



City of Tarpon Springs, Florida

Code Enforcement Board

324 East Pine Street

Tarpon Springs, Florida 34689

(727) 938-3711

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

REGULAR SESSION

AGENDA

THURSDAY, AUGUST 13, 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 # 26-80000866 - **PULLED FROM AGENDA**

Zaharias Skandaliaris
Katherine Skandaliaris
1793 Meyers Cove Drive
Tarpon Springs, FL 34689
PID 02-27-15-57536-000-0010

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

Fine Due: \$150.00 - **PAID**

2. C-2 Case # 26-80000870

Elaine Smith
1132 Sunset Ridge Lane
Tarpon Springs, FL 34689
PID 14-27-15-88167-000-0290

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

Fine Due: \$150.00

3. **C-3 Case # 26-80000791**

Klonaris Properties, LLC
706 E. Tarpon Avenue
Tarpon Springs, FL 34689
PID 12-27-15-89982-036-0202

Violation Of City Code Of Ordinance:
20.22 MANDATORY CONNECTION

4. **C-4 Case # 26-80000835 - PULLED FROM AGENDA**

Federal Home Loan Mortgage Corporation Trustee
Feddie MAC Seasoned Loans Structured Trans Trust
1503 Citrine Trail
Tarpon Springs, FL 34689
PID 03-27-15-87374-000-0350

Violation Of City Code Of Ordinances:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS

5. **C-5 Case # 26-80000862**

1919 North Pinellas Avenue LLC
1943 N Pinellas Avenue
Tarpon Springs, FL 34689
PID 01-27-15-00950-001-0030

Violation Of City Code Of Ordinances:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
139.01 DUMPSTER AND SCREENING REQUIREMENTS

6. **C-6 Case # 26-80000889**

Cori Lynn Long
306 Banana Street
Tarpon Springs, FL 34689
PID 13- -27-15-06120-001-0020

Violation Of City Code Of Ordinance:
212.00 BUILDING PERMITS

AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

7. **C-7 Case 26-80000790**

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

Violation Of City Code Of Ordinance:
212.00 BUILDING PERMITS
(Board Order Compliance Deadline June 25, 2026, Permit)

Violation Of City Code Of Ordinance:
212.00 BUILDING PERMITS
(Board Order Compliance Deadline July 8, 2026, Compliance Of The Plumbing And Electrical Work)

AFFIDAVITS OF COMPLIANCE (FINES DUE)

8. C-8 Case 26-80000790

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

Violation Of City Code Of Ordinance:
212.00 BUILDING PERMITS

Fines Due:
Daily Fine \$45.00 Estimated Fines Due: \$900.00 (June 25, 2026, To July 15, 2026)

ADDENDUM

Fines Due:
Daily Fine \$45.00 Estimated Fines Due: \$495.00 (June 25, 2026, To July 6, 2026)

Fines Due:
Daily Fine \$25.00 Estimated Fines Due: \$175.00 (July 8, 2026, To July 15, 2026)

9. C-9 Case 25-80000505

Geneva Taylor Estate
504 E. Morgan Street
Tarpon Springs, FL 34689
PID 13-27-15-64944-006-0030

Violation Of City Codes Of Ordinances:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY;
8-41 NUISANCE CONDITIONS,
40.00 PARKING OR STORAGE OF ABANDONED VEHICLES;
20-22 MANDATORY CONNECTION

Fines Due:
Estimated Fines Due: \$23, 875.00 (10/01/2025 To Current Date)

AFFIDAVITS OF COMPLIANCE (NO FINES DUE)

10. C-10 Case # 26-80000744

Paul Alvarez

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

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

MINUTES

11. CODE ENFORCEMENT BOARD MINUTES - JULY 9, 2026

PUBLIC COMMENTS

BOARD AND STAFF COMMENTS : The next Code Enforcement Board Hearing will be held on September 10, 2026, at 2:00 p.m.

ADJOURNMENT

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

NEW BUSINESS – First Orders

C-2 Case # 26-80000870

Elaine Smith
1132 Sunset Ridge Lane
Tarpon Springs, FL 34689
PID 14-27-15-88167-000-0290

Violation of City Code of Ordinance:
SWFMD PHASE III WATER RESTRICTIONS 20-42, 40-43, 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

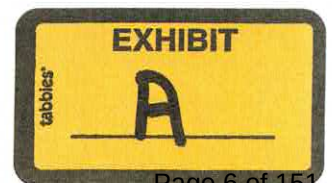
EXHIBIT E: Emails and other communication correspondences



VIOLATION SITE: 1132 SUNSET RIDGE LN, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Michael Rolleston

INITIAL INSPECTION 7/1/2026





VIOLATION SITE: 1132 SUNSET RIDGE LN, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Michael Rolleston

INITIAL INSPECTION 7/1/2026



City of Tarpon Springs

Code Enforcement Division

NOTICE OF VIOLATION

WATER RESTRICTION

Date Issued: 7/1/2026

Case Number: 26-80000870

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 **7/1/2026** at the property located at the following address: **1132 Sunset Ridge LN (14-27-15-88167-000-0290)**

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 6/26/2026 at 0935

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

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

NOTICE OF HEARING

Date: July 01, 2026

Via Certified Mail

Case Number: 26-80000870

Property Owner: Elaine Smith

Owner Address: 786 Jacqueline Lane, Palm Harbor, FL 34683-4206

Violation Property Located: 1132 Sunset Ridge Lane, Tarpon Springs, FL 34689

Parcel ID 14-27-15-88167-000-0290

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 **July 01, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **July 01, 2026**. A re-inspection of the subject property on **July 01, 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 26-80000870 on August 13, 2026, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

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

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

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 **July 01, 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



City of Tarpon Springs

Code Enforcement Division

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 7427



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

Car washing at home must be on your lawn watering day. Must use hose with shutoff nozzle

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

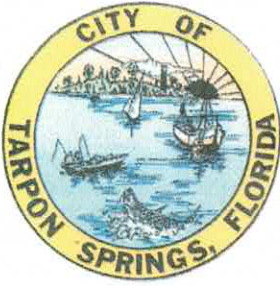
Violations

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

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000870

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 July 01, 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 1132 Sunset Ridge Lane, Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 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: 26-80000870

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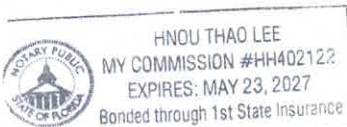
FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

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

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

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



Parcel Summary (as of 29-Jun-2026)

Parcel Map

Parcel Number

14-27-15-88167-000-0290

Owner Name

SMITH, ELAINE

Property Use

0110 Single Family Home

Site Address

1132 SUNSET RIDGE LN

TARPON SPRINGS, FL 34689

Mailing Address

786 JACQUELINE LN

PALM HARBOR, FL 34683-4206

Legal Description

SUNSET RIDGE PARK LOT 29

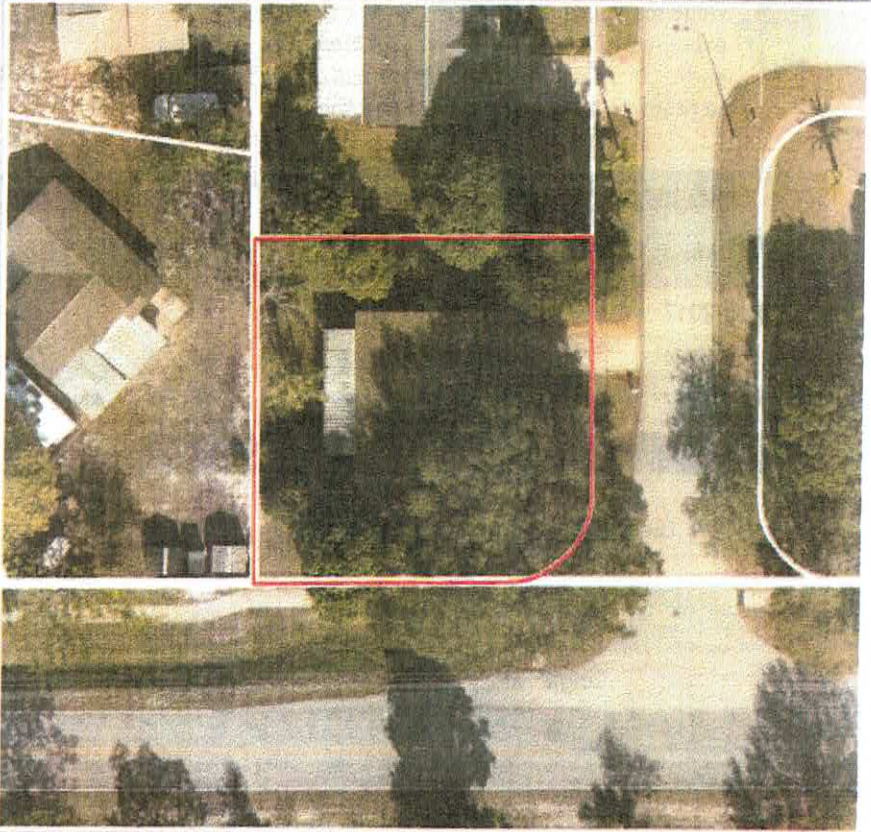
Current Tax District

TARPON SPRINGS (TS)

Year Built

1985

Living SF	Gross SF	Living Units	Buildings
1,436	2,385	1	1



Exemptions

Year	Homestead	Use %	Status
2027	No	100%	New application needed.
2026	Yes	100%	The current homestead will expire Dec. 31, 2026.
2025	Yes	100%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Blk/Pg
19742/1173	\$387,800	275.03	B	Current FEMA Maps	Check for EC	Zoning Map	90/95

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$328,279	\$119,697	\$63,975	\$89,697	\$38,975

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	\$345,535	\$116,324	\$61,324	\$86,324	\$36,324
2023	Y	\$317,192	\$112,936	\$57,936	\$82,936	\$32,936
2022	Y	\$295,192	\$109,647	\$59,147	\$84,147	\$34,147
2021	Y	\$214,766	\$106,453	\$55,953	\$80,953	
2020	Y	\$206,201	\$104,983	\$54,483	\$79,483	





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-Aug-2017	\$100	<u>U</u>	I	SMITH ESTER L	SMITH ESTER L	19742/1173
09-Nov-2004	\$0	<u>U</u>	I	SMITH THOMAS J	SMITH, THOMAS J	13935/1500
25-Nov-1987	\$94,000	<u>Q</u>		ANMAR CONSTRUCTION INC	SMITH THOMAS J	06630/0808

2025 Land Information

Land Area: $\cong$ 10,023 sf | $\cong$ 0.23 acres

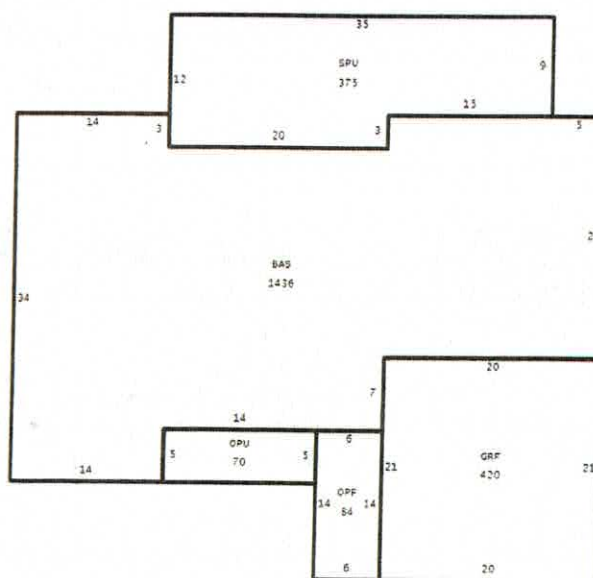
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	101x100	\$1,300	101.00	FF	.9500	\$124,735

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,436	1,436
Floor System	Slab On Grade	Garage (GRF)	0	420
Exterior Walls	Cb Stucco/Cb Reclad	Open Porch (OPF)	0	84
Unit Stories	1	Open Porch Unfinished (OPU)	0	70
Living Units	1	Screen Porch Unfinished (SPU)	0	375
Roof Frame	Gable Or Hip	Total Area SF	1,436	2,385
Roof Cover	Shingle Composition			
Year Built	1985			
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	33			



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
23-00002393	ROOF	11/03/2023	\$14,000
17-00002555	MISCELLANEOUS	10/25/2017	\$25
030002233	ROOF	11/19/2003	\$6,080

2025 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$1183.42				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R146774		TS

SMITH, ELAINE
786 JACQUELINE LN
PALM HARBOR, FL 34683

PARCEL NO.: 14/27/15/88167/000/0290
SITE ADDRESS: 1132 SUNSET RIDGE LN, TARPON SPRINGS
PLAT: 90 PAGE: 95
LEGAL:
SUNSET RIDGE PARK
LOT 29

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	119,697	55,722	63,975	290.59
HEALTH DEPARTMENT	0.0713	119,697	55,722	63,975	4.56
EMS	0.8050	119,697	55,722	63,975	51.50
SCHOOL-STATE LAW	3.0450	119,697	30,000	89,697	273.13
SCHOOL-LOCAL BD.	3.2480	119,697	30,000	89,697	291.34
TARPON SPRINGS	5.3700	119,697	80,722	38,975	209.30
SW FLA WTR MGMT.	0.1831	119,697	55,722	63,975	11.71
PINELLAS COUNTY PLN.CNCL.	0.0175	119,697	55,722	63,975	1.12
JUVENILE WELFARE BOARD	0.8250	119,697	55,722	63,975	52.78
SUNCOAST TRANSIT AUTHORITY	0.7300	119,697	55,722	63,975	46.70

TOTAL MILLAGE	18.8372	GROSS AD VALOREM TAXES	\$1,232.73
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NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$1,232.73
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

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

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

(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

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

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$1183.42				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R146774		TS

SMITH, ELAINE
786 JACQUELINE LN
PALM HARBOR, FL 34683

PARCEL NO.: 14/27/15/88167/000/0290
SITE ADDRESS: 1132 SUNSET RIDGE LN, TARPON SPRINGS
PLAT: 90 PAGE: 95
LEGAL:
SUNSET RIDGE PARK
LOT 29

From: Michael Rolleston <mrolleston@ctsfl.us>

Sent: Wednesday, July 1, 2026 11:28 AM

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

Subject: 1132 Sunset ridge LN

Please open a case for this property. Water violation. Observed watering 7/1 1023

Mike Rolleston

Code Enforcement Officer

City of Tarpon Springs

Sent from my Mobile



VIOLATION SITE: 1132 SUNSET RIDGE LN, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Michael Rolleston

INITIAL INSPECTION 7/1/2026





VIOLATION SITE: 1132 SUNSET RIDGE LN, TARPON SPRINGS, FL 34689
CODE CASE OFFICER: Michael Rolleston
INITIAL INSPECTION 7/1/2026



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



7022 2410 0001 1136 7427

SMITH, ELAINE
786 JACQUELINE LN
PALM HARBOR, FL 34683-4201
NOV/NOH26-80000870



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

SMITH, ELAINE
786 JACQUELINE LN
PALM HARBOR, FL 34683-4201
NOV26-80000870

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SMITH, ELAINE
786 JACQUELINE LN
PALM HARBOR, FL 34683-4201
NOV/NOH26-80000870



9590 9402 9664 5199 6580 11

2. Article Number (Transfer from service label)

7022 2410 0001 1136 7427

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

☐ Agent

☐ Addressee

C. Date of Delivery

B. Received by (Printed Name)

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

SMITH, ELAINE
786 JACQUELINE LN
PALM HARBOR, FL 34683-4201
NOV/NOH26-80000870

See Reverse for Instructions

NEW BUSINESS – First Orders

C-3 Case # 26-80000791

Klonaris Properties, LLC
706 E. Tarpon Avenue
Tarpon Springs, FL 34689
PID 12-27-15-89982-036-0202

Violation of City Code of Ordinance:
20.22 MANDATORY CONNECTION

EXHIBIT A: Photo(s)

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

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

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

EXHIBIT E: Emails and other communication correspondences



Violation Site: 706 E Tarpon Ave. , Tarpon Springs, FL 34689
Code Enforcement Officer: Michael Rolleston
Initial Inspection 3/31/2026



Violation Site: 706 E Tarpon Ave. , Tarpon Springs, FL 34689
Code Enforcement Officer: Michael Rolleston
Initial Inspection 3/31/2026



Violation Site: 706 E Tarpon Ave. , Tarpon Springs, FL 34689
Code Enforcement Officer: Michael Rolleston
Initial Inspection 3/31/2026



City of Tarpon Springs Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 4-7-2026

Case Number: 26-80000791

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

A Code Enforcement Officer performed a field inspection on **3/31/2026** at the property located at the following address: **706 E Tarpon Ave (12-27-15-89982-036-0202)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

20-22 MANDATORY CONNECTION

DESCRIPTION: The property has had a septic overflow which led to a clean up by city staff.

REMEDY: . Apply and secure a permit and arrange connection to the city sewer system.

