



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, JUNE 11, 2026
2:00 PM - CITY HALL AUDITORIUM**

CALL TO ORDER

ROLL CALL

REFLECTION

PLEDGE OF ALLEGIANCE

HEARING PROCEDURES

SWEARING IN

NEW BUSINESS

1. C-1 Case # 26-80000744

Paul Alvarez
720 Crimson King Terrace
Tarpon Springs, FL 34689
PID 14-27-15-34767-016-0040

Code Violations:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
8-52 PROHIBITIONS
40.00 PARKING OR STORAGE OF ABANDONED VEHICLES

2. C-2 Case # 26-80000790

1845 Pinellas LLC
1845 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 24-27-15-39978-000-0130

Code Violation:
212.00 Building Permits

3. C-3 Case # 26-80000827

Dia Poulos
1436 Red Oak Drive
Tarpon Springs, FL 34689
PID 24-27-15-62932-002-0050

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

Fine Due: \$150.00

AFFIDAVITS OF COMPLIANCE (FINES DUE)

4. C-4 Case # 24-80000355

KDA Properties LLC
199 Grand Blvd.
Tarpon Springs, FL 34689
PID 12-27-15-77760-000-0018

Code Violation:
NFPA 101 – LIFE SAFETY CODE

Fines Due:
Satisfaction Fee \$10.00
Estimated Daily Fine \$108,250.00
Daily Code Enforcement Fine (\$250.00 3/15/2025 – 5/22/2026)

Estimated Fines Due \$118,250.00

5. C-5 Case # 18-80000373

James Bower
722 Merlin's Court
Tarpon Springs, FL 34689
PID 14-27-15-35355-000-0200

Code ViolationS:
133.02 - APPLICABILITY AND MAINTENANCE OF TREES FOR ALL PROPERTIES WITHIN THE CITY.
133.03 - EXEMPTIONS

Fines Due:
Affidavit of Cost \$143.50
Satisfaction Fee \$10.00
Estimated Daily Fine \$274,600.00
(Daily Code Enforcement Fine (100.00) 10/24/2018 – 5/1/2026)

Estimated Fines Due \$274,753.50

MINUTES

6. Minutes - May 14, 2026

PUBLIC COMMENTS

BOARD AND STAFF COMMENTS: The next code enforcement board hearing, July 9, 2026, at 2:00 p.m.

ADJOURNMENT

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

NEW BUSINESS – First Orders

C-1 Case # 26-80000744

Paul Alvarez
720 Crimson King Terrace
Tarpon Springs, FL 34689
PID 14-27-15-34767-016-0040

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8-40 DUTY OF MAINTENACE OF PRIVATE PROPERTY

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40.00 PARKING OR STORAGE OF ABANDONED VEHICLES

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.



CASE # 26-80000744

VIOLATION SITE: 720 CRIMSON KING TRCE, TARPON SPRINGS, FL 34689
INITIAL INSPECTION 1/21/2026 BY CES ANTHONY BOONE





CASE # 26-80000744

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INITIAL INSPECTION 1/21/2026 BY CES ANTHONY BOONE



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INITIAL INSPECTION 1/21/2026 BY CES ANTHONY BOONE



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CASE # 26-80000744

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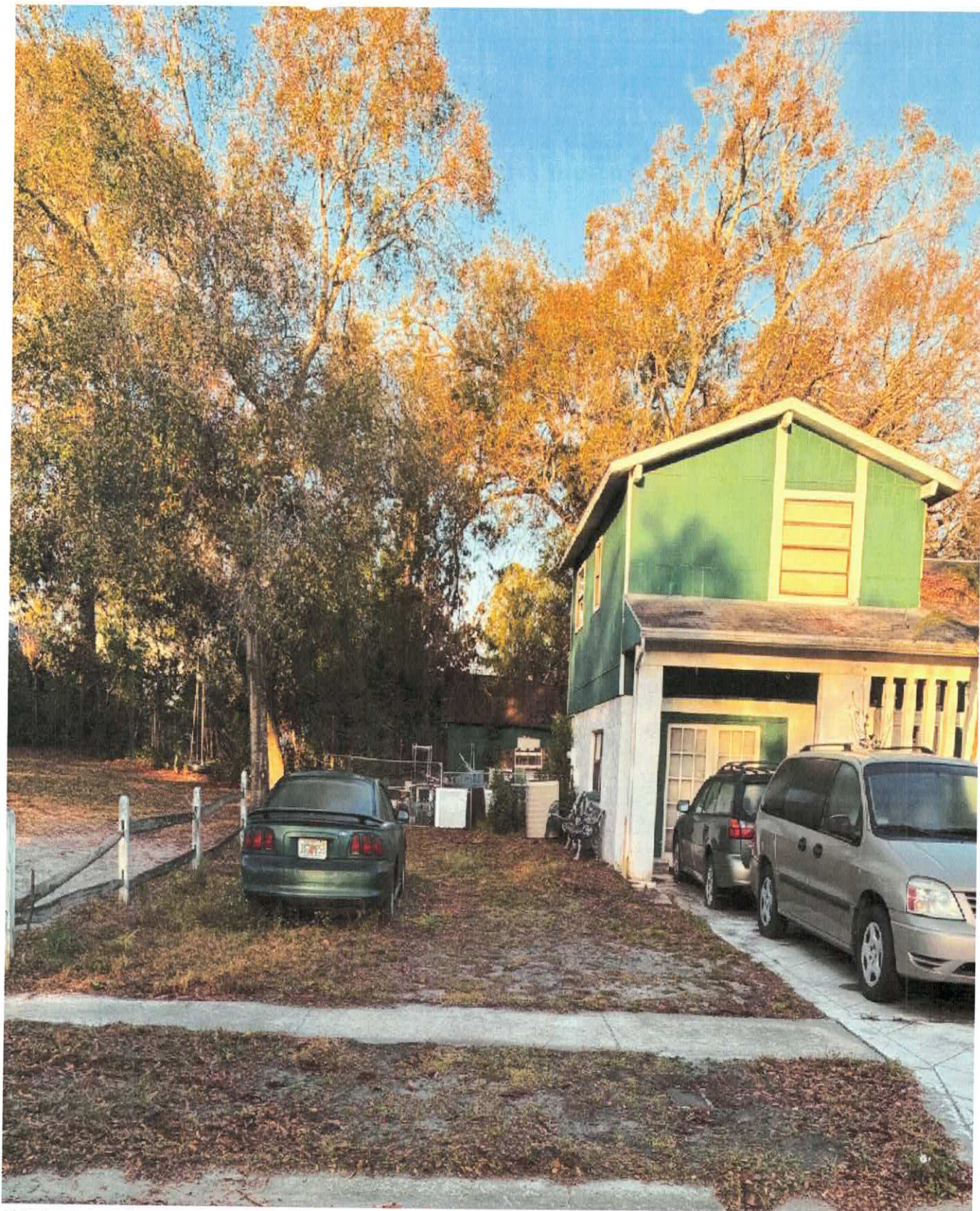
INITIAL INSPECTION 1/21/2026 BY CES ANTHONY BOONE



CASE # 26-80000744

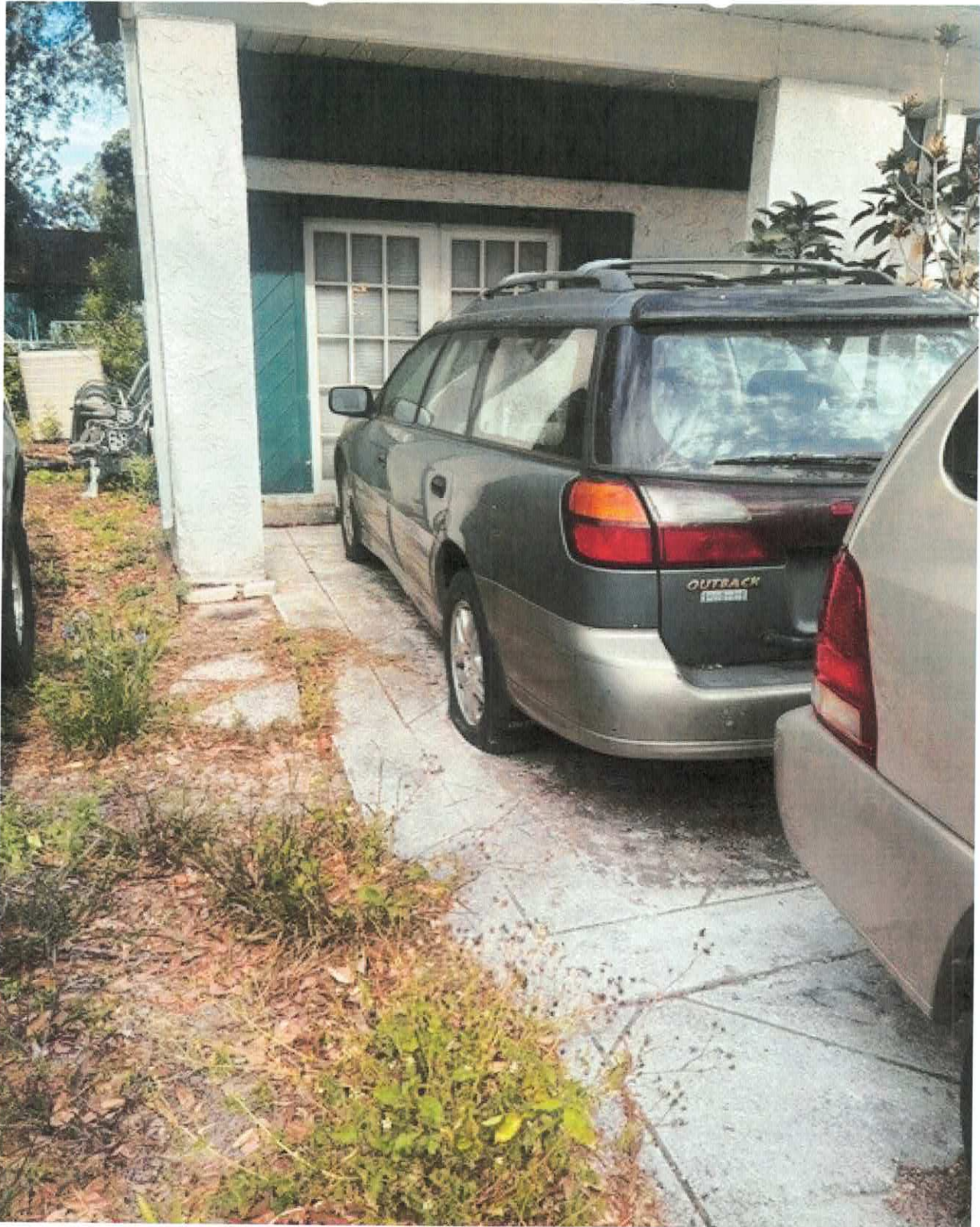
VIOLATION SITE: 720 CRIMSON KING TRCE, TARPON SPRINGS, FL 34689

