCE CONDITIONS**

**DESCRIPTION:** The yard is overgrown in the front and side and the property is unkempt.

**REMEDY:** Cut the grass and vegetation and maintain it. Remove debris and clean up the property and maintain it.

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](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 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 will 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 [alltspdcodeen@tspd.us](mailto:alltspdcodeen@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"





# City of Tarpon Springs

## Code Enforcement Division

### **NOTICE OF VIOLATION**

**Date Issued: 12-2-2025**

**Case Number: 25-80000586**

The Tarpon Springs 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 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 **12/2/2025** at the property located at the following address: **1107 Goshen RD (14-27-15-45180-004-0160)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

- 8-52 (A) PROHIBITIONS**
- 8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY**
- 8-41 NUISANCE CONDITIONS**

**DESCRIPTION:** The property is overgrown and unkempt with dilapidation to the home and property in general.

**REMEDY:** Cut and clean the property of vegetation and overgrowth in the front, side and rear. Make repairs and clean the property. Keep it maintained going forward.

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](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 **12/26/2025**. 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](mailto:alltspdcodeenf@tspd.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

*Michael Rolleston*  
Code Enforcement Officer  
City of Tarpon Springs  
Code Enforcement Division



# City of Tarpon Springs

## Code Enforcement Division

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

### **NOTICE OF HEARING AND STATEMENT OF VIOLATION**

Date: December 29, 2025

Via Certified Mail

**Case Number:** 25-80000586  
**Property Owner:** Deborah Williamson

**Owner Address:** 1107 Goshen Road, Tarpon Springs, FL 34689-2844  
**Violation Property Located:** 1107 Goshen Road, Tarpon Springs, FL 34689  
**Parcel ID 14-27-15-45180-004-0160**

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 **December 2, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **December 26, 2025**. A re-inspection of the subject property on **December 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 25-80000586 on January 8, 2026, 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 OF PRIVATE PROPERTY**

#### **8-41 NUISANCE CONDITIONS**

#### **8-52 PROHIBITIONS**

You are hereby advised that if the violations 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 **December 2, 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 testimony or to receive evidence from an individual without proper authorization as stated above. In the



# City of Tarpon Springs

## Code Enforcement Division

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](mailto: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](mailto:mrolleston@tspd.us).

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 2133**



# Tarpon Springs Police Department Code Enforcement Division

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 25-80000586

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 December 2, 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 1107 Goshen Road, 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.

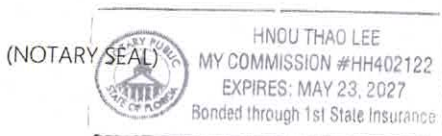
I personally hand delivered said  Courtesy Letter Notice  Notice of Violation  Notice of First Hearing  Notice of Second Hearing to \_\_\_\_\_ who was located at: \_\_\_\_\_

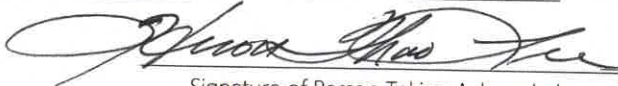
FURTHER AFFJANT SAYETH NAUGHT.

  
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 2nd day of December, 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

NOTARY

Title:





# City of Tarpon Springs Code Enforcement Division

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS  
Case Number: 25-80000586

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 on \_\_\_\_\_, 2025 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 December 29, 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: 1107 Goshen Road, 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 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 30th day of December 2025, by CE 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

NOTARY

Title:



Parcel Summary (as of 15-Jul-2025)

Parcel Map

Parcel Number

14-27-15-45180-004-0160

Owner Name

WILLIAMSON, DEBORAH

Property Use

0110 Single Family Home

Site Address

1107 GOSHEN RD  
TARPON SPRINGS, FL 34689

Mailing Address

1107 GOSHEN RD  
TARPON SPRINGS, FL 34689-2844

Legal Description

KAREN ACRES BLK D, LOT 16

Current Tax District

TARPON SPRINGS (TS)

Year Built

1988



Living SF	Gross SF	Living Units	Buildings
1,208	1,544	1	1

Exemptions

Year	Homestead	Use %	Status
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	
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
17994/1523	\$290,900	<a href="#">275.03</a>	<a href="#">B</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	46/24

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$246,025	\$85,996	\$35,996	\$60,996	\$35,996

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	\$221,444	\$83,491	\$33,491	\$58,491	\$33,491
2022	Y	\$197,195	\$81,059	\$31,059	\$56,059	\$31,059
2021	Y	\$140,710	\$78,698	\$28,698	\$53,698	\$28,698
2020	Y	\$142,314	\$77,611	\$27,611	\$52,611	
2019	Y	\$137,575	\$75,866	\$25,866	\$50,866	





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
<a href="#">View 2024 Tax Bill</a>	18.4331	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
25-Apr-2013	\$100	<u>U</u>	I	WILLIAMSON DEBORAH	WILLIAMSON DEBORAH	17994/1523
29-May-1992	\$100	<u>U</u>	I	SOLCHIK JANIRA	WILLIAMSON, DEBORAH	07924/0243
10-Oct-1990	\$76,500	<u>Q</u>	I	TILLY CARL H	SOLCHIK, JANIRA	07399/0695
29-Jun-1990	\$76,400	<u>Q</u>	I	POWELL JAMES E	TILLY, CARL H.	07316/2302
04-Apr-1988	\$70,000	<u>Q</u>				06713/0273

2024 Land Information

Land Area: $\cong$ 6,077 sf   $\cong$ 0.13 acres	Frontage and/or View: None	Seawall: No
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Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	73x91	\$2,000	73.50	FF	.9500	\$139,650

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)	836	836
Floor System	Slab On Grade	Upper Story (USF)	372	372
Exterior Walls	Frame Siding	Garage (GRF)	0	336
Unit Stories	2	<b>Total Area SF</b>	<b>1,208</b>	<b>1,544</b>
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1988			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	6			
Effective Age	37			

**2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$5,000.00	1	\$5,000	\$2,450	1988
PATIO/DECK	\$14.00	340.0	\$4,760	\$1,904	1988

**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
<a href="#">020000144</a>	ADDITION/REMODEL/RENOVATION	02/22/2002	\$1,000



Parcel Summary (as of 30-Dec-2025) Parcel Map

Parcel Number  
**14-27-15-45180-004-0160**

Owner Name  
FEDERAL HOME LOAN MTG CORP TRE  
FREDDIE MAC SEASONED LNS STRUCD TRANS  
TRUST

Property Use  
0110 Single Family Home

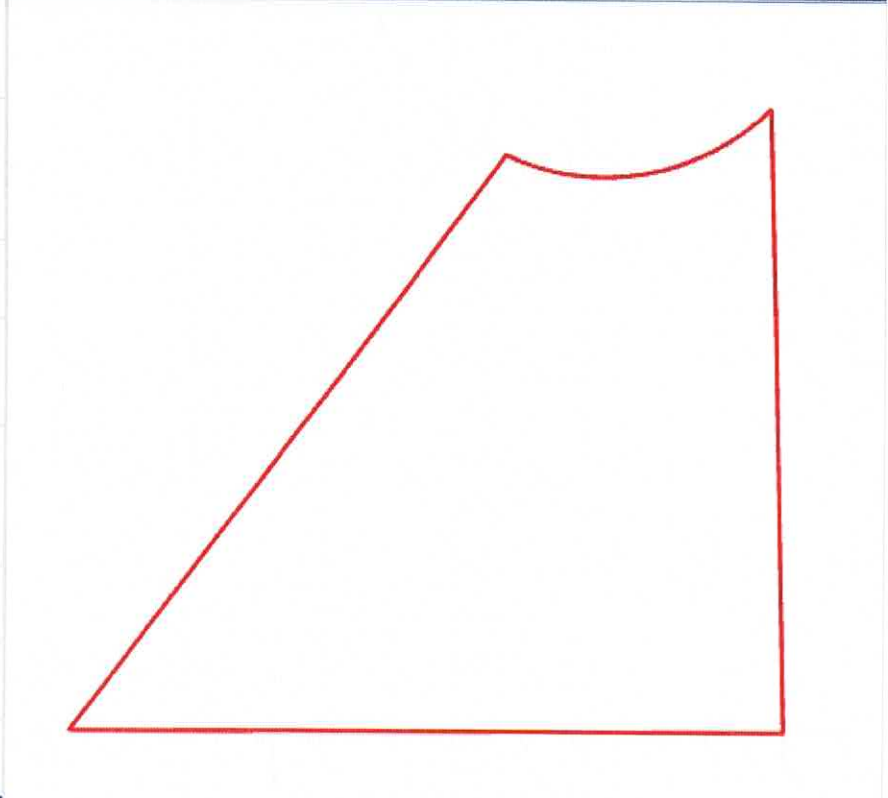
Site Address  
1107 GOSHEN RD  
TARPON SPRINGS, FL 34689

Mailing Address  
C/O KAHANE & ASSOC PA  
6250 N MILITARY TRL STE 102  
WEST PALM BEACH, FL 33407-1407

Legal Description  
KAREN ACRES BLK D, LOT 16

Current Tax District  
TARPON SPRINGS (TS)

Year Built  
1988



Living SF	Gross SF	Living Units	Buildings
1,208	1,544	1	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	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
23261/2582	\$267,600	275.03	B	Current FEMA Maps	Check for EC	Zoning Map	46/24

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$225,485	\$88,490	\$37,768	\$63,490	\$37,768

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
2024	Y	\$246,025	\$85,996	\$35,996	\$60,996	\$35,996
2023	Y	\$221,444	\$83,491	\$33,491	\$58,491	\$33,491
2022	Y	\$197,195	\$81,059	\$31,059	\$56,059	\$31,059
2021	Y	\$140,710	\$78,698	\$28,698	\$53,698	\$28,698
2020	Y	\$142,314	\$77,611	\$27,611	\$52,611	\$27,611



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	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	18.8372	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
12-Aug-2025	\$118,100	<u>U</u>	I	WILLIAMSON DEBORAH	FEDERAL HOME LOAN MTG CORP TRE	23261/2582
25-Apr-2013	\$100	<u>U</u>	I	WILLIAMSON DEBORAH	WILLIAMSON DEBORAH	17994/1523
29-May-1992	\$100	<u>U</u>	I	SOLCHIK JANIRA	WILLIAMSON, DEBORAH	07924/0243
10-Oct-1990	\$76,500	<u>Q</u>	I	TILLY CARL H	SOLCHIK, JANIRA	07399/0695
29-Jun-1990	\$76,400	<u>Q</u>	I	POWELL JAMES E	TILLY, CARL H.	07316/2302

2025 Land Information

Land Area: $\cong$ 6,077 sf   $\cong$ 0.13 acres	Frontage and/or View: None	Seawall: No
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Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	73x91	\$1,300	73.50	FF	.9500	\$90,772