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 Rollston
Code Enforcement Officer
City of Tarpon Springs
Code Enforcement Division





City of Tarpon Springs Code Enforcement Division

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

NOTICE OF HEARING

Date: July 7, 2026

Via Certified Mail

Case Number: 26-80000791

Property Owner: Klonaris Properties LLC

Owner Address: P.O. Box 155, Tarpon Springs, FL 34689-0155

Violation Property Located: 706 E Tarpon Avenue, Tarpon Springs, FL 34689

Parcel ID 12-27-15-89982-036-0202

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 **July 7, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **July 7, 2026**. A re-inspection of the subject property on **July 7, 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 26-80000791 on August 13, 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:

20.22 MANDATORY CONNECTION

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

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 **July 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.



City of Tarpon Springs

Code Enforcement Division

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

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

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

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

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

Certified Mail Receipt Tracking Number: 7022 0410 0002 9759 3470



City of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000791

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.

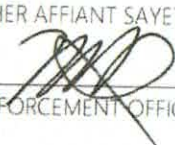
On April 7, 2026, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located 706 E. Tarpon Avenue, Tarpon Springs FL 34689 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 an employee 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 #HH402722
EXPIRES MAY 23, 2027
Bonded through 1st State Insurance


Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:

EXHIBIT

C



City Of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000791

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

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

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

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On July 7, 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: 706 E Tarpon 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 206 Hernandez who was located at: 706 E Tarpon Ave

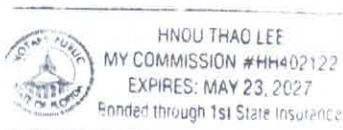
FURTHER AFFIANT SAYETH NAUGHT.

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

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

Title : NOTARY



Parcel Summary (as of 07-Apr-2026)

Parcel Map

Parcel Number

12-27-15-89982-036-0202

Owner Name

KLONARIS PROPERTIES LLC

Property Use

1121 Strip Store - (2 or more stores)

Site Address

706 E TARPON AVE

TARPON SPRINGS, FL 34689

Mailing Address

PO BOX 155

TARPON SPRINGS, FL 34688-0155

Legal Description

TARPON SPRINGS OFFICIAL MAP BLK 36, W 100 FT
OF LOT 2 N OF R/R (SEE S07-27-16)

Current Tax District

TARPON SPRINGS (TS)

Year Built

1973

Heated SF	Gross SF	Living Units	Buildings
4,050	4,392	0	1



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
14993/0408	Find Comps	<u>274.04</u>	<u>C</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	<u>Zoning Map</u>	<u>D-G/800</u>

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000

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	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000
2023	N	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
2022	N	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000
2021	N	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
2020	N	\$305,000	\$305,000	\$305,000	\$305,000	\$305,000





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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Mar-2006	\$100	<u>U</u>	I	KLONARIS MIKE P	KLONARIS PROPERTIES LLC	14993/0408
02-Dec-1996	\$165,000	<u>Q</u>	I	BRADLEY CAROLLE J	KLONARIS, MIKE P.	09538/0898
02-Dec-1996	\$0	<u>U</u>	I	BASTEDO DARIN	KLONARIS, MIKE P.	09538/0895
02-Dec-1996	\$0	<u>U</u>	I	PENNING KATHLEEN B PR	KLONARIS, MIKE P.	09538/0897
30-Sep-1996	\$100	<u>U</u>	I	JENNINGS G PENFIELD PR	GRIMES, THEA L.	09477/1522

2025 Land Information

Land Area: $\cong$ 18,901 sf $\cong$ 0.43 acres			Frontage and/or View: None			Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value	
Stores, 1 Story	100x189	\$16	18,900	SF	1.0000	\$302,400	

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	4,050	4,050
Floor System	Slab On Grade	Open Porch (OPF)	0	342
Exterior Walls	Concrete Blk/Stucco	Total Area SF	4,050	4,392
Unit Stories	1			
Roof Frame	Flat			
Living Units	0			
Roof Cover	Built Up/Composition			
Year Built	1973			
Building Type	Shopping Centers			
Quality	Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	18			
Effective Age	37			

2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$5.00	8,000.0	\$40,000	\$40,000	0

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
24-00001919	TPP USE	11/30/2024	\$1,000
24-00001660	DEMOLITION	08/19/2024	\$0
18-00001248	ROOF	04/27/2018	\$18,400
14-00000004	SIGN	02/11/2014	\$0
10-00000770	MISCELLANEOUS	10/12/2010	\$2,300
061277	ADDITION/REMODEL/RENOVATION	10/02/2006	\$35,000
052498	ADDITION/REMODEL/RENOVATION	06/09/2006	\$100,000
042056	ROOF	11/18/2004	\$4,700
04308	MISCELLANEOUS	04/20/2004	\$970
03564	MISCELLANEOUS	10/08/2003	\$9,000

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

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

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R127211		TS

PARCEL NO.: 12/27/15/89982/036/0202
SITE ADDRESS: 706 E TARPON AVE, TARPON SPRINGS
PLAT: D-G PAGE: 800
LEGAL:
TARPON SPRINGS
OFFICIAL MAP
BLK 36, W 100 FT OF LOT 2
N OF R/R (SEE S07-27-16)

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	400,000	0	400,000	1,816.92
HEALTH DEPARTMENT	0.0713	400,000	0	400,000	28.52
EMS	0.8050	400,000	0	400,000	322.00
SCHOOL-STATE LAW	3.0450	400,000	0	400,000	1,218.00
SCHOOL-LOCAL BD.	3.2480	400,000	0	400,000	1,299.20
TARPON SPRINGS	5.3700	400,000	0	400,000	2,148.00
SW FLA WTR MGMT.	0.1831	400,000	0	400,000	73.24
PINELLAS COUNTY PLN.CNCL.	0.0175	400,000	0	400,000	7.00
JUVENILE WELFARE BOARD	0.8250	400,000	0	400,000	330.00
SUNCOAST TRANSIT AUTHORITY	0.7300	400,000	0	400,000	292.00
TOTAL MILLAGE	18.8372			GROSS AD VALOREM TAXES	\$7,534.88

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

COMBINED GROSS TAXES AND ASSESSMENTS

\$7,534.88

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
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Pay online at **pinellastaxcollector.gov**

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

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R127211		TS

PARCEL NO.: 12/27/15/89982/036/0202
SITE ADDRESS: 706 E TARPON AVE, TARPON SPRINGS
PLAT: D-G PAGE: 800
LEGAL:
TARPON SPRINGS
OFFICIAL MAP
BLK 36, W 100 FT OF LOT 2
N OF R/R (SEE S07-27-16)

7:42

100



S



Sewer #1

Ok

Yesterday 10:02 PM

Call #2007

Caller Name: Not provided

Address: 23 S Walton Ave,
Tarpon Springs, FL 34689,
USA

City:

State: Florida

ZIP:

Phone Number: Not
provided

Department: Sewer
(Wastewater)

Area: Sewer (Wastewater)

Job: Sewer Related
Emergencies

Call ID: 2007

Situation on street:



7:43



Situation for

S



Situation for **Sewer #1**

Situation exact address:
23 S Walton Ave, Tarpon
Springs, FL 34689

Work Type: Emergency

Call Description: Broken
Sewer Line at 23 S Walton Ave,
Tarpon Springs, FL 34689 —
Caller reported a recurring
issue occurring approximately
every two weeks for at least six
months, stating this was
approximately the 20th call
made regarding the problem.
The caller expressed significant
frustration, stating the issue
remains unresolved and that
sewage continues to flow into
the street, impacting the
surrounding environment and
community, including wildlife
(ducks observed in the
sewage). We made multiple
attempts to obtain the caller's
contact information; however,
the caller refused to provide
any details on several
occasions. Additionally, Caller
ID did not display a name or
phone number. -ABC

From: noreply@civicplus.com
Sent: Monday, May 11, 2026 9:46 AM
To: Heather Estright
Subject: Online Form Submittal: Utility Availability Request Form

Warning: Unusual sender <noreply@civicplus.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Utility Availability Request Form

Utility Availability Request Form

City of Tarpon Springs
Water Conveyance Division
Phone: (727) 937-2557

City of Tarpon Springs Utility Availability Statement

Attach a survey of the property to learn if public utilities such as potable water, sanitary sewer or reclaimed water are available at a specific parcel or property. Please complete the form below and click the submit button below the form. Results are transmitted only via email.

Applicant First Name	Mike
Applicant Last Name	KLONARIS
Contact Phone	+1 (727) 946-4698
Email	mmikhael79@gmail.com

Subject Property

Please complete the following fields regarding the property that is the subject of this inquiry.

Subject Property Address	706 E Tarpon Ave
Address Line 2	<i>Field not completed.</i>
City	Tarpon Springs
State	Florida
Zip Code	34689
Parcel Number	(12-27-15-89982-036-0202).
Utility Service Availability Requested (check all that apply)	Sanitary Sewer
Service Line Requested	2" or larger
Property Type	Commercial
Attach Survey if Available	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

Utility Availability Statement

Please complete this form for confirmation from the City if public utilities such as potable water, sanitary sewer or reclaimed water are available at a specific parcel or property. Please complete Sections A and B of this form and return to the email address provided. Attach a survey of the property if it is available. **RESPONSES WILL BE TRANSMITTED VIA EMAIL ONLY** to the email provided. ***THIS UTILITY AVAILABILITY STATEMENT WILL EXPIRE 1 YEAR FROM ITS DATE OF ISSUANCE***

Please print clearly or type

A. Applicant

Name Mike Klonaris	Phone 727-946-4698	Email Mmikhael79@gmail.com
-----------------------	-----------------------	-------------------------------

B. Subject Property

Street address (if available) 706 E Tarpon Ave	Parcel #	City Limits ☒ Inside ☐ Outside
Utility Service Availability Requested [check all that apply]		
☐ Potable Water	☒ Sanitary Sewer	☐ Reclaimed Water
☐ Irrigation (using potable water)		
☐ Residential	☒ Commercial	Meter Size Requested: $\frac{3}{4}$ " ☐ * 1" ☐ 2" or larger ☐

*note: most single family residential properties are served by a $\frac{3}{4}$ " meter.

To Be Completed By the City

Utilities Availability: It has been determined that the following public utility service(s) are available through the City of Tarpon Springs for the property described above subject to the following: [check all that apply]

Potable Water Service☐ Yes*☐ No☐ Property served by master meterBackflow Required?☐ Yes*☐ No☐ DuC☐ RPSanitary Sewer Service☒ Yes*☐ NoReclaimed (Effluent) Water Service☐ Yes*☐ NoIrrigation (using potable water)☐ Yes*☐ No

*If utilities are determined to be available by the City, certain fees and charges will apply as a condition for obtaining service. These fees and charges are outlined in the City Code of Ordinances, **Chapter 20 – Water and Sewers**. Please contact the Building Department at 727-942-5617.

Property in City Limits – property owners requesting or required to have either water or sewer service from the City of Tarpon Springs public sewer system or public water system will be provided such services conditioned upon and subsequent to compliance with Section 20-23 of the Tarpon Springs Code of Ordinances (Ordinance 2006-03), which requires annexation. *If your property is not currently in City limits, please see the Planning and Zoning Department for a determination of the applicable required steps.*

If irrigation or reclaimed water service is available and you wish to connect please contact the Utility Billing Division at 727-942-5609. You will be required to provide this completed form to Utility Billing.

Remarks:

Sanitary sewer IS available via a forcemain. A grinder pump or lift station is required. It is the contractor/owner's responsibility to

Tap and install the sanitary sewer as well as the grinder pump/lift station. All restoration is the contractor/owner's responsibility.

Prepared by:

Public Services Department, Water Conveyance Division

5/11/26

Department

Date

4/25/2025

Arthur H. Price Jr. Septic Tank Service, Inc.
Affordable Septic / Certified Septic 101709

Septic Tank and Grease Traps
RESIDENTIAL • COMMERCIAL • INDUSTRIAL

5534 WRAY WAY • HOLIDAY, FL 34690

(727) 845-0632 / (727) 869-2496 / (352) 688-4010

Customer Name: Mike Kloos (EZ stop N shop)

Address: 7062 Tarpon Ave 75

Salesman: Johnny + Kristian Date: 9/2/25

Check: ☐ Cash ☐ Visa ☐ M/C ☐ A/E ☐ DIS

CC#: PAID CC RAW Exp. 10/30/25 CID

QTY	DESCRIPTION	PRICE	AMOUNT
	Pump tank ☒ Yes ☐ No		660 ⁰⁰
	Drainfield Working ☐ Yes ☒ No Blown out		
	Baffled ☒ Yes ☐ No		139 ⁰⁰
15	Filter ☒ Yes ☐ No 90 48 8/8 900		
2nd	L 112 W 60 D 52 1500		13 48
	☐ Snake Line ☐ Jet Line Let quote for		275 ⁰⁰
	Environmental Charge Riser + Lid 275 ⁰⁰		
	2 pinch valves + Lid		
	Pumped + cleaned 2 Grease Traps in		
	Series one is 900 Gallons other		
	is 1500 Gallons system	SUB TOTAL	1080 ⁰⁰
	is Blown out LOOK LIKE	TAX	
	Somed Drive over it several	TOTAL	1080 ⁰⁰

All Claims and Returned Goods MUST be accompanied by this Bill

SIGNATURE: [Signature] Paid Mike Kloos

Past due accounts are subject to 1 1/2% interest per month

\$35.00 RETURNED CHECK CHARGE

WASTEWATER FIELD WORK ORDER

WF _____

Date: 03/06/26

Address: <u>23 S Walton Ave</u>	Assigned to: <u>Trenton</u>
Rider: <u>Paul</u>	Calcut: <u>Yes</u>
Truck #: <u>1069</u>	

CITY SIDE ☐ CUSTOMER RESPONSIBILITY ☒

CCTV Lateral ☐ Lateral Block/City ☐ Lateral Block/Owner ☐ Main Block ☐ SSO ☒ PM Lateral ☐

PM Main ☐ Lateral Repair ☐ Main Repair ☐ C/O Installed ☐ C/O Repaired ☐ Tap F/M ☐

Locales ☐ Odor Complaint ☒ M/H Inspection ☐ M/H Repair ☐ Vac Install ☐ Assist Other Dept ☐

Other Septic Fail

MAIN

Size _____ Type _____ Condition _____ Location _____

EMPLOYEE	CALLBACK	START TIME	STOP TIME	HOURS	MATERIAL & EQUIPMENT USED	QTY
Trenton	Yes			2.5	1069	
Paul	Yes			2.5	1069	

Responded to sewer overflow call. Upon arrival, found sewage leaking out of customer's septic line after vacu-ing area out. Approximately 100 gallons of sewer leaked into the Alleyway a near the Pond, (But was cleaned up). Notified Plaza Customer's water will remain off until repairs are completed and proof of repairs is provided before service is back open.

COMPLETED BY: Trenton Shashu

Property Information

Parcel Number	12 27 15 89982 036 0202	Property Address	706 E TARPON AVE
---------------	-------------------------	------------------	------------------

Permit Information

Application, Structure Number	26 00001138 000 000	Permit Number	UTIL 00
Application Type	CONNECT, CITY SEWER	Permit Type	UTILITY PERMIT
Permit Status, Date	PLAN CHECK 05/28/2026	Issue Date By	
Expiration Date		Reissue Date By	
Permit Value	0	Permit Square Footage	0
Property Owner	KLONARIS PROPERTIES LLC	Contractor	
Additional Permit Description		Phone Interface Number	1069921
Permit Pin Number	1069921	Last Maintained By	JHAMRICK 05/28/2026 14:24:42

From: Michael Rolleston <mrolleston@ctsfl.us>

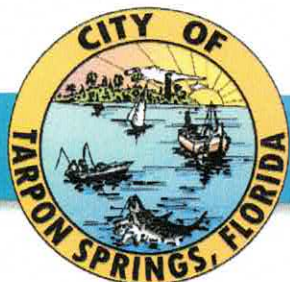
Sent: Monday, April 6, 2026 2:26 PM

To: Hnou Lee <hlee@ctsfl.us>

Cc: Anthony Boone <aboone@ctsfl.us>

Subject: 706 E Tarpon Ave

Please open a case for this property. Mandatory Connection. Water department is the complainant.



MICHAEL ROLLESTON
CODE ENFORCEMENT OFFICER

CITY OF TARPON SPRINGS
CODE ENFORCEMENT

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

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

From: Hnou Lee

Sent: Tuesday, April 7, 2026 8:37 AM

To: Michael Rolleston <mrolleston@ctsfl.us>

Cc: Anthony Boone <aboone@ctsfl.us>

Subject: 706 E TARPON AVE CASE # 26-80000791 OPENED 4/7/2026

CASE # 26-80000791 has been opened on **4/7/2026**, for the violation site at **706 E TARPON AVE**. All documentation has been uploaded to the case in Naviline.

