



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, APRIL 9, 2026
2:00 PM - CITY HALL AUDITORIUM**

CALL TO ORDER

Carl Demotses, Chairman

ROLL CALL

Bobbie Cole, Code Board Secretary

INVOCATION

A Code Board member will do the invocation.

PLEDGE OF ALLEGIANCE

By all that is present during Code Board Hearing.

HEARING PROCEDURES

Carl Demotses, Chairman

SWEARING IN

Bobbie Cole, Code Board Secretary

NEW BUSINESS

1. C-1 Case # 26-80000743

Barbara Farantatos
1721 Mandalay Drive
Tarpon Springs, FL 34689
Parcel ID 10-27-15-34135-000-0060

Violation Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS

2. C-2 Case # 25-80000727

Pierre Fred William
1217 E. Lemon Street
Tarpon Springs, FL 34689
Parcel ID 07-27-16-99612-006-0160

Violation Codes:
36.03 FENCES, WALLS, AND HEDGES
212.00 BUILDING PERMITS

OLD BUSINESS

3. C-3 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

AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

The Respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board. There are fines currently running. Request the Code Enforcement Board to accept the Affidavits of Non-Compliance

AFFIDAVITS OF COMPLIANCE (FINES DUE)

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

Fines Due:
Daily Code Enf. \$25.00 (2/23/2026 – 3/23/2026)
Satisfaction Fee \$10.00
Estimated Fines Due: \$735.00

AFFIDAVITS OF COMPLIANCE (NO FINES DUE)

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

5. C-5 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

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

6. CEB Meeting Minutes - March 12, 2026

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 May 14, 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 # 26-80000743

Barbara Farantatos
1721 Mandalay Drive
Tarpon Springs, FL 34689
Parcel ID 10-27-15-34135-000-0060

Violation Codes:
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 # 26-80000743

VIOLATION SITE: 1721 MANDALAY DR TARPON SPRINGS, FL 34689

INSPECTION 12/29/2026



CASE # 26-80000743

VIOLATION SITE: 1721 MANDALAY DR TARPON SPRINGS, FL 34689

INSPECTION 12/29/2026 – CEO MICHAEL ROLLESTON



CASE # 26-80000743

VIOLATION SITE: 1721 MANDALAY DR TARPON SPRINGS, FL 34689

RE-INSPECTION 2/26/2026 – CEO MICHAEL ROLLESTON



CASE # 26-80000743

VIOLATION SITE: 1721 MANDALAY DR TARPON SPRINGS, FL 34689
RE-INSPECTION 2/26/2026 – CEO MICHAEL ROLLESTON



CASE # 26-8000743

VIOLATION SITE: 1721 MANDALAY DR TARPON SPRINGS, FL 34689
RE-INSPECTION 2/2/2026 – CEO MICHAEL ROLLESTON



City of Tarpon Springs Code Enforcement Division

COURTESY LETTER NOTICE

Date Issued: 1-20-2026

Case Number: 25-80000743

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 **1/20/2026** at the property located at the following address: **1721 Mandalay Dr (10-27-15-34135-000-0060)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

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

DESCRIPTION: The grass is overgrown around the fire hydrant, there is trash and debris scattered about the front yard and chemical containers in the driveway.

REMEDY: Cut the grass, clean up the trash and debris and remove the chemical container. Maintain the property 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 **2/1/2026**. 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 Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

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





City of Tarpon Springs Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 2-3-2026

Case Number: 25-80000743

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 **2/3/2026** at the property located at the following address: **1721 Mandalay Dr (10-27-15-34135-000-0060)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

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

DESCRIPTION: The grass is overgrown around the fire hydrant, there is trash and debris scattered about the front yard and chemical containers in the driveway.

REMEDY: Cut the grass, clean up the trash and debris and remove the chemical container. Maintain the property 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 **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 Rollston
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: 25-80000743

Property Owner: Barbara Farantatos

Owner Address: 2465 McMullen Booth Road, Clearwater, FL 33759-1368

Violation Property Located: 1721 Mandalay Drive, Tarpon Springs, FL 34689

Parcel ID 10-27-15-34135-000-0060

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 3, 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 25-80000743 on April 9, 2026, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

8-52 PROHIBITIONS

You are hereby advised that if the violations identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **February 3, 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@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or via email mrolleston@tspd.us.

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 2348**



City of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000743

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 February 3, 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 1721 Mandalay Drive, Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 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: _____ 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 3rd day of February, 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

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





City Of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000743

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: 1721 Mandalay Drive., Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 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



Parcel Summary (as of 13-Mar-2026)				Parcel Map
Parcel Number 10-27-15-34135-000-0060				
Owner Name FARANTATOS, BARBARA				
Property Use 0110 Single Family Home				
Site Address 1721 MANDALAY DR TARPON SPRINGS, FL 34689				
Mailing Address 2465 MCMULLEN BOOTH RD CLEARWATER, FL 33759-1368				
Legal Description GULF ESTATES LOT 6				
Current Tax District TARPON SPRINGS (TS)				
Year Built 2005				
Living SF	Gross SF	Living Units	Buildings	
5,510	8,340	1	1	

