



# 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, MAY 14, 2026 2:00 PM - CITY HALL AUDITORIUM

### CALL TO ORDER:

Carl Demotses, Chairmen

### 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 # 25-80000687

Michael V. England  
1309 Cromwell Drive  
Tarpon Springs, FL 34689  
PID 23-27-15-92009-000-0480

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

#### 2. C-2 Case # 26-80000753

Louis Kokalis  
120 Athens Street  
Tarpon Springs, FL 34689  
PID 12-27-15-15264-000-0410

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

#### 3. C-3 Case # 26-80000788

Tyler J. Smith  
1003 Lake Avoca Drive  
Tarpon Springs, FL 34689  
PID 03-27-15-72382-000-0260

Code Violations:  
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY  
8-41 NUISANCE CONDITIONS

4. **C-4 Case # 26-80000773**

Michael Bruce Marlowe  
Michelle E. Marlowe  
1019 S. Florida Avenue  
Tarpon Springs, FL 34689  
PID 14-27-15-00000-330-0900

Code Violation:  
36.02 Swimming Pools,  
303.1 IPMC Swimming Pools  
212.00 Building Permits

5. **C-5 Case # 26-80000802**

Joseph J. Merino  
Kathleen F. Merino  
1390 Red Oak Dr  
Tarpon Springs, FL 34689  
PID 24-27-15-62934-005-0210

Code Violation:  
SWFMD PHASE III WATER RESTRICTIONS 20-42, 40-43, 20-44

6. **C-6 Case # 26-80000815**

Robert Marshall  
739 Gulf Road  
Tarpon Springs, FL 34689  
PID 14-27-15-43074-002-0010

Code Violation:  
SWFMD PHASE III WATER RESTRICTIONS 20-42, 20-43, 20-44

7. **C-7 Case # 26-80000819**

Janetta M. Twerell  
1202 E. Oakwood Street  
Tarpon Springs, FL 34689  
PID 07-27-16-99612-022-0010

Code Violation:  
SWFMD PHASE III WATER RESTRICTIONS 20-42, 20-43, 20-44

**AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS :**

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

**AFFIDAVITS OF COMPLIANCE (FINES DUE):**

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

**8. C-8 Case # 26-80000758**

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

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

Fine Due:  
Daily Code Enforcement Fine \$50.00 (4/09/2026 – 4/10/2026)  
Satisfaction Fee \$10.00  
Estimated Fine Due: \$60.00

**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. There are no Affidavits of Compliance to be accepted for this Code Board Hearing.

**REQUEST FOR REDUCTION:**

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

**MINUTES:**

Hearing Date: April 9, 2026

**9. CEB MINUTES - APRIL 9, 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 June 11, 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 # 25-80000687**

Michael V. England  
1309 Cromwell Drive  
Tarpon Springs, FL 34689  
PID 23-27-15-92009-000-0480

Code Violation:  
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



**VIOLATION SITE: 1309 CROMWELL DR TARPON SPRINGS, FL 34689**  
**INSPECTION 12/2/2026 BY CEO MICHAEL ROLLESTON**



**VIOLATION SITE: 1309 CROMWELL DR TARPON SPRINGS, FL 34689**  
**INSPECTION 2/23/2026 BY CEO MICHAEL ROLLESTON**





**VIOLATION SITE: 1309 CROMWELL DR TARPON SPRINGS, FL 34689  
INSPECTION 2/26/2026 BY CEO MICHAEL ROLLESTON**



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INSPECTION 2/26/2026 BY CEO MICHAEL ROLLESTON**



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INSPECTION 2/26/2026 BY CEO MICHAEL ROLLESTON**



# City of Tarpon Springs Code Enforcement Division

## **NOTICE OF VIOLATION**

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

**Case Number: 25-8000687**

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

A Code Enforcement Officer performed a field inspection on **12/2/2025** at the property located at the following address: **1309 Cromwell DR (23-27-15-92009-000-0480)**. 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:** There property is overgrown and has become dilapidated. There is junk and debris stored around the property.

**REMEDY:** Cut and remove vegetation overgrowth. Remove junk and debris. Clean up the property and keep it maintained.

For further specific details regarding Tarpon Springs City Ordinances, please go to the following webpage: [https://www.municode.com/library/fl/tarpon\\_springs/codes/code\\_of\\_ordinances](https://www.municode.com/library/fl/tarpon_springs/codes/code_of_ordinances)

Please take action to correct the above violation(s) prior to 5:00 p.m. on **12/23/2025**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

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





# City of Tarpon Springs Code Enforcement Division

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

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

Date: March 31, 2026

Via Certified Mail

**Case Number: 25-80000687**  
**Property Owner: Michael V. England**

**Owner Address:** 1309 Cromwell Drive, Tarpon Springs, FL 34689-3015  
**Violation Property Located: 1309 Cromwell Drive, Tarpon Springs, FL 34689**  
**Parcel ID** 23-27-15-92009-000-0480

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 **12/2/2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **12/23/2025**. A re-inspection of the subject property on **12/23/2025** indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 25-80000687 on May 14, 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 **12/2/2025**, the case may still be presented to the Code Enforcement Board (herein after "Board") even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

Please also be advised the Board may change the hearing agenda to accommodate individuals present to be heard. Individuals attending the hearing will be asked to sign in with City staff and will be heard in the order in which they have signed in. Please arrive 15 minutes early to sign in. If you wish to send someone to speak on your behalf, you must provide an original, signed, and notarized letter authorizing the individual(s) to represent your case before the Board. The Board reserves the right not to hear any testimony or to receive evidence from an individual without proper authorization as stated above. In the event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.



# City of Tarpon Springs

## Code Enforcement Division

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

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 0410 0002 9761 2492**



# Tarpon Springs Police Department Code Enforcement Division

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 25-80000687

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

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

On \_\_\_\_\_, 2025, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at \_\_\_\_\_ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On December 2, 2025, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located 1309 Cromwell 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 \_\_\_\_\_, 2025, which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On \_\_\_\_\_, 2025, which is at least 10 days prior to the second hearing, I personally posted the Notice of Second Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: \_\_\_\_\_ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 2nd day of December, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

\_\_\_\_\_  
Signature of Person Taking Acknowledgment

(NOTARY SEAL)



\_\_\_\_\_  
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: 25-80000687

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 31, 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: 1309 Cromwell 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 31st 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 24-Apr-2026)

Parcel Map

Parcel Number

**23-27-15-92009-000-0480**

Owner Name

ENGLAND, MICHAEL V

Property Use

0110 Single Family Home

Site Address

1309 CROMWELL DR  
TARPON SPRINGS, FL 34689

Mailing Address

1309 CROMWELL DR  
TARPON SPRINGS, FL 34689-3015

Legal Description

TRENTWOOD MANOR LOT 48

Current Tax District

TARPON SPRINGS (TS)

Year Built

1975



Living SF	Gross SF	Living Units	Buildings
1,212	1,562	1	1

Exemptions

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

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
15283/0073	\$276,400	<a href="#">275.04</a>	<a href="#">C</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	68/64

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$234,530	\$79,208	\$28,486	\$54,208	\$28,486

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	\$266,343	\$76,976	\$26,976	\$51,976	\$26,976
2023	Y	\$231,339	\$74,734	\$25,000	\$49,734	\$25,000
2022	Y	\$161,956	\$72,557	\$25,000	\$47,557	\$25,000
2021	Y	\$132,760	\$70,444	\$25,000	\$45,444	\$25,000
2020	Y	\$127,006	\$69,471	\$25,000	\$44,471	\$25,000





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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Nov-2005	\$0	<u>U</u>	I	ENGLAND PATRICIA A	ENGLAND, MICHAEL V	15283/0073
28-Sep-1993	\$0	<u>U</u>	I	SCORDATO MICHAEL V	ENGLAND, MICHAEL V.	08416/1698
21-Jan-1992	\$51,500	<u>Q</u>	I	SCORDATO MICHAEL V	ENGLAND, MICHAEL V.	08166/0980
31-Jul-1983	\$7,000	<u>U</u>				05564/1675
31-Dec-1977	\$29,700	<u>Q</u>				04628/0588

2025 Land Information

Land Area:  $\cong$  6,111 sf |  $\cong$  0.14 acres

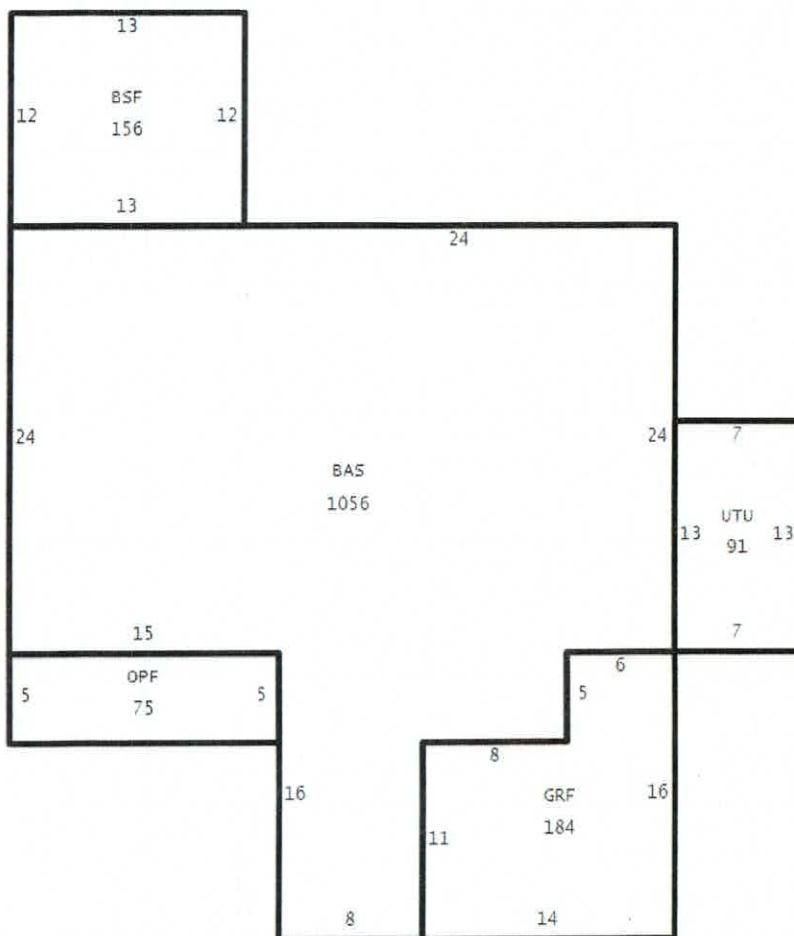
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x100	\$1,350	60.00	FF	1.0300	\$83,430

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,056	1,056
Floor System	Slab On Grade	Base Semi-finished (BSF)	156	156
Exterior Walls	Concrete Block	Garage (GRF)	0	184
Unit Stories	1	Open Porch (OPF)	0	75
Living Units	1	Utility Unfinished (UTU)	0	91
Roof Frame	Gable Or Hip	<b>Total Area SF</b>	<b>1,212</b>	<b>1,562</b>
Roof Cover	Shingle Composition			
Year Built	1975			
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	38			



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ENCLOSURE	\$10.00	1,100.0	\$11,000	\$4,840	1975
PATIO/DECK	\$15.00	192.0	\$2,880	\$1,267	1975
POOL	\$42,000.00	1	\$42,000	\$18,480	1975

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">07000855</a>	HEAT/AIR	07/12/2007	\$2,000

**2025 REAL ESTATE TAX**

**Adam Ross, Pinellas County Tax Collector**

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

Notice of Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

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

If Postmarked By	Dec 31, 2025			
Pay this Amount	\$677.51			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R245316		TS

ENGLAND, MICHAEL V  
1309 CROMWELL DR  
TARPON SPRINGS, FL 34689-3015

PARCEL NO.: 23/27/15/92009/000/0480  
SITE ADDRESS: 1309 CROMWELL DR, TARPON SPRINGS  
PLAT: 68 PAGE: 64  
LEGAL:  
TRENTWOOD MANOR  
LOT 48

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	79,208	50,722	28,486	129.39
HEALTH DEPARTMENT	0.0713	79,208	50,722	28,486	2.03
EMS	0.8050	79,208	50,722	28,486	22.93
SCHOOL-STATE LAW	3.0450	79,208	25,000	54,208	165.06
SCHOOL-LOCAL BD.	3.2480	79,208	25,000	54,208	176.07
TARPON SPRINGS	5.3700	79,208	50,722	28,486	152.97
SW FLA WTR MGMT.	0.1831	79,208	50,722	28,486	5.22
PINELLAS COUNTY PLN.CNCL.	0.0175	79,208	50,722	28,486	0.50
JUVENILE WELFARE BOARD	0.8250	79,208	50,722	28,486	23.50
SUNCOAST TRANSIT AUTHORITY	0.7300	79,208	50,722	28,486	20.79
<b>TOTAL MILLAGE</b>	<b>18.8372</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$698.46</b>

**NON-AD VALOREM ASSESSMENTS**

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

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$698.46</b>
--	---	-----------------

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**

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

(727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

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

If Postmarked By	Dec 31, 2025			
Pay this Amount	\$677.51			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R245316		TS

ENGLAND, MICHAEL V  
1309 CROMWELL DR  
TARPON SPRINGS, FL 34689-3015

PARCEL NO.: 23/27/15/92009/000/0480  
SITE ADDRESS: 1309 CROMWELL DR, TARPON SPRINGS  
PLAT: 68 PAGE: 64  
LEGAL:  
TRENTWOOD MANOR  
LOT 48

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

**Sent:** Thursday, October 30, 2025 1:23 PM

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

**Subject:** new cases

Please open a case for the following. Ill get you picks when I have email on my phone or we advance to an NOV

1309 Cromwell DR. Overgrowth, junk & Debris.

1310 Fox Run dr Boat in front yard

1411 Fox Run DR tow Jet Ski in front yard.



**MICHAEL ROLLESTON**  
CODE ENFORCEMENT OFFCIER

**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**

**CERTIFIED MAIL**



7022 0410 0002 9761 2492

**ENGLAND, MICHAEL V**  
**1309 CROMWELL DR**  
**TARPON SPRINGS, FL 34689-3**  
**NOH25-80000687/CM33126**

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:

**ENGLAND, MICHAEL V**  
**1309 CROMWELL DR**  
**TARPON SPRINGS, FL 34689-3**  
**NOH25-80000687/CM33126**



9590 9402 9664 5199 6598 58

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2492

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

Agent

Addressee

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

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
- 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](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

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

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

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

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

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

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

Postmark Here

**ENGLAND, MICHAEL V**  
**1309 CROMWELL DR**  
**TARPON SPRINGS, FL 34689-3**  
**NOH25-80000687/CM33126**

See Reverse for Instructions

7022 0410 0002 9761 2492

**CERTIFIED MAIL**



**Tarpon Springs Police Department  
Code Enforcement Division**  
*"Building a Better Future through Excellence in Policing"*  
U.S. Postal Service  
1309 Cromwell Dr  
Tarpon Springs, FL 34689



