



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 AGENDA THURSDAY, FEBRUARY 12, 2026 2:00 PM - CITY HALL AUDITORIUM

CALL TO ORDER

Carl Demotses, Chairman

ROLL CALL

Bobbie Cole, Code Board Secretary

INVOCATION

A Code Board member will do the invocation.

PLEDGE OF ALLEGIANCE

By all that is present during Code Board Hearing.

HEARING PROCEDURES

Carl Demotses, Chairman

SWEARING IN

Bobbie Cole, Code Board Secretary

ADDENDUM

Items added to the agenda since the initial agenda was posted on February 2, 2026.

NEW BUSINESS

There is no new business to be heard at this time.

OLD BUSINESS

Code case updates from the last code board hearing on January 8, 2026.

1. **C-1 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

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. Addendum:

2. **ADDENDUM:**

C-4 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 COMPLIANCE (FINES DUE)

The respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board. There are FINES DUE. Request the Code Enforcement Board to accept the Affidavits of Compliance. There are no Affidavits of Compliance to be accepted at this time.

AFFIDAVITS OF COMPLIANCE (NO FINES DUE)

The respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board. There are NO FINES DUE. Request the Code Enforcement Board to accept the Affidavits of Compliance.

3. **C-2 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

REQUEST FOR FINE 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.

4. **C-3 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

Approximate Fine Due: \$4,610.00

Daily Fine \$50.00 (9/10/2025 12/11/2025) \$4,600.00
Satisfaction Fee \$10.00

5. **ADDENDUM:**

Hearing Date: January 8, 2026.

- a. January 8, 2026 Code Enforcement Board Minutes

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 March 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 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

OLD BUSINESS – Code Case Updates

Code case updates from the last code board hearing on January 8, 2026.

C-1 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: 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



200 E. Tarpou Ave.
Initial Inspection LA 8-2025
BY CED MRollerston.
Case 25-80060719





200 E. Tarron Ave.
Initial Inspection
12.8.2025
By CED MIRA Weston
Case 25-800007119



200 E TARDON AVE.
INITIAL INSPECTION
BY CED MIDDLESTON
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

**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

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 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 at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or via email mrolleston@tspd.us.

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

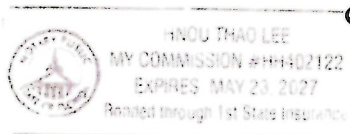
FURTHER AFFIANT SAYETH NAUGHT.

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)



Hnou Thao Lee
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

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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: 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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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 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

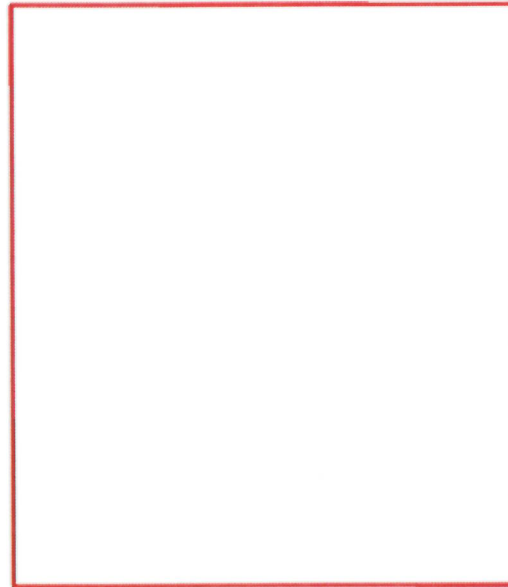
SAFFORD'S, A.P.K. BLK 40A, BEG AT A PT 5 FT E OF
NW COR OF LOT 11 TH E 74 FT TH S 85 FT TH W 74
FT TH N 85 FT TO POB

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	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

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
View 2025 Tax Bill	18.8372	(TS)

