



City of Tarpon Springs, Florida

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

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

**REGULAR SESSION AGENDA
THURSDAY, MARCH 12, 2026
2:00 PM - CITY HALL AUDITORIUM**

CALL TO ORDER

Carl Demotses, Chairman

ROLL CALL

Bobbie Cole, Code Board Secretary

INVOCATION

A Code Board member will do the invocation.

PLEDGE OF ALLEGIANCE

A Code Board member will do the invocation.

HEARING PROCEDURES

Carl Demotses, Chairman

SWEARING IN

Bobbie Cole, Code Board Secretary

NEW BUSINESS

1. **C-1 Case # 26-80000758**

Peter Kousathanas
1508 Poinsettia Avenue
Tarpon Springs, FL 34689
PID 11-27-15-88254-000-0070

Violation Code(s):

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

2. **C-2 Case # 24-80000323**

Ronald Lee Arahoo Jr.
Jeanette Anne Arahoo
Lakeview Drive (VL)
Tarpon Springs, FL 34688
PID 17-27-16-31356-002-0010

Violation Codes:

41.00 Parking Commercial Vehicles Residential

3. **C-3 Case # 25-80000734**

Anthony Esposito
Deena Esposito
527 Doric Court
Tarpon Springs, FL 34689
PID 11-27-15-03834-000-0150

Violation Codes:

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

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

4.

C-4 Case # 25-80000586

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

Violation Codes:

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

AFFIDAVITS OF COMPLIANCE (WITH FINES DUE)

The respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board. There are FINES DUE. Request the Code Enforcement Board to accept the Affidavits of Compliance. There are no Affidavits of Compliance with fines due to being accepted during this code board hearing.

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.

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

St. Mary USA LLC
4 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89946-010-0070

Violation Codes

212.00 BUILDING PERMITS
274.00 BUSINESS TAX RECEIPT REQUIRED

56.06 MOBILE FOOD DISPENSING VEHICLES AS ACCESSORY
TO FOOD AND DRINK ESTABLISHMENTS

REQUEST FOR REDUCTION

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

MINUTES

Board minutes to be approved by code board members. Hearing Date: February 12, 2026

6. February 12, 2026 Board minutes

PUBLIC COMMENTS

Public comments will be open to the public after all code enforcement cases have been heard by the Code Enforcement Board Members.

BOARD AND STAFF COMMENTS

The next code enforcement board hearing will be held on April 9, 2026, at 2:00 p.m.

ADJOURNMENT

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

NEW BUSINESS – First Orders

C-1 Case # 26-80000758

Peter Kousathanas
1508 Poinsettia Avenue
Tarpon Springs, FL 34689
PID 11-27-15-88254-000-0070

Violation Code(s):

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

EXHIBIT A: Photo(s)

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

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

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

EXHIBIT E: Emails and other communication correspondences

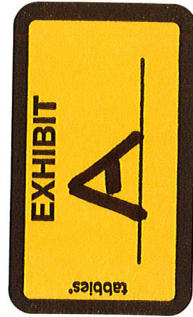


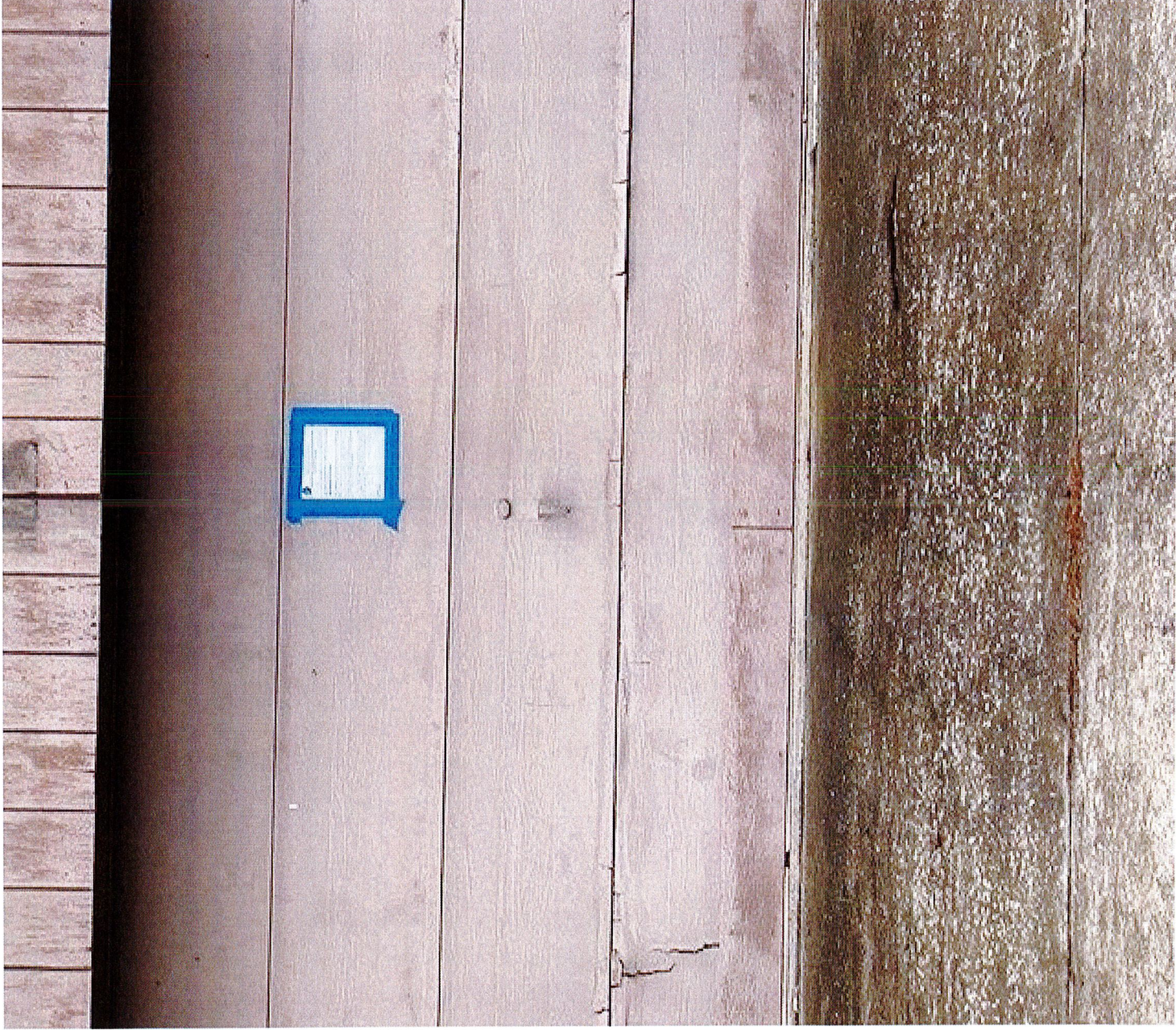
CASE # 26-80000758

VIOLATION SITE: 1508 POINSETTIA AVE TARPON SPRINGS, FL 34689

POSTING NOV 2/5/2026

CODE ENFORCEMENT OFFICER MIKE ROLLESTON





CASE # 26-80000758

VIOLATION SITE: 1508 POINSETTIA AVE TARPON SPRINGS, FL 34689

POSTING NOV 2/5/2026

CODE ENFORCEMENT OFFICER MIKE ROLLESTON



CASE # 26-80000758
VIOLATION SITE: 1508 POINSETTIA AVE TARPON SPRINGS, FL 34689
INSPECTION 2/5/2026
CODE ENFORCEMENT OFFICER MIKE ROLLESTON



CASE # 26-80000758

VIOLATION SITE: 1508 POINSETTIA AVE TARPON SPRINGS, FL 34689

INSPECTION 2/5/2026

CODE ENFORCEMENT OFFICER MIKE ROLLESTON



CASE # 26-80000758

VIOLATION SITE: 1508 POINSETTIA AVE TARPON SPRINGS, FL 34689

INSPECTION 2/5/2026

CODE ENFORCEMENT OFFICER MIKE ROLLESTON



CASE # 26-80000758

VIOLATION SITE: 1508 POINSETTIA AVE TARPON SPRINGS, FL 34689

INSPECTION 2/5/2026

CODE ENFORCEMENT OFFICER MIKE ROLLESTON



CASE # 26-80000758

VIOLATION SITE: 1508 POINSETTIA AVE TARPON SPRINGS, FL 34689

REINSPECTION 2/26/2026

CODE ENFORCEMENT OFFICER MIKE ROLLESTON



CASE # 26-80000758

VIOLATION SITE: 1508 POINSETTIA AVE TARPON SPRINGS, FL 34689

REINSPECTION 2/26/2026

CODE ENFORCEMENT OFFICER MIKE ROLLESTON



City of Tarpon Springs Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 2-5-2026

Case Number: 26-80000758

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

A Code Enforcement Officer performed a field inspection on **2/4/2026** at the property located at the following address: **1508 Poinsettia AVE (11-27-15-88254-000-0070)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

Florida Building Code 116.1 UNSAFE STRUCTURE 8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY 8-41 NUISANCE CONDITIONS

DESCRIPTION: The house and property have become dilapidated and unkempt. Sand is eroding onto the sidewalk and neighboring properties. Vegetation is overgrown, there is growth on the roof and gutters. There are wild cats and animals living on the property and there are bees and wasps coming from the structure. There is a flag pole sticking up out of the ground.

