



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>

CODE ENFORCEMENT BOARD HEARING AGENDA THURSDAY, MAY 9, 2024 2:00 PM - CITY HALL AUDITORIUM

CALL TO ORDER

Chair Julie Wade

ROLL CALL

Clerk Bobbie Cole

INVOCATION

A Code Board member will do the invocation.

PLEDGE OF ALLEGIANCE

By all that is present during Code Board Hearing.

HEARING PROCEDURES

SWEARING IN

Clerk Bobbie Cole

NEW BUSINESS

C-1 **24-80000028**
King, Wesley G.
1400 Ventnor Avenue
Tarpon Springs, FL 34689

Violation: 8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.
8-52. - PROHIBITIONS., FBC 116.1 – UNSAFE STRUCTURE AND EQUIPMENT

C-2 **24-80000057**
Nancy S. White Tre
Nancy S. White Living Trust
533 Doric Court
Tarpon Springs, FL 34689

Violation: 20-20. – PENALTIES FOR ILLEGAL CONNECTIONS

Tap Fee	\$ 700.00
Impact Fee	\$1,616.00
Penalty Fee	\$ 500.00
Deposit	<u>\$ 40.00</u>
Total	\$2,856.00

1400 VENTNOR AVE.- CASE# 24-80000028

533 DORIC CT. - CASE 24-80000057

AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

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

AFFIDAVITS OF COMPLIANCE (FINES DUE)

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

C-3 23-80000065

Amirhouses.com LLC
709 W Bayshore Drive
Tarpon Springs, FL 34689
Parcel ID: 11-27-15-04878-005-0030

**Violation(s): 241.00. A(213) TOURIST HOME,
25.02 SFRD R100, R100A, R70A, 6-1 FL BUILD CODE ADOPTED
105.1 PERMITS RQUIRED (BWOP)**

Fines Due: \$51,433.99

Affidavit of Cost \$ 423.99
Daily Code Enf. Fines 150.00 \$51,000.00
06/04/2023 to 05/09/2024 (340 Days)

Satisfaction Fee \$ 10.00
Fines Due \$51,433.99

C-4 22-00000253

**RUTH B WRIGHT TRE
RUTH B WRIGHT LIVING TRUST**
1500 Sunset Road Unit F-6
Tarpon Springs, FL 34689
PID 15-27-15-43260-006-0060

**Violation(s): 105.1 PERMITS REQUIRED – FBC,
IPMC 504.1 GENERAL PLUMBING,**

**IPMC 605.1 ELECTRICAL EQUIPMENT INSTALLATION,
IPMC 603.1 MECHANICAL SYSTEMS**

Fines Due: \$32,856.78

March 1, 2023, to May 9, 2024 (435 Days) \$32,625.00
Daily Fine \$75.00
Affidavit Of Cost \$146.78
Satisfaction Fee \$10.00

709 W BAYSHORE DR - CASE # 23-80000065

ADDENDUM - Code Enforcement Board Hearing

1500 SUNSET RD. UNIT F-6 - CASE 22-00000253

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.

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 for Request for Reduction currently.

MINUTES

Hearing Date: Not available at this time.

PUBLIC COMMENTS

Open to the public for comments .

BOARD AND STAFF COMMENTS

The next Code Enforcement Board Hearing will be held on June 13, 2024, 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



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



COURTESY LETTER

Date Issued: 4/2/2024

Case Number: 24-80000057

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 **3/20/2024** at the property located at the following address: **533 Doric CT (11-27-15-03834-000-0120)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

20-20 PENALTIES FOR ILLEGAL CONNECTIONS

(a) Any person who has tapped into or taps into the public water or sewer systems of the city without paying the fees provided in this chapter shall be charged a penalty of \$500.00 plus two times the meter charge and tap-in fee in the case of water or sewer tap-ins.

(b) The penalties provided in this section are in addition to any and all other fees, charges and penalties that the city may charge for tapping into the public water or sewer systems of the city, as provided by federal, state or city statutes, ordinances or laws.

DESCRIPTION: There is a sewer connection from 533 Doric CT that was not authorized from the city.

REMEDY: Compliance is achieved by contacting the city water department (727)-234-4087 and making arraignments to pay for connection.

\$700.00 tap fee
\$1616.00 impact fee
\$500.00 penalty fee
\$40.00 Deposit
\$2856.00 total

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 **4/16/2024**. This property will be re-inspected on **4/17/2024** 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.



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

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EXHIBIT

tabbies

A-1

Page 5 of 107



Tarpon Springs Police Department

Code Enforcement Division

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Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston

Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



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CODE ENFORCEMENT

TARPON SPRINGS POLICE DEPARTMENT
"Building a Better Future Through Excellence in Policing"

444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

MAILED
04.2.2024

NANCY S WHITE
533 DORIC CT
TARPON SPRINGS FL 34689
CL 24-80000057



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MAILED
04.2.2024

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NANCY S WHITE
533 DORIC CT
TARPON SPRINGS FL 34689
CL 24-80000057

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MAILED
04-2-2024

NANCY S WHITE
533 DORIC CT
TARPON SPRINGS FL 34689
CL 24-80000057

See Reverse for Instructions



Tarpon Springs Police Department

Code Enforcement Division

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NOTICE OF VIOLATION

Date Issued: 4/17/2024

Case Number: 24-80000057

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 **4/17/2024** at the property located at the following address: **533 Doric CT (11-27-15-03834-000-0120)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

20-20 PENALTIES FOR ILLEGAL CONNECTIONS

(a) Any person who has tapped into or taps into the public water or sewer systems of the city without paying the fees provided in this chapter shall be charged a penalty of \$500.00 plus two times the meter charge and tap-in fee in the case of water or sewer tap-ins.

(b) The penalties provided in this section are in addition to any and all other fees, charges and penalties that the city may charge for tapping into the public water or sewer systems of the city, as provided by federal, state or city statutes, ordinances or laws.

DESCRIPTION: There is a sewer connection from 533 Doric CT that was not authorized from the city.

REMEDY: Compliance is achieved by contacting the city water department (727)-234-4087 and making arraignments to pay for connection.

\$700.00 tap fee
\$1616.00 impact fee
\$500.00 penalty fee
\$40.00 Deposit
\$2856.00 total

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 **4/30/2024**. This property will be re-inspected on **5/1/2024** 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.



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

Code Enforcement Division

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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 Rolleston

Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



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

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CODE ENFORCEMENT

TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Future Through Excellence in Policing"

444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

MAILED
4.17.2024

NANCY WHITE

533 DORIC CT

TARPON SPRINGS FL 34689

NOV 24-80000057



CODE ENFORCEMENT

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MAILED
4.17.2024



7022 2410 0001 1136 6482

NANCY WHITE

533 DORIC CT

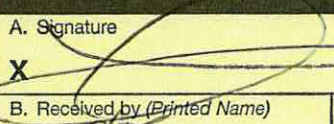
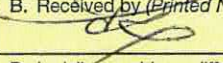
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NANCY WHITE 533 DORIC CT TARPON SPRINGS FL 34689 NOV 24-80000057	
See Reverse for Instructions	

MAILED
4-17-2024

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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.	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name)  C. Date of Delivery 4/29/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No TARPON SPRINGS CODE ENFORCEMENT APR 23 2024 RECEIVED
1. Article Addressed to: NANCY WHITE 533 DORIC CT TARPON SPRINGS FL 34689 NOV 24-80000057  9590 9402 7938 2305 4646 32	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
2. Article Number (Transfer from service label) 7022 2410 0001 1136 6482	

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

Domestic Return Receipt



Tarpon Springs Police Department

Code Enforcement Division

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CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: April 26, 2024

Via Certified Mail

Case Number: 24-80000057

Property Owner: WHITE, NANCY S TRE; WHITE, NANCY S LIVING TRUST

Owner Address: 533 DORIC CT, TARPON SPRINGS, FL 34689-2525

Violation Property Located: 533 Doric Ct., Tarpon Springs, FL 34689-2525

Parcel ID: 11-27-15-03834-000-0120

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 **April 17, 2024** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 30, 2024**. A re-inspection of the subject property on **May 1, 2024** 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 **24-80000057** on **May 9, 2024** 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:

§ 20-20. - PENALTIES FOR ILLEGAL CONNECTIONS.

- (a) Any person who has tapped into or taps into the public water or sewer systems of the city without paying the fees provided in this chapter shall be charged a penalty of \$500.00 plus two times the meter charge and tap-in fee in the case of water or sewer tap-ins.
- (b) The penalties provided in this section are in addition to any and all other fees, charges and penalties that the city may charge for tapping into the public water or sewer systems of the city, as provided by federal, state or city statutes, ordinances or laws.



Tarpon Springs Police Department

Code Enforcement Division

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DESCRIPTION: There is a sewer connection from 533 Doric Ct. that is not authorized from the city.

REMEDY: Compliance is achieved by contacting the city water department (727) 234-4087 and making arrangements to pay for connection.

\$700.00 tap fee
\$1,616.00 impact fee
\$500.00 penalty fee
\$40.00 Deposit
\$2,856.00 total

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 **April 17, 2024** 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 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.



Tarpon Springs Police Department

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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) 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. I can also be reached at (727) 937-0017 or via email mrolleston@tspd.us

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston

Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division

7022 2410 0001 1136 5898

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24-80000057

MAILED
4-26-2024
TAR

NANCY S WHITE TRE
NANCY S WHITE LIVING TRUST
533 DORIC CT
TARPON SPRINGS, FL 34689-2525

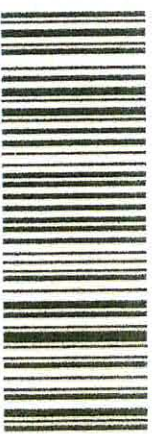
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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent X ☐ Addressee B. Received by (Printed Name) ☐ C. Date of Delivery RECEIVED 4/29/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No MAY 3 2024 TARPON SPRINGS CODE ENFORCEMENT	
1. Article Addressed to: NANCY S WHITE TRE NANCY S WHITE LIVING TRUST 533 DORIC CT TARPON SPRINGS, FL 34689-2525 N0H-24-80000057 9590 9402 7938 2305 4645 95		3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☐ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail Restricted Delivery (over \$500)	
2. Article Number (Transfer from service label) 7022 2410 0001 1136 5898			

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



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7022 2410 0001 1136 5898

MAILED
4.26.2024

NANCY S WHITE TRE
NANCY S WHITE LIVING TRUST
533 DORIC CT
TARPON SPRINGS, FL 34689-2525
NOH 24-80000057



CODE ENFORCEMENT
TARPON SPRINGS POLICE DEPARTMENT
"Building a Better Future Through Excellence in Policing"
444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

MAILED
4.26.2024

NANCY S WHITE TRE
NANCY S WHITE LIVING TRUST
533 DORIC CT
TARPON SPRINGS, FL 34689-2525



Tarpon Springs Police Department

Code Enforcement Division

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AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 24-80000057

BEFORE ME, this day, personally appeared Corporal 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 _____, 2024, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On April 17, 2024, 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 533 Doric Ct., 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 _____, 2024, 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 _____, 2024, 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: _____

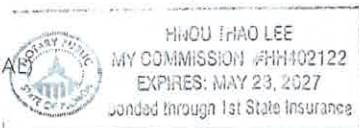
FURTHER AFFIANT SAYETH NAUGHT.

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 17th day of April, 2024, by Corporal 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:

EXHIBIT

A-3

Page 18 of 107



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: 24-80000057

BEFORE ME, this day, personally appeared Corporal 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 _____, 2024, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On April 17, 2024, 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 533 Doric Ct., 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 _____, 2024, 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 _____, 2024, 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 17th day of April, 2024, by Corporal Anthony Boone, who is personally known to me or who has produced N/A.



Hnou Thao Lee
Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 24-800000057

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

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On April 26, 2024, 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: 533 Doric Ct., 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 26th day of April, 2024, by CE Officer Michael Rolleston, who is personally known to me or who has produced N/A.