INITIAL INSPECTION 1/21/2026 BY CES ANTHONY BOONE



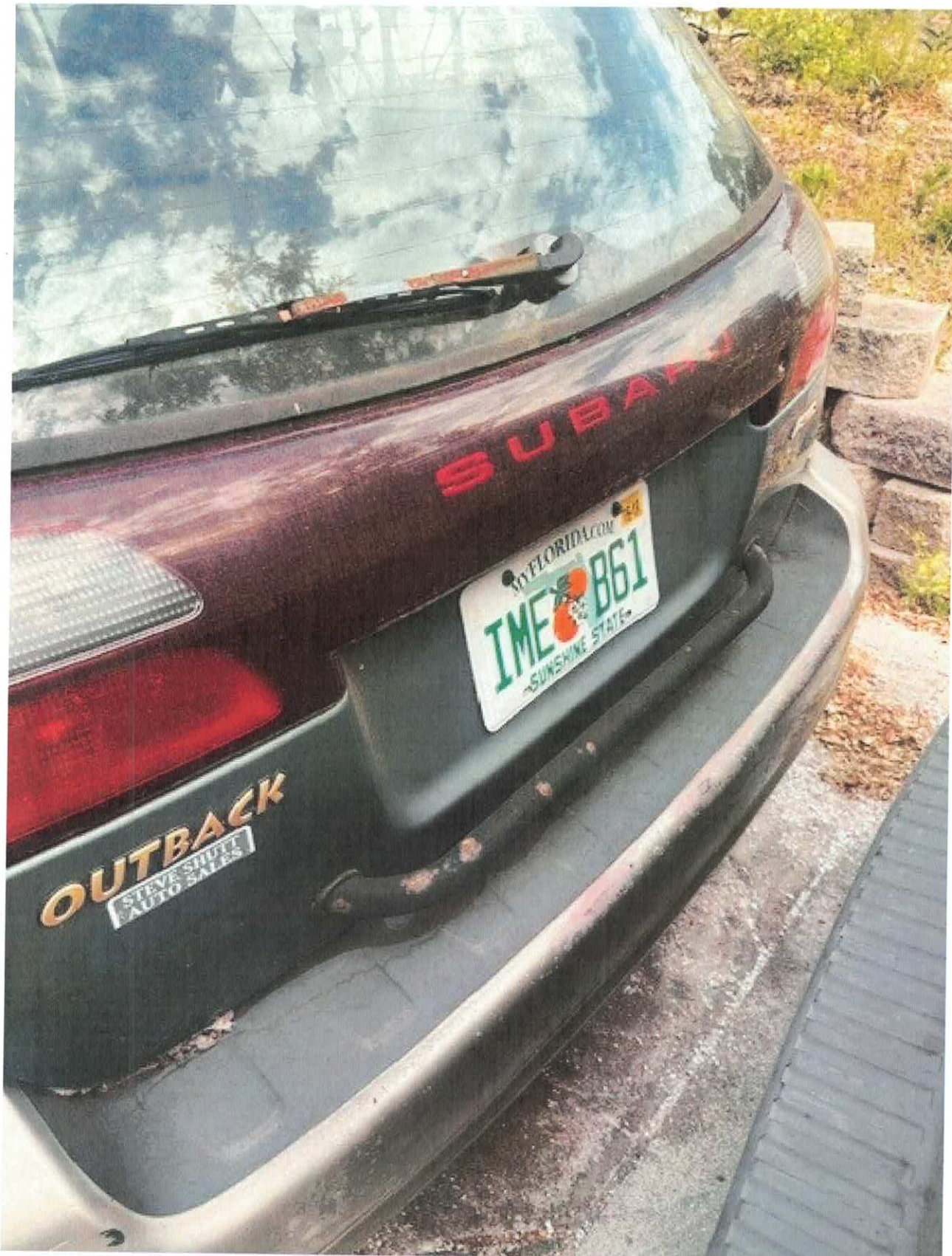
CASE # 26-80000744

VIOLATION SITE: 720 CRIMSON KING TRCE, TARPON SPRINGS, FL 34689
RE- INSPECTION 2/20/2026 BY CES ANTHONY BOONE



CASE # 26-80000744

VIOLATION SITE: 720 CRIMSON KING TRCE, TARPON SPRINGS, FL 34689
RE- INSPECTION 4/30/2026 BY CES ANTHONY BOONE



CASE # 26-80000744

VIOLATION SITE: 720 CRIMSON KING TRCE, TARPON SPRINGS, FL 34689

RE-INSPECTION 4/30/2026 BY CES ANTHONY BOONE



CASE # 26-80000744

VIOLATION SITE: 720 CRIMSON KING TRCE, TARPON SPRINGS, FL 34689
RE- INSPECTION 4/30/2026 BY CES ANTHONY BOONE



CASE # 26-80000744

VIOLATION SITE: 720 CRIMSON KING TRCE, TARPON SPRINGS, FL 34689

RE- INSPECTION 4/30/2026 BY CES ANTHONY BOONE



CASE # 26-80000744

VIOLATION SITE: 720 CRIMSON KING TRCE, TARPON SPRINGS, FL 34689

RE-INSPECTION 4/30/2026 BY CES ANTHONY BOONE



City of Tarpon Springs Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 1-21-2026

Case Number: 26-80000744

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 **1/21/2026** at the property located at the following address: **720 Crimson King TRCE (14-27-15-34767-016-0040)**. 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**
- 40.00 PARKING OR STORAGE OF ABANDONED VEHICLES**

DESCRIPTION: The property is dilapidated and unkempt. There are four inoperable vehicles on the property. There is junk and debris in the back and side yard. The shed in the rear of the property is falling apart.

REMEDY: . Remove vehicles, remove junk and debris, cut and clear excess vegetation. Repair or remove shed. Clean up and maintain the property.

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

Please take action to correct the above violation(s) prior to 5:00 p.m. on **2/20/2026**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston
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 30, 2026

Via Certified Mail

Case Number: 26-80000744
Property Owner: Paul Alvarez

Owner Address: 720 Crimson King Trace, Tarpon Springs, FL 34689
Violation Property Located: 720 Crimson King Trace, Tarpon Springs, FL 34689
Parcel ID # 14-27-15-34767-016-0040

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 **01/21/2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **2/20/2026**. A re-inspection of the subject property on **2/20/2026** 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 # 26-80000744 on June 11, 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 MAINTENECE OF PRIVATE PROPERTY**
- 8-41 NUISANCE CONDITIONS**
- 8-52 PROHIBITIONS**
- 40.00 PARKING OR STORAGE OF ABANDONED VEHICLES**

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 **01/21/2026**, the case may still be presented to the Code Enforcement Board (herein after "Board) even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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



City of Tarpon Springs

Code Enforcement Division

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

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

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 2410 0001 1136 7311**



City of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000744

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 January 21, 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 720 Crimson King Trce., 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.

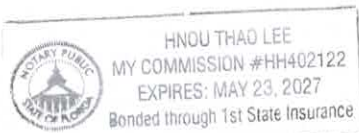
CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 21st day of January, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced _____ N/A.

Signature of Person Taking Acknowledgment

(NOTARY SEAL)



Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





City Of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000744

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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 30, 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: 720 Crimson King Trace, 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 Paul Alvarez who was located at: city Hall 324 Pine Street

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.

Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

Title : NOTARY

(NOTARY SEAL)



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



Parcel Summary (as of 01-Jun-2026)				Parcel Map			
Parcel Number 14-27-15-34767-016-0040							
Owner Name ALVAREZ, PAUL							
Property Use 0110 Single Family Home							
Site Address 720 CRIMSON KING TRCE TARPON SPRINGS, FL 34689							
Mailing Address 720 CRIMSON KING TRCE TARPON SPRINGS, FL 34689-2857							
Legal Description GULFVIEW RIDGE BLK P, LOT 4							
Current Tax District TARPON SPRINGS (TS)							
Year Built 1980							
Living SF	Gross SF	Living Units	Buildings				
1,536	1,850	1	1				

Exemptions				Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
Year	Homestead	Use %	Status	
2027	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
18633/2635	\$309,000	275.03	B	Current FEMA Maps	Check for EC	Zoning Map	71/31

2025 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$260,271	\$144,123	\$93,401	\$119,123	\$93,401

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	\$279,082	\$140,061	\$90,061	\$115,061	\$90,061
2023	Y	\$251,146	\$135,982	\$85,982	\$110,982	\$85,982
2022	Y	\$220,819	\$132,021	\$82,021	\$107,021	\$82,021
2021	Y	\$158,612	\$128,176	\$78,176	\$103,176	\$82,021
2020	Y	\$162,614	\$126,406	\$76,406	\$101,406	\$82,021

EXHIBIT

tabbies

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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-Dec-2014	\$100	<u>U</u>	I	OQUENDO JUAN L	ALVAREZ PAUL	18633/2635
28-Oct-2014	\$72,000	<u>U</u>	I	DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE	OQUENDO JUAN L	18591/2539
08-Nov-2013	\$100	<u>U</u>	I	GRIGORIS TONY E	DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE	18222/0902
12-Jun-2000	\$88,000	<u>Q</u>	I	WHITMYER THOMAS EUGENE	GRIGORIS, TONY E	10942/0866
03-Jun-1992	\$78,000	<u>U</u>	I	MUZYKA JOSEPH M	WHITMYER, THOMAS E.	07928/0786

2025 Land Information

Land Area: \cong 8,089 sf | \cong 0.18 acres

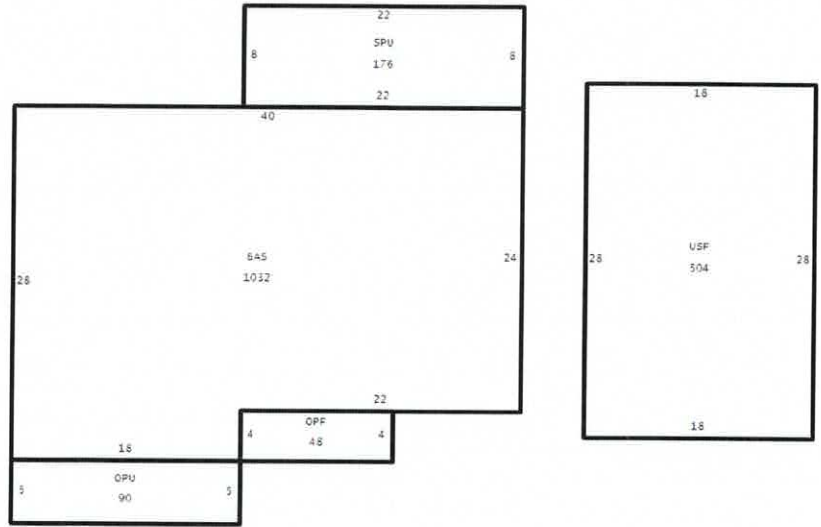
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x115	\$1,300	70.00	FF	1.0600	\$96,460

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Wood
Exterior Walls	Frame Siding
Unit Stories	2
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1980
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	38

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,032	1,032
Upper Story (USF)	504	504
Open Porch (OPF)	0	48
Open Porch Unfinished (OPU)	0	90
Screen Porch Unfinished (SPU)	0	176
Total Area SF	1,536	1,850



2025 Extra Features

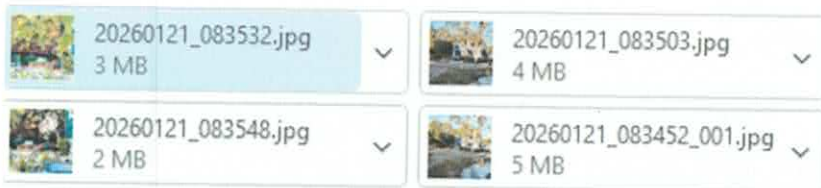
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$5,500.00	1	\$5,500	\$2,255	1980
SHED	\$24.00	192.0	\$4,608	\$1,843	1980

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
011111	ADDITION/REMODEL/RENOVATION	09/28/2001	\$12,787
99417	ROOF	04/08/1999	\$1,986

From: nickmkoulias <nickmkoulias@yahoo.com>
Sent: Wednesday, January 21, 2026 9:03 AM
To: Code Enforcement <CodeEnforcement@ctsfl.us>
Subject: 720 crimson king trace



The 4th vehicle is behind the van. Hoping something can be done about this. There are children in the neighborhood that could enter this property and be injured.

Thanks for your attention to this matter.









From: nickmkoulis <nickmkoulis@yahoo.com>
Sent: Wednesday, January 21, 2026 8:56 AM
To: Code Enforcement <CodeEnforcement@ctsfl.us>
Subject: 720 crimson king trace,tarpon springs

The property across the street from my residence has become a problem. There are 4 vehicles that are in need of mechanical repair and 3 of the 4 have expired tags they are all in the front yard. The yard has scrap metal piled in the side yard and back yard. There is a building visible from my house that is partially collapsed. The yard is overgrown .



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



7022 0410 0002 9759 4170

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

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

OFFICIAL USE

Certified Mail Fee

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark
 Here

ALVAREZ, PAUL
720 CRIMSON KING TRCE
TARPON SPRINGS, FL 34689
NOV26-80000744/1212026

See Reverse for Instructions

ALVAREZ, PAUL
720 CRIMSON KING TRCE
TARPON SPRINGS, FL 34689
NOV26-80000744/1212026



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

ALVAREZ, PAUL
720 CRIMSON KING TRCE
TARPON SPRINGS, FL 34689
NOV26-80000744/1212026

7022 0410 0002 9759 4170

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

ALVAREZ, PAUL
720 CRIMSON KING TRCE
TARPON SPRINGS, FL 34689
NOV26-80000744/1212026

Postmark Here


See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ALVAREZ, PAUL
CRIMSON KING TRCE
TARPON SPRINGS, FL 34689
NOV26-80000744/1212026



9590 9402 9664 5199 6599 88

2. Article Number (Transfer from service label)
 7022 0410 0002 9759 4170

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Paul Alvarez* Agent Addressee

B. Received by (Printed Name)
 PAUL ALVAREZ

C. Date of Delivery
 1/28/26

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

RECEIVED
 JAN 30 2026

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

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



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

CERTIFIED MAIL



7022 2410 0001 1136 7311

ALVAREZ, PAUL
720 CRIMSON KING TRCE
TARPON SPRINGS, FL 34689,
NOH26-80000744/CM43026

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FIELD AT POSTAGE

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:

ALVAREZ, PAUL
720 CRIMSON KING TRCE
TARPON SPRINGS, FL 34689.
NOH26-80000744/CMA43026



9590 9402 9664 5199 6575 71

2. Article Number (Transfer from service label)

7022 2410 0001 1136 7311

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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

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:

ALVAREZ, PAUL
720 CRIMSON KING TRCE
TARPON SPRINGS, FL 34689.
NOH26-80000744/CMA43026



9590 9402 9664 5199 6575 71

2. Article Number (Transfer from service label)

7022 2410 0001 1136 7311

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

MAY 11 2026
 Tarpon Springs

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

Restricted Delivery

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$	
<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	\$	
Total	\$	

Postmark Here

ALVAREZ, PAUL
720 CRIMSON KING TRCE
TARPON SPRINGS, FL 34689.
NOH26-80000744/CMA43026

Reverse for Instructions

NEW BUSINESS – First Orders

C-2 Case # 26-80000790

1845 Pinellas LLC
1845 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 24-27-15-39978-000-0130

Code Violation:
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.