REMEDY: . Cut and clean the property. Install a silt fence to control erosion or install sod over the property. Clean the roof and gutters. Remove dilapidated shed and clear any animals and insects from the property. Maintain the property moving forward. Remove the pole.

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 **2/26/2026**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

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





City of Tarpon Springs Code Enforcement

CITY OF TARPON SPRINGS, FLORIDA
A Political Subdivision of the State of Florida
**NOTICE OF HEARING
AND STATEMENT OF VIOLATION**

Date: February 27, 2026

Via Certified Mail

Case Number: 26-80000758

Property Owner: Peter Kousathanas

Owner Address: 541 Division Street, Tarpon Springs, FL 34689-3317
Violation Property Located: 1508 Poinsettia Avenue, Tarpon Springs, FL 34689
Parcel ID 11-27-15-88254-000-0070

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **February 2, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 26, 2026**. A re-inspection of the subject property on **February 26, 2026** 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 26-80000758 on March 12, 2026, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

**Florida Building Code 116.1 UNSAFE STRUCTURE
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS**

You are hereby advised that if the violations identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **February 2, 2026** 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



City of Tarpon Springs Code Enforcement

principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

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

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 2331**



City of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000758

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

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

On 2026 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 2026 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 February 27, 2026 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: 1508 Poinsettia 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 2026, which is at least 10 days prior to the second hearing, I personally posted the **Notice of Second Hearing**, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: **AND** at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 27th day of February, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

Title : NOTARY

(NOTARY SEAL)



Parcel Summary (as of 04-Feb-2026)

Parcel Map

Parcel Number

11-27-15-88254-000-0070

Owner Name
KOUSATHANAS, PETER

Property Use
0110 Single Family Home

Site Address
1508 POINSETTIA AVE
TARPON SPRINGS, FL 34689

Mailing Address
541 DIVISION ST
TARPON SPRINGS, FL 34689-3317

Legal Description
SUNSET VIEW E 23.75 FT LOT 7, LOT 8 & W 2.5 FT
LOT 9

Current Tax District
TARPON SPRINGS (TS)

Year Built
1981

Living SF	Gross SF	Living Units	Buildings
1,978	2,923	1	1



Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18332/2568	\$455,800	275.01	C	Current FEMA Maps	Check for EC	Zoning Map	19/35

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$388,495	\$388,495	\$388,495	\$388,495	\$388,495

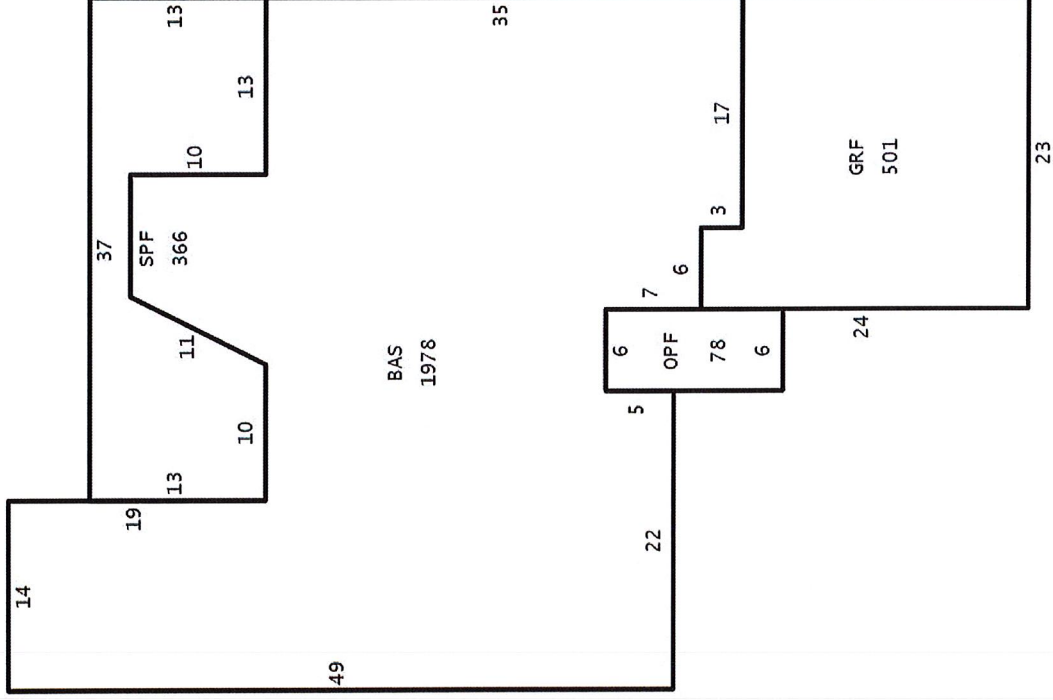
Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$400,689	\$400,689	\$400,689	\$400,689	\$400,689
2023	Y	\$352,090	\$104,535	\$54,535	\$79,535	\$54,535
2022	Y	\$278,876	\$101,490	\$51,490	\$76,490	\$51,490
2021	Y	\$187,071	\$98,534	\$48,534	\$73,534	\$73,534
2020	Y	\$196,390	\$97,174	\$47,174	\$72,174	\$72,174



2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured		
Floor System	Slab On Grade		
Exterior Walls	Cb Stucco/Cb Reclad		
Unit Stories	1		
Living Units	1		
Roof Frame	Gable Or Hip		
Roof Cover	Shingle Composition		
Year Built	1981		
Building Type	Single Family		
Quality	Average		
Floor Finish	Carpet/Hardtile/Hardwood		
Interior Finish	Drywall/Plaster		
Heating	Central Duct		
Cooling	Cooling (Central)		
Fixtures	6		
Effective Age	30		
		1,978	2,923



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$5,000.00	1	\$5,000	\$2,900	1981
SHED	\$40.00	100.0	\$4,000	\$2,320	1981

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
11-00000780	ROOF	05/19/2011	\$11,344
030002189	ROOF	11/19/2003	\$1,750

Adam Ross, Pinellas County Tax Collector

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

If Postmarked By Dec 31, 2025
 Pay this Amount \$7025.43

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R119373		TS

KOUSATHANAS, PETER
 541 DIVISION ST
 TARPON SPRINGS, FL 34689

PARCEL NO.: 11/27/15/88254/000/0070
 SITE ADDRESS: 1508 POINSETTIA AVE, TARPON SPRINGS
 PLAT: 19 PAGE: 35
 LEGAL:
 SUNSET VIEW
 E 23.75 FT LOT 7, LOT 8 &
 W 2.5 FT LOT 9

2025 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments
 Pay online at pinellastaxcollector.gov
 • E-check - No fee • Credit card - 2.95% convenience fee

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	388,495	0	388,495	1,764.66
HEALTH DEPARTMENT	0.0713	388,495	0	388,495	27.70
EMS	0.8050	388,495	0	388,495	312.74
SCHOOL-STATE LAW	3.0450	388,495	0	388,495	1,182.97
SCHOOL-LOCAL BD.	3.2480	388,495	0	388,495	1,261.83
TARPON SPRINGS	5.3700	388,495	0	388,495	2,086.22
SW FLA WTR MGMT.	0.1831	388,495	0	388,495	71.13
PINELLAS COUNTY PLN.CNCL.	0.0175	388,495	0	388,495	6.80
JUVENILE WELFARE BOARD	0.8250	388,495	0	388,495	320.51
SUNCOAST TRANSIT AUTHORITY	0.7300	388,495	0	388,495	283.60
TOTAL MILLAGE	18.8372			GROSS AD VALOREM TAXES	\$7,318.16

LEVYING AUTHORITY	AMOUNT
NON-AD VALOREM ASSESSMENTS	
GROSS NON-AD VALOREM ASSESSMENTS	\$0.00
COMBINED GROSS TAXES AND ASSESSMENTS	\$7,318.16

TAXES BECOME DELINQUENT APRIL 1ST
 PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector
 Pay in U.S. funds to Pinellas County Tax Collector
 P.O. Box 31149, Tampa, FL 33631-3149
 (727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments
 Pay online at pinellastaxcollector.gov
 • E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By Dec 31, 2025
 Pay this Amount \$7025.43

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R119373		TS

KOUSATHANAS, PETER
 541 DIVISION ST
 TARPON SPRINGS, FL 34689

PARCEL NO.: 11/27/15/88254/000/0070
 SITE ADDRESS: 1508 POINSETTIA AVE, TARPON SPRINGS
 PLAT: 19 PAGE: 35
 LEGAL:
 SUNSET VIEW
 E 23.75 FT LOT 7, LOT 8 &
 W 2.5 FT LOT 9

From: Michael Rolleston <mrolleston@ctsfl.us>
Sent: Wednesday, February 4, 2026 2:10 PM
To: Hnou Lee <hlee@ctsfl.us>; Anthony Boone <aboone@ctsfl.us>
Subject: 1508 poinsettia

Please open a case for this property.