CASE # 26-80000791 OPENED 4/7/2026

VIOLATION SITE: 706 E TARPON AVE TARPON SPRINGS, FL 34689

Property Owner(s): KLONARIS PROPERTIES LLC

**MAILING ADDRESS: PO BOX 155
TARPON SPRINGS, FL 34688-0155**

Parcel ID: 12-27-15-89982-036-0202 TAX DISTRICT: TS HOMESTEAD: N

COMPLAINANT: Water Department DATE: 4/7/2026

ADDRESS: 324 Pine St

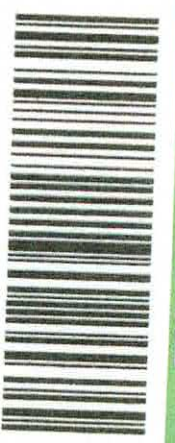
COMPLAINT(S): Mandatory Connection

CODE CASE OFFICER: Michael Rolleston

INITIAL INSPECTION 4/7/2026



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



7022 0410 0002 9759 3043

KLONARIS PROPERTIES LLC
346 WESTWIND DR
PALM HARBOR, FL 34683
NOV26-80000791/CM472026



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

KLONARIS PROPERTIES LLC
PO BOX 155
TARPON SPRINGS, FL 34688-0
NOV26-80000791/SM472026

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:

**KLONARIS PROPERTIES LLC
346 WESTWIND DR
PALM HARBOR, FL 34683
NOV26-80000791/CM472026**



9590 9402 9664 5199 6598 27

2. Article Number (Transfer from service label)

7022 0410 0002 9759 3043

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

COMPLETE THIS SECTION ON DELIVERY

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

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

\$ 7c \$ 5c \$ 5c \$ 5c

Postmark
Here

**KLONARIS PROPERTIES LLC
346 WESTWIND DR
PALM HARBOR, FL 34683
NOV26-80000791/CM472026**

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

7022 0410 0002 9759 3043

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:

**KLOPPIS PROPERTIES LLC
346 STWIND DR
PALM HARBOR, FL 34683
NOV26-80000791/CM472026**



9590 9402 9664 5199 6598 27

2. Article Number (Transfer from service label)

7022 0410 0002 9759 3043

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *x [Signature]* ☐ Agent
B. Received by (Printed Name) *[Name]* ☐ Addressee
C. Date of Delivery

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

RECEIVED

APR 13 2026

Tarpon Springs

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

Domestic Return Receipt



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



7022 0410 0002 9759 3470

KLONARIS PROPERTIES LLC
RE: DON TACO
PO BOX 155
TARPON SPRINGS, FL 34688-0155
NOH26-80000791/772026

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:

KLONARIS PROPERTIES LLC
RE: DON TACO
PO BOX 155
TARPON SPRINGS, FL 34688-0155
NOH26-80000791/772026



9590 9402 9664 5199 6576 49

2. Article Number (Transfer from service label)

7022 0410 0002 9759 3470

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

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

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

3. Service Type

☐ Adult Signature ☐ 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
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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

KLONARIS PROPERTIES LLC
RE: DON TACO
PO BOX 155
TARPON SPRINGS, FL 34688-0155
NOH26-80000791/772026

See Reverse for Instructions

7022 0410 0002 9759 3470

City of Tarpon Springs

SE TYPE DISPOSITION DATE ESTABLISHED STATUS TENANT NAME TEL

27 15 89982 036 0202 INSPECTOR 4/07/26 Active Don Taco Mexican Restaurant STI

1-22. MANDATORY CONNECTION Public Michael Rolleston Don Taco Mexican Restaurant STI

6 E TARPON AVE FL 34689

SE DATA: Date of Initial Inspection 3-31-2026

Violation Codes CE CEB Compliance Deadline WATER DEPARTMENT

Complainant Miscellaneous Information Mandatory Connection.

Phone Numbers CEB Hearing Date - 1st Hearing

Deferred Notice Date CEB Date Complied

Date Closed

NOTICE NAMES: KLOMARIS PROPERTIES LLC OWNER 727-937-9204 Public PRINT

STORY: SCHEDULED ACTION STATUS RESULTED DISPOSITION INSPECTOR

4/07/26 CE Initial Inspection COMPLETED 4/07/26 Private Michael Rolleston

RQST TEXT: COMPLAINANT: Water Department DATE: 4/7/2026 4/07/26

ADDRESS: 324 Pine St 4/07/26

COMPLAINT(S): Mandatory Connection 4/07/26

4/7/2026, 8:32:06 AM HLEE 4/07/26

4/7/2026, 8:32:16 AM HLEE 4/07/26

From: Michael Rolleston <mrolleston@ctsfl.us> 4/07/26

Sent: Monday, April 6, 2026 2:26 PM 4/07/26

To: Hnou Lee <hlee@ctsfl.us> 4/07/26

Cc: Anthony Boone <aboone@ctsfl.us> 4/07/26

Subject: 706 E Tarpon Ave 4/07/26

Please open a case for this property. Mandatory Connection. 4/07/26

Water department is the complainant. 4/07/26

4/07/26 CASE NOTES COMPLETED 4/07/26 Private 4/07/26

NARRATIVE: CASE # 26-800000791 OPENED 4/7/2026

SE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	TENANT NAME	TEI
Parcel Number	INSPECTOR				
ADDRESS					
1-22. MANDATORY CONNECTION	Public	4/07/26	Active		
27 15 89982 036 0202					
16 E TARPON AVE	Michael Rolleston			Don Taco Mexican Restaurant	STI
TARPON SPRINGS					
FL 34689					
4/07/26 CASE NOTES					
NARRATIVE:	INITIAL INSPECTION 4/7/2026	COMPLETED	4/07/26	Private	4/07/26
	4/7/2026, 9:12:30 AM HLEE				4/07/26
					4/07/26
5/04/26 CE Reinspection	COMPLETED	5/11/26	Private	Michael Rolleston	4/07/26
RQST TEXT:					4/07/26
RSLT TEXT:	5/14/2026, 6:15:08 AM ABOONE				5/14/26
	Heather spoke with Mailda and the property owner has completed the UAE form and needs to see the building dept for a permit.				5/14/26
	Since the property owner is attempting to get this completed. they are requesting at least 1 additional month.				5/14/26
					5/14/26
4/07/26 E-Mail Received	COMPLETED	4/07/26	Private		4/07/26
NARRATIVE:	From: Heather Estright <Hestright@ctsfl.us>				4/07/26
	Sent: Tuesday, April 7, 2026 10:07 AM				4/07/26
	To: Anthony Boone <aboone@ctsfl.us>				4/07/26
	Subject: FW: 706 E Tarpon Ave-Septic Overflow				4/07/26
	Importance: High				4/07/26
	Tony,				4/07/26
	I attached photos from the most recent incident on 3/31/26.				4/07/26
	The work order attached is from 3/6/26 when it occurred				4/07/26
	previously and we also have record that it occurred on				4/07/26
	9/1/25. On 9/2/26, Arthur Price stated on the invoice that				4/07/26
	the drain field was not working (also attached).				4/07/26
	Heather Estright				4/07/26
	Water Conveyance Supervisor				4/07/26
	City of Tarpon Springs				4/07/26
	1624 L & R Industrial Blvd				4/07/26
	Tarpon Springs, FL 34689				4/07/26
	Office: 727-938-3711 EXT 2710				4/07/26
	Mobile: 727-741-3734				4/07/26
	hestright@ctsfl.us				4/07/26

[illegible]

ty of Tarpon Springs

SE TYPE Parcel Number ADDRESS	DISPOSITION	DATE ESTABLISHED	INSPECTOR	TENANT NAME	STATUS	TEI
1-22. MANDATORY CONNECTION 27 15 89982 036 0202 16 E TARPON AVE TARPON SPRINGS	Public	4/07/26	Michael Rolleston	Don Taco Mexican Restaurant	Active	STI
FL 34689 4/24/26						
CASE NOTES NARRATIVE:						
		COMPLETED	4/24/26	Private		4/27/26
	Heather Estright Water Conveyance Supervisor City of Tarpon Springs 1624 L & R Industrial Blvd Tarpon Springs, FL 34689 Office: 727-938-3711 EXT 2710 Mobile: 727-741-3734 hestright@ctsfl.us					4/27/26
	From: Michael Rolleston <mrolleston@ctsfl.us> Sent: Friday, April 24, 2026 1:29 PM To: Heather Estright <HEstright@ctsfl.us> Cc: Anthony Boone <aboone@ctsfl.us>; Hnou Lee <hlee@ctsfl.us>; Ray Page <rpage@ctsfl.us>; Ariadna Gonzalez <agonzalez@ctsfl.us> Subject: RE: Don Taco					4/27/26
	Yes they have a notice of violation, which is what brought them into the city. They are ready to connect but had logistical questions for you guys. So after you speak with them if they don't follow through we send it to a hearing.					4/27/26
	From: Heather Estright <HEstright@ctsfl.us> Sent: Friday, April 24, 2026 1:22 PM To: Michael Rolleston <mrolleston@ctsfl.us> Cc: Anthony Boone <aboone@ctsfl.us>; Hnou Lee <hlee@ctsfl.us>; Ray Page <rpage@ctsfl.us>; Ariadna Gonzalez <agonzalez@ctsfl.us> Subject: RE: Don Taco					4/27/26
	Mike, They definitely need a plan in place while they work on					4/27/26

SE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS
Parcel Number			
ADDRESS			
	INSPECTOR	TENANT NAME	TELEPHONE

-22. MANDATORY CONNECTION	Public	4/07/26	Active
27 15 89982 036 0202			
6 E TARPON AVE		Michael Rolleston	Don Taco Mexican Restaurant
BPOD SPRINGS			STI

4/24/26	CASE NOTES	COMPLETED	4/24/26	Private
	NARRATIVE: a private onsite sewage treatment and disposal system			4/27/26

NARRATIVE:

a private onsite sewage treatment and disposal system or septic system, excluding an approved gray water system, must connect the system or the building plumbing to the public sewer system of the City of Tarpon Springs in the following manner and based on the following criteria:

(2) An onsite sewage treatment and disposal system that needs repair or modification to function in a sanitary manner or to comply with the requirements of state law or administrative regulations must be connected to the city sewer system within 90 days after written notification by the city to the property owner. Such written notification may be by regular U.S. mail or a copy thereof may be delivered to the property owner or posted on the property.

(6) The owner of an onsite sewage treatment and disposal system that needs repair or modification to function in a sanitary manner, or to comply with the requirements of state law or administrative regulation adopted pursuant to state law, must connect to the public sewer system as above provided, if public sewer system is within 400 feet of the owner's property line.

Heather Estright
Water Conveyance Supervisor
City of Tarpon Springs
1624 L & R Industrial Blvd
Tarpon Springs, FL 34689
Office: 727-938-3711 EXT 2710
Mobile: 727-741-3734
hestright@ctsfl.us

From: Michael Rolleston <mrolleston@ctsfl.us>
Sent: Friday, April 24, 2026 12:19 PM
To: Ray Page <rpage@ctsfl.us>; Heather E. Stright
4/21/26
4/27/26
4/27/26
4/27/26

Page 58 of 151

DRESS

STATUS

INSPECTOR

TENANT NAME

LET

ARPON SPRINGS

4/07/26

Michael Rolleston

Don Taco Mexican Restaurant

Active

4/30/26

E-Mail Sent

NARRATIVE:

COMPLETED

Private

They definitely need a plan in place while they work on making the connection. City Code specifically states 90 days is the timeframe after written notification has been provided. Did you provide a letter to them? If so, their timeframe starts from the date of that letter. We also have documentation that the owner has been aware of the failing drainfield since 9/2/25. This needs to happen whether or not Don Taco is the tenant or not. Thank you.

§ 20-22. - MANDATORY CONNECTION.

All properties, whether residential or commercial, utilizing a private onsite sewage treatment and disposal system or septic system, excluding an approved gray water system, must connect the system or the building plumbing to the public sewer system of the City of Tarpon Springs in the following manner and based on the following criteria:

(2) An onsite sewage treatment and disposal system that needs repair or modification to function in a sanitary manner or to comply with the requirements of state law or administrative regulations must be connected to the city sewer system within 90 days after written notification by the city to the property owner. Such written notification may be by regular U.S. mail or a copy thereof may be delivered to the property owner or posted on the property.

(6) The owner of an onsite sewage treatment and disposal system that needs repair or modification to function in a sanitary manner, or to comply with the requirements of state law or administrative regulation adopted pursuant to state law, must connect to the public sewer system as above provided, if public sewer system is within 400 feet of the owner's property line.

Heather Estright

Water Conveyance Supervisor

City of Tarpon Springs

1624 T. & R Industrial Blvd

4/30/26

SE TYPE Parcel Number ADDRESS	DISPOSITION	DATE ESTABLISHED	STATUS	TENANT NAME	TEI
1-22. MANDATORY CONNECTION 27 15 89982 036 0202 16 E TARPON AVE TARPON SPRINGS	Public	4/07/26	Active	Michael Rolleston Don Taco Mexican Restaurant	STI
FL 34689 4/30/26 E-Mail Sent					
NARRATIVE:					
		COMPLETED	4/30/26	Private	4/30/26
		To: Ray Page <rpaga@ctsfl.us>; Heather Estright			4/30/26
		<HEstright@ctsfl.us>; Ariadna Gonzalez <agonzalez@ctsfl.us>			4/30/26
		Cc: Anthony Boone <aboone@ctsfl.us>; Hnou Lee <hlee@ctsfl.us>			4/30/26
		Subject: Don Taco			4/30/26
		Good Afternoon,			4/30/26
		This morning Mike Klonaris the owner of 708 E Tarpon came in			4/30/26
		with Milad the property manager. They have a plan in place			4/30/26
		to have the septic pumped every three weeks while they work			4/30/26
		with the city to connect. They have asked to work with you			4/30/26
		guys about what is involved in connecting and depending on			4/30/26
		the outcome may be getting rid of Don Taco as a Tennent.			4/30/26
		Please reach out to Milad 727-505-6208			4/30/26
		mmikhael79@gmail.com when you get a chance. After speaking			4/30/26
		with them if you find they are not doing what is needed or			4/30/26
		failing to meet your requirements let us know and we will			4/30/26
		advance the case further. Thank you and have a great weekend			4/30/26
		4/30/2026, 12:40:23 PM ABOONE			4/30/26
4/30/26 E-Mail Received		COMPLETED	4/30/26	Private	4/30/26
NARRATIVE:					4/30/26
		From: Heather Estright <HEstright@ctsfl.us>			4/30/26
		Sent: Thursday, April 30, 2026 1:21 PM			4/30/26
		To: Anthony Boone <aboone@ctsfl.us>; Michael Rolleston			4/30/26
		<mrolleston@ctsfl.us>			4/30/26
		Cc: Hnou Lee <hlee@ctsfl.us>; Ray Page <rpaga@ctsfl.us>;			4/30/26
		Ariadna Gonzalez <agonzalez@ctsfl.us>			4/30/26
		Subject: RE: Don Taco			4/30/26
		Thank you. I will follow up with him. He needs to complete			4/30/26
		the UAS and pay the required fees before we will identify			4/30/26
		the location.			4/30/26

ADDRESS

STATUS

TENANT NAME

TEL

4/07/26

Active

Michael Rolleston

Don Taco Mexica

Mexican Restaurant

ITS

Private

NARRATIVE:

4/30/26
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4/30/26

From: Anthony Boone <aboone@ctsfl.us>
Sent: Thursday, April 30, 2026 12:10 PM
To: Heather Estright <HEstright@ctsfl.us>; Michael Rolleston
<mrolleston@ctsfl.us>
Cc: Hnou Lee <hllee@ctsfl.us>; Ray Page <rpage@ctsfl.us>;
Ariadna Gonzalez <agonzalez@ctsfl.us>
Subject: RE: Don Taco

Hi Heather, Ray, and Ariadna,
I'm responding to the email chain regarding the property
connection.
Milad, the owner's representative, reached out via text.
They are ready to hook up but need more specific information
regarding the pipe location. He is looking for someone to
reach out to him or meet him on-site to coordinate. This is
our understanding.
Code Officer Mike is available to meet everyone at the site
if needed.

Milad's Contact Info:
Phone: 727-505-6208
Email: mmikhael79@gmail.com

Would you like me to schedule a specific time for everyone
to meet Mike and Milad on-site?