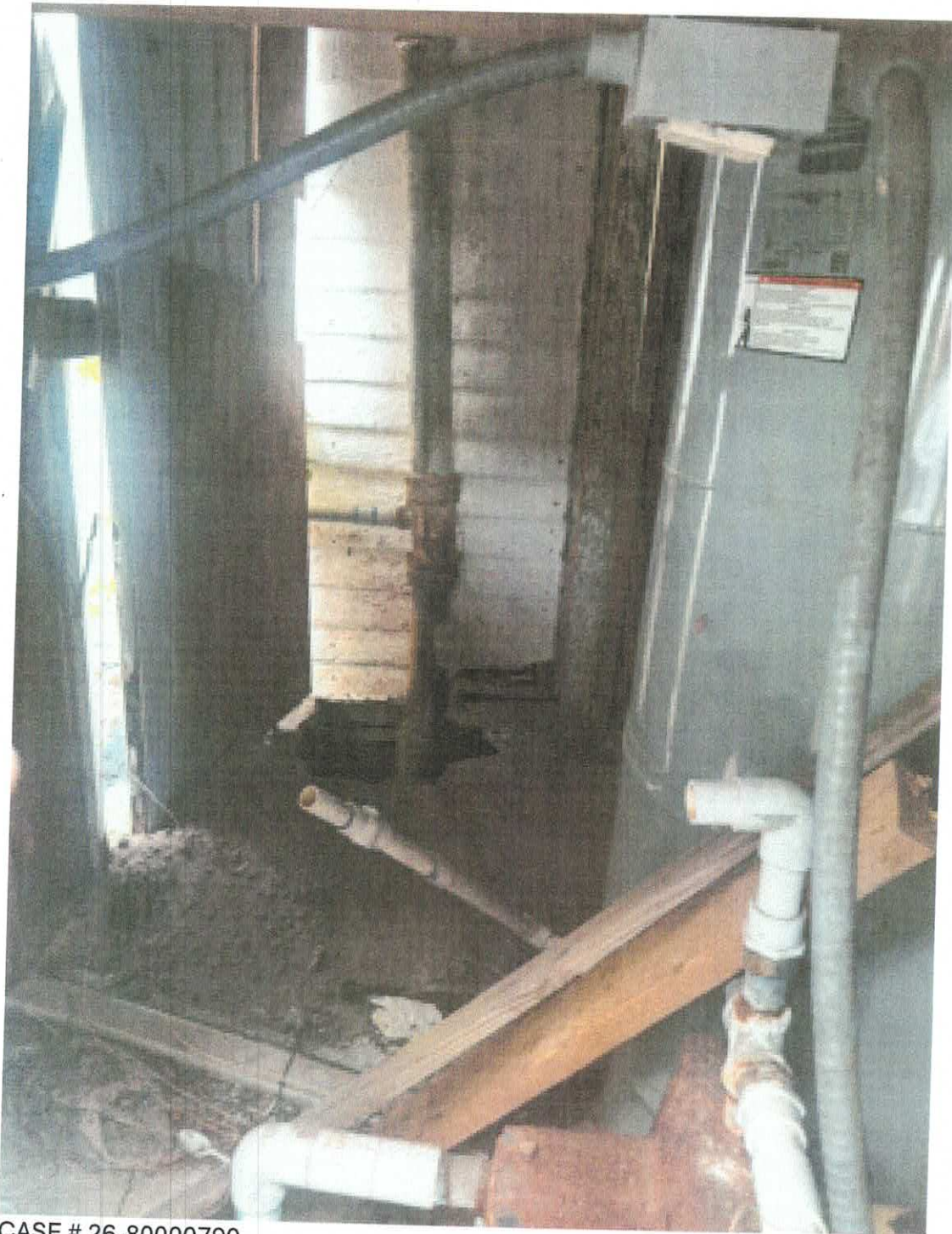
EXHIBIT E: Communication correspondences.



CASE # 26-80000790

VIOLATION SITE: 1845 S PINELLAS AVE TARPON SPRINGS, FL 34689

INSPECTION : 4/7/2026 BY CEO MICHAEL ROLLESTON



CASE # 26-80000790

VIOLATION SITE: 1845 S PINELLAS AVE TARPON SPRINGS, FL 34689

INSPECTION : 4/7/2026 BY CEO MICHAEL ROLLESTON



CASE # 26-80000790

VIOLATION SITE: 1845 S PINELLAS AVE TARPON SPRINGS, FL 34689

NOTICE OF VIOLATION POSTING BY CEO MICHAEL ROLLESTON 4/7/2026



CASE # 26-80000790

VIOLATION SITE: 1845 S PINELLAS AVE TARPON SPRINGS, FL 34689

NOTICE OF HEARING POSTING BY CEO MICHAEL ROLLESTON 5/15/2026



City of Tarpon Springs Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 4-7-2026

Case Number: 26-80000790

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 **4/1/2026** at the property located at the following address: **1845 S Pinellas AVE (24-27-15-39978-000-0130)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

212.00 BUILDING PERMITS

DESCRIPTION: The property has had electrical and plumbing work done without permits and not with in proper code on unit 4.

REMEDY: . Apply and secure an after the fact permit, properly do the plumbing and electrical work and have the work inspected as part of the permits.

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

Please take action to correct the above violation(s) prior to 5:00 p.m. on **5/4/2026**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Respectfully,

Michael Rollsten
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: May 14, 2026

Via Certified Mail

Case Number: 26-80000790

Property Owner: 1845 Pinellas LLC

Owner Address: P.O. Box 113, Elfers, FL 34680-0113

Violation Property Located: 1845 Pinellas Avenue, Tarpon Springs, FL 34689

Parcel ID 24-27-15-39978-000-0130

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 **4/7/2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **5/4/2026**. A re-inspection of the subject property on **5/4/2026** 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 # 26-80000790 on June 11, 2026, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

212.00 BUILDING PERMITS

You are hereby advised that if the violations identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **4/7/2026**, 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 at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or via email mrolleston@tspd.us.

Certified Mail Receipt Tracking Number: 7022 2410 0001 1136 7359



City of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000790

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 7, 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 1845 S. Pinellas 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 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 7th 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

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: 26-80000790

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

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

On _____, 2026 which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 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 May 14, 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: 1845 S. Pinellas 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 14th day of May, 2026, by Code Enforcement Supervisor Anthony Boone, who is personally known to me or who has produced _____ N/A.

(NOTARY SEAL)



HNOU THAO LEE
MY COMMISSION #PH1402122
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 01-Jun-2026)

Parcel Map

Parcel Number

24-27-15-39978-000-0130

Owner Name

1845 PINELLAS LLC

Property Use

4190 Industrial Not Classified Elsewhere

Site Address

1845 S PINELLAS AVE

TARPON SPRINGS, FL 34689

Mailing Address

PO BOX 113

ELFERS, FL 34680-0113

Legal Description

HILLCREST PARK ADD LOT 13 LESS N 10FT

Current Tax District

TARPON SPRINGS (TS)

Year Built

1997 | 1946 | 1946 | 1918 | 1970 | 1974 | 1970 | 1950

Heated SF	Gross SF	Living Units	Buildings
5,728	6,079	4	8



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
20176/2464	Find Comps	274.04	B	Current FEMA Maps	Check for EC	Zoning Map	6/57

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$405,255	\$405,255	\$405,255	\$405,255	\$405,255

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	\$374,846	\$374,846	\$374,846	\$374,846	\$374,846
2023	N	\$354,090	\$352,990	\$352,990	\$354,090	\$352,990
2022	N	\$320,900	\$320,900	\$320,900	\$320,900	\$320,900
2021	N	\$295,276	\$295,276	\$295,276	\$295,276	\$295,276
2020	N	\$273,323	\$273,323	\$273,323	\$273,323	\$273,323



2025 Tax Information



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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
17-Aug-2018	\$275,000	<u>Q</u>	I	PITELIS MARIA GABRIELLA	1845 PINELLAS LLC	20176/2464
31-Jan-2006	\$0	<u>U</u>	I	MARKOULAKIS PETER	MARKOULAKIS, IRENE TRE	14902/2203
12-Oct-1994	\$105,000	<u>U</u>	I	WOLLINKA DAVID J PR	MARKOULAKIS, PETER	08809/0572

2025 Land Information

Land Area: \cong 19,998 sf | \cong 0.45 acres

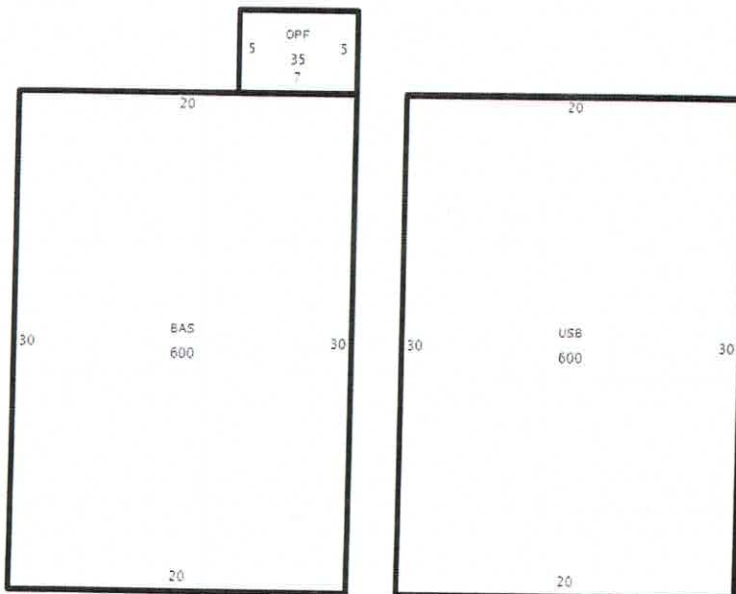
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Light Manufacture	134x170	\$15.5	19,831	SF	1.0000	\$307,381

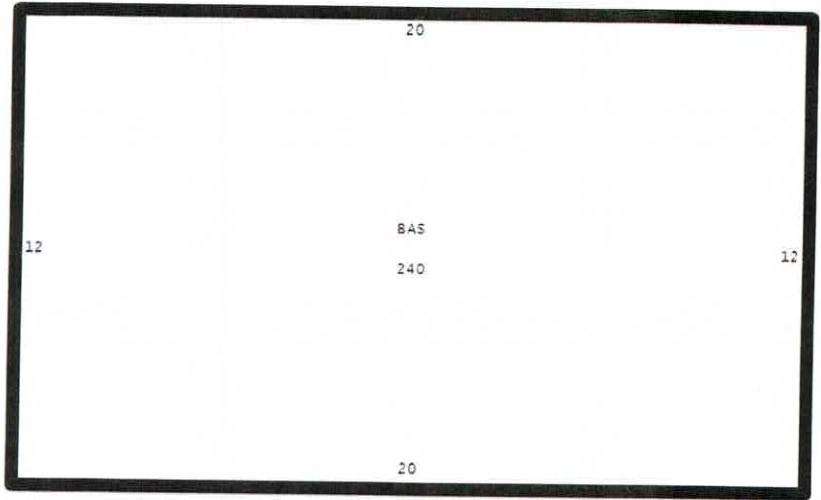
2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	600	600
Floor System	Slab On Grade	Upper Story (USB)	600	600
Exterior Walls	Concrete Block	Open Porch (OPF)	0	35
Unit Stories	2	Total Area SF	1,200	1,235
Roof Frame	Gable Or Hip			
Living Units	0			
Roof Cover	Composition Shingle			
Year Built	1997			
Building Type	Warehouses			
Quality	Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	None			
Fixtures	2			
Effective Age	29			