8-40

8-41

8-52

The property is overgrown and unkempt. Complaint came from Renata pateras at 1510

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





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

CERTIFIED MAIL



7022 0410 0002 9761 2270

KOUSATHANAS, PETER
541 DIVISION ST
TARPON SPRINGS, FL 34689-3
NOV26-80000758/CRR252026



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

KOUSATHANAS, PETER
541 DIVISION ST
TARPON SPRINGS, FL 34689-3
NOV26-80000758/CRR252026

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:

KOUSATHANAS, PETER
541 DIVISION ST
TARPON SPRINGS, FL 34689-3
NOV26-80000758/CRR252026



9590 9402 9664 5199 6597 04

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2270

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - 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

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark Here _____

KOUSATHANAS, PETER
541 DIVISION ST
TARPON SPRINGS, FL 34689-3
NOV26-80000758/CRR252026

See Reverse for Instructions

0222 1926 2000 0140 2202

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:

KOUSAS, PETER
541 DIVISION ST
TARPON SPRINGS, FL 34689-3
NOV26-80000758/CRR252026



9590 9402 9664 5199 6597 04

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2270

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

TARPON SPRING

Received by (Printed Name) **Artemis Koussas**

C. Date of Delivery **FEB 19 2026**

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below: **2026**

RECEIVED

FEB 19 2026

3. Service

Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery Restricted Delivery

Collect on Delivery Restricted Delivery Mail

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

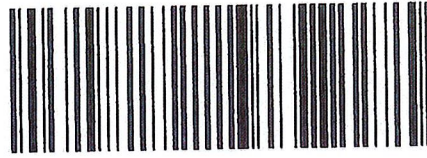
Mail Restricted Delivery

Domestic Return Receipt



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

CERTIFIED MAIL®



7022 0410 0002 9761 2331

**KOUSATHANAS, PETER
541 DIVISION ST
TARPON SPRINGS, FL 34689-3
NOH26-80000758/CMR22720;**

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:

**KOUSATHANAS, PETER
541 DIVISION ST
TARPON SPRINGS, FL 34689-3
NOH26-80000758/CMR22720;**



9590 9402 9664 5199 6595 51

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2331

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

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

OFFICIAL USE

Certified Mail Fee \$

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

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

Postage \$

Postmark
Here

**KOUSATHANAS, PETER
541 DIVISION ST
TARPON SPRINGS, FL 34689-3
NOH26-80000758/CMR22720;**

See Reverse for Instructions

PS Form 3811, April 2019 PSN 7530-02-000-9044

7022 0410 0002 9761 2331

Domestic Return Receipt

NEW BUSINESS – First Orders

C-2 Case # 24-80000323

Ronald Lee Arahood Jr.
Jeanette Anne Arahood
Lakeview Drive (VL)
Tarpon Springs, FL 34688
PID 17-27-16-31356-002-0010

Violation Codes:

41.00 Parking Commercial Vehicles Residential
212.00 Building Permits

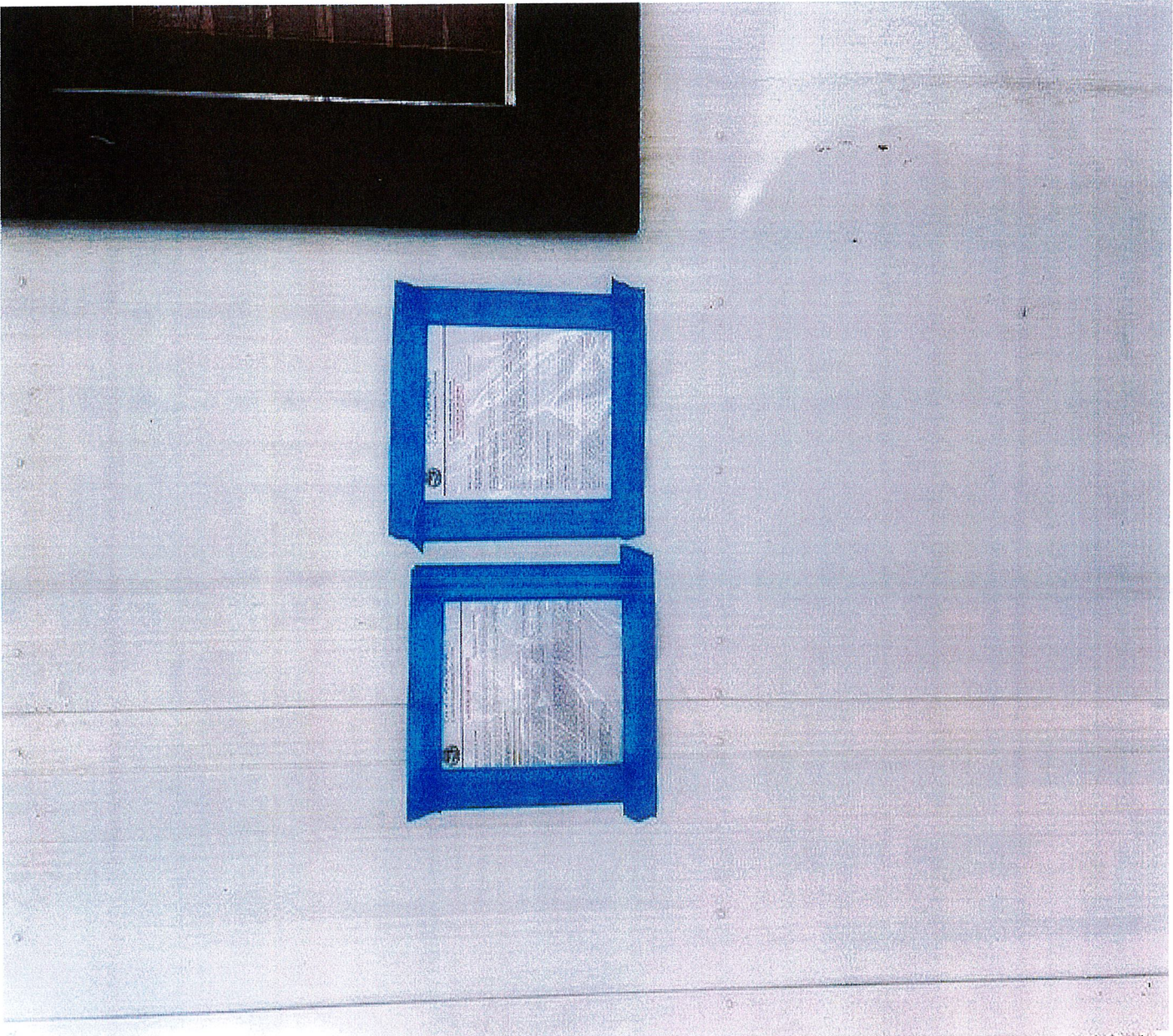
EXHIBIT A: Photo(s)

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

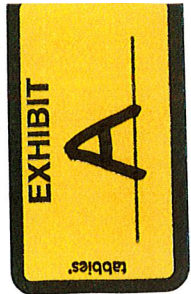
EXHIBIT C: Affidavit Of Postings: Notice of Violation(s) & Notice of Hearing