Exemptions				Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
Year	Homestead	Use %	Status	
2027	No	0%		
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
14526/2422	\$1,787,600	275.01	A	Current FEMA Maps	Check for EC	Zoning Map	111/71

2025 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$1,521,907	\$1,104,356	\$1,104,356	\$1,521,907	\$1,104,356

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	\$1,306,943	\$1,003,960	\$1,003,960	\$1,306,943	\$1,003,960
2023	N	\$1,244,566	\$912,691	\$912,691	\$1,244,566	\$912,691
2022	N	\$1,124,410	\$829,719	\$829,719	\$1,124,410	\$829,719
2021	N	\$754,290	\$754,290	\$754,290	\$754,290	\$754,290
2020	N	\$798,346	\$798,346	\$798,346	\$798,346	\$798,346





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
12-Aug-2005	\$600,000	<u>U</u>	I	FLORHUD CORP	FARANTATOS, BARBARA	14526/2422
12-Apr-2000	\$1,100,000	<u>U</u>	V	BANAF CORP	FLORHUD CORP	10875/2236

2025 Land Information

Land Area: \cong 16,579 sf | \cong 0.38 acres

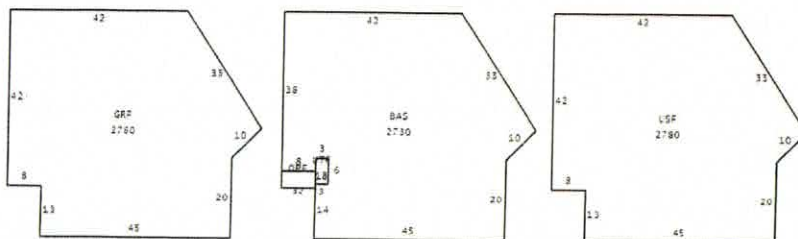
Frontage and/or View: Gulf

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	72x130	\$5,800	72.00	FF	.8880	\$370,829
Wasteland/Marsh/Sand Dunes	0x0	\$1,000	0.2500	AC	1.0000	\$250

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Wood/Block Above Ground Footing	Upper Story (USF)	2,780	2,780
Floor System	Wood	Base (BAS)	2,730	2,730
Exterior Walls	Frame Stucco	Garage (GRF)	0	2,780
Unit Stories	3	Open Porch (OPF)	0	32
Living Units	1	Utility (UTF)	0	18
Roof Frame	Gable Or Hip	Total Area SF	5,510	8,340
Roof Cover	Shingle Composition			
Year Built	2005			
Building Type	Single Family			
Quality	Above Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	17			
Effective Age	19			



2025 Extra Features						
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year	
ELEV RES	\$43,000.00	1	\$43,000	\$22,360	2005	
FIRESPRINK	\$5.00	8,340.0	\$41,700	\$26,688	2005	
POOL	\$42,000.00	1	\$42,000	\$23,520	2007	
SPA/JAC/HT	0.00	1	\$0	\$0	2005	
SPA/JAC/HT	\$17,000.00	1	\$17,000	\$9,520	2007	

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
18-00002173	POOL	08/20/2018	\$2,000
07001060	ENCLOSURE	09/12/2007	\$3,500
070000552	POOL	06/11/2007	\$37,500
050001309	FIRESPRINK	07/11/2005	\$9,870
040002338	NEW IMPROVEMENT	12/08/2004	\$504,648
030002006	NEW IMPROVEMENT	05/08/2003	\$504,648

Adam Ross, Pinellas County Tax Collector

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

2025 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Pay this Amount	\$22493.40	\$22727.71	\$22962.02	\$23196.32	\$23430.63

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R109045		TS

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368

PARCEL NO.: 10/27/15/34135/000/0060
SITE ADDRESS: 1721 MANDALAY DR, TARPON SPRINGS
PLAT: 111 PAGE: 71
LEGAL:
GULF ESTATES
LOT 6

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	1,104,356	0	1,104,356	5,016.32
HEALTH DEPARTMENT	0.0713	1,104,356	0	1,104,356	78.74
EMS	0.8050	1,104,356	0	1,104,356	889.01
SCHOOL-STATE LAW	3.0450	1,521,907	0	1,521,907	4,634.21
SCHOOL-LOCAL BD.	3.2480	1,521,907	0	1,521,907	4,943.15
TARPON SPRINGS	5.3700	1,104,356	0	1,104,356	5,930.39
SW FLA WTR MGMT.	0.1831	1,104,356	0	1,104,356	202.21
PINELLAS COUNTY PLN.CNCL.	0.0175	1,104,356	0	1,104,356	19.33
JUVENILE WELFARE BOARD	0.8250	1,104,356	0	1,104,356	911.09
SUNCOAST TRANSIT AUTHORITY	0.7300	1,104,356	0	1,104,356	806.18
TOTAL MILLAGE 18.8372					GROSS AD VALOREM TAXES \$23,430.63

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST **COMBINED GROSS TAXES AND ASSESSMENTS** \$23,430.63

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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

2025 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Pay this Amount	\$22493.40	\$22727.71	\$22962.02	\$23196.32	\$23430.63