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	836	836
Floor System	Slab On Grade	Upper Story (USF)	372	372
Exterior Walls	Frame Siding	Garage (GRF)	0	336
Unit Stories	2	<b>Total Area SF</b>	<b>1,208</b>	<b>1,544</b>
Living Units	1	<p>The diagram shows a floor plan with three main sub-areas: BAS (Base Area) on the left, USF (Upper Story) in the middle, and GRF (Garage) on the right. Dimensions are provided for various parts of the structure.</p>		
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1988			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	6			
Effective Age	38			

**2025 Extra Features**

<b>Description</b>	<b>Value/Unit</b>	<b>Units</b>	<b>Total Value as New</b>	<b>Depreciated Value</b>	<b>Year</b>
FIREPLACE	\$5,000.00	1	\$5,000	\$2,400	1988
PATIO/DECK	\$14.00	340.0	\$4,760	\$1,904	1988

**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.

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>
<a href="#">020000144</a>	ADDITION/REMODEL/RENOVATION	02/22/2002	\$1,000

**2024 DELINQUENT REAL ESTATE TAX**

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - \$1.50 • Credit card - 2.95% convenience fee

Face: \$912.02	Cert #450	If Received By	Jul 31, 2025	Aug 29, 2025	Sep 30, 2025
Rate: 0.25%	Bidder #3863320	Pay this Amount	\$963.87	\$963.87	\$963.87

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R146639		TS

PARCEL NO.: 14/27/15/45180/004/0160  
SITE ADDRESS: 1107 GOSHEN RD, TARPON SPRINGS  
PLAT: 46 PAGE: 24  
LEGAL:  
KAREN ACRES  
BLK D, LOT 16

WILLIAMSON, DEBORAH  
1107 GOSHEN RD  
TARPON SPRINGS, FL 34689-2844

MAKE PAYMENT ONLY  
WITH CASHIER'S CHECK,  
OFFICIAL BANK DRAFT,  
MONEY ORDER OR CASH

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5947	85,996	50,000	35,996	165.39	
HEALTH DEPARTMENT	0.0713	85,996	50,000	35,996	2.57	
EMS	0.8050	85,996	50,000	35,996	28.98	
SCHOOL-STATE LAW	3.0740	85,996	25,000	60,996	187.50	
SCHOOL-LOCAL BD.	2.7480	85,996	25,000	60,996	167.62	
TARPON SPRINGS	5.3700	85,996	50,000	35,996	193.30	
SW FLA WTR MGMT.	0.1909	85,996	50,000	35,996	6.87	
PINELLAS COUNTY PLN.CNCL.	0.0200	85,996	50,000	35,996	0.72	
JUVENILE WELFARE BOARD	0.8250	85,996	50,000	35,996	29.70	
SUNCOAST TRANSIT AUTHORITY	0.7342	85,996	50,000	35,996	26.43	
TOTAL MILLAGE	18.4331	GROSS AD VALOREM TAXES			\$809.08	

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	
	\$0.00

**TAXES BECOME DELINQUENT APRIL 1ST** COMBINED GROSS TAXES AND ASSESSMENTS \$809.08

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 DELINQUENT REAL ESTATE TAX**

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - \$1.50 • Credit card - 2.95% convenience fee

Face: \$912.02	Cert #450	If Received By	Jul 31, 2025	Aug 29, 2025	Sep 30, 2025
Rate: 0.25%	Bidder #3863320	Pay this Amount	\$963.87	\$963.87	\$963.87

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R146639		TS

PARCEL NO.: 14/27/15/45180/004/0160  
SITE ADDRESS: 1107 GOSHEN RD, TARPON SPRINGS  
PLAT: 46 PAGE: 24  
LEGAL:  
KAREN ACRES  
BLK D, LOT 16

WILLIAMSON, DEBORAH  
1107 GOSHEN RD  
TARPON SPRINGS, FL 34689-2844

MAKE PAYMENT ONLY  
WITH CASHIER'S CHECK,  
OFFICIAL BANK DRAFT,  
MONEY ORDER OR CASH

**Adam Ross, Pinellas County Tax Collector**

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(727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**  
*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Pay this Amount	\$838.38	\$847.11	\$855.84	\$864.58	\$873.31

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R146639		TS

PARCEL NO.: 14/27/15/45180/004/0160  
SITE ADDRESS: 1107 GOSHEN RD, TARPON SPRINGS  
PLAT: 46 PAGE: 24  
LEGAL:  
KAREN ACRES  
BLK D, LOT 16

FEDERAL HOME LOAN MTG CORP TRE  
FREDDIE MAC SEASONED LNS STRUCD  
TRANS TRUST  
C/O KAHANE & ASSOC PA  
6250 N MILITARY TRL STE 102  
WEST PALM BEACH, FL 33407-1407

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	88,490	50,722	37,768	171.55
HEALTH DEPARTMENT	0.0713	88,490	50,722	37,768	2.69
EMS	0.8050	88,490	50,722	37,768	30.40
SCHOOL-STATE LAW	3.0450	88,490	25,000	63,490	193.33
SCHOOL-LOCAL BD.	3.2480	88,490	25,000	63,490	206.22
TARPON SPRINGS	5.3700	88,490	50,722	37,768	202.81
SW FLA WTR MGMT.	0.1831	88,490	50,722	37,768	6.92
PINELLAS COUNTY PLN.CNCL.	0.0175	88,490	50,722	37,768	0.66
JUVENILE WELFARE BOARD	0.8250	88,490	50,722	37,768	31.16
SUNCOAST TRANSIT AUTHORITY	0.7300	88,490	50,722	37,768	27.57
<b>TOTAL MILLAGE</b>	<b>18.8372</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$873.31</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$873.31</b>
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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  
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**2025 REAL ESTATE TAX**

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

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• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Pay this Amount	\$838.38	\$847.11	\$855.84	\$864.58	\$873.31

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R146639		TS

PARCEL NO.: 14/27/15/45180/004/0160  
SITE ADDRESS: 1107 GOSHEN RD, TARPON SPRINGS  
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KAREN ACRES  
BLK D, LOT 16

FEDERAL HOME LOAN MTG CORP TRE  
FREDDIE MAC SEASONED LNS STRUCD  
TRANS TRUST  
C/O KAHANE & ASSOC PA  
6250 N MILITARY TRL STE 102  
WEST PALM BEACH, FL 33407-1407

**CASE # 25-80000586**  
**1107 GOSHEN RD**  
**WILLIAMSON, DEBORAH**

**MOW Letter** \_\_\_\_\_  
Snail Mail \_\_\_\_\_

**Courtesy Letter Notice** 7/8/2025  
Snail Mail 7/8/2025\_\_

**Notice Of Violation** \_\_\_\_\_  
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 #

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

**MAIL TO:**

**WILLIAMSON, DEBORAH**  
**1107 GOSHEN RD**  
**TARPON SPRINGS, FL 34689-2844**  
**CL 25-80000586**





**Tarpon Springs Police Department**  
**Code Enforcement Division**

*"Building a Better Future through Excellence in Policing"*

444 South Huey Ave. - Tarpon Springs, FL 34689

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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 \$ \_\_\_\_\_

Postmark  
Here

**WILLIAMSON, DEBORAH**  
**1107 GOSHEN RD**  
**TARPON SPRINGS, FL 34689-2**  
**NOV25-80000586/1222025**

See Reverse for Instructions

7022 0410 0002 9761 2010

**CERTIFIED MAIL**



7022 0410 0002 9761 2010

**WILLIAMSON, DEBORAH**  
**1107 GOSHEN RD**  
**TARPON SPRINGS, FL 34689-2**  
**NOV25-80000586/1222025**



**Tarpon Springs Police Department**  
**Code Enforcement Division**

*"Building a Better Future through Excellence in Policing"*

444 South Huey Ave. - Tarpon Springs, FL 34689

**WILLIAMSON, DEBORAH**  
**1107 GOSHEN RD**  
**TARPON SPRINGS, FL 34689-2**  
**NOV25-80000586/1222025**

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\$

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 \$ \_\_\_\_\_

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**WILLIAMSON, DEBORAH**  
**1107 GOSHEN RD**  
**TARPON SPRINGS, FL 34689-2**  
**NOV25-80000586/1222025**

Postmark  
Here

See Reverse for Instructions

7022 0410 0002 9761 2010

**CERTIFIED MAIL®**



7022 0410 0002 9761 2133

C/O KAHANE & ASSOC PA  
6250 N MILITARY TRL STE 102  
WEST PALM BEACH FL 33407-1407  
NOH25-80000586 / 12.29.2026

City Of Tarpon Springs

Code Enforcement

324 Pine Street, Tarpon Springs, FL 34689

7022 0410 0002 9761 2133

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark  
Here

Postage	
\$	

\$ **WILLIAMSON, DEBORAH**  
 \$ **1107 GOSHEN RD**  
 \$ **TARPON SPRINGS, FL 34689**  
 \$ **NOH25-80000586/12292026**

PS Form 3800, April 2010 PSN 7530-02-000-9047 See Reverse for Instructions

C/O KAHANE & ASSOC PA  
 6250 N MILITARY TRL STE 102  
 WEST PALM BEACH FL 33407-1407  
 NOH 25-80000586 / 12292026



**Tarpon Springs Police Department**  
**Code Enforcement Division**  
*"Building a Better Future through Excellence in Policing"*  
 444 South Huey Ave. - Tarpon Springs, FL 34689

RECEIVED

DEC 30 2025

*EW*  
*12-4-25*

Tarpon Springs  
 CODE ENFORCEMENT

**CERTIFIED MAIL**



7022 0410 0002 9761 2010



**US POSTAGE** PARTNER BY BOWES  
 ZIP 34689 \$ **010.44**<sup>0</sup>  
 02 7W  
 0008030808DEC 02 2025

**WILLIAMSON, DEBORAH**  
 1107 GOSHEN RD  
 TARPON SPRINGS, FL 34689-2  
 NOV25-80000586/1222025

UNC  
 34689>47Z2  
 34689-2844

NIXIE 339 DE 1 0012/26/25  
 RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD  
 EC: 34689472244 \*2101-03140-02-39

**NEW BUSINESS – First Orders**

**C-3 Case # 25-80000705**

Haralambos I. Kitsos  
1010 Hamilton Avenue  
Tarpon Springs, FL 34689  
PID 10-27-15-87822-009-0010

**Code Violations:**

8-52 PROHIBITIONS  
42.00 PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS

**EXHIBIT A:** Photo(s)

**EXHIBIT B:** Courtesy Letter, 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 <mrouleston@ctsfl.us>

**Sent:** Monday, November 17, 2025 10:53 AM

**To:** Hnou Lee <hlee@ctsfl.us>; Anthony Boone <aboone@ctsfl.us>

**Subject:** 1010 Hamilton ave

**Please open a case for this property**

**Self initiated**

**42.00**

**8-52**

**Notes:** there is a boat trailer parked in the front yard. It is also held up with blocks.

**Mike Rolleston**

**Code Enforcement Officer**

**City of Tarpon Springs**

**Sent from my smartphone**





NOV POSTING 12/15/2025  
CASE 25-80000705  
1010 HAMILTON AVE



# City of Tarpon Springs Code Enforcement Division

## **COURTESY LETTER NOTICE**

**Date Issued: 11-18-2025**

**Case Number: 25-80000705**

The Tarpon Springs 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 **11/17/2025** at the property located at the following address: **1010 Hamilton AVE (10-27-15-87822-009-0010)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

### **8-52 PROHIBITIONS**

#### **42.00 PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS.**

**DESCRIPTION:** There is a boat and trailer in the yard. It is being held up by blocks.

**REMEDY:** Move the boat to the driveway and make sure the trailer is able to hold without being held up by blocks.

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](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 **12/11/2025**. 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](mailto:alltspdcodeenf@tspd.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

*Michael Ralston*  
Code Enforcement Officer  
City of Tarpon Springs  
Code Enforcement Division

**EXHIBIT**

tabbles

**B**

Page 98 of 153



# City of Tarpon Springs

## Code Enforcement Division

### **NOTICE OF VIOLATION**

**Date Issued: 12-15-2025**

**Case Number: 25-8000705**

The Tarpon Springs 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 **12/11/2025** at the property located at the following address: **1010 Hamilton AVE (10-27-15-87822-009-0010)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

#### **8-52 PROHIBITIONS**

#### **42.00 PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS.**

**DESCRIPTION:** There is a boat and trailer in the yard. It is being held up by blocks.

**REMEDY:** Move the boat to the driveway and make sure the trailer is able to hold without being held up by blocks.

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](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 **12/28/2025**. 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 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](mailto:alltspdcodeenf@tspd.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

*Michael Rolleston*

Code Enforcement Officer  
City of Tarpon Springs  
Code Enforcement Division



# City of Tarpon Springs

## Code Enforcement Division

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

### **NOTICE OF HEARING AND STATEMENT OF VIOLATION**

Date: December 29, 2025

Via Certified Mail

**Case Number:** 25-80000705

**Property Owner:** Haralambos I. Kitsos

**Owner Address:** 1010 Hamilton Avenue, Tarpon Springs, FL 34689-2159

**Violation Property Located:** 1010 Hamilton Avenue, Tarpon Springs, FL 34689

**Parcel ID:** 10-27-15-87822-009-0010

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 **December 15, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **December 28, 2025**. A re-inspection of the subject property on **December 28, 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 25-8000705 on January 8, 2026, 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:

#### **8-52 PROHIBITIONS**

##### **42.00 PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS**

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 **December 15, 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 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.



# City of Tarpon Springs

## Code Enforcement Division

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](mailto: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](mailto:mrolleston@tspd.us).

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 2119**



# Tarpon Springs Police Department Code Enforcement Division

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 25-80000705

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 December 15, 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 1010 Hamilton Avenue, 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 15th day of December, 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:

EXHIBIT



# City of Tarpon Springs Code Enforcement Division

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS  
Case Number: 25-80000705

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

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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

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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 on \_\_\_\_\_, 2025 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 December 29, 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: 1010 Hamilton Avenue, 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: \_\_\_\_\_

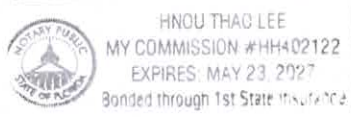
FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
CODE 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 30th day of December, 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:



Parcel Summary (as of 17-Nov-2025)				Parcel Map	
Parcel Number <b>10-27-15-87822-009-0010</b>					
Owner Name KITSOS, HARALAMBOS I					
Property Use 0110 Single Family Home					
Site Address 1010 HAMILTON AVE TARPON SPRINGS, FL 34689					
Mailing Address 1010 HAMILTON AVE TARPON SPRINGS, FL 34689-2159					
Legal Description SUNSET HILLS 2ND ADD BLK 9, LOT 1 (SEE N11-27-15)					
Current Tax District TARPON SPRINGS (TS)					
Year Built 1999					
<b>Living SF</b>	<b>Gross SF</b>	<b>Living Units</b>	<b>Buildings</b>		
<b>1,870</b>	<b>2,522</b>	<b>1</b>	<b>1</b>		

Exemptions				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).
Year	Homestead	Use %	Status	
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.	
2025	Yes	100%		

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
10888/2538	\$479,100	<a href="#">275.01</a>	<a href="#">D</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	17/41

2025 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$405,840	\$368,894	\$318,172	\$343,894	\$318,172

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
2024	Y	\$379,205	\$358,498	\$308,498	\$333,498	\$308,498
2023	Y	\$348,056	\$348,056	\$298,056	\$323,056	\$298,056
2022	N	\$363,534	\$259,695	\$259,695	\$363,534	\$259,695
2021	N	\$236,086	\$236,086	\$236,086	\$236,086	\$236,086
2020	N	\$228,017	\$228,017	\$228,017	\$228,017	\$228,017

**EXHIBIT**  
**D**  
Page 104 of 153

2025 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	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	18.8372	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
25-Apr-2000	\$134,000	<u>Q</u>	I	ALPHA HM PASCO INC	KITSOS, HARALAMBOS I	10888/2538
01-Dec-1998	\$25,000	<u>U</u>	V	MADALVANOS ZISIMOS	ALPHA HOMES PASCO INC	10319/1347
07-May-1998	\$25,000	<u>Q</u>	I	BUONICONTO FRANK	MADALVANOS, ZISIMOS	10087/1452
22-Dec-1995	\$23,100	<u>U</u>	I	FERGUSON BRIAN	BUONICONTO, FRANK TRE	09200/2383
14-Jul-1995	\$0	<u>U</u>	I	FERGUSON BRIAN	FERGUSON, BRIAN	09049/2308

2025 Land Information

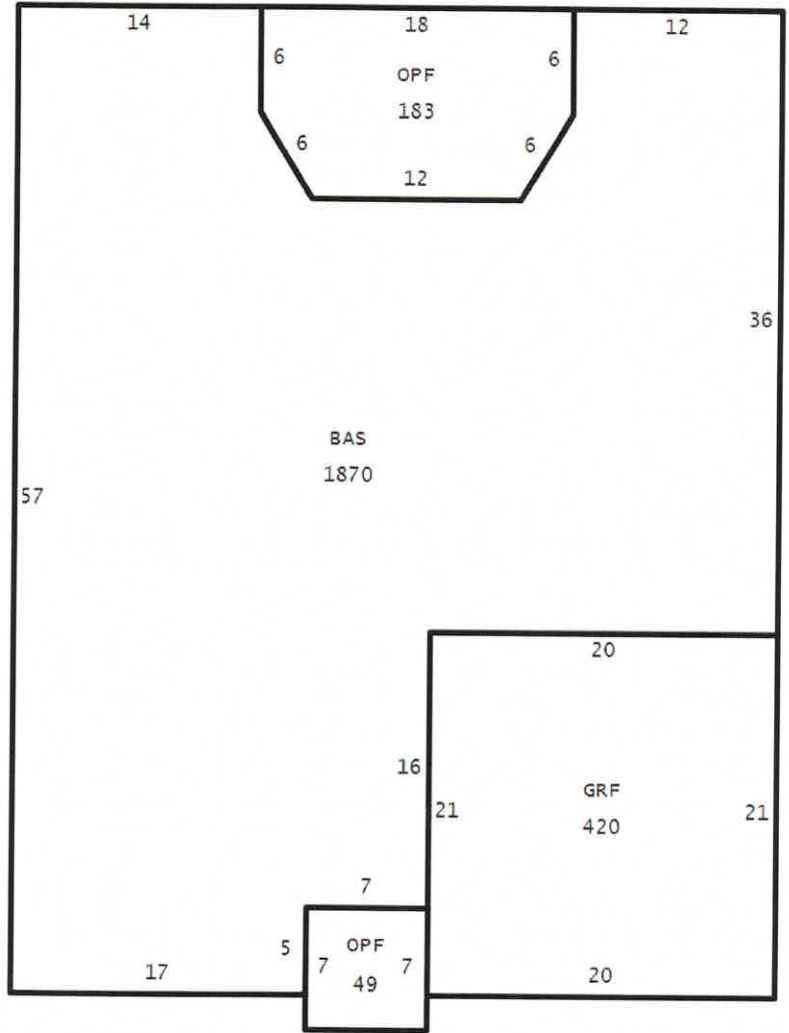
Land Area: $\cong$ 8,137 sf   $\cong$ 0.18 acres	Frontage and/or View: None	Seawall: No
--	----------------------------	-------------

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	69x117	\$1,400	69.00	FF	1.0706	\$103,420

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1999
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Upgrade
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	8
Effective Age	27

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,870	1,870
Garage (GRF)	0	420
Open Porch (OPF)	0	232
<b>Total Area SF</b>	<b>1,870</b>	<b>2,522</b>



2025 Extra Features

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

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
<a href="#">99237</a>	NEW IMPROVEMENT	04/08/1999	\$90,000

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
(727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Pay this Amount	\$5909.14	\$5970.69	\$6032.24	\$6093.80	\$6155.35

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R109222		TS

KITSOS, HARALAMBOS I  
1010 HAMILTON AVE  
TARPON SPRINGS, FL 34689-2159

PARCEL NO.: 10/27/15/87822/009/0010  
SITE ADDRESS: 1010 HAMILTON AVE, TARPON SPRINGS  
PLAT: 17 PAGE: 41  
LEGAL:  
SUNSET HILLS 2ND ADD  
BLK 9, LOT 1  
(SEE N11-27-15)

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	368,894	50,722	318,172	1,445.23
HEALTH DEPARTMENT	0.0713	368,894	50,722	318,172	22.69
EMS	0.8050	368,894	50,722	318,172	256.13
SCHOOL-STATE LAW	3.0450	368,894	25,000	343,894	1,047.16
SCHOOL-LOCAL BD.	3.2480	368,894	25,000	343,894	1,116.97
TARPON SPRINGS	5.3700	368,894	50,722	318,172	1,708.58
SW FLA WTR MGMT.	0.1831	368,894	50,722	318,172	58.26
PINELLAS COUNTY PLN.CNCL.	0.0175	368,894	50,722	318,172	5.57
JUVENILE WELFARE BOARD	0.8250	368,894	50,722	318,172	262.49
SUNCOAST TRANSIT AUTHORITY	0.7300	368,894	50,722	318,172	232.27
<b>TOTAL MILLAGE</b>	<b>18.8372</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$6,155.35</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$6,155.35</b>
--	---	-------------------