7022 0410 0002 9761 2003

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

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

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

**ENGLAND, MICHAEL V  
1309 CROMWELL DR  
TARPON SPRINGS, FL 34689-3  
NOV25-80000687/1222025**  
See Reverse for Instructions

**ENGLAND, MICHAEL V  
1309 CROMWELL DR  
TARPON SPRINGS, FL 34689-3  
NOV25-80000687/1222025**



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

**ENGLAND, MICHAEL V  
1309 CROMWELL DR  
TARPON SPRINGS, FL 34689-3  
NOV25-80000687/1222025**

7022 0410 0002 9761 2003



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

**CERTIFIED MAIL**



US POSTAGE and FITNEY BOWES  
 ZIP 34689 **\$ 010.44<sup>0</sup>**  
 02.7W  
 0008030808 DEC. 02 2025

7022 0410 0002 9761 2003

*25-80000687*

*[Handwritten signature]*

RECEIVED

DEC 3 0 2025

Tarpon Springs  
 CODE ENFORCEMENT

ENGLAND, MICHAEL V  
 1309 CROMWELL DR  
 NIXIE TARPON SPRINGS, FL 34689-3

0012726/25

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD

UNC  
 34689>4722

RC: 24689472244 \*2101-04877-02-29

34689-301509



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

RECEIVED

APR 29 2026

Tarpon Springs  
CODE ENFORCEMENT

Handwritten notes: LN, BC, 4/3

34689-304509  
LINK

CERTIFIED MAIL



7022 0410 0002 9761 2492

US POSTAGE  
ZIP 34689  
02 TW  
\$010.44  
0008030808 APR 01 2026

ENGLAND, MICHAEL V  
1309 CROMWELL DR  
TARPON SPRINGS, FL 34689-3  
NOH25-80000687/CM33126

MIXIE 239 FE 1 0004/22/26  
RETURN TO SENDER  
ATTEMPTED TO FORWARD  
UNABLE TO FORWARD  
BC: 34689400424 \*2901-07965-01-35

**NEW BUSINESS – First Orders**

**C-2 Case # 26-80000753**

Louis Kokalis  
120 Athens Street  
Tarpon Springs, FL 34689  
PID 12-27-15-15264-000-0410

Code Violation:  
8-40 DUTY OF MAINTENECE 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



VIOLATION SITE: 120 ATHENS STREET, TARPON SPRINGS ,FL 34689  
INITIAL INSPECTION 2/2/2026 BY CEO MICHAEL ROLLESTON





**VIOLATION SITE: 120 ATHENS STREET, TARPON SPRINGS ,FL 34689**  
**INITIAL INSPECTION 2/2/2026 BY CEO MICHAEL ROLLESTON**



CASE # 26-80000753

VIOLATION SITE: 120 ATHENS STREET, TARPON SPRINGS ,FL 34689

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



CASE # 26-80000753

VIOLATION SITE: 120 ATHENS STREET, TARPON SPRINGS ,FL 34689

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



CASE # 26-80000753

VIOLATION SITE: 120 ATHENS STREET, TARPON SPRINGS ,FL 34689

RE-INSPECTION - NOH POSTING 3/27/2026 BY CEO MICHAEL ROLLESTON



# City of Tarpon Springs Code Enforcement Division

## COURTESY LETTER NOTICE

**Date Issued: 02-02-2026**

**Case Number: 26-80000753**

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 **01-30-2026** at the property located at the following address: **120 Athen St Parcel# (12-27-15-15264-000-0410)**. 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 with weeds and grass on the property

**REMEDY:** Cut and clean the property and maintain it in the future.

For further specific details regarding Tarpon Springs City Ordinances, please go to the following webpage: [https://www.municode.com/library/fl/tarpon\\_springs/codes/code\\_of\\_ordinances](https://www.municode.com/library/fl/tarpon_springs/codes/code_of_ordinances)

Please take action to correct the above violation(s) prior to 5:00 p.m. on **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 Violation will be issued and you may be required to appear before the Code Enforcement Board or a Court of Competent Jurisdiction. The City of Tarpon Springs Code Enforcement Board may, under the provisions for Section 162.09 Florida Statutes, impose a fine, not to exceed \$250.00 for each day the violation continues past the date set for compliance. In the case of a repeat violation, the fine is not to exceed \$500.00 per day from the date of the initial inspection. Other administrative costs may be added as well. Failure to correct the violation(s) may result in a fine or legal action by the City of Tarpon Springs to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Tarpon Springs for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 162, Florida Statutes.

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

Thank you for your attention to this matter.

Sincerely,

*Michael Rolleston / 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

### NOTICE OF VIOLATION

**Date Issued: 2-27-2026**

**Case Number: 26-80000753**

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 **2/26/2026** at the property located at the following address: **120 Athens ST (12-27-15-15264-000-0410)**. 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 property has overgrowth and unkempt.

**REMEDY:** . Cut and clean the property. Remove vegetation and any trash. Maintain the property moving forward.

For further specific details regarding Tarpon Springs City Ordinances, please go to the following webpage: [https://www.municode.com/library/fl/tarpon\\_springs/codes/code\\_of\\_ordinances](https://www.municode.com/library/fl/tarpon_springs/codes/code_of_ordinances)

Please take action to correct the above violation(s) prior to 5:00 p.m. on **3/26/2026**. 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.

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Thank you for your attention to this matter.

Sincerely,

*Michael Ralleston*  
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:** March 31, 2026

Via Certified Mail

**Case Number:** 26-80000753

**Property Owner:** Louis Kokalis

**Owner's Address:** 10 Summer Avenue, Great Neck, NY 11020-1524

**Violation Property Located:** 120 Athens Street, Tarpon Springs, FL 34689

**Parcel ID #** 12-27-15-15264-000-0410

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 **2/27/2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **3/26/2026**. A **re-inspection** of the subject property on **3/26/2026** 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 #26-80000753 on May 14, 2026, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

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

**8-41 NUISANCE CONDITIONS**

**8-52 PROHIBITIONS**

You are hereby advised that if the 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 **2/27/2026**, 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 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: 26-80000753

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 27, 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 120 Athens 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 \_\_\_\_\_ 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.

(NOTARY SEAL)  HNOU THAO LEE  
MY COMMISSION #HH402122  
EXPIRES: MAY 23, 2027  
Bonded through 1st State Insurance

\_\_\_\_\_  
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: 26-80000753

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 31, 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: 120 Athens Street, 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 31st day of March, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



HNOU THAO LEE  
MY COMMISSION #HH402122  
EXPIRES: MAY 23, 2027  
Bonded through 1st State Insurance

\_\_\_\_\_  
Signature of Person Taking Acknowledgment

Hnou Thao Lee  
Name of Acknowledger Typed or Printed

Title : NOTARY



Parcel Summary (as of 02-Feb-2026)

Parcel Map

Parcel Number

12-27-15-15264-000-0410

Owner Name  
KOKALIS, LOUIS

Property Use  
0820 Duplex-Triplex-Fourplex

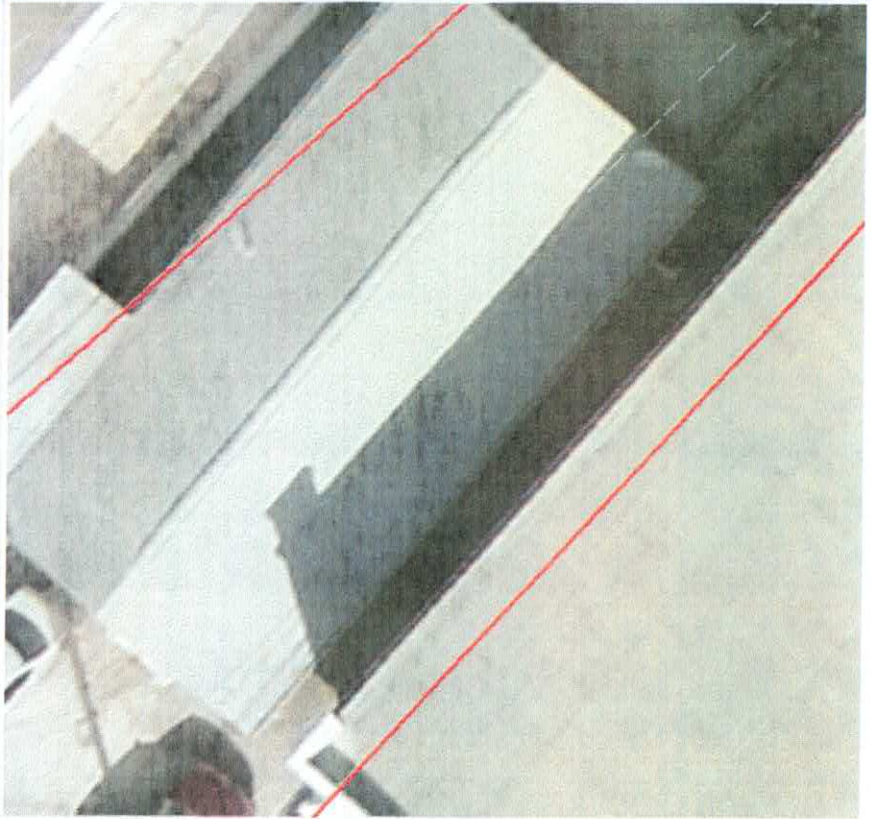
Site Address  
120 ATHENS ST  
TARPON SPRINGS, FL 34689

Mailing Address  
10 SUMMER AVE  
GREAT NECK, NY 11020-1524

Legal Description  
CHEYNEY'S MILL ADD REPLAT LOTS 41 AND 41A

Current Tax District  
TARPON SPRINGS (TS)

Year Built  
1926 | 1926



Heated SF	Gross SF	Living Units	Buildings
1,327	1,650	2	2

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
22489/1879	Find Comps	275.01	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	18/3

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$210,000	\$155,177	\$155,177	\$210,000	\$155,177

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	\$170,000	\$141,070	\$141,070	\$170,000	\$141,070
2023	N	\$150,000	\$128,245	\$128,245	\$150,000	\$128,245
2022	N	\$130,000	\$116,586	\$116,586	\$130,000	\$116,586
2021	N	\$106,000	\$105,987	\$105,987	\$106,000	\$106,000
2020	N	\$96,352	\$96,352	\$96,352	\$96,352	\$96,352





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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Jun-2023	\$100	<u>U</u>	I	SKENDI ZABITE	KOKALIS LOUIS	22489/1879
19-Feb-2020	\$0	<u>U</u>	I	KOKALIS PETER	SKENDI ZABITE	20923/0640
25-Jun-2013	\$69,500	<u>Q</u>	I	SKILAS JAMES G	KOKALIS PETER	18063/0407
31-Dec-1971	\$10,000	<u>Q</u>				03614/0677

2025 Land Information

Land Area:  $\cong$  3,402 sf |  $\cong$  0.07 acres

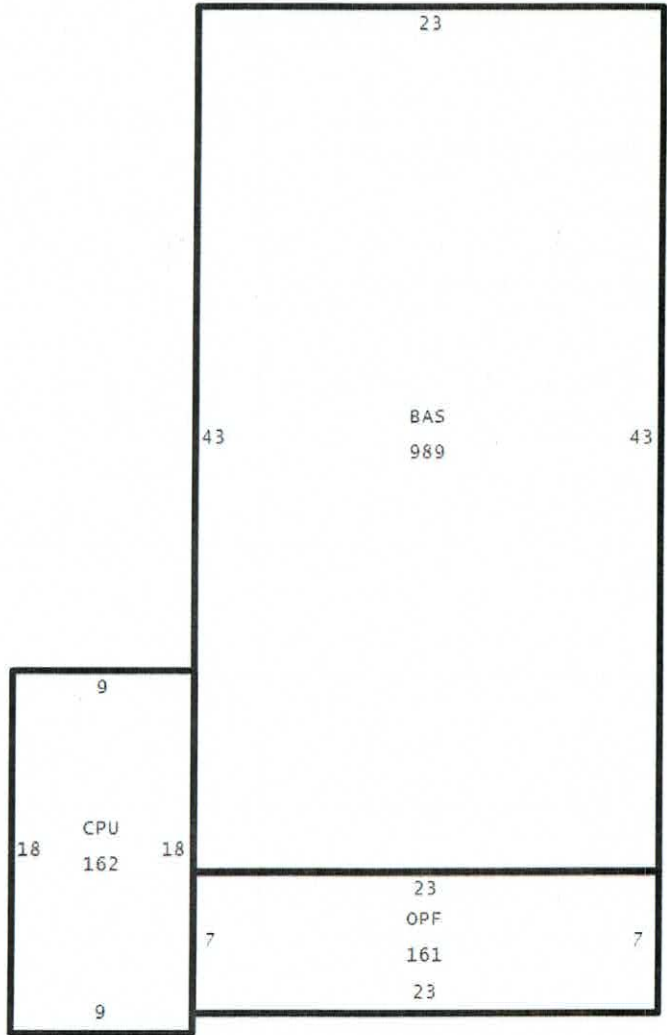
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	33x100	\$2,800	33.00	FF	1.2100	\$111,804

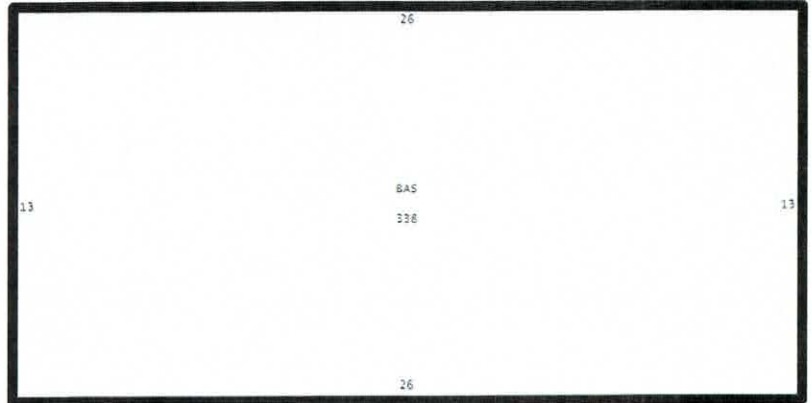
2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF	
Foundation	Continuous Footing Poured	Base (BAS)	989	989
Floor System	Wood	Carport Unfinished (CPU)	0	162
Exterior Walls	Frame Siding	Open Porch (OPF)	0	161
Unit Stories	1	<b>Total Area SF</b>	<b>989</b>	<b>1,312</b>
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1926			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	5			
Effective Age	37			
Additional Information				
Site Address	120 ATHENS ST			



2025 Building 2 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	338	338
Floor System	Slab On Grade	<b>Total Area SF</b>	<b>338</b>	<b>338</b>
Exterior Walls	Frame Siding			
Unit Stories	1			
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1926			
Building Type	Single Family			
Quality	Fair			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Unit/Space/Wall/Floor			
Cooling	None			
Fixtures	3			
Effective Age	42			
Additional Information				
Site Address	120 1/2 ATHENS ST			