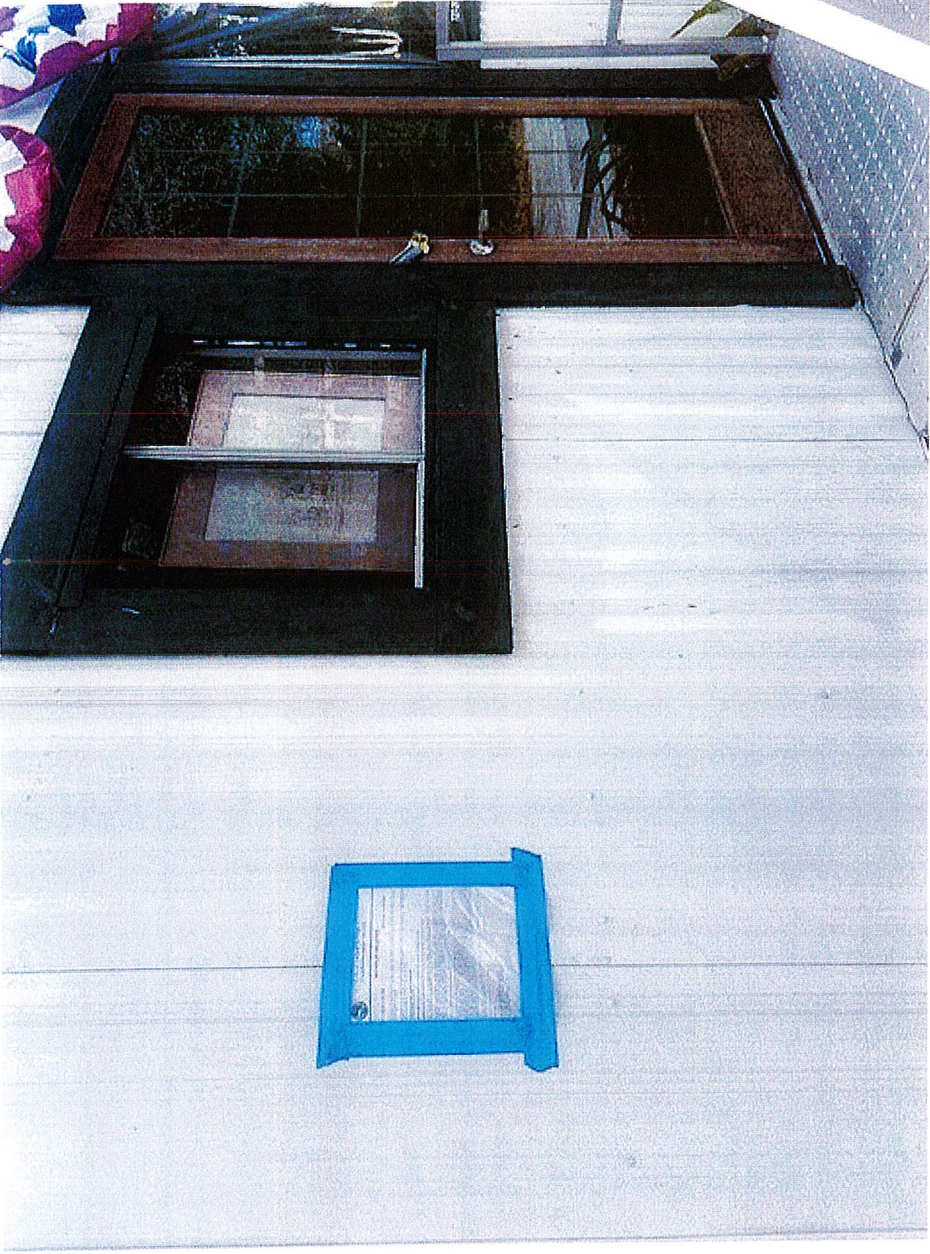
EXHIBIT D: Pinellas County Property Appraiser & Pinellas County Tax Collector

EXHIBIT E: Emails and other communication correspondences



CASE # 24-80000323
VIOLATION SITE: LAKEVIEW DR TARPON SPRINGS, FL 34688
NOV 1/27/2026 & NOH 2/19/2026
BY CODE ENFORCEMENT SUPERVISOR ANTHONY BOONE





CASE # 24-80000323
VIOLATION SITE: LAKEVIEW DR TARPON SPRINGS, FL 34688
POSTING OF NOH 2/19/2026
BY CODE ENFORCEMENT SUPERVISOR ANTHONY BOONE



CASE # 24-80000323

VIOLATION SITE: LAKEVIEW DR TARPON SPRINGS, FL 34688

REINSPECTION 2/19/2026

BY CODE ENFORCEMENT SUPERVISOR ANTHONY BOONE



CASE # 24-80000323
VIOLATION SITE: LAKEVIEW DR TARPON SPRINGS, FL 34688
REINSPECTION 2/19/2026
BY CODE ENFORCEMENT SUPERVISOR ANTHONY BOONE



CASE # 24-80000323
VIOLATION SITE: LAKEVIEW DR TARPON SPRINGS, FL 34688
REINSPECTION 2/19/2026
BY CODE ENFORCEMENT SUPERVISOR ANTHONY BOONE



CASE # 24-80000323
VIOLATION SITE: LAKEVIEW DR TARPON SPRINGS, FL 34688
REINSPECTION 2/19/2026
BY CODE ENFORCEMENT SUPERVISOR ANTHONY BOONE



CASE # 24-80000323
VIOLATION SITE: LAKEVIEW DR TARPON SPRINGS, FL 34688
REINSPECTION 2/19/2026
BY CODE ENFORCEMENT SUPERVISOR ANTHONY BOONE



CASE # 24-80000323
VIOLATION SITE: LAKEVIEW DR TARPON SPRINGS, FL 34688
REINSPECTION 2/19/2026
BY CODE ENFORCEMENT SUPERVISOR ANTHONY BOONE



CASE # 24-80000323
VIOLATION SITE: LAKEVIEW DR TARPON SPRINGS, FL 34688
REINSPECTION 2/19/2026
BY CODE ENFORCEMENT SUPERVISOR ANTHONY BOONE



City of Tarpon Springs Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 01-27-2026

Case Number: 24-80000323

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

A Code Enforcement Officer performed a field inspection on **01-27-2026** at the property located at the following address Vacant Lot Lakeview Dr Parcel # (17-27-16-31356-002-0010) At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

41.00 Parking COM Vehicles Residential 212.00 Building Permits

DESCRIPTION: Parking Commercial vehicle (trailer) in residential area. No Permits at this time.

REMEDY: Remove commercial vehicles (trailer) from the area and get proper permits with the city if allowed.

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 **02/19/2026**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston / Anthony Boone

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





City of Tarpon Springs Code Enforcement Division

CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: February 19, 2026

Via Certified Mail

Case Number: 24-80000323

Property Owner: Ronald Lee Arahood Jr.
Jeanette Anne Arahood

Owner Address: 1744 Water Oak Dr., Tarpon Springs, FL 34689-3897
Violation Property Located: Lakeview Dr (VL), Tarpon Springs, FL 34689
Parcel ID 17-27-16-31356-002-0010

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **January 27, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 19, 2026**. A re-inspection of the subject property on **February 19, 2026** 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 24-80000323 on March 12, 2026, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

- 41.00 Parking COM Vehicles Residential**
- 212.00 Building Permits**

You are hereby advised that if the violations identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **January 27, 2026** 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



City of Tarpon Springs Code Enforcement Division

principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

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

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 2317**



City Of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS
Case Number: 24-80000323

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

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

On , 2026, 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 , 2026 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the **Notice of Violation**, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at AND on , 2026 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 February 19, 2026, 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: Lakeview Drive (VL), 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 , 2026, 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:

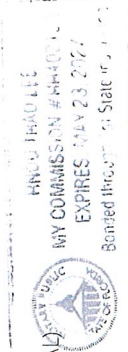
FURTHER AFFIANT SAYETH NAUGHT.




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 19th day of February, 2026, by CE Officer Michael Rolleston, who is personally known to me or who has produced N/A.