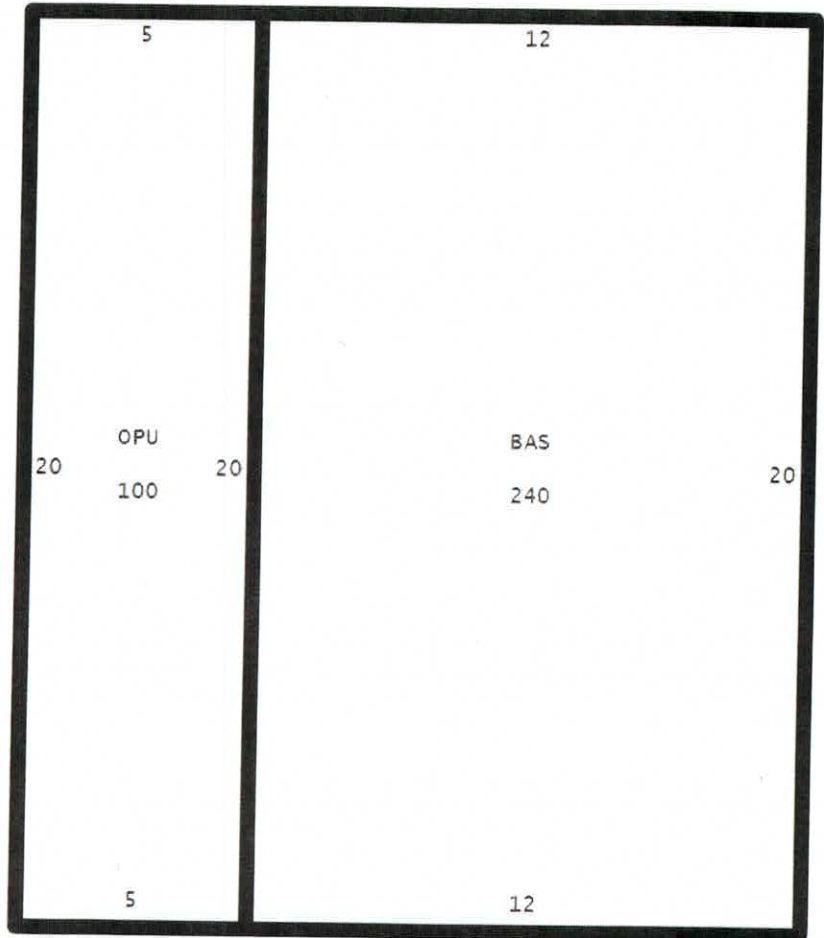
2025 Building 2 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	240	240
Floor System	Slab On Grade	Total Area SF	240	240
Exterior Walls	Cb Stucco/Cb Reclad			
Unit Stories	1			
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1946			
Building Type	Single Family			
Quality	Minimal	12	BAS 240	12
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	6			
Effective Age	63			



2025 Building 3 Structural Elements and Sub Area Information

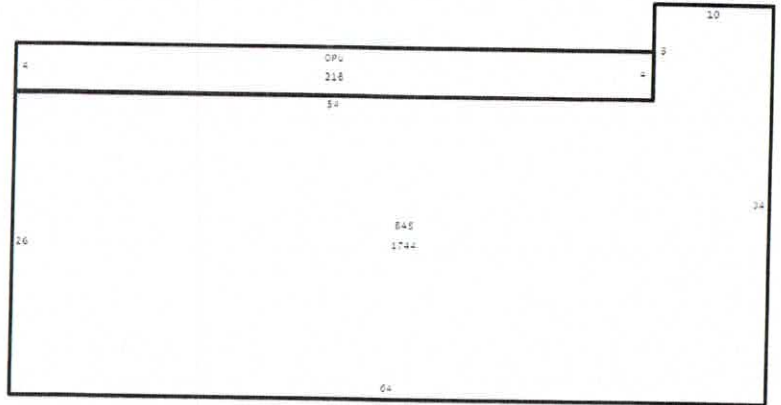
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	240	240
Floor System	Slab On Grade	Open Porch Unfinished (OPU)	0	100
Exterior Walls	Cb Stucco/Cb Reclad	Total Area SF	240	340
Unit Stories	1			
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1946			
Building Type	Single Family			
Quality	Minimal			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	6			
Effective Age	63			



2025 Building 4 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	1,744	1,744
Floor System	Slab On Grade	Open Porch Unfinished (OPU)	0	216
Exterior Walls	Concrete Block	Total Area SF	1,744	1,960

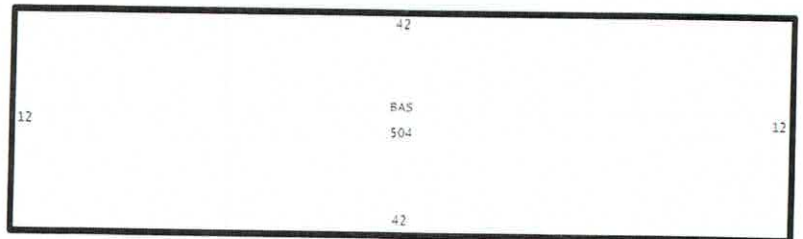
Unit Stories	1
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Composition Shingle
Year Built	1918
Building Type	Warehouses
Quality	Minimal
Floor Finish	Concrete Finish
Interior Finish	None
Cooling	None
Fixtures	5
Effective Age	63



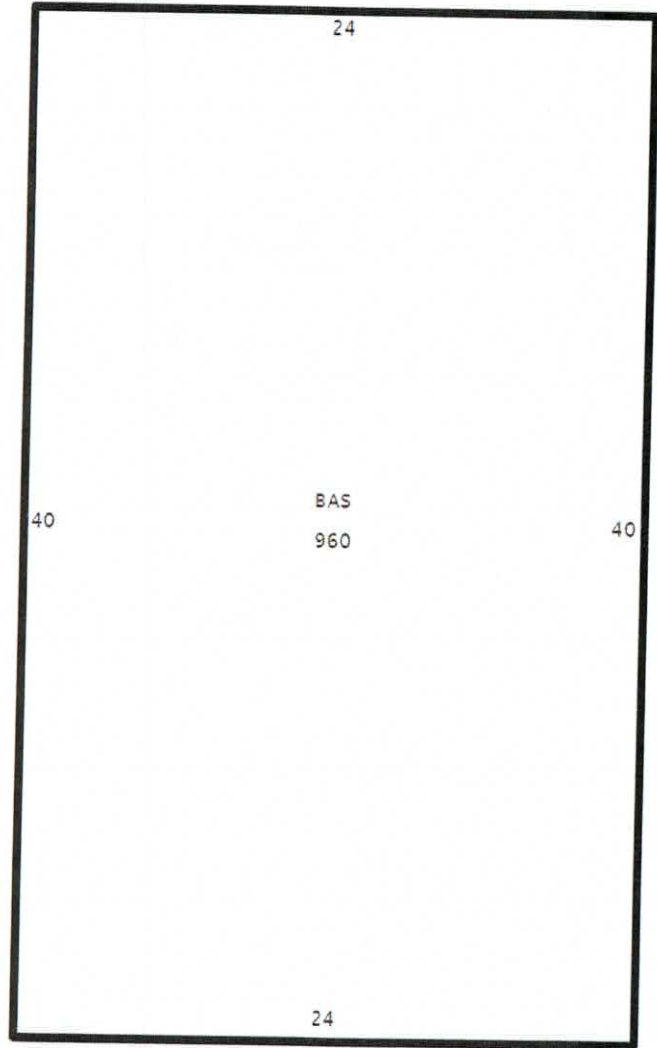
2025 Building 5 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Piers	Base (BAS)	504	504
Floor System	Wood	Total Area SF	504	504

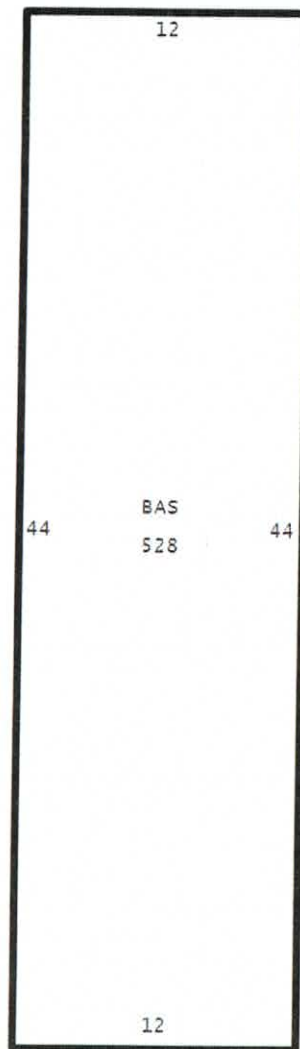
Exterior Walls	Frame Metal
Unit Stories	1
Living Units	1
Roof Frame	Flat Shed
Roof Cover	Mh Roof Cover
Year Built	1970
Building Type	Manufactured Homes
Quality	Minimal
Floor Finish	Carpet/Vinyl/Asphalt/S
Interior Finish	Wood/Wallboard
Heating	Central Duct
Cooling	None
Fixtures	3
Effective Age	56



Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Piers	Base (BAS)	960	960
Floor System	Wood	Total Area SF	960	960
Exterior Walls	Frame Metal			
Unit Stories	1			
Living Units	0			
Roof Frame	Flat Shed			
Roof Cover	Mh Roof Cover			
Year Built	1974			
Building Type	Manufactured Homes			
Quality	Fair			
Floor Finish	Carpet/Vinyl/Asphalt/S			
Interior Finish	Wood/Wallboard			
Heating	Unit/Space/Wall/Floor			
Cooling	None			
Fixtures	3			
Effective Age	52			

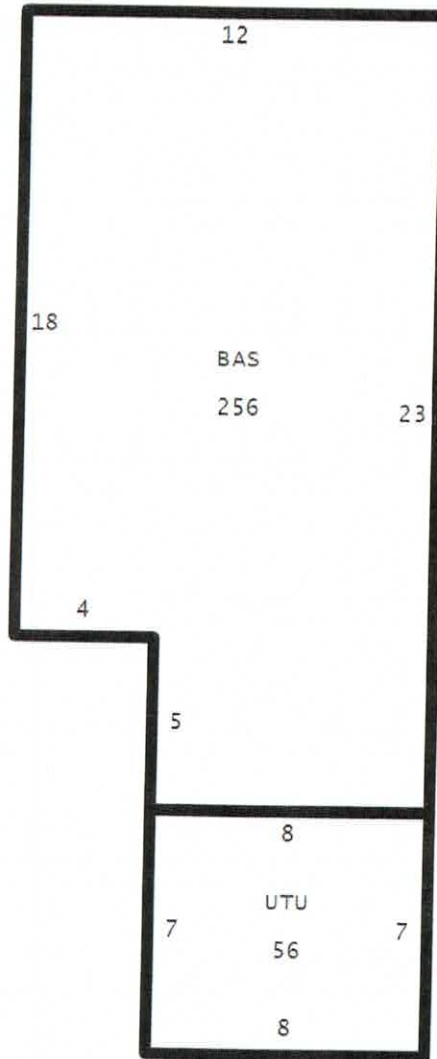


Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Piers	Base (BAS)	528	528
Floor System	Wood	Total Area SF	528	528
Exterior Walls	Frame Metal			
Unit Stories	1			
Living Units	1			
Roof Frame	Flat Shed			
Roof Cover	Mh Roof Cover			
Year Built	1970			
Building Type	Manufactured Homes			
Quality	Minimal			
Floor Finish	Carpet/Vinyl/Asphalt/S			
Interior Finish	Wood/Wallboard			
Heating	None			
Cooling	None			
Fixtures	3			
Effective Age	56			



2025 Building 8 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	256	256
Floor System	Slab On Grade	Utility Unfinished (UTU)	56	56
Exterior Walls	Siding Minimum	Total Area SF	312	312
Unit Stories	1			
Roof Frame	Gable Or Hip			
Living Units	0			
Roof Cover	Composition Shingle			
Year Built	1950			
Building Type	Pre-Engineered Metal			
Quality	Fair			
Floor Finish	Concrete Finish			
Interior Finish	None			
Cooling	None			
Fixtures	0			
Effective Age	63			



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
22-0000629	TPP USE	05/16/2022	\$930
21-0000465	PLUMBING	03/04/2021	\$0
20-00002182	ELECTRICAL	10/02/2020	\$0
20-00002182	MISCELLANEOUS	08/31/2020	\$32,500
13-00001264	ADDITION/REMODEL/RENOVATION	08/22/2013	\$1,875
PER-H-CB172444	ROOF	02/12/1998	\$1,200

Adam Ross, Pinellas County Tax Collector

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

2024 DELINQUENT REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Face: \$7509.71	Cert #526	If Received By	Jun 30, 2026	Jul 31, 2026	Aug 31, 2026
Rate: 0.25%	Bidder #617303	Pay this Amount	\$7891.45	\$7891.45	\$7891.45

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R255355		TS

1845 PINELLAS LLC
PO BOX 113
ELFERS, FL 34680-0113

MAKE PAYMENT ONLY
WITH CASHIER'S CHECK,
OFFICIAL BANK DRAFT,
MONEY ORDER OR CASH

PARCEL NO.: 24/27/15/39978/000/0130
SITE ADDRESS: 1845 S PINELLAS AVE, TARPON SPRINGS
PLAT: 6 PAGE: 57
LEGAL:
HILLCREST PARK ADD
LOT 13 LESS N 10FT

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5947	374,846	0	374,846	1,722.30	
HEALTH DEPARTMENT	0.0713	374,846	0	374,846	26.73	
EMS	0.8050	374,846	0	374,846	301.75	
SCHOOL-STATE LAW	3.0740	374,846	0	374,846	1,152.28	
SCHOOL-LOCAL BD.	2.7480	374,846	0	374,846	1,030.08	
TARPON SPRINGS	5.3700	374,846	0	374,846	2,012.92	
SW FLA WTR MGMT.	0.1909	374,846	0	374,846	71.56	
PINELLAS COUNTY PLN.CNCL.	0.0200	374,846	0	374,846	7.50	
JUVENILE WELFARE BOARD	0.8250	374,846	0	374,846	309.25	
SUNCOAST TRANSIT AUTHORITY	0.7342	374,846	0	374,846	275.21	
TOTAL MILLAGE 18.4331					GROSS AD VALOREM TAXES \$6,909.58	

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS \$0.00	
TAXES BECOME DELINQUENT APRIL 1ST COMBINED GROSS TAXES AND ASSESSMENTS \$6,909.58	

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

2024 DELINQUENT REAL ESTATE TAX

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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R255355		TS

1845 PINELLAS LLC
PO BOX 113
ELFERS, FL 34680-0113

MAKE PAYMENT ONLY
WITH CASHIER'S CHECK,
OFFICIAL BANK DRAFT,
MONEY ORDER OR CASH

PARCEL NO.: 24/27/15/39978/000/0130
SITE ADDRESS: 1845 S PINELLAS AVE, TARPON SPRINGS
PLAT: 6 PAGE: 57
LEGAL:
HILLCREST PARK ADD
LOT 13 LESS N 10FT

From: Hnou Lee
Sent: Tuesday, April 7, 2026 8:35 AM
To: Michael Rolleston <mrolleston@ctsfl.us>
Cc: Anthony Boone <aboone@ctsfl.us>
Subject: 1845 S PINELLAS AVE CASE # 26-80000790 OPENED 4/7/2026

CASE # 26-80000790 has been opened on **4/7/2026**, for the violation site at **1845 S PINELLAS AVE**. All documentation has been uploaded to the case in Naviline.

CASE # 26-80000790 OPENED 4/7/2026		
VIOLATION SITE: 1845 S PINELLAS AVE TARPON SPRINGS, FL 34689		
Property Owner(s): 1845 PINELLAS LLC		
MAILING ADDRESS: PO BOX 113 ELFERS, FL 34680-0113		
Parcel ID: 24-27-15-39978-000-0130	TAX DISTRICT: TS	HOMESTEAD: N
COMPLAINANT: Building Dept.	DATE: 4/6/2026	
ADDRESS: 324 Pine St.		
COMPLAINT(S): Unpermitted electrical and plumbing.		
CODE CASE OFFICER: Michael Rolleston		
INITIAL INSPECTION 4/7/2026		

From: Michael Rolleston <mrolleston@ctsfl.us>
Sent: Monday, April 6, 2026 2:24 PM
To: Hnou Lee <hlee@ctsfl.us>
Cc: Anthony Boone <aboone@ctsfl.us>
Subject: 1845 S Pinellas

Please open a case on this property. Unpermitted electrical and plumbing.



MICHAEL ROLLESTON
 CODE ENFORCEMENT OFFICER

CITY OF TARPON SPRINGS
 CODE ENFORCEMENT

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

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





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



7022 0410 0002 9759 3036

1845 PINELLAS LLC
PO BOX 113
ELFERS, FL 34680-0113
NOV26-80000790/CM472026



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

1845 PINELLAS LLC
PO BOX 113
ELFERS, FL 34680-0113
NOV26-80000790/SM472026

CERTIFIED MAIL

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:

1845 PINELLAS LLC
PO BOX 113
ELFERS, FL 34680-0113
NOV26-80000790/CM472026



9590 9402 9664 5199 6598 34

2. Article Number (Transfer from service label)

7022 0410 0002 9759 3036

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

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

1845 PINELLAS LLC
PO BOX 113
ELFERS, FL 34680-0113
NOV26-80000790/CM472026

See Reverse for Instructions

7022 0410 0002 9759 3036

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:

1845 PINELLAS LLC
PO BOX 113
ELFERS, FL 34680-0113
NOV26-80000790/CM472026



9590 9402 9664 5199 6598 34

2. Article Number (Transfer from service label)

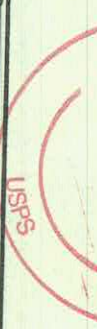
7022 0410 0002 9759 3036

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

RECEIVED
 APR 6 2026



Tarpot Springs
 OKLAHOMA NT

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



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

CERTIFIED MAIL



7022 2410 0001 1136 7359

1845 PINELLAS LLC
PO BOX 113
ELFERS, FL 34680-0113
NOH26-80000790/CM51426

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:

1845 PINELLAS LLC
PO BOX 113
ELFERS, FL 34680-0113
NOH26-80000790/CM51426



9590 9402 9664 5199 6576 70

2. Article Number (Transfer from service label)

7022 2410 0001 1136 7359

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured 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®

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

7022 2410 0001 1136 7359

To: **1845 PINELLAS LLC**
 St: **PO BOX 113**
 City: **ELFERS, FL 34680-0113**
 ZIP: **NOH26-80000790/CM51426**

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

NEW BUSINESS – First Orders

C-3 Case # 26-80000827

Dia Poulos
1436 Red Oak Drive
Tarpon Springs, FL 34689
PID 24-27-15-62932-002-0050

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

Fine Due: \$150.00

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.



