



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

AGENDA

THURSDAY, SEPTEMBER 10, 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 26-80000908

Andriana Koulianos
Panormitis Koulianos
11 Tarpon Drive
Tarpon Springs, FL 34689
PID 11-27-15-87786-006-0130

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

2. C-2 Case 26-80000909 - **PULLED**

Arturo Gonzalez Jr.
Kimberly R. Carapelluci
1074 Greywood Avenue
Tarpon Springs, FL 34689
PID 23-27-15-76447-000-0730

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

3. C-3 Case 26-80000910.

Brittney D. Lange
1091 Rolling Oaks Avenue
Tarpon Springs FL, 34689
PID: 23-27-15-76447-000-0450

In Violation Of City Code:

4. **C-4 Case 26-80000912 - PULLED**

John Witte
Sara Witte
1484 Gopher Loop
Tarpon Springs FL 34689

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

5. **C-5 Case 26-80000868 - PULLED**

SWOP LLC
1254 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89780-000-0030

In Violation Of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
8-52 PROHIBITIONS

6. **C-6 Case 26-80000893**

Felix Dayan Frades Llin
715 Virginia Avenue
Tarpon Springs, FL 34689
PID 13-27-15-64188-001-0030-715

In Violation Of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
8-52 PROHIBITIONS

7. **C-7 Case 26-80000895**

Matthew L. Watson
307 Shaddock Street
Tarpon Springs, FL 34689
PID 13-27-15-06120-002-0200

In Violation Of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
8-52 PROHIBITIONS

8. **C-8 Case 26-80000932 - PULLED**

Jade N. Estrela
Fabiano Estrela
505 Timber Lane
Tarpon Springs, FL 34689
PID 24-27-15-62944-000-0300

In Violation Of City Codes:

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

9. **C-9 Case 26-80000934**

Kyle Dobbs
615 Bayside Drive
Tarpon Springs, FL 34689
PID 06-27-16-06113-000-1190

In Violation Of City Codes:
133.02 - APPLICABILITY AND MAINTENANCE OF TREES FOR ALL
PROPERTIES WITHIN THE CITY
8-52 PROHIBITIONS

AFFIDAVITS OF COMPLIANCE (NO FINES DUE)

10. **C-10 Case 25-80000861**

Lynda M. Allen
399 Dixie Highway
Tarpon Springs, FL 34689
PID 01-27-15-37278-000-0210

In Violation Of City Codes:
42.00 PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
(Board Order Compliance Deadline August 6, 2026, Permit)

In Violation Of City Codes:
8-52 PROHIBITIONS
IPMC 303.1, 212.00
(Board Order Compliance Deadline 27, 2026, Permit)

11. **C-11 Case 25-80000862**

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

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

REQUEST FOR REDUCTION

12. **C-12 Case 25-80000505**

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

In Violation Of City Codes:
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:

\$21,600.00 (Daily Fine 75.00. Starting Date: 10/01/2025 To 7/16/2026)

\$10.00 (Satisfaction Fee)

Fines Due Total: \$21,610.00

MINUTES

13. Code Enforcement Board Minutes From August 13, 2026

PUBLIC COMMENTS

BOARD AND STAFF COMMENTS: The next Code Enforcement Board Hearing will be held on October 8, 2026, at 2:00 p.m.

ADJOURNMENT

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

NEW BUSINESS – First Orders

C-1 Case 26-80000908

Andriana Koulianos
Panormitis Koulianos
11 Tarpon Drive
Tarpon Springs, FL 34689
PID 11-27-15-87786-006-0130

In violation of City Code:
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: 11 TARPON DR, TARPON SPRINGS, FL 34689-2446

CODE CASE OFFICER: Michael Rolleston

INITIAL INSPECTION 7/16/2026





City of Tarpon Springs

Code Enforcement Division

NOTICE OF VIOLATION

WATER RESTRICTION

Date Issued: 7/21/2026

Case Number: 26-80000908

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 **7/16/2026** at the property located at the following address: **11 Tarpon Dr (11-27-15-87786-006-0130)**

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 7/16/2026 at 2238

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,

Mike Rolleston
Code Enforcement Officer
City of Tarpon Springs
Code Enforcement Division

See Back for Restrictions





City of Tarpon Springs

Code Enforcement Division

Watering with Potable, Well, Lake or Pond Water

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

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

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

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

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

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

Residential Car Washing

Restricted to only one washing per week

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 Division

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

NOTICE OF HEARING

Date: July 21, 2026

Via Certified Mail

Case Number: 26-80000908

Property Owner: Andriana Koulianos
Panormitis Koulianos

Owner Address: 11 Tarpon Drive, Tarpon Springs, FL 34689

Violation Property Located: 11 Tarpon Drive, Tarpon Springs, FL 34689

Parcel ID 11-27-15-87786-006-0130

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **July 16, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **July 16, 2026**. A re-inspection of the subject property on **July 16, 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 26-80000908 on September 10, 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 16, 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: 9589 0710 5270 3577 0469 35



City of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000908

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 21, 2026, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located 11 Tarpon Drive, Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

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

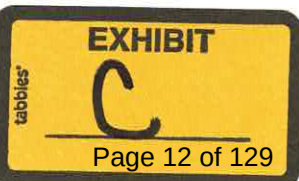
(NOTARY SEAL)



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: 26-80000908

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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 21st 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 #HHK02122
EXPIRES: MAY 23 2027
Bonded through Tst State #15000021

Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

Title : NOTARY



Parcel Summary (as of 21-Jul-2026)

Parcel Number

11-27-15-87786-006-0130

Owner Name

KOULIANOS, ANDRIANA
KOULIANOS, PANORMITIS

Property Use

0110 Single Family Home

Site Address

11 TARPON DR
TARPON SPRINGS, FL 34689

Mailing Address

11 TARPON DR
TARPON SPRINGS, FL 34689-2446

Legal Description

SUNSET HILLS BLK 6, S 105 FT OF LOT 13 AND E 15
FT OF S 105 FT OF LOT 12

Current Tax District

TARPON SPRINGS (TS)

Year Built

2022

Parcel Map



Exemptions

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

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23260/1629	\$1,129,700	275.01	A	Current FEMA Maps	Check for EC	Zoning Map	7/38

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$968,922	\$874,668	\$823,257	\$849,668	\$823,257

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
2025	Y	\$1,078,944	\$851,673	\$800,951	\$826,673	
2024	Y	\$976,749	\$827,671	\$777,671	\$802,671	\$777,671
2023	N	\$921,533	\$844,150	\$844,150	\$921,533	
2022	N	\$127,000	\$74,548	\$74,548	\$127,000	
2021	N	\$67,771	\$67,771	\$67,771	\$67,771	

EXHIBIT

tabbles

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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
11-Aug-2025	\$100	<u>U</u>	I	KOULIANOS ANDRIANA	TASSOPOULOS ADRIANA	23260/1629
08-Feb-2018	\$0	<u>U</u>	V	TASSOPOULOS FRED	TASSOPOULOS ANDRIANA	19940/0102
04-Jan-2018	\$0	<u>U</u>	V	TASSOPOULOS PETER	TASSOPOULOS ANDRIANA	19905/0556
30-Apr-1984	\$13,000	<u>Q</u>				05738/1844

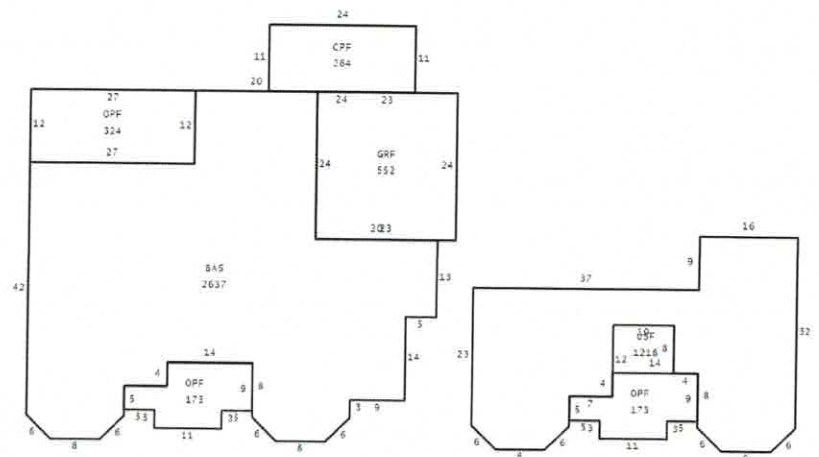
2026 Land Information

Land Area: $\cong$ 10,097 sf $\cong$ 0.23 acres	Frontage and/or View: None	Seawall: No
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Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	105x92	\$1,500	105.00	FF	.7791	\$122,708

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	2,637	2,637
Floor System	Slab Above Grade Low	Upper Story (USF)	1,218	1,218
Exterior Walls	Cb Stucco/Cb Reclad	Carport (CPF)	0	264
Unit Stories	2	Garage (GRF)	0	552
Living Units	1	Open Porch (OPF)	0	670
Roof Frame	Gable Or Hip	Total Area SF	3,855	5,341
Roof Cover	Concrete Tile/Metal			
Year Built	2022			
Building Type	Single Family			
Quality	Above Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Upgrade			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	23			
Effective Age	4			



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$11,000.00	1	\$11,000	\$10,560	2022

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
22-0000131	SEA WALL	04/07/2022	\$0
18-00002968	NEW IMPROVEMENT	09/06/2019	\$0
18-00002968	NEW IMPROVEMENT	05/16/2019	\$0
18-00002968	NEW IMPROVEMENT	01/22/2019	\$486,890

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

PARCEL NO.: 11/27/15/87786/006/0130
SITE ADDRESS: 11 TARPON DR, TARPON SPRINGS
PLAT: 7 PAGE: 38
LEGAL:
SUNSET HILLS
BLK 6, S 105 FT OF LOT 13
AND E 15 FT OF S 105 FT OF
LOT 12

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

PARCEL NO.: 11/27/15/87786/006/0130
SITE ADDRESS: 11 TARPON DR, TARPON SPRINGS
PLAT: 7 PAGE: 38
LEGAL:
SUNSET HILLS
BLK 6, S 105 FT OF LOT 13
AND E 15 FT OF S 105 FT OF
LOT 12



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

CERTIFIED MAIL®



9589 0710 5270 3577 0469 35

KOULIANOS, ANDRIANA
KOULIANOS, PANORMITIS
11 TARPON DR
TARPON SPRINGS, FL 34689-2446
NOV-NOH26-80000908/72126



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:

**KOULIANOS, ANDRIANA
KOULIANOS, PANORMITIS
11 TARPON DR
TARPON SPRINGS, FL 34689-2446
NOV-NOH26-80000908/72126**



9590 9402 9664 5199 6581 34

2. Article Number (Transfer from service label)

9589 0710 5270 3577 0469 35

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

☐ Agent
☐ Addressee

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ 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 | |
| ☐ Insured Mail | |

☐ Restricted Delivery

Domestic Return Receipt

9589 0710 5270 3577 0469 35

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Postmark Here

- 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 | \$ |

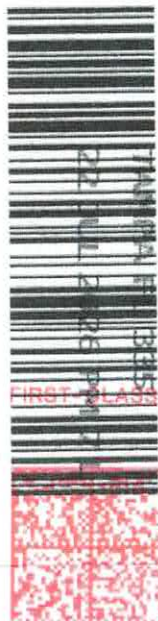
**KOULIANOS, ANDRIANA
KOULIANOS, PANORMITIS
11 TARPON DR
TARPON SPRINGS, FL 34689-2446
NOV-NOH26-80000908/72126**

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



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

CERTIFIED MAIL



9589 0710 5270 3577 0469 35

KOULIANOS, ANDRIANA
KOULIANOS, PANORMITIS
11 TARPON DR
TARPON SPRINGS, FL 34689-2446
NOV-NOH26-80000908/72126

RECEIVED

AUG 17 2026

Tarpon Springs

Code Enforcement

MIXED

326 DE 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34689400424

*2901-02164-22-38



UTFK1: 9400922191

34689-2446

7/24/26
33

US POSTAGE
ZIP 34689 \$010.98
02 7W
0008030808 JUL 23 2026

NEW BUSINESS – First Orders

C-3 Case 26-80000910.