Signature of Person Taking Acknowledgment
Hnou Thao Lee

Name of Acknowledger Typed or Printed
NOTARY

Title:



Parcel Summary (as of 18-Sep-2024)

Parcel Map

Parcel Number

17-27-16-31356-002-0010

Owner Name

ARAHOOD, RONALD LEE JR
ARAHOOD, JEANETTE ANNE

Property Use

0000 Vacant Residential - lot & acreage less than 5 acres

Site Address

LAKEVIEW DR
TARPON SPRINGS, FL 34688

Mailing Address

1744 WATER OAK DR
TARPON SPRINGS, FL 34689-3897

Legal Description

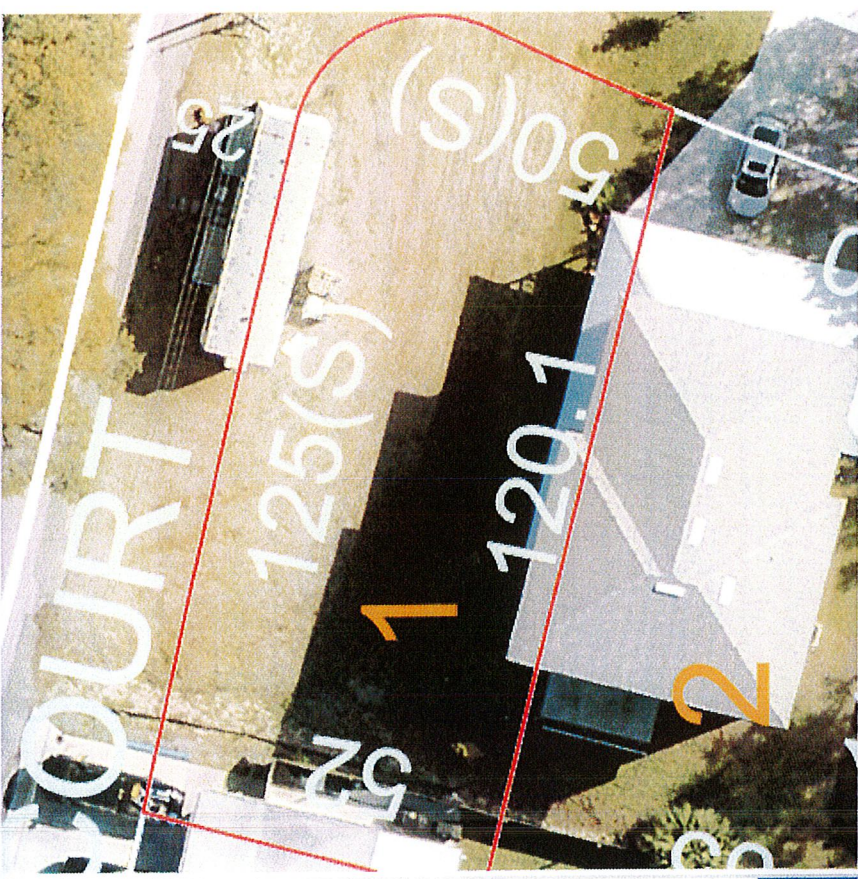
GNUJOY PARK BLK 2, LOT 1

Current Tax District

TARPON SPRINGS (TS)

Year Built

Living SF	Gross SF	Living Units	Buildings
			0



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

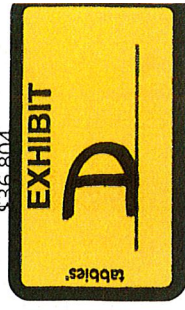
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22115/2383	\$122,800	274-04	A			Check for EC Zoning Map	14/60

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$104,198	\$104,198	\$104,198	\$104,198	\$104,198

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$112,871	\$112,871	\$112,871	\$112,871	\$112,871
2022	N	\$98,031	\$40,484	\$40,484	\$98,031	\$40,484
2021	N	\$70,542	\$36,804	\$36,804	\$70,542	\$36,804
2020	N	\$49,972	\$33,458	\$33,458	\$49,972	\$36,383
2019	N	\$36,383	\$30,416	\$30,416	\$36,383	\$36,383



2023 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.



Tax Bill	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
24-Jun-2022	\$150,000	<u>U</u>	V	GRANDVIEW CUSTOM HOMES LLC	ARAHOOD, RONALD LEE JR	22115/2383
14-Mar-2022	\$100	<u>U</u>	V	BELLEAIR RESERVE HOLDINGS LLC	GRANDVIEW CUSTOM HOMES LLC	21977/0209
31-May-2016	\$112,500	<u>M</u>	V	FAKLIS GEORGE V	BELLEAIR RESERVE HOLDINGS LLC	19213/2360
31-Dec-1971	\$1,800	<u>Q</u>				03607/0542

2024 Land Information

Land Area: \approx 6,434 sf | \approx 0.14 acres

Frontage and/or View: Residential

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant	51x123	\$2,050	50.60	FF	1.1663	\$120,980

2024 Extra Features

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

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
No Permits on Record.			

Charles W. Thomas, CFC as County Tax Collector

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

Pay online at pinellastaxcollector.gov

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

If Postmarked By	Nov 30, 2023	
Pay this Amount	\$2032.90	

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R176934		TS

ARAHOOD, RONALD LEE JR
 ARAHOOD, JEANETTE ANNE
 1744 WATER OAK DR
 TARPON SPRINGS, FL 34689-3897

PARCEL NO.: 17/27/16/31356/002/0010
 SITE ADDRESS: LAKEVIEW DR, TARPON SPRINGS
 PLAT: 14 PAGE: 60
 LEGAL:
 GNUOY PARK
 BLK 2, LOT 1

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES
GENERAL FUND	4.7398	112,871	0	112,871	
HEALTH DEPARTMENT	0.0713	112,871	0	112,871	
EMS	0.8418	112,871	0	112,871	
SCHOOL-STATE LAW	3.1900	112,871	0	112,871	
SCHOOL-LOCAL BD.	2.7480	112,871	0	112,871	
TARPON SPRINGS	5.3700	112,871	0	112,871	
SW FLA WTR MGMT.	0.2043	112,871	0	112,871	
PINELLAS COUNTY PLN.CNCL.	0.0210	112,871	0	112,871	
JUVENILE WELFARE BOARD	0.8250	112,871	0	112,871	
SUNCOAST TRANSIT AUTHORITY	0.7500	112,871	0	112,871	

TOTAL MILLAGE 18.7612 GROSS AD VALOREM TAXES \$2

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY **ALL**

TAXES BECOME DELINQUENT APRIL 1ST GROSS NON-AD VALOREM ASSESSMENTS
 COMBINED GROSS TAXES AND ASSESSMENTS \$2

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Charles W. Thomas, CFC, Pinellas County Tax Collector

Pay in U.S. funds to Charles W. Thomas, Tax Collector
 P.O. Box 31149, Tampa, FL 33631-3149
 (727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Asses

Pay online at pinellastaxcollector.gov

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

If Postmarked By	Nov 30, 2023	
Pay this Amount	\$2032.90	

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R176934		TS

ARAHOOD, RONALD LEE JR
 ARAHOOD, JEANETTE ANNE
 1744 WATER OAK DR
 TARPON SPRINGS, FL 34689-3897

PARCEL NO.: 17/27/16/31356/002/0010
 SITE ADDRESS: LAKEVIEW DR, TARPON SPRINGS
 PLAT: 14 PAGE: 60
 LEGAL:
 GNUOY PARK
 BLK 2, LOT 1

From: Devin Nightlinger <devinnight1126@gmail.com>
Sent: Wednesday, September 18, 2024 7:34 AM
To: dsinfo <dsinfo@ctsf.us>; All Code Enforcement <alltspdcodeenf@tspd.us>
Subject: Lake View Dr Grandview Homes

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon to who it may concern.

Quick question on a property/ the construction of Grandview Homes Parcel Number

17-27-16-31356-002-0010.

They currently have a construction trailer on this property that had a temporary permit supposedly when we originally called the city about this. That was over two years ago and the trailer is still there. How long are they aloud to be running a business in a residential neighborhood. Everyday the roads are blocked by there people there on Grandview Dr they once again have deteriorated the brick road with construction that the city "temporarily fixed" they do not up keep there property. Just not understanding how they are aloud to have a business on a property there trying to build on. Is there city code that we are missing where that is aloud.

Since there construction has started our neighborhood has had to deal with these people that do not maintain anything!



From: Devin Nightlinger <devinnight1126@gmail.com>
Sent: Wednesday, September 18, 2024 9:27 AM
To: Michael Rolleston <mrolleston@tspd.us>
Cc: Hnou Lee <hlee@tspd.us>
Subject: Re: Lake View Dr Grandview Homes

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Can I please get the state code you are talking about for operations in a construction zone. Too see if its worth pursuing this more. Thank you.

On Sep 18, 2024, at 8:53 AM, Michael Rolleston <mrolleston@tspd.us> wrote:

Good Morning,

First, with regard to parking or blocking the road. If this is occurring please call the non-emergency line 727-937-6151 which is answered by our dispatch so that patrol can come deal with any immediate parking or traffic concerns. With the business going on we can look at the situation and various zoning rules involved. There is a state law that allows commercial operation in residential zones with some provisions. If you wish to continue and open a code case please see below and we will get things going from there.