2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$14.00	300.0	\$4,200	\$2,730	2013
PATIO/DECK	\$14.00	800.0	\$11,200	\$4,480	1990

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">19-00002711</a>	ROOF	10/21/2019	\$5,996

**Adam Ross, Pinellas County Tax Collector**

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

**2025 REAL ESTATE TAX**

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

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

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Pay this Amount	\$3137.38	\$3170.06	\$3202.74	\$3235.42	\$3268.10

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R126268		TS

PARCEL NO.: 12/27/15/15264/000/0410  
SITE ADDRESS: 120 ATHENS ST, TARPON SPRINGS  
PLAT: 18 PAGE: 3  
LEGAL:  
CHEYNEY'S MILL ADD REPLAT  
LOTS 41 AND 41A

KOKALIS, LOUIS  
10 SUMMER AVE  
GREAT NECK, NY 11020-1524

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	155,177	0	155,177	704.86
HEALTH DEPARTMENT	0.0713	155,177	0	155,177	11.06
EMS	0.8050	155,177	0	155,177	124.92
SCHOOL-STATE LAW	3.0450	210,000	0	210,000	639.45
SCHOOL-LOCAL BD.	3.2480	210,000	0	210,000	682.08
TARPON SPRINGS	5.3700	155,177	0	155,177	833.30
SW FLA WTR MGMT.	0.1831	155,177	0	155,177	28.41
PINELLAS COUNTY PLN.CNCL.	0.0175	155,177	0	155,177	2.72
JUVENILE WELFARE BOARD	0.8250	155,177	0	155,177	128.02
SUNCOAST TRANSIT AUTHORITY	0.7300	155,177	0	155,177	113.28
<b>TOTAL MILLAGE</b>	<b>18.8372</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$3,268.10</b>

**NON-AD VALOREM ASSESSMENTS**

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

**TAXES BECOME DELINQUENT APRIL 1ST**      **COMBINED GROSS TAXES AND ASSESSMENTS**      **\$3,268.10**

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**

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Pay this Amount	\$3137.38	\$3170.06	\$3202.74	\$3235.42	\$3268.10

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R126268		TS

PARCEL NO.: 12/27/15/15264/000/0410  
SITE ADDRESS: 120 ATHENS ST, TARPON SPRINGS  
PLAT: 18 PAGE: 3  
LEGAL:  
CHEYNEY'S MILL ADD REPLAT  
LOTS 41 AND 41A

KOKALIS, LOUIS  
10 SUMMER AVE  
GREAT NECK, NY 11020-1524

**From:** Hnou Lee <hlee@ctsfl.us>  
**Sent:** Monday, February 2, 2026 8:29 AM  
**To:** Anthony Boone <aboone@ctsfl.us>  
**Cc:** Hnou Lee <hlee@ctsfl.us>; Michael Rolleston <mrolleston@ctsfl.us>  
**Subject:** 120 ATHENS ST CASE # 26-80000753 OPENED 2/2/2026

**CASE # 26-80000753** has been opened on **2/2/2026**, for the violation site at **120 ATHENS ST.**

<b>CASE # 26-80000753 OPENED 2/2/2026</b>
<b>VIOLATION SITE: 120 ATHENS ST TARPON SPRINGS, FL 34689</b>
<b>Property Owner(s): KOKALIS, LOUIS</b>
<b>MAILING ADDRESS: 10 SUMMER AVE GREAT NECK, NY 11020-1524</b>
<b>Parcel ID: 12-27-15-15264-000-0410 TAX DISTRICT: TS HOMESTEAD: N</b>
<b>COMPLAINANT: NENNO, EVELYN K DATE: 1/29/2026</b>
<b>ADDRESS: 121 ATHENS ST</b>
<b>COMPLAINT(S):</b> The property is abandoned since the hurricane a year ago. The home has water damage and is overgrown with weeds. The mailbox is overly stuffed. No one has come back to upkeep the property.
<b>CODE CASE OFFICER: CES Anthony Boone</b>

**From:** Anthony Boone <aboone@ctsfl.us>  
**Sent:** Monday, February 2, 2026 7:19 AM  
**To:** Hnou Lee <hlee@ctsfl.us>  
**Subject:** 120 Athens St

Open case for below see complainant below

8-40  
8-41  
8-52

<b>DATE: 1/29/2026 TIME: 1204</b>
<b>COMPLAINANT: NENNO, EVELYN K PHONE: 727-6412794</b>
<b>ADDRESS: 121 ATHENS ST</b>
<b>VIOLATION SITE: 120 Athens Street</b>
<b>COMPLAINT(S):</b> <i>The property is abandoned since the hurricane a year ago. The home has water damage and is overgrown with weeds. The mailbox is overly stuffed. No one has come back to upkeep the property.</i>



Hnou Lee  
Code Enforcement Coordinator

CITY OF TARPON SPRINGS  
CODE ENFORCEMENT  
Main: (727) 937-0017  
[hlee@ctsfl.us](mailto:hlee@ctsfl.us)



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

**324 Pine Street, Tarpon Springs, FL 34689**

**KOKALIS, LOUIS**  
**10 SUMMER AVE**  
**GREAT NECK, NY 11020-1524**  
**CL26-80000753/SM222026**



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



7022 0410 0002 9761 2355

**KOKALIS, LOUIS**  
**10 SUMMER AVE**  
**GREAT NECK, NY 11020-1524**  
**NOV26-80000753/CS2272026**



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

**KOKALIS, LOUIS**  
**10 SUMMER AVE**  
**GREAT NECK, NY 11020-1524**  
**NOV26-80000753/CS2272026**

GENERIC MAIL

7022 0410 0002 9761 2355

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

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

**OFFICIAL USE**

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

Postmark  
Here

**KOKALIS, LOUIS**  
**10 SUMMER AVE**  
**GREAT NECK, NY 11020-1524**  
**NOV26-80000753/CS2272026**

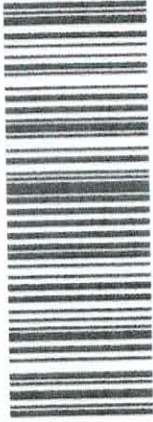
See Reverse for Instructions



City Of Tarpon Springs  
Code Enforcement

324 Pine Street, Tarpon Springs, FL 34689

**CERTIFIED MAIL**



7022 0410 0002 9761 2461

**KOKALIS, LOUIS**  
**10 SUMMER AVE**  
**GREAT NECK, NY 11020-1524**  
**NOH26-80000753/CM3312026**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLDED 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:

**KOKALIS, LOUIS**  
**10 SUMMER AVE**  
**GREAT NECK, NY 11020-1524**  
**NOH26-80000753/CM3312024**



9590 9402 9664 5199 6598 72

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2461

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

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
- 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](http://www.usps.com)®

**OFFICIAL USE**

9 Certified Mail Fee

10 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

**KOKALIS, LOUIS**  
**10 SUMMER AVE**  
**GREAT NECK, NY 11020-1524**  
**NOH26-80000753/CM3312024**

See Reverse for Instructions

7022 0410 0002 9761 2461



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

**CERTIFIED MAIL**



7022 0410 0002 9761 2461

US POSTAGE



ZIP 34689 \$ 010.44<sup>0</sup>  
02 7W  
0008030808 APR 01 2026

KOKALIS, LOUIS  
10 SUMMER AVE  
GREAT NECK, NY 11020-1524  
NOH26-80000753/CM331202

REFS IN 04716720

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
RETURN TO SENDER

\* R F S \*

RECEIVED  
APR 23 2026

Tarpon Springs  
CODE ENFORCEMENT



11020-152410



~~NAME~~ NOTICE  
~~NO NOTICE~~  
~~RETURN~~ 479

**NEW BUSINESS – First Orders**

**C-3 Case # 26-80000788**

Tyler J. Smith  
1003 Lake Avoca Drive  
Tarpon Springs, FL 34689  
Parcel ID 03-27-15-72382-000-0260

Code Violations:  
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

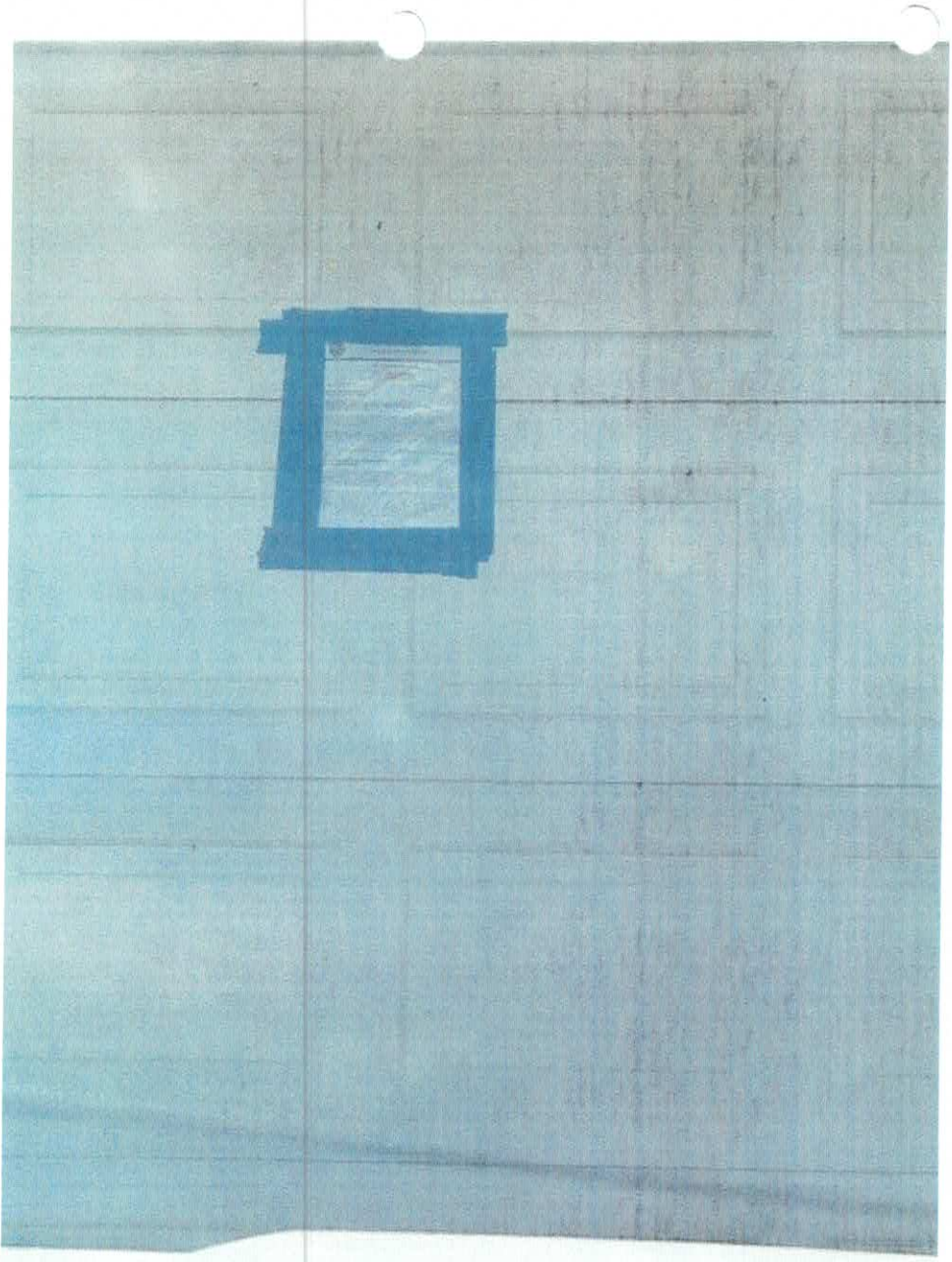


VIOLATION SITE: 1003 LAKE AVOCA DR TARPON SPRINGS, FL 34689  
INITIAL INSPECTION 3/23/2026 BY CEO MICHAEL ROLLESTON





VIOLATION SITE: 1003 LAKE AVOCA DR TARPON SPRINGS, FL 34689  
INITIAL INSPECTION 3/23/2026 BY CEO MICHAEL ROLLESTON



**VIOLATION SITE: 1003 LAKE AVOCA DR TARPON SPRINGS, FL 34689**  
**POSTING NOTICE OF HEARING: 4/23/2026 BY MICHAEL ROLLESTON**



# City of Tarpon Springs Code Enforcement Division

## NOTICE OF VIOLATION

**Date Issued: 4-1-2026**

**Case Number: 26-80000788**

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 **3/23/2026** at the property located at the following address: **1003 Lake Avoca Dr (03-27-15-72382-000-0260)**. 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 home is dilapidated and has damage along the soffit and gables allowing environmental intrusion. Insulation is also blowing around the property.

**REMEDY:** . Apply for and secure permits. Make repairs and clean up the property. Keep it maintained moving forward.

For further specific details regarding Tarpon Springs City Ordinances, please go to the following webpage: [https://www.municode.com/library/fl/tarpon\\_springs/codes/code\\_of\\_ordinances](https://www.municode.com/library/fl/tarpon_springs/codes/code_of_ordinances)

Please take action to correct the above violation(s) prior to 5:00 p.m. on **4/23/2026**. 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](mailto:alltspdcodeenf@tspd.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Respectfully,

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





# City of Tarpon Springs Code Enforcement Division

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

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

Date: April 23, 2026

Via Certified Mail

**Case Number: 26-80000788**  
**Property Owner: Tyler J. Smith**

**Owner Address:** 1003 Lake Avoca Drive, Tarpon Springs, FL 34689-7108  
**Violation Property Located: 1003 Lake Avoca Drive, Tarpon Springs, FL 34689**  
**Parcel ID 03-27-15-72382-000-0260**

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 **4/1/2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **4/23/2026**. A re-inspection of the subject property on **4/23/2026** 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 # 26-80000788 on May 14, 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**

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 **4/1/2026**, 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 Division

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

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 0410 0002 9759 3395**



# City of Tarpon Springs Code Enforcement

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 26-80000788

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 April 1, 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 1003 Lake Avoca Dr, 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: \_\_\_\_\_

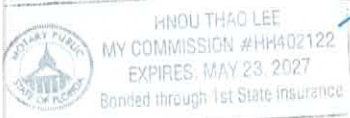
FURTHER AFFIANT SAYETH NAUGHT.