Brittney D. Lange
1091 Rolling Oaks Avenue
Tarpon Springs FL, 34689
PID: 23-27-15-76447-000-0450

In violation of City Code:
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: 1091 ROLLING OAKS AVE, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Michael Rolleston

INITIAL INSPECTION 7/16/2026





City of Tarpon Springs

Code Enforcement Division

NOTICE OF VIOLATION

WATER RESTRICTION

Date Issued: 7/21/2026

Case Number: 26-80000910

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 **7/16/2026** at the property located at the following address: **1091 Rolling Oaks Ave (23-27-15-76447-000-0450)**

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 7/16/2026 at 2224

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,

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

See Back for Restrictions





City of Tarpon Springs

Code Enforcement Division

Watering with Potable, Well, Lake or Pond Water

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

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

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

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

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

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

Residential Car Washing

Restricted to only one washing per week

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 Division

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

NOTICE OF HEARING

Date: July 21, 2026

Via Certified Mail

Case Number: 26-80000910

Property Owner: Brittney D. Lange

Owner Address: 1091 Rolling Oaks Avenue, Tarpon Springs, FL 34689

Violation Property Located: 1091 Rolling Oaks Avenue, Tarpon Springs, FL 34689

Parcel ID 10-27-15-87822-011-0010

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **July 16, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **July 16, 2026**. A re-inspection of the subject property on **July 16, 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 26-80000910 on September 10,, 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 16, 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 3500



City of Tarpon Springs

Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000910

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 21, 2026, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located 1091 Rolling Oaks Avenue, Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st 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:

EXHIBIT

C



City Of Tarpon Springs

Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000910

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FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

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(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

Title: Notary



Parcel Summary (as of 21-Jul-2026)				Parcel Map
Parcel Number 23-27-15-76447-000-0450				
Owner Name LANGE, BRITTNEY D				
Property Use 0110 Single Family Home				
Site Address 1091 ROLLING OAKS AVE TARPON SPRINGS, FL 34689 (Unincorporated)				
Mailing Address 1091 ROLLING OAKS AVE TARPON SPRINGS, FL 34689-8051				
Legal Description ROLLING OAKS LOT 45				
Current Tax District TARPON SPRINGS FIRE (TF)				
Year Built 1992				
Living SF 1,468	Gross SF 2,154	Living Units 1	Buildings 1	

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19015/1126	\$368,700	275.04	C	Current FEMA Maps	Check for EC	Zoning Map	102/57

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$315,285	\$202,358	\$150,947	\$177,358	\$150,947

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
2025	Y	\$349,332	\$197,038	\$146,316	\$172,038	
2024	Y	\$352,461	\$191,485	\$141,485	\$166,485	\$141,485
2023	Y	\$335,044	\$185,908	\$135,908	\$160,908	\$135,908
2022	Y	\$284,330	\$180,493	\$130,493	\$155,493	
2021	Y	\$225,203	\$175,236	\$125,236	\$150,236	

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	18.0779	(TF)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-Nov-2015	\$179,000	Q	I	KAROUSOS JOHN	LANGE BRITTNEY D	19015/1126
10-May-2005	\$197,500	Q	I	GRUBBS BERNICE A	KAROUSOS, JOHN	14303/0242
05-Aug-2004	\$100	U	I	GRUBBS BERNICE A	GRUBBS, BERNICE A	13751/1788
22-Jan-2001	\$100	U	I	GRUBBS JAMES C JR	GRUBBS, JAMES C JR	11196/0050
04-Feb-1992	\$84,100	Q	I	RUTENBERG CHARLES HM INC	GRUBBS, JAMES C. JR	07803/0644

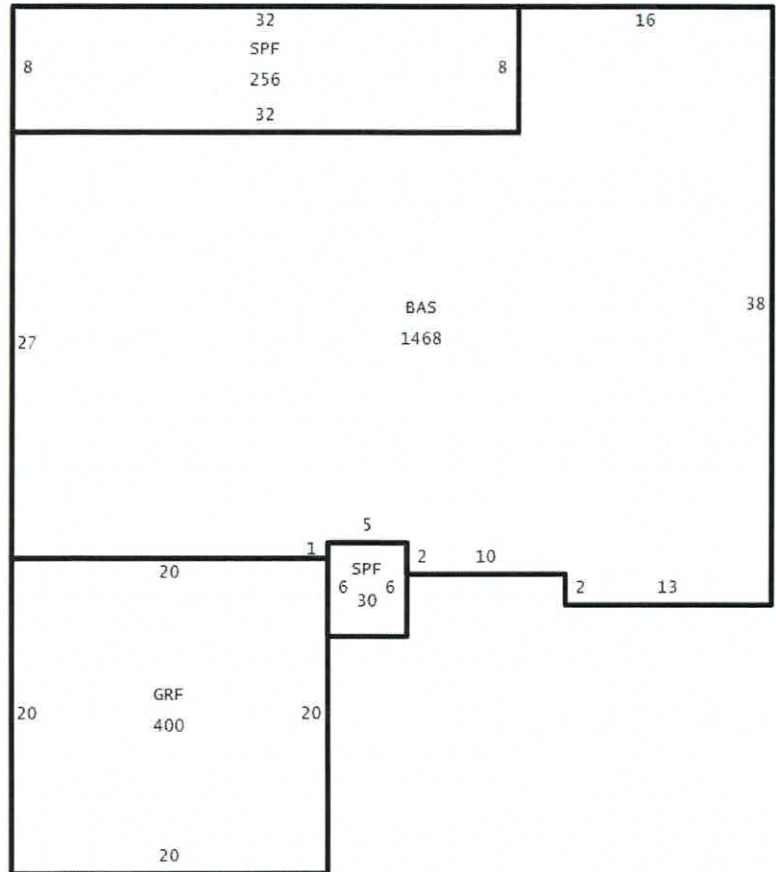
2026 Land Information

Land Area: $\cong$ 6,917 sf $\cong$ 0.15 acres			Frontage and/or View: None			Seawall: No
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	69x100	\$1,300	69.00	FF	1.0100	\$90,597

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Frame/Reclad Alum/Viny
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1992
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	7
Effective Age	23

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,468	1,468
Garage (GRF)	0	400
Screen Porch (SPF)	0	286
Total Area SF	1,468	2,154



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$5.00	156.0	\$780	\$780	2003

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
EBP-22-05160	WINDOWS/DOORS	04/05/2022	\$17,474
PER-H-CB16-09198	ROOF	11/30/2016	\$6,000

Adam Ross, Pinellas County Tax CollectorP.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	\$2904.68				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R245006	* CL-0046586	TF

* PNC BANK

LANGE, BRITTNEY D
1091 ROLLING OAKS AVE
TARPON SPRINGS, FL 34689-8051PARCEL NO.: 23/27/15/76447/000/0450
SITE ADDRESS: 1091 ROLLING OAKS AVE, TARPON SPRINGS
PLAT: 102 PAGE: 57
LEGAL:
ROLLING OAKS
LOT 45**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	197,038	50,722	146,316	664.61
HEALTH DEPARTMENT	0.0713	197,038	50,722	146,316	10.43
EMS	0.8050	197,038	50,722	146,316	117.78
TARPON SPRINGS FIRE	2.0250	197,038	50,722	146,316	296.29
SCHOOL-STATE LAW	3.0450	197,038	25,000	172,038	523.86
SCHOOL-LOCAL BD.	3.2480	197,038	25,000	172,038	558.78
MSTU	2.0857	197,038	50,722	146,316	305.17
LIBRARY SERVICE	0.5000	197,038	50,722	146,316	73.16
SW FLA WTR MGMT.	0.1831	197,038	50,722	146,316	26.79
PINELLAS COUNTY PLN.CNCL.	0.0175	197,038	50,722	146,316	2.56
JUVENILE WELFARE BOARD	0.8250	197,038	50,722	146,316	120.71
SUNCOAST TRANSIT AUTHORITY	0.7300	197,038	50,722	146,316	106.81
TOTAL MILLAGE 18.0779 GROSS AD VALOREM TAXES					\$2,806.95

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
UNINCORPORATED SURFACE WATER	133.65
ROLLING OAKS C.C EST STREET LIGHTING	85.11
GROSS NON-AD VALOREM ASSESSMENTS	\$218.76

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$3,025.71
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay in U.S. funds to **Pinellas County Tax Collector**

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

(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX

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Pay this Amount	\$2904.68				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R245006	* CL-0046586	TF

* PNC BANK

LANGE, BRITTNEY D
1091 ROLLING OAKS AVE
TARPON SPRINGS, FL 34689-8051PARCEL NO.: 23/27/15/76447/000/0450
SITE ADDRESS: 1091 ROLLING OAKS AVE, TARPON SPRINGS
PLAT: 102 PAGE: 57
LEGAL:
ROLLING OAKS
LOT 45



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

CERTIFIED MAIL®



7022 0410 0002 9759 3500

LANGE, BRITNEY D
1091 ROLLING OAKS AVE
TARPON SPRINGS, FL 34689-8051
NOV-NOV26-80000910/72126

EXHIBIT

E

tabbies

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:

LANGE, BRITNEY D
1091 ROLLING OAKS AVE
TARPON SPRINGS, FL 34689-8051
NOV-NOH26-80000910/72126



9590 9402 9664 5199 6579 77

2. Article Number (Transfer from service label)

7022 0410 0002 9759 3500

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
- ☐ 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

7022 0410 0002 9759 3500

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

LANGE, BRITNEY D
1091 ROLLING OAKS AVE
TARPON SPRINGS, FL 34689-8051
NOV-NOH26-80000910/72126

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

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☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1?
 If YES, enter delivery address below:

☐ Yes

☐ No

JUL 28 2026

Spring

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

NEW BUSINESS – First Orders

C-6 Case 26-80000893

Felix Dayan Frades Llin
715 Virginia Avenue
Tarpon Springs, FL 34689
PID 13-27-15-64188-001-0030-715

In violation of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
8-52 PROHIBITIONS

EXHIBIT A: Photo(s)

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

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

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

EXHIBIT E: Emails and other communication correspondences

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EXHIBIT E: Emails and other communication correspondences



VIOLATION SITE: 715 VIRGINIA AVE, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INITIAL INSPECTION 7/13/2026

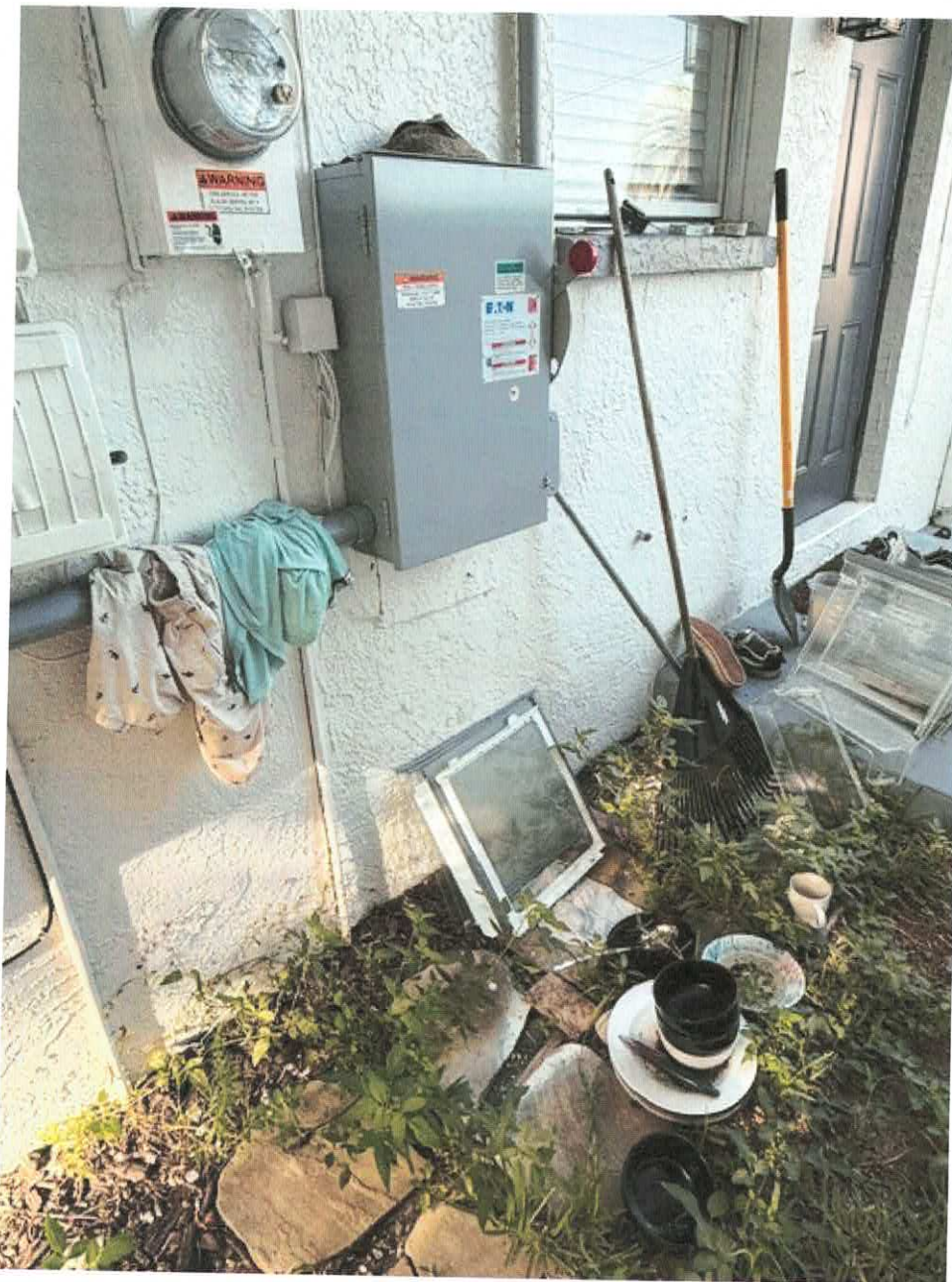




VIOLATION SITE: 715 VIRGINIA AVE, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