Sales History

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

2025 Land Information

Land Area: \cong 6,290 sf | \cong 0.14 acres

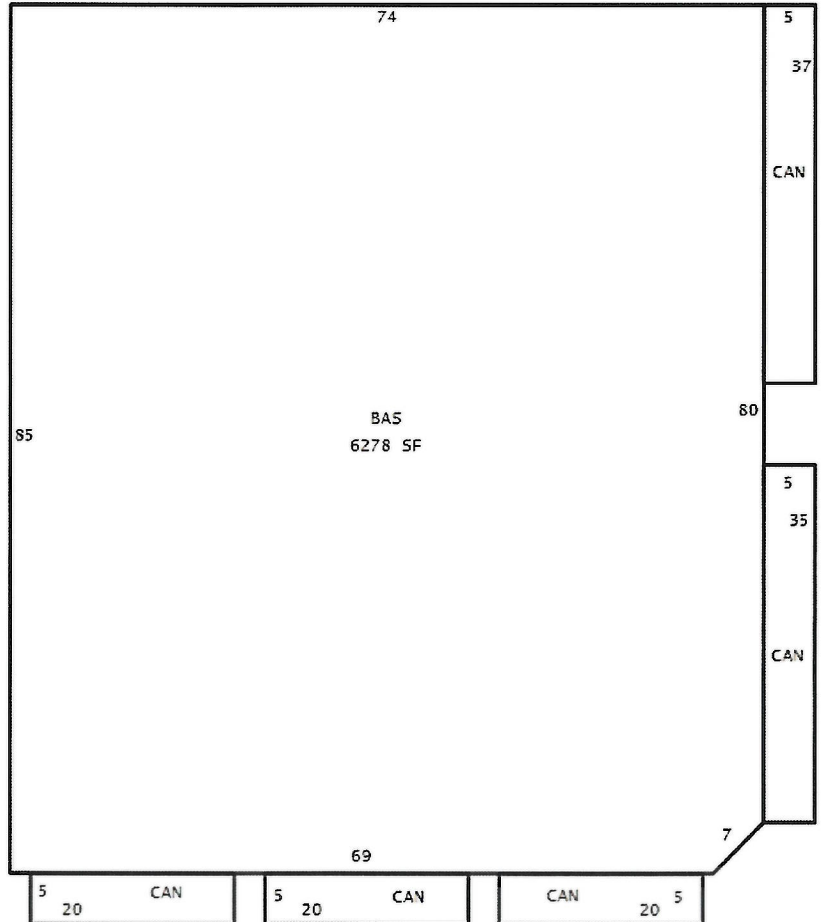
Frontage and/or View: None

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		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	6,278	6,278
Floor System	Slab On Grade	Canopy(only or loading platform) (CAN)	0	660
Exterior Walls	Concrete Blk/Stucco	Total Area SF	6,278	6,938
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			



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
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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
97921	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
• 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
TOTAL MILLAGE	18.8372			GROSS AD VALOREM TAXES	\$11,592.89

NON-AD VALOREM ASSESSMENTS

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

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

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>

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

To: Code Enforcement <CodeEnforcement@ctsfl.us>

Cc: Tracey Swade <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>

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

www.currentstarponsprings.com

200 E. Tarpon Ave, Tarpon Springs FL, 34689

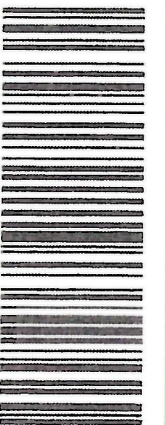


currents



City Of Tarpon Springs
Code Enforcement

3468



7022 0410 0002 9761 2027

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Certified Mail Fee \$ _____

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

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Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
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Total \$ _____

Street Address
HISTORICAL PROPERTIES INC
1648 SEABREEZE DR

City, State, ZIP+4®
TARPON SPRINGS, FL 34689-2
NOV25-80000719/1292025

PS Form 3800, April 2015 PSN 7530-02-000-9007 See Reverse for Instructions



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

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 SE BREEZE DR
TARPOON 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. [Handwritten Name]

C. Date of Delivery

12/16

D. Is delivery address different from sender's?
If YES, enter delivery address below.

Yes
 No

RECEIVED

DEC 16 2025

3. Service Type

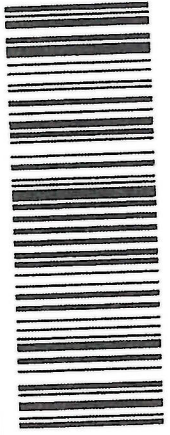
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted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

TARPOON SPRINGS
CODE ENFORCEMENT

Domestic Return Receipt



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



7022 0410 0002 976J 2140

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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
NOH25-80000719/12292025

See Reverse for Instructions

PS Form 3811, April 2010 PSN 7530-02-000-9055

0412 1926 2000 0140 2202

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 976J 2140

PS Form 3811, July 2020 PSN 7530-02-000-9055

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™
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

restricted Delivery

Domestic Return Receipt

7022 0410 0002 9761 2140

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OFFICIAL USE

Certified Mail Fee

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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

Postage

\$

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

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

See Reverse for Instructions



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 NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement Supervisor Anthony Boone, 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 Inspector for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 25-80000722, in which violations of City code identified on the property located at 4 S. Pinellas Avenue, Tarpon Springs, FL 34689, also described as 12-27-15-89982-070-0101 (hereinafter the "Property").
4. That on **February 5, 2026**, I inspected the Property to determine whether compliance with city ordinance 212.00, 274.00, and 56.06, had been achieved on or before February 8, 2026, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **February 11, 2026**, I determined it was not in compliance as ordered.