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

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

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

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

Thank you

From: Michael Rolleston <mrolleston@tspd.us>
Sent: Wednesday, September 18, 2024 10:12 AM
To: Hnou Lee <hlee@tspd.us>
Subject: FW: Lake View Dr Grandview Homes

From: Devin Nightlinger <devinnight1126@gmail.com>
Sent: Wednesday, September 18, 2024 9:56 AM
To: Michael Rolleston <mrolleston@tspd.us>
Subject: Re: Lake View Dr Grandview Homes

Devin Nightlinger
1612 Butler Court
Tarpon Springs Fl 34689
Please open a case.
Property in Question is Parcel #
17-27-16-31356-002-0010
Lake view dr
Tarpon springs fl 34689

On Sep 18, 2024, at 9:46 AM, Michael Rolleston <mrolleston@tspd.us> wrote:

I would have to open a case and look into it with planning and zoning. I have only been with the department about a year so this particular situation I don't have any previous knowledge of.

From: Devin Nightlinger <devinnight1126@gmail.com>
Sent: Wednesday, September 18, 2024 9:44 AM
To: Michael Rolleston <mrolleston@tspd.us>
Subject: Re: Lake View Dr Grandview Homes

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Supposedly they had a special permit to move the office trailer there. Is there a way to see the permit they said they had.

On Sep 18, 2024, at 9:39 AM, Michael Rolleston <mrolleston@tspd.us> wrote:

559.955

It is not an end all, they still have to comply with our local rules, it just prevents local from outright stopping them.

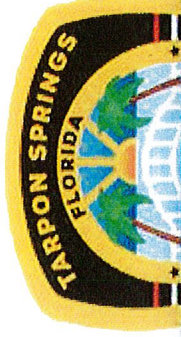
Hnou Lee

From: Michael Rolleston
Sent: Thursday, September 19, 2024 7:12 AM
To: Devin Nightlinger
Cc: Hnou Lee
Subject: RE: Lake View Dr Grandview Homes

Good Morning,

I was out yesterday and took a peak at the property. The trailer was locked up and no one or vehicles was on site. It looks like they want to sell the lot to build a home on it. What business is generally going on there? I am looking into any past permits they have or had and I will check again for any other activity that may be a violation. Also, please remember to call the non-emergency line should they be blocking the roads with their vehicles.

MICHAEL ROLLESTON
CODE ENFORCEMENT OFFICER



TARPOON SPRINGS
POLICE DEPARTMENT

Building a Better Future through Excellence in Policing

444 SOUTH HUEY AVE.
TARPOON SPRINGS, FL 34689
(727) 937-0017 - MAIN
(727) 316-7364 - CELL
(727) 937-0026 - FAX
MROLLESTON@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.

From: Devin Nightlinger <devinnight1126@gmail.com>
Sent: Wednesday, September 18, 2024 9:56 AM
To: Michael Rolleston <mrolleston@tspd.us>
Subject: Re: Lake View Dr Grandview Homes

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Devin Nightlinger
1612 Butler Court
Tarpon Springs FL 34689

Please open a case.

From: Hnou Lee <hlee@tspd.us>
Sent: Wednesday, September 18, 2024 11:59 AM
To: Michael Rolleston <mrolleston@tspd.us>
Cc: Hnou Lee <hlee@tspd.us>
Subject: LAKEVIEW DR (VL) - CASE # 24-80000323 OPENED 9/18/2024

Thank you,

A case has been opened for the violation site at **LAKEVIEW DR (VL)**.

The email has been uploaded to the case in NavilLine.

The chart below is a quick reference for the case

LAKEVIEW DR (VL) - CASE # 24-80000323 OPENED 9/18/2024

CASE # 24-80000323 OPENED 9/18/2024
Parcel ID: 17-27-16-31356-002-0010 TAX DISTRICT: TS HOMESTEAD: N
VIOLATION SITE: LAKEVIEW DR TARPON SPRINGS, FL 34688
MAILING ADDRESS: 1744 WATER OAK DR TARPON SPRINGS, FL 34689-3897
Property Owner(s): ARAHOOD, RONALD LEE JR ARAHOOD, JEANETTE ANNE
Contact Info:
PCPA: PCRT:
COMPLAINANT: Devin Nightlinger DATE: 9/18/2024
ADDRESS: 1612 Butler Court E-MAIL: Devin Nightlinger devinnight1126@gmail.com
<u>CITIZEN COMPLAINT(S):</u> They currently have a construction trailer on this property that had a temporary permit. That was over two years ago and the trailer is still there. Everyday the roads are blocked by there people there on Grandview Dr they once again have deteriorated the brick road with construction that the city "temporarily fixed" they do not up keep there property. Since there construction has started our neighborhood has had to deal with these people that do not maintain anything!



HNOU LEE
CODE ENFORCEMENT CLERK

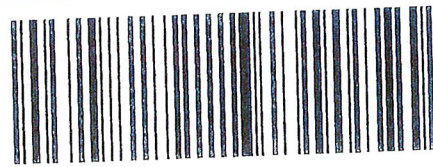
TARPON SPRINGS
POLICE DEPARTMENT

Building a Better, Safer Community

444 South Davis Avenue
Tarpon Springs, FL 34689
(727) 942-3400 • FAX (727) 942-4028 • JAN
HLEE@CPD.FL



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



7022 0410 0002 9761 2225

ARAHOOD, RONALD LEE JR
ARAHOOD, JEANETTE ANNE
 1744 WATER OAK DR
 TARPON SPRINGS, FL 34689-3897
 NOV24-80000323/1272026

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

ARAHOOD, RONALD LEE JR
ARAHOOD, JEANETTE ANNE
 1744 WATER OAK DR
 TARPON SPRINGS, FL 34689-3897
 NOV24-80000323/1272026

Postmark Here

See Reverse for Instructions



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

ARAHOOD, RONALD LEE JR
ARAHOOD, JEANETTE ANNE
 1744 WATER OAK DR
 TARPON SPRINGS, FL 34689-3897
 NOV24-80000323/1272026

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5222 1926 2000 0740 2202

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark Here _____

ARAHOOD, RONALD LEE JR
ARAHOOD, JEANETTE ANNE
1744 WATER OAK DR
TARPON SPRINGS, FL 34689-3897
NOV24-80000323/1272026

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:

ARAHOOD, RONALD LEE JR
ARAHOOD, JEANETTE ANNE
1744 WATER OAK DR
TARPON SPRINGS, FL 34689-3897
NOV24-80000323/1272026



9590 9402 9664 5199 6596 67

2. Article Number (Transfer from service label)

022 0410 0002 9761 2225

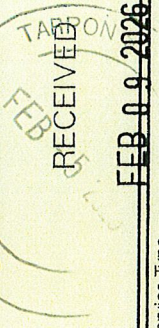
PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
Ronald Arahood Addressee

B. Received by (Printed Name) Date of Delivery
Ronald Arahood

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



3. Service Type

Adult Signature Restricted Delivery Priority Mail Express®

Certified Mail® Registered Mail™ Registered Mail Restricted Delivery

Certified Mail Signature Confirmation™ Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery Restricted Delivery

Insured Mail (over \$500) Insured Mail Restricted Delivery

Domestic Return Receipt

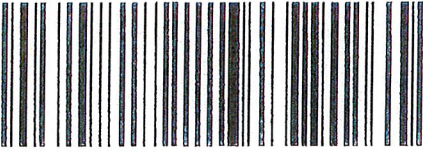
CERTIFIED MAIL



City Of Tarpon Springs

Code Enforcement

324 Pine Street, Tarpon Springs, FL 34689



7022 0410 0002 9761 2317

ARAHOOD, RONALD LEE JR
ARAHOOD, JEANETTE ANNE
1744 WATER OAK DR
TARPON SPRINGS, FL 34689-3897
NOH24-80000323/CMR2192026

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OFFICIAL USE

7022 0410 0002 9761 2317

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark
Here

ARAHOOD, RONALD LEE JR
ARAHOOD, JEANETTE ANNE
1744 WATER OAK DR
TARPON SPRINGS, FL 34689-3897
NOH24-80000323/CMR2192026

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:

ARAHOOD, RONALD LEE JR
ARAHOOD, JEANETTE ANNE
1744 WATER OAK DR
TARPON SPRINGS, FL 34689-3897
NOH24-80000323/CMR2192026



9590 9402 9664 5199 6595 44

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2317

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressed by *ARAHOOD, RONALD LEE JR* Addressee

B. Received by (Printed Name) C. Date of Delivery

3. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

RECEIVED
FEB 26 2026

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

Domestic Return Receipt

NEW BUSINESS – First Orders

C-3 Case # 25-80000734

Anthony Esposito
Deena Esposito
527 Doric Court
Tarpon Springs, FL 34689
PID 11-27-15-03834-000-0150

Violation Codes:

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

EXHIBIT A: Photo(s)

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

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

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

EXHIBIT E: Emails and other communication correspondences



CASE 25-80000734
VIOLATION SITE: 527 DORIC CT TARPON SPRINGS, FL 34689
RE-INSPECTION BY CES ANTHONY BOONE 1/26/2026





CASE 25-80000734
VIOLATION SITE: 527 DORIC CT TARPON SPRINGS, FL 34689
REINSPECTION BY CES ANTHONY BOONE 2/26/2026



City of Tarpon Springs Code Enforcement Division

COURTESY LETTER NOTICE

Date Issued: 12-29-2025

Case Number: 25-80000734

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

A Code Enforcement Officer performed a field inspection on **12-29-2025** at the property located at the following address: **527 Doric Ct, Parcel ID 11-27-15-03834-000-0150**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

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

DESCRIPTION: The property is overgrown and unkempt.