CASE # 26-80000827

VIOLATION SITE: 1436 RED OAK DR, TARPON SPRINGS, FL 34689

INITIAL INSPECTION: 5/11/2026 BY CEO MICHAEL ROLLESTON





City of Tarpon Springs Code Enforcement Division

NOTICE OF VIOLATION

WATER RESTRICTION

Date Issued: 5/11/2026

Case Number: 26-8000827

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 **5/9/2026** at the property located at the following address: **1436 Red Oak DR (24-27-15-62932-002-0050)**

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 5/9/2026 at 1910

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 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.



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: May 11, 2026

Via Certified Mail

Case Number: 26-80000827
Property Owner: Dia Poulos

Owner Address: 1436 Red Oak Drive, Tarpon Springs, FL 34689
Violation Property Located: 1436 Red Oak Drive, Tarpon Springs, FL 34689
Parcel ID 24-27-15-62932-002-0050

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 **5/11/2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **5/11/2026**. A re-inspection of the subject property on **5/11/2026** 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 # 26-80000827 on June 11, 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 CODE(S): 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 **5/11/2026**, 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 at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or via email mrolleston@tspd.us.

Certified Mail Receipt Tracking Number: 7022 2410 0001 1136 7342



City of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000827

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 May 11, 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 1436 Red Oak 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 11th day of May, 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: 26-80000827

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 May 11, 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: 1436 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 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 11th day of May, 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 29-May-2026)				Parcel Map
Parcel Number 24-27-15-62932-002-0050				
Owner Name POULOS, DIA				
Property Use 0110 Single Family Home				
Site Address 1436 RED OAK DR TARPON SPRINGS, FL 34689				
Mailing Address 1436 RED OAK DR TARPON SPRINGS, FL 34689-3818				
Legal Description OAKLEAF VILLAGE UNIT 1 BLK B, LOT 5				
Current Tax District TARPON SPRINGS (TS)				
Year Built 1976				
Living SF	Gross SF	Living Units	Buildings	
1,578	2,188	1	1	

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2027	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
21089/2269	\$375,600	274.04	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	75/36

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$319,290	\$112,122	\$61,400	\$87,122	\$61,400

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	\$311,989	\$108,962	\$58,962	\$83,962	\$58,962
2023	Y	\$280,647	\$105,788	\$55,788	\$80,788	\$55,788
2022	Y	\$227,058	\$102,707	\$52,707	\$77,707	\$52,707
2021	Y	\$174,341	\$99,716	\$49,716	\$74,716	
2020	Y	\$172,501	\$98,339	\$48,339	\$73,339	





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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
08-Jul-2020	\$100	<u>U</u>	I	POULOS DIA	POULOS DIA	21089/2267
08-Jul-2020	\$100	<u>U</u>	I	POULOS DIA	POULOS DIA	21089/2269
05-Aug-2015	\$100	<u>U</u>	I	POULOS DIA	POULOS DIA	18893/1664
05-Aug-2015	\$100	<u>U</u>	I	POULOS DIA	POULOS DIA	18893/1666
28-Apr-2010	\$100	<u>U</u>	I	POULOS DIA	THEODOROPOULOS ANDREAS	16903/0420

2025 Land Information

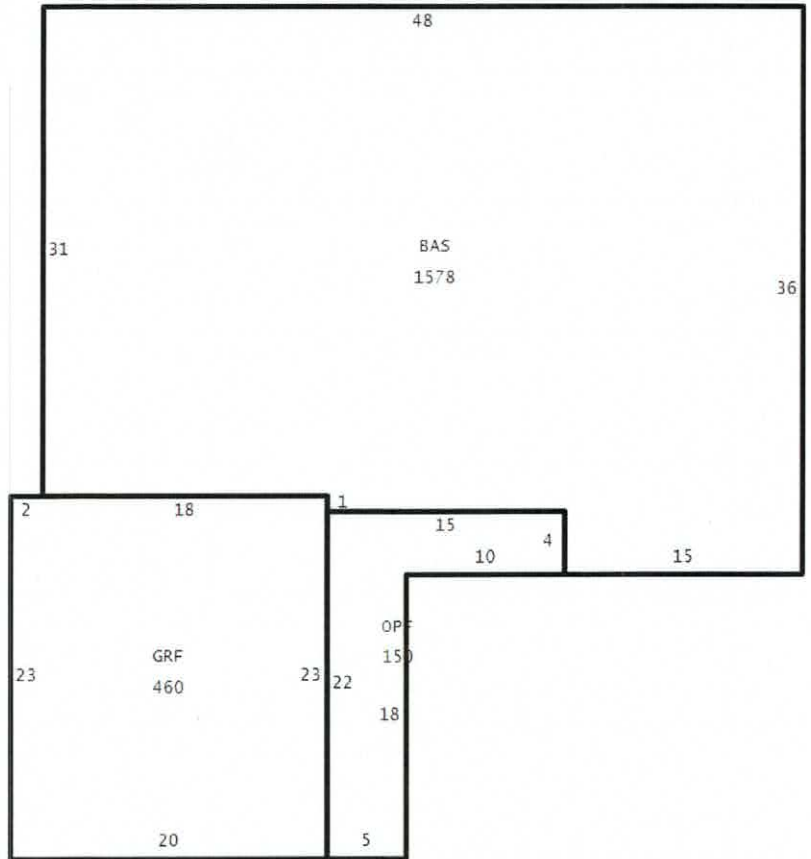
Land Area: \cong 7,693 sf | \cong 0.17 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x110	\$1,400	70.00	FF	1.0400	\$101,920

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,578	1,578
Floor System	Slab On Grade	Garage (GRF)	0	460
Exterior Walls	Cb Stucco/Cb Reclad	Open Porch (OPF)	0	150
Unit Stories	1	Total Area SF	1,578	2,188
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1976			
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	31			



2025 Extra Features

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

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
20-00001194	WINDOWS/DOORS	05/06/2020	\$1,250
18-00000708	MISCELLANEOUS	03/05/2018	\$500

Adam Ross, Pinellas County Tax Collector

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

2025 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$1265.74				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R255629		TS

PARCEL NO.: 24/27/15/62932/002/0050
 SITE ADDRESS: 1436 RED OAK DR, TARPON SPRINGS
 PLAT: 75 PAGE: 36
 LEGAL:
 OAKLEAF VILLAGE UNIT 1
 BLK B, LOT 5

POULOS, DIA
 1436 RED OAK DR
 TARPON SPRINGS, FL 34689-3818

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	112,122	50,722	61,400	278.90
HEALTH DEPARTMENT	0.0713	112,122	50,722	61,400	4.38
EMS	0.8050	112,122	50,722	61,400	49.43
SCHOOL-STATE LAW	3.0450	112,122	25,000	87,122	265.29
SCHOOL-LOCAL BD.	3.2480	112,122	25,000	87,122	282.97
TARPON SPRINGS	5.3700	112,122	50,722	61,400	329.72
SW FLA WTR MGMT.	0.1831	112,122	50,722	61,400	11.24
PINELLAS COUNTY PLN.CNCL.	0.0175	112,122	50,722	61,400	1.07
JUVENILE WELFARE BOARD	0.8250	112,122	50,722	61,400	50.66
SUNCOAST TRANSIT AUTHORITY	0.7300	112,122	50,722	61,400	44.82
TOTAL MILLAGE	18.8372			GROSS AD VALOREM TAXES	\$1,318.48

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST **COMBINED GROSS TAXES AND ASSESSMENTS** **\$1,318.48**

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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PARCEL NO.: 24/27/15/62932/002/0050
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 PLAT: 75 PAGE: 36
 LEGAL:
 OAKLEAF VILLAGE UNIT 1
 BLK B, LOT 5

POULOS, DIA
 1436 RED OAK DR
 TARPON SPRINGS, FL 34689-3818

From: Michael Rolleston <mrolleston@ctsfl.us>

Sent: Monday, May 11, 2026 11:08 AM

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

Subject: 1436 red oak dr



Please open a case for this property water violation observed Saturday may 9 at 1910 wrong day and outside hours.

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



VIOLATION SITE: 1436 RED OAK DR, TARPON SPRINGS, FL 34689

INITIAL INSPECTION: 5/11/2026 BY CEO MICHAEL ROLLESTON





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

CERTIFIED MAIL®



7022 2410 0001 1136 7342

POULOS, DIA
1436 RED OAK DR
TARPON SPRINGS, FL 34689-3
NOH26-80000827/CMS1126

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:

POULOS, DIA
1436 RED OAK DR
TARPON SPRINGS, FL 34689-3
NOH26-80000827/CM51126



2. Article Number (Transfer from service label)

7022 2410 0001 1136 7342
 PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) X
- 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

Restricted Delivery

Domestic Return Receipt

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.