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R109045		TS

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368

PARCEL NO.: 10/27/15/34135/000/0060
SITE ADDRESS: 1721 MANDALAY DR, TARPON SPRINGS
PLAT: 111 PAGE: 71
LEGAL:
GULF ESTATES
LOT 6

From: Michael Rolleston <mrolleston@ctsfl.us>
Sent: Thursday, February 5, 2026 12:12 PM
To: Mona Neville <MNeville@ctsfl.us>
Cc: Anthony Boone <aboone@ctsfl.us>; Hnou Lee <hlee@ctsfl.us>
Subject: 1721 Mandalay DR

Good afternoon,

We received a complaint about 1721 Mandalay DR. The complainant said that there are a multitude of Brazilian pepper trees killing the mangroves. We went out to the back side of the property on Windrush loop and looked at it. I saw maybe one or two but nothing that looked like it was out of control. We already have a case on the property for other issues. So if you could take a look and let us know if this is a major issue that needs to be addressed id appreciate it.



MICHAEL ROLLESTON
CODE ENFORCEMENT OFFICER

CITY OF TARPON SPRINGS
CODE ENFORCEMENT

MAIN: (727) 937 - 0017
CELL (727) 316 - 7364
MROLLESTON@TSPD.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

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368
CL26-80000743/SM1202026



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




7022 0410 0002 9761 2256

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368
NOV26-80000743/CRR232026



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

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368
NOV26-80000743/CRR232026

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> 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. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p>																
<p>1. Article Addressed to:</p> <p style="text-align: center;">FARANTATOS, BARBARA 2465 MCMULLEN BOOTH RD CLEARWATER, FL 33759-1368 NOV26-80000743/CRR232026</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
 <p>9590 9402 9664 5199 6595 13</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (00)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (00)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (00)																	
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>7022 0410 0002 9761 2256</p>																	

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

<p>Certified Mail Fee \$ _____</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ _____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p> <p>Postage \$ _____</p>	<p>Postmark Here</p>
<p>FARANTATOS, BARBARA 2465 MCMULLEN BOOTH RD CLEARWATER, FL 33759-1368 NOV26-80000743/CRR232026</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053
See Reverse for Instructions

7022 0410 0002 9761 2256

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

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368
NOV26-80000743/CRR232026

PS Form 3811, April 2019 PSN 7530-02-000-9053

See Reverse for Instructions

7022 0410 0002 9761 2256

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:

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368
NOV26-80000743/CRR232026



9590 9402 9664 5199 6595 13

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2256

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature] Agent
 Addressee

B. Received by (Printed Name)

Gerald Amster C. Date of Delivery *2/9/20*

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

RECEIVED

FEB 17 2026

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery (00)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

CERTIFIED MAIL



7022 0410 0002 9761 2348

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368
NOH26-80000743/CWMR2272026

7022 0410 0002 9761 2348

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____


Postage \$ _____

Total \$ _____

Postmark Here

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368
NOH26-80000743/CMR2272026

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>X <i>[Signature]</i></p> <p>B. Received by (Printed Name) <i>[Signature]</i></p> <p>C. Date of Delivery 3-2-26</p>
<p>1. Article Addressed to:</p> <p>FARANTATOS, BARBARA 2465 MCMULLEN BOOTH RD CLEARWATER, FL 33759-1368 NOH26-80000743/CMR2272026</p>  <p>9590 9402 9664 5199 6595 68</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p> <p>RECEIVED</p> <p>MAR 10 2026</p> <p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery (\$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7022 0410 0002 9761 2348</p>	<p>Domestic Return Receipt</p>

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

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:

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368
NOH26-80000743/CMR2272026

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?
 If YES, enter delivery address below: Yes
 No



9590 9402 9664 5199 6595 68

2. Article Number (Transfer from service label)
7022 0410 0002 9761 2348

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

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

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

To: **FARANTATOS, BARBARA**
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368
NOH26-80000743/CMR2272026

See Reverse for Instructions

84E2 T9L6 2000 0T40 220L

7022 0410 0002 9761 2348

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____


Postage
 \$ _____

Total
 \$ _____

Postmark Here

FARANTATOS, BARBARA
2465 MCMULLEN BOOTH RD
CLEARWATER, FL 33759-1368
NOH26-80000743/CMR2272026

PS See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 		<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>FARANTATOS, BARBARA 2465 MCMULLEN BOOTH RD CLEARWATER, FL 33759-1368 NOH26-80000743/CMR2272026</p>  <p>9590 9402 9664 5199 6595 68</p>		<p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery 3-2-26</p>	
<p>2. Article Number (Transfer from service label) 7022 0410 0002 9761 2348</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p style="text-align: center;">RECEIVED MAR 10 2026</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express®</p>		<p>Parson Springs INDE ENFORCEMENT</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

NEW BUSINESS – First Orders

C-2 Case # 25-80000727

Pierre Fred William
1217 E. Lemon Street
Tarpon Springs, FL 34689
Parcel ID 07-27-16-99612-006-0160