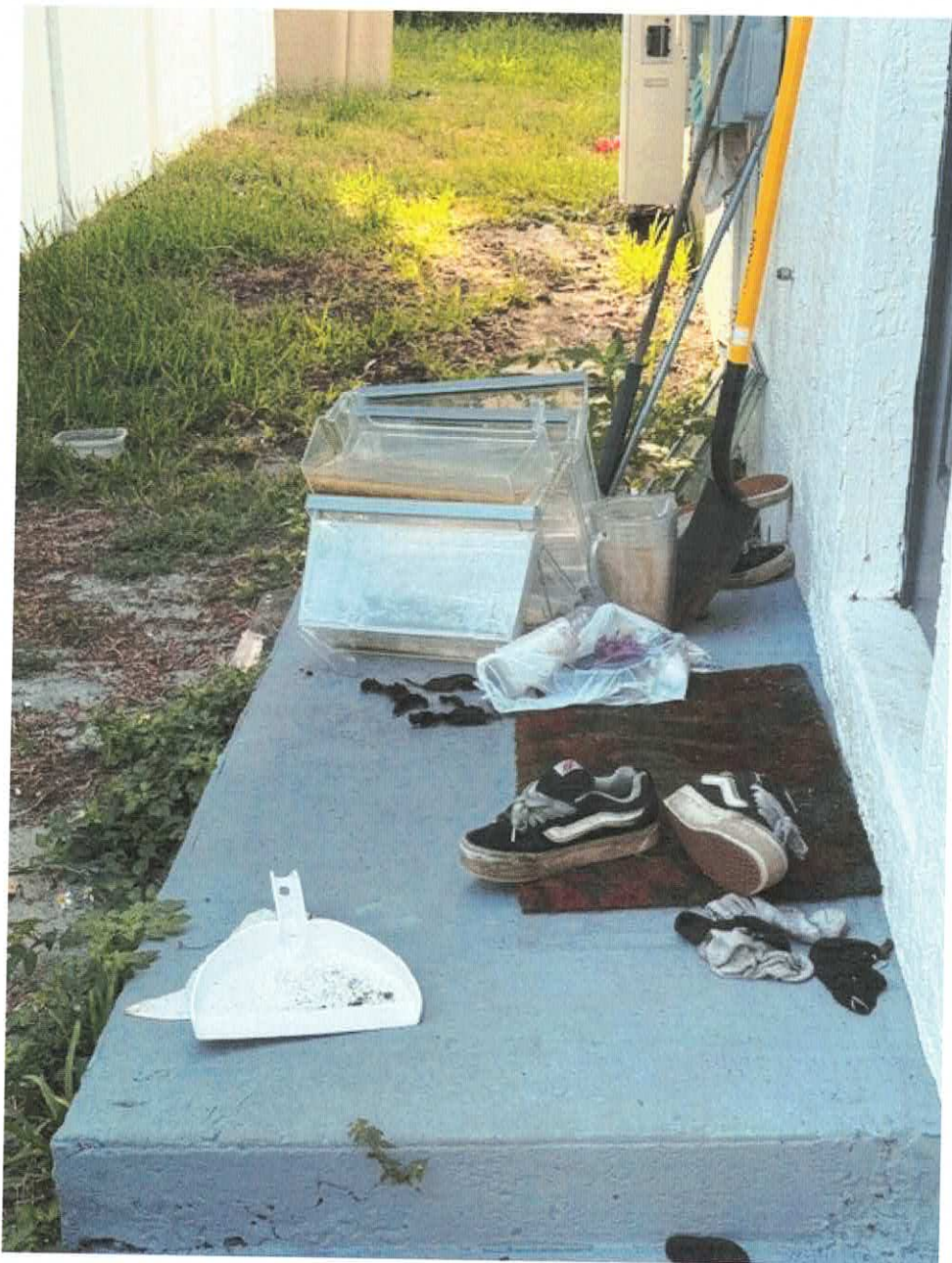
INITIAL INSPECTION 7/13/2026



VIOLATION SITE: 715 VIRGINIA AVE, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

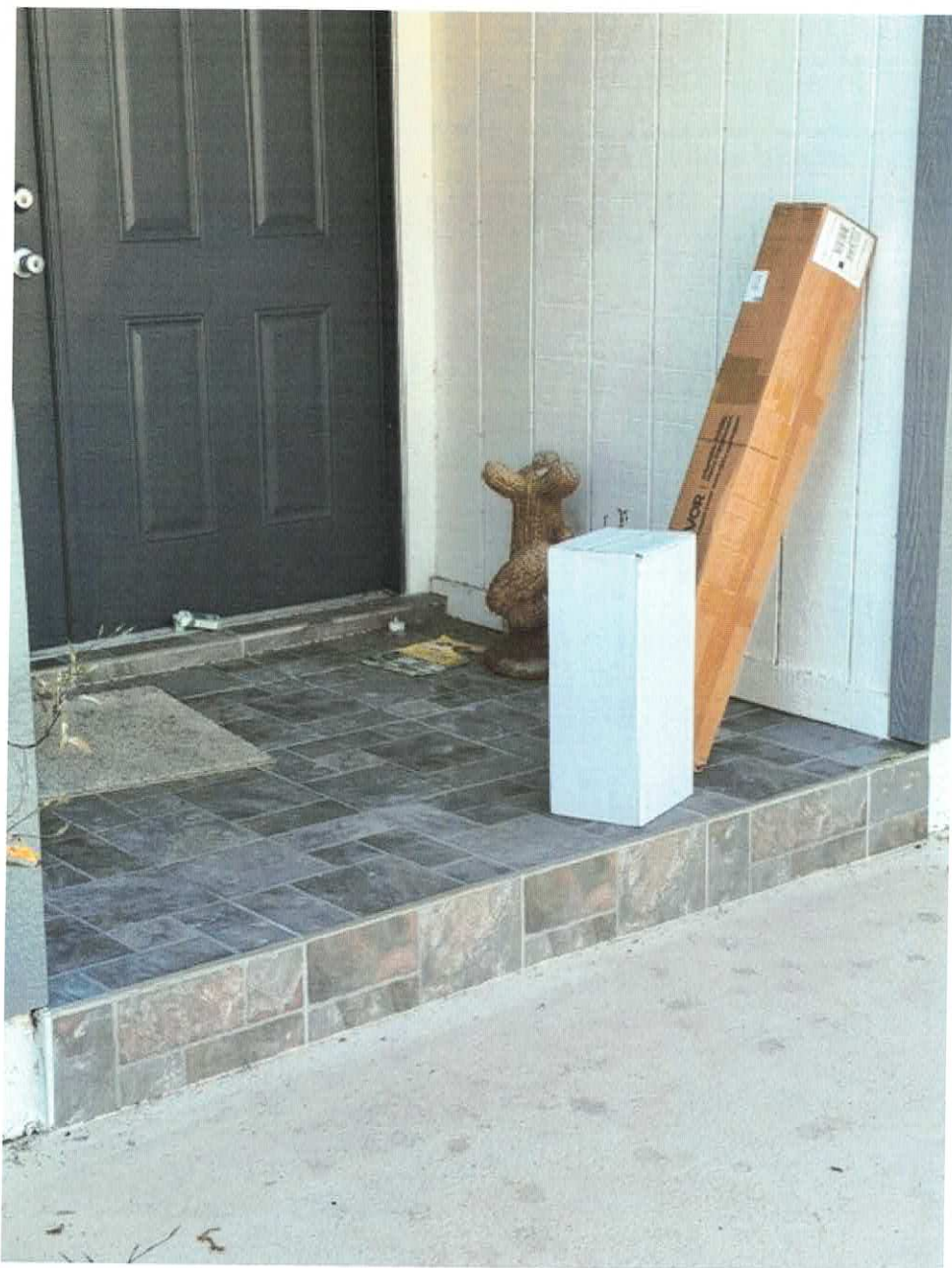
INITIAL INSPECTION 7/13/2026



VIOLATION SITE: 715 VIRGINIA AVE, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INITIAL INSPECTION 7/13/2026



VIOLATION SITE: 715 VIRGINIA AVE, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Anthony Boone

INITIAL INSPECTION 7/13/2026



VIOLATION SITE: 715 VIRGINIA AVE, TARPON SPRINGS, FL 34689

Code Enforcement Supervisor: Anthony Boone

Re-inspection 7/20/2026



VIOLATION SITE: 715 VIRGINIA AVE, TARPON SPRINGS, FL 34689

Code Enforcement Supervisor: Anthony Boone

Re-inspection 8/3/2026



VIOLATION SITE: 715 VIRGINIA AVE, TARPON SPRINGS, FL 34689
Code Enforcement Supervisor: Anthony Boone
Re-inspection 8/3/2026



VIOLATION SITE: 715 VIRGINIA AVE, TARPON SPRINGS, FL 34689
Code Officer Anthony Boone
Re-inspection 8/24/2026



City of Tarpon Springs

Code Enforcement Division

COURTESY LETTER NOTICE

Date Issued 7-14-2026

Case Number: 26-80000893

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 **7-13-2026** at the property located at the following address: **715 Virginia Ave (Parcel # 13-27-15-64188-001-0030-715)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

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

DESCRIPTION: The property vegetation is overgrown, trash, packages and mailbox in the yard.

REMEDY: Cut, remove vegetation and clear the front rear yard of the debris and maintain the property going forward.

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

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

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

Thank you for your attention to this matter.

Sincerely,

Michael 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: 8-3-2026

Case Number: 26-80000893

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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.

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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 24, 2026

Via Certified Mail

Case Number: 26-80000893

Property Owner: Felix Dayan Frades Llin

Owner Address: 715 Virginia Avenue, Tarpon Springs, FL 34689

Violation Property Located: 715 Virginia Avenue, Tarpon Springs, FL 34689-2635

Parcel ID 13-27-15-64188-001-0030-715

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 **August 3, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **August 20, 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 26-80000893 on September 10, 2026, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

8-52 PROHIBITIONS

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 **August 3, 2026**, the case may still be presented to the Code Enforcement Board (herein after "Board") even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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



City of Tarpon Springs

Code Enforcement Division

event you represent a corporation or other entity, you must present evidence that you are a corporate principal or are authorized by a corporate principal to speak on behalf of the corporation or entity.