\_\_\_\_\_  
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 1st day of April, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



Hnou Thao Lee  
Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





# City Of Tarpon Springs Code Enforcement

### AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 26-80000788

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 April 23,, 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: 1003 Lake Avoca 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 23rd day of April, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



HNOU THAO LEE  
MY COMMISSION #HH402122  
EXPIRES: MAY 23, 2027  
Bonded through 1st State Insurance

\_\_\_\_\_  
Signature of Person Taking Acknowledgment

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



Parcel Summary (as of 24-Apr-2026)

Parcel Map

Parcel Number

**03-27-15-72382-000-0260**

Owner Name  
SMITH, TYLER J

Property Use  
0110 Single Family Home

Site Address  
1003 LAKE AVOCA DR  
TARPON SPRINGS, FL 34689

Mailing Address  
1003 LAKE AVOCA DR  
TARPON SPRINGS, FL 34689-7108

Legal Description  
POINTE ALEXIS SOUTH PHASE 1 LOT 26

Current Tax District  
TARPON SPRINGS (TS)

Year Built  
1986



Living SF	Gross SF	Living Units	Buildings
1,990	2,537	1	1

Exemptions

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

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21566/1447	\$475,200	<a href="#">275.01</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	92/44

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$409,308	\$409,308	\$358,586	\$384,308	\$358,586

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	\$423,533	\$423,533	\$373,533	\$398,533	\$373,533
2023	Y	\$412,144	\$412,144	\$362,144	\$387,144	\$362,144
2022	N	\$345,333	\$345,333	\$345,333	\$345,333	\$345,333
2021	N	\$285,809	\$259,612	\$259,612	\$285,809	\$285,809
2020	N	\$236,011	\$236,011	\$236,011	\$236,011	\$236,011





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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-May-2021	\$360,000	<a href="#">Q</a>	I	SPRAGG AMY LYNN	SMITH TYLER J	21566/1447
21-Feb-2019	\$280,000	<a href="#">Q</a>	I	V M S HOMES LLC	SPRAGG AMY LYNN	20441/1939
28-Jun-2018	\$195,000	<a href="#">Q</a>	I	MOTON LAWRENCE M	V M S HOMES LLC	20112/0571
15-Dec-2003	\$187,000	<a href="#">Q</a>	I	DAVIS ROBERT D	MOTON, LAWRENCE M	13283/1646
30-Nov-1986	\$93,100	<a href="#">Q</a>				06357/1895

2025 Land Information

Land Area:  $\cong$  7,619 sf |  $\cong$  0.17 acres

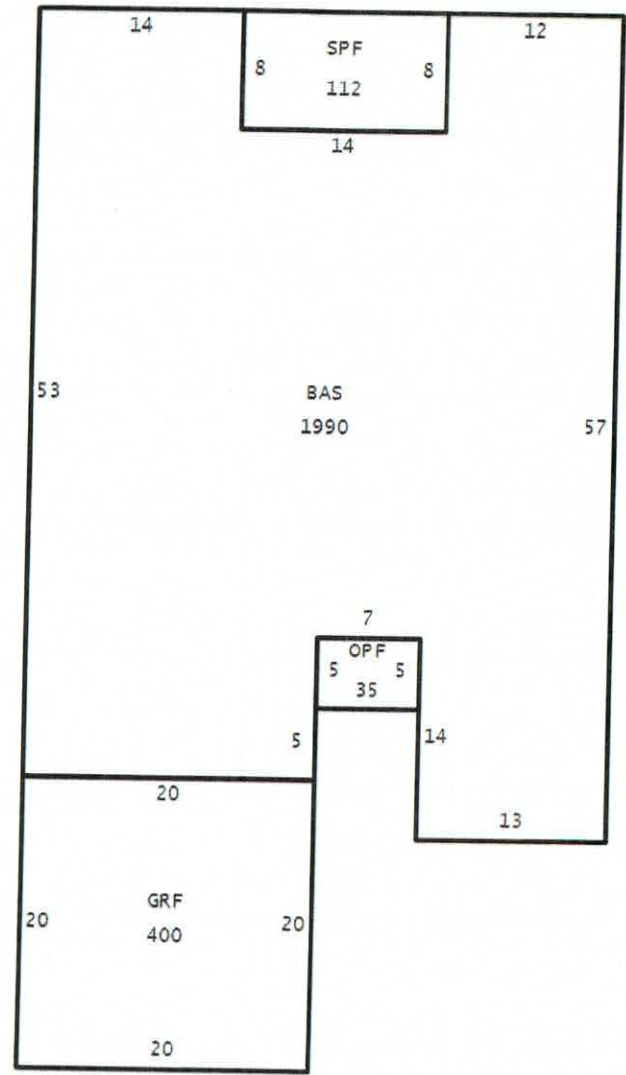
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	72x105	\$1,150	72.00	FF	1.0300	\$85,284

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,990	1,990
Floor System	Wood	Garage (GRF)	0	400
Exterior Walls	Frame/Custom Wood	Open Porch (OPF)	0	35
Unit Stories	1	Screen Porch (SPF)	0	112
Living Units	1	<b>Total Area SF</b>	<b>1,990</b>	<b>2,537</b>

Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1986
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	7
Effective Age	17



2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$5,500.00	1	\$5,500	\$3,960	1986

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">18-00002338</a>	ROOF	08/29/2018	\$10,250
<a href="#">15-00000309</a>	HEAT/AIR	02/24/2015	\$0
<a href="#">030000491</a>	HEAT/AIR	04/18/2003	\$4,179
<a href="#">99411</a>	ROOF	04/08/1999	\$8,954



**From:** Michael Rolleston <[mrolleston@ctsfl.us](mailto:mrolleston@ctsfl.us)>

**Sent:** Monday, March 23, 2026 10:30 AM

**To:** Hnou Lee <[hlee@ctsfl.us](mailto:hlee@ctsfl.us)>; Anthony Boone <[aboone@ctsfl.us](mailto:aboone@ctsfl.us)>

**Subject:** 1003 lake avoka Dr

Please open a case for this property. 8-40 and 8-41

There is dilapidation to the home itself and insulation material blowing around the property.

Get [Outlook for Android](#)





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

7022 0410 0002 9761 2508



**CERTIFIED MAIL**

**SMITH, TYLER J**  
**1003 LAKE AVOCA DR**  
**TARPON SPRINGS, FL 34689-7**  
**NOV26-80000788/CM412026**



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

**SMITH, TYLER J**  
**1003 LAKE AVOCA DR**  
**TARPON SPRINGS, FL 34689-7**  
**NOV26-80000788/SM412026**

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:

**SMITH, TYLER J**  
**1003 LAKE AVOCA DR**  
**TARPON SPRINGS, FL 34689-7**  
**NOV26-80000788/CM412026**



2 Article Number (Transfer from service label)

7022 0410 0002 9761 2508

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- Signature  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
  - Mail 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](http://www.usps.com)™

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

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

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

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

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

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

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

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

Postmark Here

**SMITH, TYLER J**  
**1003 LAKE AVOCA DR**  
**TARPON SPRINGS, FL 34689-7**  
**NOV26-80000788/CM412026**

See Reverse for Instructions

7022 0410 0002 9761 508



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

RECEIVED

APR 08 2026

Tarpon Springs  
CODE ENFORCEMENT

34689>4004  
INT  
34689-710803



7022 0410 0002 9761 250A

CERTIFIED MAIL®

US POSTAGE  
ZIP 34689 02 7M  
\$010.44  
0008030808 APR 02 2026

SMITH, TYLER J  
1003 LAKE AVOCA DR  
TARPON SPRINGS, FL 34689-7  
NOV26-80000788/CM412026

SMITH  
RETURN TO SENDER  
MAY 04 2026 11:55 AM  
MOVIED LEFT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER  
BC: 34689400424 \*2901-03603-02-35



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

RECEIVED

APR 08 2026

Tarpon Springs  
CODE ENFORCEMENT

34689-710803

34689>4004  
INT

34689-710803

TAMPA FL 335  
2 APR 2026 PM 4 L

FIRST CLASS



US POSTAGE  
ZIP 34689 02 7M  
\$000.74  
0008030808 APR 01 2026

SMITH, TYLER J  
1003 LAKE AVOCA DR  
TARPON SPRINGS, FL 34689-7  
NOV26-80000788/SM412026

339 WBE 1 12510204/05/26  
RETURN TO SENDER

SMITH  
MOVIED LEFT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER  
BC: 34689400424 \*2101-05709-02-35



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

**324 Pine Street, Tarpon Springs, FL 34689**

**CERTIFIED MAIL**



7022 0410 0002 9759 3395

**SMITH, TYLER J**  
**1003 LAKE AVOCA DR**  
**TARPON SPRINGS, FL 34689**  
**NOH26-80000788/CM423202**

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:

**SMITH, TYLER J**  
**1003 LAKE AVOCA DR**  
**TARPON SPRINGS, FL 34689**  
**NOH26-80000788/CM423202**



9590 9402 9664 5199 6575 95

2. Article Number (Transfer from service label)  
**7022 0410 0002 9759 3395**

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

**COMPLETE THIS SECTION ON DELIVERY**

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery, Restricted Delivery
  - Mail
  - Mail 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](http://www.usps.com)®

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

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

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

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

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

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

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

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

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

SMITH, TYLER J  
 1003 LAKE AVOCA DR  
 TARPON SPRINGS, FL 34689  
 NOH26-80000788/CM423202

7022 0410 0002 9759 3395

See Reverse for Instructions



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

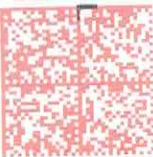
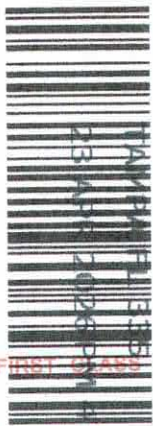
RECEIVED  
APR 29 2026

Tarpon Springs  
CODE ENFORCEMENT

34689-4004  
INT  
34689-710803

CERTIFIED MAIL

7022 0410 0002 9759 3395



US POSTAGE  
ZIP 34689  
02 7M  
\$010.44<sup>0</sup>  
0008030808 APR 24 2026

SMITH, TYLER J  
1003 LAKE AVOCA DR  
TARPON SPRINGS, FL 34689  
NOH26-80000788/CM423202

335 NFE 1 12618889/26/25  
RETURN TO SENDER  
SMITH  
MOVED LEFT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER  
BC: 34689400424 \*2191-81528-23-33

**NEW BUSINESS – First Orders**

**C-4 Case # 26-80000773**

Michael Bruce Marlowe  
Michelle E. Marlowe  
1019 S. Florida Avenue  
Tarpon Springs, FL 34689  
PID 14-27-15-00000-330-0900

Code Violation:  
36.02 Swimming Pools,  
303.1 IPMC Swimming Pools  
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:** Communication correspondences



**VIOLATION SITE: 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689  
INSPECTION 2/24/2026 BY CEO MICHAEL ROLLESTON**



**VIOLATION SITE: 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689  
INSPECTION 2/24/2026 BY CEO MICHAEL ROLLESTON**



**VIOLATION SITE: 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689**  
**INSPECTION 2/24/2026 BY CEO MICHAEL ROLLESTON**



**VIOLATION SITE: 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689**  
**INSPECTION 3/27/2026 BY CEO MICHAEL ROLLESTON**



**VIOLATION SITE: 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689**  
**INSPECTION 4/23/2026 BY CEO MICHAEL ROLLESTON**



# City of Tarpon Springs Code Enforcement Division

## NOTICE OF VIOLATION

**Date Issued: 3-27-2026**

**Case Number: 26-80000773**

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

A Code Enforcement Officer performed a field inspection on **3-27-2026** at the property located at the following address: **1019 S Florida Ave Parcel # (14-27-15-00000-330-0900)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

**36.02 Swimming Pools**  
**303.1 IPMC Swimming Pools**  
**212.00 Building Permits**

**DESCRIPTION:** The swimming pool's cover is off, torn or ripped along with the pool not maintained. No permits for work being done inside home.

**REMEDY:** Replace or repair the cover, get pool into a clean and sanitary condition and maintain pool. Get building permit and request an inspection.

For further specific details regarding Tarpon Springs City Ordinances, please go to the following webpage: [https://www.municode.com/library/fl/tarpon\\_springs/codes/code\\_of\\_ordinances](https://www.municode.com/library/fl/tarpon_springs/codes/code_of_ordinances)

Please take action to correct the above violation(s) prior to 5:00 p.m. on **04-23-2026**. 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 [codeenforcement@ctsfl.us](mailto:codeenforcement@ctsfl.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Sincerely,

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





# City of Tarpon Springs

## Code Enforcement Division

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

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

Date: April 23, 2026

Via Certified Mail

**Case Number: 26-80000773**  
**Property Owner: Michael Bruce Marlowe**  
**Michelle E. Marlowe**

**Owner Address:** 1019 S. Florida Avenue, Tarpon Springs, FL 34689-2947  
**Violation Property Located: 1019 S. Florida Avenue, Tarpon Springs, FL 34689**  
**Parcel ID 14-27-15-00000-330-0900**

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 **3/27/2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **4/23/2026**. A re-inspection of the subject property on **4/23/2026** 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 # 26-80000773 on May 14, 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:

**36.02 Swimming Pools, 303.1 IPMC Swimming Pools**  
**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 **3/27/2026**, 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 principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.