Violation Codes:
36.03 FENCES, WALLS, AND HEDGES
212.00 BUILDING PERMITS

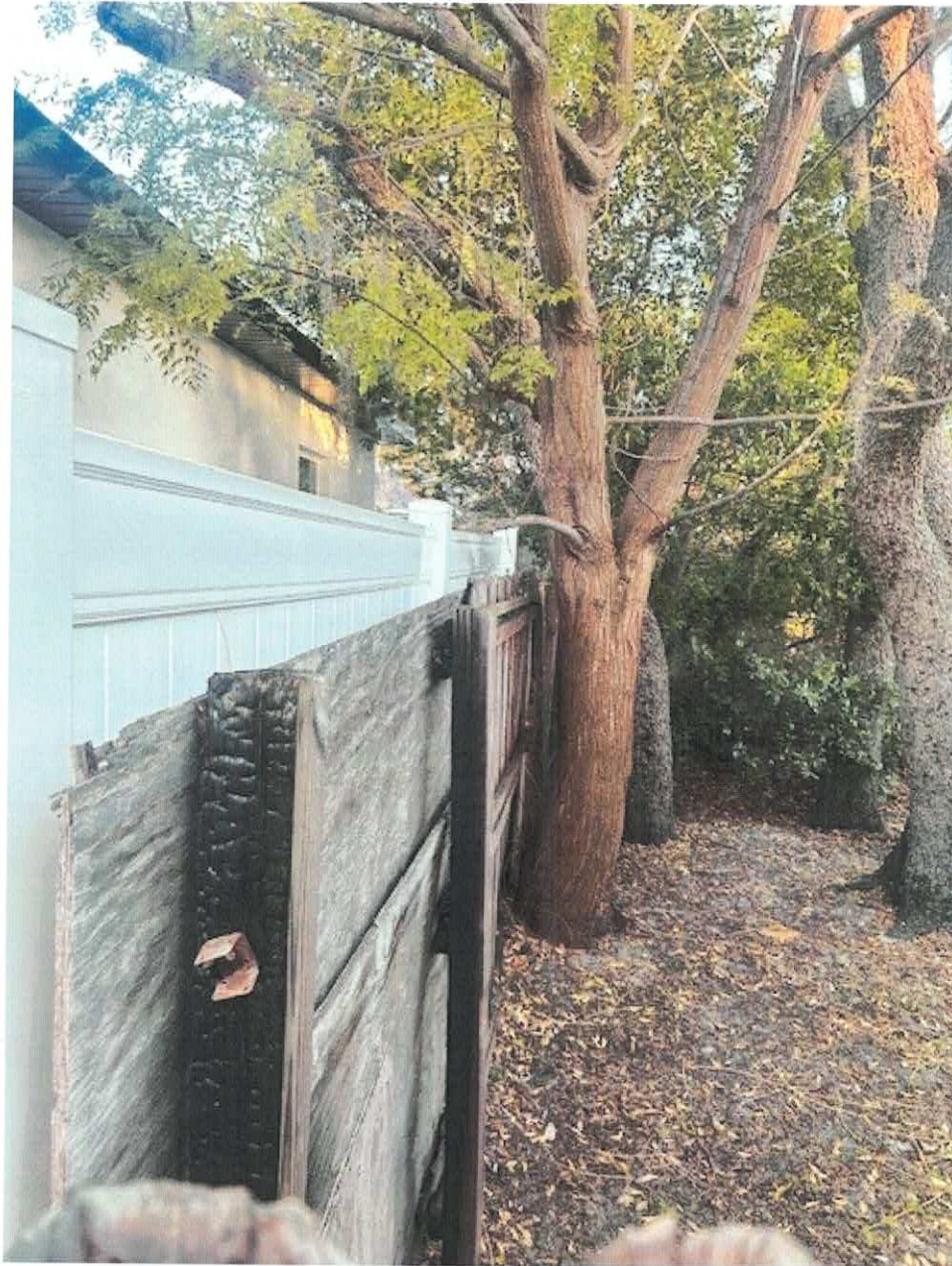
EXHIBIT A: Photo(s)