The City of Tarpon Springs Commission appointed the Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of 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 Tracking Number: 7022 0410 0002 9759 3685



City of Tarpon Springs

Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000893

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 August 3, 2026, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located 715 Virginia Avenue, Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

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

NOTARY

Title:





City Of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS
Case Number 26-80000893

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

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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 on _____, 2026 at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On August 24, 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: 715 Virginia 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 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 24th 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

NOTARY

Title:



Parcel Summary (as of 14-Jul-2026)

Parcel Map

Parcel Number

13-27-15-64188-001-0030

Owner Name

LLIN, FELIX DAYAN FRADES

Property Use

0110 Single Family Home

Site Address

715 VIRGINIA AVE
TARPON SPRINGS, FL 34689

Mailing Address

715 VIRGINIA AVE
TARPON SPRINGS, FL 34689-2635

Legal Description

ORANGE HEIGHTS BLK 1, LOT 3

Current Tax District

TARPON SPRINGS (TS)

Year Built

1981



Living SF	Gross SF	Living Units	Buildings
1,194	1,224	1	1

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23265/1305	\$288,700	275.03	A	Current FEMA Maps	Check for EC	Zoning Map	3/33

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$247,511	\$247,511	\$247,511	\$247,511	\$247,511

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	\$241,099	\$130,023	\$80,023	\$105,023	\$80,023
2023	Y	\$227,820	\$126,236	\$76,236	\$101,236	\$76,236
2022	Y	\$223,198	\$122,559	\$72,559	\$97,559	\$72,559
2021	Y	\$161,198	\$118,989	\$68,989	\$93,989	
2020	Y	\$136,789	\$117,346	\$67,346	\$92,346	

EXHIBIT

D
Page 54 of 129

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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
07-Aug-2025	\$345,000	Q	I	MORON INVESTMENTS LLC	LLIN FELIX DAYAN FRADES	23265/1305
10-Dec-2024	\$170,000	Q	I	KOSHAREK ALEXANDER JAMES	MORON INVESTMENTS LLC	23004/0555
19-Aug-2016	\$135,000	Q	I	A-PATH INC	KOSHAREK ALEXANDER JAMES	19316/1578
01-Mar-2016	\$110,000	M	I	6303 TAMPA	A PATH INC	19101/2564
01-Mar-2016	\$0	U	I	6303 TAMPA INC	A PATH INC	19133/2040

2025 Land Information

Land Area: $\cong$ 6,643 sf $\cong$ 0.15 acres			Frontage and/or View: None			Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value	
Single Family	50x130	\$2,000	50.00	FF	1.1877	\$118,770	

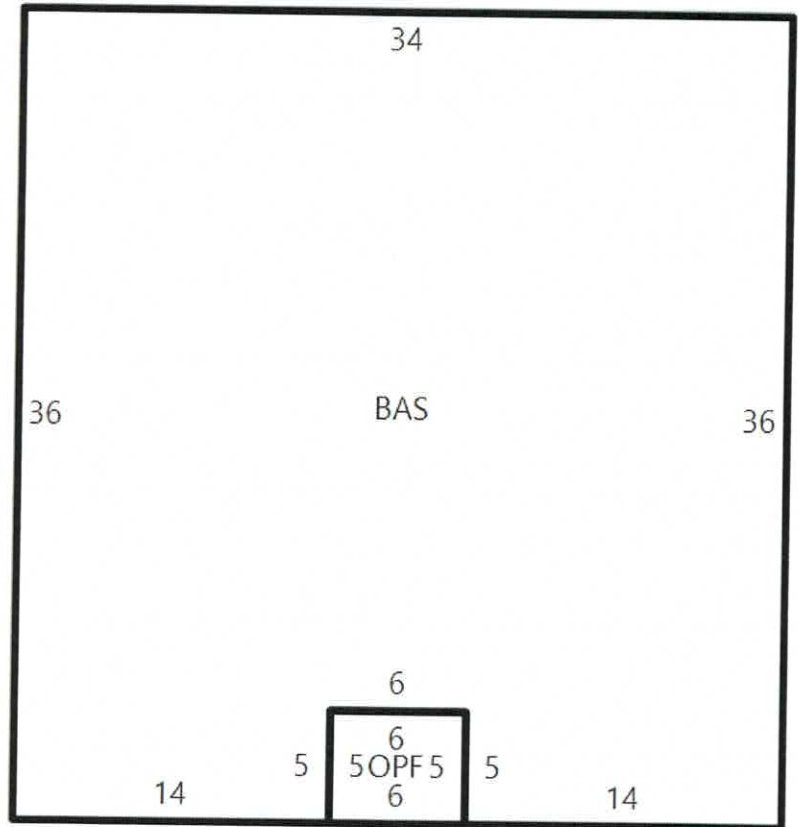
2025 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1981
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	4
Effective Age	29

Sub Area

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,194	1,194
Open Porch (OPF)	0	30
Total Area SF	1,194	1,224



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
24-00002332	HEAT/AIR	11/06/2024	\$0
18-00002981	WINDOWS/DOORS	11/05/2018	\$5,600
18-00000353	WINDOWS/DOORS	02/02/2018	\$3,500
18-00000345	FENCE	02/01/2018	\$2,364
981125	ROOF	08/06/1998	\$2,914
98555	HEAT/AIR	05/21/1998	\$2,786

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R138713	* CL-0012283	TS

PARCEL NO.: 13/27/15/64188/001/0030
SITE ADDRESS: 715 VIRGINIA AVE, TARPON SPRINGS
PLAT: 3 PAGE: 33
LEGAL:
ORANGE HEIGHTS
BLK 1, LOT 3

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	168,602	0	168,602	765.84
HEALTH DEPARTMENT	0.0713	168,602	0	168,602	12.02
EMS	0.8050	168,602	0	168,602	135.72
SCHOOL-STATE LAW	3.0450	168,602	0	168,602	513.39
SCHOOL-LOCAL BD.	3.2480	168,602	0	168,602	547.62
TARPON SPRINGS	5.3700	168,602	0	168,602	905.39
SW FLA WTR MGMT.	0.1831	168,602	0	168,602	30.87
PINELLAS COUNTY PLN.CNCL.	0.0175	168,602	0	168,602	2.95
JUVENILE WELFARE BOARD	0.8250	168,602	0	168,602	139.10
SUNCOAST TRANSIT AUTHORITY	0.7300	168,602	0	168,602	123.08
TOTAL MILLAGE		18.8372	GROSS AD VALOREM TAXES		\$3,175.98

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	\$0.00
TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS \$3,175.98

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R138713	* CL-0012283	TS

PARCEL NO.: 13/27/15/64188/001/0030
SITE ADDRESS: 715 VIRGINIA AVE, TARPON SPRINGS
PLAT: 3 PAGE: 33
LEGAL:
ORANGE HEIGHTS
BLK 1, LOT 3

Duplicate N/A 07/14/2026

Paid	11/26/2025	Receipt # 0-25-TAX-014693	\$3,048.94
------	------------	---------------------------	------------

Page 58 of 129

From: Anthony Boone <aboone@ctsfl.us>

Sent: Tuesday, July 14, 2026 5:53 AM

To: Hnou Lee <hlee@ctsfl.us>

Subject: FW: 715 Virginia Avenue

Hnou

Open a case at 715 Virginia Ave

Compliant is Richard Haigley <haigleyr@gmail.com>

13-27-15-64188-001-0030

- Owner Name

LLIN, FELIX DAYAN FRADES

- Property Use [0110 Single Family Home](#)
- Site Address 715 VIRGINIA AVE
TARPON SPRINGS, FL 34689
- Mailing Address

715 VIRGINIA AVE

TARPON SPRINGS, FL 34689-2635



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: Michael Rolleston <mrolleston@ctsfl.us>

Sent: Thursday, July 9, 2026 11:17 AM

To: Richard Haigley <haigleyr@gmail.com>

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

Subject: RE: 715 Virginia Avenue

Good Morning,

We will come out and take a look. I assume the home is no longer occupied by anyone.





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: Richard Haigley <haigleyr@gmail.com>
Sent: Thursday, July 9, 2026 10:03 AM
To: Code Enforcement <CodeEnforcement@ctsfl.us>
Subject: 715 Virginia Avenue

Warning: Unusual sender <haigleyr@gmail.com>

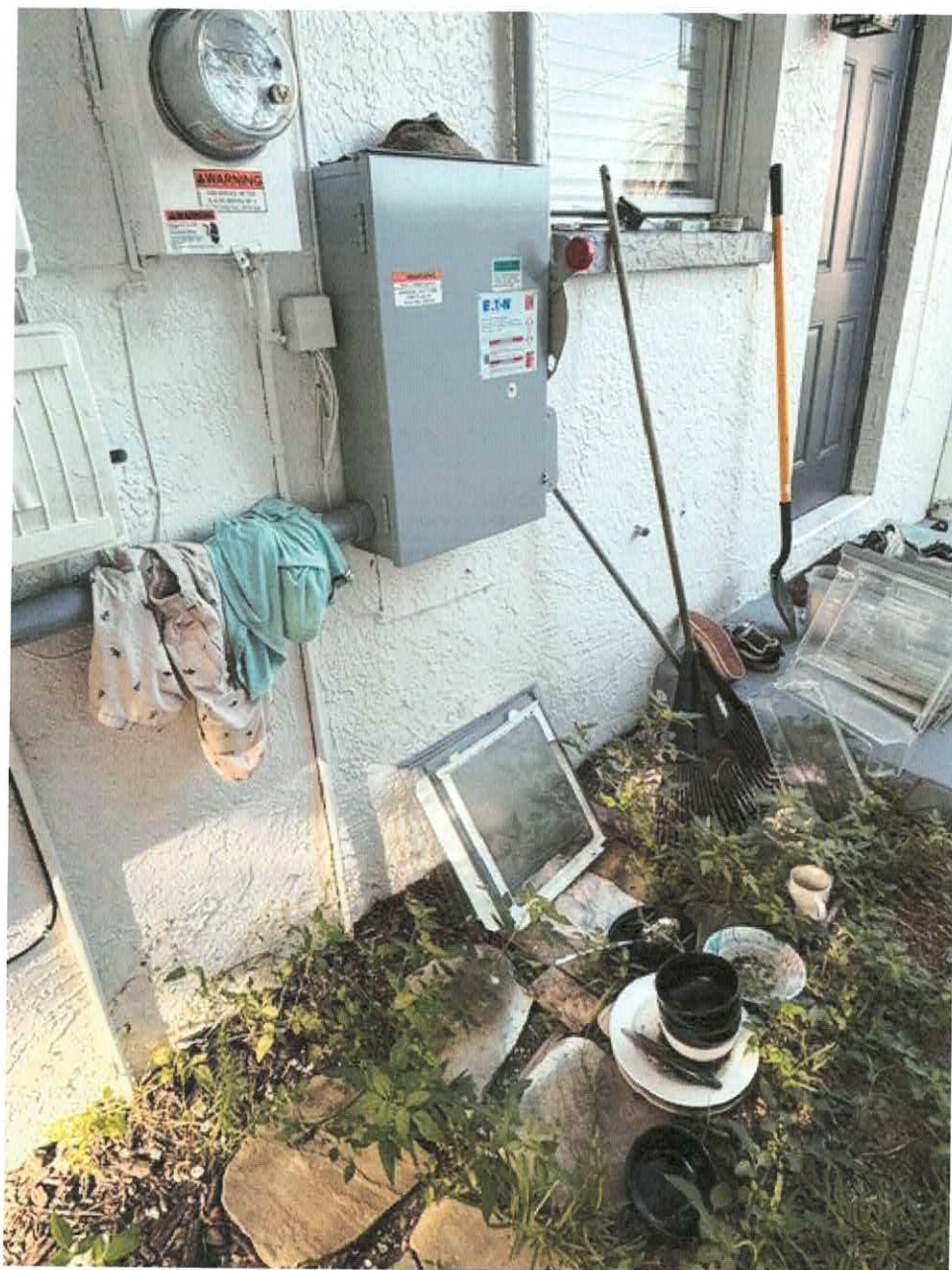
You don't usually receive emails from this address.
Make sure you trust this sender before taking any actions.

It seems our neighbor has left and a mess has been left behind. I have included some pictures. The issue is with garbage mowed grass and general mess with a concern for pests.

It seems our neighbor has left and a mess has been left behind. I have included some pictures. The issue is with garbage mowed grass and general mess with a concern for pests.











Richard Haigley



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

Llin, Felix Dayan Frades
715 Virginia Ave
Tarpon Springs, FL 34689-2635
cl 26-80000893



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

RECEIVED
AUG 04 2026
Tarpon Springs
CODE ENFORCEMENT

Llin, Felix Dayan Frades
715 Virginia Ave
Tarpon Springs, FL 34689
cl-26-80000893

9331000802043992

NMR
34689400434

TAMPA FL 335
15 JUL 2026 PM 7 L

FIRST-CLASS



US POSTAGE
ZIP 34689 \$000.78⁰
02 7M
0008030808 JUL 14 2026

NMR

DATE 375 OF 1 0007/31/26
RETURN TO SENDER
NO MAIL
UNASS TO FORWARD
BC 34689400434 *2901-01402-15-34
0007/31/26



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

CERTIFIED MAIL



9589 0710 5270 3577 0470 31

Lin, Felix Dayan Frades
715 Virginia Ave
Tarpon Springs, FL 34689
NOV 26-80000893

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:

Llin, Felix Dayan Frades
715 Virginia Ave
Tarpon Springs, FL 34689
NOV 26-80000893



9590 9402 9664 5199 6585 16

2. Article Number (Transfer from service label)

9589 0710 5270 3577 0470 31

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 12?
 If YES, enter delivery address below: ☐ Yes ☐ No

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 |
| ☐ 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, add fee as appropriate)

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

Postage

Postmark
 Here

9589 0710 5270 3577 0470 31

Llin, Felix Dayan Frades
715 Virginia Ave
Tarpon Springs, FL 34689
NOV 26-80000893

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

See Reverse for Instructions



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

CERTIFIED MAIL®



9589 0710 5270 3577 0470 31

US POSTAGE
ZIP 34689 \$000.78⁰⁰
02.7M
0008030808 AUG 03 2026

RECEIVED

AUG 17 2026

Tarpon Springs
CODE ENFORCEMENT

V
215

Llin, Felix Dayan Frades
715 Virginia Ave
Tarpon Springs, FL 34689
NOV 26-80000893

VAC
34689 0710 5270 3577 0470 31

0009113/26
339 05 1
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 34689400424 *2601-00256-64-46

NEW BUSINESS – First Orders

C-7 Case 26-80000895

Matthew L. Watson
307 Shaddock Street
Tarpon Springs, FL 34689
PID 13-27-15-06120-002-0200