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

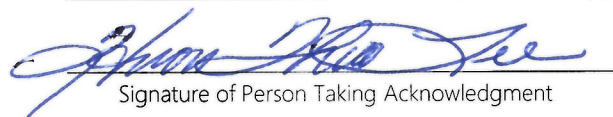

Code Enforcement Inspector Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 11th day of **February 2026**, 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

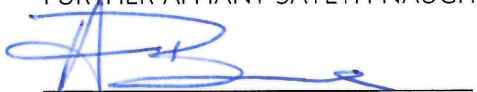
CITY OF TARPON SPRINGS, FLORIDA
A Political Subdivision of the State of Florida
AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement Supervisor Anthony Boone, 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 25-80000705 in which violations of City code identified on the property located at 1010 Hamilton Avenue, Tarpon Springs, FL 34689, also described as PID 10-27-15-87822-009-0010 (hereinafter the "Property").
4. That on 1/29/2026, I inspected the Property to determine whether compliance with city ordinance 8-52 PROHIBITIONS, 42.00 PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS, had been achieved on or before 2/23/2026, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on 1/29/2026, it was determined to be in compliance.

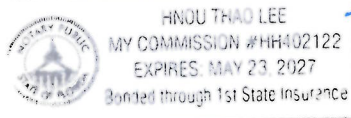
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHER AFFIANT SAYETH NAUGHT.

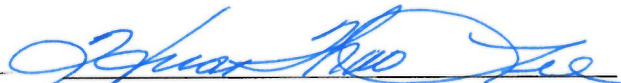

Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 30th day of January 2026, 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

Code Enforcement Board - Fine Reduction Request

TO BE COMPLETED BY THE PROPERTY OWNER

Complete all sections of this application for the consideration of a reduction of fines by the Code Enforcement Board to be scheduled.

Code Case Number: 25-80000585

Address of Violation: Parcel Number 13-27-15-89946-010-0070

List Violation(s): 8-40 Duty of Maintenances of Private Property , 8-41 Nuisance Conditions, , 36.03 Fences, Walls, And Hedges

Name of Current Property Owner: Anthony Marcello, Trustee Anthony Marcello, Trust

Address of Current Property Owner: 25 W Martin Luther King Jr. Drive (VL) Tarpon Springs, FL 34689

Phone Number of Current Property Owner: (727) 686-4717

Email Address of Current Property Owner: antlaur2@msn.com

Name of Individual Completing this Form: _____

Reason the violation was not in compliance by the date ordered by the Code Enforcement Board:

Reason for a request for reduction of fines: Please see attachment

Print Name: Anthony Marcello
Signature: _____

Date: 1/22/26

Dear Tarpon Springs Board members,

First and foremost, I'd like to apologize for the miscommunication concerning my property on W Martin Luther King Jr. Drive. Unfortunately, I moved from my mailing address temporarily and did not immediately receive your notices about the state of the landscaping and fencing. Once I did finally receive the notices, which did not include a certified letter, I contacted Mike, from Code Enforcement, to confirm the status of my property. Upon verifying the violation, I promptly visited the property, tended to the overgrown lawn, and addressed the two broken front gates. During my visit, I failed to realize that the back fence was in violation and needed mending. I checked in with Mike to inform him that I had complied to the violations, however he advised me, after inspecting the property, that the back fence was still in violation. The next day, I repaired the fencing and notified Mike that it was complete.

While I am culpable for this delay in resolving the violation, I hope you take into account that during the fifteen years that I have owned this property, it has been well-kept and maintained, in direct contrast to the surrounding area. Before I purchased the property, 25 W Martin Luther King Jr. Drive, my property as well as the adjacent properties were overgrown, neglected, and illegally occupied by homeless people. Subsequently after I acquired the property, it has been in great condition without any violations up until recently.

Please take into consideration that while this ordeal took place, I was struggling to uphold my lawn business of twenty four years from shutting down. I wasn't able to find enough employees to keep up with the demand of jobs from my clients. I stretched myself thin attempting to complete my workload without the assistance of a team. Unfortunately, my property on W Martin Luther King Jr. Drive was neglected along with many of my clients as I strained to maintain my business on my own, which I lost due to my inability to acquire employees. Due to this loss, as of now I have no source of income. Thank you for your time.

Sincerely,

Anthony Marcello



1/22/24

MINUTES
CODE ENFORCEMENT BOARD
JANUARY 8, 2026

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, JANUARY 8, 2026 AT 2:00 P.M. WITH THE FOLLOWING:

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

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.

ANNOUNCEMENT:

**1. CASE NO. 25-80000411 – JUNIPER DEVELOPMENT, LLC – 1098 S. PINELLAS AVENUE
13/27/15/89946/007/0010**

This case was deferred.