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



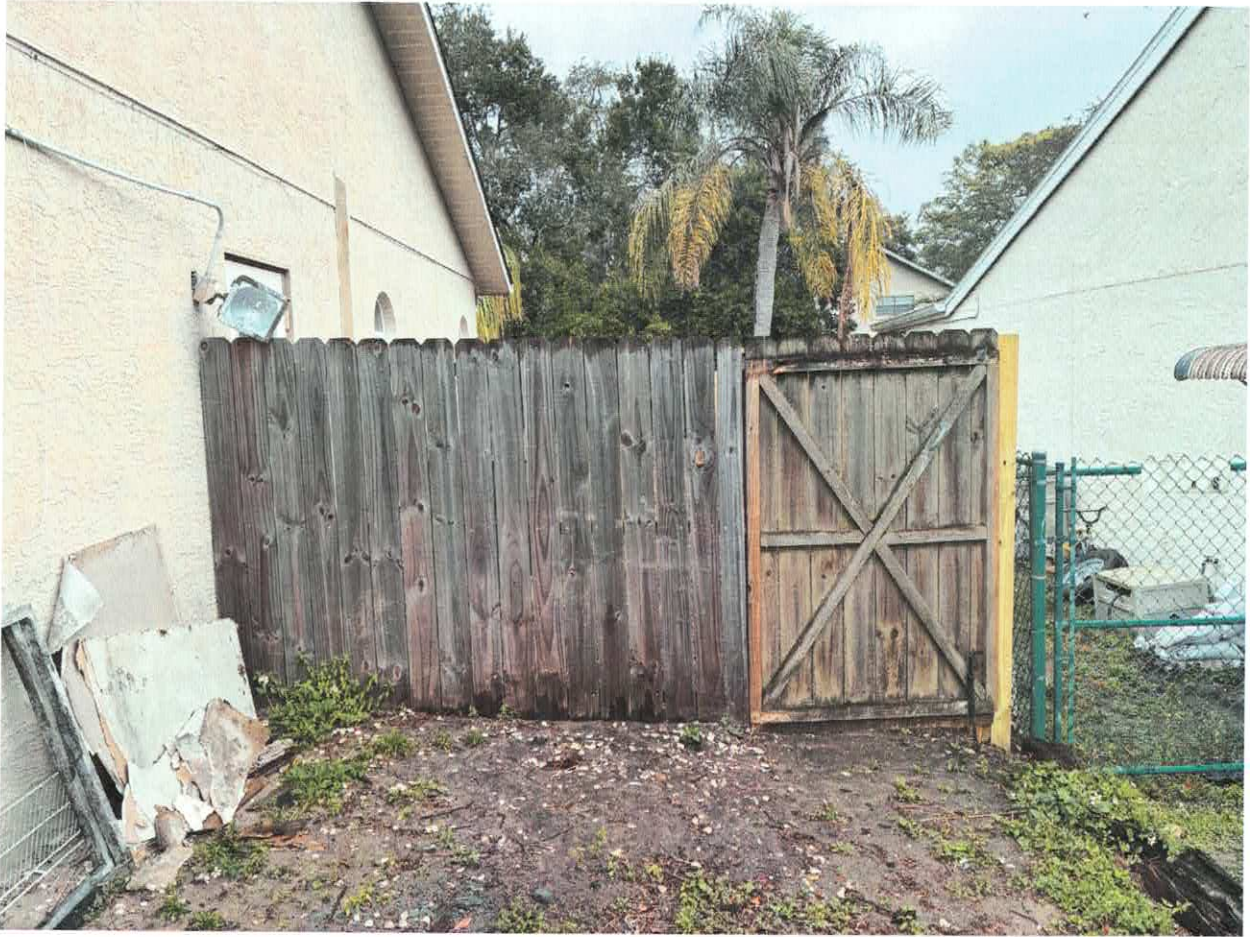
VIOLATION SITE: 1217 E LEMON ST TARPON SPRINGS, FL 34689
INITIAL INSPECTION 12/19/2025
CODE ENFORCEMENT OFFICER, MICHAEL ROLLERSTON



VIOLATION SITE: 1217 E LEMON ST TARPON SPRINGS, FL 34689
INITIAL INSPECTION 12/19/2025
CODE ENFORCEMENT OFFICER, MICHAEL ROLLERSTON



VIOLATION SITE: 1217 E LEMON ST TARPON SPRINGS, FL 34689
REINSPECTION 1/26/2025
CODE ENFORCEMENT OFFICER, MICHAEL ROLLERSTON



VIOLATION SITE: 1217 E LEMON ST TARPON SPRINGS, FL 34689
REINSPECTION 1/26/2025
CODE ENFORCEMENT OFFICER, MICHAEL ROLLERSTON



VIOLATION SITE: 1217 E LEMON ST TARPON SPRINGS, FL 34689
REINSPECTION 1/26/2025
CODE ENFORCEMENT OFFICER, MICHAEL ROLLERSTON



VIOLATION SITE: 1217 E LEMON ST TARPON SPRINGS, FL 34689
REINSPECTION 1/26/2025
CODE ENFORCEMENT OFFICER, MICHAEL ROLLERSTON



City of Tarpon Springs Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 01-26-2026

Case Number: 25-80000727

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: **1217 E Lemon St Parcel # 07-27-16-99612-006-0160**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

36.03 FENCES, WALLS, AND HEDGES 212.00 Building Permit

DESCRIPTION: The fence on the property has become dilapidated with missing sections and other sections leaning over. The fences is not secure from wind or impact.

REMEDY: Remove the fence. No permit required to remove. If replacing the fence secure a permit. There is more than a couple of fence panels installed without a permit. The installed panels appeared to be installed properly.

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: March 4, 2026

Via Certified Mail

Case Number: 25-80000727

Property Owner: Fred Pierre William

Owner Address: 973 Sunrise Drive, Tarpon Springs, FL 34689

Violation Property Located: 1721 E. Lemon Street, Tarpon Springs, FL 34689

Parcel ID 07-27-16-99612-006-0160

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **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 25-80000727 on April 9, 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:

36.03 FENCES, WALLS, AND HEDGES

212.00 Building Permit

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



City of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 25-80000727

BEFORE ME, this day, personally appeared Code Enforcement Supervisor Anthony Boone, who being first duly sworn, deposes and says:

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

On _____, 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 January 26, 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 1217 E Lemon Street, 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 first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 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 Mark Tibbetts who was located at: 1217 E. Lemon St., Tarpon Springs FL 34689

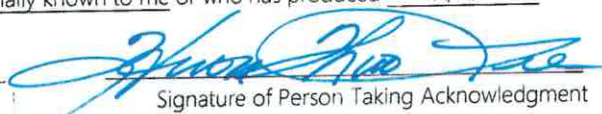
FURTHER AFFIANT SAYETH NAUGHT.