In violation of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
8-52 PROHIBITIONS

EXHIBIT A: Photo(s)

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

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

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

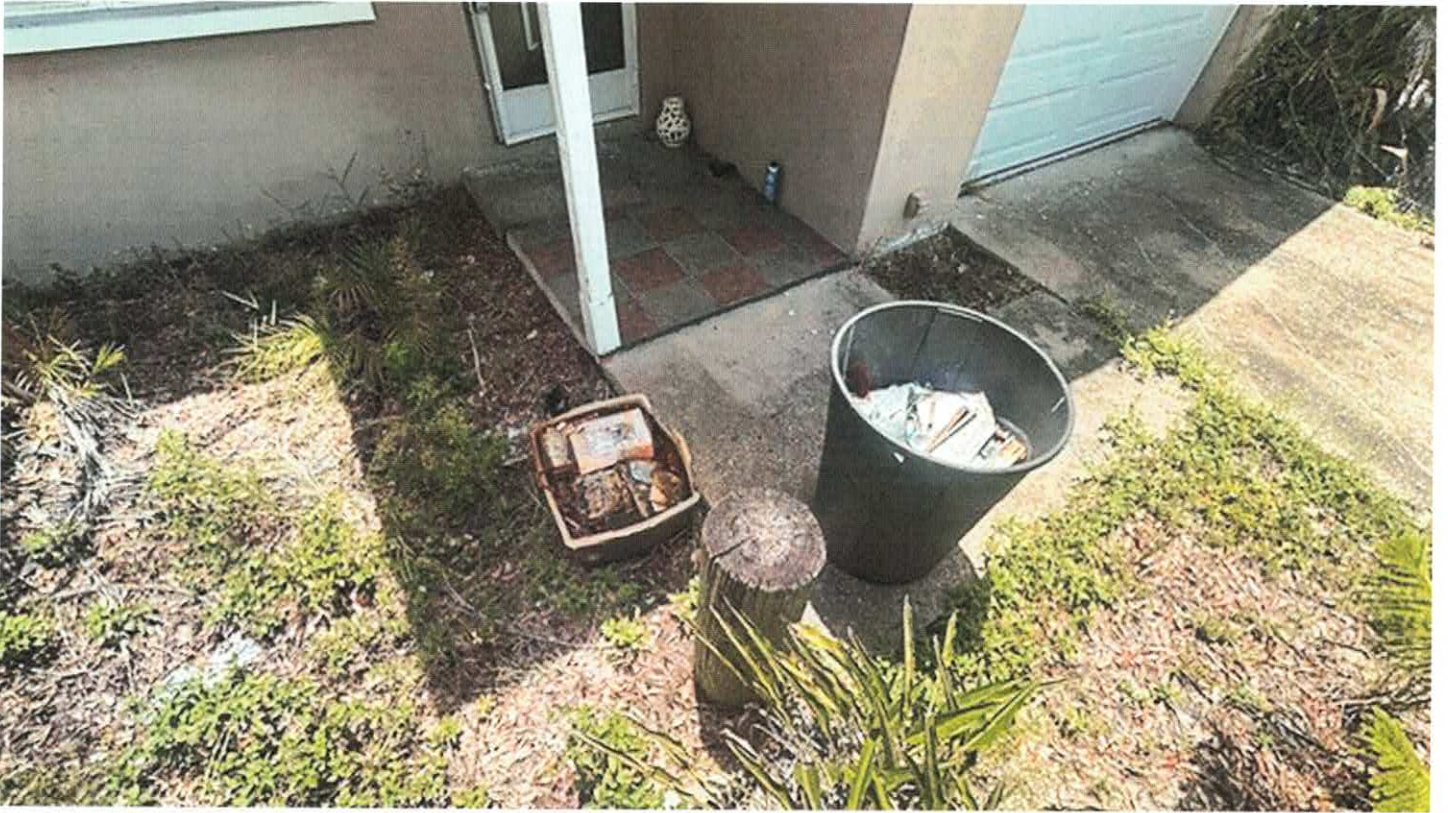
EXHIBIT E: Emails and other communication correspondences



VIOLATION SITE: 307 SHADDOCK ST, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Michael Rolleston

INITIAL INSPECTION 7/15/2026



VIOLATION SITE: 307 SHADDOCK ST, TARPON SPRINGS, FL 34689
CODE CASE OFFICER: Michael Rolleston
INITIAL INSPECTION 7/15/2026



VIOLATION SITE: 307 SHADDOCK ST, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Michael Rolleston

INITIAL INSPECTION 7/15/2026



VIOLATION SITE: 307 SHADDOCK ST, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Michael Rolleston

INITIAL INSPECTION 7/15/2026



VIOLATION SITE: 307 SHADDOCK ST, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Michael Rolleston

RE-INSPECTION 8/31/2026



City of Tarpon Springs

Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 7-15-2026

Case Number: 26-80000895

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 **7-14-2026** at the property located at the following address: **307 Shaddock St (Parcel # 13-27-15-06120-002-0200)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

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

DESCRIPTION: The property is overgrown (grass and bushes), front, rear and side yard. The fence is dilapidated making the property unsecure. Buckets and trashcan full of junk, debris and holding water. A vehicle in the driveway with expired Florida license plate.

REMEDY: Clean and cut the properties vegetation, front, rear and side yard. Remove all the junk, debris and dump the water from bucket and trashcan. Repair the fence or remove the fence. The vehicle cannot be abandon and needs a current tag.

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 **7-30-2026**. 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





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 31, 2026

Via Certified Mail

Case Number: 26-80000895

Property Owner: Matthew L. Watson

Owner Address: 307 Shaddock Street, Tarpon Springs, FL 34689

Violation Property Located: 307 Shaddock Street, Tarpon Springs, FL 34689

Parcel ID 13-27-15-06120-002-0200

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 15, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **August 31, 2026**. A re-inspection of the subject property on **July 15, 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 26-80000895 on September 10, 2026, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

8-52 PROHIBITIONS

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 15, 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 3722



City of Tarpon Springs Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000895

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 15, 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 307 Shaddock Street, Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

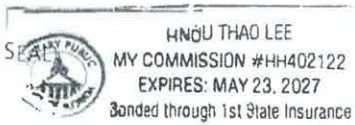
FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th 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
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: 26-80000895

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 August 31, 2026 which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 307 Shaddock 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 31st 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 15-Jul-2026)				Parcel Map
Parcel Number 13-27-15-06120-002-0200				
Owner Name WATSON, MATTHEW L				
Property Use 0110 Single Family Home				
Site Address 307 SHADDOCK ST TARPON SPRINGS, FL 34689				
Mailing Address 307 SHADDOCK ST TARPON SPRINGS, FL 34689-3552				
Legal Description BEEKMAN'S, J. C. SUB BLK 2, LOT 20 AND N 1/2 OF LOT 19				
Current Tax District TARPON SPRINGS (TS)				
Year Built 1975				
Living SF 1,701	Gross SF 2,270	Living Units 1	Buildings 1	

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16760/2410	\$406,700	275.03	A	Current FEMA Maps	Check for EC	Zoning Map	3/58

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$346,659	\$109,988	\$53,577	\$79,988	\$53,577

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
2025	Y	\$226,820	\$76,585	\$20,863	\$46,585	
2024	Y	\$368,921	\$104,078	\$54,078	\$79,078	\$54,078
2023	Y	\$405,939	\$101,047	\$51,047	\$76,047	
2022	Y	\$333,110	\$98,104	\$48,104	\$73,104	
2021	Y	\$250,862	\$95,247	\$45,247	\$70,247	

EXHIBIT

tabbles

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)

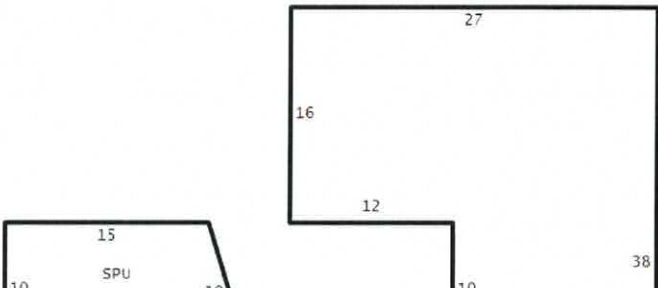
Sales History

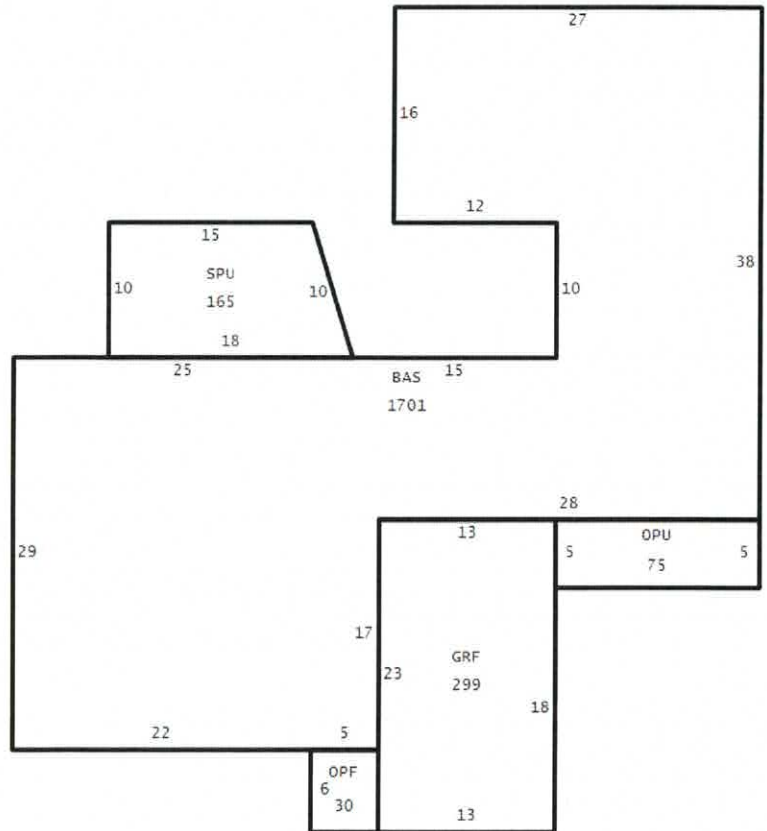
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Oct-2009	\$110,000	Q	I	BROWN JOSEPH PAUL	WATSON MATTHEW L	16760/2410
12-Jun-2003	\$124,000	Q	I	GULLO JENNIFER BLANDA	BROWN, JOSEPH P	12815/1917
27-Apr-2000	\$80,000	Q	I	KNIGHTS WARD A JR	GULLO, JENNIFER B	10892/1828
17-Dec-1998	\$35,500	U	I	HALKIDIS FONTAINE J	KNIGHTS, WARD A JR	10342/1432
21-Mar-1997	\$0	U	I	KNIGHTS WARD A JR	HALKIDIS, FONTAINE J.	09646/0814

2026 Land Information

Land Area: $\cong$ 10,097 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	75x135	\$2,200	75.00	FF	1.1088	\$182,952	

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,701	1,701
Floor System	Slab On Grade	Garage (GRF)	0	299
Exterior Walls	Cb Stucco/Cb Reclad	Open Porch (OPF)	0	30
Unit Stories	1	Open Porch Unfinished (OPU)	0	75
Living Units	1	Screen Porch Unfinished (SPU)	0	165
Roof Frame	Gable Or Hip	Total Area SF	1,701	2,270
Roof Cover	Shingle Composition			
Year Built	1975			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	6			
Effective Age	33			



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
SHED	\$24.00	117.0	\$2,808	\$1,123	1993

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
21-00002672	WINDOWS/DOORS	11/08/2021	\$2,093
18-00001470	MISCELLANEOUS	05/22/2018	\$12,499
12-00001402	ROOF	10/08/2012	\$5,500

Adam Ross, Pinellas County Tax CollectorP.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	\$532.68				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R137873	* CL-0011680	TS

* SHELLPOINT MORTGAGE SERVICES

WATSON, MATTHEW L
307 SHADDOCK ST
TARPON SPRINGS, FL 34689-3552PARCEL NO.: 13/27/15/06120/002/0200
SITE ADDRESS: 307 SHADDOCK ST, TARPON SPRINGS
PLAT: 3 PAGE: 58
LEGAL:
BEEKMAN'S, J. C. SUB
BLK 2, LOT 20 AND N 1/2 OF
LOT 19**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	76,585	55,722	20,863	94.77
HEALTH DEPARTMENT	0.0713	76,585	55,722	20,863	1.49
EMS	0.8050	76,585	55,722	20,863	16.79
SCHOOL-STATE LAW	3.0450	76,585	30,000	46,585	141.85
SCHOOL-LOCAL BD.	3.2480	76,585	30,000	46,585	151.31
TARPON SPRINGS	5.3700	76,585	55,722	20,863	112.03
SW FLA WTR MGMT.	0.1831	76,585	55,722	20,863	3.82
PINELLAS COUNTY PLN.CNCL.	0.0175	76,585	55,722	20,863	0.37
JUVENILE WELFARE BOARD	0.8250	76,585	55,722	20,863	17.21
SUNCOAST TRANSIT AUTHORITY	0.7300	76,585	55,722	20,863	15.23
TOTAL MILLAGE 18.8372 GROSS AD VALOREM TAXES					\$554.87