Hnou Thao Lee
Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:

Hnou Lee

From: Michael Rolleston
Sent: Monday, March 25, 2024 9:14 AM
To: Hnou Lee
Subject: FW: 533 Doric Ct

From: Ray Page <rpage@ctsfl.us>
Sent: Monday, March 25, 2024 9:03 AM
To: Michael Rolleston <mrolleston@tspd.us>
Cc: Thomas Kiger <tkiger@ctsfl.us>; Heather Freundel <hfreundel@ctsfl.us>
Subject: FW: 533 Doric Ct

Michael,
Here is the City Code related to illegal Water and Sewer connections.
Please let me know if you need any additional information.
Thanks Ray

Raymond Page
Utilities Superintendent
City of Tarpon Springs
(727) 937-2557 Office
(727) 224-3042 Cell

From: Heather Freundel <hfreundel@ctsfl.us>
Sent: Monday, March 25, 2024 8:04 AM
To: Ray Page <rpage@ctsfl.us>
Subject: 533 Doric Ct

Ray,

Here is the Code for an Illegal Connection. I feel like this penalty should be higher? Maybe another update to Code.

•
• **§ 20-20. - PENALTIES FOR ILLEGAL CONNECTIONS.**

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

(a) Any person who has tapped into or taps into the public water or sewer systems of the city without paying the fees provided in this chapter shall be charged a penalty of \$500.00 plus two times the meter charge and tap-in fee in the case of water or sewer tap-ins.



(b) The penalties provided in this section are in addition to any and all other fees, charges and penalties that the city may charge for tapping into the public water or sewer systems of the city, as provided by federal, state or city statutes, ordinances or laws.

('80 Code, § 20-20) (Ord. 88-33, passed 9-6-88; Am. Ord. 2002-19, passed 8-20-02)

\$350 is tap fee, so in this case, it would be $2 \times 350 = \$700.00$

Impact fee is \$1616.00

Deposit \$40.00

Total due $500 + 700 + 1616 + 40 = \2856.00

Heather Freundel

Water Conveyance Supervisor | City of Tarpon Springs, Florida | 1624 L&R Industrial Blvd., Tarpon Springs, FL 34689 |
Office: 727.937.2557 Ext. 2710 | Cell: 727.741.3734 | e-mail: [hfrendel@ctsfl.us](mailto:hfreundel@ctsfl.us)

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the City are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Anthony Boone
Sent: Wednesday, April 10, 2024 9:21 AM
To: Hnou Lee; Michael Rolleston; Anthony Boone
Subject: add to the file please

Hnou,

533 Doric Ct, Mrs White reached out to Houn yesterday 4-9-2024 requesting how she could fix her connection. I called Ray Page on 4-10-2024 at 0830ish and requested his office call Mrs White. Ray explained he would have Heather call her today 4-10-2024.

Mrs White called code enforcement office after speaking with Heather on 4-10-2024 at 0905 hours. I explained to Mrs White who I was and how the process was going to work.

Mrs White explained she would pay all the fees except the penalties because she don't think she should be held accountable for that fee. She was explained how to address code board and that on 4-17-2024 she be served the notice of violation.

I did advise her that if she paid the other fees to keep the receipt and send copies to Hnou who would put them into the file. She could discuss or argue her case about the penalties to code board.

Mrs White explained that she been in the home for 3 yrs and the septic guys came out and fixed a problem but were not able to find the septic field.

Mrs White was very polite during our conversation.



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



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 attachments may be subject to public disclosure.

Hnou Lee

From: Hnou Lee
Sent: Friday, April 12, 2024 2:44 PM
To: Bobbie Cole; Anthony Boone
Cc: Hnou Lee; Michael Rolleston
Subject: RE: Nancy White - 533 Doric Court - 24-80000057

Hello Bobbie,

Thank you, we have received the receipt payment copy for 533 Doric Court for the sewer impact fees.

We will make contact with Mrs. White to put on the May 9th, Code Board Hearing.

Once again, 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
HLTE@TSPD.US



Please Note: The State of Florida has very broad public records law under Chapter 119. Most what is submitted to us through our website regarding city business are public records and available to the public for no fee upon request. Any records containing names and/or email addresses may be subject to public disclosure.

From: Michael Rolleston <mrolleston@tspd.us>
Sent: Friday, April 26, 2024 10:43 AM
To: Hnou Lee <hlee@tspd.us>
Subject: Doric

Posted



Sent from my iPhone

Hnou Lee

From: Bobbie Cole
Sent: Friday, April 12, 2024 10:47 AM
To: Anthony Boone
Cc: Hnou Lee
Subject: Nancy White - 533 Doric Court - 24-80000057
Attachments: Nancy White 533 Doric Court - 24-80000057 receipt for sewer connection.pdf

4/12/2024 10:42 AM

Hello,

Ms. Nancy White paid for the sewer impact fees, receipt attached.

She will call later to be put on the CEB meeting Agenda for May 9, 2024 regarding, the \$500.00 penalties.

If you need anything further, please let me know.

Best Regards,
Bobbie



PREPARED 4/12/24, 10:0 57
CITY OF TARPON SPRINGS

PAYMENT DUE
PROGRAM BP820L

APPLICATION NUMBER: 24-00000783 533 DORIC CT
FEE DESCRIPTION AMOUNT DUE

SEWER TAP-IN NEW SFR	700.00
SEWER IMPACT NEW SFR	1616.00
TOTAL DUE	2316.00

Backflow Device

Size: 3/4" R.F.
D.C. ✓

UTILITIES DEPOSIT DUE

SEWER ☒ YES ☐ NO \$ 40.00
WATER ☐ YES ☐ NO \$
TOTAL \$40.00

Oper: MBENJAMIN
Date: 4/12/24 01
Total tendered
Total payment

Receipt no: 47632
\$2356.00
\$2356.00

**CITY OF TARPON SPRINGS, FLORIDA
UTILITY PERMIT APPLICATION**

Rev. 10/01/2020

Owner/Agent	Address	City	State	Zip
Nancy White	533 Doric Ct	Tarpon Springs	FL	34689
Email Address				
Job Address	Lot	Block	Subdivision	Phone No.

Description of Work [Check all that apply]

1. Connect to City Sewer – (Impact fee; \$1,616, Tap-in fee; \$350, Deposit; \$40 for each ERU) ☐
2. Connect to City Water – (Impact fee; \$2,320 Meter Charge; \$300, Backflow Device; \$245, Deposit; \$60 for each ERU) ☐
3. Connect to City Sewer and Water – Residential (Total of #1 and #2 above) ☐
4. Connect to City Water with Double Check Valve Assembly (DCVA) [Potable and Irrigation] (Refer to TABLE 1 below) ☐
5. Connect to City Water with Reduced Pressure Principal Device (RPPD) [Potable and Irrigation] (Refer to TABLE 2 below) ☐
6. Backflow Device to Existing Water Meter – Residential and Commercial (Refer to TABLE 3 below) ☐

TABLE 1

Meter Charges with Double Check Valve Assembly (DCVA) Backflow Devices

Meter Size	Meter Charge	Double Check Assembly	Deposit**	Total (In City)	25% Surcharge	Total (In County)
5/8" - 3/4"	\$300.00	\$245.00	\$60.00	\$605.00	\$136.25	\$741.25
1"	\$425.00	\$265.00	\$80.00	\$770.00	\$172.50	\$942.50
1 1/2"	\$850.00	\$415.00	\$160.00	\$1425.00	\$316.25	\$1741.25
2"	\$1,150.00	\$445.00	\$225.00	\$1820.00	\$398.75	\$2218.75

TABLE 2

Meter Charges with Reduced Pressure Principal Device (RPPD) Backflow Devices

Meter Size	Meter Charge	Reduced Pressure Principal Device	Deposit**	Total (In City)	25% Surcharge	Total (In County)
5/8" - 3/4"	\$300.00	\$295.00	\$60.00	\$655.00	\$148.75	\$803.75
1"	\$425.00	\$325.00	\$80.00	\$830.00	\$187.50	\$1017.50
1 1/2"	\$850.00	\$505.00	\$160.00	\$1515.00	\$338.75	\$1853.75
2"	\$1,150.00	\$540.00	\$225.00	\$1915.00	\$422.50	\$2337.50

TABLE 3

Double Check Assembly			Reduced Pressure Principle Device		
Meter Size	City	County	Meter Size	City	County
5/8" - 3/4"	\$245.00	\$306.25	5/8" - 3/4"	\$480.00	\$600.00
1"	\$450.00	\$562.50	1"	\$510.00	\$637.50
1 1/2"	\$690.00	\$862.50	1 1/2"	\$780.00	\$975.00
2"	\$720.00	\$900.00	2"	\$815.00	\$1,018.75

**Deposits are doubled for commercial accounts.

Owner/Agent's Signature

Printed Name

Date

FOR OFFICE USE ONLY

Fee Type	Fee	x 25% Surcharge (County)	Amount
Sewer Impact			
Sewer Tap-in			
Sewer Deposit		N/A	
Water Impact			
Water Meter			
Water Deposit		N/A	
Backflow Device			
GRAND TOTAL			

Received by:

Staff Signature

Printed Name

Date

Permit No.

Approvals	Signature	Printed Name	Date
Building Division			
Planning & Zoning Division			

DAVID B WHITE
NANCY S WHITE
533 DORIC CT
TARPON SPRINGS, FL 34689-2525

74-1358/724

8456

DATE April 12, 2024

PAY TO
THE ORDER OF

City of Tarpon Springs \$ 2,356.00
two-thousand three-hundred fifty six and 00/100 — DOLLARS  Security Feature
Included.
Check on Back.

CIBC

MEMO

⑆072413586⑆

⑈003954⑈ 8456

SPECIALTY COPY

City of Tarpon Springs
*** CUSTOMER RECEIPT ***
Date: 4/12/24 01 Receipt no: 47632

Year	Number	Amount
2024	783	
533 DORIC CT TARPON SPRINGS, FL 34689-2525 BL BUILDING PERMITS-NEW		\$2316.00
76319	271101675 WHITE, NANCY	
UD SW	UTILITY DEPOSITS	\$40.00

PERMIT#24-783
533 DORIC CT
PAID BY NANCY WHITE

Tender detail		
CK CHECK	8456	\$2356.00
Total tendered		\$2356.00
Total payment		\$2356.00

Trans date: 4/12/24 Time: 10:36:44

THE CITY DOES NOT RETAIN ANY PORTION OF
THE NON-REFUNDABLE SERVICE FEE
PER CREDIT CARD TRANSACTION



Parcel Summary (as of 25-Mar-2024)

Parcel Map

Parcel Number

11-27-15-03834-000-0120

Owner Name

WHITE, NANCY S TRE

WHITE, NANCY S LIVING TRUST

Property Use

0110 Single Family Home

Site Address

533 DORIC CT

TARPON SPRINGS, FL 34689

Mailing Address

533 DORIC CT

TARPON SPRINGS, FL 34689-2525

Legal Description

BAYOU GARDENS LOTS 12 & 13 & W'LY 33FT OF LOT 14

Current Tax District

TARPON SPRINGS (TS)

Year Built

1983



Living SF	Gross SF	Living Units	Buildings
7,310	11,514	1	1

Exemptions

Year	Homestead	Use %	Status
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.
2024	Yes	100%	
2023	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
21411/2498	\$1,730,000	121030275013	A	Current FEMA Maps	Check for EC	Zoning Map	13/26

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$1,489,482	\$1,306,127	\$1,256,127	\$1,281,127	\$1,256,127

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
2022	Y	\$1,264,137	\$1,264,137	\$1,214,137	\$1,239,137	\$1,214,137
2021	Y	\$930,187	\$650,063	\$600,063	\$625,063	\$600,063
2020	Y	\$835,446	\$641,088	\$591,088	\$616,088	
2019	Y	\$804,000	\$626,674	\$576,674	\$601,674	
2018	Y	\$758,746	\$614,989	\$564,989	\$589,989	