From: Heather Estright <HEstright@ctsfl.us>
Sent: Friday, April 24, 2026 1:29 PM
To: Michael Rolleston <mrolleston@ctsfl.us>
Cc: Anthony Boone <aboone@ctsfl.us>; Hnou Lee
<hllee@ctsfl.us>; Ray Page <rpage@ctsfl.us>; Ariadna Gonzalez
<agonzalez@ctsfl.us>

NARRATIVE:

Page 62 of 151

LET

6 E TARPON AVE
TARPON SPRINGS
FL 34689
Michael Rolleston
Don Taco Mexican Restaurant
ST

4/30/26

4/30/26

From: Michael Rolleston <mrolleston@ctsfl.us>
Sent: Friday, April 30, 2010 11:05 AM
Subject: [REDACTED]

To: Heather Estright <HEstright@ctsfl.us>
 Cc: Heather Estright
 Date: 4/30/2016

<nree@ctsfl.us>; Ray Page <rpage@ctsfl.us>; Ariadna Gonzalez 4/30/26

Subject: RE: Don Taco
4/30/26

res they have a notice of violation, which is what brought
4/30/26

logistical questions for you guys. So after you speak with [redacted],

4/30/26

Sent: Friday, April 24, 2026 1:22 PM
4/30/26

CC: Anthony Boone <aboone@ctsfl.us>; Hnou Lee
4/30/26

<agonzalez@ctsfl.us>
4/30/26

they definitely need a plan in place while they work on 4/30/26

is the timeframe after written notification has been

timeframe starts from the date of that letter. We also have 4/30/26

draughtfield since 9/2/25. This needs to happen whether or not 4/30/26

SE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS
rcel Number			
ADDRESS			
	INSPECTOR		TENANT NAME
			TELEPHONE

-22. MANDATORY CONNECTION	Public	4/07/26	Active	
27 15 89982 036 0202				
6 E TARPON AVE		Michael Rolleston	Don Taco Mexican Restaurant	STI
RPON SPRINGS	FL 34689			

4/30/26 E-Mail Received 4/30/26 Private
NARRATIVE: needs repair or modification to function in a sanitary
manner or to comply with the requirements of state law or
administrative regulations must be connected to the city
sewer system within 90 days after written notification by
the city to the property owner. Such written notification
may be by regular U.S. mail or a copy thereof may be
delivered to the property owner or posted on the property.
(6) The owner of an onsite sewage treatment and disposal
system that needs repair or modification to function in a
sanitary manner, or to comply with the requirements of state
law or administrative regulation adopted pursuant to state
law, must connect to the public sewer system as above
provided, if public sewer system is within 400 feet of the
owner's property line.

Heather Estright
Water Conveyance Supervisor
City of Tarpon Springs
1624 L & R Industrial Blvd
Tarpon Springs, FL 34689
Office: 727-938-3711 EXT 2710
Mobile: 727-741-3734
hestright@ctsfl.us

From: Michael Rolleston <mrolleston@ctsfl.us>
Sent: Friday, April 24, 2026 12:19 PM
To: Ray Page <rpage@ctsfl.us>; Heather Estright
<HEstright@ctsfl.us>; Ariadna Gonzalez <agonzalez@ctsfl.us>
Cc: Anthony Boone <aboone@ctsfl.us>; Hnou Lee <hlee@ctsfl.us>
Subject: Don Taco

Good Afternoon,	4/30/26
	4/30/26
	4/30/26

SE TYPE rcel Number DRESS	DISPOSITION	DATE ESTABLISHED	STATUS	TEI
	INSPECTOR	TENANT NAME		
1-22. MANDATORY CONNECTION 27 15 89982 036 0202 6 E TARPON AVE RPON SPRINGS	Public	4/07/26	Active	
FL 34689	Michael Rolleston	Don Taco Mexican Restaurant	STI	
4/30/26 E-Mail Received NARRATIVE: advance the case further. Thank you and have a great weekend	COMPLETED	4/30/26	Private	4/30/26
5/08/26 E-Mail Received NARRATIVE: From: Ariadna Gonzalez <agonzalez@ctsfl.us> Sent: Friday, May 8, 2026 3:18 PM To: Heather Estright <HEstright@ctsfl.us>; Anthony Boone <aboone@ctsfl.us>; Michael Rolleston <mrolleston@ctsfl.us> Cc: Hnou Lee <hlee@ctsfl.us>; Ray Page <rpage@ctsfl.us>; Robert Marcincuk <rmarcincuk@ctsfl.us> Subject: RE: Don Taco	COMPLETED	5/08/26	Private	5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26
Hello, I checked with Heather today and the owner has yet to submit anything that would allow them to move forward with connection. I believe it's time to move ahead with enforcement.				
Ariadna Gonzalez Environmental Inspector The City of Tarpon Springs (727) 224 - 2247				
5/11/26 E-Mail Received NARRATIVE: From: Heather Estright <HEstright@ctsfl.us> Sent: Monday, May 11, 2026 9:37 AM To: Ariadna Gonzalez <agonzalez@ctsfl.us>; Anthony Boone <aboone@ctsfl.us>; Michael Rolleston <mrolleston@ctsfl.us> Cc: Hnou Lee <hlee@ctsfl.us>; Ray Page <rpage@ctsfl.us>; Robert Marcincuk <rmarcincuk@ctsfl.us>; Austin Glatt <aglatt@ctsfl.us> Subject: RE: Don Taco	COMPLETED	5/11/26	Private	5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26 5/11/26
Hello, I just got off the phone with Milad. I explained the process; completing the UAS, paying impact fees, hiring a contractor to make the connection and install a lift station and abandoning the septic tank. He asked if they close the				

Page 66 of 151

SE TYPE Parcel Number ADDRESS	DISPOSITION	DATE ESTABLISHED	STATUS	TENANT NAME	TEI
1-22. MANDATORY CONNECTION 27 15 89982 036 0202 6 E TARPON AVE RAPON SPRINGS	Public	4/07/26	Active	Don Taco Mexican Restaurant	STI
FL 34689 5/11/26 E-Mail Received	Michael Rolleston				
NARRATIVE: Ariadna Gonzalez <agonzalez@ctsfl.us> Subject: RE: Don Taco	COMPLETED	5/11/26	Private		
Thank you. I will follow up with him. He needs to complete the UAS and pay the required fees before we will identify the location.					
Heather Estright Water Conveyance Supervisor City of Tarpon Springs 1624 L & R Industrial Blvd Tarpon Springs, FL 34689 Office: 727-938-3711 EXT 2710 Mobile: 727-741-3734 hestright@ctsfl.us					
From: Anthony Boone <aboone@ctsfl.us> Sent: Thursday, April 30, 2026 12:10 PM To: Heather Estright <Hestrigh@ctsfl.us>; Michael Rolleston <mrolleston@ctsfl.us> Cc: Hnou Lee <hlee@ctsfl.us>; Ray Page <rpage@ctsfl.us>; Ariadna Gonzalez <agonzalez@ctsfl.us> Subject: RE: Don Taco					
Hi Heather, Ray, and Ariadna, I'm responding to the email chain regarding the property connection. Milad, the owner's representative, reached out via text. They are ready to hook up but need more specific information regarding the pipe location. He is looking for someone to reach out to him or meet him on-site to coordinate. This is our understanding. Code Officer Mike is available to meet everyone at the site if needed.					

City of Tarpon Springs

SE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	TENANT NAME	TEI
1-22. MANDATORY CONNECTION 27 15 89982 036 0202 16 E TARPON AVE RAPON SPRINGS	Public	4/07/26	Active	Don Taco Mexican Restaurant	STI
FL 34689 5/11/26 E-Mail Received	Inspector	Michael Rolleston			
NARRATIVE:					
From: Heather Estright <HEstright@ctsfl.us>					
Sent: Friday, April 24, 2026 1:29 PM					
To: Michael Rolleston <mrolleston@ctsfl.us>					
Cc: Anthony Boone <aboone@ctsfl.us>; Hnou Lee					
<hlee@ctsfl.us>; Ray Page <rpage@ctsfl.us>; Ariadna Gonzalez					
<agonzalez@ctsfl.us>					
Subject: RE: Don Taco					
Thanks Mike, sounds good.					
Heather Estright					
Water Conveyance Supervisor					
City of Tarpon Springs					
1624 L & R Industrial Blvd					
Tarpon Springs, FL 34689					
Office: 727-938-3711 EXT 2710					
Mobile: 727-741-3734					
hestright@ctsfl.us					
From: Michael Rolleston <mrolleston@ctsfl.us>					
Sent: Friday, April 24, 2026 1:29 PM					
To: Heather Estright <HEstright@ctsfl.us>					
Cc: Anthony Boone <aboone@ctsfl.us>; Hnou Lee					
<hlee@ctsfl.us>; Ray Page <rpage@ctsfl.us>; Ariadna Gonzalez					
<agonzalez@ctsfl.us>					
Subject: RE: Don Taco					
Yes they have a notice of violation, which is what brought them into the city. They are ready to connect but had logistical questions for you guys. So after you speak with them if they don't follow through we send it to a hearing.					

LOGRAM CE200L
ty of Tarpon Springs

SE TYPE Parcel Number ADDRESS	DISPOSITION	DATE ESTABLISHED	STATUS	TENANT NAME	TEI
1-22. MANDATORY CONNECTION 27 15 89982 036 0202 6 E TARPON AVE RAPON SPRINGS	Public	4/07/26	Active	Don Taco Mexican Restaurant	STI
Inspector: Michael Rolleston					
FL 34689					
5/11/26 E-Mail Received	COMPLETED	5/11/26	Private		5/11/26
NARRATIVE: making the connection. City Code specifically states 90 days is the timeframe after written notification has been provided. Did you provide a letter to them? If so, their timeframe starts from the date of that letter. We also have documentation that the owner has been aware of the failing drainfield since 9/2/25. This needs to happen whether or not Don Taco is the tenant or not. Thank you. \$ 20-22. - MANDATORY CONNECTION. All properties, whether residential or commercial, utilizing a private onsite sewage treatment and disposal system or septic system, excluding an approved gray water system, must connect the system or the building plumbing to the public sewer system of the City of Tarpon Springs in the following manner and based on the following criteria: (2) An onsite sewage treatment and disposal system that needs repair or modification to function in a sanitary manner or to comply with the requirements of state law or administrative regulations must be connected to the city sewer system within 90 days after written notification by the city to the property owner. Such written notification may be by regular U.S. mail or a copy thereof may be delivered to the property owner or posted on the property. (6) The owner of an onsite sewage treatment and disposal system that needs repair or modification to function in a sanitary manner, or to comply with the requirements of state law or administrative regulation adopted pursuant to state law, must connect to the public sewer system as above provided, if public sewer system is within 400 feet of the owner's property line.					
Heather Estright Water Conveyance Supervisor City of Tarpon Springs 1624 L & R Industrial Blvd Tarpon Springs, FL 34689					

SE TYPE
Parcel Number
DRESS

-22. MANDATORY CONNECTIONS
27 15 89982 036 0202

6 E TARPON AVE
TARPON SPRINGS

5/11/26

Good Afternoon,

This morning Mike Klonaris the owner of 708 E Tarpon came in with Milad the property manager. They have a plan in place to have the septic pumped every three weeks while they work with the city to connect. They have asked to work with you guys about what is involved in connecting and depending on the outcome may be getting rid of Don Taco as a Tennent.

mmikhael79@gmail.com when you get a chance. After speaking with them if you find they are not doing what is needed or failing to meet your requirements let us know and we will advance the case further. Thank you and have a great weekend

5/11/2026, 12:38:07 PM ABOONE

5/11/2026, 12:38:08 PM ABOONE

6/15/26	CE Reinspection
7/07/26	RQST TEXT:
	CASE NOTES
	NARRATIVE: CEO

CEO Mike personally gave Zoe Hernandez who works at Don Taco a copy of the notice of hearing for the property. Mike also provided Malid a text that Zoe was given the notice of hearing.

NOTICE OF HEARING
NARRATIVE: NOTICE OF HEARING: 7/7/2026
COMPLETED
7/07/26 Private
Certified Mail Receipt:

CASE # 26-80000791
VIOLATION SITE: 706 E. TARPON AVE. TARPON SPRINGS, FL. 34689

SE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	TEI
Parcel Number	INSPECTOR	TENANT NAME		
ADDRESS				
1-22. MANDATORY CONNECTION	Public	4/07/26	Active	
27 15 89982 036 0202	Michael Rolleston			
6 E TARPON AVE				
TARPON SPRINGS				
FL 34689				
7/07/26	NOTICE OF HEARING	COMPLETED 7/07/26	Private	7/08/26
	NARRATIVE: VIOLATION CODE(S): 20.22 MANDATORY CONNECTION			7/08/26
				7/08/26
	CODE BOARD HEARING August 8/13/2026: at City of Tarpon			7/08/26
	Springs, City Hall Auditorium, 324 E Pine St, Tarpon			7/08/26
	Springs, FL 34689 @ 2:00pm			7/08/26
	CMR TRACKING # 7022 0410 0002 9759 3470			7/08/26
	7/8/2026, 12:50:38 PM HLEE			7/08/26
7/07/26	CE CEB Affidavit Posting NOH	COMPLETED 7/07/26	Private	7/08/26
	NARRATIVE: NOH - NOTICE OF HEARING (1ST HEARING)			7/08/26
	7/07/2026 - NOTICE OF HEARING POSTING			7/08/26
	706 E TARPON AVE			7/08/26
	TARPON SPRINGS, FL 34689			7/08/26
	7/07/2026- Affidavit of Posting NOH:			7/08/26
	A NOTICE OF HEARING was hand delivered to Zoe Hernandez at			7/08/26
	the address 706 E			7/08/26
	TARPON AVE			7/08/26
	TARPON SPRINGS, FL 34689			7/08/26
	AND an AFFIDAVIT OF POSTING for			7/08/26
	the NOTICE OF FIRST HEARING was posted at Tarpon Springs			7/08/26
	City Hall, located at 324 E. Pine Street Tarpon Springs, FL			7/08/26
	34689, which is the primary municipal government office for			7/08/26
	the City of Tarpon			7/08/26
	7/8/2026, 12:53:06 PM HLEE			7/08/26
8/13/26	CE CEB Pre-Board Inspection	SCHEDULED	Private	Rolleston
	RQST TEXT: PRE-BOARD INSPECTION DUE BY : 8/13/2026			7/08/26
	REMEDY: Apply and secure a permit and arrange connection to			7/08/26
	the city sewer system			7/08/26
	7/8/2026, 12:56:15 PM HLEE			7/08/26
8/13/26	CE CE Board	PENDING	Private	7/08/26
7/07/26	NOTICE SENT	COMPLETED	Private	7/08/26

SE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	TEI
Parcel Number	INSPECTOR	TENANT NAME		
ADDRESS				
1-22. MANDATORY CONNECTION	Public	4/07/26	Active	
27 15 89982 036 0202				
16 E TARPON AVE	Michael Rolleston		Don Taco Mexican Restaurant	STI
TARPON SPRINGS FL 34689				
LOCATION: 706 E TARPON AV				4/07/26
NARRATIVE: § 20-22. - MANDATORY CONNECTION.				4/07/26
All properties, whether residential or commercial, utilizing				4/07/26
a private onsite sewage treatment and disposal system or				4/07/26
septic system, excluding an approved gray water system, must				4/07/26
connect the system or the building plumbing to the public				4/07/26
sewer system of the City of Tarpon Springs in the following				4/07/26
manner and based on the following criteria:				4/07/26
(1)An onsite sewage treatment and disposal system which is				4/07/26
properly functioning must be connected to the city sewer				4/07/26
system within 365 days after written notification by the				4/07/26
city to the property owner. Such written notification may be				4/07/26
by regular U.S. mail or a copy thereof may be delivered to				4/07/26
the property owner or posted on the property.(2)An onsite				4/07/26
sewage treatment and disposal system that needs repair or				4/07/26
modification to function in a sanitary manner or to comply				4/07/26
with the requirements of state law or administrative				4/07/26
regulations must be connected to the city sewer system				4/07/26
within 90 days after written notification by the city to the				4/07/26
property owner. Such written notification may be by regular				4/07/26
U.S. mail or a copy thereof may be delivered to the property				4/07/26
owner or posted on the property.(3)It is obligation of the				4/07/26
owner of the property on which the said onsite sewage				4/07/26
treatment and disposal system is located to arrange for and				4/07/26
pay for the connection to the city sewer system, regardless				4/07/26
of whether or not the property is occupied by a tenant and				4/07/26
the legal obligation for such connection and the payment				4/07/26
therefore shall be that of the owner. In the event that the				4/07/26
owner fails or refuses to connect to the public sewer system				4/07/26
as provided herein, such property shall be deemed to be a				4/07/26
public nuisance and the city may proceed to require said				4/07/26
connection to the public sewer system by means of				4/07/26
injunctive, code enforcement proceedings or any other				4/07/26
legally available remedy and the cost thereof, including				4/07/26
reasonable attorney's fees and costs, shall constitute a				4/07/26
lien on said property, superior to the lien of any other				4/07/26
encumbrance on the property, except a lien of ad valorem				4/07/26
taxes. In the event that the city shall institute legal				4/07/26

ty of Tarpon Springs

SE TYPE DISPOSITION DATE ESTABLISHED STATUS
 rcel Number INSPECTOR TENANT NAME TEI
 DRESS

22. MANDATORY CONNECTION Public 4/07/26 Active
 27 15 89982 036 0202
 6 E TARPON AVE Michael Rolleston Don Taco Mexican Restaurant STI
 RPON SPRINGS FL 34689