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

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Pay this Amount	\$5909.14	\$5970.69	\$6032.24	\$6093.80	\$6155.35

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R109222		TS

KITSOS, HARALAMBOS I  
1010 HAMILTON AVE  
TARPON SPRINGS, FL 34689-2159

PARCEL NO.: 10/27/15/87822/009/0010  
SITE ADDRESS: 1010 HAMILTON AVE, TARPON SPRINGS  
PLAT: 17 PAGE: 41  
LEGAL:  
SUNSET HILLS 2ND ADD  
BLK 9, LOT 1  
(SEE N11-27-15)



**Tarpon Springs Police Department**  
**Code Enforcement Division**  
*"Building a Better Future through Excellence in Policing"*  
444 South Huey Ave. - Tarpon Springs, FL 34689

**KITSOS, HARALAMBOS I**  
**1010 HAMILTON AVE**  
**TARPON SPRINGS, FL 34689-;**  
**CL25-80000705/1182025**



**City Of Tarpon Springs  
Code Enforcement**

324 Pine Street, Tarpon Springs, FL 34689



7022 0410 0002 9761 2119

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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

**KITSOS, HARALAMBOS I  
1010 HAMILTON AVE  
TARPON SPRINGS, FL 34689-2  
NOH25-80000705/12292025**

Postmark  
Here

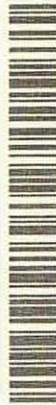
See Reverse for Instructions

**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:

**KITSOS, HARALAMBOS I  
1010 HAMILTON AVE  
TARPON SPRINGS, FL 34689-2  
NOH25-80000705/12292025**



9590 9402 7938 2305 4625 91

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2119

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

**KITSOS, HARALAMBOS I  
1010 HAMILTON AVE  
TARPON SPRINGS, FL 34689-2  
NOH25-80000705/12292025**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

- 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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



**City Of Tarpon Springs  
Code Enforcement**

324 Pine Street, Tarpon Springs, FL 34689

7022 0410 0002 9761 2034

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For delivery information, visit our website at [www.usps.com](http://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

Postmark  
Here

**KITSOS, HARALAMBOS I  
1010 HAMILTON AVE  
TARPON SPRINGS, FL 34689-2  
NOV25-80000705/12122025**

See Reverse for Instructions

PS Form 3800, April 2015 PSN 7535-02-000-9047



**City Of Tarpon Springs  
Code Enforcement**

324 Pine Street, Tarpon Springs, FL 34689



7022 0410 0002 9761 2034

**KITSOS, HARALAMBOS I  
1010 HAMILTON AVE  
TARPON SPRINGS, FL 34689-2  
NOV25-80000705/12122025**

**KITSOS, HARALAMBOS I  
1010 HAMILTON AVE  
TARPON SPRINGS, FL 34689-2  
NOV25-80000705/12122025**

**NEW BUSINESS – First Orders**

**C-4 Case # 25-80000719**

Historical Properties Inc.  
200 E. Tarpon Avenue  
Tarpon Springs, FL 34689  
PID 12-27-15-77778-401-0090

**Violation Code:**

212.00 BUILDING PERMITS

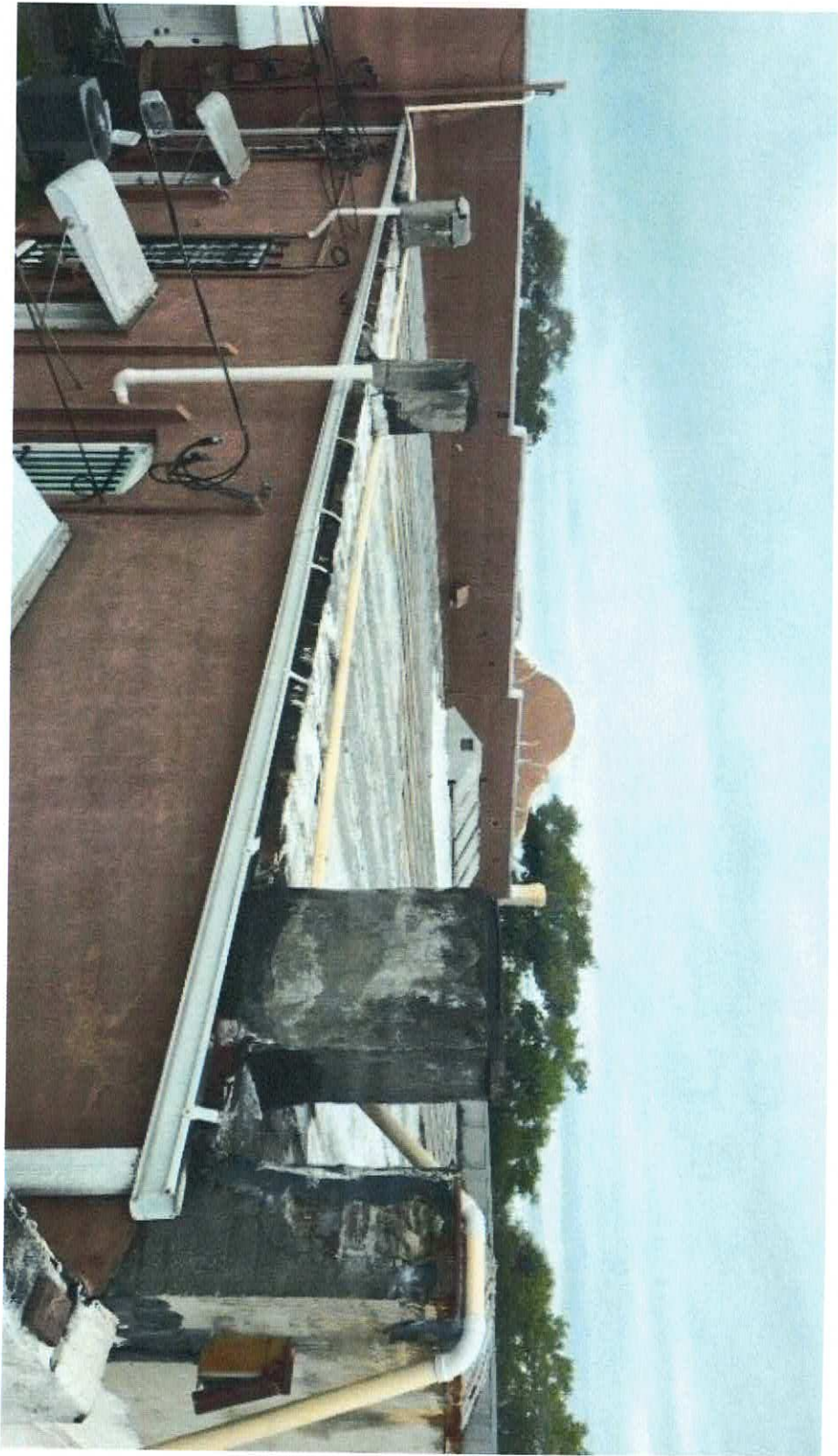
**EXHIBIT A:** Photo(s)

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

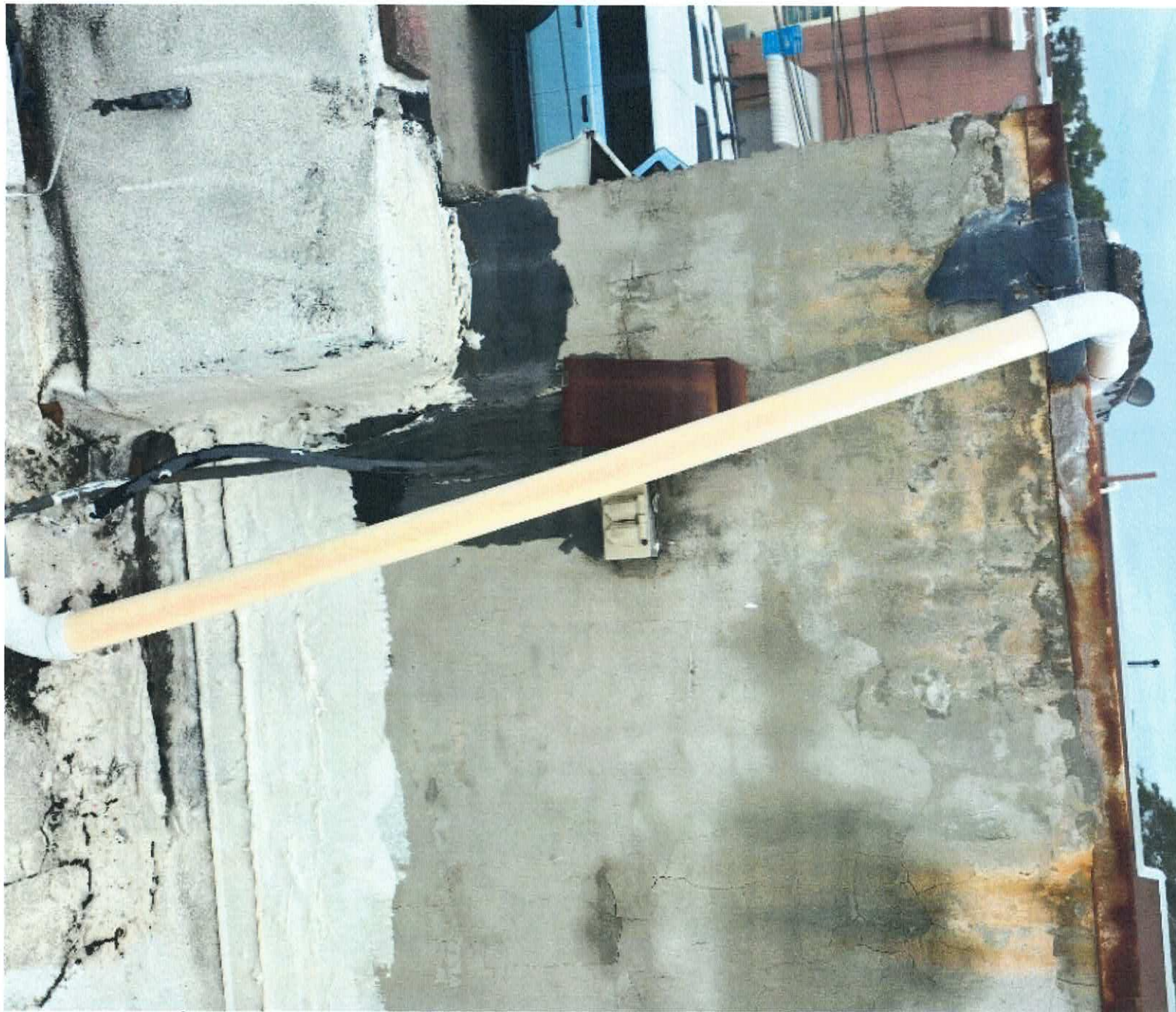
**EXHIBIT C:** Affidavit Of Postings: Notice of Violation(s) & Notice of Hearing