EXHIBIT



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	2023 Millage Rate	Tax District
View 2023 Tax Bill	18.7612	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Feb-2021	\$1,295,000	<u>Q</u>	I	SHUTT STEPHEN WAYNE TRUSTEE	WHITE NANCY S TRUSTEE	21411/2498
05-Feb-2013	\$100	<u>U</u>	I	SHUTT STEPHEN W	SHUTT STEPHEN WAYNE TR	17889/2248
13-May-1991	\$100	<u>U</u>	I	SHUTT LINDA D	SHUTT, STEPHEN W.	07567/2152
15-Apr-1988	\$198,500	<u>Q</u>				06722/1220
31-Dec-1980	\$200,000	<u>U</u>				05097/0745

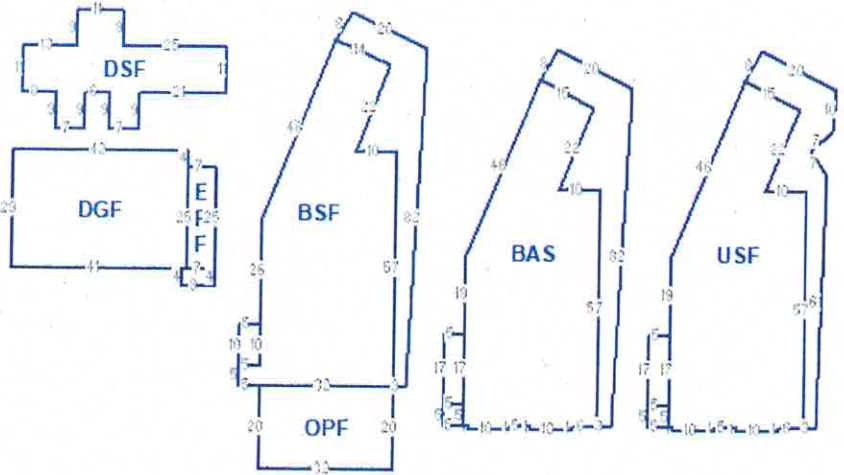
2023 Land Information

Land Area: 0.4430 acres | 19,297 sf

Frontage and/or View: Canal/River

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	45x150	\$7,900	45.00	FF	1.1655	\$414,335
Vacant	89x112	\$2,500	89.00	FF	.9025	\$200,806

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Wood/Block Above Ground Footing	Base Semi-finished (BSF)	2,220	2,220
Floor System	Wood	Base (BAS)	2,163	2,163
Exterior Walls	Frame/Custom Wood	Upper Story (USF)	2,163	2,163
Unit Stories	3	Detached Semi-finished (DSF)	764	764
Living Units	1	Detached Garage (DGF)	0	1,218
Roof Frame	Gable Or Hip	Enclosed Porch (EPF)	0	175
Roof Cover	Concrete Tile/Metal	Open Porch (OPF)	0	2,811
Year Built	1983	Total Area SF	7,310	11,514
Building Type	Single Family			
Quality	Above Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	15			
Effective Age	23			

2023 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$16,000.00	1	\$16,000	\$8,640	1999
DOCK	\$48.00	308.0	\$14,784	\$10,497	1983
ELEV RES	\$40,000.00	1	\$40,000	\$17,600	1983
PATIO/DECK	\$29.00	710.0	\$20,590	\$9,060	1983
SOLAR	\$2.50	8,700.0	\$21,750	\$21,750	2022

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
WND-22-00824	DOCK	11/07/2022	\$0
22-00001343	SOLAR PANELS	07/08/2022	\$48,995
21-00001411	HEAT/AIR	09/14/2021	\$0
21-00001411A	HEAT/AIR	09/14/2021	\$0
21-00001411A	ADDITION/REMODEL/RENOVATION	09/02/2021	\$0
21-00001411B	ELECTRICAL	09/02/2021	\$0
21-00001411B	ADDITION/REMODEL/RENOVATION	08/31/2021	\$0
21-00001189	ADDITION/REMODEL/RENOVATION	07/26/2021	\$27,108
21-00001411	ADDITION/REMODEL/RENOVATION	07/26/2021	\$60,000
19-00000293	WINDOWS/DOORS	02/12/2019	\$13,500



Parcel Summary (as of 26-Mar-2024)

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WHITE, NANCY S TRE

WHITE, NANCY S LIVING TRUST

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0110 Single Family Home

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15-Apr-1988	\$198,500	<u>Q</u>				06722/1220
31-Dec-1980	\$200,000	<u>U</u>				05097/0745

2023 Land Information

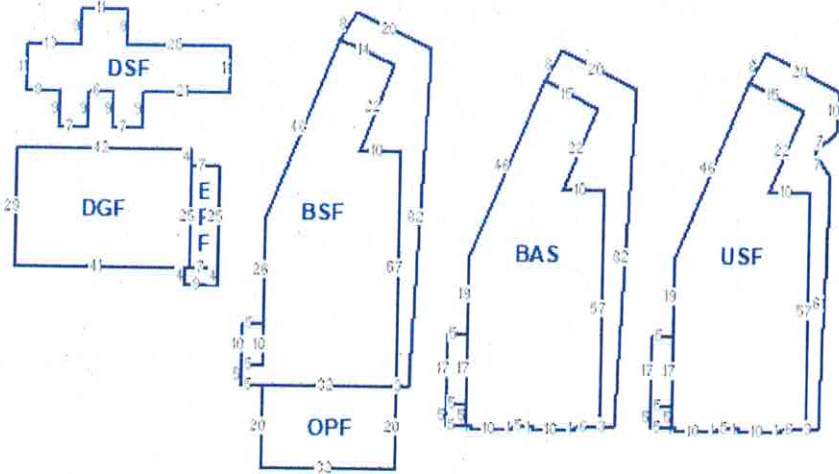
Land Area: 0.4430 acres | 19,297 sf

Frontage and/or View: Canal/River

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	45x150	\$7,900	45.00	FF	1.1655	\$414,335
Vacant	89x112	\$2,500	89.00	FF	.9025	\$200,806

2023 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Wood/Block Above Ground Footing	Base Semi-finished (BSF)	2,220	2,220
Floor System	Wood	Base (BAS)	2,163	2,163
Exterior Walls	Frame/Custom Wood	Upper Story (USF)	2,163	2,163
Unit Stories	3	Detached Semi-finished (DSF)	764	764
Living Units	1	Detached Garage (DGF)	0	1,218
Roof Frame	Gable Or Hip	Enclosed Porch (EPF)	0	175
Roof Cover	Concrete Tile/Metal	Open Porch (OPF)	0	2,811
Year Built	1983	Total Area SF	7,310	11,514
Building Type	Single Family			
Quality	Above Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	15			
Effective Age	23			

2023 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$16,000.00	1	\$16,000	\$8,640	1999
DOCK	\$48.00	308.0	\$14,784	\$10,497	1983
ELEV RES	\$40,000.00	1	\$40,000	\$17,600	1983
PATIO/DECK	\$29.00	710.0	\$20,590	\$9,060	1983
SOLAR	\$2.50	8,700.0	\$21,750	\$21,750	2022

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
WND-22-00824	DOCK	11/07/2022	\$0
22-00001343	SOLAR PANELS	07/08/2022	\$48,995
21-00001411	HEAT/AIR	09/14/2021	\$0
21-00001411A	HEAT/AIR	09/14/2021	\$0
21-00001411A	ADDITION/REMODEL/RENOVATION	09/02/2021	\$0
21-00001411B	ELECTRICAL	09/02/2021	\$0
21-00001411B	ADDITION/REMODEL/RENOVATION	08/31/2021	\$0
21-00001189	ADDITION/REMODEL/RENOVATION	07/26/2021	\$27,108
21-00001411	ADDITION/REMODEL/RENOVATION	07/26/2021	\$60,000
19-00000293	WINDOWS/DOORS	02/12/2019	\$13,500