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 January, 2026, by Code Enforcement Supervisor Anthony Boone, who is personally known to me or who has produced N/A.




Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





City Of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 25-80000727

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 March 4, 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: 1217 E. Lemon Street., 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.

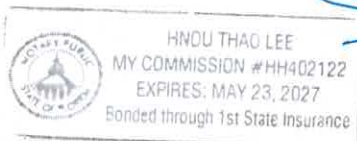


CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 4th 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

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



Parcel Summary (as of 26-Mar-2026)				Parcel Map
Parcel Number 07-27-16-99612-006-0160				
Owner Name WILLIAM, PIERRE FRED				
Property Use 0110 Single Family Home				
Site Address 1217 E LEMON ST TARPON SPRINGS, FL 34689				
Mailing Address 973 SUNRISE DR TARPON SPRINGS, FL 34689				
Legal Description YOUNG'S SUB DE LUXE BLK 6, LOT 16 & E 1/2 OF LOT 17 (SEE N18-27-16)				
Current Tax District TARPON SPRINGS (TS)				
Year Built 1988				
Living SF	Gross SF	Living Units	Buildings	
1,544	2,228	1	1	

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2027	No	0%		
2026	No	0%		
2025	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19454/2056	\$369,900	274.04	E	Current FEMA Maps	Check for EC	Zoning Map	10/75

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$316,755	\$171,708	\$120,986	\$146,708	\$120,986

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$301,716	\$166,869	\$116,869	\$141,869	\$116,869
2023	Y	\$275,131	\$162,009	\$112,009	\$137,009	\$112,009
2022	Y	\$243,109	\$157,290	\$107,290	\$132,290	\$107,290
2021	Y	\$221,740	\$152,709	\$102,709	\$127,709	
2020	Y	\$180,166	\$150,601	\$100,601	\$125,601	

EXHIBIT
D
Page 40 of 59



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
19-Dec-2016	\$0	<u>U</u>	I	WILLIAM SAMIA MESSIHA	WILLIAM, PIERRE FRED	19454/2056
11-Jul-2012	\$85,000	<u>Q</u>	I	SPROUT STEVEN W	WILLIAM SAMIA	17651/1854
31-May-2007	\$100	<u>U</u>	I	HIGGINS CLAYTON GREY	HIGGINS, MADISON DIANE	15818/1688
31-May-2007	\$205,000	<u>Q</u>	I	HIGGINS MADISON DIANE	SPROUT, STEVEN W	15818/1689
07-Aug-2006	\$0	<u>U</u>	I	HIGGINS SANDRA SAVOY EST	HIGGINS, MADISON DIANE	15289/2485

2025 Land Information

Land Area: \cong 9,509 sf \cong 0.21 acres	Frontage and/or View: Residential	Seawall: No
--------------------------------------------------	-----------------------------------	-------------

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x127	\$1,400	75.00	FF	1.0791	\$113,306

Adam Ross, Pinellas County Tax Collector

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

2025 REAL ESTATE TAX REMINDER

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 Received By	Mar 31, 2026	Apr 30, 2026	May 29, 2026		
Pay this Amount	\$2440.90	\$2514.13	\$2551.13		

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R71778		TS

WILLIAM, PIERRE FRED
 1217 E LEMON ST
 TARPON SPRINGS, FL 34689-5420

PARCEL NO.: 07/27/16/99612/006/0160
 SITE ADDRESS: 1217 E LEMON ST, TARPON SPRINGS
 PLAT: 10 PAGE: 75
 LEGAL:
 YOUNG'S SUB DE LUXE
 BLK 6, LOT 16 & E 1/2 OF
 LOT 17 (SEE N18-27-16)

TAX CERTIFICATE SALE COMMENCES MAY 30. IF THE TAXES ON YOUR PROPERTY ARE NOT PAID BY MAY 29 AT 5:00 PM, A TAX CERTIFICATE WILL BE SOLD FOR THESE TAXES, AND YOUR PROPERTY MAY BE SOLD AT A FUTURE DATE. CONTACT THE TAX COLLECTOR'S OFFICE AT ONCE.

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5423	171,708	50,722	120,986	549.55	
HEALTH DEPARTMENT	0.0713	171,708	50,722	120,986	8.63	
EMS	0.8050	171,708	50,722	120,986	97.39	
SCHOOL-STATE LAW	3.0450	171,708	25,000	146,708	446.73	
SCHOOL-LOCAL BD.	3.2480	171,708	25,000	146,708	476.51	
TARPON SPRINGS	5.3700	171,708	50,722	120,986	649.69	
SW FLA WTR MGMT.	0.1831	171,708	50,722	120,986	22.15	
PINELLAS COUNTY PLN.CNCL.	0.0175	171,708	50,722	120,986	2.12	
JUVENILE WELFARE BOARD	0.8250	171,708	50,722	120,986	99.81	
SUNCOAST TRANSIT AUTHORITY	0.7300	171,708	50,722	120,986	88.32	
TOTAL MILLAGE	18.8372	GROSS AD VALOREM TAXES		\$2,440.90		