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

**EXHIBIT E:** Emails and other communication correspondences



200 E. Tarpou Ave.  
Initial Inspection 12.8.2025  
By CEO MRolleston.  
Case 25-80060719



200 E. Tarron Ave.  
Initial Inspection  
12.8.2025  
By CED MRollerton  
Case 25-80000719



200 E TARDON AVE.  
INITIAL INSPECTION  
BY CED WARDLES  
CASE 25800007119

# Inspection Inquiry - Results Comments

**Application Number**

15 00001067

**Structure Number**

000 000

**Permit Type**

GAS GAS PERMIT

**Permit Sequence Number**

00

**Inspection Type**

G01 GAS, ROUGH PIPE/PRESSURE TEST

**Inspection Sequence Number**

0001

**Inspection Status**

INSPECTION COMPLETED

**Inspection Date**

03/13/2017

**Parcel Number**

12 27 15 77778 401 0090

**Property Address**

200 E TARPON AVE

Export

**Inspection Results Comments**

Piping was installed as an emergency repair, gas meter must

be moved onto property and piping redone





# City of Tarpon Springs

## Code Enforcement Division

### **NOTICE OF VIOLATION**

**Date Issued: 12-9-2025**

**Case Number: 25-80000719**

The Tarpon Springs 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 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 **12/8/2025** at the property located at the following address: **200 E Tarpon AVE (12-27-15-77778-401-0090)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

#### **212.00 BUILDING PERMITS**

**DESCRIPTION:** The property has an unpermitted gas line running across multiple buildings.

**REMEDY:** Remove the existing gas line and secure a permit to run a gas line to the building under the parking lot.

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](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 **12/29/2025**. 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](mailto: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  
City of Tarpon Springs  
Code Enforcement Division





# City of Tarpon Springs

## Code Enforcement Division

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

### **NOTICE OF HEARING AND STATEMENT OF VIOLATION**

Date: December 29, 2025

Via Certified Mail

**Case Number:** 25-80000719

**Property Owner:** Historical Properties Inc.

**Owner Address:** 1648 Seabreeze Drive, Tarpon Springs, FL 34689-2028

**Violation Property Located:** 200 E. Tarpon Avenue, Tarpon Springs, FL 34689

**Parcel ID 12-27-15-77778-401-0090**

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 **December 9, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **December 29, 2025**. A re-inspection of the subject property on **December 29, 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 25-80000719 on January 8, 2026, 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:

#### **212.00 BUILDING PERMITS**

You are hereby advised that if the violations 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 **December 9, 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 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



# City of Tarpon Springs

## Code Enforcement Division

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](mailto: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](mailto:mrolleston@tspd.us).

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 2140**



# Tarpon Springs Police Department Code Enforcement Division

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 25-80000719

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 December 9, 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 200 E. Tarpon Ave, 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: \_\_\_\_\_

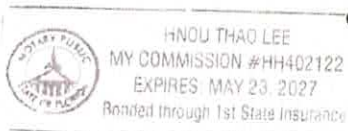
FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
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 10th day of December, 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:





# City of Tarpon Springs Code Enforcement Division

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS  
Case Number: 25-80000719

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.
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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 on \_\_\_\_\_, 2025 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 December 29, 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: 200 E. Tarpon Avenue, 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.

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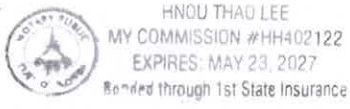
FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
CODE 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 29th day of December 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:



Parcel Summary (as of 08-Dec-2025)

Parcel Map

Parcel Number

12-27-15-77778-401-0090

Owner Name

HISTORICAL PROPERTIES INC

Property Use

1121 Strip Store - (2 or more stores)

Site Address

200 E TARPON AVE  
TARPON SPRINGS, FL 34689

Mailing Address

1648 SEABREEZE DR  
TARPON SPRINGS, FL 34689-2028

Legal Description

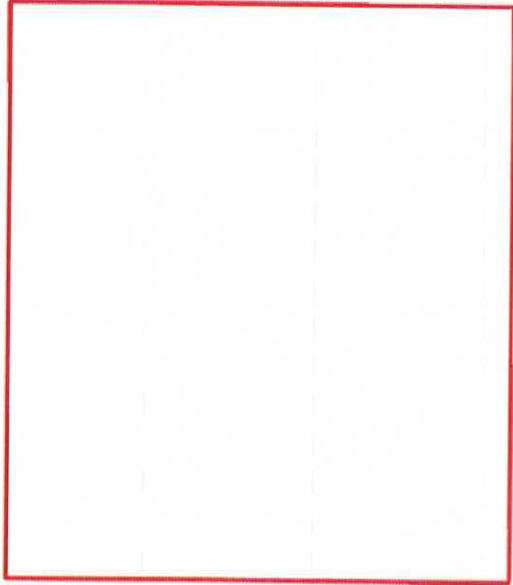
SAFFORD'S, A.P.K. BLK 40A, BEG AT A PT 5 FT E OF  
NW COR OF LOT 11 TH E 74 FT TH S 85 FT TH W 74  
FT TH N 85 FT TO POB

Current Tax District

TARPON SPRINGS (TS)

Year Built

1905



Heated SF	Gross SF	Living Units	Buildings
6,278	6,938	0	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	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
07198/0078	Find Comps	274.04	C	Current FEMA Maps	Check for EC	Zoning Map	H1/14

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$635,000	\$605,605	\$605,605	\$635,000	\$605,605

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
2024	N	\$570,000	\$550,550	\$550,550	\$570,000	\$550,550
2023	N	\$550,000	\$500,500	\$500,500	\$550,000	\$500,500
2022	N	\$455,000	\$455,000	\$455,000	\$455,000	\$455,000
2021	N	\$422,000	\$422,000	\$422,000	\$422,000	\$422,000



**2025 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	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	18.8372	(TS)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
13-Feb-1990	\$100	<a href="#">U</a>	I	TARAPANI JOHN K	HISTORICAL PROPERTIES INC	07198/0078
10-Oct-1989	\$16,000	<a href="#">M</a>	I	FORD BUDDY TR	PAPPAS, LOUIS L.	07106/0824
10-Oct-1989	\$16,000	<a href="#">M</a>	I	FORD BUDDY TR	PAPPAS, LOUIS L.	07106/0826
31-Oct-1983	\$88,000	<a href="#">M</a>				05615/1477

**2025 Land Information**

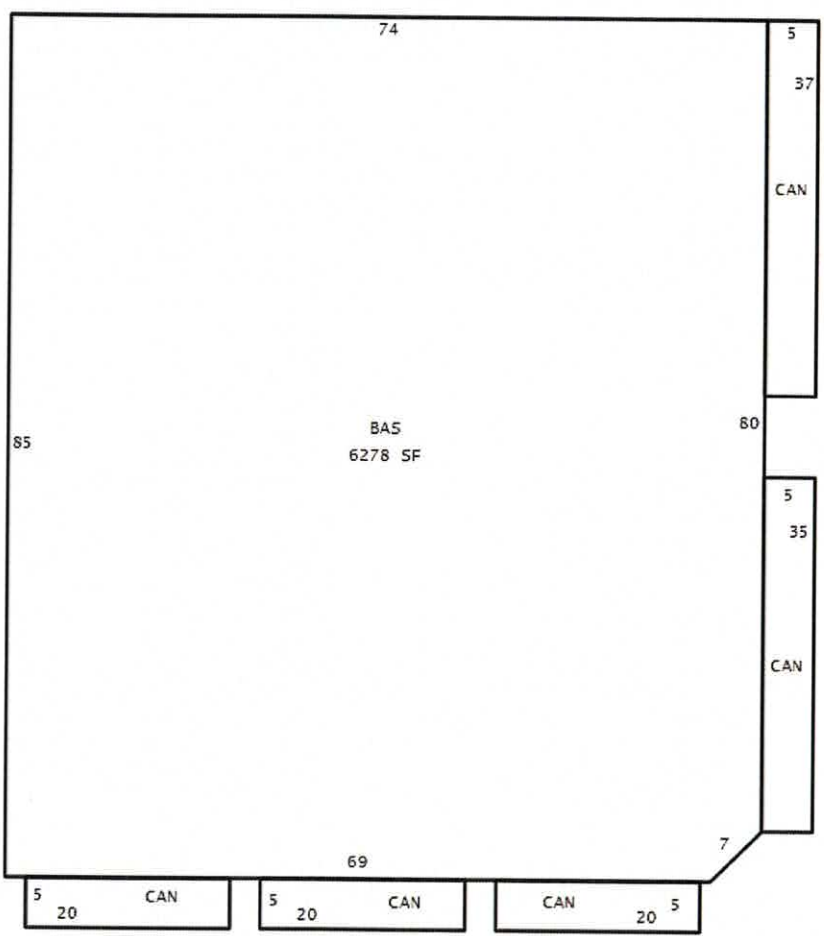
Land Area: $\cong$ 6,290 sf   $\cong$ 0.14 acres	Frontage and/or View: None	Seawall: No
--	----------------------------	-------------

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Stores, 1 Story	74x85	\$50	6,290	SF	1.0000	\$314,500

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Wood Frame/Truss
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1905
Building Type	Shopping Centers
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	14
Effective Age	40

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	6,278	6,278
Canopy(only or loading platform) (CAN)	0	660
<b>Total Area SF</b>	<b>6,278</b>	<b>6,938</b>



2025 Extra Features

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

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
<a href="#">97921</a>	ADDITION/REMODEL/RENOVATION	08/12/1997	\$3,868

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
(727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$11129.17				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R126886		TS

HISTORICAL PROPERTIES INC  
1648 SEABREEZE DR  
TARPON SPRINGS, FL 34689-2028

PARCEL NO.: 12/27/15/77778/401/0090  
SITE ADDRESS: 200 E TARPON AVE, TARPON SPRINGS  
PLAT: H1 PAGE: 14  
LEGAL:  
SAFFORD'S, A.P.K.  
BLK 40A, BEG AT A PT 5 FT  
E OF NW COR OF LOT 11 TH E  
74 FT TH S 85  
SEE ADDITIONAL LEGAL ON TAX ROLL