24-80000028
1400 VENTNOR AVE
INTL. INSPECTION 2/07/2024
CE OFFICER MROLLESTON





24-80000028
1400 VENTNOR AVE
INTL. INSPECTION 2/07/2024
CE OFFICER MROLLESTON

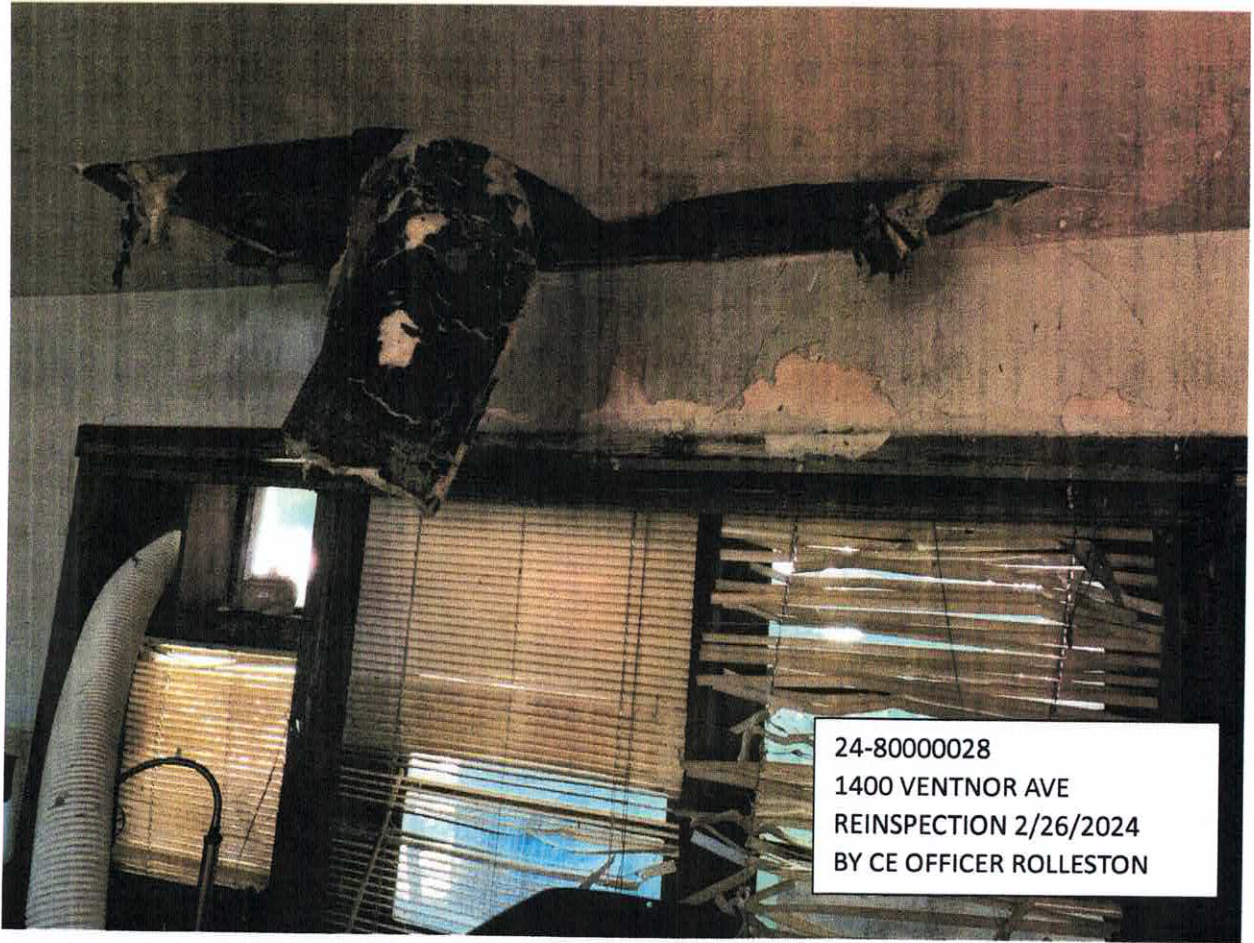






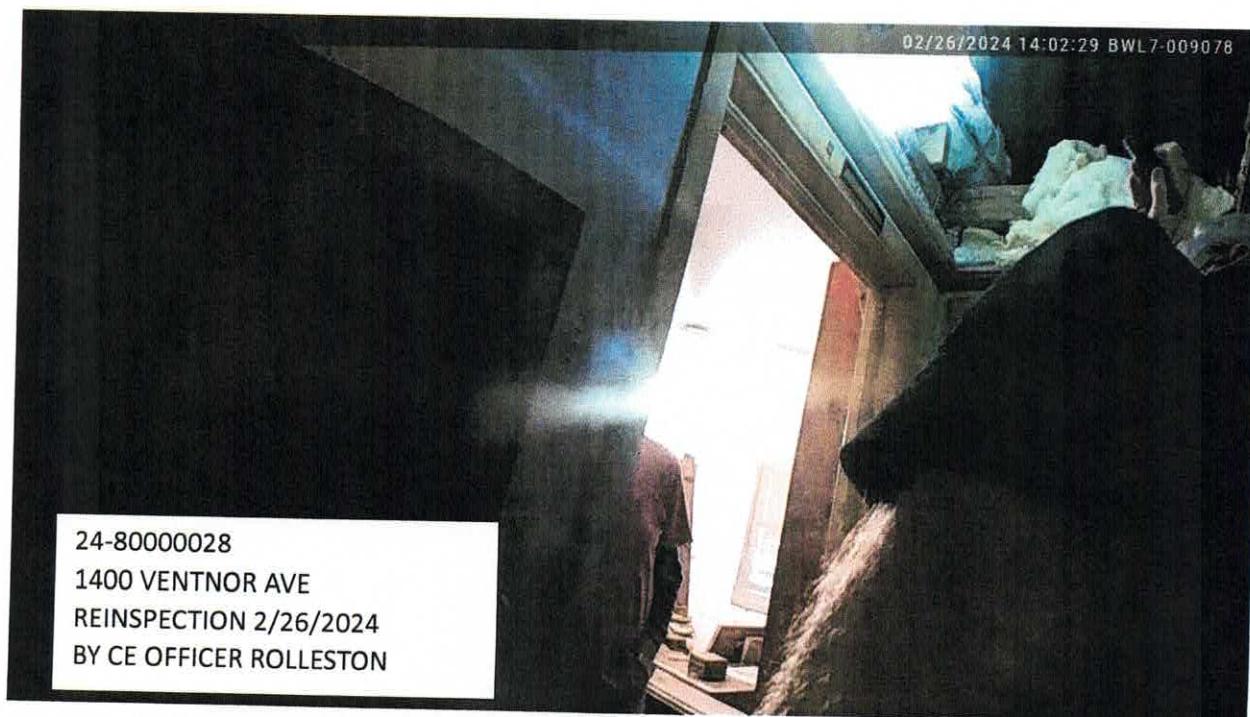
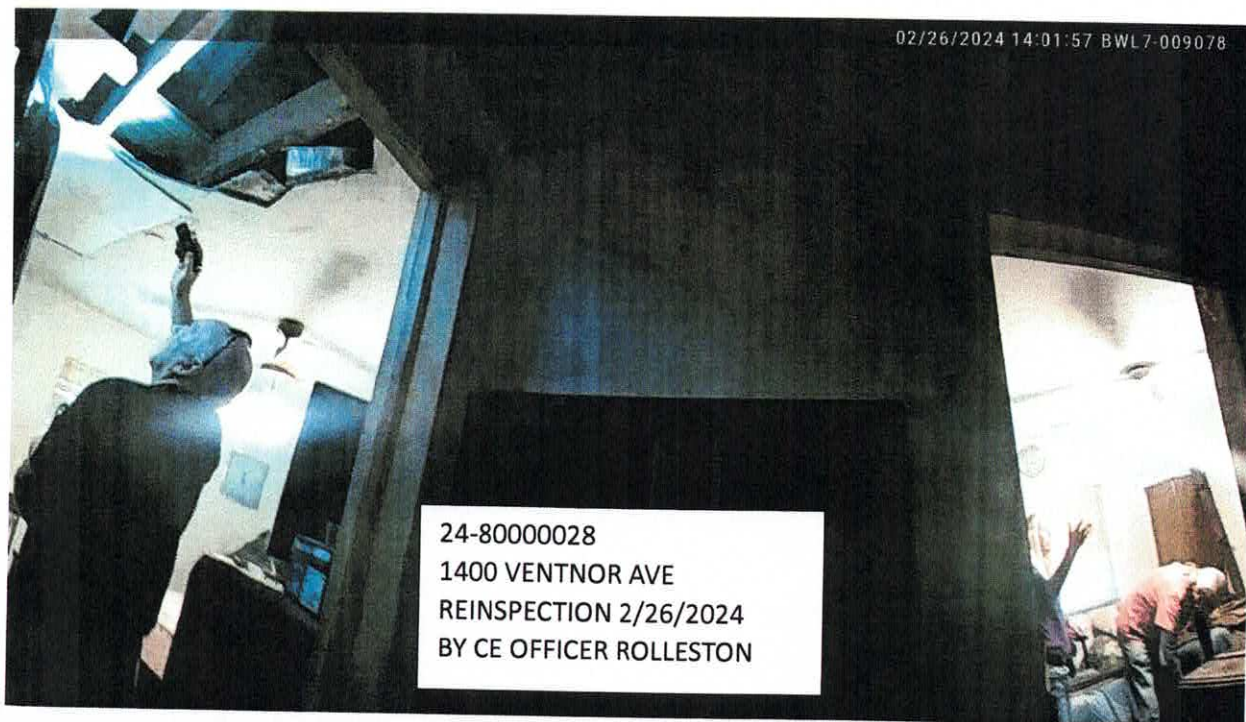
24-80000028
1400 VENTNOR AVE
REINSPECTION 2/26/2024
BY CE OFFICER ROLLESTON





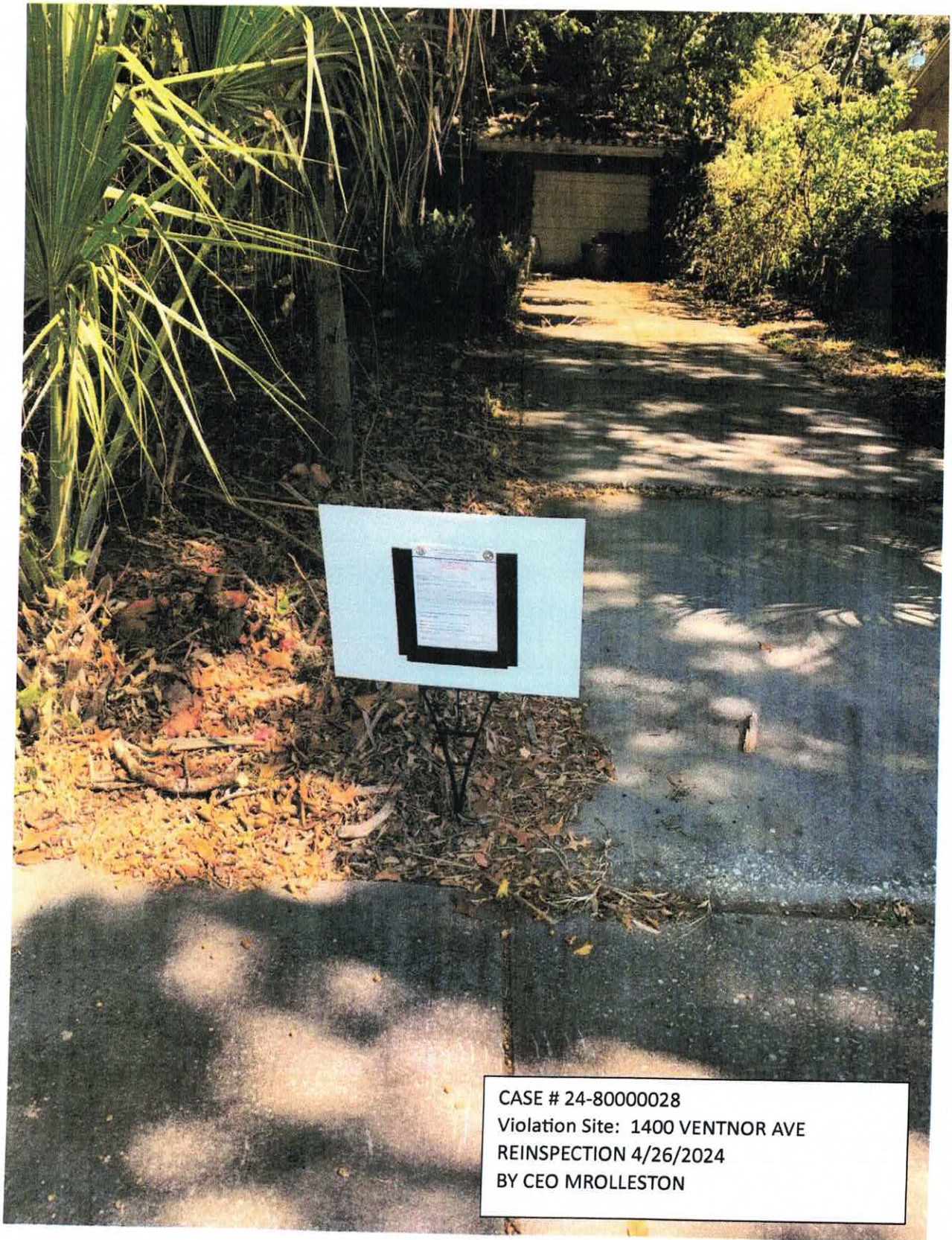


24-80000028
1400 VENTNOR AVE
REINSPECTION 2/26/2024
BY CE OFFICER ROLLESTON





CASE # 24-80000028
Violation Site: 1400 VENTNOR AVE
NOH AFFIDAVIT OF 4/26/2024
BY CEO MROLLESTON



CASE # 24-80000028
Violation Site: 1400 VENTNOR AVE
REINSPECTION 4/26/2024
BY CEO MROLLESTON



CASE # 24-80000028
Violation Site: 1400 VENTNOR AVE
REINSPECTION 4/26/2024
BY CEO MROLLESTON



CASE # 24-80000028
Violation Site: 1400 VENTNOR AVE
REINSPECTION 4/26/2024
BY CEO MROLLESTON



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



NOTICE OF VIOLATION

Date Issued: 4/4/2024

Case Number: 24-80000028

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 **3/4/2024** at the property located at the following address: **1400 Ventnor Ave (15-27-15-89928-001-0090)**. 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 8-52 PROHIBITIONS

DESCRIPTION: There is excessive overgrowth all over the property.

REMEDY: Removal of excessive overgrowth on the property.

FBC 116.1 UNSAFE STRUCTURE AND EQUIPMENT

DESCRIPTION: There are holes in the roof allowing water near exposed electrical wires creating a fire hazard.

REMEDY: Repairs need to be made to make electrical wires safe and prevent a fire hazard. Failure to do so could result in the removal of electrical service to the home.

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 **4/18/2024**. This property will be re-inspected on **4/19/2024** 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



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

"A Full Service Accredited Law Enforcement Agency"

EXHIBIT

B-1

Page 52 of 107



CODE ENFORCEMENT
TARPON SPRINGS POLICE DEPARTMENT
"Building a Better Future Through Excellence in Policing"
444 SOUTH HUEY AVE - TARPON SPRINGS, FL 34689



7022 2410 0001 1136 6451

MAILED
4.04.2024

WESLEY G KING
PO BOX 353
TARPON SPRINGS, FL 34688-0353
NOV 24-80000028



CODE ENFORCEMENT
TARPON SPRINGS POLICE DEPARTMENT
"Building a Better Future Through Excellence in Policing"
444 SOUTH HUEY AVE - TARPON SPRINGS, FL 34689

MAILED
4.04.2024

WESLEY G KING
PO BOX 353
TARPON SPRINGS, FL 34688-0353
NOV 24-80000028



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: April 26, 2024

Via Certified Mail

Case Number: 24-80000028

Property Owner: KING, WESLEY G

Owner Address: PO BOX 353, TARPON SPRINGS, FL 34688-0353

Violation Property Located: 1400 Ventnor Ave., Tarpon Springs, FL 34689

Parcel ID: 15-27-15-89928-001-0090

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 **April 04, 2024** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 18, 2024**. A re-inspection of the subject property on **April 19, 2024** 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 **24-80000028** on **May 9, 2024** 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

8-52 PROHIBITIONS

DESCRIPTION: There is excessive overgrowth all over the property.