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

TAXES BECOME DELINQUENT APRIL 1ST COMBINED GROSS TAXES AND ASSESSMENTS \$2,440.90

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 REMINDER

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 Received By	Mar 31, 2026	Apr 30, 2026	May 29, 2026		
Pay this Amount	\$2440.90	\$2514.13	\$2551.13		

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R71778		TS

WILLIAM, PIERRE FRED
 1217 E LEMON ST
 TARPON SPRINGS, FL 34689-5420

PARCEL NO.: 07/27/16/99612/006/0160
 SITE ADDRESS: 1217 E LEMON ST, TARPON SPRINGS
 PLAT: 10 PAGE: 75
 LEGAL:
 YOUNG'S SUB DE LUXE
 BLK 6, LOT 16 & E 1/2 OF
 LOT 17 (SEE N18-27-16)

From: Hnou Lee <hlee@ctsfl.us>

Sent: Thursday, December 18, 2025 10:30 AM

To: Anthony Boone <aboone@ctsfl.us>; Michael Rolleston <mrolleston@ctsfl.us>

Subject: Message 1217 E Lemon St.

DATE: 12/18/2025 TIME: 1008
COMPLAINANT: Mark Tibbetts (Renter) PHONE: 678-362-2656
ADDRESS: 1217 E Lemon St.
VIOLATION SITE: 1217 E Lemon St
COMPLAINT(S): <i>Delapidated fence. It can fall or come apart at any time. It's been propped up with wooden pallets. Having a dog, it might collapse on the dog, not safe.</i>
<i>The caller works at home. He can be reached at any time.</i>

Hnou Lee

Code Enforcement Coordinator

CITY OF TARPON SPRINGS

CODE ENFORCEMENT

Main: (727) 934-0017

hlee@ctsfl.us



From: Anthony Boone <aboone@ctsfl.us>

Sent: Friday, December 19, 2025 9:47 AM

To: Hnou Lee <hlee@ctsfl.us>

Subject: open case 1217 e lemon st

Hnou,

Please open a case for dilapidated fence.

36.03 FENCES, WALLS, AND HEDGES

The fence the property has become dilapidated with missing sections and other sections leaning over. There fences is not secure from wind or impact.

Once you open case I will send you a courtesy letter

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary (as of 19-Dec-2025) ^

Parcel Number: 07-27-16-99612-006-0160

Owner Name: WILLIAM, PIERRE FRED

Property Use: 0110 Single Family Home

Site Address: 1217 E LEMON ST, TARPON SPRINGS, FL 34689

Mailing Address: 1217 E LEMON ST, TARPON SPRINGS, FL 34689-5420

Legal Description: YOUNG'S SUB DE LUXE BLK 6, LOT 16 & E 1/2 OF LOT 17 (SEE N18-27-16)

Current Tax District: TARPON SPRINGS (TS)

Year Built: 1988

Living SF	Gross SF	Living Units	Buildings
1,544	2,228	1	1

Parcel Map ^

Exemptions ^

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

Property Exemptions & Classifications

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



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

WILLIAM, PIERRE FRED
1217 E LEMON ST
TARPON SPRINGS, FL 34689
CL25-80000727/12192025

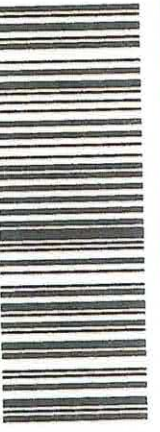


City Of Tarpon Springs
Code Enforcement
324 Pine Street, Tarpon Springs, FL 34689

WILLIAM, SAMIA MESSIHA
973 SUNRISE DR
TARPON SPRINGS, FL 34689
CL25-80000727/12192025



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



7022 0410 0002 9761 2249

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

OFFICIAL USE

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

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

WILLIAM, PIERRE FRED
973 SUNRISE DR
TARPON SPRINGS FL 34689
NOV25-80000727/1262026

See Reverse for Instructions

WILLIAM, PIERRE FRED
973 SUNRISE DR
TARPON SPRINGS FL 34689
NOV25-80000727/1262026



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

WILLIAM, PIERRE FRED
1217 E LEMON ST
TARPON SPRINGS, FL 34689-5
NOV25-80000727

7022 0410 0002 9761 2249

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 \$ _____

Postmark
Here

Postage

\$

WILLIAM, PIERRE FRED
973 SUNRISE DR
TARPON SPRINGS FL 34689
NOV25-80000727/1262026

See Reverse for Instructions

7022 0410 0002 9761 2386

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)	
<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	
\$	

Postmark
Here

WILLIAM, PIERRE FRED
973 SUNRISE DR
TARPON SPRINGS, FL 34689
NOH25-80000727/CM342026

See Reverse for Instructions

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.