REMEDY: Remove excessive overgrowth from the property and maintain the property.

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

Please take action to correct the above violation(s) prior to **5:00 p.m.** on **01-26-2026**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston / Anthony Boone

Mike Rolleston Code Enforcement Officer
Anthony Boone Code Enforcement Supervisor
City Of Tarpon Springs





City of Tarpon Springs Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 01-26-2026

Case Number: 25-80000734

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

A Code Enforcement Officer performed a field inspection on **01-26-2026** at the property located at the following address: **527 Doric Ct (11-27-15-03834-000-0150)** At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

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

DESCRIPTION: The property is overgrown and unkempt.

REMEDY: Cut and clean the property of vegetation and overgrowth Keep it maintained going forward.

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

Please take action to correct the above violation(s) prior to **5:00 p.m.** on **02/26/2026**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston / Anthony Boone

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



City of Tarpon Springs Code Enforcement

CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: February 27, 2026

Via Certified Mail

Case Number: 25-80000734

Property Owner: Anthony Esposito
Deena Esposito

Owner Address: 7113 Condor Court, New Port Richey, FL 34655-4001
Violation Property Located: 527 Doric Court, Tarpon Springs, FL 34689
Parcel ID 11-27-15-03834-000-0150

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 **January 26, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 26, 2026**. A re-inspection of the subject property on **February 26, 2026** indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 25-80000734 on March 12, 2026, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

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

You are hereby advised that if the violations identified above are corrected and then reoccur, or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **January 26, 2026** 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



City of Tarpon Springs Code Enforcement

principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

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

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 2324**



Parcel Summary (as of 09-Mar-2026)

Parcel Map

Parcel Number

11-27-15-03834-000-0150

Owner Name
ESPOSITO, ANTHONY
ESPOSITO, DEENA

Property Use
0000 Vacant Residential - lot & acreage less than 5 acres

Site Address
527 DORIC CT
TARPON SPRINGS, FL 34689

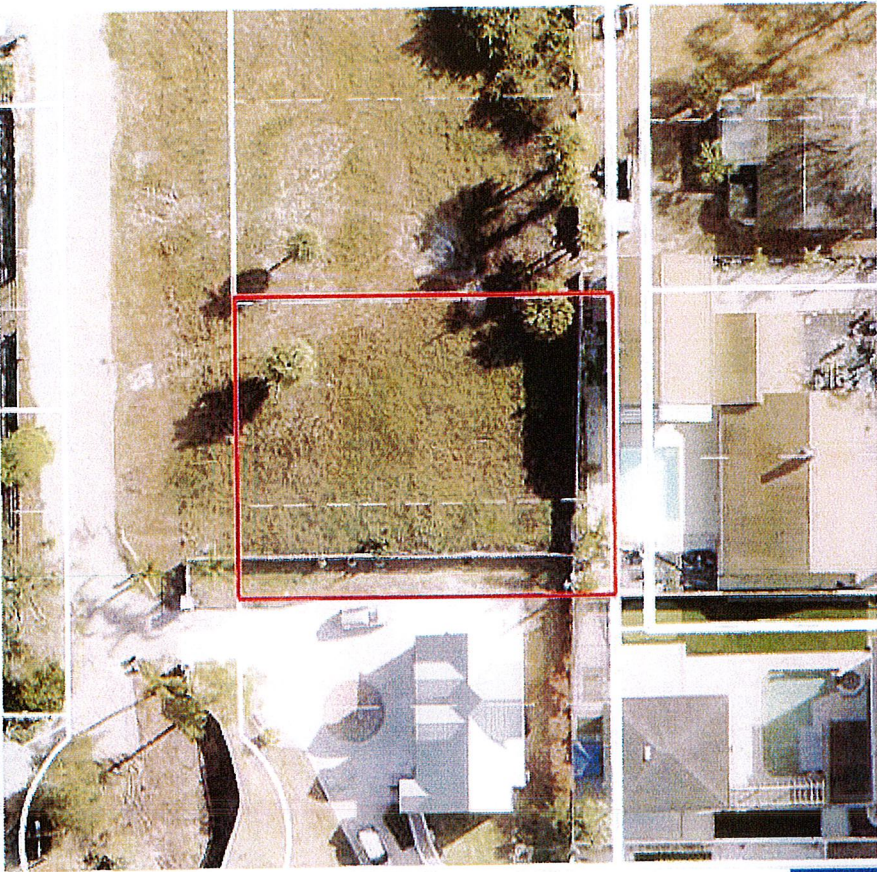
Mailing Address
7113 CONDOR CT
NEW PORT RICHEY, FL 34655-4001

Legal Description
BAYOU GARDENS LOT 15 & E 27FT OF LOT 14 & W 2FT OF LOT 16 (AKA PARCEL NO. 2)

Current Tax District
TARPON SPRINGS (TS)

Year Built

Living SF	Gross SF	Living Units	Buildings
			0



Exemptions

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

Miscellaneous Parcel Info

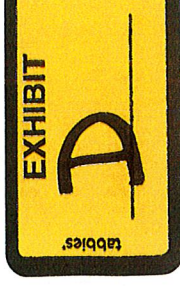
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
14261/1366	\$121,200	275.01	A		Check for EC	Zoning Map	13/26

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$103,329	\$76,132	\$76,132	\$103,329	\$76,132

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$154,931	\$69,211	\$69,211	\$154,931	\$69,211
2023	N	\$164,681	\$62,919	\$62,919	\$164,681	\$62,919
2022	N	\$153,637	\$57,199	\$57,199	\$153,637	
2021	N	\$98,763	\$51,999	\$51,999	\$98,763	
2020	N	\$71,327	\$47,272	\$47,272	\$71,327	



2025 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.



Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	18.8372	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
21-Apr-2005	\$210,000	Q	V	SHUTT STEPHEN W	ESPOSITO, ANTHONY	14261/1366

2025 Land Information

Land Area: \approx 9,923 sf | \approx 0.22 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant	89x112	\$1,400	89.00	FF	.9975	\$124,288

2025 Extra Features

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

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
No Permits on Record.			

Amounts displayed are not final; please call the office for further information.

[Search](#) > [Account Summary](#)

Real Estate Account #R421045

Owner: ESPOSITO, ANTHONY
 ESPOSITO, DEENA
Situs: 527 DORIC CT
 TARPON SPRINGS

[Property Appraiser](#)

Amount Due

Bill details unavailable.

Account History

BILL

2025 Not Available
2024 Not Available

This parcel is in Tax Deed. Contact us at deedsupport@pinellascollector.gov or 727-464-3409.
 This parcel is in Tax Deed. Contact us at deedsupport@pinellascollector.gov or 727-464-3409.

AMOUNT DUE

3/9/2026

From: Anthony Boone <aboone@ctsfl.us>
Sent: Monday, December 29, 2025 8:50 AM
To: Hnou Lee <hlee@ctsfl.us>
Subject: open case 527 Doric Ct

Hnou,

Open this case below 527 Doric Ct for overgrowth grass.
Remedy needs to be cut

Re-inspection date of Jan 26, 2026

Complaint
PAPADOPOULOS, GEORGE
470 Riverside Dr.

The screenshot shows the Pinellas County Property Appraiser website. The header includes the appraiser's name, Mike Twitty, MAI, CFA, and the county name. The navigation menu contains links for Home, Search, Exemptions, Tools, Forms, Data, How Do I..., Learn About, and Contact Us. The main content area displays parcel information for parcel number 11-27-15-03834-000-0150. The owner is listed as ESPRIMO ANTHONY ESPRIMO ORENA. The address is 527 DORIC CT, TAMPA SPRINGS, FL 34688. The legal description is BAYOU GARDENS LOT 15 & E 27FT OF LOT 14 & W 2FT OF LOT 16 (AKA PARCEL NO. 2). The parcel is classified as a Homestead. The summary table shows: Living SF: n/a, Gross SF: n/a, Living Units: n/a, and Buildings: 0. An aerial map view is also visible, showing the parcel location on Doric Ct and Chesapeake Ave.