REMEDY: Removal of excessive overgrowth on the property.

FBC 116.1 UNSAFE STRUCTURE AND EQUIPMENT

DESCRIPTION: There are holes in the roof allowing water near exposed electrical wires creating a fire hazard.

REMEDY: Repairs need to be made to make electrical wires safe and prevent a fire hazard. Failure to do so could result in the removal of electrical service to the home.





Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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 **April 4, 2024** 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 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



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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. I can also be reached at (727) 937-0017 or via email mrolleston@tspd.us

Thank you for your attention to this matter.

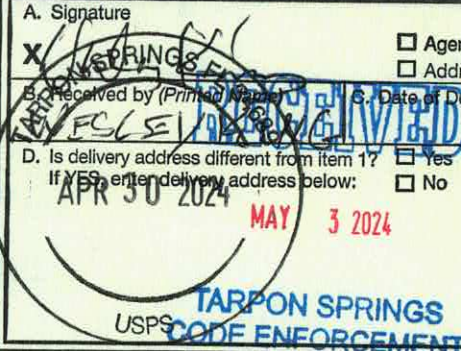
Sincerely,

Michael Rolleston

Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division

7022 2410 0001 1136 5881

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	MAILED 4-26-2024 Postmark Here
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 \$	
WESLEY G KING PO BOX 353 TARPON SPRINGS, FL 34688-0353 NOH 24-80000028	
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: WESLEY G KING PO BOX 353 TARPON SPRINGS, FL 34688-0353 NOH 24-80000028  9590 9402 7938 2305 4645 88 2. Article Number (Transfer from service label) 7022 2410 0001 1136 5881	COMPLETE THIS SECTION ON DELIVERY A. Signature ☒ WESLEY G KING RECEIVED APR 30 2024 ☐ Agent ☐ Addressee B. Received by (Print name) C. Date of Delivery APR 30 2024 MAY 3 2024 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
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PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



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: 24-80000028

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 _____, 2024, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On April 4, 2024, 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 1400 Ventnor 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 _____, 2024, 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 _____, 2024, 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: _____

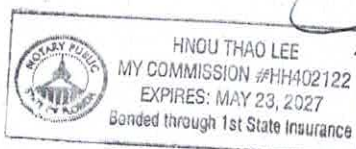
FURTHER AFFIANT SAYETH NAUGHT.

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 4th day of April, 2024, by CE Officer Michael Rolleston, who is personally known to me or who has produced _____ N/A.

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed
NOTARY

Title:





Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 24-800000028

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

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On April 26, 2024, 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: 1400 Ventnor 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 _____, 2024, 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 26th day of April, 2024, by CE Officer Michael Rolleston, who is personally known to me or who has produced _____ N/A.



Hnou Thao Lee
Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:

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



Police Note: The State of Florida has 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: Morgan Connett <mconnett@tsfr.us>
Sent: Friday, April 19, 2024 5:14 PM
To: Hnou Lee <hlee@tspd.us>
Subject: Code enforcement case 24-80000028

Good Afternoon,

Today, I was approached by a citizen about a possible fire hazard at 1400 Ventnor Ave. The resident stated that the house appears to be abandoned and in disrepair and that she is currently working with code enforcement on a resolution. She also asked us to help her with what she thought was a possible gas leak on her own property. We responded out to assess the odor and while we were there we looked at the property in question for the fire hazard. I noticed that the property in question (1400 Ventnor Ave) has many holes in the roof allowing water intrusion and currently still has a meter from the power company installed. I would like to speak with you regarding this property at your earliest convenience. I am on shift today 4/19/24 and will return to shift 4/21/24. Please give me a call at 727-224-3138.

Thanks,





MORGAN CONNETT

LIEUTENANT

TARPON SPRINGS FIRE RESCUE

444 SOUTH HUEY AVENUE
TARPON SPRINGS, FL 34689
MAIN - (727) 938-3737
FAX - (727) 934-0598
MCONNETT@TSFR.US



City Mission: To protect, preserve, and enrich the heritage, traditions, and independence of the city through quality service and a commitment to excellence.

City Vision: An inclusive and prosperous community guided by our traditions, and natural environment.

Please Note: The State of Florida has a very broad public records law. 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.

Hnou Lee

From: Anthony Boone
Sent: Monday, April 22, 2024 1:06 PM
To: David Gilson; Keith Meade
Cc: Michael Rolleston; Hnou Lee
Subject: FW: 1400 Ventnor Ave case 24-80000028

Good morning, David and Keith

See the below email about the location below from a fire fighter. I know we have an open code case; I went out last week and took photos of the property because the owner said he cut down and cleaned up the property.

Maybe Mike can reach out to you all since he will be back this Thursday. Just not sure if you and along with the fire guys need to update anything. If so let me know and we will update the case and if you need me to go out with you all, I can do that too.

Boone

From: Hnou Lee <hlee@tspd.us>
Sent: Monday, April 22, 2024 8:15 AM
To: Anthony Boone <aboone@tspd.us>; Michael Rolleston <mrolleston@tspd.us>
Cc: Hnou Lee <hlee@tspd.us>
Subject: 1400 Ventnor Ave case 24-80000028

Please see below email from Lieutenant Morgan Connett , TS Fire Department.

1400 Ventnor Ave - Case 24-80000028.

APR 26 2024

RECEIVED

Athena L'Abbate
FBO: Sunset Shores Condo Association
300 S. Florida Avenue, Unit 600C
Tarpon Springs, FL 34689
Athenatlab@gmail.com
727-421-6413
04/01/2024

TARPON SPRINGS CODE ENFORCEMENT

APR 26 2024

RECEIVED

Irene Jacobs, CMC, City Clerk
City of Tarpon Springs
410 North Ring Avenue
Tarpon Springs, FL 34689

Ms. Jacobs and CTSFL Officials,

I am writing to bring to your attention a pressing issue concerning an invasive tree located at 1400 Ventnor Avenue, T.S., FL that is causing damage to our neighboring property at 300 S. Florida Avenue, T.S., FL. The tree in question is a Beach Hibiscus (*Hibiscus tiliaceus*) known to be invasive due to its rapid and aggressive thicket growth.

The branches of this tree have exceeded the property line interfering with our fence, overtaking a bordering oak tree, and heavily polluting our roadway with debris. Despite several attempts by our landscaping committee and vendors to address the issue with the neighbor, damage persists and poses a safety hazard and financial burden.

Our fence is only a few years old but is being stressed and weathered from the tree's branches and canopy. Our tree professional Jeremy with Just Do It Tree Service, has indicated his concern with the Beach Hibiscus and the pressure it is putting on our Oak tree. Unfortunately, his company is unable to assist in the removal of the invasive tree due to the risk it poses to his employees. If the Oak is to succumb to the pressure of the intense branch system of the Hibiscus and fall it is likely to damage a carport as well as the vehicles parked under it at a minimum.

The tree also facilitates a great volume of debris as it sheds its leaves. These leaves are large and thick becoming incredibly slick in the rain and very dry timber in the drought days. This tree poses a safety risk when walking or driving on this roadway in the morning hours, after rain, or even when our sprinklers are engaged. Not to mention the potential fire risk when they dry out. It has now been brought to our attention by a

code enforcement violation that there is additional hazard relating to the tree impacting the structure of the home itself. The notice cites a violation of FBC 116.1 unsafe structure and equipment making the structure a fire hazard. This increases our concerns about the tree that is connecting that property to our own, becoming a potential courier to further damage of our community property and risking resident safety.

At basic observation of 1400 Ventnor Avenue there are holes in the roof, a tree growing into the home, and the presence of several species of rodents and pests. Our community is concerned and is asking the city to intervene in this matter. While we understand there is a process, we urge you to move swiftly within the ordinances regarding invasive species and property damage caused by trees. Please consider this an official request to ensure the safety and well-being of our community and the others surrounding this property.

Please let me know what steps can be taken to resolve this issue promptly. I am more than willing to provide any additional information or documentation that may be required.

Thank you for your attention to this matter.

Sincerely,

Athena L'Abbate

President, Sunset Shores Board of Directors

(CC: Michael Rolleston)

Sunset Shores
Attn: Athena L'Abbate
300 South Florida Ave
Unit 600C
Tarpon Springs, FL 34689

TARPON SPRINGS CODE ENFORCEMENT

APR 26 2024

RECEIVED



TAMPA FL 335
SAINT PETERSBURG FL
22 APR 2024 PM 8 L

City of Tarpon Springs Code Enforcement
Attn: Michael Rolleston
444 South Huey Ave
Tarpon Springs, FL 34689

34689-472244





Parcel Summary (as of 04-Apr-2024)

Parcel Number

15-27-15-89928-001-0090

Owner Name

KING, WESLEY G

Property Use

0110 Single Family Home

Site Address

1400 VENTNOR AVE
TARPON SPRINGS, FL 34689

Mailing Address

PO BOX 353
TARPON SPRINGS, FL 34688-0353

Legal Description

TARPON SHORES BLK A, LOTS 9 AND 10

Current Tax District

TARPON SPRINGS (TS)

Year Built

1956

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.
2024	Yes	100%	
2023	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
03251/0698	\$241,200	121030275033	B	Current FEMA Maps	Check for EC	Zoning Map	19/6

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$208,806	\$79,042	\$24,042	\$49,042	\$0

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
2022	Y	\$175,294	\$76,740	\$26,740	\$51,740	\$1,740
2021	Y	\$118,369	\$74,505	\$25,000	\$49,505	\$0
2020	Y	\$128,485	\$73,476	\$25,000	\$48,476	\$0
2019	Y	\$118,620	\$71,824	\$25,000	\$46,824	\$0
2018	Y	\$110,167	\$70,485	\$25,000	\$45,485	\$0

EXHIBIT

tabbies

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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	2023 Millage Rate	Tax District
View 2023 Tax Bill	18.7612	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
15-Jan-1970	\$17,330	Q		PENNY LESLIE V	KING DOROTHY	03251/0698

2023 Land Information

Land Area: 0.3124 acres | 13,608 sf

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	100x136	\$2,450	100.00	FF	.9191	\$225,180

2023 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	951	951
Floor System	Slab On Grade	Garage Unfinished (GRU)	0	396
Exterior Walls	Cb Stucco/Cb Reclad	Open Porch (OPF)	0	40
Unit Stories	1	Screen Porch Unfinished (SPU)	0	200
Living Units	1	Total Area SF	951	1,587
Roof Frame	Gable Or Hip			
Roof Cover	Concrete Tile/Metal			
Year Built	1956			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Unit/Space/Wall/Floor			
Cooling	None			
Fixtures	5			
Effective Age	54			

2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$5,000.00	1	\$5,000	\$2,000	1956

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.			