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

Fines Due:

Daily Code Enforcement Fine \$25.00 (2/23/2026 – 3/23/2026)

Satisfaction Fee \$10.00

Estimated Fine Due: \$735.00



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 **25-80000586** in which violations of City code identified on the property located at **1107 Goshen Road, Tarpon Springs, FL 34689**, also described as **14-27-15-45180-004-0160** (hereinafter the "Property").
4. That on **March 23, 2026**, I inspected the Property to determine whether compliance with city ordinance **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 **March 23, 2026**, it was determined to be in compliance.

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

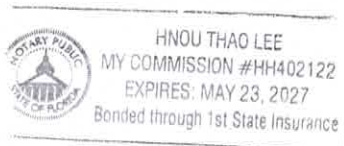
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

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

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 # 25-80000734

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



City Of Tarpon Springs Code Enforcement

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

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement Supervisor, Anthony Boone, who, being first duly sworn, deposes and says:

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 25-80000734 in which violations of City code identified on the property located at 527 Doric Court, Tarpon Springs, FL 34689, also described as 11-27-15-03834-000-0150 (hereinafter the "Property").
4. That on March 18, 2026, I inspected the Property to determine whether compliance with city ordinance 8-40, 8-41, and 8-52, had been achieved on or before April 9, 2026, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on March 18, 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.

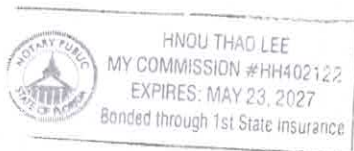
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 26th day of March 2026, by Code Enforcement Supervisor, Anthony Boone, 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
MARCH 12, 2026

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

PRESENT:	CARL DEMOTSES	CHAIR
	MICHAEL MATTIA	VICE CHAIR
	STEVEN OGLE	MEMBER
	GEORGE STEFFEN	MEMBER
	ETHAN ABERCROMBIE	MEMBER
	ROBERT PAUL	MEMBER
	MARGARET KERN	MEMBER
	AUDREY MERRIEX	ALTERNATE
	PENNY LAMBRIANOS	ALTERNATE
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.

ANNOUNCEMENT:

**2. CASE NO. 24-80000323 – RONALD LEE ARAHOOD JR. – JEANETTE ANNE ARAHOOD – VACANT LOT
LAKEVIEW DRIVE – 17/27/16/31356/002/0010**

This case came into compliance prior to the meeting.

NEW BUSINESS:

1. CASE NO. 26-80000758 – PETER KOUSATHANAS – 1508 POINSETTIA AVENUE – 11/27/15/88254/000/0070

Michael Rolleston, Code Enforcement Inspector; testified on behalf of the City. Peter Kousathanas, Respondent was present and testified.

MOTION: MR. ABERCROMBIE
SECOND: MR. OLGE

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, Peter Kousathanas, Respondent, and viewing the evidence five (5) exhibits submitted by the City it was evident that Peter Kousathanas was in violation of City Code(s) 8-40, 8-41 and 8-52.

CONCLUSION OF LAW: Peter Kousathanas was in violation of Section(s) 8-40, 8-41 and 8-52 of the Tarpon Springs Code.

ORDER: It was the Order of the Board that Peter Kousathanas shall comply with Code of the City of Tarpon Springs Section(s) 8-40, 8-41 and 8-52 by April 9, 2026. If Peter Kousathanas does not comply within the time specified, the Board may order a fine of \$50.00 each day the violation continue to exist, plus the cost of prosecuting the case.

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

NEW BUSINESS (con't):

**3. CASE NO. 25-80000734 – ANTHONY ESPOSITO – DEENA ESPOSITO – 527 DORIC COURT
11/27/15/03834/000/0150**

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

MOTION: MR. STEFFEN
SECOND: MS. KERN

FINDING OF FACTS: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, and viewing the evidence of five (5) exhibits submitted by the City; it was evident that Anthony Esposito and Deena Esposito were in violation of City Code(s) 8-40, 8-41 and 8-52.

CONCLUSION OF LAW: Anthony Esposito and Deena Esposito were in violation of Section(s) 8-40, 8-41 and 8-52 of the City Code.

ORDER: It was the Order of the Board that Anthony Esposito and Deena Esposito shall comply with Code of the City of Tarpon Springs Section(s) 8-40, 8-41 and 8-52 by April 9, 2026. If Anthony Esposito and Deena Esposito do not comply within the time specified, the Board may order a fine of \$25.00 for each day the violation continue to exist, plus the cost of prosecuting the case.

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

AFFIDAVIT OF NON-COMPLIANCE:

4. CASE NO. 25-80000586 – FEDERAL HOME LOAN MORTGAGES TRUSTEE – FREDDIE MAC SEASONED LOANS STRUCTURED TRASACTION TRUST – 1107 GOSHEN ROAD – 14/27/15/45180/004/0160

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

MOTION: MR. OLGE
SECOND: MR. STEFFEN

To accept the Affidavit of Non-Compliance for
Case No. 25-80000586.

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

AFFIDAVITS OF COMPLIANCE:

5. 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: MS. KERN
SECOND: MR. OLGE

To accept the Affidavit of Compliance for
Case No. 25-80000722 and rescind the recorded
Code Enforcement lien.

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

APPROVAL OF MINUTES – FEBRUARY 12, 2026

To accept the Minutes as written for February 12, 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 Demotses adjourn the meeting at 2:51 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.*