# City of Tarpon Springs Code Enforcement Division

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

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 0410 0002 9759 3401**



# City of Tarpon Springs Code Enforcement

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 26-80000773

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 March 27, 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 1019 S. Florida Ave. Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On \_\_\_\_\_ 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 29th day of April, 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: 26-80000773

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 April 23, 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: 1019 S. Florida 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 23rd day of April, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



HNOU THAO LEE  
MY COMMISSION #HH402122  
EXPIRES: MAY 23, 2027  
Bonded through 1st State Insurance

Signature of Person Taking Acknowledgment

Hnou Thao Lee  
Name of Acknowledger Typed or Printed

Title : NOTARY



Parcel Summary (as of 27-Apr-2026)

Parcel Map

Parcel Number

**14-27-15-00000-330-0900**

Owner Name

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E

Property Use

0110 Single Family Home

Site Address

1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689

Mailing Address

1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2947

Legal Description

S 138.35 FT OF N 415.05 FT OF W 333 FT OF S 1/2  
OF SW 1/4 OF SW 1/4 LESS RD

Current Tax District

TARPON SPRINGS (TS)

Year Built

1969



Living SF	Gross SF	Living Units	Buildings
3,096	4,384	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
17219/0150	\$858,500	<a href="#">275.03</a>	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	/

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$725,263	\$573,498	\$573,498	\$725,263	\$573,498

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	\$628,997	\$521,362	\$521,362	\$628,997	\$521,362
2023	N	\$585,432	\$473,965	\$473,965	\$585,432	\$473,965
2022	N	\$557,337	\$430,877	\$430,877	\$557,337	
2021	N	\$391,706	\$391,706	\$391,706	\$391,706	
2020	N	\$397,696	\$397,696	\$397,696	\$397,696	





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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
01-Apr-2011	\$299,900	<u>Q</u>	I	DAVID CAROLINE F	MARLOWE MICHAEL BRUCE	17219/0150
28-Feb-2005	\$100	<u>U</u>	I	DAVID CAROLINE F	DAVID, CAROLINE F REVOCABLE LIVING TRUST	14143/0063
13-Oct-2000	\$217,500	<u>Q</u>	I	LAKE JAMES P	FRASCH, MARY S	11087/1562
31-Oct-1994	\$0	<u>U</u>	I	BLALOCK RALPH L	LAKE, JAMES P.	08827/0995
16-Jun-1994	\$0	<u>U</u>	I	BLALOCK RALPH L	LAKE, JAMES P.	08700/1111

2025 Land Information

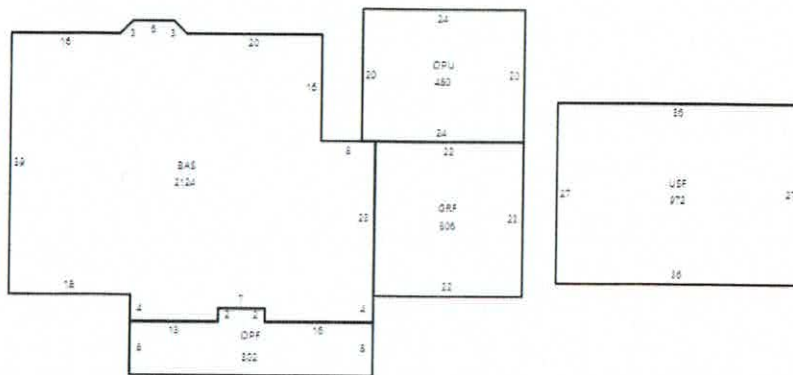
Land Area:  $\cong$  41,491 sf |  $\cong$  0.95 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	138x300	\$285,000	0.9525	AC	.9500	\$257,889

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	2,124	2,124
Floor System	Slab On Grade	Upper Story (USF)	972	972
Exterior Walls	Cb Stucco/Cb Reclad	Garage (GRF)	0	506
Unit Stories	2	Open Porch (OPF)	0	302
Living Units	1	Open Porch Unfinished (OPU)	0	480
Roof Frame	Gable Or Hip	<b>Total Area SF</b>	<b>3,096</b>	<b>4,384</b>
Roof Cover	Shingle Composition			
Year Built	1969			
Building Type	Single Family			
Quality	Above Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	9			
Effective Age	36			



2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$47.00	288.0	\$13,536	\$6,497	1991
PATIO/DECK	\$15.00	1,200.0	\$18,000	\$8,640	1995
POOL	\$75,000.00	1	\$75,000	\$36,000	2002

**Permit Data**

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">16-00001231</a>	ADDITION/REMODEL/RENOVATION	06/27/2016	\$22,843
<a href="#">16-00000648</a>	ROOF	03/16/2016	\$5,960
<a href="#">030000772</a>	ROOF	05/08/2003	\$12,877
<a href="#">010002061</a>	POOL	02/22/2002	\$25,000
<a href="#">010086</a>	ADDITION/REMODEL/RENOVATION	03/08/2001	\$2,300
<a href="#">002158</a>	ROOF	12/11/2000	\$1,580

**Adam Ross, Pinellas County Tax Collector**

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

**2025 REAL ESTATE TAX**

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

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

If Postmarked By	Nov 30, 2025			
Pay this Amount	\$11287.83			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R145955	* CL-0031455	TS

\* LOANCARE

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2947

PARCEL NO.: 14/27/15/00000/330/0900  
SITE ADDRESS: 1019 S FLORIDA AVE, TARPON SPRINGS  
PLAT: UNREC  
LEGAL:  
S 138.35 FT OF N 415.05 FT  
OF W 333 FT OF S 1/2 OF SW  
1/4 OF SW 1/4 LESS RD

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	573,498	0	573,498	2,605.00
HEALTH DEPARTMENT	0.0713	573,498	0	573,498	40.89
EMS	0.8050	573,498	0	573,498	461.67
SCHOOL-STATE LAW	3.0450	725,263	0	725,263	2,208.43
SCHOOL-LOCAL BD.	3.2480	725,263	0	725,263	2,355.65
TARPON SPRINGS	5.3700	573,498	0	573,498	3,079.68
SW FLA WTR MGMT.	0.1831	573,498	0	573,498	105.01
PINELLAS COUNTY PLN.CNCL.	0.0175	573,498	0	573,498	10.04
JUVENILE WELFARE BOARD	0.8250	573,498	0	573,498	473.14
SUNCOAST TRANSIT AUTHORITY	0.7300	573,498	0	573,498	418.65
<b>TOTAL MILLAGE</b>	<b>18.8372</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$11,758.16</b>

**NON-AD VALOREM ASSESSMENTS**

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

**TAXES BECOME DELINQUENT APRIL 1ST**      **COMBINED GROSS TAXES AND ASSESSMENTS**      **\$11,758.16**

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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

**2025 REAL ESTATE TAX**

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

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

If Postmarked By	Nov 30, 2025			
Pay this Amount	\$11287.83			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R145955	* CL-0031455	TS

\* LOANCARE

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2947

PARCEL NO.: 14/27/15/00000/330/0900  
SITE ADDRESS: 1019 S FLORIDA AVE, TARPON SPRINGS  
PLAT: UNREC  
LEGAL:  
S 138.35 FT OF N 415.05 FT  
OF W 333 FT OF S 1/2 OF SW  
1/4 OF SW 1/4 LESS RD



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

**CERTIFIED MAIL**



7022 0410 0002 9759 3401

**MARLOWE, MICHAEL BRUCE**  
**MARLOWE, MICHELLE E**  
**1019 S FLORIDA AVE**  
**TARPON SPRINGS, FL 34689**  
**NOH26-80000773/CM423202**

**EXHIBIT**

**E**

tabbles

**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.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

Received by (Printed Name)  Addressee

C. Date of Delivery

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

**MARLOWE, MICHAEL BRUCE**  
**MARLOWE, MICHELLE E**  
 1019 S FLORIDA AVE  
 TARPON SPRINGS, FL 34689  
 NOH26-80000773/CM423202



2. Article Number (Transfer from service label)

7022 0410 0002 9759 3401

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

3. Service Type

<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Return to Mail	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> 1 Mail Restricted Delivery (500)	

Domestic Return Receipt

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

Domestic Mail Only

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

**OFFICIAL USE**

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

**MARLOWE, MICHAEL BRUCE**  
**MARLOWE, MICHELLE E**  
 1019 S FLORIDA AVE  
 TARPON SPRINGS, FL 34689  
 NOH26-80000773/CM423202

See Reverse for Instructions

7022 0410 0002 9759 3401



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

**MARLOWE, MICHAEL BRUCE**  
**MARLOWE, MICHELLE E**  
**3576 FAZIO DR**  
**ALPINE, CA 91901**  
**NOV26-80000773/SM412026**

CERTIFIED MAIL



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



7022 0410 0002 9761 2454

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2  
NOV26-80000773/CM3272026



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

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2  
NOV26-80000773/SM3272026

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

**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:

**MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2  
NOV26-80000773/CM3272026**



9590 9402 9664 5199 6598 89

2. Article Number (Transfer from service label)

7022 0410 0002 9761 2454

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  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - 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](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

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

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

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

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

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

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

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

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

Postmark Here

**MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2  
NOV26-80000773/CM3272026**

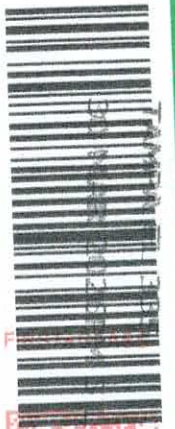
See Reverse for Instructions



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

CERTIFIED MAIL

7022 0410 0002 9761 2454



US POSTAGE  
ZIP 34689 \$010.44  
02 7W  
0008030808 MAR 28 2026

RECEIVED

MAY 5 2026

Tarpon Springs

CODE ENFC

*Handwritten:* 4.11, 4.1.26, CN

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2  
NOV26-80000773/CM3272026

911 CE 1 7204/30/26  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
SC: 34689400424 3052-04453-30-15

3576 Fazio Rd  
Alpine CA  
91901-1540

**NEW BUSINESS – First Orders**

**C-5 Case # 26-80000802**

Joseph J. Merino  
Kathleen F. Merino  
1390 Red Oak Dr  
Tarpon Springs, FL 34689  
PID 24-27-15-62934-005-0210

Code Violation:  
SWFMD PHASE III WATER RESTRICTIONS 20-42, 40-43, 20-44

**EXHIBIT A:** Photo(s)

**EXHIBIT B:** Notice of Violation(s), Notice of Hearing & Code Enforcement Fine Remittance

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

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

**EXHIBIT E:** Communication correspondences

**From:** Michael Rolleston <m.rolleston@ctsfl.us>

**Sent:** Monday, April 20, 2026 10:30 AM

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

**Subject:** 1390 Red Oak Dr



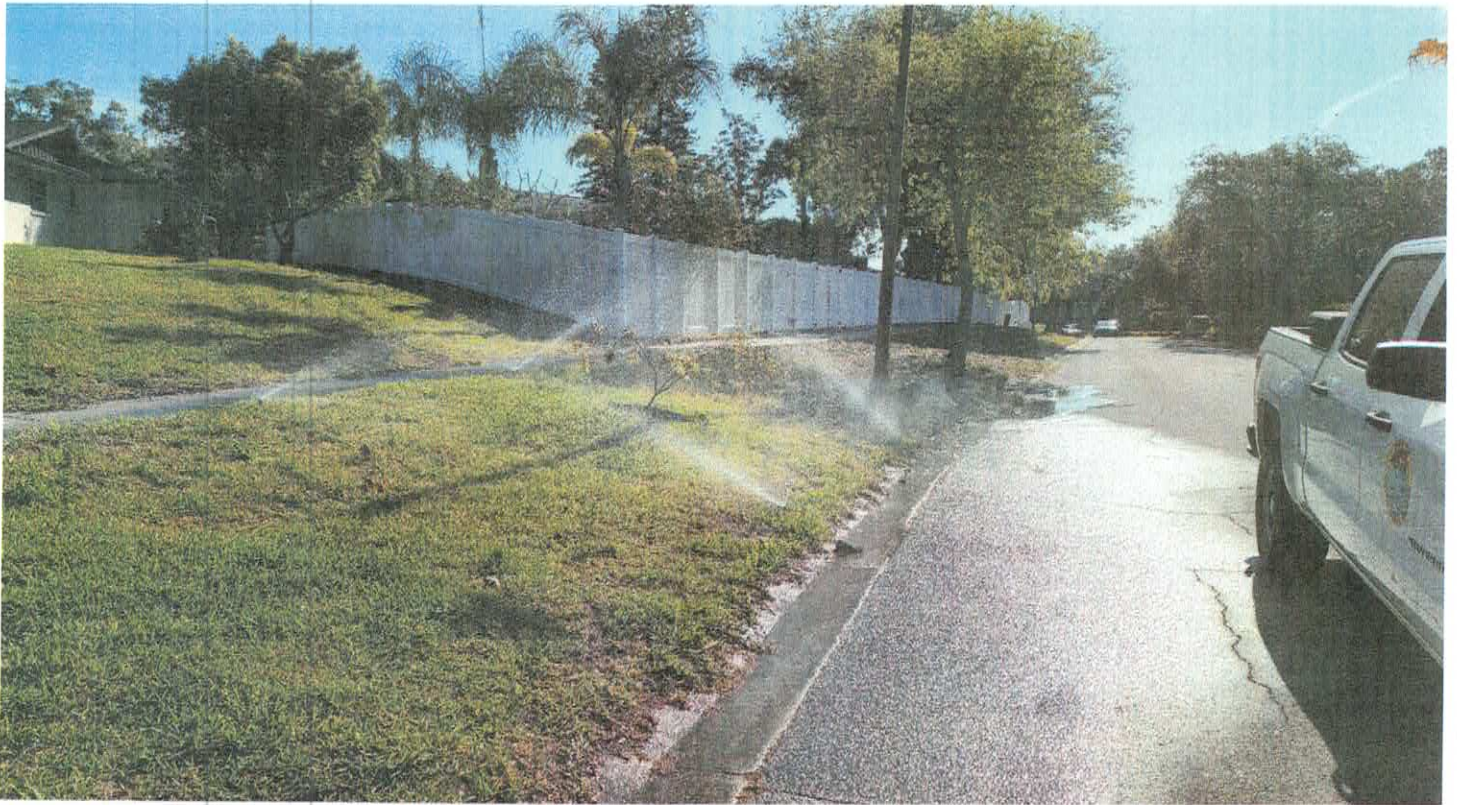
Please open a case for this property. Water restriction violation. Observed watering 4/2026 0934.

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



**VIOLATION SITE:** 1390 Red Oak Dr., Tarpon Springs, FL 34689  
**INSPECTION :** 4/20/2026 – CEO Michael Rolleston





VIOLATION SITE: 1390 Red Oak Dr., Tarpon Springs, FL 34689  
INSPECTION : 4/20/2026 – CEO Michael Rolleston



**VIOLATION SITE: 1390 Red Oak Dr., Tarpon Springs, FL 34689**

**INSPECTION : 4/20/2026 – CEO Michael Rolleston**



# City of Tarpon Springs Code Enforcement Division

## NOTICE OF VIOLATION

## WATER RESTRICTION

**Date Issued:** 4/20/2026

**Case Number:** 26-8000802

The Tarpon Springs Code Enforcement Division either received a complaint or your property was observed by staff or data collection showing a violation of the municipal water restriction.

A Code Enforcement Officer performed a field inspection on **4/20/2026** at the property located at the following address: **1390 Red Oak Dr (24-27-15-62934-005-0210)**

At that time the Code Officer identified the following violation(s) of Tarpon Springs City Codes:

### **SWFMD PHASE III WATER RESTRICTIONS 20-42, 20-43, 20-44**

**DESCRIPTION:** Water usage in violation of phase III restrictions. Observed 4/20/2026 at 0934

**REMEDY:** Pay a fine of \$150.00 to the city clerk and observe water restriction date and times going forward.

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 [CodeEnforcement@ctsfl.us](mailto:CodeEnforcement@ctsfl.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Respectfully,

*Michael Rolleston*

Code Enforcement Officer  
City of Tarpon Springs  
Code Enforcement Division

See Back for Restrictions





# City of Tarpon Springs Code Enforcement Division

### Watering with Potable, Well, Lake or Pond Water

Irrigation of established lawns and landscaping is authorized for one day per week.

If Your House Number Ends in	Then You May Water on
0 or 1	Monday
2 or 3	Tuesday
4 or 5	Wednesday
6 or 7	Thursday
8 or 9	Friday
Mixed or No address	Friday

Watering is limited to the following hours to minimize losses from evaporation:

- **Morning Hours:** 12:01 AM to 4 AM
- **Evening Hours:** 8 PM to 11:59 PM

Watering is prohibited between the hours of 4 AM and 8 PM.

Properties two acres or greater in size may irrigate during the hours of 12:01 AM to 4 AM or 8 PM to 11:59 PM on the authorized day.