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$554.87
-----------------------------------	--------------------------------------	----------

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay 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	\$532.68				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R137873	* CL-0011680	TS

* SHELLPOINT MORTGAGE SERVICES

WATSON, MATTHEW L
307 SHADDOCK ST
TARPON SPRINGS, FL 34689-3552PARCEL NO.: 13/27/15/06120/002/0200
SITE ADDRESS: 307 SHADDOCK ST, TARPON SPRINGS
PLAT: 3 PAGE: 58
LEGAL:
BEEKMAN'S, J. C. SUB
BLK 2, LOT 20 AND N 1/2 OF
LOT 19



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

CERTIFIED MAIL



9589 0710 5270 3577 0469 66

WATSON, MATTHEW L
307 SHADDOCK ST
TARPON SPRINGS, FL 34689-3552
NOV 26 80000895/71526

EXHIBIT



tabbles

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Watson, Matthew
307 Shaddock St
Tarpon Springs, FL 34689
NOV-26-80000895



9589 0710 5270 3577 0469 66

2. Article Number (Transfer from service label)

9589 0710 5270 3577 0469 66

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

COMPLETE THIS SECTION ON DELIVERY

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

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

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 \$ _____

To \$ _____

Postmark
Here

9589 0710 5270 3577 0469 66

Watson, Matthew
307 Shaddock St
Tarpon Springs, FL 34689
NOV-26-80000895

See Reverse for Instructions



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

CERTIFIED MAIL



9589 0710 5270 3577 0469 66

US POSTAGE
ZIP 34689 \$010.98⁰
02 7M
0008030806 JUL 16 2026

RECEIVED

AUG 12 2026

Tarpon Springs
CODE ENFORCEMENT

WATSON, MATTHEW L

307 SHADDOCK ST

TARPON SPRINGS, FL 34689-3552

NOV 26 80000895/71526

NIXIE 326 DE 1 0008/08/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34689400424 *2901-05015-15-39

34689400424004



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

CERTIFIED MAIL



7022 0410 0002 9759 3722

WATSON, MATTHEW L
307 SHADDOCK ST
TARPON SPRINGS, FL 34689-3
NOH26-80000895/CM83126

NEW BUSINESS – First Orders

C-9 Case 26-80000934

Kyle Dobbs
615 Bayside Drive
Tarpon Springs, FL 34689
PID 06-27-16-06113-000-1190

In violation of City Codes:
133.02 - APPLICABILITY AND MAINTENANCE OF TREES FOR ALL
PROPERTIES WITHIN THE CITY
8-52 PROHIBITIONS

EXHIBIT A: Photo(s)

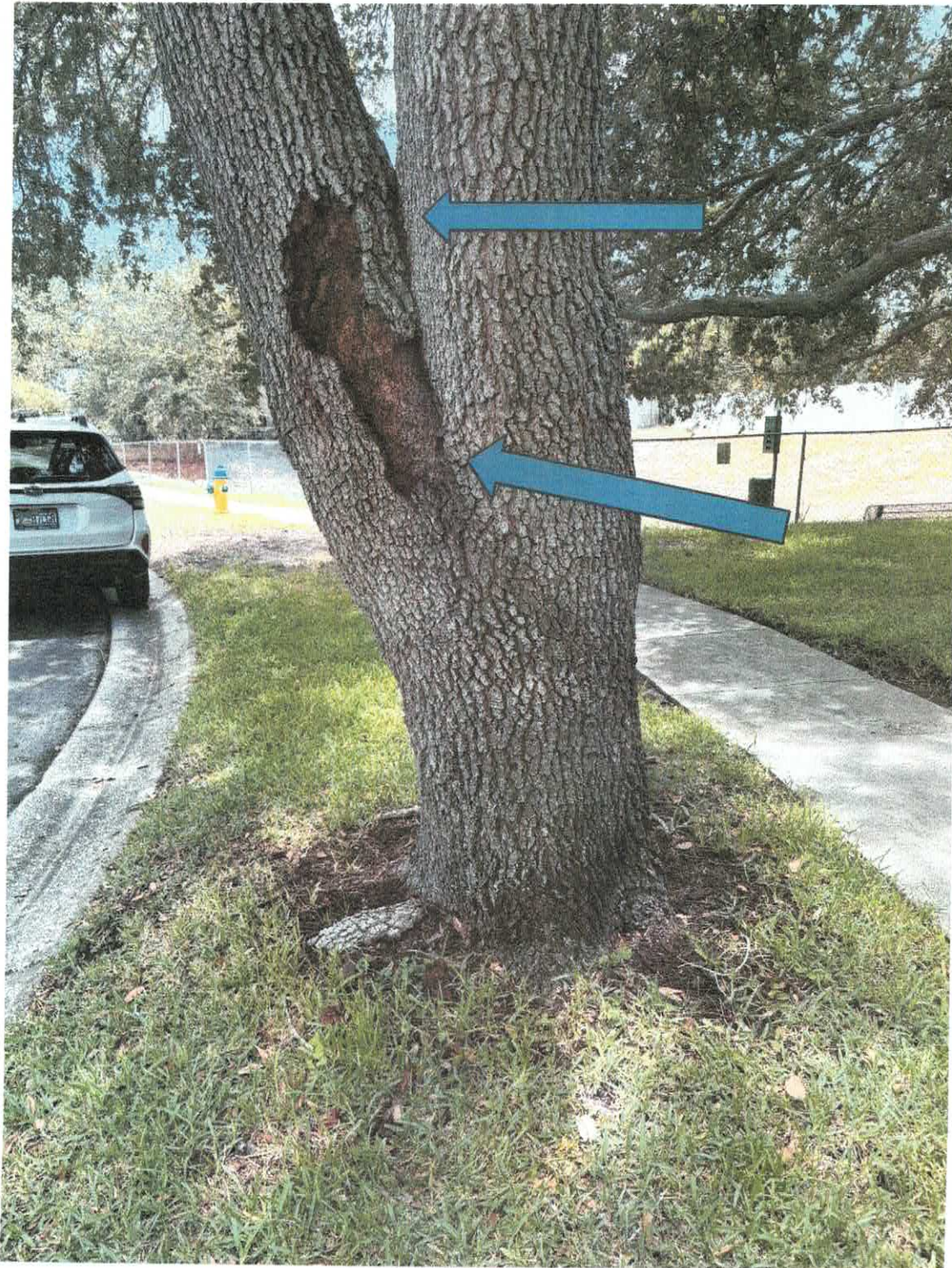
EXHIBIT B: Notice of Violation(s) & Notice of Hearing

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

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

EXHIBIT E: Emails and other communication correspondences

Photograph #4 showing 25" live oak tree with the defect of codominant trunks with included bark in the union. The arrows delineate the bark inclusion.





VIOLATION SITE: 615 BAYSIDE DR, TARPON SPRINGS, FL 34689

CODE CASE OFFICER: Michael Rolleston

INITIAL INSPECTION 8/4/2026



City of Tarpon Springs

Code Enforcement Division

NOTICE OF VIOLATION

Date Issued: 8-4-2026

Case Number: 26-80000934

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

A Code Enforcement Officer performed a field inspection on **8/4/2026** at the property located at the following address: **615 Bayside DR (06-27-16-06113-000-1190)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

133.02 – APPLICABILITY AND MAINTENANCE OF TREES FOR ALL PROPERTIES WITHIN THE CITY 8-52 PROHIBITIONS

DESCRIPTION: There is a tree in the right of way abutting the front of the property that the municipal arborist has determined is a danger and must be removed. The city will remove the most immediate dangerous branches as a courtesy but the owner is responsible for the removal.

REMEDY: Remove the tree.

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 **8/30/2026**. 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.

Respectfully,

Michael Rollston/Anthony Boone
Code Enforcement Officer
Code Enforcement Supervisor
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 31, 2026

Via Certified Mail

Case Number: 26-80000934
Property Owner: Kyle Dobbs

Owner Address: 615 Bayside Drive, Tarpon Springs, FL 34689
Violation Property Located: 615 Bayside Drive, Tarpon Springs, FL 34689
Parcel ID 06-27-16-06113-000-1190

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 **August 4, 2026**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **August 31, 2026**. A re-inspection of the subject property on **August 4, 2026**, indicates the violation(s) still exist. **Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as case 26-80000934 on September 10, 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:

133.02 – APPLICABILITY AND MAINTENANCE OF TREES FOR ALL PROPERTIES WITHIN THE CITY 8-52 PROHIBITIONS

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 **August 4, 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 3739



City of Tarpon Springs

Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000934

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 August 4, 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: 615 Bayside Drive, Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

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

NOTARY

Title:





City Of Tarpon Springs

Code Enforcement

AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 26-80000934

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

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On August 31, 2026 which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 615 Bayside Drive, Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31st day of 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 #HH4021
EXPIRES: MAY 23
Bonded through 1st 3rd

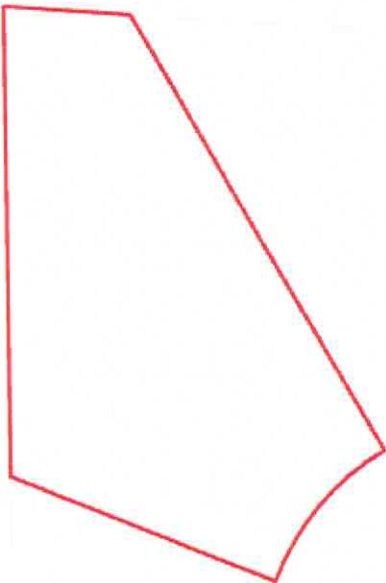
Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

Title : NOTARY



Parcel Summary (as of 05-Aug-2026)		Parcel Map	
Parcel Number 06-27-16-06113-000-1190			
Owner Name DOBBS, KYLE			
Property Use 0110 Single Family Home			
Site Address 615 BAYSIDE DR TARPON SPRINGS, FL 34689			
Mailing Address 615 BAYSIDE DR TARPON SPRINGS, FL 34689-7019			
Legal Description BECKETT BAY LOT 119			
Current Tax District TARPON SPRINGS (TS)			
Year Built 1989			
Living SF 1,368	Gross SF 1,998	Living Units 1	Buildings 1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	
2026	Yes	100%		
2025	Yes	100%		
				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
22966/0567	\$439,100	273.08	C	Current FEMA Maps	Check for EC	Zoning Map	96/91

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$372,441	\$372,441	\$0	\$0	\$0

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
2025	Y	\$370,312	\$370,312	\$0	\$0	\$0
2024	Y	\$349,534	\$181,836	\$131,836	\$156,836	\$131,836
2023	Y	\$319,267	\$176,540	\$126,540	\$151,540	\$126,540
2022	Y	\$309,170	\$171,398	\$121,398	\$146,398	
2021	Y	\$230,992	\$166,406	\$116,406	\$141,406	

EXHIBIT


 D
 Page 99 of 129

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

[View 2025 Tax Bill](#)

2025 Millage Rate

18.8372

Tax District

(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-Oct-2024	\$460,000	Q	I	KANE JUDITH ARMISTEAD	DOBBS KYLE	22966/0567
06-Sep-2016	\$0	U	I	KANE JUDITH ARMISTEAD	KANE JUDITH ARMISTEAD	19335/1818
02-Oct-2015	\$0	U	I	JAKANE 1 LLC	KANE JUDITH A	18942/0508
24-Aug-2012	\$0	U	I	KANE JUDITH A	JAKANE 1 LLC	17699/0136
09-Jul-2012	\$127,000	Q	I	NEWELL DEAN P	KANE JUDITH A	17652/0480

2026 Land Information

Land Area: $\cong$ 11,757 sf | $\cong$ 0.26 acres

Frontage and/or View: Residential

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	81x117	\$1,325	81.00	FF	1.0388	\$111,489

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,368	1,368
Floor System	Slab On Grade	Garage (GRF)	0	420
Exterior Walls	Cb Stucco/Cb Reclad	Open Porch (OPF)	0	210
Unit Stories	1	Total Area SF	1,368	1,998
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1989			
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	22			