AD VALOREM TAXES							
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED		
GENERAL FUND	4.5423	605,605	0	605,605	2,750.84		
HEALTH DEPARTMENT	0.0713	605,605	0	605,605	43.18		
EMS	0.8050	605,605	0	605,605	487.51		
SCHOOL-STATE LAW	3.0450	635,000	0	635,000	1,933.58		
SCHOOL-LOCAL BD.	3.2480	635,000	0	635,000	2,062.48		
TARPON SPRINGS	5.3700	605,605	0	605,605	3,252.10		
SW FLA WTR MGMT.	0.1831	605,605	0	605,605	110.89		
PINELLAS COUNTY PLN.CNCL.	0.0175	605,605	0	605,605	10.60		
JUVENILE WELFARE BOARD	0.8250	605,605	0	605,605	499.62		
SUNCOAST TRANSIT AUTHORITY	0.7300	605,605	0	605,605	442.09		
<b>TOTAL MILLAGE</b>					18.8372	<b>GROSS AD VALOREM TAXES</b>	
						\$11,592.89	

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	
	\$0.00

**TAXES BECOME DELINQUENT APRIL 1ST**      **COMBINED GROSS TAXES AND ASSESSMENTS**      \$11,592.89

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

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$11129.17				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R126886		TS

HISTORICAL PROPERTIES INC  
1648 SEABREEZE DR  
TARPON SPRINGS, FL 34689-2028

PARCEL NO.: 12/27/15/77778/401/0090  
SITE ADDRESS: 200 E TARPON AVE, TARPON SPRINGS  
PLAT: H1 PAGE: 14  
LEGAL:  
SAFFORD'S, A.P.K.  
BLK 40A, BEG AT A PT 5 FT  
E OF NW COR OF LOT 11 TH E  
74 FT TH S 85  
SEE ADDITIONAL LEGAL ON TAX ROLL

**From:** Hnou Lee <hlee@ctsfl.us>  
**Sent:** Monday, December 8, 2025 2:44 PM  
**To:** Michael Rolleston <mrolleston@ctsfl.us>  
**Cc:** Hnou Lee <hlee@ctsfl.us>; Anthony Boone <aboone@ctsfl.us>  
**Subject:** RE: 200 E Tarpon ave

**CASE # 25-80000719** has been opened on **12/8/2025**, for the violation site at **200 E TARPON AVE**. All documentation related to the case has been uploaded to Naviline.

Below is a quick reference chart for the case

<b>CASE # 25-80000719 OPENED 12/8/2025</b>
<b>VIOLATION SITE: 200 E TARPON AVE TARPON SPRINGS, FL 34689</b>
<b>Property Owner(s): HISTORICAL PROPERTIES INC</b>
<b>MAILING ADDRESS: 1648 SEABREEZE DR TARPON SPRINGS, FL 34689-2028</b>
<b>Parcel ID: 12-27-15-77778-401-0090 TAX</b>
<b>DISTRICT: TS HOMESTEAD: N</b>
<b>Contact Info:</b>
<b>PCPA:x PCRT: x</b>
<b>COMPLAINANT: CEO MR DATE: 12/8/2025</b>
<b>ADDRESS: 324 PINE STREET</b>
<b>COMPLAINT(S): Unpermitted gas line in place</b>
<b>INITIAL INSPECTION 12/4/2025</b>

**From:** Michael Rolleston <mrolleston@ctsfl.us>  
**Sent:** Monday, December 8, 2025 2:20 PM  
**To:** Hnou Lee <hlee@ctsfl.us>  
**Subject:** 200 E Tarpon ave

Please open a case for this property.

Unpermitted gas line in place. More notes to follow.

Mike Rolleston  
Code Enforcement Officer  
City of Tarpon Springs  
Sent from my smartphone



**From:** Michael Rolleston <mrolleston@ctsfl.us>

**Sent:** Wednesday, December 17, 2025 5:53 PM

**To:** Tracey Swade <tracey@currentstarponssprings.com>; Code Enforcement <CodeEnforcement@ctsfl.us>

**Cc:** Tracey Swade <tracey@currentstarponssprings.com>

**Subject:** Re:

Good afternoon,

I did pull the permit you are speaking about. It was the building inspector who approved an emergency repair with the gas line running over the building. In the permit notes entered by inspector David Gilson. He instructed roto roter to use the temporary line as an emergency repair while they buried the new gas line across the parking lot.

After speaking with the current building official and fire Marshal the current gas line running over the roof will not be allowed to stay in place. You will need to pull a permit and bury the new gas line.

Mike Rolleston  
Code Enforcement officer

Mike Rolleston  
Code Enforcement Officer  
City of Tarpon Springs  
Sent from my smartphone

---

**From:** Tracey Swade <[tracey@currentstarponssprings.com](mailto:tracey@currentstarponssprings.com)>

**Sent:** Wednesday, December 17, 2025 5:35:35 PM

**To:** Code Enforcement <[CodeEnforcement@ctsfl.us](mailto:CodeEnforcement@ctsfl.us)>

**Cc:** Tracey Swade <[tracey@currentstarponssprings.com](mailto:tracey@currentstarponssprings.com)>

**Subject:**

To Whom it May Concern, Re: case # 25-80000719 A few years before the pandemic we had, with permission from the Landlord John Tarapani, used Rotor Rooter to pull a permit to redo the gas line. The Code Enforcement Officer at the time said

**Warning: Unusual sender** <[tracey@currentstarponssprings.com](mailto:tracey@currentstarponssprings.com)>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

To Whom it May Concern,

Re: case # 25-80000719

A few years before the pandemic we had, with permission from the Landlord John Tarapani, used Rotor Rooter to pull a permit to redo the gas line. The Code Enforcement Officer at the time said that the "lines were up there so well it would make it for decades to come with hurricanes and storms." I am sorry I can't remember his name, but you will find it on the permit.

Please don't hesitate to reach out if you have any questions.

Thanks so much,

Tracey Swade

727-481-3260

[Tracey@currentstarponsprings.com](mailto:Tracey@currentstarponsprings.com)

[www.currentstarponsprings.com](http://www.currentstarponsprings.com)

200 E. Tarpon Ave, Tarpon Springs FL, 34689



currents



**City Of Tarpon Springs**  
**Code Enforcement**

3468

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Postmark  
Here

**HISTORICAL PROPERTIES INC**  
**1648 SEABREEZE DR**  
**TARPON SPRINGS, FL 34689-2**  
**NOV25-80000719/1292025**

PS Form 3800, April 2015 8311 7530020009647 See Reverse for Instructions

7022 0410 0002 9761 2027



7022 0410 0002 9761 2027

**HISTORICAL PROPERTIES INC**  
**1648 SEABREEZE DR**  
**TARPON SPRINGS, FL 34689-2**  
**NOV25-80000719/1292025**



**City Of Tarpon Springs**  
**Code Enforcement**  
**324 Pine Street, Tarpon Springs, FL 34689**

**HISTORICAL PROPERTIES INC**  
**1648 SEABREEZE DR**  
**TARPON SPRINGS, FL 34689-2**  
**NOV25-80000719/1292025**

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:

**HISTORICAL PROPERTIES INC**  
**1648 SEA BREEZE DR**  
**TARPON SPRINGS, FL 34689-2**  
**NOV25-80000719/1292025**



9590 9402 7938 2305 4626 76

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2027

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*N. Lopez*

C. Date of Delivery

*12/12*

D. Is delivery address different from item label? If YES, enter delivery address below.

- Yes
- No

**RECEIVED**

DEC 16 2025

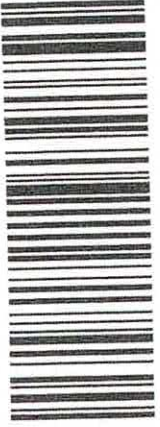
3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

TARPON SPRINGS  
CODE ENFORCEMENT

Domestic Return Receipt



**City Of Tarpon Springs**  
**Code Enforcement**  
 324 Pine Street, Tarpon Springs, FL 34689



7022 0410 0002 9761 2140

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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 \$ \_\_\_\_\_

Postmark Here \_\_\_\_\_

See Reverse for Instructions

**HISTORICAL PROPERTIES INC**  
**1648 SEABREEZE DR**  
**TARPON SPRINGS, FL 34689-2**  
**NOH25-80000719/12292025**

**HISTORICAL PROPERTIES INC**  
**1648 SEABREEZE DR**  
**TARPON SPRINGS, FL 34689-2**  
**NOH25-80000719/12292025**

**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:

**HISTORICAL PROPERTIES INC**  
**1648 SEABREEZE DR**  
**TARPON SPRINGS, FL 34689-2**  
**NOH25-80000719/12292025**

9590 9402 7277 1284 4396 75

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2140

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature \_\_\_\_\_  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

3. Service Type

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery

Collect on Delivery Restricted Delivery Restricted Delivery

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**OFFICIAL USE**

7022 0410 0002 9761 2140

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage \$

**HISTORICAL PROPERTIES INC**  
**1648 SEABREEZE DR**  
**TARPON SPRINGS, FL 34689-2**  
**NOH25-80000719/12292025**

PS Form 3800, April 2013 PSN 7530-02-000-9003

See Reverse for Instructions

**NEW BUSINESS – First Orders**

**C-5 Case # 25-80000722**

St. Mary USA LLC  
4 S. Pinellas Avenue  
Tarpon Springs, FL 34689  
PID 12-27-15-89982-070-0101

**Violation Codes:**

212.00 BUILDING PERMITS  
274.00 BUSINESS TAX RECEIPT REQUIRED  
56.06 MOBILE FOOD DISPENSING VEHICLES; AS  
ACCESSORY TO FOOD AND DRINK ESTABLISHMENTS.

**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@ctsfl.us>

**Sent:** Friday, December 12, 2025 9:53 AM

**To:** Hnou Lee <hlee@ctsfl.us>

**Subject:** 4 Pinellas ave

Please open a case for this property.

Self initiated

Unpermitted work.

Expired business tax receipt

No business tax receipt for food trucks

Food truck is being stored on the property outside of permitted hours.