Charles W. Thomas, CFC, Pinell County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2023 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, 2023				
Pay this Amount	\$451.56				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R156856		TS

KING, WESLEY G
PO BOX 353
TARPON SPRINGS, FL 34688-0353PARCEL NO.: 15/27/15/89928/001/0090
SITE ADDRESS: 1400 VENTNOR AVE, TARPON SPRINGS
PLAT: 19 PAGE: 6
LEGAL:
TARPON SHORES
BLK A, LOTS 9 AND 10

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	79,042	55,000	24,042	113.95
HEALTH DEPARTMENT	0.0713	79,042	55,000	24,042	1.71
EMS	0.8418	79,042	55,000	24,042	20.24
SCHOOL-STATE LAW	3.1900	79,042	30,000	49,042	156.44
SCHOOL-LOCAL BD.	2.7480	79,042	30,000	49,042	134.77
TARPON SPRINGS	5.3700	79,042	79,042	0	0.00
SW FLA WTR MGMT.	0.2043	79,042	55,000	24,042	4.91
PINELLAS COUNTY PLN.CNCL.	0.0210	79,042	55,000	24,042	0.50
JUVENILE WELFARE BOARD	0.8250	79,042	55,000	24,042	19.83
SUNCOAST TRANSIT AUTHORITY	0.7500	79,042	55,000	24,042	18.03
TOTAL MILLAGE 18.7612					GROSS AD VALOREM TAXES \$470.38

NON-AD VALOREM ASSESSMENTS		AMOUNT
LEVYING AUTHORITY		
GROSS NON-AD VALOREM ASSESSMENTS		\$0.00
TAXES BECOME DELINQUENT APRIL 1ST		COMBINED GROSS TAXES AND ASSESSMENTS \$470.38

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Charles W. Thomas, CFC, Pinellas County Tax CollectorPay in U.S. funds to **Charles W. Thomas, Tax Collector**

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

(727) 464-7777 | pinellastaxcollector.gov

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PLAT: 19 PAGE: 6
LEGAL:
TARPON SHORES
BLK A, LOTS 9 AND 10



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



COURTESY LETTER

Date Issued: 4/2/2024

Case Number: 24-80000057

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 **3/20/2024** at the property located at the following address: **533 Doric CT (11-27-15-03834-000-0120)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

20-20 PENALTIES FOR ILLEGAL CONNECTIONS

(a) Any person who has tapped into or taps into the public water or sewer systems of the city without paying the fees provided in this chapter shall be charged a penalty of \$500.00 plus two times the meter charge and tap-in fee in the case of water or sewer tap-ins.

(b) The penalties provided in this section are in addition to any and all other fees, charges and penalties that the city may charge for tapping into the public water or sewer systems of the city, as provided by federal, state or city statutes, ordinances or laws.

DESCRIPTION: There is a sewer connection from 533 Doric CT that was not authorized from the city.

REMEDY: Compliance is achieved by contacting the city water department (727)-234-4087 and making arraignments to pay for connection.

\$700.00 tap fee
\$1616.00 impact fee
\$500.00 penalty fee
\$40.00 Deposit
\$2856.00 total

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 **4/16/2024**. This property will be re-inspected on **4/17/2024** 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.



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

"A Full Service Accredited Law Enforcement Agency"

EXHIBIT

tabbies

A-1

Page 70 of 107



Tarpon Springs Police Department

Code Enforcement Division

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Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston

Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



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

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CODE ENFORCEMENT

TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Future Through Excellence in Policing"

444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

MAILED
04.2.2024

NANCY S WHITE
533 DORIC CT
TARPON SPRINGS FL 34689
CL 24-80000057



CODE ENFORCEMENT

TARPON SPRINGS POLICE DEPARTMENT

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444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

MAILED
04.2.2024

CERTIFIED MAIL®



7022 2410 0001 1136 6437

NANCY S WHITE
533 DORIC CT
TARPON SPRINGS FL 34689
CL 24-80000057

7022 2410 0001 1136 6437

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

☐ Return Receipt (hardcopy)

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☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Postmark

Here

MAILED
04-22-2024

NANCY S WHITE
533 DORIC CT
TARPON SPRINGS FL 34689
CL 24-80000057

See Reverse for Instructions



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



NOTICE OF VIOLATION

Date Issued: 4/17/2024

Case Number: 24-80000057

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 **4/17/2024** at the property located at the following address: **533 Doric CT (11-27-15-03834-000-0120)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

20-20 PENALTIES FOR ILLEGAL CONNECTIONS

(a) Any person who has tapped into or taps into the public water or sewer systems of the city without paying the fees provided in this chapter shall be charged a penalty of \$500.00 plus two times the meter charge and tap-in fee in the case of water or sewer tap-ins.

(b) The penalties provided in this section are in addition to any and all other fees, charges and penalties that the city may charge for tapping into the public water or sewer systems of the city, as provided by federal, state or city statutes, ordinances or laws.

DESCRIPTION: There is a sewer connection from 533 Doric CT that was not authorized from the city.

REMEDY: Compliance is achieved by contacting the city water department (727)-234-4087 and making arraignments to pay for connection.

\$700.00 tap fee
\$1616.00 impact fee
\$500.00 penalty fee
\$40.00 Deposit
\$2856.00 total

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 **4/30/2024**. This property will be re-inspected on **5/1/2024** 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.



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

A-2



Tarpon Springs Police Department

Code Enforcement Division

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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 Rolleston

Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



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

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CODE ENFORCEMENT

TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Future Through Excellence in Policing"

444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

MAILED
4.17.2024

NANCY WHITE

533 DORIC CT

TARPON SPRINGS FL 34689

NOV 24-80000057



CODE ENFORCEMENT

TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Future Through Excellence in Policing"

444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

MAILED
4.17.2024

NANCY WHITE

533 DORIC CT

TARPON SPRINGS FL 34689

NOV 24-80000057



7022 2410 0001 1136 6482

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
NANCY WHITE 533 DORIC CT TARPON SPRINGS FL 34689 NOV 24-80000057	
See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ 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.	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>AS</i> C. Date of Delivery 4/29/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No ARPON SPRINGS CODE ENFORCEMENT APR 23 2024 RECEIVED																
1. Article Addressed to: NANCY WHITE 533 DORIC CT TARPON SPRINGS FL 34689 NOV 24-80000057  9590 9402 7938 2305 4646 32	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
☐ Insured Mail Restricted Delivery (over \$500)																	
2. Article Number (Transfer from service label) 7022 2410 0001 1136 6482																	

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

Domestic Return Receipt



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: April 26, 2024

Via Certified Mail

Case Number: 24-80000057

Property Owner: WHITE, NANCY S TRE; WHITE, NANCY S LIVING TRUST

Owner Address: 533 DORIC CT, TARPON SPRINGS, FL 34689-2525

Violation Property Located: 533 Doric Ct., Tarpon Springs, FL 34689-2525

Parcel ID: 11-27-15-03834-000-0120

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 **April 17, 2024** requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 30, 2024**. A re-inspection of the subject property on **May 1, 2024** 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 **24-80000057** on **May 9, 2024** 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:

§ 20-20. - PENALTIES FOR ILLEGAL CONNECTIONS.

- (a) Any person who has tapped into or taps into the public water or sewer systems of the city without paying the fees provided in this chapter shall be charged a penalty of \$500.00 plus two times the meter charge and tap-in fee in the case of water or sewer tap-ins.
- (b) The penalties provided in this section are in addition to any and all other fees, charges and penalties that the city may charge for tapping into the public water or sewer systems of the city, as provided by federal, state or city statutes, ordinances or laws.



Tarpon Springs Police Department

Code Enforcement Division

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DESCRIPTION: There is a sewer connection from 533 Doric Ct. that is not authorized from the city.

REMEDY: Compliance is achieved by contacting the city water department (727) 234-4087 and making arrangements to pay for connection.

\$700.00 tap fee
\$1,616.00 impact fee
\$500.00 penalty fee
\$40.00 Deposit
\$2,856.00 total

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 **April 17, 2024** 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 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.



Tarpon Springs Police Department

Code Enforcement Division

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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) 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. I can also be reached at (727) 937-0017 or via email mrolleston@tspd.us

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston

Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division

7022 2410 0001 1136 5898

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For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$	MAILED 4-26-2024 Tarpon
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☐ Return Receipt (hardcopy) \$	
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☐ Adult Signature Required \$	Postmark
☐ Adult Signature Restricted Delivery \$	No # 24-80000057
Postage	
NANCY S WHITE TRE NANCY S WHITE LIVING TRUST 533 DORIC CT TARPON SPRINGS, FL 34689-2525	
See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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.	A. Signature X  ☐ Agent ☐ Addressee
1. Article Addressed to: NANCY S WHITE TRE NANCY S WHITE LIVING TRUST 533 DORIC CT TARPON SPRINGS, FL 34689-2525 NoH -24-80000057	B. Received by (Printed Name) RECEIVED C. Date of Delivery 4/29/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 7022 2410 0001 1136 5898	MAY 3 2024 TARPON SPRINGS CODE ENFORCEMENT
9590 9402 7938 2305 4645 95	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
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt



CODE ENFORCEMENT

TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Culture Through Excellence in Policing"

444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689



7022 2410 0001 1136 5898

MAILED
4.26.2024

NANCY S WHITE TRE
NANCY S WHITE LIVING TRUST
533 DORIC CT
TARPON SPRINGS, FL 34689-2525
NOH 24-80000057



CODE ENFORCEMENT

TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Culture Through Excellence in Policing"

444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

MAILED
4.26.2024

NANCY S WHITE TRE
NANCY S WHITE LIVING TRUST
533 DORIC CT
TARPON SPRINGS, FL 34689-2525



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: 24-80000057

BEFORE ME, this day, personally appeared Corporal 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 _____, 2024, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On April 17, 2024, 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 533 Doric Ct., 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 _____, 2024, 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 _____, 2024, 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 17th day of April, 2024, by Corporal Anthony Boone, who is personally known to me or who has produced N/A.



Hnou Thao Lee
Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:

EXHIBIT

A-3
Page 83 of 107



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: 24-80000057

BEFORE ME, this day, personally appeared Corporal 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

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On _____, 2024, 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 17th day of April, 2024, by Corporal Anthony Boone, who is personally known to me or who has produced N/A.



Hnou Thao Lee
Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 24-800000057

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 _____, 2024, 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 _____, 2024, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On April 26, 2024, 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: 533 Doric Ct., 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 _____, 2024, 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 26th day of April, 2024, by CE Officer Michael Rolleston, who is personally known to me or who has produced N/A.



Hnou Thao Lee
Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:

Hnou Lee

From: Michael Rolleston
Sent: Monday, March 25, 2024 9:14 AM
To: Hnou Lee
Subject: FW: 533 Doric Ct

From: Ray Page <rpage@ctsfl.us>
Sent: Monday, March 25, 2024 9:03 AM
To: Michael Rolleston <mrolleston@tspd.us>
Cc: Thomas Kiger <tkiger@ctsfl.us>; Heather Freundel <hfreundel@ctsfl.us>
Subject: FW: 533 Doric Ct

Michael,
Here is the City Code related to illegal Water and Sewer connections.
Please let me know if you need any additional information.
Thanks Ray

Raymond Page
Utilities Superintendent
City of Tarpon Springs
(727) 937-2557 Office
(727) 224-3042 Cell

From: Heather Freundel <hfreundel@ctsfl.us>
Sent: Monday, March 25, 2024 8:04 AM
To: Ray Page <rpage@ctsfl.us>
Subject: 533 Doric Ct

Ray,

Here is the Code for an Illegal Connection. I feel like this penalty should be higher? Maybe another update to Code.

•
• **§ 20-20. - PENALTIES FOR ILLEGAL CONNECTIONS.**

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

(a) Any person who has tapped into or taps into the public water or sewer systems of the city without paying the fees provided in this chapter shall be charged a penalty of \$500.00 plus two times the meter charge and tap-in fee in the case of water or sewer tap-ins.



(b) The penalties provided in this section are in addition to any and all other fees, charges and penalties that the city may charge for tapping into the public water or sewer systems of the city, as provided by federal, state or city statutes, ordinances or laws.

('80 Code, § 20-20) (Ord. 88-33, passed 9-6-88; Am. Ord. 2002-19, passed 8-20-02)

\$350 is tap fee, so in this case, it would be $2 \times 350 = \$700.00$

Impact fee is \$1616.00

Deposit \$40.00

Total due $500 + 700 + 1616 + 40 = \2856.00

Heather Freundel

Water Conveyance Supervisor | City of Tarpon Springs, Florida | 1624 L&R Industrial Blvd., Tarpon Springs, FL 34689 |
Office: 727.937.2557 Ext. 2710 | Cell: 727.741.3734 | e-mail: [hfrendel@ctsfl.us](mailto:hfreundel@ctsfl.us)

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the City are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Anthony Boone
Sent: Wednesday, April 10, 2024 9:21 AM
To: Hnou Lee; Michael Rolleston; Anthony Boone
Subject: add to the file please

Hnou,

533 Doric Ct, Mrs White reached out to Houn yesterday 4-9-2024 requesting how she could fix her connection. I called Ray Page on 4-10-2024 at 0830ish and requested his office call Mrs White. Ray explained he would have Heather call her today 4-10-2024.