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Home Search Exemptions Tools Forms Data How Do I... Learn About Contact Us

Quick Search

Parcel Summary (as of 25-Dec-2025)

Parcel Number
11-27-15-03834-000-0150

Owner Name
ESPRIMO ANTHONY
ESPRIMO ORENA

Property Map
0000 Vacant Residential - Lot & average less than 8 acres

Site Address
527 DORIC CT
TAMPA SPRINGS, FL 34688

Map/PG Address
7113 KENNEDY CT
NEW PORT RICHEY, FL 34656-4007

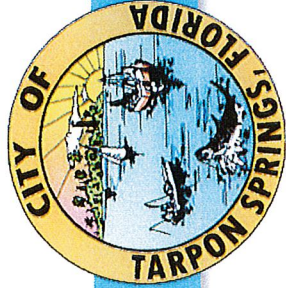
Legal Description
BAYOU GARDENS LOT 15 & E 27FT OF LOT 14 & W 2FT OF LOT 16 (AKA PARCEL NO. 2)

County Parcel Number
11-27-15-03834-000-0150

Living SF	n/a	Gross SF	n/a	Living Units	n/a	Buildings	0
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Year: 2025
Homestead
Use: n/a
Status: n/a
Property Exemptions & Classifications





ANTHONY BOONE
CODE ENFORCEMENT SUPERVISOR

CITY OF TARPON SPRINGS
CODE ENFORCEMENT

MAIN: (727) 937 - 0017
ABOONE@CTSFL.US

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



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

7022 0410 0002 9761 2232

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark: _____
 Here _____

ESPOSITO, ANTHONY
ESPOSITO, DEENA
7113 CONDOR CT
NEW PORT RICHEY, FL 34655-4001
NOV25-80000734/1272026

See Reverse for Instructions



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

ESPOSITO, ANTHONY
ESPOSITO, DEENA
7113 CONDOR CT
NEW PORT RICHEY, FL 34655-4001
NOV25-80000734/1272026

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OFFICIAL USE

Certified Mail Fee

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

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

Postmark
Here

Postage

\$

ESPOSITO, ANTHONY
ESPOSITO, DEENA
7113 CONDOR CT
NEW PORT RICHEY, FL 34655-4001
NOV25-80000734/1272026

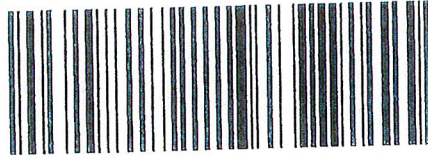
See Reverse for Instructions

2222 7926 2000 0740 2202

CERTIFIED MAIL®



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



7022 0410 0002 9761 2324

ESPOSITO, ANTHONY
ESPOSITO, DEENA
7113 CONDOR CT
NEW PORT RICHEY, FL 34655-4001
NOH25-80000734/CMR2262026

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

**ESPOSITO, ANTHONY
 ESPOSITO, DEENA
 7113 CONDOR CT
 NEW PORT RICHEY, FL 34655-4001
 NOH25-80000734/CMR2262026**



9590 9402 9664 5199 6599 71

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2324

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail
- Registered Mail Restricted Delivery (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

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

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark Here

See Reverse for Instructions

**ESPOSITO, ANTHONY
 ESPOSITO, DEENA
 7113 CONDOR CT
 NEW PORT RICHEY, FL 34655-4001
 NOH25-80000734/CMR2262026**

42E2 7926 2000 0170 2202

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Postmark
Here

**ESPOSITO, ANTHONY
ESPOSITO, DEENA
7113 CONDOR CT
NEW PORT RICHEY, FL 34655-4001
NOH25-80000734/CMR2262026**

See Reverse for Instructions

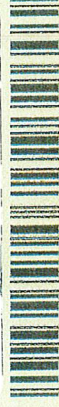
2022 0140 0000 1926 7222

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:

**ESPOSITO, ANTHONY
ESPOSITO, DEENA
7113 CONDOR CT
NEW PORT RICHEY, FL 34655-4001
NOH25-80000734/CMR2262026**



9590 9402 9664 5199 6599 71

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2324

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name) C. Date of Delivery

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

RECEIVED

MAR 05 2026

Tarpon Springs

3. Service Type
- Certified Mail®
 - Certified Mail Restricted Delivery
 - Certified Mail Signature Confirmation™
 - Collect on Delivery Restricted Delivery
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™

Domestic Return Receipt

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.

C-4 Case # 25-80000586

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

Violation Codes:

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



City Of Tarpon Springs Code Enforcement

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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Inspector for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 25-80000586 in which violations of City code identified on the property located at 1107 Goshen Road, Tarpon Springs, FL 34689, also described as 14-247-15-45180-004-0160 (hereinafter the "Property").
4. That on **February 23, 2026**, I inspected the Property to determine whether compliance with **8-40, 8-41, and 8-52**, had been achieved on or before **February 23, 2026** as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **February 23, 2026**, I determined it was not in compliance as ordered.

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



Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 2nd day of March 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)





Signature of Person Taking Acknowledgment

Hinou Thao Lee

Name of Acknowledger Typed or Printed
NOTARY

Title

CONSENT (AFFIDAVITS OF COMPLIANCE WITH NO FINES DUE)

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

C-5 Case # 25-80000722

St. Mary USA LLC
4 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89946-010-0070

Violation Codes

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



City of Tarpon Springs Code Enforcement


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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 25-80000722 in which violations of City code identified on the property located at 4 S. Pinellas Avenue, Tarpon Springs, FL 34689, also described as PID 12-27-15-89982-070-0101 (hereinafter the "Property").
4. That on February 6, 2026, I inspected the Property to determine whether compliance with city ordinance 212.00, 274.00, and 56.06, had been achieved on or before February 8, 2026, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on February 6, 2026 , it was determined to be in compliance.

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


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 20th day of February 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.




Signature of Person Taking Acknowledgment

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

MINUTES
CODE ENFORCEMENT BOARD
FEBRUARY 12, 2026

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, JANUARY 12, 2026 AT 2:00 P.M. WITH THE FOLLOWING:

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

CALL TO ORDER:

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

ROLL CALL:

Ms. Cole called the roll.

INVOCATION:

Chair Demotses gave the invocation.

PLEDGE OF ALLEGIANCE:

Chair Demotses led the Pledge of Allegiance to the Flag.

HEARING PROCEDURES:

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

SWEARING IN:

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

OLD BUSINESS:

**1. CASE NO. 25-80000719 – HISTORICAL PROPERTIES, INC – 200 E. TARPON AVENUE
12/27/15/77778/401/0090**

Case Number 25-80000719 is closed.

AFFIDAVITS OF NON-COMPLIANCE:

2. CASE NO. 25-80000722 – ST. MARY USA LLC – 4 S. PINELLAS AVENUE-12/27/15/89982/070/0101

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

MOTION: MR. ABERCROMBIE
SECOND: MS. KERN

To accept the Affidavit of Non-Compliance for
Case No. 25-80000722.

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

AFFIDAVITS OF COMPLIANCE:

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

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

MOTION: MR. STEFFEN
SECOND: MR. ABERCROMBIE

To accept the Affidavit of Compliance for
Case No. 25-80000705.

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

PETITION FOR REDUCTION OF FINE:

**3. CASE NO. 25-80000585 – ANTHONY MARCELLO TRUSTEE – 25 W. MARTIN LUTHER KING JR. DRIVE
13/27/15/89946/010/0070**

MOTION: MR. STEFFEN
SECOND: DR. MATTIA

To Grant the petition for reduction of fine for
Case No. 25-80000585 shall be reduce to \$1,010.00.
If not paid within 30 days, the fine will revert back
to \$4,610.00.

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

APPROVAL OF MINUTES – JANUARY 8, 2026

To accept the Minutes as written for January 8, 2026.

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

PUBLIC COMMENTS:

No public comments.

BOARD AND STAFF COMMENTS:

None.

ADJOURNMENT:

Chair Demotse adjourn the meeting at 2:23 p.m.

CARL DEMOTSES, CHAIR

ATTEST:

K.MICHELE MANOUSOS, CMC
DEPUTY CITY CLERK & COLLECTOR

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