2026 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ENCLOSURE	\$10.00	1,517.0	\$15,170	\$6,371	1989
PATIO/DECK	\$15.00	136.0	\$2,040	\$857	1989
PATIO/DECK	\$28.00	100.0	\$2,800	\$1,176	1989
POOL	\$59,000.00	1	\$59,000	\$24,780	1989

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
24-0000357	WINDOWS/DOORS	03/21/2024	\$11,467
21-00002818	ROOF	11/17/2021	\$11,000
20-00001932A	HEAT/AIR	07/23/2020	\$7,243
002423	ROOF	03/07/2001	\$4,925

Adam Ross, Pinellas County Tax CollectorP.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	Aug 31, 2026				
Pay this Amount	\$0.00				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R55998	* CL-0011680	TS

* SHELLPOINT MORTGAGE SERVICES

DOBBS, KYLE
615 BAYSIDE DR
TARPON SPRINGS, FL 34689-7019PARCEL NO.: 06/27/16/06113/000/1190
SITE ADDRESS: 615 BAYSIDE DR, TARPON SPRINGS
PLAT: 96 PAGE: 91
LEGAL:
BECKETT BAY
LOT 119**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	370,312	370,312	0	0.00
HEALTH DEPARTMENT	0.0713	370,312	370,312	0	0.00
EMS	0.8050	370,312	370,312	0	0.00
SCHOOL-STATE LAW	3.0450	370,312	370,312	0	0.00
SCHOOL-LOCAL BD.	3.2480	370,312	370,312	0	0.00
TARPON SPRINGS	5.3700	370,312	370,312	0	0.00
SW FLA WTR MGMT.	0.1831	370,312	370,312	0	0.00
PINELLAS COUNTY PLN.CNCL.	0.0175	370,312	370,312	0	0.00
JUVENILE WELFARE BOARD	0.8250	370,312	370,312	0	0.00
SUNCOAST TRANSIT AUTHORITY	0.7300	370,312	370,312	0	0.00
TOTAL MILLAGE 18.8372					GROSS AD VALOREM TAXES \$0.00

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$0.00
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay 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

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SITE ADDRESS: 615 BAYSIDE DR, TARPON SPRINGS
PLAT: 96 PAGE: 91
LEGAL:
BECKETT BAY
LOT 119

Alan Mayberry Tree Consulting
Tree Inspection Log 12
Prepared for the City of Tarpon Springs, Florida

Prepared for: Ms. Patricia McNeese, Planning Supervisor, City of Tarpon Springs

Prepared by: Alan Mayberry, Consulting Arborist
ISA Certified Arborist #SO-0305

Statement of Purpose

The following inspection log references inspections I conducted on July 7 & 8, 2026, at properties located in the City of Tarpon Springs.

Methodology

The methodology used in conducting the assessment is a Level 2 assessment or basic assessment, as defined in the International Society of Arboriculture's (ISA) *Arborist' Certification Study Guide*, 4th Edition. A Level 2, basic assessment, requires *"a detailed visual inspection of a tree, its surrounding site, and its potential targets, as well as a synthesis of the information collected."* *"It requires that a tree risk assessor inspect all sides of the tree...roots (that are visible), trunk and branches.* Diagnostic tools such as probes, rubber mallets and binoculars are utilized to check for the presence of decay or structural defects.

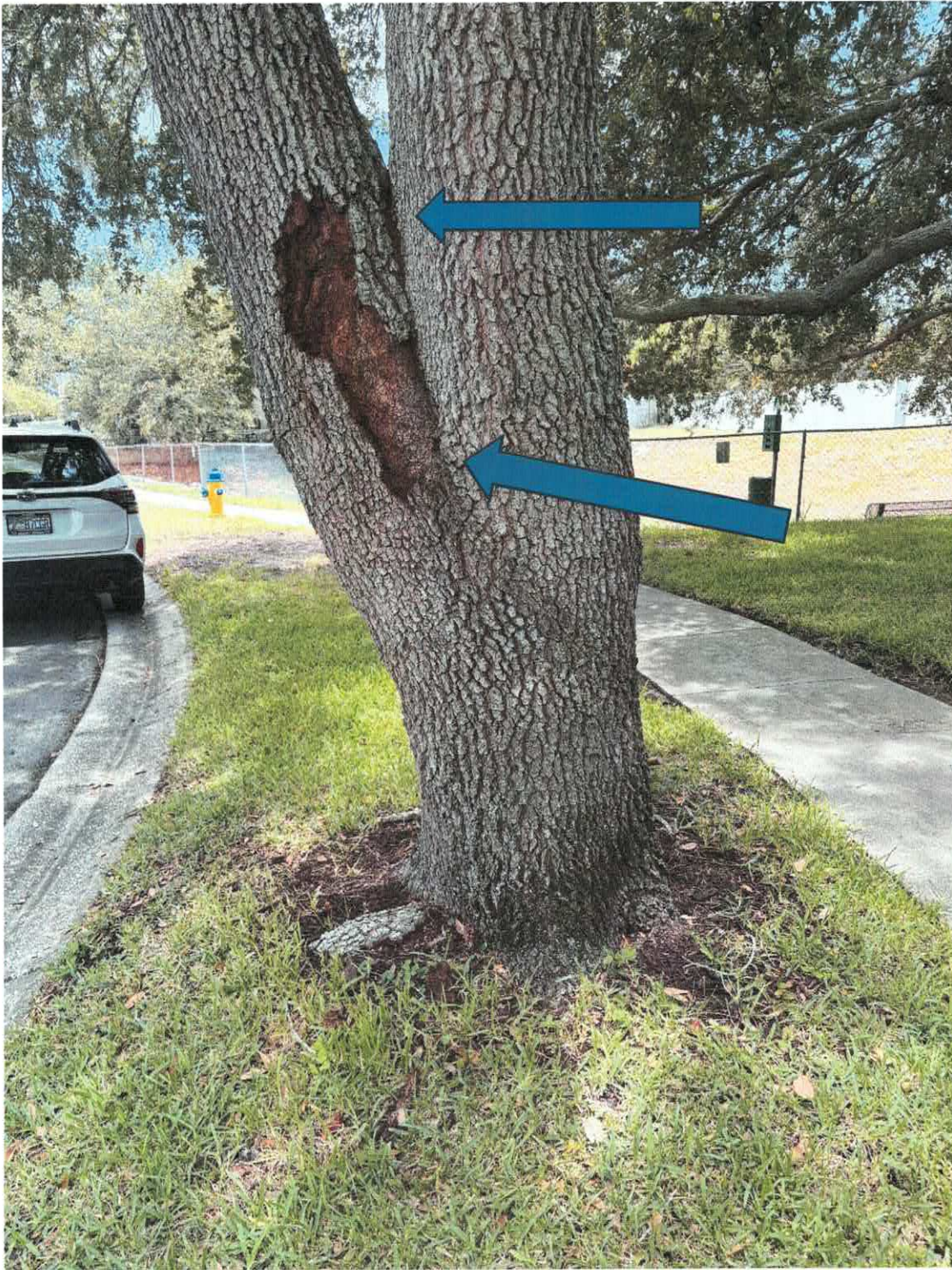
Findings



615 Bayside Drive: Citizen request: The property owner at 615 Bayside Drive requested the city to inspect the condition of an oak tree growing in the right of way. The tree is a 25" trunk diameter live oak (*Quercus virginiana*) tree. The property owner is concerned about a large wound on the trunk starting at 4' above grade and extending up to 5' above grade. The bark has sloughed off revealing an old wound. I performed a resonance test and determined that the wound is not serious as decay has not degraded the wood to the extent that the tree's structure is debilitated. However, this tree has a major defect in the trunk. The trunk forms a codominant trunk starting at 4' above grade that has included bark for a distance of 18". (See photograph #4 with arrows pointing to the included bark). The position of the included bark and the length of the inclusion present a high failure risk. The included/codominant defect could be mitigated by installing steel braces in the trunk with supporting cables in the branches, but this procedure is expensive (approximately \$5,000). The wound is adjacent to the bark inclusion and exacerbates the inclusion as decay from the wound could ultimately coalesce with the internal decay associated with the bark inclusion. This is a serious defect, and I recommend removal of this tree. I spoke with Kyle, the property owner by phone and he indicated that he wants the tree removed but wants the city to remove it. I explained that the city's code requires residents to bear the cost for the removal of trees in the right of way in front of their homes. He insists that the city remove the tree. This tree is growing in an 8' wide green space and has uplifted the sidewalk. If this tree fails pedestrians and vehicles are potential targets, consequently, I recommend removal of this tree as soon as possible. I want to note that three large live oak trees remain on the private portion of this residence.

See photograph #4 below.

Photograph #4 showing 25" live oak tree with the defect of codominant trunks with included bark in the union. The arrows delineate the bark inclusion.



From: Michael Rolleston <mrolleston@ctsfl.us>

Sent: Tuesday, August 4, 2026 8:50 AM

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

Subject: 615 Bayside DR

Please open a case for this property. Arborist has determined a tree in the right of way needs to be removed. The city will remove the most dangerous branches and the owner will remove the rest of the tree.



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.



VIOLATION SITE: 615 BAYSIDE DR, TARPON SPRINGS, FL 34689
CODE CASE OFFICER: Michael Rolleston
INITIAL INSPECTION 8/4/2026



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

CERTIFIED MAIL®



7022 0410 0002 9759 3654

DOBBS, KYLE
615 BAYSIDE DR
TARPON SPRINGS, FL 34689-
NOV26-80000934/8426

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:

DOBBS, KYLE
615 BAYSIDE DR
TARPON SPRINGS, FL 34689-
NOV26-80000934/8426



9590 9402 9664 5199 6588 68

2. Article Number (Transfer from service label)

7022 0410 0002 9759 3654

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
- ☐ 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

DOBBS, KYLE
615 BAYSIDE DR
TARPON SPRINGS, FL 34689-
NOV26-80000934/8426

7022 0410 0002 9759 3654

8/4

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**DOBBS, KYLE
615 BAYSIDE DR
TARPON SPRINGS, FL 34689-
NOV26-80000934/8426**



9590 9402 9664 5199 6588 68

2. Article Number (Transfer from service label)

7022 0410 0002 9759 3654

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

RECEIVED

AUG 10 2026

3. Service Type

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

Domestic Return Receipt



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

CERTIFIED MAIL®



7022 0410 0002 9759 3739

DOBBS, KYLE
615 BAYSIDE DR
TARPON SPRINGS, FL 34689-7019
NOH26-80000934 /CM83126



City of Tarpon Springs

Code Enforcement

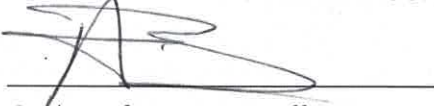
CITY OF TARPON SPRINGS, FLORIDA
A Political Subdivision of the State of Florida
AFFIDAVIT OF COMPLIANCE

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 **26-80000861** in which violations of City code identified on the property located at **399 Dixie Highway, Tarpon Springs, FL 34689**, also described as **01-27-15-37278-000-0210** (hereinafter the "Property").
4. That on **August 6, 2026**, I inspected the Property to determine whether compliance with city ordinance **8-40, 8-41, 8-52, and 42.00**, had been achieved on or before **August 6, 2026**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **August 6, 2026**, it was determined to be in compliance.

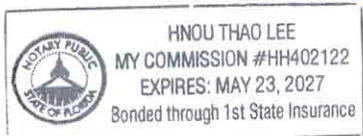
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
FURTHER AFFIANT SAYETH NAUGHT.


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 6th day of August 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 COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

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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 **26-80000861** in which violations of City code identified on the property located at **399 Dixie Highway, Tarpon Springs, FL 34689**, also described as **26-80000861** (hereinafter the "Property").
4. That on **August 27, 2026**, I inspected the Property to determine whether compliance with city ordinance **IPMC 303.1, and 212.00**, had been achieved on or before **August 27, 2026**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **August 27, 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 31st day of August 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 #HH40212
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-11 Case 25-80000862

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

In violation of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
139.01 DUMPSTER AND SCREENING REQUIREMENTS

Affidavit Of Compliance



City of Tarpon Springs

Code Enforcement

CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

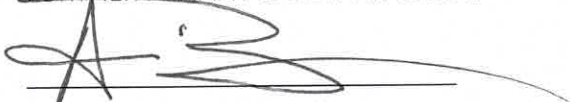
AFFIDAVIT OF COMPLIANCE

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 **26-80000862** in which violations of City code identified on the property located at **1943 N Pinellas Avenue, Tarpon Springs, FL 34689**, also described as **26-80000862** (hereinafter the "Property").
4. That on **August 31, 2026**, I inspected the Property to determine whether compliance with city ordinance **8-40, 8-41, and 139.01**, had been achieved on or before **September 17, 2026**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **August 31, 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 **31st** day of **August 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



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



Code Enforcement Board - Fine Reduction Request

TO BE COMPLETED BY THE PROPERTY OWNER

Complete all sections of this application for the consideration of a reduction of fines by the Code Enforcement Board to be scheduled.