Mike Rolleston

Code Enforcement Officer

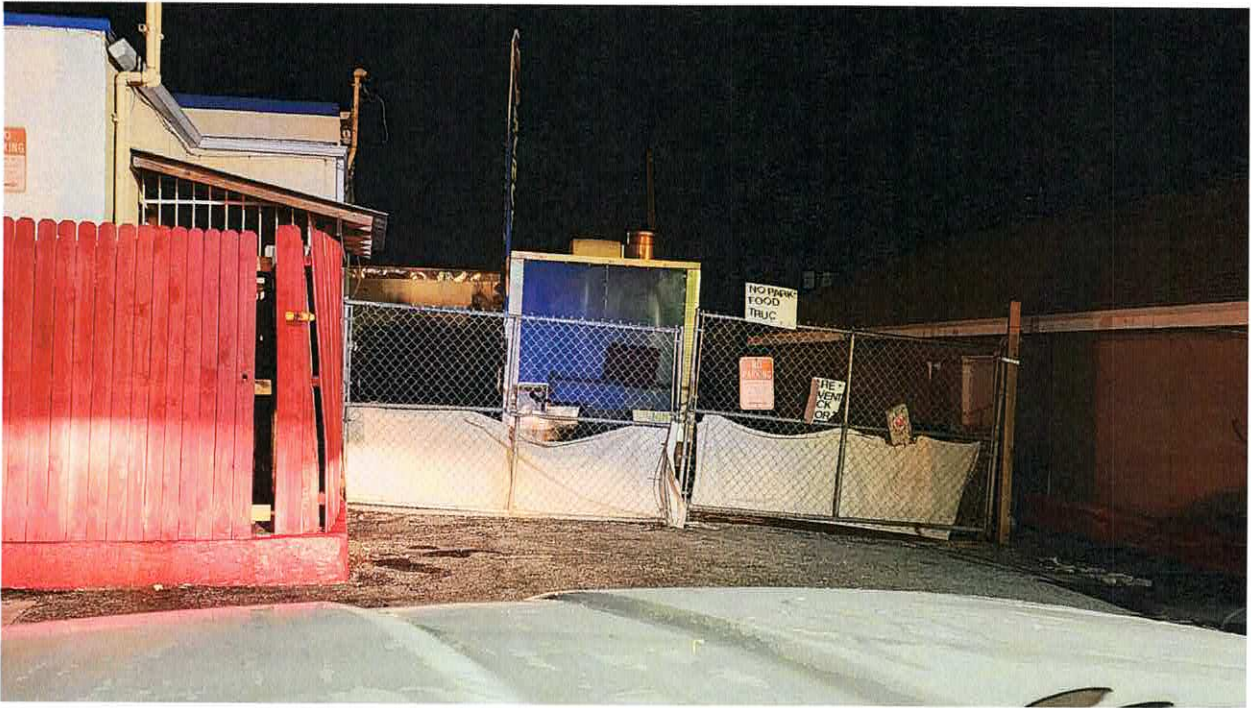
City of Tarpon Springs

Sent from my smartphone



**VIOLATION SITE: 4 S PINELLAS AVE TARPON SPRINGS, FL 34689**  
**INITIAL INSPECTION 12/12/2025 CEO MR**





**VIOLATION SITE: 4 S PINELLAS AVE TARPON SPRINGS, FL 34689**  
**INITIAL INSPECTION 12/12/2025 CEO MR**



VIOLATION SITE: 4 S PINELLAS AVE TARPON SPRINGS, FL 34689  
INITIAL INSPECTION 12/12/2025 CEO MR

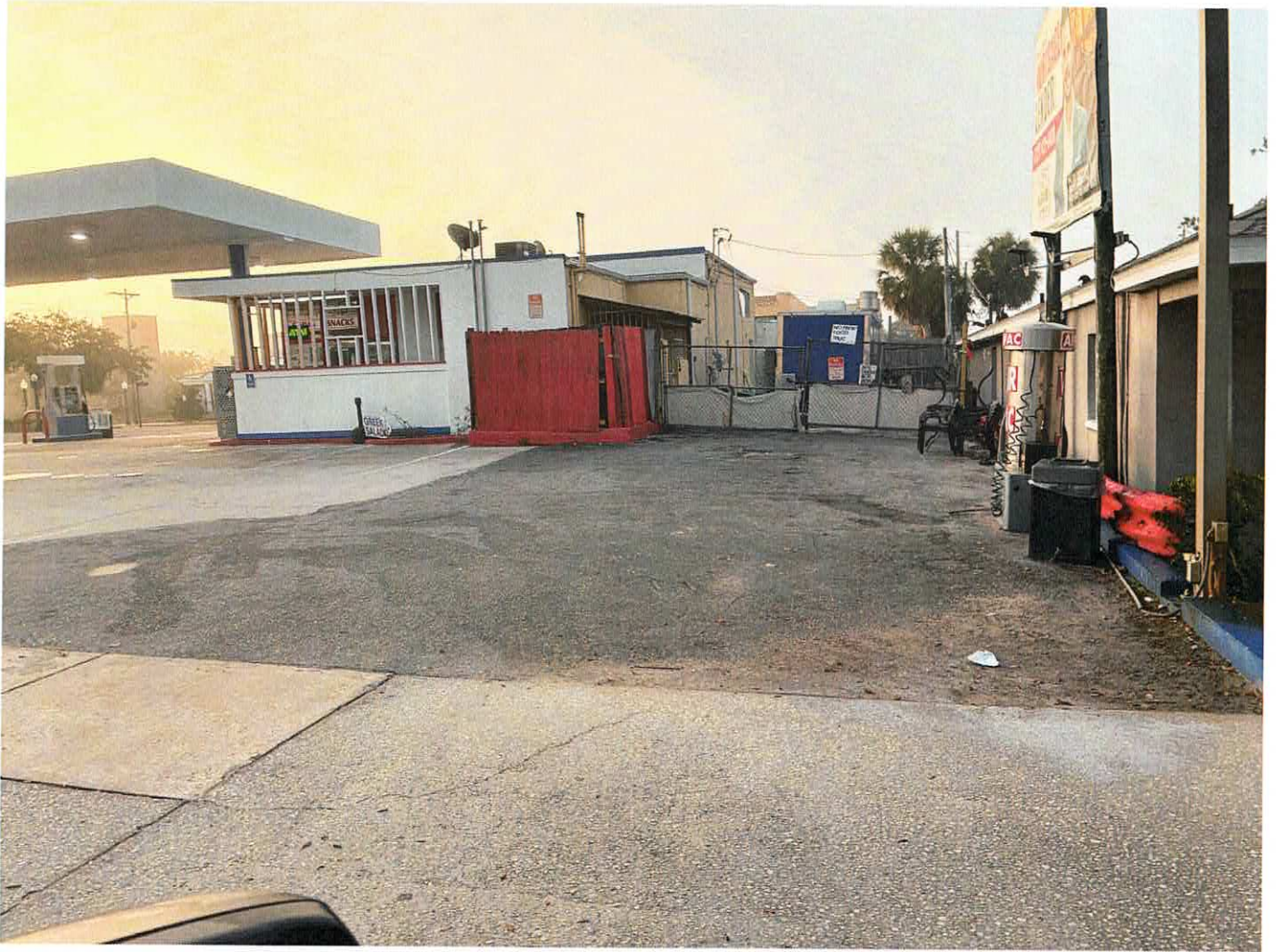


CASE # 25-80000722

VIOLATION SITE: 4 S PINELLAS AVE TARPON SPRINGS, FL 34689

INSPECTION 12/29/2025

BY MROLLESTON



CASE # 25-8000722

VIOLATION SITE: 4 S PINELLAS AVE TARPON SPRINGS, FL 34689

INSPECTION 12/29/2025

BY MROLLESTON



# City of Tarpon Springs Code Enforcement Division

## NOTICE OF VIOLATION

**Date Issued: 12-15-2025**

**Case Number: 25-80000722**

The Tarpon Springs 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 **11/18/2025** at the property located at the following address: **4 S Pinellas AVE (12-27-15-89982-070-0101)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

**212.00 BUILDING PERMITS**

**247.00 BUSINESS TAX RECEIPT REQUIRED**

**56.06 MOBILE FOOD DISPENSING VEHICLES; AS ACCESSORY TO FOOD AND DRINK ESTABLISHMENTS.**

**DESCRIPTION:** There is exposed frame work without inspection or permit. There is an expired Business tax receipt for the gas station and none was ever secured for the food truck. The food truck is being stored on the property overnight.

**REMEDY:** Apply for after the fact permits and have all completed work approved. Make contact with the building department. Secure two business tax receipts. One for the gas station and one for the mobile food truck to be on site. Ensure the truck is not being stored on the property.

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](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 **12/28/2025**. 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](mailto:alltspdcodeenf@tspd.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.  
Sincerely,

*Michael Rolleston*

Michael Rolleston  
Code Enforcement Officer  
City of Tarpon Springs  
Code Enforcement Division





# City of Tarpon Springs Code Enforcement Division

## CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

### **NOTICE OF HEARING AND STATEMENT OF VIOLATION**

Date: December 29, 2025

Via Certified Mail

**Case Number:** 25-80000722

**Property Owner:** St. Mary USA LLC

**Owner Address:** 822 Belted Kingsfisher Drive S., Palm Harbor, FL 34683-6677

**Violation Property Located:** 4 S. Pinellas Avenue, Tarpon Springs, FL 34689

**Parcel ID:** 12-27-15-89982-070-0101

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 **December 15, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **December 28, 2025**. A re-inspection of the subject property on **December 28, 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 25-8000722 on January 8, 2026, 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:

**212.00 BUILDING PERMITS**

**274.00 BUSINESS TAX RECEIPT REQUIRED**

**56.06 MOBILE FOOD DISPENSING VEHICLES; AS ACCESSORY TO FOOD AND DRINK ESTABLISHMENTS.**

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 **December 15, 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 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.



# City of Tarpon Springs Code Enforcement Division

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](mailto: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](mailto:mrolleston@tspd.us).

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 2102**



# 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: 25-80000722

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 December 15, 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, 4 S Pinellas Avenue , 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: \_\_\_\_\_

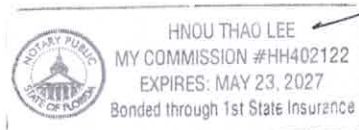
FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
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 15TH day of December, 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:





# City Of Tarpon Springs Code Enforcement Division

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS  
Case Number: 25-80000722

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 on \_\_\_\_\_, 2025 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 December 29, 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: 4 S. Pinellas Avenue, 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 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 30th day of December, 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:



Parcel Summary (as of 12-Dec-2025) Parcel Map

Parcel Number  
**12-27-15-89982-070-0101**

Owner Name  
ST MARY USA LLC

Property Use  
1122 Convenience Store

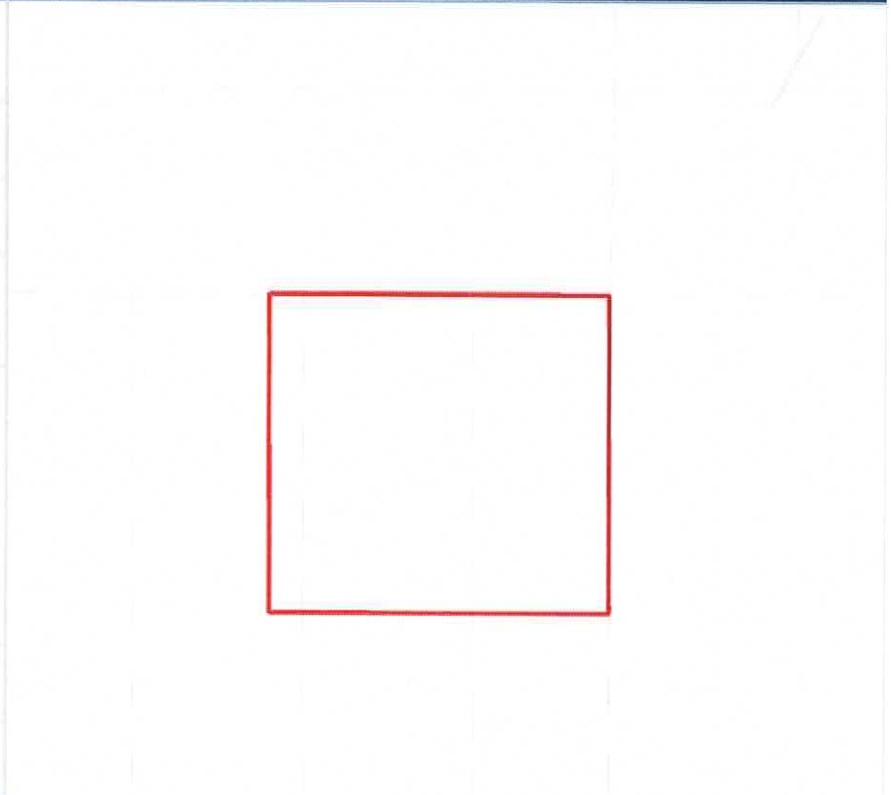
Site Address  
4 S PINELLAS AVE  
TARPON SPRINGS, FL 34689