### Residential Car Washing

Restricted to only one washing per week

If Your House Number Ends in	Then You May Wash Your Vehicle on
EVEN number (0, 2, 4, 6, 8)	Tuesday or Saturday
ODD number (1, 3, 5, 7, 9)	Wednesday or Sunday

Low-volume methods only, such as a hand-held hose equipped with a trigger (self-canceling) nozzle

### Violations

#### Wasteful & Unnecessary Use of Water

The following wasteful and unnecessary water uses are prohibited:

- Allowing water to flow from an unattended hose
- Hand-watering a lawn on a restricted day or more than once a day, except when used for spot treatment
- Hosing down a driveway or solid surface when a dry method could be used or hosing down a structure when a dry method could be used
- Allowing water to flow from a broken sprinkler head, outdoor faucet, malfunctioning plumbing, or irrigation system after receiving verbal or written notice

<https://www.ctsfl.us/344/Watering-Restrictions>



**CODE ENFORCEMENT  
FINE REMITTANCE**

=====

DATE: \_\_\_\_\_

CITATION NUMBER: \_\_\_\_\_

NAME OF VIOLATOR: \_\_\_\_\_

VIOLATION ADDRESS: \_\_\_\_\_

FINE AMOUNT:        \$ \_\_\_\_\_ (CE)

NOTES: \_\_\_\_\_

\_\_\_\_\_

**Payment option:**

\_\_\_\_\_ **In Person at City Clerk's Office, 410 N. Ring Avenue, Tarpon Springs, FL 34689**

Cash, Check, or Credit Card\* accepted

*\*credit card will be charged a 2.5% service fee by our third-party vendor)*

\_\_\_\_\_ **By Mail to City Clerk's Office PO Box 5004, Tarpon Springs, FL 34688-5004 – Check Only**

Please contact code enforcement by phone: 727-937-0017 or by email

[codeenforcement@ctsfl.us](mailto:codeenforcement@ctsfl.us).



# 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: April 20, 2026**

Via Certified Mail

**Case Number: # 26-80000802**

**Property Owner:** Francis J. Ramos Jr.

**Owner Address:** 1390 Red Oak Dr., Tarpon Springs, FL 34689-3824

**Violation Property Located: 1390 Red Oak Dr., Tarpon Springs, FL 34689**

**Parcel ID 14-27-15-35355-000-0240**

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 **4/20/2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **4/20/2026**. A re-inspection of the subject property on **4/20/2026** 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 26-80000802 on May 14, 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:

### **SWFMD PHASE III WATER RESTRICTIONS 20-42, 40-43, 20-44**

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 **4/20/2026** 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.

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



# City of Tarpon Springs Code Enforcement

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 26-80000802

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 April 20, 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 1390 Red Oak 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 Joe Merino who was located at: 1390 Red Oak Dr

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 April, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced \_\_\_\_\_ N/A.

(NOTARY SEAL)



HNOU THAO LEE  
MY COMMISSION #HH402122  
EXPIRES: MAY 23, 2027  
Bonded through 1st State Insurance

\_\_\_\_\_  
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: CASE# 26-80000802

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.

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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 20<sup>th</sup> day of April, 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 21-Apr-2026) Parcel Map

Parcel Number  
**24-27-15-62934-005-0210**

Owner Name  
MERINO, JOSEPH J  
MERINO, KATHLEEN F

Property Use  
0110 Single Family Home

Site Address  
1390 RED OAK DR  
TARPON SPRINGS, FL 34689

Mailing Address  
1390 RED OAK DR  
TARPON SPRINGS, FL 34689-3824

Legal Description  
OAKLEAF VILLAGE UNIT 3 BLK E, LOT 21

Current Tax District  
TARPON SPRINGS (TS)

Year Built  
1977



Living SF	Gross SF	Living Units	Buildings
1,684	2,379	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	Yes	100%		
2025	Yes	100%		

Miscellaneous Parcel Info

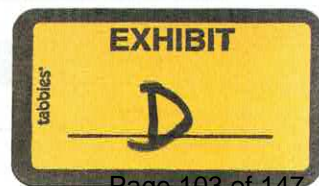
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
11217/0589	\$420,500	<a href="#">274.04</a>	<a href="#">NON EVAC</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	75/42

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$357,032	\$136,071	\$85,349	\$111,071	\$85,349

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	\$351,687	\$132,236	\$82,236	\$107,236	\$82,236
2023	Y	\$315,840	\$128,384	\$78,384	\$103,384	\$78,384
2022	Y	\$287,941	\$124,645	\$74,645	\$99,645	
2021	Y	\$228,153	\$121,015	\$71,015	\$96,015	
2020	Y	\$210,924	\$119,344	\$69,344	\$94,344	





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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
07-Feb-2001	\$127,600	<u>Q</u>	I	MARTIN GEORGE G	MERNIO, JOSEPH J	11217/0589
04-May-1998	\$100	<u>U</u>	I	FORBES ELEANOR M	MARTIN, GEORGE G	10081/2356

2025 Land Information

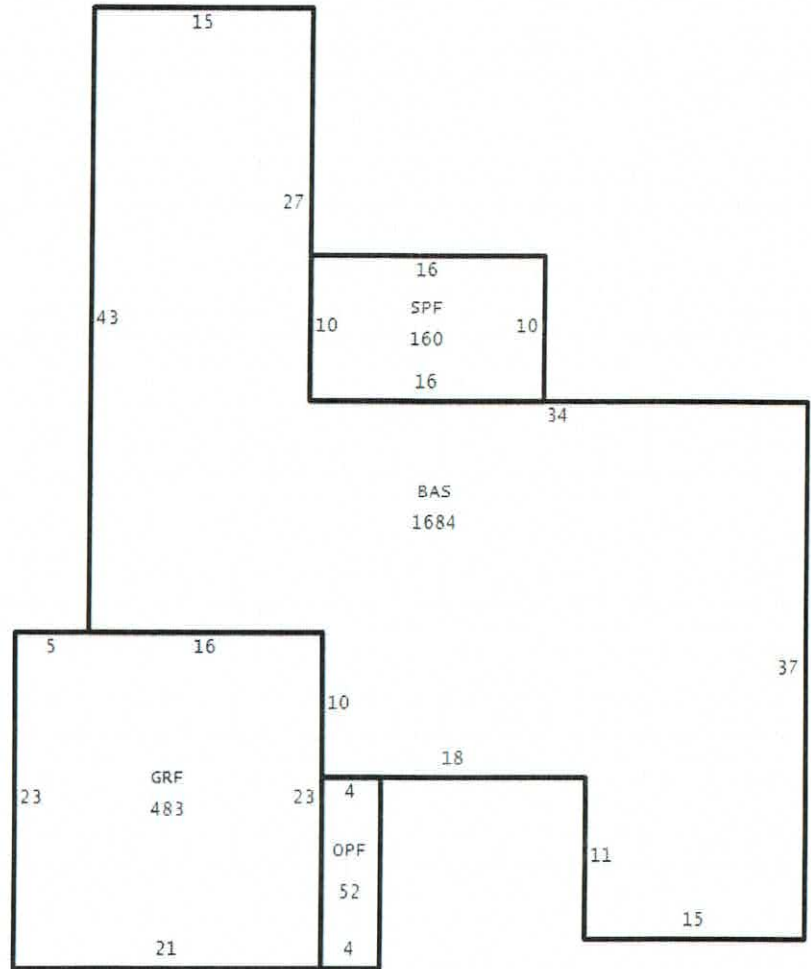
Land Area:  $\cong$  12,236 sf |  $\cong$  0.28 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	80x132	\$1,400	80.00	FF	1.0878	\$121,834

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,684	1,684
Floor System	Slab On Grade	Garage (GRF)	0	483
Exterior Walls	Cb Stucco/Cb Reclad	Open Porch (OPF)	0	52
Unit Stories	1	Screen Porch (SPF)	0	160
Living Units	1	<b>Total Area SF</b>	<b>1,684</b>	<b>2,379</b>
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1977			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	10			
Effective Age	31			



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
-------------	------------	-------	--------------------	-------------------	------

No Extra Features on Record.

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">23-00001173</a>	HEAT/AIR	05/23/2023	\$0
<a href="#">04000042</a>	ROOF	02/16/2004	\$6,700

**Adam Ross, Pinellas County Tax Collector**

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

**2025 REAL ESTATE TAX**

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

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

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

If Postmarked By	Nov 30, 2025			
Pay this Amount	\$1698.82			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R255734	* CL-0012135	TS

\* BANK OF AMERICA

MERINO, JOSEPH J  
MERINO, KATHLEEN F  
1390 RED OAK DR  
TARPON SPRINGS, FL 34689-3824

PARCEL NO.: 24/27/15/62934/005/0210  
SITE ADDRESS: 1390 RED OAK DR, TARPON SPRINGS  
PLAT: 75 PAGE: 42  
LEGAL:  
OAKLEAF VILLAGE UNIT 3  
BLK E, LOT 21

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	136,071	50,722	85,349	387.68
HEALTH DEPARTMENT	0.0713	136,071	50,722	85,349	6.09
EMS	0.8050	136,071	50,722	85,349	68.71
SCHOOL-STATE LAW	3.0450	136,071	25,000	111,071	338.21
SCHOOL-LOCAL BD.	3.2480	136,071	25,000	111,071	360.76
TARPON SPRINGS	5.3700	136,071	50,722	85,349	458.32
SW FLA WTR MGMT.	0.1831	136,071	50,722	85,349	15.63
PINELLAS COUNTY PLN.CNCL.	0.0175	136,071	50,722	85,349	1.49
JUVENILE WELFARE BOARD	0.8250	136,071	50,722	85,349	70.41
SUNCOAST TRANSIT AUTHORITY	0.7300	136,071	50,722	85,349	62.30
<b>TOTAL MILLAGE</b>	<b>18.8372</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$1,769.60</b>

**NON-AD VALOREM ASSESSMENTS**

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

**TAXES BECOME DELINQUENT APRIL 1ST**      **COMBINED GROSS TAXES AND ASSESSMENTS**      **\$1,769.60**

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**

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

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MERINO, JOSEPH J  
MERINO, KATHLEEN F  
1390 RED OAK DR  
TARPON SPRINGS, FL 34689-3824

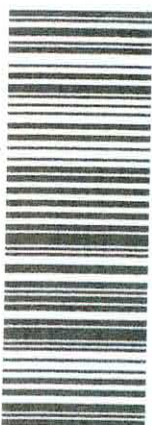
PARCEL NO.: 24/27/15/62934/005/0210  
SITE ADDRESS: 1390 RED OAK DR, TARPON SPRINGS  
PLAT: 75 PAGE: 42  
LEGAL:  
OAKLEAF VILLAGE UNIT 3  
BLK E, LOT 21



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

**324 Pine Street, Tarpon Springs, FL 34689**

**CERTIFIED MAIL**



7022 0410 0002 9759 3197

MERINO, JOSEPH J  
MERINO, KATHLEEN F  
1390 RED OAK DR  
TARPON SPRINGS, FL 34689-3824  
NOV/NOH26-80000802 CMA4202026

**EXHIBIT**

**E**

tabbies

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, BOTH VERTICAL

**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:

**MERINO, JOSEPH J**  
**MERINO, KATHLEEN F**  
 1390 RED OAK DR  
 TARPON SPRINGS, FL 34689-3824  
 NOV/NOH26-80000802 CM4202026



2. Article Number (Transfer from service label)

7022 0410 0002 9759 3197

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

**COMPLETE THIS SECTION ON DELIVERY**

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

**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:

**MERINO, JOSEPH J**  
**MERINO, KATHLEEN F**  
 1390 RED OAK DR  
 TARPON SPRINGS, FL 34689-3824  
 NOV/NOH26-80000802 CM4202026



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

APR 29 2026

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

3. Service Type  Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

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](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

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

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

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

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

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

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

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

Postmark Here

TR  
**MERINO, JOSEPH J**  
**MERINO, KATHLEEN F**  
 1390 RED OAK DR  
 TARPON SPRINGS, FL 34689-3824  
 NOV/NOH26-80000802 CM4202026

7022 0410 0002 9759 3197

**NEW BUSINESS – First Orders**

**C-6 Case # 26-80000815**

Robert Marshall  
739 Gulf Road  
Tarpon Springs, FL 34689  
PID 14-27-15-43074-002-0010

Code Violation:  
SWFMD PHASE III WATER RESTRICTIONS 20-42, 20-43, 20-44

**EXHIBIT A:** Photo(s)

**EXHIBIT B:** Notice of Violation(s), Notice of Hearing & Code Enforcement Fine Remittance

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

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

**EXHIBIT E:** Communication correspondences

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

**Sent:** Tuesday, April 28, 2026 9:56 AM

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

**Subject:** 739 gulf rd



Please open a case with a notice of hearing for water violation. Observed 4/28 at 0857

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



**VIOLATION SITE: 739 GULF RD TARPON SPRINGS, FL 34689**  
**INITIAL INSPECTION 4/28/2026 - CEO MICHAEL ROLLESTON**





**VIOLATION SITE: 739 GULF RD TARPON SPRINGS, FL 34689  
INITIAL INSPECTION 4/28/2026 - CEO MICHAEL ROLLESTON**



# City of Tarpon Springs Code Enforcement Division

## NOTICE OF VIOLATION

## WATER RESTRICTION

**Date Issued: 4/28/2026**

**Case Number: 26-80000815**

The Tarpon Springs Code Enforcement Division either received a complaint or your property was observed by staff or data collection showing a violation of the municipal water restriction.

A Code Enforcement Officer performed a field inspection on **4/28/2026** at the property located at the following address: **739 Gulf RD (14-27-15-43074-002-0010)**

At that time the Code Officer identified the following violation(s) of Tarpon Springs City Codes:

**SWFMD PHASE III WATER RESTRICTIONS 20-42, 20-43, 20-44**

**DESCRIPTION:** Water usage in violation of phase III restrictions.

**REMEDY:** Pay a fine of \$150.00 to the city clerk's office. Follow posted water restrictions

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 [CodeEnforcement@ctsfll.us](mailto:CodeEnforcement@ctsfll.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Respectfully,

*Michael Rollston*

Code Enforcement Officer  
City of Tarpon Springs  
Code Enforcement Division

See Back for Restrictions





# City of Tarpon Springs Code Enforcement Division

## Watering with Potable, Well, Lake or Pond Water

Irrigation of established lawns and landscaping is authorized for one day per week.

If Your House Number Ends in	Then You May Water on
0 or 1	Monday
2 or 3	Tuesday
4 or 5	Wednesday
6 or 7	Thursday
8 or 9	Friday
Mixed or No address	Friday

Watering is limited to the following hours to minimize losses from evaporation:

- **Morning Hours:** 12:01 AM to 4 AM
- **Evening Hours:** 8 PM to 11:59 PM

Watering is prohibited between the hours of 4 AM and 8 PM.

Properties two acres or greater in size may irrigate during the hours of 12:01 AM to 4 AM or 8 PM to 11:59 PM on the authorized day.