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POULOS, DIA
1436 RED OAK DR
TARPON SPRINGS, FL 34689-3
NOH26-80000827/CM51126



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

MAY 19 2026

Tarpon Springs

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

Restricted Delivery

Domestic Return Receipt

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

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

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

Postmark Here

7022 2410 0001 1136 7342

POULOS, DIA
1436 RED OAK DR
TARPON SPRINGS, FL 34689-3
NOH26-80000827/CM51126

PS Form 3800, April 2015 PSN 7530-02-000-9047
 See Reverse for Instructions

AFFIDAVITS OF COMPLIANCE (WITH FINES DUE)

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

C-4 Case # 24-80000355

KDA Properties LLC
199 Grand Blvd.
Tarpon Springs, FL 34689
PID 12-27-15-77760-000-0018

Code Violation:
NFPA 101 – LIFE SAFETY CODE

Fines Due:

Satisfaction Fee	\$10.00
Estimated Daily Fine	\$108,250.00
Daily Code Enforcement Fine (\$250.00 3/15/2025 – 5/22/2026)	
Estimated Fines Due	\$118,250.00

Affidavit of Compliance (With Fines Due)



City of Tarpon Springs Code Enforcement

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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number **24-80000355** in which violations of City code identified on the property located at **199 Grand Boulevard, Tarpon Springs FL, 34689**, also described as **Parcel ID 12-27-15-77760-000-0018** (hereinafter the "Property").
4. That on **May 22, 2026**, I inspected the Property to determine whether compliance with city ordinance **NFPA 101 - LIFE SAFETY CODE**, had been achieved on or before **May 22, 2026**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **May 22, 2026**, it was determined to be in compliance.

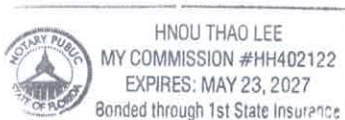
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
FURTHER AFFIANT SAYETH NAUGHT.

Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 26th day of May 2026, by Code Enforcement Supervisor Anthony Boone, who is personally known to me or who has produced N/A.

(NOTARY SEAL)


Signature of Person Taking Acknowledgment

Hnou Thao Lee
Name of Acknowledger Typed or Printed
NOTARY
Title

AFFIDAVITS OF COMPLIANCE (WITH FINES DUE)

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

C-5 Case # 18-80000373

James Bower
722 Merlin's Court
Tarpon Springs, FL 34689
PID 14-27-15-35355-000-0200

Code Violations:

133.02 - APPLICABILITY AND MAINTENANCE OF TREES FOR ALL
PROPERTIES WITHIN THE CITY.

133.03 - EXEMPTIONS

Fines Due:

Affidavit of Cost	\$143.50
Satisfaction Fee	\$10.00
Estimated Daily Fine	\$274,600.00
(Daily Code Enforcement Fine (100.00) 10/24/2018 – 5/1/2026)	

Estimated Fines Due \$274,753.50

Affidavit of Compliance (With Fines Due)



City of Tarpon Springs Code Enforcement

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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number **18-80000373** in which violations of City code identified on the property located at **722 Merlin' s Court, Tarpon Springs, FL 34689**, also described as **Parcel ID 14-27-15-35355-000-0200** (hereinafter the "Property").
4. That on **May 1, 2026**, I inspected the Property to determine whether compliance with city ordinance **133.02 and 133.03**, had been achieved on or before **May 1, 2026**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **May 1, 2026**, it was determined to be in compliance.

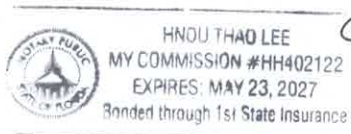
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
FURTHER AFFIANT SAYETH NAUGHT.



Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 26th day of May 2026, by Code Enforcement Supervisor Anthony Boone, who is personally known to me or who has produced N/A.

(NOTARY SEAL)




Signature of Person Taking Acknowledgment
Hnou Thao Lee
Name of Acknowledger Typed or Printed
NOTARY
Title

MINUTES
CODE ENFORCEMENT BOARD
MAY 14, 2026

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, MAY 14, 2026, AT 2:00 P.M. WITH THE FOLLOWING:

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

INVOCATION:

Chair Demotses gave the invocation.

PLEDGE OF ALLEGIANCE:

Chair Demotses led the Pledge of Allegiance to the Flag.

HEARING PROCEDURES:

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

SWEARING IN:

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

ANNOUNCEMENT:

6. CASE NO. 26-80000815 – ROBERT MARSHALL – 739 GULF ROAD – 14/27/15/43074/002/0010

This case came into compliance prior to the meeting.

7. CASE NO. 26-80000819 – JANETTA M. TWERELL – 1202 E. OAKWOOD STREET – 07/27/16/99612/022/0010

This case came into compliance prior to the meeting.

NEW BUSINESS:

1. CASE NO. 25-8000687 – MICHAEL V. ENGLAND – 1309 CROMWELL DRIVE – 23/27/15/92009/000/0480

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

MOTION: MR. PAUL
SECOND: DR. MATTIA

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

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

ORDER: It was the Order of the Board that Michael England shall comply with Code of the City of Tarpon Springs Section(s) 8-40, 8-41 and 8-52 by June 10, 2026. If Michael England does not comply within the time specified, the Board may order a fine of \$50.00 each day the violation continue to exist, plus the cost of prosecuting the case.

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

NEW BUSINESS (con't):

2. CASE NO. 26-80000753 – LOUIS KOKALIS – 120 ATHENS STREET – 12/27/15/15264/000/0410

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

MOTION: MS. KERN
SECOND: MR. ABERCROMBIE

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 Louis Kokalis was in violation of City Code(s) 8-40, 8-41 and 8-52.

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

ORDER: It was the Order of the Board that Louis Kokalis shall comply with Code of the City of Tarpon Springs Section(s) 8-40, 8-41 and 8-52 by June 10, 2026. If Louis Kokalis does not comply within the time specified, the Board may order a fine of \$50.00 each day the violation continue to exist, plus the cost of prosecuting the case.

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

NEW BUSINESS (con't):

3. CASE NO. 26-80000788 – TYLER J. SMITH – 1003 LAKE AVOCA DRIVE – 03/27/15/72382/000/0260

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

MOTION: MR. ABERCROMBIE
SECOND: MS. KERN

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 Tyler J. Smith was in violation of City Code(s) 8-40 and 8-41.

CONCLUSION OF LAW: Tyler J. Smith was in violation of Section(s) 8-40 and 8-41 of the Tarpon Springs Code.

ORDER: It was the Order of the Board that Tyler J. Smith shall comply with Code of the City of Tarpon Springs Section(s) 8-40 and 8-41 by June 10, 2026. If Tyler J. Smith does not comply within the time specified, the Board may order a fine of \$50.00 each day the violation continue to exist, plus the cost of prosecuting the case.

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

NEW BUSINESS (con't):

**4. CASE NO. 26-8000773 – MICHAEL BRUCE MARLOWE – MICHELLE E. MARLOWE – 1019 S. FLORIDA AVENUE
14/27/15/00000/330/0900**

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

MOTION: MS. KERN
SECOND: MR. PAUL

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 Michael Marlowe and Michelle Marlowe was in violation of City Code(s) 36.02, 303.1 and 212.00.

CONCLUSION OF LAW: Michael Marlowe and Michelle Marlowe were in violation of Section(s) 36.02, 303.1 and 212.00 of the Tarpon Springs Code.

ORDER: It was the Order of the Board that Michael Marlowe and Michelle Marlowe shall comply with Code of the City of Tarpon Springs Section(s) 36.02, 303.1 and 212.00 by June 10, 2026. If Michael Marlowe and Michelle Marlowe do not comply within the time specified, the Board may order a fine of \$75.00 each day the violation continues to exist, plus the cost of prosecuting the case.

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

NEW BUSINESS (con't):

**5. CASE NO. 26-80000802 – JOSEPH J. MERINO – KATHLEEN F. MERINO – 1390 RED OAK DRIVE
24/27/15/62934/005/0210**

Michael Rolleston, Code Enforcement Inspector; testified on behalf of the City. Joseph J. Merino, Respondent was present and testified.

MOTION: MR. ABERCROMBIE
SECOND: MR. PAUL

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, Joseph Merino, Respondent and viewing the evidence five (5) exhibits submitted by the City it was evident that Joseph Merino and Kathleen Merino were in violation of City Code(s) SWFMD Phase III Water Restriction 20-42, 40-43 and 20-44.

CONCLUSION OF LAW: Joseph Merino and Kathleen Merino were in violation of Section(s) SWFMD Phase III Water Restriction 20-42, 40-43 and 20-44. of the Tarpon Springs Code.

ORDER: It was the Order of the Board that Joseph Merino and Kathleen Merino shall comply with Code of the City of Tarpon Springs Section(s) SWFMD Phase III Water Restriction 20-42, 40-43 and 20-44, June 10, 2026. If Joseph Merino and Kathleen Merino do not comply within the time specified, the Board may order a fine of \$50.00 each day the violation continues to exist, plus the cost of prosecuting the case.

Vote on Motion: Upon vote take viva voce, the motion carried 5 to 2.

AFFIDAVITS OF COMPLIANCE:

8. 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: DR. MATTIA
SECOND: MS. KERN

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

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

APPROVAL OF MINUTES – APRIL 9, 2026

To accept the Minutes as written for April 9, 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 Demotsees adjourn the meeting at 2:48 p.m.

CARL DEMOTSEES, CHAIR

ATTEST:

K.MICHELE MANOUSOS, CMC
DEPUTY CITY CLERK & COLLECTOR

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