1st Draft

NEW BUSINESS:

**5. CASE NO. 25-80000719 – HISTORICAL PROPERTIES, INC. – 200 E. TARPON AVENUE
12/27/15/7778/401/0090**

Michael Rolleston, Code Enforcement Inspector and Keith Meade, Building Development Director testified on behalf of the City. John Tarapani, Representative, was present and testified.

MOTION: DR. MATTIA
SECOND: MR. STEFFEN

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, Keith Meade, Building Development Director, John Tarapani, Representative and viewing the evidence five (5) exhibits submitted by the City it was evident that Historical Properties, Inc. was in violation of City Code(s) 212.00.

CONCLUSION OF LAW: Historical Properties, Inc. was in violation of Section(s) 212.00 of the Tarpon Springs Code. The Code Enforcement Board would be brought back this case at the next Code Enforcement Board meeting on February 12, 2026.

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

NEW BUSINESS (con't):

2. CASE NO. 25-80000586 – FEDERAL HOME LOAN MORTGAGE CORPORATION TRUSTEE – FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST – 1107 GOSHEN ROAD – 14/27/15/45180/004/0160

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

MOTION: MR. STEFFEN
SECOND: MR. OLGE

FINDING OF FACTS: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, and viewing the evidence of five (5) exhibits submitted by the City it was evident that Federal Home Loan Mortgage Corporation Trustee and Freddie Mac Seasoned Loans Structured Transaction Trust was in violation of City Code(s) 8-40, 8-41 and 8-52.

CONCLUSION OF LAW: Federal Home Loan Mortgage Corporation Trustee and Freddie Mac Seasoned Loans Structured Transaction Trust was in violation of Section(s) 8-40, 8-41 and 8-52 of the City Code.

ORDER: It was the Order of the Board that Federal Home Loan Mortgage Corporation Trustee and Freddie Mac Seasoned Loans Structured Transaction Trust shall comply with Code of the City of Tarpon Springs Section(s) 8-40, 8-41 and 8-52 by February 23, 2026. If Federal Home Loan Mortgage Corporation Trustee and Freddie Mac Seasoned Loans Structured Transaction Trust do not comply within the time specified, the Board may order a fine for each day the violation continue to exist, plus the cost of prosecuting the case.

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

NEW BUSINESS (con't):

3. CASE NO. 25-80000705 – HARALAMBOS I. KITSOS – 1010 HAMILTON AVENUE – 10/27/15/87822/009/0010

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

MOTION: MS. KERN
SECOND: MR. PAUL

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, and viewing the evidence of five (5) exhibits submitted by the City was evident that Haralambos I. Kitsos was in violation of City Code(s) 8-52 and 42.00.

CONCLUSION OF LAW: Haralambos I. Kitsos was in violation of Section(s) 8-52 and 42.00 of the City Code.

ORDER: It was the Order of the Board that Haralambos I. Kitsos shall comply with the Code of the City of Tarpon Springs Section(s) 8-52 and 42.00 within 45 days (February 23, 2026). If Haralambos I. Kitsos does not comply within the time specified, the Board may order a fine of \$25.00 a day for each day the violation continues to exist, plus the cost of prosecuting the case.

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

NEW BUSINESS (con't):

5. CASE NO. 25-0000722 – ST. MARY USA, LLC – 4 S. PINELLAS AVENUE – 12/27/15/89982/070/0101

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City. Mina Tanious, Representative was present.

MOITON: MR. PAUL
SECOND: MS. KERN

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, Mina Tanious, Representative and viewing the evidence five (5) exhibit submitted by the City it was evident that St. Mary USA, LLC was in violation of City Code(s) 274.00 and 56.06.

CONCLUSION OF LAW: St. Mary USA, LLC was in violation Section(s) 274.00 and 56.06 of the Tarpon Springs City Code.

ORDER: It was the Order of the Board that St. Mary USA, LLC shall comply with the Code of the City of Tarpon Springs Section(s) 274.00 and 56.06 by 30 days (February 8, 20226). If St. Mary USA, LLC does not comply within the time specified, the Board may order a fine of \$25.00 a day for each day the violation continues to exist, plus the cost for prosecuting the case.

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

AFFIDAVITS OF COMPLIANCE:

**6. CASE NO. 25-80000585 – ANTHONY MARCELLO TRUSTEE – ANTHONY MARCELLO TRUST
25 W. M. L. KING JR. DRIVE – 13/27/15/89946/010/0070**

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

MOTION: MR. PAUL
SECOND: DR. MATTIA

To accept the Affidavit of Compliance for
Case No. 25-80000585.

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

APPROVAL OF MINUTES – DECEMBER 11, 2025

MOITION: MR. OGLE
SECOND: MR. STEFFEN

To accept the Minutes as written for December 11, 2025.

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

PUBLIC COMMENTS:

No public comments.

BOARD AND STAFF COMMENTS:

None.

ADJOURNMENT:

Chair Demotses adjourn the meeting at 2:51 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.*