## Residential Car Washing

Restricted to only one washing per week

If Your House Number Ends in	Then You May Wash Your Vehicle on
EVEN number (0, 2, 4, 6, 8)	Tuesday or Saturday
ODD number (1, 3, 5, 7, 9)	Wednesday or Sunday

Low-volume methods only, such as a hand-held hose equipped with a trigger (self-canceling) nozzle

## Violations

### Wasteful & Unnecessary Use of Water

The following wasteful and unnecessary water uses are prohibited:

- Allowing water to flow from an unattended hose
- Hand-watering a lawn on a restricted day or more than once a day, except when used for spot treatment
- Hosing down a driveway or solid surface when a dry method could be used or hosing down a structure when a dry method could be used
- Allowing water to flow from a broken sprinkler head, outdoor faucet, malfunctioning plumbing, or irrigation system after receiving verbal or written notice

<https://www.ctsfl.us/344/Watering-Restrictions>



**CODE ENFORCEMENT  
FINE REMITTANCE**

=====

DATE: \_\_\_\_\_

CITATION NUMBER: \_\_\_\_\_

NAME OF VIOLATOR: \_\_\_\_\_

VIOLATION ADDRESS: \_\_\_\_\_

FINE AMOUNT:     \$ \_\_\_\_\_ (CE)

NOTES: \_\_\_\_\_

\_\_\_\_\_

**Payment option:**

\_\_\_\_\_ **In Person at City Clerk's Office, 410 N. Ring Avenue, Tarpon Springs, FL 34689**  
Cash, Check, or Credit Card\* accepted  
*\*credit card will be charged a 2.5% service fee by our third-party vendor)*

\_\_\_\_\_ **By Mail to City Clerk's Office PO Box 5004, Tarpon Springs, FL 34688-5004 – Check Only**  
Please contact code enforcement by phone: 727-937-0017 or by email  
[codeenforcement@ctsfl.us](mailto:codeenforcement@ctsfl.us).



# 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: April 28, 2026

Via Certified Mail

**Case Number:** 26-80000815

**Property Owner:** Robert Marshall

**Owner Address:** 2134 Cottage Lane, Darien, IL 60561-6000

**Violation Property Located:** 739 Gulf Road, Tarpon Springs, FL 34689

**Parcel ID #** 14-27-15-43074-002-0010

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 **4/28/2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **4/28/2026**. A re-inspection of the subject property on **4/28/2026** 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 # 26-80000815 on May 14, 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:

### **VIOLATION CODES**

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 **4/28/2026**, 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.

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



# City of Tarpon Springs

## Code Enforcement Division

Tarpon Springs ordinances and land development codes. The City Commission further determined that the appointment of a Board for the incorporated territory of Tarpon Springs would serve to promote, protect, and improve the health, safety, and welfare of its residents.

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

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

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

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

Certified Mail Receipt Tracking Number: 7022 0410 0002 9759 3432



# City of Tarpon Springs Code Enforcement

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 26-80000815

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 April 28, 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 739 Gulf Road, Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On \_\_\_\_\_, 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 28th day of April, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced \_\_\_\_\_ N/A.

(NOTARY SEAL)



HNOU THAO LEE  
MY COMMISSION #HH402122  
EXPIRES: MAY 23, 2027  
Bonded through 1st State Insurance

\_\_\_\_\_  
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: 26-80000815

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FURTHER AFFIANT SAYETH NAUGHT.

CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 28th day of April, 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:

(NOTARY SEAL)



HNOU THAO LEE  
MY COMMISSION #HH402127  
EXPIRES MAY 23, 2027  
Bonded through 1st State Insurance

**Parcel Summary (as of 30-Apr-2026)** **Parcel Map**

Parcel Number  
**14-27-15-43074-002-0010**

Owner Name  
 MARSHALL, ROBERT

Property Use  
 0110 Single Family Home

Site Address  
 739 GULF RD  
 TARPON SPRINGS, FL 34689

Mailing Address  
 2134 COTTAGE LN  
 DARIEN, IL 60561-6000

Legal Description  
 INNESS PARK EXTENSION BLK 2, LOT 1 & PT OF LOT 2 ALL DESC FROM MOST S'LY COR OF LOT 3 TH N56D17'48"W 78.25FT FOR POB TH N56D17'48"W 45.33FT TO W'LY CO

Current Tax District  
 TARPON SPRINGS (TS)

Year Built  
 2007



Living SF	Gross SF	Living Units	Buildings
3,128	4,453	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
17239/2029	\$1,407,000	275.03	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	14/61

**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$1,187,648	\$751,698	\$751,698	\$1,187,648	\$751,698

**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	\$1,055,240	\$683,362	\$683,362	\$1,055,240	\$683,362
2023	N	\$926,283	\$621,238	\$621,238	\$926,283	\$621,238
2022	N	\$873,190	\$564,762	\$564,762	\$873,190	\$564,762
2021	N	\$513,420	\$513,420	\$513,420	\$513,420	\$513,420



2025 Tax Information



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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
07-Apr-2011	\$100	<u>U</u>	I	MARSHALL ROBERT	MARSHALL ROBERT	17239/2029
27-Nov-2009	\$495,000	<u>Q</u>	I	ROGERS JOSEPH	MARSHALL ROBERT	16767/1893
23-Dec-2005	\$325,000	<u>U</u>	V	ANASTASIADES ANASTASIS S	ROGERS, JOSEPH	14829/1096
21-Dec-2004	\$165,000	<u>U</u>	V	KARTES BOB	ANASTASIADES, ANASTASIS S	14014/1091
12-Jul-1990	\$59,000	<u>U</u>	V	STAMATHIS POPPY	KARTES, BOB	07326/0823

2025 Land Information

Land Area: ≅ 13,700 sf | ≅ 0.31 acres

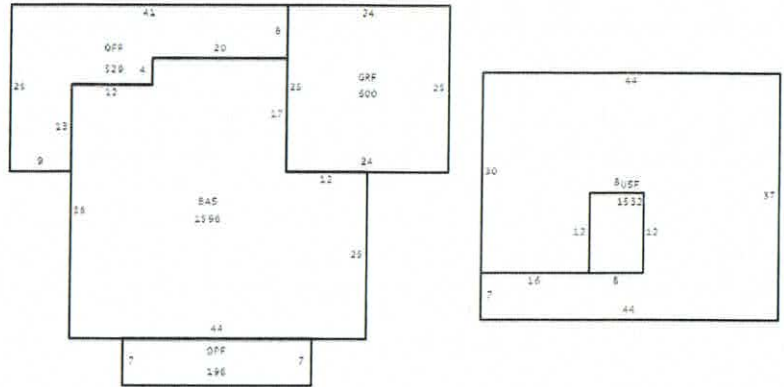
Frontage and/or View: Canal/River

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	89x130	\$4,200	89.00	FF	1.0018	\$374,473

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,596	1,596
Floor System	Slab Above Grade Low	Upper Story (USF)	1,532	1,532
Exterior Walls	Cb Stucco/Cb Reclad	Garage (GRF)	0	600
Unit Stories	2	Open Porch (OPF)	0	725
Living Units	1	<b>Total Area SF</b>	<b>3,128</b>	<b>4,453</b>
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	2007			
Building Type	Single Family			
Quality	Excellent			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Upgrade			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	14			
Effective Age	19			



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$12,000.00	1	\$12,000	\$8,160	2007
PATIO/DECK	\$31.00	150.0	\$4,650	\$2,511	2008
POOL	\$59,000.00	1	\$59,000	\$31,860	2008
SPA/JAC/HT	0.00	1	\$0	\$0	2007
SPA/JAC/HT	\$17,000.00	1	\$17,000	\$9,180	2008

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">23-0000526</a>	ROOF	03/14/2023	\$19,538
<a href="#">21-00002299</a>	HEAT/AIR	09/22/2021	\$0
<a href="#">070001535</a>	POOL	12/12/2007	\$33,527
<a href="#">060001740</a>	NEW IMPROVEMENT	11/16/2006	\$323,092

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

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

4TH QTRLY INSTALLMENT	If Received By	Mar 31, 2026			
	Pay this Amount	\$4761.27			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R146547		TS

MARSHALL, ROBERT  
 2134 COTTAGE LN  
 DARIEN, IL 60561-6000

PARCEL NO.: 14/27/15/43074/002/0010  
 SITE ADDRESS: 739 GULF RD, TARPON SPRINGS  
 PLAT: 14 PAGE: 61  
 LEGAL:  
 INNESS PARK EXTENSION  
 BLK 2, LOT 1 & PT OF LOT 2  
 ALL DESC FROM MOST S'LY  
 COR OF LOT 3  
 SEE ADDITIONAL LEGAL ON TAX ROLL

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	751,698	0	751,698	3,414.44
HEALTH DEPARTMENT	0.0713	751,698	0	751,698	53.60
EMS	0.8050	751,698	0	751,698	605.12
SCHOOL-STATE LAW	3.0450	1,187,648	0	1,187,648	3,616.39
SCHOOL-LOCAL BD.	3.2480	1,187,648	0	1,187,648	3,857.48
TARPON SPRINGS	5.3700	751,698	0	751,698	4,036.62
SW FLA WTR MGMT.	0.1831	751,698	0	751,698	137.64
PINELLAS COUNTY PLN.CNCL.	0.0175	751,698	0	751,698	13.15
JUVENILE WELFARE BOARD	0.8250	751,698	0	751,698	620.15
SUNCOAST TRANSIT AUTHORITY	0.7300	751,698	0	751,698	548.74
<b>TOTAL MILLAGE 18.8372</b>					<b>GROSS AD VALOREM TAXES \$16,903.33</b>

**NON-AD VALOREM ASSESSMENTS**

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

**TAXES BECOME DELINQUENT APRIL 1ST**      **COMBINED GROSS TAXES AND ASSESSMENTS \$16,903.33**

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

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

4TH QTRLY INSTALLMENT	If Received By	Mar 31, 2026			
	Pay this Amount	\$4761.27			

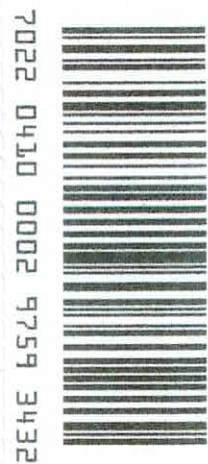
ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R146547		TS

MARSHALL, ROBERT  
 2134 COTTAGE LN  
 DARIEN, IL 60561-6000

PARCEL NO.: 14/27/15/43074/002/0010  
 SITE ADDRESS: 739 GULF RD, TARPON SPRINGS  
 PLAT: 14 PAGE: 61  
 LEGAL:  
 INNESS PARK EXTENSION  
 BLK 2, LOT 1 & PT OF LOT 2  
 ALL DESC FROM MOST S'LY  
 COR OF LOT 3  
 SEE ADDITIONAL LEGAL ON TAX ROLL



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



**CERTIFIED MAIL**

Robert Marshall  
2134 Cottage Lane  
Darien, IL 60561-6000

NOV



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

Robert Marshall  
739 Gulf Rd  
Tarpon Spring, FL 34689

NOV



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE ADDRESS. ENVELOPE MUST BE FLAT.

**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:

**MARSHALL, ROBERT**  
**2134 COTTAGE LN**  
**DARIEN, IL 60561-6000**  
**NOV/NOH26-80000815**  
**CM4282026**



9590 9402 9664 5199 6577 55

2. Article Number (Transfer from service label)

7022 0410 0002 9759 3432

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

**COMPLETE THIS SECTION ON DELIVERY**

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - 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](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

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

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

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

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

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

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

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

To: **MARSHALL, ROBERT**

At: **2134 COTTAGE LN**

City: **DARIEN, IL 60561-6000**

Zip: **NOV/NOH26-80000815**

CM4282026

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

See Reverse for Instructions

7022 0410 0002 9759 3432

**NEW BUSINESS – First Orders**

**C-7 Case # 26-80000819**

Janetta M. Twerell  
1202 E. Oakwood Street  
Tarpon Springs, FL 34689  
PID 07-27-16-99612-022-0010

Code Violation:  
SWFMD PHASE III WATER RESTRICTIONS 20-42, 20-43, 20-44

**EXHIBIT A:** Photo(s)

**EXHIBIT B:** Notice of Violation(s), Notice of Hearing & Code Enforcement Fine Remittance

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

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

**EXHIBIT E:** Communication correspondences

30  
**From:** Michael Rolleston <mrolleston@ctsfl.us>  
**Sent:** Thursday, April 30, 2026 10:51 AM  
**To:** Hnou Lee <hlee@ctsfl.us>  
**Subject:** FW: water citation update

Please open a case and do a notice of hearing for may for this property.



**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.

**From:** Kevin Tenk <KTenk@ctsfl.us>  
**Sent:** Thursday, April 30, 2026 9:08 AM  
**To:** Michael Rolleston <mrolleston@ctsfl.us>  
**Subject:** Re: water citation update

I have one from this morning at 7:37 AM. 1202 E Oakwood St.





**VIOLATION SITE: 1202 E OAKWOOD ST TARPON SPRINGS, FL 34689**

**INITIAL INSPECTION 4/30/2026**



VIOLATION SITE: 1202 E OAKWOOD ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION 4/30/2026



VIOLATION SITE: 1202 E OAKWOOD ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION 4/30/2026

Sent from my iPhone



# City of Tarpon Springs Code Enforcement Division

## NOTICE OF VIOLATION

## WATER RESTRICTION

**Date Issued: 4/30/2026**

**Case Number: 26-80000819**

The Tarpon Springs Code Enforcement Division either received a complaint or your property was observed by staff or data collection showing a violation of the municipal water restriction.

A Code Enforcement Officer performed a field inspection on **4/30/2026** at the property located at the following address: **1202 E Oakwood ST (07-27-16-99612-022-0010)**

At that time the Code Officer identified the following violation(s) of Tarpon Springs City Codes:

**SWFMD PHASE III WATER RESTRICTIONS 20-42, 20-43, 20-44**

**DESCRIPTION:** Water usage in violation of phase III restrictions.

**REMEDY:** Pay a fine of \$150.00 to the city clerk's office. Follow posted water restrictions

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 [CodeEnforcement@ctsfl.us](mailto:CodeEnforcement@ctsfl.us) should you have any questions regarding this Notice of Violation.

Thank you for your attention to this matter.

Respectfully,

*Michael Rolleston*

Code Enforcement Officer  
City of Tarpon Springs  
Code Enforcement Division

**See Back for Restrictions**





# City of Tarpon Springs Code Enforcement Division

## Watering with Potable, Well, Lake or Pond Water

Irrigation of established lawns and landscaping is authorized for one day per week.

If Your House Number Ends in	Then You May Water on
0 or 1	Monday
2 or 3	Tuesday
4 or 5	Wednesday
6 or 7	Thursday
8 or 9	Friday
Mixed or No address	Friday

Watering is limited to the following hours to minimize losses from evaporation:

- **Morning Hours:** 12:01 AM to 4 AM
- **Evening Hours:** 8 PM to 11:59 PM

Watering is prohibited between the hours of 4 AM and 8 PM.