OLATIONS: DATE DESCRIPTION QTY CODE STATUS
 4/07/26 20-22. Mandatory Connection 1 20-22 ACTIVE
 LOCATION: 706 E TARPON AV
 NARRATIVE: whichever is first.(5)No mandatory connection to the public sewer system shall be required if the public sewer system is at a distance greater than 200 feet from the property line of the property owner, using a properly functioning onsite sewage treatment and disposal system.(6)The owner of an onsite sewage treatment and disposal system that needs repair or modification to function in a sanitary manner, or to comply with the requirements of state law or administrative regulation adopted pursuant to state law, must connect to the public sewer system as above provided, if public sewer system is within 400 feet of the owner's property line.(7)The connection charges and impact fees required to be paid for connection to the Tarpon Springs sewer system may be paid without interest in monthly installments over a period of time not to exceed five years from the date of required connection as set forth above, or the date of actual connection, whichever is sooner, if the owner has demonstrated a financial hardship. The criteria for financial hardship shall be established by resolution of the city commission and shall take into account the owner's net worth, income and financial needs.(8)All payments and connection fees which are delayed or otherwise paid over a period of time as allowed by the standards set forth above, shall not be extinguished by foreclosure of any existing mortgage or other encumbrance or lien on the property which was filed prior to the enactment of this section. In the event that such lien is extinguished by a court decision or by operation of law, sewer service to the property will be discontinued until such time as the present owner or a new owner makes arrangements satisfactory to the city that such obligation shall be paid in full and a valid lien or other legally enforceable charge has been established to legally encumber the property and securing the payment of such

NEW BUSINESS – First Orders

C-5 Case # 26-80000862

1919 North Pinellas Avenue LLC
1943 N Pinellas Avenue
Tarpon Springs, FL 34689
PID 01-27-15-00950-001-0030

Violation of City Code of Ordinances:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
139.01 DUMPSTER AND SCREENING REQUIREMENTS

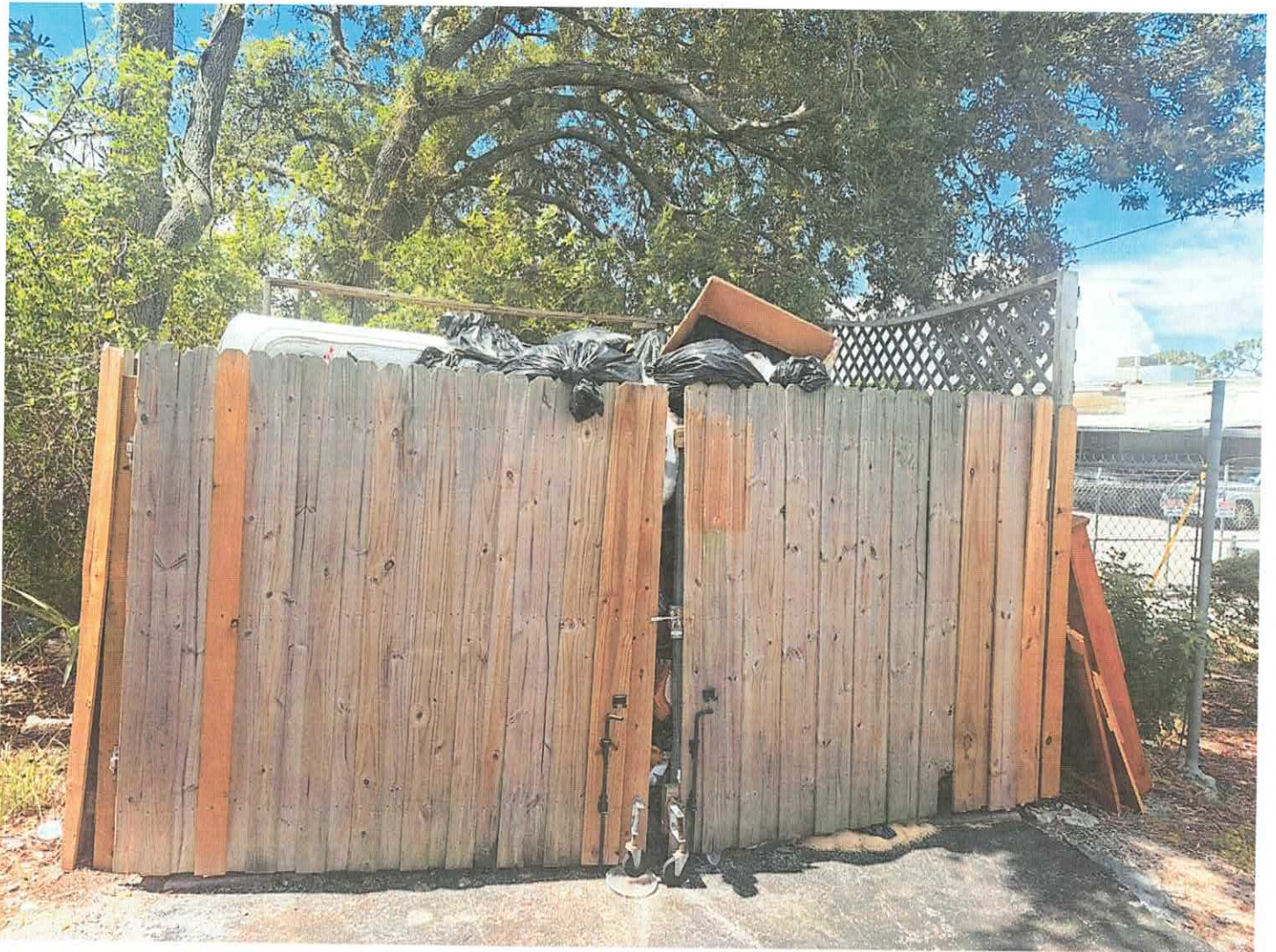
EXHIBIT A: Photo(s)

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

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

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

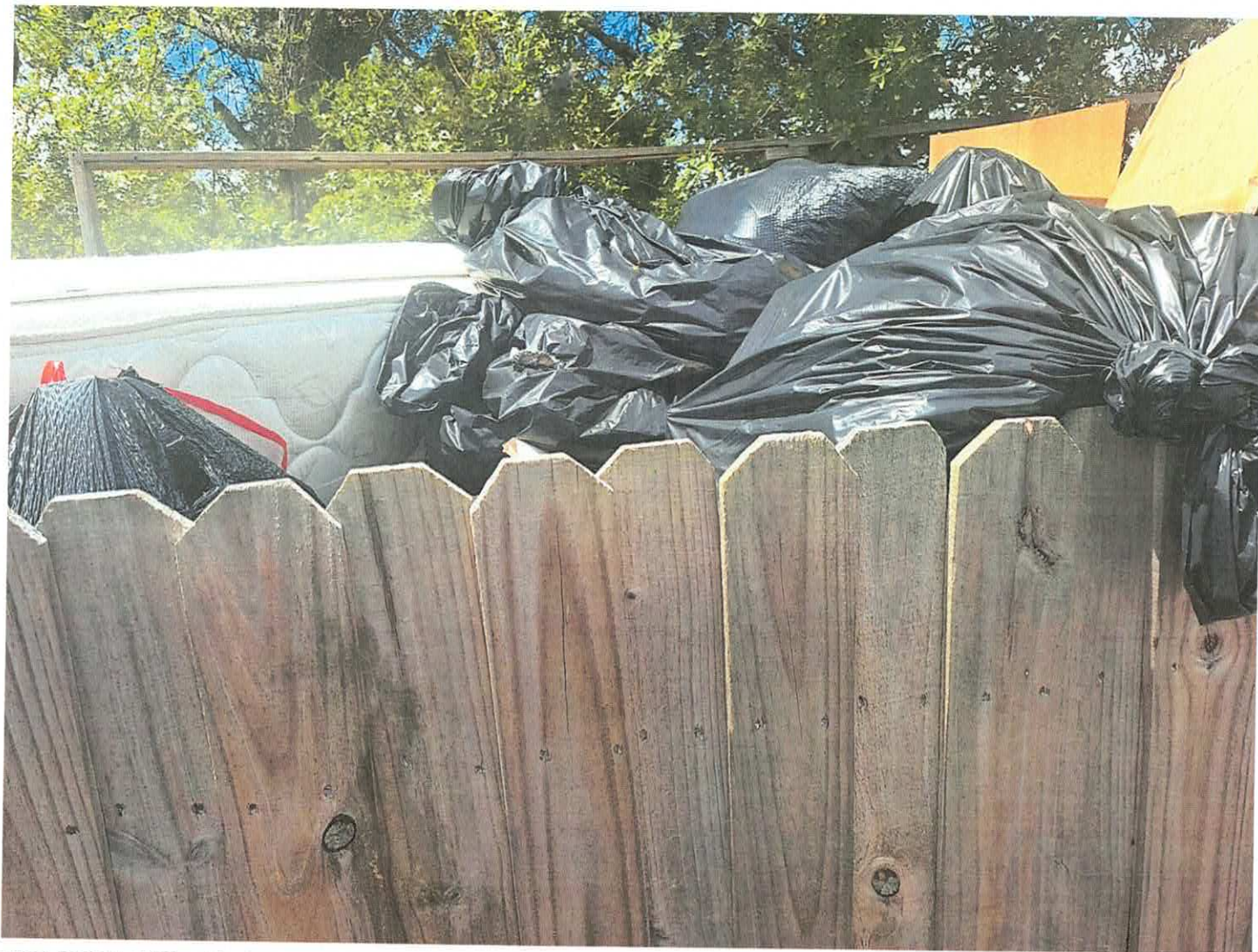
EXHIBIT E: Emails and other communication correspondences



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689

CODE ENFORCEMENT OFFICER: Anthony Boone

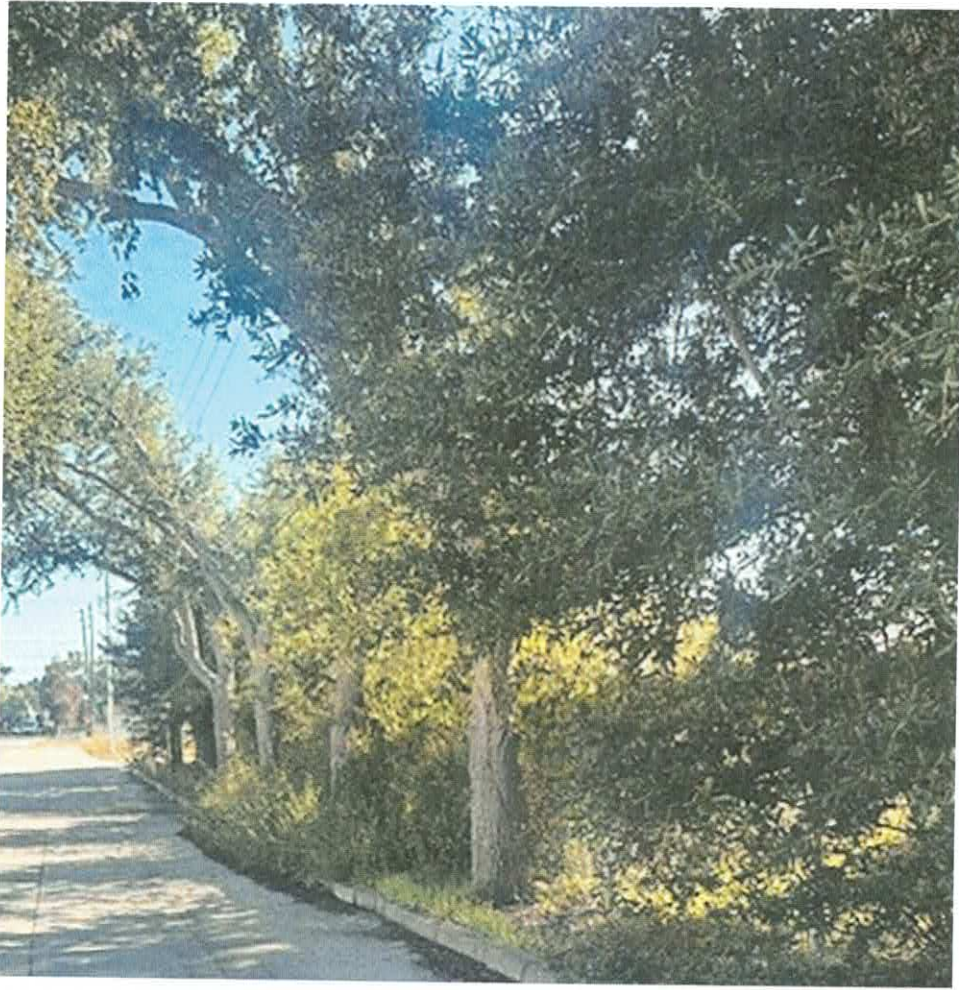
Inspection 6/17/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689

CODE ENFORCEMENT OFFICER: Anthony Boone

Inspection 6/17/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INSPECTION 07/1/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689
CODE CASE OFFICER: Anthony Boone
INSPECTION 07/1/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INSPECTION 07/1/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INSPECTION 07/1/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689

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VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689
CODE CASE OFFICER: Anthony Boone
INSPECTION 07/1/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689.

CODE ENFORCEMENT OFFICER: Anthony Boone

INSPECTION 7/30/2026



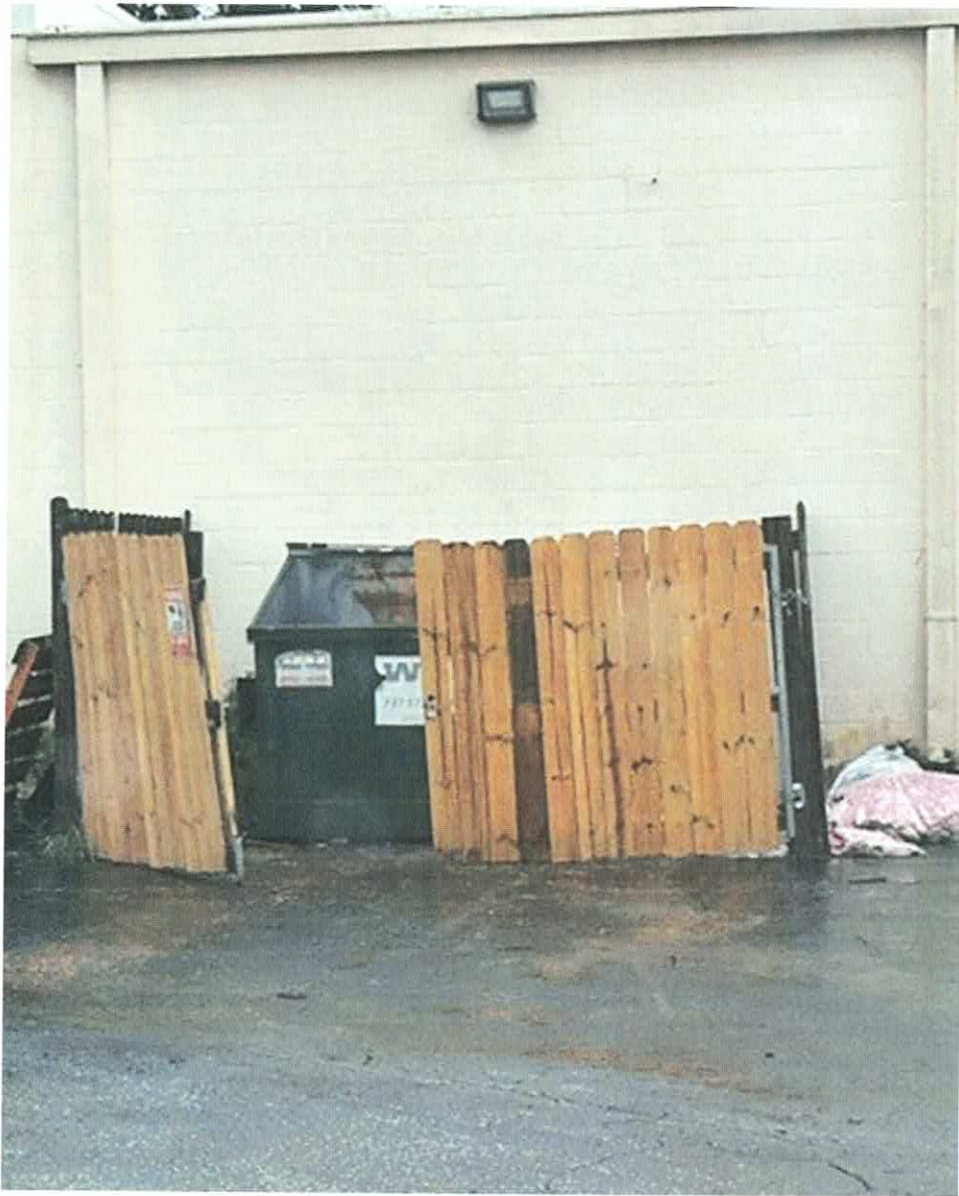
VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689.

CODE ENFORCEMENT OFFICER: Anthony Boone

INSPECTION 7/30/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689.
CODE ENFORCEMENT OFFICER: Anthony Boone
INSPECTION 7/30/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689.

CODE ENFORCEMENT OFFICER: Anthony Boone

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VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689.