Code Case Number: 25-80000505

Address of Violation: 504 E. Morgan Street, Tarpon Springs, FL 34689

List Violation(s): 8-40 Duty of Maintenance; 8-41 Nuisance Conditions; 40:00 Parking/Storage of Abandon Vehicles; 20-22 Mandatory Connection

Name of Current Property Owner: George Oliver, III Personal Representative of Geneva Taylor Estate

Address of Current Property Owner: 1687 Whitefriar Dr. Ocoee, FL 34761

Phone Number of Current Property Owner: 407-756-8313

Email Address of Current Property Owner: goliver2020@gmail.com

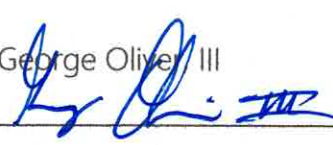
Name of Individual Completing this Form: George Oliver, III

Reason the violation was not in compliance by the date ordered by the Code Enforcement Board:

Please see attached document

Reason for a request for reduction of fines: Please see attached document

Print Name: George Oliver, III

Signature: 

Date: 8/28/2026



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



Request for Reduction Continuation Form: Please see attached document _____

Lined area for document content.

Print Name: George Oliver III
Signature: Geo Oliver III

Date: 8/28/2026

Letter of Explanation

To Whom It May Concern:

I am writing to explain why the subject property at 504 E Morgan Street, Tarpon Springs, Florida has not yet been renovated, and why the timeline of this property reflects diligence rather than delay.

Every material fact below is supported by recorded public documents.

How I came to own the property: The property was my God mother's home. She acquired it in 1970 and owned it free and clear; the only mortgages ever recorded against it (1972) were satisfied in 1987. Following her passing, the property passed to her heirs through formal probate administration in Pinellas County (Case No. 24-010132-ES). I serve as Personal Representative of her estate.

Why no renovation occurred during probate (October 2024 through March 2026). While the estate was under administration, I did not have the legal authority to encumber the property or invest substantial funds in it as my own. Undertaking a major renovation on estate property before the court completed the administration would have been premature and improper. The probate was administered properly and completely, with recorded instruments running from October 2024 through March 2026, when the administration concluded with the court's approval.

Why no renovation occurred immediately after probate (spring 2026). When the administration concluded, the property was occupied and I could not obtain access or control. Acting as Personal Representative, I pursued the lawful remedy: I filed an unlawful detainer action in Pinellas County Court (Case No. 26-005687-CO) and obtained a Default Judgment for Possession in favor of the estate, entered June 24, 2026 and recorded June 26, 2026 (Instrument No. 2026171753). Possession of the property was restored to me at that time.

What I have done since obtaining possession: In the weeks since recovering possession I have moved on every front at once. I secured the vacant property; initial interior work has already begun (exterior and interior has been cleared and new flooring is installed in one bedroom); I have engaged a contractor to scope and price the full renovation (if needed, I can provide the contractor's information and status); I ordered a complete title and lien review of the property, which identified the municipal items now being resolved; and I applied for financing so the renovation can be funded and completed without further delay.

Completing the renovation also brings the property into full compliance with the City of Tarpon Springs, resolving the open municipal items identified in the title review, after which the property will be completely inhabitable. Until June 2026, I did not have the complete legal authority and physical possession required to renovate it. From the day both were in hand, I have moved immediately, and this request to abate/settle the code enforcement lien is the final step that puts the renovation into motion.

Sincerely,



George Oliver, III

Personal Representative to the Geneva Taylor Estate

504 E. Morgan Street

Tarpon Springs, FL 34689

MINUTES
CODE ENFORCEMENT BOARD
AUGUST 13, 2026

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, AUGUST 13, 2026 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	CARL DEMOTSES MICHAEL MATTIA STEVEN OGLE GEORGE STEFFEN AUDREY MERRIEX PENNY LAMBRIANOS	CHAIR VICE CHAIR MEMBER MEMBER ALTERNATE ALTERNATE
ABSENT/EXCUSED:	ROBERT PAUL MARGARET KERN	MEMBER MEMBER
ALSO PRESENT:	ANDREW SALZMAN BOBBIE COLE ANTHONY BOONE HNOU LEE KEITH MEADE MIKE ROUSH HEATHER ESTRIGHT JOHN KOULIANOS LORI WEAVER	BOARD ATTORNEY CITY CLERK'S OFFICE REPRESENTATIVE CODE ENFORCEMENT SUPERVISOR CODE ENFORCEMENT REPRESENTATIVE BUILDING DEVELOPMENT DIRECTOR DEPUTY BUILDING DIRECTOR WATER CONVEYANCE SUPERVIROR MAYOR COMMISSIONER

CALL TO ORDER:

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

ROLL CALL:

Ms. Cole called the roll.

INVOCATION:

Chair Demotses gave the invocation.

PLEDGE OF ALLEGIANCE:

Chair Demotses led the Pledge of Allegiance to the Flag.

HEARING PROCEDURES:

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

SWEARING IN:

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

ANNOUNCEMENT:

**1. CASE NO. 26-80000866 – ZAHARIAS SKANDALIARIS – KATHERINE SKANDALIARIS – 1793 MEYERS COVE DRIVE
02/27/15/57536/000/0010**

This case came into compliance prior to the meeting.

**4. CASE NO. 26-80000835 – FEDERAL HOME LOAN MORTGAGE CORPORATION TRUSTEE – FREDDIE MAC
SEASONED LOANS STRUCTURED TRANS TRUST – 1503 CITRINE TRAIL – 03/27/15/87374/000/0350**

This case was deferred.

NEW BUSINESS:

2. CASE NO. 26-80000870 – ELAINE SMITH – 1132 SUNSET RIDGE LANE – 14/27/15/88167/000/0290

Anthony Boone, Code Enforcement Supervisor, testified on behalf of the City. Elaine Smith, Respondent was present and testified.

MOTION: MR. STEFFEN
SECOND: MR. OGLE

FINDING OF FACT: After hearing testimony of Anthony Boone, Code Enforcement Supervisor, Elaine Smith Respondent, and viewing the evidence of five (5) exhibits submitted by the City; it was evident that Elaine Smith **was not** in violation of City Code(s) SWFMD Phase III Water Restriction; 20-42, 40-43 and 20-44

CONCLUSION OF LAW: Elaine Smith **was not** in violation of Section(s) SWFMD Phase III Water Restriction; 20-42, 40-43 and 20-44 of the Tarpon Springs Code.

ORDER: It was the Order of the Board that Elaine Smith was in compliance with Code of the City of Tarpon Springs Section(s) SWFMD Phase III Water Restriction; 20-42, 40-43 and 20-44. This case was withdrawn.

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

NEW BUSINESS (con't):

3. CASE NO. 26-80000791 – KLONARIS PROPERTIES, LLC – 706 E. TARPON AVENUE – 12/27/15/89982/036/0202

Anthony Boone, Code Enforcement Supervisor, testified on behalf of the City. Mike Klonaris, Respondent was present and testified.

MOTION: MR. STEFFEN
SECOND: MR. OGLE

FINDING OF FACT: After hearing testimony of Anthony Boone, Code Enforcement Supervisor, Heather Estright, Water Conveyance Supervisor, Mike Klonaris, Respondent and viewing the evidence of five (5) exhibits submitted by the City; it was evident that Mike Klonaris was in violation of City Code(s) Mandatory Connection 20.22.

CONCLUSION OF LAW: Klonaris Properties, LLC was in violation of Section(s) Mandatory Connection 20.22 of the Tarpon Springs Code.

ORDER: It was the Order of the Board that Klonaris Properties, LLC shall comply with Code of the City of Tarpon Springs Section(s) Mandatory Connection 20.22 by September 1, 2026. If Klonaris Properties, LLC 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):

**5. CASE NO. 26-80000862 – 1919 NORTH PINELLAS AVENUE, LLC – 1943 N. PINELLAS AVENUE
01/27/15/00950/001/0030**

Anthony Boone, Code Enforcement Supervisor, testified on behalf of the City. Ryan Pike, Property Manager, Representative was present and testified.

MOTION: MR. OGLE
SECOND: MR. STEFFEN

FINDING OF FACT: After hearing testimony of Anthony Boone, Code Enforcement Supervisor, Ryan Pike, Property Manager, Representative and viewing the evidence of five (5) exhibits submitted by the City; it was evident that 1919 North Pinellas Avenue, LLC in violation of City Code(s) 8-40, 8-41 and 139.01.

CONCLUSION OF LAW: 1919 North Pinellas Avenue, LLC was in violation of Section(s) 8-40, 8-41 and 139.01 of the Tarpon Springs Code.

ORDER: It was the Order of the Board that 1919 North Pinellas Avenue, LLC shall comply with Code of the City of Tarpon Springs Section(s) 8-40, 8-41 and 139.01 by September 17, 2026.
If 1919 North Pinellas Avenue, LLC 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):

6. CASE NO. 26-80000889 – CORI LYNN LONG – 306 BANANA STREET – 13/27/15/06120/001/0020

Anthony Boone, Code Enforcement Supervisor and Mike Roush, Deputy Building Director, testified on behalf of the City. Cori Lynn Long, Respondent and Dan Carnegie, Contractor were present and testified.

MOTION: MR. STEFFEN
SECOND: MR. OGLE

FINDING OF FACT: After hearing testimony of Anthony Boone, Code Enforcement Supervisor, Mike Roush, Deputy Building Director, Cori Lynn Long, Respondent, Dan Carnegie, Contractor and viewing the evidence of five (5) exhibits submitted by the City; it was evident that Cori Lynn Long was in violation of City Code(s) 212.00 Building Permits.

CONCLUSION OF LAW: Cori Lynn Long was in violation of Section(s) 212.00 Building Permits of the Tarpon Springs Code.

ORDER: It was the Order of the Board that Cori Lynn Long shall comply with Code of the City of Tarpon Springs Section(s) 212.00 Building Permits by September 17, 2026.
If Cori Lynn Long 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 taken viva voce, the motion carried unanimously.

AFFIDAVIT OF NON-COMPLIANCE

7. CASE NO. 26-80000790 – 1845 PINELLAS, LLC – 1845 S. PINELLAS AVENUE – 24/27/15/39978/000/0130

Anthony Boone, Code Enforcement Supervisor, 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. 26-80000790 for permit violation.

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

7. CASE NO. 26-80000790 – 1845 PINELLAS, LLC – 1845 S. PINELLAS AVENUE – 24/27/15/39978/000/0130

Anthony Boone, Code Enforcement Supervisor, testified on behalf of the City. The Respondent was not present.

MOTION: MR. OGLE
SECOND: MR. MATTIA

To accept the Affidavit of Non-Compliance for
Case No. 26-80000790 for work completion.

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

AFFIDAVITS OF COMPLIANCE:

8. CASE NO. 26-80000790 – 1845 PINELLAS, LLC – 1845 S. PINELLAS AVENUE – 24/27/15/39978/000/0130

Anthony Boone, Code Enforcement Supervisor, testified on behalf of the City. The Respondent was not present.

MOTION: MR. OGLE
SECOND: MR. MATTIA

To accept the Affidavit of Compliance for
Case No. 26-80000790 for permit violation.

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

8. CASE NO. 26-80000790 – 1845 PINELLAS, LLC – 1845 S. PINELLAS AVENUE – 24/27/15/39978/000/0130

Anthony Boone, Code Enforcement Supervisor, testified on behalf of the City. The Respondent was not present.

MOTION: MR. OGLE
SECOND: MR. STEFFEN

To accept the Affidavit of Compliance for
Case No. 26-80000790 for work completion.

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

9. CASE NO. 25-80000505 – GENEVA TAYLOR ESTATE – 504 E. MORGAN STREET – 13/27/15/64944/006/0030

Anthony Boone, Code Enforcement Supervisor, testified on behalf of the City. The Respondent was not present.

MOTION: MR. OGLE
SECOND: MR. STEFFEN

To accept the Affidavit of Compliance for
Case No. 25-80000505.

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

10. CASE NO. 26-80000744 – PAUL ALVAREZ – 720 CRIMSON KING TRACE – 14/27/15/34767/016/0040

Anthony Boone, Code Enforcement Supervisor, testified on behalf of the City. The Respondent was not present.

MOTION: MR. MATTIA
SECOND: MR. OGLE

To accept the Affidavit of Compliance for
Case No. 26-80000744.

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

APPROVAL OF MINUTES – JULY 9, 2026

MOTION: DR. MATTIA
SECOND: MR. OGLE

To accept the Minutes as written for July 9, 2026.

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

PUBLIC COMMENTS:

No public comments.

BOARD AND STAFF COMMENTS:

None.

ADJOURNMENT:

Chair Demotses adjourned the meeting at 3:16 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.*