Properties two acres or greater in size may irrigate during the hours of 12:01 AM to 4 AM or 8 PM to 11:59 PM on the authorized day.

## Residential Car Washing

Restricted to only one washing per week

If Your House Number Ends in	Then You May Wash Your Vehicle on
EVEN number (0, 2, 4, 6, 8)	Tuesday or Saturday
ODD number (1, 3, 5, 7, 9)	Wednesday or Sunday

Low-volume methods only, such as a hand-held hose equipped with a trigger (self-canceling) nozzle

## Violations

### Wasteful & Unnecessary Use of Water

The following wasteful and unnecessary water uses are prohibited:

- Allowing water to flow from an unattended hose
- Hand-watering a lawn on a restricted day or more than once a day, except when used for spot treatment
- Hosing down a driveway or solid surface when a dry method could be used or hosing down a structure when a dry method could be used
- Allowing water to flow from a broken sprinkler head, outdoor faucet, malfunctioning plumbing, or irrigation system after receiving verbal or written notice

<https://www.ctsfl.us/344/Watering-Restrictions>



**CODE ENFORCEMENT  
FINE REMITTANCE**

=====

DATE: \_\_\_\_\_

CITATION NUMBER: \_\_\_\_\_

NAME OF VIOLATOR: \_\_\_\_\_

VIOLATION ADDRESS: \_\_\_\_\_

FINE AMOUNT:       \$ \_\_\_\_\_ (CE)

NOTES: \_\_\_\_\_

\_\_\_\_\_

Payment option:

\_\_\_\_\_ In Person at City Clerk's Office, 410 N. Ring Avenue, Tarpon Springs, FL 34689

Cash, Check, or Credit Card\* accepted

*\*credit card will be charged a 2.5% service fee by our third-party vendor)*

\_\_\_\_\_ By Mail to City Clerk's Office PO Box 5004, Tarpon Springs, FL 34688-5004 – Check Only

Please contact code enforcement by phone: 727-937-0017 or by email

[codeenforcement@ctsfl.us](mailto:codeenforcement@ctsfl.us).



# 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: April 30, 2026

Via Certified Mail

**Case Number: 26-80000819**  
**Property Owner: Janetta M. Twerell**

**Owner Address:** 1202 E. Oakwood Street, Tarpon Springs, FL 34689  
**Violation Property Located:** 1202 E. Oakwood Street, Tarpon Springs, FL 34689  
**Parcel ID** 07-27-16-99612-022-0010

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 **4/30/2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **4/30/2026**. A re-inspection of the subject property on **4/30/2026** 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 # 26-80000819 on May 14, 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:

### **SWFMD PHASE III WATER RESTRICTIONS 20-42, 20-43, 20-44**

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 **4/30/2026**, 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.

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



# City of Tarpon Springs Code Enforcement Division

Tarpon Springs ordinances and land development codes. The City Commission further determined that the appointment of a Board for the incorporated territory of Tarpon Springs would serve to promote, protect, and improve the health, safety, and welfare of its residents.

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 2410 0001 1136 7328**



# City of Tarpon Springs Code Enforcement

## AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS

Case Number: 26-80000819

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 April 30, 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 1202 E Oakwood 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 \_\_\_\_\_ 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 30th day of April, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



HNOU THAO LEE  
MY COMMISSION #HH402122  
EXPIRES: MAY 23, 2027  
Bonded through 1st State Insurance

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: 26-80000819

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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 April, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



HNOU THAO LEE  
MY COMMISSION #HH402122  
EXPIRES: MAY 23, 2027  
Bonded through 1st State Insurance

\_\_\_\_\_  
Signature of Person Taking Acknowledgment

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



Parcel Summary (as of 30-Apr-2026)				Parcel Map	
Parcel Number <b>07-27-16-99612-022-0010</b>					
Owner Name TWERELL, JANETTA M					
Property Use 0110 Single Family Home					
Site Address 1202 E OAKWOOD ST TARPON SPRINGS, FL 34689					
Mailing Address 1202 E OAKWOOD ST TARPON SPRINGS, FL 34689-5534					
Legal Description YOUNG'S SUB DE LUXE BLK 22, LOTS 1 & 24 & W 1/2 OF LOTS 2 & 23 (SEE N 18-27-16)					
Current Tax District TARPON SPRINGS (TS)					
Year Built 1991					
<b>Living SF</b>	<b>Gross SF</b>	<b>Living Units</b>	<b>Buildings</b>		
<b>2,001</b>	<b>4,485</b>	<b>1</b>	<b>1</b>		

Exemptions				Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
Year	Homestead	Use %	Status	
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	
2026	Yes	100%		
2025	Yes	100%		

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22786/0620	\$593,500	<a href="#">274.04</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	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	\$507,141	\$300,852	\$245,130	\$270,852	\$245,130

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	\$473,334	\$292,373	\$237,373	\$262,373	\$237,373
2023	Y	\$420,176	\$283,857	\$228,857	\$253,857	\$228,857
2022	Y	\$368,848	\$275,589	\$225,089	\$250,089	
2021	Y	\$330,957	\$267,562	\$217,062	\$242,062	
2020	Y	\$288,503	\$263,868	\$213,368	\$238,368	





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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Apr-2024	\$100	<u>U</u>	I	TWERELL JANETTA M	TWERELL JANETTA M	22786/0620
02-Oct-2017	\$283,500	<u>Q</u>	I	PLAHUTA JACOB P	TWERELL JAMES T	19802/1898
23-Jul-2015	\$245,000	<u>Q</u>	I	KING LARRY S	PLAHUTA JACOB P	18871/1157
27-Nov-2002	\$168,000	<u>Q</u>	I	KOPRIVA PAUL J	KING, LARRY S	12375/1637
17-Jul-1996	\$106,000	<u>U</u>	I	LILIENTHAL CAROLYN J	KOPRIVA, PAUL J.	09406/1705

2025 Land Information

Land Area:  $\cong$  15,311 sf |  $\cong$  0.35 acres

Frontage and/or View: Park/Cons/Pres

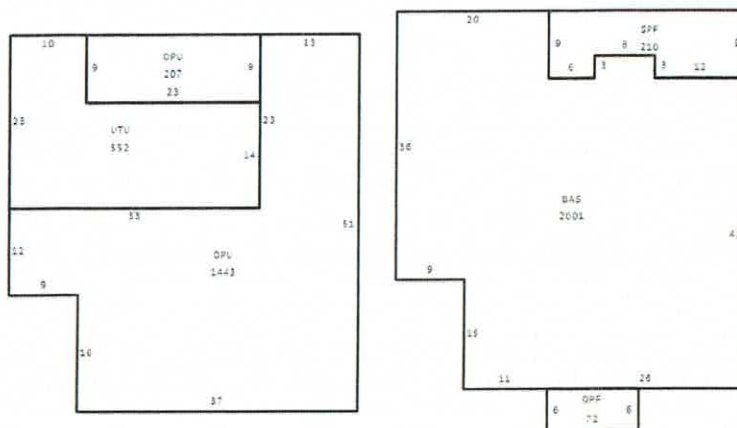
Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x204	\$1,400	75.00	FF	1.2078	\$126,819

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	Base (BAS)	2,001	2,001
Floor System Wood	Open Porch (OPF)	0	72
Exterior Walls Frame/Reclad Alum/Viny	Open Porch Unfinished (OPU)	0	1,650
Unit Stories 1	Screen Porch (SPF)	0	210
Living Units 1	Utility Unfinished (UTU)	0	552
Roof Frame Gable Or Hip	<b>Total Area SF</b>	<b>2,001</b>	<b>4,485</b>

Roof Cover	Shingle Composition
Year Built	1991
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	7
Effective Age	24



2025 Extra Features

Description	Value/Unit	Units	Total Value as new	Depreciated Value	Year
ENCLOSURE	\$10.00	1,704.0	\$17,040	\$8,520	2006
PATIO/DECK	\$31.00	312.0	\$9,672	\$4,062	1994
PATIO/DECK	\$31.00	120.0	\$3,720	\$1,860	2006
POOL	\$59,000.00	1	\$59,000	\$29,500	2006

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">22-00002569</a>	WINDOWS/DOORS	11/23/2022	\$17,500
<a href="#">20-00002748</a>	ROOF	10/30/2020	\$50,000
<a href="#">17-00000939</a>	HEAT/AIR	04/11/2017	\$6,600
<a href="#">16-00001371</a>	MISCELLANEOUS	07/07/2016	\$38,364
<a href="#">050002672</a>	ENCLOSURE	02/22/2006	\$2,486
<a href="#">050002145</a>	POOL	10/07/2005	\$31,636

**Adam Ross, Pinellas County Tax Collector**

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

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

If Postmarked By	Nov 30, 2025			
Pay this Amount	\$4588.24			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R71928	* CL-0088880	TS

\* CHASE

PARCEL NO.: 07/27/16/99612/022/0010  
SITE ADDRESS: 1202 E OAKWOOD ST, TARPON SPRINGS  
PLAT: 10 PAGE: 75  
LEGAL:  
YOUNG'S SUB DE LUXE  
BLK 22, LOTS 1 & 24 & W  
1/2 OF LOTS 2 & 23  
(SEE N 18-27-16)

TWERELL, JANETTA M  
1202 E OAKWOOD ST  
TARPON SPRINGS, FL 34689-5534

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	300,852	55,722	245,130	1,113.45
HEALTH DEPARTMENT	0.0713	300,852	55,722	245,130	17.48
EMS	0.8050	300,852	55,722	245,130	197.33
SCHOOL-STATE LAW	3.0450	300,852	30,000	270,852	824.74
SCHOOL-LOCAL BD.	3.2480	300,852	30,000	270,852	879.73
TARPON SPRINGS	5.3700	300,852	55,722	245,130	1,316.35
SW FLA WTR MGMT.	0.1831	300,852	55,722	245,130	44.88
PINELLAS COUNTY PLN.CNCL.	0.0175	300,852	55,722	245,130	4.29
JUVENILE WELFARE BOARD	0.8250	300,852	55,722	245,130	202.23
SUNCOAST TRANSIT AUTHORITY	0.7300	300,852	55,722	245,130	178.94
<b>TOTAL MILLAGE</b>	<b>18.8372</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$4,779.42</b>

**NON-AD VALOREM ASSESSMENTS**

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

**TAXES BECOME DELINQUENT APRIL 1ST**      **COMBINED GROSS TAXES AND ASSESSMENTS**      **\$4,779.42**

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

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

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

If Postmarked By	Nov 30, 2025			
Pay this Amount	\$4588.24			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R71928	* CL-0088880	TS

\* CHASE

PARCEL NO.: 07/27/16/99612/022/0010  
SITE ADDRESS: 1202 E OAKWOOD ST, TARPON SPRINGS  
PLAT: 10 PAGE: 75  
LEGAL:  
YOUNG'S SUB DE LUXE  
BLK 22, LOTS 1 & 24 & W  
1/2 OF LOTS 2 & 23  
(SEE N 18-27-16)

TWERELL, JANETTA M  
1202 E OAKWOOD ST  
TARPON SPRINGS, FL 34689-5534



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



7022 2410 0001 1136 7328

**TWERELL, JANETTA M**  
**1202 E OAKWOOD ST**  
**TARPON SPRINGS, FL 34689-1**  
**NOV/NOH26-80000819**  
**CM4302026**



**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:

**TWERELL, JANETTA M**  
**1202 E OAKWOOD ST**  
**TARPON SPRINGS, FL 34689-1**  
**NOV/NOH26-80000819**  
**CM4302026**



9590 9402 9664 5199 6676 25

2. Article Number (Transfer from service label)

7022 2410 0001 1136 7328

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X

B. Received by (Printed Name)

C. Date of Delivery  
 Agent  
 Addressee

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

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

Restricted Delivery

Domestic Return Receipt

7022 2410 0001 1136 7328

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

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

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

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

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

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

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

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

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

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

Postmark  
 Here

**TWERELL, JANETTA M**  
**1202 E OAKWOOD ST**  
**TARPON SPRINGS, FL 34689-1**  
**NOV/NOH26-80000819**  
**CM4302026**

See Reverse for Instructions



# 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 **26-80000758** in which violations of City code identified on the property located at **1508 Poinsettia Avenue, Tarpon Springs, FL 34689**, also described as PID. **11-27-15-88254-000-0070** (hereinafter the "Property" ).
4. That on **April 10, 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 10, 2026**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **April 10, 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

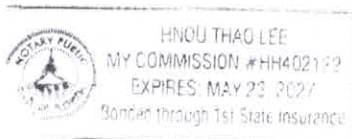
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 1st day of May, 2026, by Code Enforcement Officer, Michael Rolleston, who is personally known to me or who has produced N/A.

Signature of Person Taking Acknowledgment

Hnou Thao Lee  
Name of Acknowledger Typed or Printed

NOTARY  
Title

(NOTARY SEAL)



MINUTES  
CODE ENFORCEMENT BOARD  
APRIL 9, 2026

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, APRIL 9, 2026, AT 2:00 P.M. WITH THE FOLLOWING:

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

**CALL TO ORDER:**

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

**ROLL CALL:**

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

**ANNOUNCEMENT:**

**1. CASE NO. 26-80000743 – BARBARA FARANTATOS – 1721 MANDALAY DRIVE – 10/27/15/34135/000/0060**

*This case came into compliance prior to the meeting.*

**NEW BUSINESS:**

**2. CASE NO. 25-80000727 – PIERRE FRED WILLIAM – 1217 E. LEMON STREET – 07/27/16/99612/006/0160**

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

MOTION: MS. KERN  
SECOND: MR. OGLE

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector and viewing the evidence five (5) exhibits submitted by the City it was evident that Pierre Fred William was in violation of City Code(s) 36.03 and 212.00.

CONCLUSION OF LAW: Pierre Fred William was in violation of Section(s) 36.03 and 212.00 of the Tarpon Springs Code.

ORDER: It was the Order of the Board that Pierre Fred William shall comply with Code of the City of Tarpon Springs Section(s) 36.03 and 212.00 by June 9, 2026. If Pierre Fred William does not comply within the time specified, the Board may order a fine of \$75.00 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.

**AFFIDAVIT OF NON-COMPLIANCE:**

**3. 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. The Respondent was not present.

MOTION: MR. PAUL  
SECOND: MR. STEFFEN

To accept the Affidavit of Non-Compliance for  
Case No. 26-80000758.

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

**AFFIDAVITS OF COMPLIANCE:**

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

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

MOTION: MR. STEFFEN  
SECOND: MR. PAUL

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

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

**5. 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. ABERCROMBIE  
SECOND: MR. OGLE

To accept the Affidavit of Compliance for  
Case No. 25-80000734.

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

**APPROVAL OF MINUTES – MARCH 12, 2026**

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To accept the Minutes as written for March 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 Demotse adjourn the meeting at 2:21 p.m.

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CARL DEMOTSES, CHAIR

ATTEST:

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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.*