CODE ENFORCEMENT OFFICER: Anthony Boone

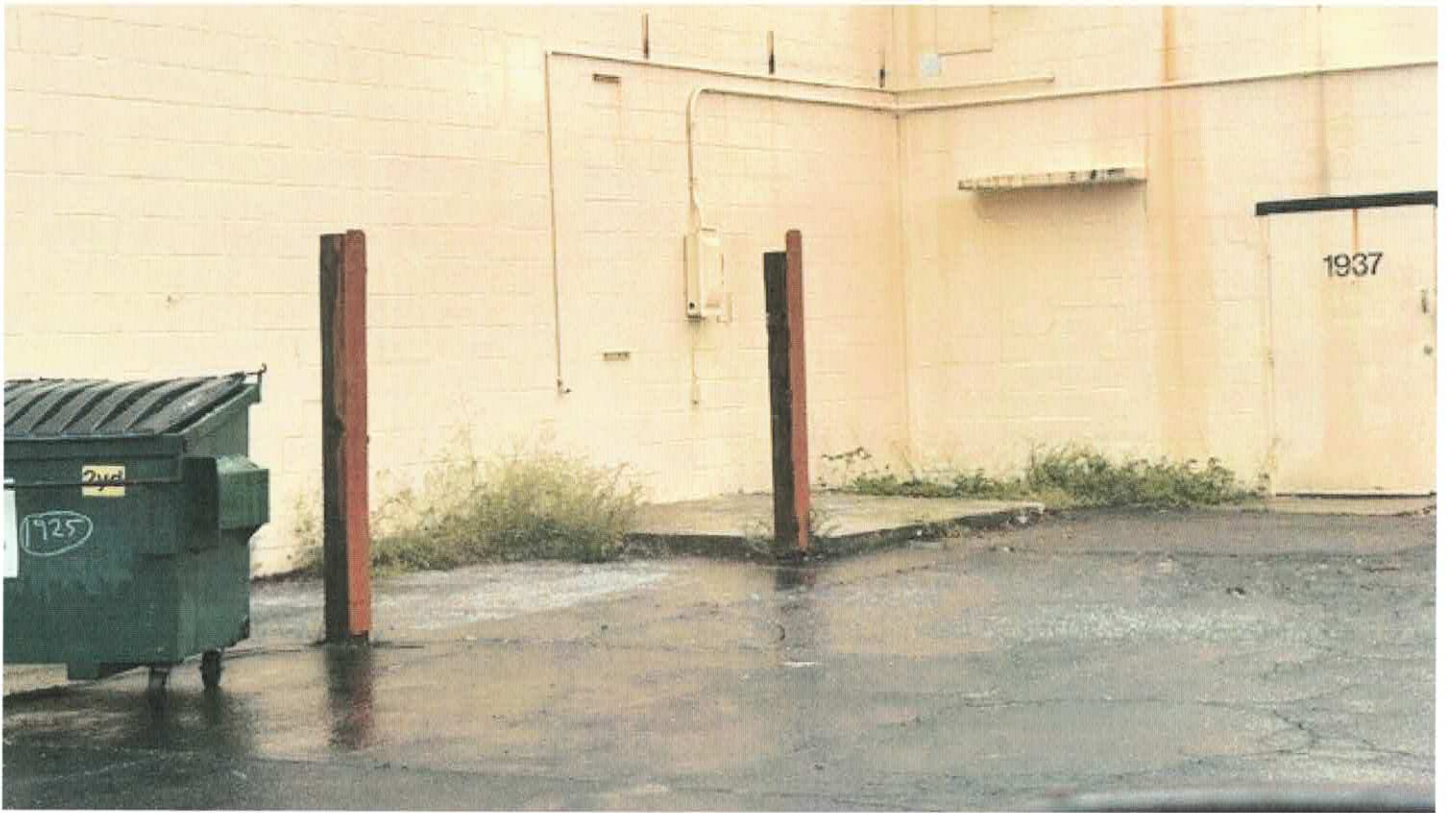
INSPECTION 7/30/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689.

CODE ENFORCEMENT OFFICER: Anthony Boone

INSPECTION 7/30/2026



VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689.

CODE ENFORCEMENT OFFICER: Anthony Boone

INSPECTION 7/30/2026



City of Tarpon Springs

Code Enforcement Division

COURTESY LETTER NOTICE

Date Issued: 6-23-2026

Case Number: 26-80000862

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 **6-22-2026** at the property located at the following address: **1943 N Pinellas Ave (Parcel #01-27-15-00950-001-0030)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

8-40 DUTY OF MAINTENENCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

139.01 Dumpster and Screening Requirements

DESCRIPTION: Trash, junk and debris inside and around a dumpster structure. Mainly the dumpster behind 1919 and 1947 N Pinellas Ave. Dumpster structures are dilapidated with trash and debris along the side and rear and not in dumpster. The vegetation is over grown the rear of the property along both fences.

REMEDY: 1919- clean trash inside and around the dumpsters so it can be dumped. 1947- repair the dumpsters doors, clean the dumpster area. Clear and cut the vegetation around the fence area in the rear of the plaza. Palms are growing in the right aways. Maintain the property moving forward.

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

Please take action to correct the above violation(s) prior to 5:00 p.m. on **6-30-2026**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston/Anthony Boone

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





City of Tarpon Springs Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 07-02-2026

Case Number: 26-80000862

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 **7-1-2026** at the property located at the following address: **1943 N Pinellas Ave (Parcel #01-27-15-00950-001-0030)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

8-40 DUTY OF MAINTENENCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

139.01 Dumpster and Screening Requirements

DESCRIPTION: Trash, junk and debris inside and around a dumpster structure. Mainly the dumpster behind 1919 and 1947 N Pinellas Ave. Dumpster structures are dilapidated with trash and debris along the side and rear and not in dumpster. The vegetation is over grown the rear of the property along both fences.

REMEDY: 1919- clean trash inside and around the dumpsters so it can be dumped. 1947- repair the dumpsters doors, clean the dumpster area. Clear and cut the vegetation around the fence area in the rear of the plaza. Palms are growing in the right aways. Maintain the property moving forward.

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

Please take action to correct the above violation(s) prior to 5:00 p.m. on **07-30-2026**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston / Anthony Boone

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

SEE PHOTOS ON BACK



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

Date: August 3, 2026

Via Certified Mail

Case Number: 26-80000862

Property Owner: 1919 North Pinellas Avenue LLC

Owner Address: 2340 Drew St STE 300, Tarpon Springs, FL 34689

Violation Property Located: 1943 N Pinellas Avenue, Tarpon Springs, FL 34689

Parcel ID 01-27-15-00950-001-0030

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 **July 2, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **July 2, 2026**. A re-inspection of the subject property on **August 3, 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 26-80000862 on August 13, 2026, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

139.01 DUMPSTER AND SCREENING REQUIREMENTS

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

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 **July 2, 2026**, the case may still be presented to the Code Enforcement Board (herein after "Board") even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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



City of Tarpon Springs

Code Enforcement 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 0410 0002 9759 3647



City of Tarpon Springs

Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000862

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 July 2, 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 1943 N 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 TRUTH.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of July, 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 #HH402127
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 Division

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000862

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 Officer in the Code Enforcement Division of the City of Tarpon Springs, Florida, have actual and personal knowledge of the facts stated herein, am authorized to make this affidavit; and

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

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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 August 3, 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: 1943 N 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: _____

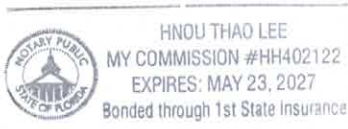
FURTHER AFFIANT SAYETH NAUGHT.

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 3rd day of August, 2026,
by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

Title : NOTARY



Parcel Summary (as of 24-Jun-2026)

Parcel Number

01-27-15-00950-001-0030

Owner Name

1919 NORTH PINELLAS AVENUE LLC

Property Use

1624 Neighborhood Shopping Center

Site Address

1943 N PINELLAS AVE
TARPON SPRINGS, FL 34689

Mailing Address

2340 DREW ST STE 300
CLEARWATER, FL 33765-3310

Legal Description

ANCLOTE CORNER BLK 1, LOT 3

Current Tax District

TARPON SPRINGS (TS)

Year Built

1991 | 1991 | 1991 | 1991 | 1991 | 1991

Heated SF

58,501

Gross SF

63,557

Living Units

0

Buildings

6

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18419/2329	Find Comps	273.08	B	Current FEMA Maps	Check for EC	Zoning Map	108/46

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$3,500,000	\$2,787,151	\$2,787,151	\$3,500,000	\$2,787,151

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	\$3,310,000	\$2,831,400	\$2,831,400	\$3,310,000	\$2,831,400
2023	N	\$3,090,000	\$2,574,000	\$2,574,000	\$3,090,000	\$2,574,000
2022	N	\$2,340,000	\$2,340,000	\$2,340,000	\$2,340,000	\$2,340,000
2021	N	\$2,295,000	\$2,295,000	\$2,295,000	\$2,295,000	\$2,295,000
2020	N	\$2,340,000	\$2,340,000	\$2,340,000	\$2,340,000	\$2,340,000



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
28-May-2014	\$2,300,000	Q	I	ANCLOTE CORNER ASSOCIATES L C	1919 NORTH PINELLAS AVENUE LLC	18419/2329
02-Jun-1992	\$2,500,000	U	I	ANCLOTE COR EQUITY INC	ANCLOTE CORNER ASSOC	07927/1298

2025 Land Information

Land Area: $\cong$ 253,946 sf $\cong$ 5.82 acres			Frontage and/or View: None			Seawall: No
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Community Shopping	0x0	\$6	253,945	SF	1.0000	\$1,523,670

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements

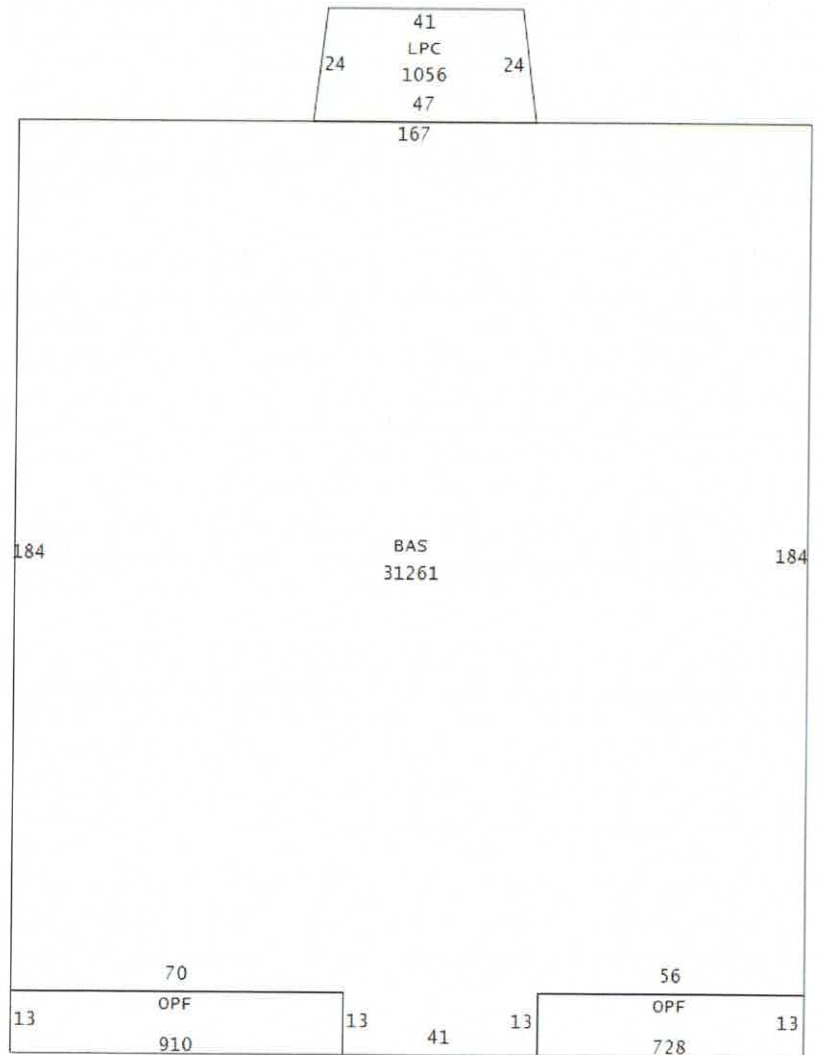
Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Blt Up Metal/Gypsum
Year Built	1991
Building Type	Supermarkets
Quality	Average
Floor Finish	Vinyl Asb Tile
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	10
Effective Age	35

Sub Area

Heated Area SF

Gross Area SF

Base (BAS)	31,261	31,261
Loading Platform(with canopy) (LPC)	0	1,056
Open Porch (OPF)	0	1,638
Total Area SF	31,261	33,955

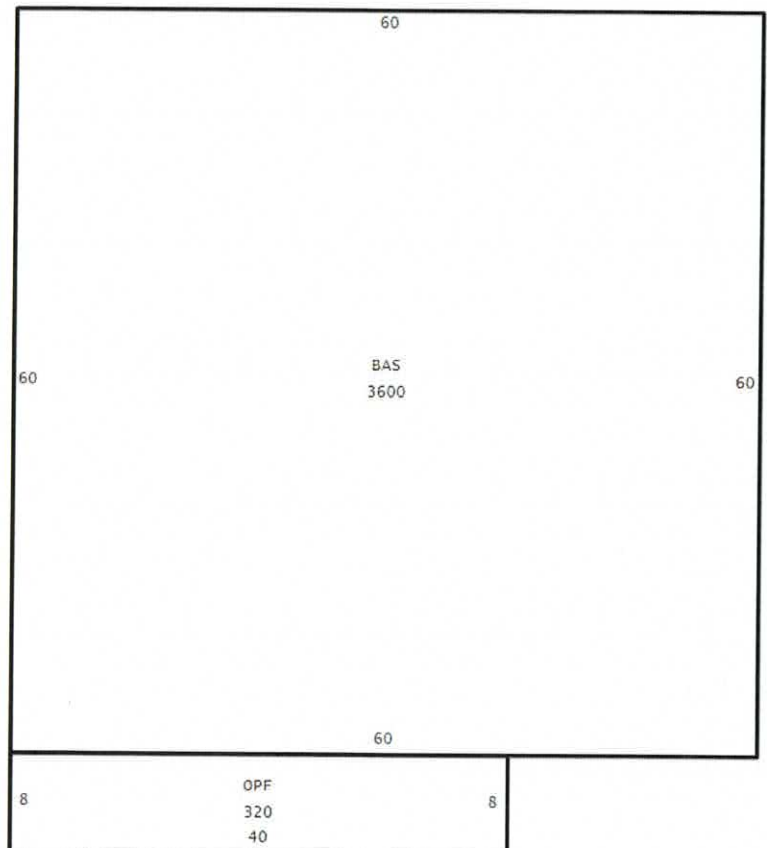


Structural Elements

Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Blt Up Metal/Gypsum
Year Built	1991
Building Type	Neighborhood Shopping Centers
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	8
Effective Age	35

Sub Area**Heated Area SF****Gross Area SF**

Base (BAS)	3,600	3,600
Open Porch (OPF)	0	320
Total Area SF	3,600	3,920



2025 Building 3 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Spread/Mono Footing	Base (BAS)	7,800	7,800
Floor System	Slab On Grade	Open Porch (OPF)	0	680
Exterior Walls	Concrete Blk/Stucco	Total Area SF	7,800	8,480
Unit Stories	1			
Roof Frame	Bar Joint/Rigid Frame			
Living Units	0			
Roof Cover	Blt Up Metal/Gypsum			
Year Built	1991			
Building Type	Neighborhood Shopping Centers			
Quality	Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	20			
Effective Age	35			

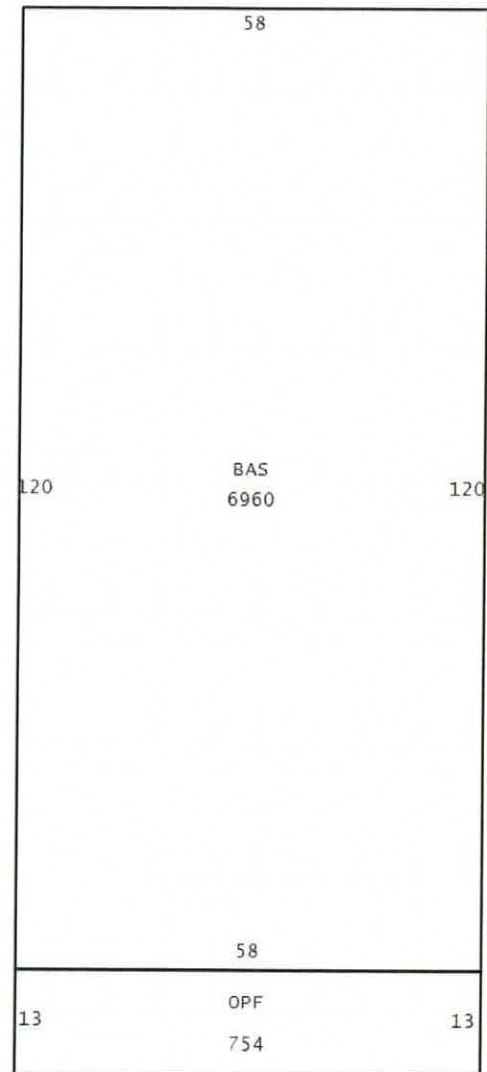
2025 Building 4 Structural Elements and Sub Area Information

Structural Elements

Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Blt Up Metal/Gypsum
Year Built	1991
Building Type	Neighborhood Shopping Centers
Quality	Average
Floor Finish	Vinyl Asb Tile
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	6
Effective Age	35