Mrs White called code enforcement office after speaking with Heather on 4-10-2024 at 0905 hours. I explained to Mrs White who I was and how the process was going to work.

Mrs White explained she would pay all the fees except the penalties because she don't think she should be held accountable for that fee. She was explained how to address code board and that on 4-17-2024 she be served the notice of violation.

I did advise her that if she paid the other fees to keep the receipt and send copies to Hnou who would put them into the file. She could discuss or argue her case about the penalties to code board.

Mrs White explained that she been in the home for 3 yrs and the septic guys came out and fixed a problem but were not able to find the septic field.

Mrs White was very polite during our conversation.



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



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 attachments may be subject to public disclosure.

Hnou Lee

From: Hnou Lee
Sent: Friday, April 12, 2024 2:44 PM
To: Bobbie Cole; Anthony Boone
Cc: Hnou Lee; Michael Rolleston
Subject: RE: Nancy White - 533 Doric Court - 24-80000057

Hello Bobbie,

Thank you, we have received the receipt payment copy for 533 Doric Court for the sewer impact fees.

We will make contact with Mrs. White to put on the May 9th, Code Board Hearing.

Once again, 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
HLTE@TSPD.US



Please Note: The State of Florida has very broad public records law under Chapter 119. Most what is retained by electronic means regarding city business are public records and available to the public for inspection upon request. A record communication or other official document may be subject to public disclosure.

From: Michael Rolleston <mrolleston@tspd.us>
Sent: Friday, April 26, 2024 10:43 AM
To: Hnou Lee <hlee@tspd.us>
Subject: Doric

Posted



Sent from my iPhone

Hnou Lee

From: Bobbie Cole
Sent: Friday, April 12, 2024 10:47 AM
To: Anthony Boone
Cc: Hnou Lee
Subject: Nancy White - 533 Doric Court - 24-80000057
Attachments: Nancy White 533 Doric Court - 24-80000057 receipt for sewer connection.pdf

4/12/2024 10:42 AM

Hello,

Ms. Nancy White paid for the sewer impact fees, receipt attached.

She will call later to be put on the CEB meeting Agenda for May 9, 2024 regarding, the \$500.00 penalties.

If you need anything further, please let me know.

Best Regards,
Bobbie



PREPARED 4/12/24, 10:0 57
CITY OF TARPON SPRINGS

PAYMENT DUE
PROGRAM BP820L

APPLICATION NUMBER: 24-00000783 533 DORIC CT
FEE DESCRIPTION AMOUNT DUE

SEWER TAP-IN NEW SFR	700.00
SEWER IMPACT NEW SFR	1616.00
TOTAL DUE	2316.00

Backflow Device

Size: 3/4" R.F. _____
D.C. ✓

UTILITIES DEPOSIT DUE

SEWER ☒ YES ☐ NO \$ 40.00
WATER ☐ YES ☐ NO \$ _____
TOTAL \$40.00

Oper: MBENJAMIN
Date: 4/12/24 01
Total tendered
Total payment

Receipt no: 47632
\$2356.00
\$2356.00

**CITY OF TARPON SPRINGS, FLORIDA
UTILITY PERMIT APPLICATION**

Rev. 10/01/2020

Owner/Agent	Address	City	State	Zip
Nancy White	533 Doric Ct	Tarpon Springs	FL	34689
Email Address				
Job Address	Lot	Block	Subdivision	Phone No.

Description of Work [Check all that apply]

1. Connect to City Sewer – (Impact fee; \$1,616, Tap-in fee; \$350, Deposit; \$40 for each ERU) ☐
2. Connect to City Water – (Impact fee; \$2,320 Meter Charge; \$300, Backflow Device; \$245, Deposit; \$60 for each ERU) ☐
3. Connect to City Sewer and Water – Residential (Total of #1 and #2 above) ☐
4. Connect to City Water with Double Check Valve Assembly (DCVA) [Potable and Irrigation] (Refer to TABLE 1 below) ☐
5. Connect to City Water with Reduced Pressure Principal Device (RPPD) [Potable and Irrigation] (Refer to TABLE 2 below) ☐
6. Backflow Device to Existing Water Meter – Residential and Commercial (Refer to TABLE 3 below) ☐

TABLE 1

Meter Charges with Double Check Valve Assembly (DCVA) Backflow Devices

Meter Size	Meter Charge	Double Check Assembly	Deposit**	Total (In City)	25% Surcharge	Total (In County)
5/8" - 3/4"	\$300.00	\$245.00	\$60.00	\$605.00	\$136.25	\$741.25
1"	\$425.00	\$265.00	\$80.00	\$770.00	\$172.50	\$942.50
1 1/2"	\$850.00	\$415.00	\$160.00	\$1425.00	\$316.25	\$1741.25
2"	\$1,150.00	\$445.00	\$225.00	\$1820.00	\$398.75	\$2218.75

TABLE 2

Meter Charges with Reduced Pressure Principal Device (RPPD) Backflow Devices

Meter Size	Meter Charge	Reduced Pressure Principal Device	Deposit**	Total (In City)	25% Surcharge	Total (In County)
5/8" - 3/4"	\$300.00	\$295.00	\$60.00	\$655.00	\$148.75	\$803.75
1"	\$425.00	\$325.00	\$80.00	\$830.00	\$187.50	\$1017.50
1 1/2"	\$850.00	\$505.00	\$160.00	\$1515.00	\$338.75	\$1853.75
2"	\$1,150.00	\$540.00	\$225.00	\$1915.00	\$422.50	\$2337.50

TABLE 3

Double Check Assembly			Reduced Pressure Principle Device		
Meter Size	City	County	Meter Size	City	County
5/8" - 3/4"	\$245.00	\$306.25	5/8" - 3/4"	\$480.00	\$600.00
1"	\$450.00	\$562.50	1"	\$510.00	\$637.50
1 1/2"	\$690.00	\$862.50	1 1/2"	\$780.00	\$975.00
2"	\$720.00	\$900.00	2"	\$815.00	\$1,018.75

**Deposits are doubled for commercial accounts.

Owner/Agent's Signature

Printed Name

Date

FOR OFFICE USE ONLY

Fee Type	Fee	x 25% Surcharge (County)	Amount
Sewer Impact			
Sewer Tap-in			
Sewer Deposit		N/A	
Water Impact			
Water Meter			
Water Deposit		N/A	
Backflow Device			
GRAND TOTAL			

Received by:

Staff Signature

Printed Name

Date

Permit No.

Approvals	Signature	Printed Name	Date
Building Division			
Planning & Zoning Division			

DAVID B WHITE
NANCY S WHITE
533 DORIC CT
TARPON SPRINGS, FL 34689-2525

74-1358/724

8456

DATE April 12, 2024

PAY TO
THE ORDER OF

City of Tarpon Springs \$ 2,356.00
two-thousand three-hundred fifty six and 00/100 — DOLLARS

CIBC

MEMO

⑆072413586⑆

⑈003954⑈ 8456

SPECIALTY GEAR

City of Tarpon Springs
*** CUSTOMER RECEIPT ***
Date: 4/12/24 01 Receipt no: 47632

Year	Number	Amount
2024	783	
533 DORIC CT TARPON SPRINGS, FL 34689-2525 BL BUILDING PERMITS-NEW		\$2316.00
76319	271101675 WHITE, NANCY	
UD SW	UTILITY DEPOSITS	\$40.00

PERMIT#24-783
533 DORIC CT
PAID BY NANCY WHITE

Tender detail		
CK CHECK	8456	\$2356.00
Total tendered		\$2356.00
Total payment		\$2356.00

Trans date: 4/12/24 Time: 10:36:44

THE CITY DOES NOT RETAIN ANY PORTION OF
THE NON-REFUNDABLE SERVICE FEE
PER CREDIT CARD TRANSACTION



Parcel Summary (as of 25-Mar-2024)

Parcel Map

Parcel Number

11-27-15-03834-000-0120

Owner Name

WHITE, NANCY S TRE

WHITE, NANCY S LIVING TRUST

Property Use

0110 Single Family Home

Site Address

533 DORIC CT

TARPON SPRINGS, FL 34689

Mailing Address

533 DORIC CT

TARPON SPRINGS, FL 34689-2525

Legal Description

BAYOU GARDENS LOTS 12 & 13 & W'LY 33FT OF LOT 14

Current Tax District

TARPON SPRINGS (TS)

Year Built

1983



Living SF	Gross SF	Living Units	Buildings
7,310	11,514	1	1

Exemptions

Year	Homestead	Use %	Status
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.
2024	Yes	100%	
2023	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
21411/2498	\$1,730,000	121030275013	A	Current FEMA Maps	Check for EC	Zoning Map	13/26

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$1,489,482	\$1,306,127	\$1,256,127	\$1,281,127	\$1,256,127

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
2022	Y	\$1,264,137	\$1,264,137	\$1,214,137	\$1,239,137	\$1,214,137
2021	Y	\$930,187	\$650,063	\$600,063	\$625,063	\$600,063
2020	Y	\$835,446	\$641,088	\$591,088	\$616,088	
2019	Y	\$804,000	\$626,674	\$576,674	\$601,674	
2018	Y	\$758,746	\$614,989	\$564,989	\$589,989	

EXHIBIT



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	2023 Millage Rate	Tax District
View 2023 Tax Bill	18.7612	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Feb-2021	\$1,295,000	<u>Q</u>	I	SHUTT STEPHEN WAYNE TRUSTEE	WHITE NANCY S TRUSTEE	21411/2498
05-Feb-2013	\$100	<u>U</u>	I	SHUTT STEPHEN W	SHUTT STEPHEN WAYNE TR	17889/2248
13-May-1991	\$100	<u>U</u>	I	SHUTT LINDA D	SHUTT, STEPHEN W.	07567/2152
15-Apr-1988	\$198,500	<u>Q</u>				06722/1220
31-Dec-1980	\$200,000	<u>U</u>				05097/0745

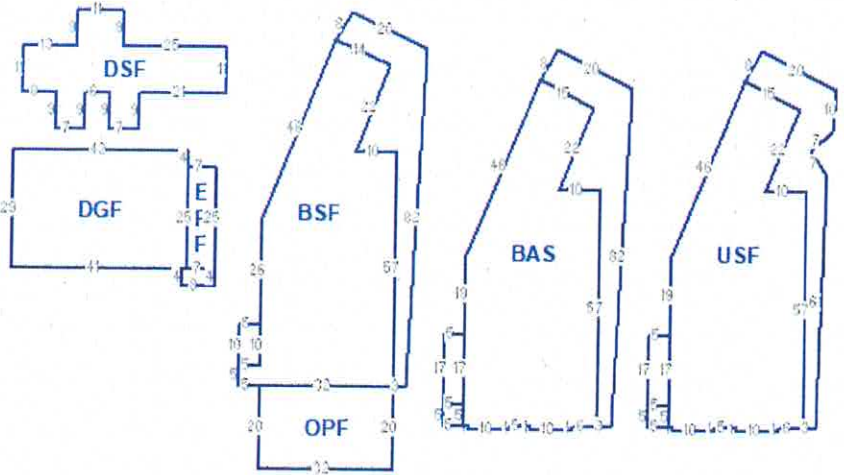
2023 Land Information

Land Area: 0.4430 acres | 19,297 sf

Frontage and/or View: Canal/River

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	45x150	\$7,900	45.00	FF	1.1655	\$414,335
Vacant	89x112	\$2,500	89.00	FF	.9025	\$200,806

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Wood/Block Above Ground Footing	Base Semi-finished (BSF)	2,220	2,220
Floor System	Wood	Base (BAS)	2,163	2,163
Exterior Walls	Frame/Custom Wood	Upper Story (USF)	2,163	2,163
Unit Stories	3	Detached Semi-finished (DSF)	764	764
Living Units	1	Detached Garage (DGF)	0	1,218
Roof Frame	Gable Or Hip	Enclosed Porch (EPF)	0	175
Roof Cover	Concrete Tile/Metal	Open Porch (OPF)	0	2,811
Year Built	1983	Total Area SF	7,310	11,514
Building Type	Single Family			
Quality	Above Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	15			
Effective Age	23			