Mailing Address  
822 BELTED KINGFISHER DR S  
PALM HARBOR, FL 34683-6677

Legal Description  
TARPON SPRINGS OFFICIAL MAP BLK 70, N 94FT OF LOT 1 AND 2 AND E 10FT OF N 94FT OF LOT 3 (SEE S12-27-15)

Current Tax District  
TARPON SPRINGS (TS)

Year Built  
1959



Heated SF	Gross SF	Living Units	Buildings
1,437	1,659	0	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	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
21320/0324	Find Comps	275.03	D	Current FEMA Maps	Check for EC	Zoning Map	D-G/800

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000

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
2024	N	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000
2023	N	\$365,000	\$365,000	\$365,000	\$365,000	\$365,000
2022	N	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000
2021	N	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000



2025 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	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	18.8372	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Dec-2020	\$630,000	<u>U</u>	I	JEK LLC	ST MARY USA LLC	21320/0324
18-Apr-2007	\$100	<u>U</u>	I	KRITSEPIS JOHN E	J E K LLC	15746/2696
29-Mar-2007	\$100	<u>U</u>	I	KRITSEPIS JOHN E	J E K LLC	15711/0528
03-Dec-1993	\$110,000	<u>Q</u>	I	ARFARAS MICHAEL N	KRITSEPIS, JOHN	08491/1129

2025 Land Information

Land Area:  $\cong$  9,400 sf |  $\cong$  0.21 acres

Frontage and/or View: None

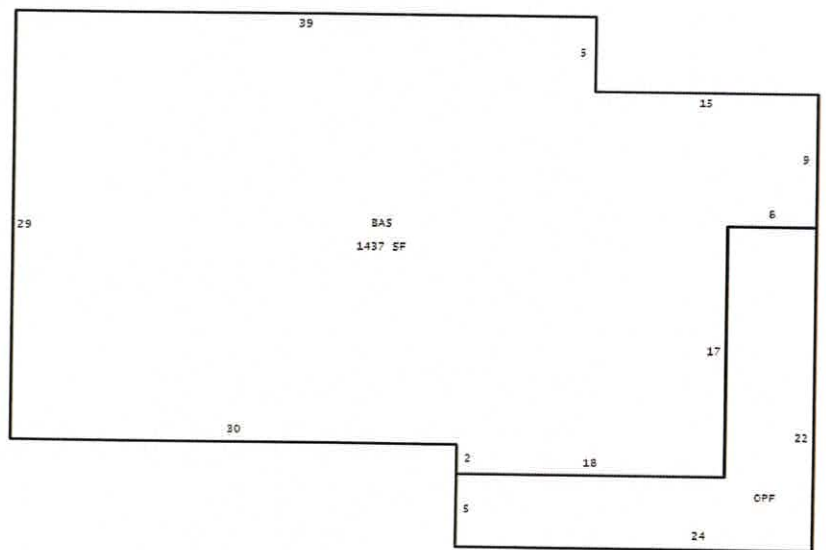
Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Stores, 1 Story	94x100	\$40	9,400	SF	1.0000	\$376,000

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1959
Building Type	Convenience Stores
Quality	Minimal
Floor Finish	Vinyl Asb Tile
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	6
Effective Age	41
Additional Information	
Site Address	4 S PINELLAS AVE
Site Address	6 S PINELLAS AVE

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,437	1,437
Open Porch (OPF)	0	222
<b>Total Area SF</b>	<b>1,437</b>	<b>1,659</b>



**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	1,500.0	\$6,000	\$6,000	0
CANOPY	\$34.00	1,176.0	\$39,984	\$21,192	1999
CONC PAVE	\$12.00	3,000.0	\$36,000	\$36,000	2024
CONC PAVE	\$12.00	2,300.0	\$27,600	\$27,600	0

**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
<a href="#">23-00002074</a>	TPP USE	10/04/2023	\$0
<a href="#">09-00000058</a>	ADDITION/REMODEL/RENOVATION	04/07/2009	\$13,500
<a href="#">991946</a>	ADDITION/REMODEL/RENOVATION	03/01/2000	\$2,000
<a href="#">991609</a>	CANOPY	12/21/1999	\$10,000





**City Of Tarpon Springs**  
Code Enforcement

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 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
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Postage

**ST MARY USA LLC**  
**822 BELTED KINGFISHER DR S**  
**PALM HARBOR, FL 34683-667**  
**NOV25-80000722/12152025**

PS Form 3800, January 2012 (PSN 7530-02-000-9000) See Reverse for Instructions

7022 0410 0002 9761 2065

34685



7022 0410 0002 9761 2065

**ST MARY USA LLC**  
**822 BELTED KINGFISHER DR S**  
**PALM HARBOR, FL 34683-667**  
**NOV25-80000722/12152025**



**City Of Tarpon Springs**  
**Code Enforcement**  
**324 Pine Street, Tarpon Springs, FL 34689**

**ST MARY USA LLC**  
**822 BELTED KINGFISHER DR S**  
**PALM HARBOR, FL 34683-667**  
**NOV25-80000722/12152025**





**City Of Taron Springs**  
**Code Enforcement**  
 324 Pine Street, Taron Springs, FL 34689

**CERTIFIED MAIL®**



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**ST MARY USA LLC**  
**822 BELTED KINGFISHER DR S**  
**PALM HARBOR, FL 34683-6677**  
**NOH25-80000722/12292025**

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 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 \$ \_\_\_\_\_

Postmark  
 Here

**ST MARY USA LLC**  
**822 BELTED KINGFISHER DR S**  
**PALM HARBOR, FL 34683-6677**  
**NOH25-80000722/12292025**

See Reverse for Instructions

**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:  
**ST MARY USA LLC**  
**822 BELTED KINGFISHER DR S**  
**PALM HARBOR, FL 34683-6677**  
**NOH25-80000722/12292025**



9590 9402 7938 2305 4626 07

**2. Article Number (Transfer from service label)**

7022 0410 0002 9761 2102

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
 X  
 B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below: \_\_\_\_\_

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail  
 Mail Restricted Delivery (500)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

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**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

\$

**ST MARY USA LLC**  
**822 BELTED KINGFISHER DR S**  
**PALM HARBOR, FL 34683-667**  
**NOH25-80000722/12292025**

Postmark  
Here

7022 0410 0002 9761 2102

PS Form 3800, April 2013 PSN 7530-02-000-9007

See Reverse for Instructions

Vertical barcode or tracking number on the left edge of the page.



# 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 25-80000585 in which violations of City code identified on the property located at 25 W. Martin Luther King Jr. Drive., Tarpon Springs, FL 34689, also described as 13-27-15-89946-010-0070 (hereinafter the "Property" ).
4. That on December 11, 2025, I inspected the Property to determine whether compliance with city ordinance 8-40, 8-41, and 36.03, had been achieved on or before December 11, 2025, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on December 11, 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 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 12th day of December 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

NOTARY

Title

(NOTARY SEAL)



MINUTES  
CODE ENFORCEMENT BOARD  
DECEMBER 11, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, DECEMBER 11, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	CARL DEMOTSES MICHAEL MATTIA STEVEN OGLE GEORGE STEFFEN ROBERT PAUL AUDREY MERRIEX PENNY LAMBRIANOS	CHAIR VICE CHAIR MEMBER MEMBER MEMBER ALTERNATE ALTERNATE
ABSENT/EXCUSE:	ETHAN ABERCROMBIE MARGARET KERN	MEMBER MEMBER
ALSO PRESENT:	ANDREW SALZMAN BOBBIE COLE ANTHONY BOONE MICHAEL ROLLESTON HNOU LEE	BOARD ATTORNEY CITY CLERK'S OFFICE REPRESENTATIVE CODE ENFORCEMENT SUPERVISOR CODE ENFORCEMENT INSPECTOR CODE ENFORCEMENT REPRESENTATIVE

**CALL TO ORDER:**

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

**ROLL CALL:**

Ms. Cole called the roll.

**INVOCATION:**

Chair Demotses gave the invocation.

**PLEDGE OF ALLEGIANCE:**

Chair Demotses led the Pledge of Allegiance to the Flag.

**HEARING PROCEDURES:**

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

**SWEARING IN:**

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

**AFFIDAVITS OF COMPLIANCE:**

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

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

MOTION: DR. MATTIA  
SECOND: MR. OGLE

To accept the Affidavit of Compliance for  
Case No. 25-80000436.

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

**2. CASE NO. 25-80000391 – LUGGERS BACKUP, LLC – 607 ISLAND DRIVE – 12/27/15/53352/005/0020**

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

MOTION: DR. MATTIA  
SECOND: MR. OGLE

To accept the Affidavit of Compliance for  
Case No. 25-80000391.

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

**3. 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 Respondent was not present.

MOTION: DR. MATTIA  
SECOND: MR. OGLE

To accept the Affidavit of Compliance for  
Case No. 25-80000471.

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

**APPROVAL OF MINUTES – SEPTEMBER 11, 2025 AND OCTOBER 9, 2025**

---

MOITION: MR. OGLE  
SECOND: DR. MATTIA

To accept the Minutes as written for September 11, 2025 and October 9, 2025.

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

**PUBLIC COMMENTS:**

No public comments.

**BOARD AND STAFF COMMENTS:**

Mr. Ogle welcomed back Anthony Boone as the Code Enforcement Supervisor.

**ADJOURNMENT:**

Chair Demotses adjourn the meeting at 2:09 p.m.

---

CARL DEMOTSES, CHAIR

ATTEST:

---

K.MICHELE MANOUSOS, CMC  
DEPUTY CITY CLERK & COLLECTOR

**ITY 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.*