Sub Area
Heated Area SF
Gross Area SF

Base (BAS)	6,960	6,960
Open Porch (OPF)	0	754
Total Area SF	6,960	7,714

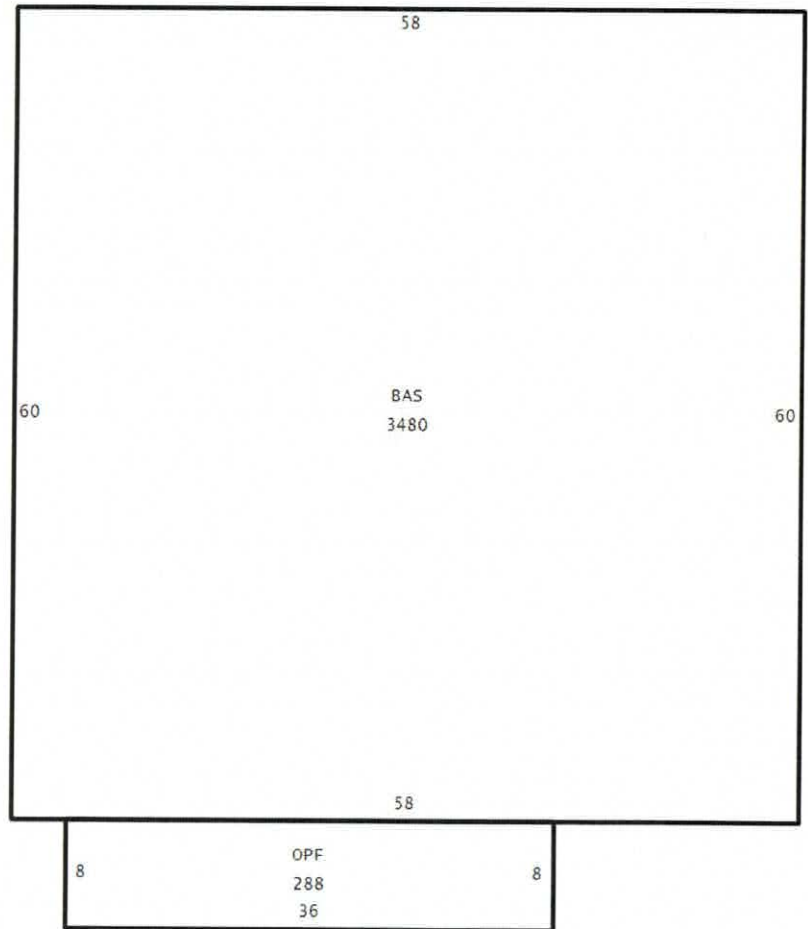


Structural Elements

Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Frame Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Blt Up Metal/Gypsum
Year Built	1991
Building Type	Neighborhood Shopping Centers
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	16
Effective Age	35

Sub Area**Heated Area SF****Gross Area SF**

Base (BAS)	3,480	3,480
Open Porch (OPF)	0	288
Total Area SF	3,480	3,768



2025 Building 6 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Spread/Mono Footing	Base (BAS)	5,400	5,400
Floor System	Slab On Grade	Open Porch (OPF)	0	320
Exterior Walls	Concrete Blk/Stucco	Total Area SF	5,400	5,720
Unit Stories	1			
Roof Frame	Bar Joint/Rigid Frame			
Living Units	0			
Roof Cover	Blt Up Metal/Gypsum			
Year Built	1991			
Building Type	Neighborhood Shopping Centers			
Quality	Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	18			
Effective Age	35			

2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$5.00	140,000.0	\$700,000	\$700,000	0
FIRESPRINK	\$5.00	31,628.0	\$158,140	\$71,163	1991
FRGT RAMP	\$25.00	1,508.0	\$37,700	\$37,700	1991
FRGT RAMP	\$25.00	1,550.0	\$38,750	\$38,750	1991

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
22-00002932	MISCELLANEOUS	03/07/2023	\$8,189
22-00001948	ADDITION/REMODEL/RENOVATION	08/26/2022	\$106,565
22-0000662	TPP USE	05/18/2022	\$0
20-00002041	TPP USE	08/19/2020	\$99,658
16-00002548	TPP USE	12/13/2016	\$3,000
15-00001916	ADDITION/REMODEL/RENOVATION	11/10/2015	\$201,100
15-00001958	DEMOLITION	10/22/2015	\$15,000
15-00001167	HEAT/AIR	06/23/2015	\$0
13-00001675	ROOF	11/01/2013	\$29,900
12-00000203	SIGN	02/15/2012	\$13,500



ANTHONY BOONE
CODE ENFORCEMENT SUPERVISOR

CITY OF TARPON SPRINGS
CODE ENFORCEMENT

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

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

From: Marco Villagomez <mVillagomez@ctsfl.us>

Sent: Wednesday, June 17, 2026 3:14 PM

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

Cc: Nickolas Gerakios <ngerakios@ctsfl.us>

Subject: 1917-1919 N Pinellas Ave

Boone,

I wanted to make you aware that the property located at 1917-1919 N Pinellas Ave has its dumpster located within the plaza's dumpster corral. Unfortunately, the corral is experiencing ongoing illegal dumping.

Based on my understanding, the dumpster itself is serviced for the medical center business twice a week, while the dumpster corral is owned by the plaza owner. The business has advised that they have attempted to contact the plaza owner regarding the illegal dumping and waste issues, but they have not received any response or assistance.

I have enclosed photos of the dumpster and surrounding conditions for your reference.

Please let me know if you need any additional information from me.

Thank you,

Marco Villagomez

Solid Waste Supervisor

City of Tarpon Springs, Solid Waste Division (formerly Sanitation)

Direct: (727) 943-4837|Cell: (727) 597-2706

email: mvillagomez@ctsfl.us

City of Tarpon Springs|325 E. Pine Street, Tarpon Springs, FL 34689



From: Hnou Lee <hlee@ctsfl.us>
Sent: Tuesday, June 23, 2026 8:51 AM
To: Anthony Boone <aboone@ctsfl.us>
Cc: Hnou Lee <hlee@ctsfl.us>
Subject: 1943 N PINELLAS AVE - CASE # 26-80000862 OPENED 6/23/2026

CASE # 26-80000862 has been opened on **6/23/2026**, for the violation site at **1943 N PINELLAS AVE**. All documentation has been uploaded to the case in Naviline.

CASE # 26-80000862 OPENED 6/23/2026
VIOLATION SITE: 1943 N PINELLAS AVE, TARPON SPRINGS, FL 34689
Parcel ID: 01-27-15-00950-001-0030 TAX DISTRICT: TS HOMESTEAD: N
Property Owner(s): 1919 NORTH PINELLAS AVENUE LLC
MAILING ADDRESS: 2340 DREW ST STE 300, CLEARWATER, FL 33765-3310
COMPLAINANT: City Staff DATE: 6/23/2026
ADDRESS: 324 Pine Street
COMPLAINT(S): Dumpsters over filled and vegetation is growing all around the property mainly in the back.
CODE CASE OFFICER: Anthony Boone
INITIAL INSPECTION 6/23/2026

From: Anthony Boone <aboone@ctsfl.us>
Sent: Tuesday, June 23, 2026 7:07 AM
To: Hnou Lee <hlee@ctsfl.us>
Subject: FW: 1917-1919 N Pinellas Ave

Hnou,
Please open a case for the following property (SEE BELOW EMAIL FROM MARCO)

SITE ADDRESS
1943 N Pinellas Ave
Parcell # 01-27-15-00950-001-0030

Dumpsters over filled and vegetation is growing all around the property mainly in the back.

Complainant is City Staff Waste Management



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

1919 NORTH PINELLAS AVENUE LLC
23240 DREW ST
CLEARWATER, FL 33765-3310
CL

CS 2680000862



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



9589 0710 5270 3577 0468 50

1919 NORTH PINELLAS AVENUE
2340 DREW ST STE 300
CLEARWATER, FL 33765-3310
NOV26-80000862



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

1919 NORTH PINELLAS AVE LLC
2340 DREW ST STE 300
CLEARWATER, FL 33765
NOV 26-80000862

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:

**1919 NORTH PINELLAS AVE LLC
2340 DREW ST STE 300
CLEARWATER, FL 33765
NOV 26-80000862**



9590 9402 9664 5199 6593 91

2. Article Number (Transfer from service label)

9589 0710 5270 3577 0468 50

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below: ☐ 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 (500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

**1919 NORTH PINELLAS AVE LLC
2340 DREW ST STE 300
CLEARWATER, FL 33765
NOV 26-80000862**

Postmark
Here

See Reverse for Instructions



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

CERTIFIED MAIL®



7022 0410 0002 9759 3647

1943 N Pinellas Ave LLC
2340 Drew St
Clearwater, FL 33765-3352
NOH 26-80000862

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:

**1943 N Pinellas Ave LLC
2340 Drew St
Clearwater, FL 33765-3352
NOH 26-80000862**



9590 9402 9664 5199 6588 06

2. Article Number (Transfer from service label)

7022 0410 0002 9759 3647

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

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

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 and fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Postmark
Here

1943 N Pinellas Ave LLC

2340 Drew St

Clearwater, FL 33765-3352

NOH 26-80000862

See Reverse for Instructions

NEW BUSINESS – First Orders

C-6 Case # 26-80000889

Cori Lynn Long
306 Banana Street
Tarpon Springs, FL 34689
PID 13- -27-15-06120-001-0020

Violation of City Code of Ordinance:
212.00 BUILDING PERMITS

EXHIBIT A: Photo(s)

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

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

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

EXHIBIT E: Emails and other communication correspondences



VIOLATION SITE: 306 BANANA ST, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INITIAL INSPECTION 7/13/2026





VIOLATION SITE: 306 BANANA ST, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

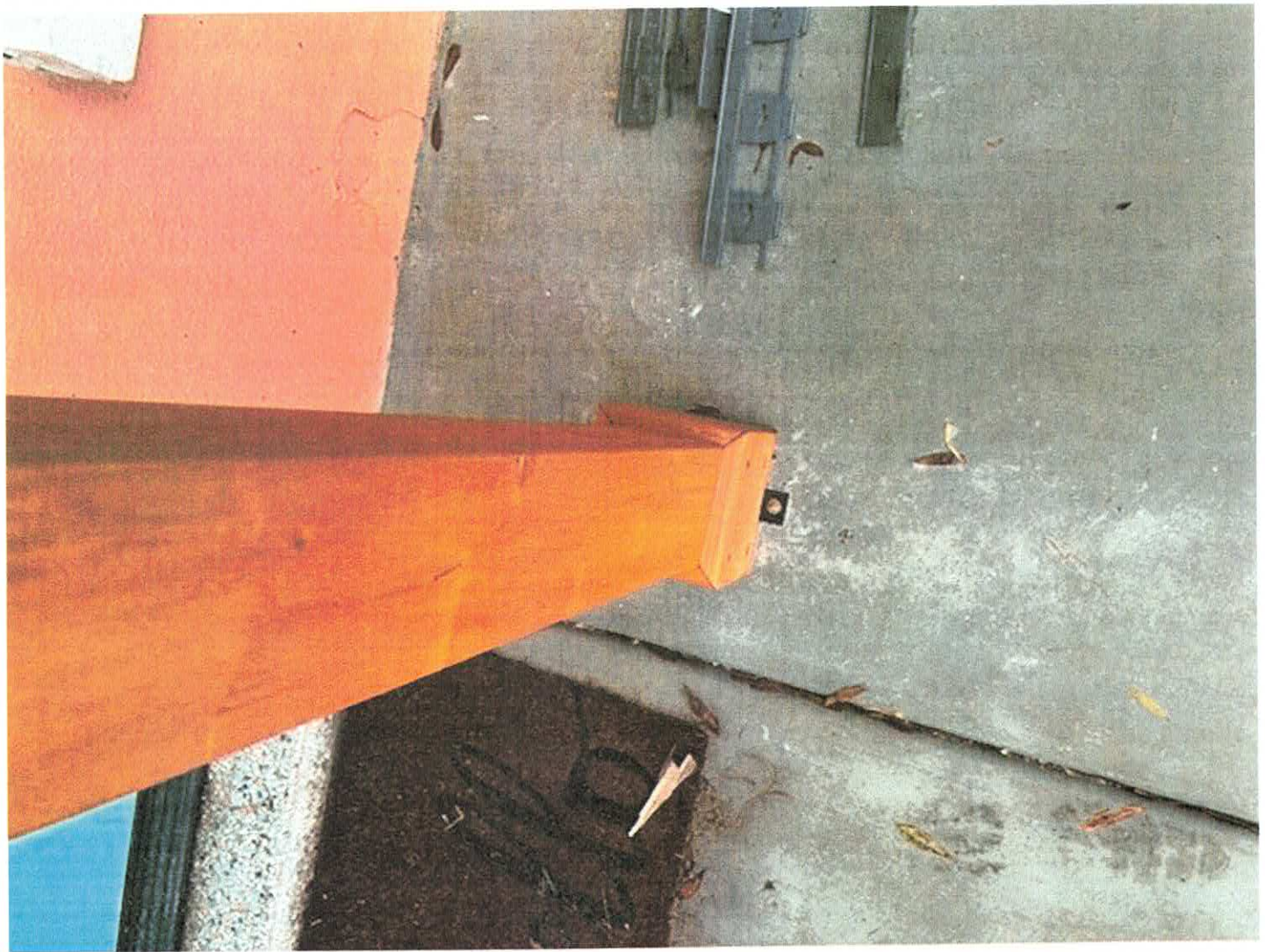
INITIAL INSPECTION 7/13/2026



VIOLATION SITE: 306 BANANA ST, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INITIAL INSPECTION 7/13/2026



VIOLATION SITE: 306 BANANA ST, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INITIAL INSPECTION 7/13/2026



VIOLATION SITE: 306 BANANA ST, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INITIAL INSPECTION 7/13/2026



VIOLATION SITE: 306 BANANA ST, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INITIAL INSPECTION 7/13/2026



City of Tarpon Springs

Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 7-13-2026

Case Number: 26-80000889

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/ City Building Official performed a field inspection on **7-13-2026** at the property located at the following address: **306 Banana St Parcel # 13-27-15-06120-001-0020**. At that time, the Code Enforcement Officer/ City Building Official identified the following violation(s) of Tarpon Springs City Codes:

212.00 BUILDING PERMITS

DESCRIPTION: The property has been renovated without building permits. (STOP WORK ORDER PLACED ON PROPERTY)

REMEDY: A apply for a permit is required for the renovation done to the home. Contact building department for inspection.