2023 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$16,000.00	1	\$16,000	\$8,640	1999
DOCK	\$48.00	308.0	\$14,784	\$10,497	1983
ELEV RES	\$40,000.00	1	\$40,000	\$17,600	1983
PATIO/DECK	\$29.00	710.0	\$20,590	\$9,060	1983
SOLAR	\$2.50	8,700.0	\$21,750	\$21,750	2022

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
WND-22-00824	DOCK	11/07/2022	\$0
22-00001343	SOLAR PANELS	07/08/2022	\$48,995
21-00001411	HEAT/AIR	09/14/2021	\$0
21-00001411A	HEAT/AIR	09/14/2021	\$0
21-00001411A	ADDITION/REMODEL/RENOVATION	09/02/2021	\$0
21-00001411B	ELECTRICAL	09/02/2021	\$0
21-00001411B	ADDITION/REMODEL/RENOVATION	08/31/2021	\$0
21-00001189	ADDITION/REMODEL/RENOVATION	07/26/2021	\$27,108
21-00001411	ADDITION/REMODEL/RENOVATION	07/26/2021	\$60,000
19-00000293	WINDOWS/DOORS	02/12/2019	\$13,500



Parcel Summary (as of 26-Mar-2024)

Parcel Map

Parcel Number

11-27-15-03834-000-0120

Owner Name

WHITE, NANCY S TRE

WHITE, NANCY S LIVING TRUST

Property Use

0110 Single Family Home

Site Address

533 DORIC CT

TARPON SPRINGS, FL 34689

Mailing Address

533 DORIC CT

TARPON SPRINGS, FL 34689-2525

Legal Description

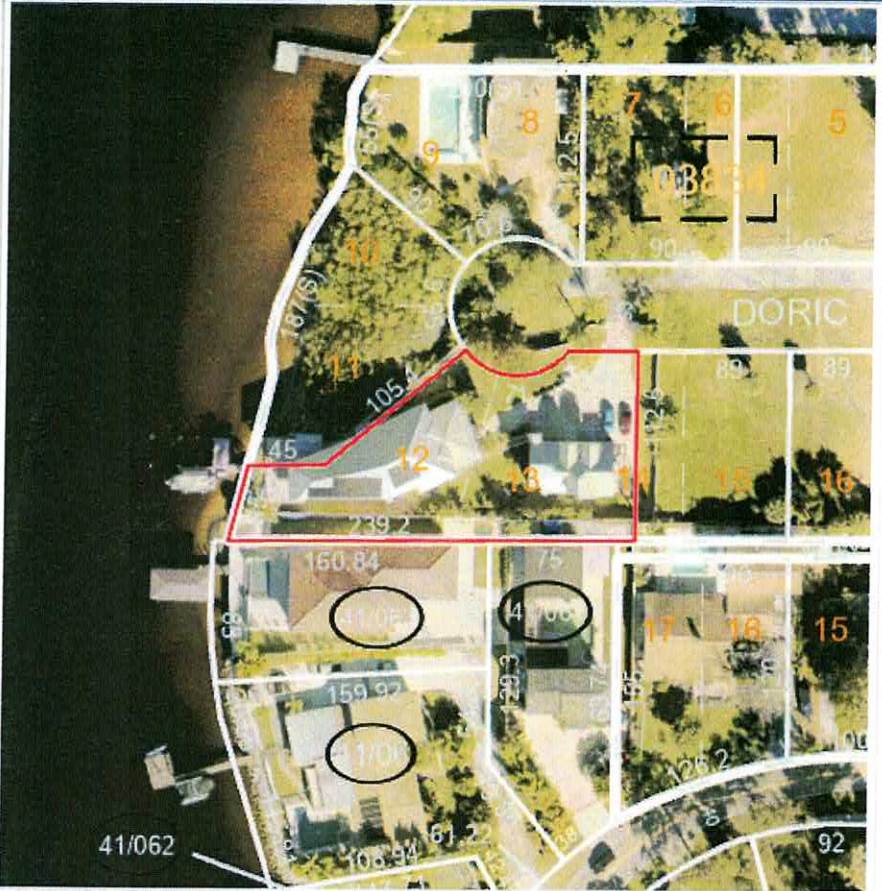
BAYOU GARDENS LOTS 12 & 13 & W'LY 33FT OF LOT 14

Current Tax District

TARPON SPRINGS (TS)

Year Built

1983



Living SF	Gross SF	Living Units	Buildings
7,310	11,514	1	1

Exemptions

Year	Homestead	Use %	Status
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.
2024	Yes	100%	
2023	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
21411/2498	\$1,730,000	121030275013	<u>A</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	13/26

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$1,489,482	\$1,306,127	\$1,256,127	\$1,281,127	\$1,256,127

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
2022	Y	\$1,264,137	\$1,264,137	\$1,214,137	\$1,239,137	\$1,214,137
2021	Y	\$930,187	\$650,063	\$600,063	\$625,063	\$600,063
2020	Y	\$835,446	\$641,088	\$591,088	\$616,088	\$591,088
2019	Y	\$804,000	\$626,674	\$576,674	\$601,674	\$576,674
2018	Y	\$758,746	\$614,989	\$564,989	\$589,989	\$564,989



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	2023 Millage Rate	Tax District
View 2023 Tax Bill	18.7612	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Feb-2021	\$1,295,000	<u>Q</u>	I	SHUTT STEPHEN WAYNE TRUSTEE	WHITE NANCY S TRUSTEE	21411/2498
05-Feb-2013	\$100	<u>U</u>	I	SHUTT STEPHEN W	SHUTT STEPHEN WAYNE TR	17889/2248
13-May-1991	\$100	<u>U</u>	I	SHUTT LINDA D	SHUTT, STEPHEN W.	07567/2152
15-Apr-1988	\$198,500	<u>Q</u>				06722/1220
31-Dec-1980	\$200,000	<u>U</u>				05097/0745

2023 Land Information

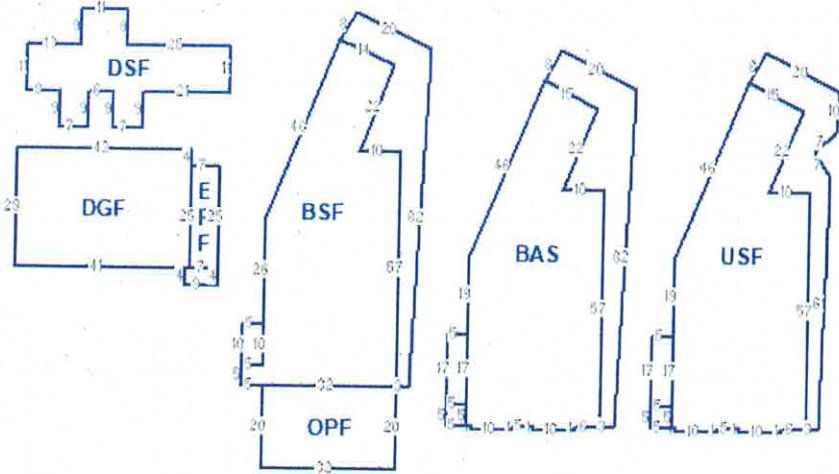
Land Area: 0.4430 acres | 19,297 sf

Frontage and/or View: Canal/River

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	45x150	\$7,900	45.00	FF	1.1655	\$414,335
Vacant	89x112	\$2,500	89.00	FF	.9025	\$200,806

2023 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Wood/Block Above Ground Footing	Base Semi-finished (BSF)	2,220	2,220
Floor System	Wood	Base (BAS)	2,163	2,163
Exterior Walls	Frame/Custom Wood	Upper Story (USF)	2,163	2,163
Unit Stories	3	Detached Semi-finished (DSF)	764	764
Living Units	1	Detached Garage (DGF)	0	1,218
Roof Frame	Gable Or Hip	Enclosed Porch (EPF)	0	175
Roof Cover	Concrete Tile/Metal	Open Porch (OPF)	0	2,811
Year Built	1983	Total Area SF	7,310	11,514
Building Type	Single Family			
Quality	Above Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	15			
Effective Age	23			

2023 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$16,000.00	1	\$16,000	\$8,640	1999
DOCK	\$48.00	308.0	\$14,784	\$10,497	1983
ELEV RES	\$40,000.00	1	\$40,000	\$17,600	1983
PATIO/DECK	\$29.00	710.0	\$20,590	\$9,060	1983
SOLAR	\$2.50	8,700.0	\$21,750	\$21,750	2022

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
WND-22-00824	DOCK	11/07/2022	\$0
22-00001343	SOLAR PANELS	07/08/2022	\$48,995
21-00001411	HEAT/AIR	09/14/2021	\$0
21-00001411A	HEAT/AIR	09/14/2021	\$0
21-00001411A	ADDITION/REMODEL/RENOVATION	09/02/2021	\$0
21-00001411B	ELECTRICAL	09/02/2021	\$0
21-00001411B	ADDITION/REMODEL/RENOVATION	08/31/2021	\$0
21-00001189	ADDITION/REMODEL/RENOVATION	07/26/2021	\$27,108
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19-00000293	WINDOWS/DOORS	02/12/2019	\$13,500



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, Corporal 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 23-80000065 in which violations of City code identified on the property located at 709 W Bayshore Drive, Tarpon Springs, FL 34689, also described as 11-27-15-04878-005-0030 (hereinafter the "Property").
4. That on March 15, 2024, I inspected the Property to determine whether compliance with 241.00, 25.02, 6-1 and FBC 105.1, had been achieved on or before February 27, 2024, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on March 15, 2024, it was determined to be in compliance.

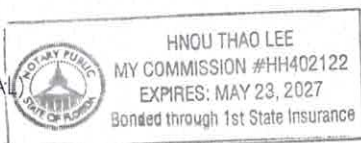
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
FURTHER AFFIANT SAYETH NAUGHT.

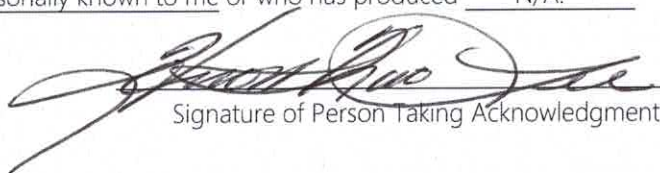

Code Enforcement Supervisor Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19 day of March 2024, by Corporal 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
Auditorium
324 East Pine Street Tarpon Springs, FL 34689



ADDENDUM
Code Enforcement Board Hearing
Thursday May 09, 2024, at 2:00 p.m.

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.

C-4 22-00000253
RUTH B WRIGHT TRE
RUTH B WRIGHT LIVING TRUST
1500 Sunset Road Unit F-6
Tarpon Springs, FL 34689
PID 15-27-15-43260-006-0060

**Violation(s): 105.1 PERMITS REQUIRED – FBC, IPMC 504.1 GENERAL PLUMBING,
IPMC 605.1 ELECTRICAL EQUIPMENT INSTALLATION, IPMC 603.1 MECHANICAL SYSTEMS**

Fines Due: \$32,856.78

March 1, 2023, to May 9, 2024 (435 Days) \$32,625.00
Daily Fine \$75.00
Affidavit Of Cost \$146.78
Satisfaction Fee \$10.00



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CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, 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 Inspector for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number **22-80000020** in which violations of City code identified on the property located at **E. Lemon St (VL), Tarpon Springs, FL 34689**, also described as **12-27-15-27756-002-0050** (hereinafter the "Property").
4. That on **February 16, 2024** I inspected the Property to determine whether compliance with 8-40, had been achieved on or before **February 16, 2024** as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **February 16, 2024** I determined it to be in compliance.

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

FURTHER AFFIANT SAYETH NAUGHT

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 ____ day of _____, 20____, by _____, who is personally known to me or who has produced N/A.

Signature of Person Taking Acknowledgment

(NOTARY SEAL)

Name of Acknowledger Typed or Printed

NOTARY

Title