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

Please take action to correct the above violation(s) prior to 5:00 p.m. on **8-3-2026**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston/ Anthony Boone
Code Enforcement Officer – Mike Rolleston
Code Enforcement Supervisor- Anthony Boone
City of Tarpon Springs
Code Enforcement Division





City of Tarpon Springs

Code Enforcement Division

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

NOTICE OF HEARING

Date: August 3, 2026

Via Certified Mail

Case Number: 26-80000889

Property Owner: Cori Lynn Long

Owner Address: 306 Banana Street, Tarpon Springs, FL 34689

Violation Property Located: 306 Banana Street, Tarpon Springs, FL 34689

Parcel ID 13-27-15-06120-001-0020

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 **July 13, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **July 13, 2026**. A re-inspection of the subject property on **August 3, 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 26-80000889 on August 13, 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

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

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 **July 13, 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



City of Tarpon Springs

Code Enforcement Division

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

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

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

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

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

Certified Mail Receipt Tracking Number: 7022 0410 0002 9759 3630



City of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000889

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 July 13, 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 306 Banana Street, Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

I personally hand delivered said ☐ Courtesy Letter Notice ☒ Notice of Violation ☐ Notice of First Hearing ☐ Notice of Second Hearing to Dan Carnahoe who was located at: 306 Banana St

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 13th day of July, 2026, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

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

Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





City Of Tarpon Springs

Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000889

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.
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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 August 03, 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: 306 Banana Street, Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of August, 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 13-Jul-2026)

Parcel Number

13-27-15-06120-001-0020

Owner Name

LONG, CORI LYNN

Property Use

0110 Single Family Home

Site Address

306 BANANA ST

TARPON SPRINGS, FL 34689

Mailing Address

306 BANANA ST

TARPON SPRINGS, FL 34689-3606

Legal Description

BEEKMAN'S, J. C. SUB BLK 1, LOT 2

Current Tax District

TARPON SPRINGS (TS)

Year Built

1956

Living SF	Gross SF	Living Units	Buildings
1,343	1,367	2	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	100%	New application needed.
2026	Yes	100%	The current homestead will expire Dec. 31, 2026.
2025	Yes	100%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23467/0450	\$191,500	<u>275.03</u>	<u>A</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	3/58

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$161,693	\$60,228	\$20,000	\$30,228	\$20,000

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	\$220,901	\$66,085	\$20,000	\$36,085	\$20,000
2023	Y	\$243,253	\$64,160	\$25,000	\$39,160	\$25,000
2022	Y	\$193,651	\$62,291	\$25,000	\$37,291	\$25,000
2021	Y	\$143,340	\$60,477	\$25,000	\$35,477	
2020	Y	\$131,828	\$59,642	\$25,000	\$34,642	

EXHIBIT

D

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
05-Feb-2026	\$227,900	Q	I	CONDON CYNTHIA E	LONG CORI LYNN	23467/0450
27-Aug-1993	\$55,500	Q	I	LOIZOS MARITSA C TR	CONDON, DANNY R.	08384/0245
26-Feb-1990	\$0	U	I	ELIOPOULOS EUGENIA MADIAS	ELIOPOULOS, EUGENIA M. TRE	07208/0421

2025 Land Information

Land Area: $\cong$ 7,031 sf | $\cong$ 0.16 acres

Frontage and/or View: None

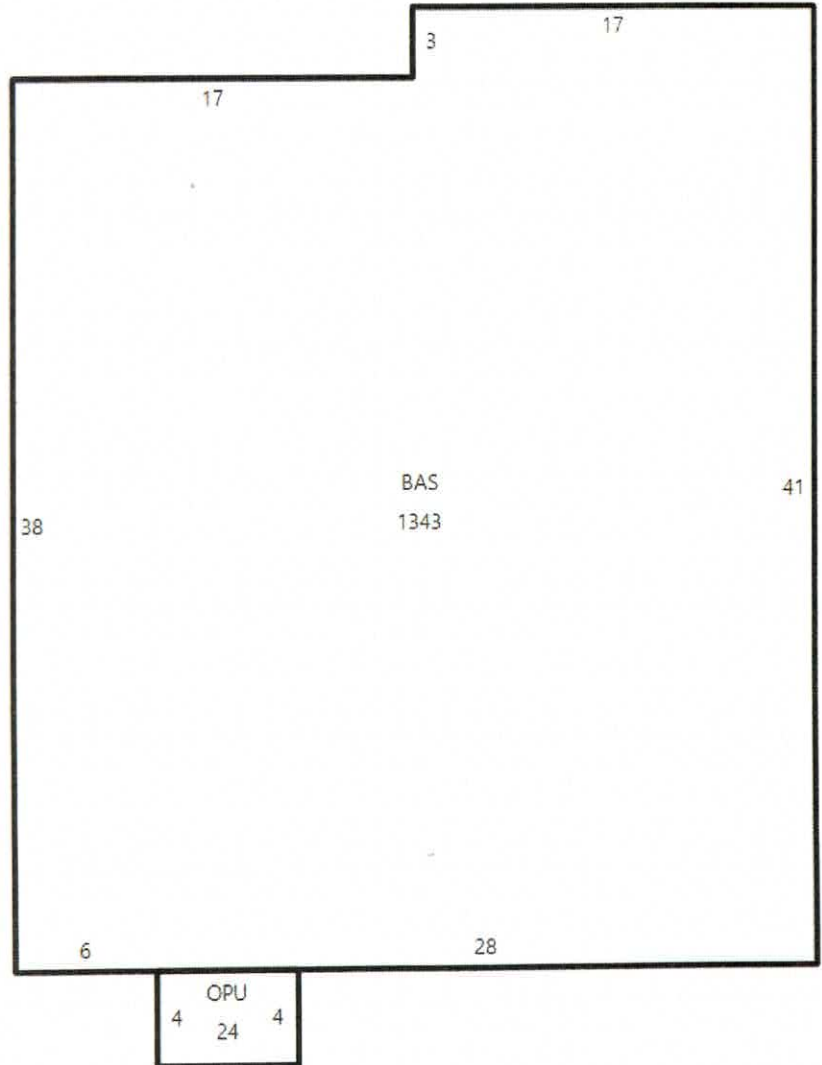
Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x141	\$1,800	50.00	FF	1.2198	\$109,782

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	2
Roof Frame	Gable Or Hip
Roof Cover	Bu Tar & Gravel Alt
Year Built	1956
Building Type	Single Family
Quality	Fair
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	5
Effective Age	46

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,343	1,343
Open Porch Unfinished (OPU)	0	24
Total Area SF	1,343	1,367



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
26-0000401	HEAT/AIR	02/27/2026	\$0
19-00001038	MISCELLANEOUS	04/15/2019	\$0
060000902	ROOF	06/09/2006	\$6,325

From: Anthony Boone <aboone@ctsfl.us>

Sent: Monday, July 13, 2026 11:06 AM

To: Hnou Lee <hlee@ctsfl.us>

Subject: 306 Banana st

Please open a NOV for 306 Banana St no building permits

Complainant is City Staff Deputy Building Official Mike Rouse.



ANTHONY BOONE
CODE ENFORCEMENT SUPERVISOR

CITY OF TARPON SPRINGS
CODE ENFORCEMENT

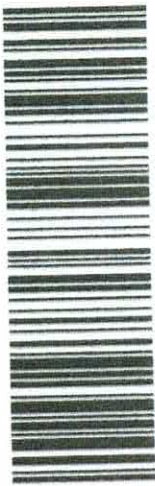
MAIN: (727) 937 - 0017
ABOONE@CTSFL.US

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





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



9589 0710 5270 3577 0468 98

LONG, CORI LYNN
306 BANANA ST
TARPON SPRINGS, FL 34689-3606
NOV26-80000889



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

Long, Cori Lynn
306 Banana St
Tarpon Springs, FL 34689
NOV-26-80000889

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:

Long, Cori Lynn
306 Banana St
Tarpon Springs, FL 34689
NOV-26-80000889



9590 9402 9664 5199 6580 04

2. Article Number (Transfer from service label)

9589 0710 5270 3577 0468 98

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

Domestic Return Receipt

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

\$ Tot
 \$ Sen
 \$ Str
 City

Postmark Here

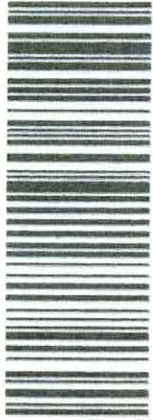
Long, Cori Lynn
306 Banana St
Tarpon Springs, FL 34689
NOV-26-80000889

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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

CERTIFIED MAIL



7022 0410 0002 9759 3630

Long, Cori Lynn
306 Banana St
Tarpon Springs, FL 34689
NOH 26-80000889

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:

Long, Cori Lynn
306 Banana St
Tarpon Springs, FL 34689
NOH 26-80000889



9590 9402 9664 5199 6587 76

2. Article Number (Transfer from serials label)

7022 0410 0002 9759 3630

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 (over \$500)
- ☐ 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 Restricted Delivery
☐	Adult Signature Restricted Delivery
\$	Postage
\$	
\$	
\$	
\$	
\$	

Postmark
Here

Long, Cori Lynn
306 Banana St
Tarpon Springs, FL 34689
NOH 26-80000889

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

AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

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

C-7 Case 26-80000790

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

Violation of City Code of Ordinance:
212.00 BUILDING PERMITS
(Board order compliance deadline June 25, 2026, permit)

Violation of City Code of Ordinance:
212.00 BUILDING PERMITS
(Board order compliance deadline July 8, 2026, compliances of the plumbing and electrical work)

Affidavits Of Non-Compliance



City Of Tarpon Springs

Code Enforcement

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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

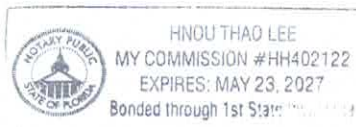
1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Inspector for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement **Case Number 26-80000790** in which violations of City code identified on the property located at **1845 S. Pinellas Avenue, Tarpon Springs, FL 34689**, also described as **24-27-15-39978-000-0130** (hereinafter the "Property").
4. That on **June 25, 2026**, I inspected the Property to determine whether compliance with city ordinance **212.00**, had been achieved on or before **June 25, 2026**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **June 25, 2026**, I determined it was not in compliance as ordered.

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

Code Enforcement Inspector Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27th day of July, 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



City Of Tarpon Springs

Code Enforcement

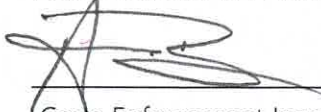
CITY OF TARPON SPRINGS, FLORIDA
A Political Subdivision of the State of Florida
AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement 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 Inspector for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 26-80000790 in which violations of City code identified on the property located at 1845 S. Pinellas Avenue, Tarpon Springs, FL 34689, also described as 24-27-15-39978-000-0130 (hereinafter the "Property").
4. That on July 8, 2026, I inspected the Property to determine whether compliance with city ordinance 212.00, had been achieved on or before July 8, 2026, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on July 8, 2026, I determined it was not in compliance as ordered.

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

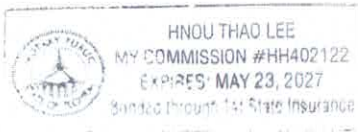


Code Enforcement Inspector Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27th day of July, 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-8 Case 26-80000790

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

Violation of City Code of Ordinance:
212.00 BUILDING PERMITS

Fines Due:

Daily fine \$45.00

Estimated fines due: \$900.00 (June 25, 2026, to July 15, 2026)

ADDENDUM

Fines Due:

Daily fine \$45.00

Estimated fines due: \$495.00 (June 25, 2026, to July 6, 2026)

Fines Due:

Daily fine \$25.00

Estimated fines due: \$175.00 (July 8, 2026, to July 15, 2026)

Affidavits Of Compliance



City of Tarpon Springs Code Enforcement

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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number **26-80000790** in which violations of City code identified on the property located at **1845 S Pinellas Avenue, Tarpon Springs, FL 34689**, also described as **24-27-15-39978-000-0130** (hereinafter the "Property").
4. That on **July 8, 2026**, (completed) I inspected the Property to determine whether compliance with city ordinance **212.00**, had been achieved on or before **July 8, 2026**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **July 15, 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.

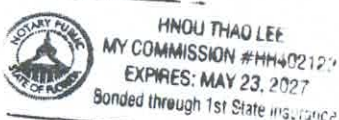


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of August 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

CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number **26-80000790** in which violations of City code identified on the property located at **1845 S Pinellas Avenue, Tarpon Springs, FL 34689**, also described as **24-27-15-39978-000-0130** (hereinafter the "Property").
4. That on **June 25, 2026**, (permit) I inspected the Property to determine whether compliance with city ordinance **212.00**, had been achieved on or before **June 25, 2026**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **July 6, 2026**, it was determined to be in compliance.

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

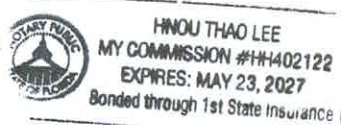


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of August 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

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-9 Case 25-80000505

Geneva Taylor Estate
504 E. Morgan Street
Tarpon Springs, FL 34689
PID 13-27-15-64944-006-0030

Violation of City Codes of Ordinances:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY;
8-41 NUISANCE CONDITIONS,
40.00 PARKING OR STORAGE OF ABANDONED VEHICLES;
20-22 MANDATORY CONNECTION

Fines due:
Estimated fines due: \$23, 875.00 (10/01/2025 to current date)

Affidavit Of Compliance



City of Tarpon Springs

Code Enforcement

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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 25-80000505 in which violations of City code identified on the property located at 504 E. Morgan Street, Tarpon Springs, FL 34689, also described as 13-27-15-64944-006-0030 (hereinafter the "Property").
4. That on July 16, 2026, I inspected the Property to determine whether compliance with city ordinances 8-40, 8-41, 40.00, and 20-22, had been achieved on or before July 16, 2026, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on July 16, 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 16th day of July 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 #HH402122
EXPIRES: MAY 23, 2027
Bonded through 1st State Insurance

Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY
Title

CONSENT (AFFIDAVITS OF COMPLIANCE NO FINES DUE)

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

C-10 Case # 26-80000744

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

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

Affidavit Of Compliance



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 26-80000744 in which violations of City code identified on the property located at 720 Crimson King Terrace, Tarpon Springs, FL 34689, also described as 14-27-15-34767-016-0040 (hereinafter the "Property").
4. That on July 8, 2026, I inspected the Property to determine whether compliance with city ordinance 8-40, 8-41, 8-52, and 40.00, had been achieved on or before July 8, 2026, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on July 8, 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 14th day of July 2026, by Code Enforcement Supervisor, Anthony Boone, who is personally known to me or who has produced N/A.

(NOTARY SEAL)

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



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY
Title

MINUTES
CODE ENFORCEMENT BOARD
JULY 9, 2026

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

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

ABSENT/EXCUSED:

ALSO PRESENT:	ANDREW SALZMAN	BOARD ATTORNEY
	BOBBIE COLE	CITY CLERK'S OFFICE REPRESENTATIVE
	MICHAEL ROLLESTON	CODE ENFORCEMENT INSPECTOR
	HNOU LEE	CODE ENFORCEMENT REPRESENTATIVE

CALL TO ORDER:

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

ROLL CALL:

Ms. Cole called the roll.

INVOCATION:

Chair Demotses gave the invocation.

PLEDGE OF ALLEGIANCE:

Chair Demotses led the Pledge of Allegiance to the Flag.

HEARING PROCEDURES:

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

SWEARING IN:

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

NEW BUSINESS:

1. CASE NO. 26-80000861 – LYNDIA M. ALLEN – 399 DIXIE HIGHWAY – 01/27/15/37278/000/0210

Michael Rolleston, Code Enforcement Inspector testified on behalf of the City. Leigh Smith, Representative was present and testified.

MOTION: MR. PAUL
SECOND: MR. OGLE

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, Leigh Smith, Representative, and viewing the evidence of five (5) exhibits submitted by the City; it was evident that Lynda M. Allen was in violation of City Code(s) 42.00, 8-40, 8-41 and 8-52.

CONCLUSION OF LAW: Lynda M. Allen was in violation of Section(s) 42.00, 8-40, 8-41 and 8-52 of the Tarpon Springs Code.

ORDER: It was the Order of the Board that Lynda M. Allen shall comply with Code of the City of Tarpon Springs Section(s) 42.00, 8-40, 8-41 and 8-52 by August 6, 2026. If Lynda M. Allen does not comply within the time specified, the Board may order a fine of \$25.00 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):

1. CASE NO. 26-80000861 – LYNDIA M. ALLEN – 399 DIXIE HIGHWAY – 01/27/15/37278/000/0210

Michael Rolleston, Code Enforcement Inspector testified on behalf of the City. Leigh Smith, Representative was present and testified.

MOTION: MR. PAUL
SECOND: MR. OGLE

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, Leigh Smith, Representative, and viewing the evidence of five (5) exhibits submitted by the City; it was evident that Lynda M. Allen was in violation of City Code(s) 303.1 and 212.00.

CONCLUSION OF LAW: Lynda M. Allen was in violation of Section(s) 303.1 and 212.00 of the Tarpon Springs Code.

ORDER: It was the Order of the Board that Lynda M. Allen shall comply with Code of the City of Tarpon Springs Section(s) 303.1 and 212.00 by August 27, 2026. If Lynda M. Allen does 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 unanimously.

AFFIDAVIT OF NON-COMPLIANCE

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. OGLE

To accept the Affidavit of Non-Compliance for
Case No. 26-80000753.

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

**3. CASE NO. 26-80000773 – 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 Respondent was not present.

MOTION: MR. OGLE
SECOND: MR. STEFFEN

To accept the Affidavit of Non-Compliance for
Case No. 26-80000773.

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

AFFIDAVITS OF COMPLIANCE:

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

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

MOTION: DR. MATTIA
SECOND: MR. OGLE

To accept the Affidavit of Compliance for
Case No. 25-80000727.

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

5. CASE NO. 25-80000687 – MICHAEL V. ENGLAND – 1309 CROMWELL DRIVE – 23/27/15/92009/000/0480

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

MOTION: DR. MATTIA
SECOND: MR. OGLE

To accept the Affidavit of Compliance for
Case No. 25-80000687.

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

6. 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: DR. MATTIA
SECOND: MR. OGLE

To accept the Affidavit of Compliance for
Case No. 26-80000788.

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

AFFIDAVIT OF COMPLIANCE (con't):

**7. 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. The Respondent was not present.

MOTION: DR. MATTIA
SECOND: MR. OGLE

To accept the Affidavit of Compliance for
Case No. 26-80000802.

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

8. CASE NO. 26-80000827 – DIA POULOS – 1436 RED OAK DRIVE – 24/27/15/62932/002/0050

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

MOTION: DR. MATTIA
SECOND: MR. OGLE

To accept the Affidavit of Compliance for
Case No. 26-80000827.

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

9. CASE NO. 21-800000002 – ROBERT W. RASMUSSEN – 603 CYPRESS STREET – 25/27/15/39978/000/0130

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

MOTION: DR. MATTIA
SECOND: MR. OGLE

To accept the Affidavit of Compliance for
Case No. 21-800000002.

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

APPROVAL OF MINUTES – JUNE 11, 2026

MOTION: DR. MATTIA
SECOND: MR. OGLE

To accept the Minutes as written for June 11, 2026.

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

PUBLIC COMMENTS:

No public comments.

BOARD AND STAFF COMMENTS:

None.

ADJOURNMENT:

Chair Demotses adjourned the meeting at 2:30 p.m.

CARL DEMOTSES, CHAIR

ATTEST:

K.MICHELE MANOUSOS, CMC
DEPUTY CITY CLERK & COLLECTOR

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