



City of Tarpon Springs, Florida

Code Enforcement Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

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

REGULAR SESSION AGENDA THURSDAY, FEBRUARY 13, 2025 2:00 PM - CITY HALL AUDITORIUM

CALL TO ORDER

Chair Julie Wade

ROLL CALL

Clerk Bobbie Cole

INVOCATION

A Code Board member will do the invocation.

PLEDGE OF ALLEGIANCE

By all that is present during Code Board Hearing.

HEARING PROCEDURES

Chair Julie Wade

SWEARING IN

Clerk Bobie Cole

NEW BUSINESS

1. Case # 23-80000238

Christine, Weiss
Peter Kousathanas
543 E. Spruce St
Tarpon Springs, FL 34689
PID 12-27-15-89982-006-0108

Violation Code(s):

8-22 ACCUMULATIONS OF TRASH ON PRIVATE PROPERTY,
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY,
8-41 NUISANCE CONDITIONS

AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

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

AFFIDAVITS OF COMPLIANCE (FINES DUE)

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

AFFIDAVITS OF COMPLIANCE (NO FINES DUE)

The respondent(s) in the following cases did not come into compliance by the date ordered by the

Code Enforcement Board. There are FINES DUE. Request the Code Enforcement Board to accept the Affidavits of Compliance.

REQUEST FOR REDUCTION

REQUEST FOR REDUCTION The Respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board and there are fines due. Respondent(s) request the Code Enforcement Board for a reduction in fines due.

2. Case # 17-80000594

**Katherine J. Aime
Gregory G. Fiorello
960 Sunrise Drive
Tarpon Springs, FL 34689
PID 18-27-16-32778-000-0150**

Violation Code(s):

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY.

8-52 – PROHIBITIONS

7-12 NATIONAL FIRE PREVENTION CODE

Fees:

Daily Fines \$100.00 (2/02/2018 – 12/03/2024)	\$249,600.00
Affidavit Of Cost	\$127.50
Satisfaction Fee	\$10.00

Total Fines Due	\$249,737.50
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MINUTES

PUBLIC COMMENTS

BOARD AND STAFF COMMENTS

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 # 23-80000238

**Christine Weiss
Peter Kousathanas
543 E. Spruce St
Tarpon Springs, FL 34689
PID 12-27-15-89982-006-0108**

Violation(s) 8-22 ACCUMULATIONS OF TRASH ON PRIVATE PROPERTY,
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY,
8-41 NUISANCE CONDITIONS

EXHIBIT A: Photo(s)

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

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

EXHIBIT D: Pinellas County Property Appraiser and Charles W. Thomas, CFC, Pinellas
County Tax Collector

EXHIBIT E: Emails and other communication correspondences





23-80000238
543 E SPRUCE ST
INITIAL INSPECTION 11/08/2023
BY CPL ABOONE



23-80000238
543 E SPRUCE ST
INITIAL INSPECTION 11/08/2023
BY CPL ABOONE

From: Anthony Boone <aboone@tspd.us>

Sent: Tuesday, December 31, 2024 11:02 AM

To: Hnou Lee <hlee@tspd.us>; Michael Rolleston <mrolleston@tspd.us>; Anthony Boone <aboone@tspd.us>

Subject: 543 E Spruce St

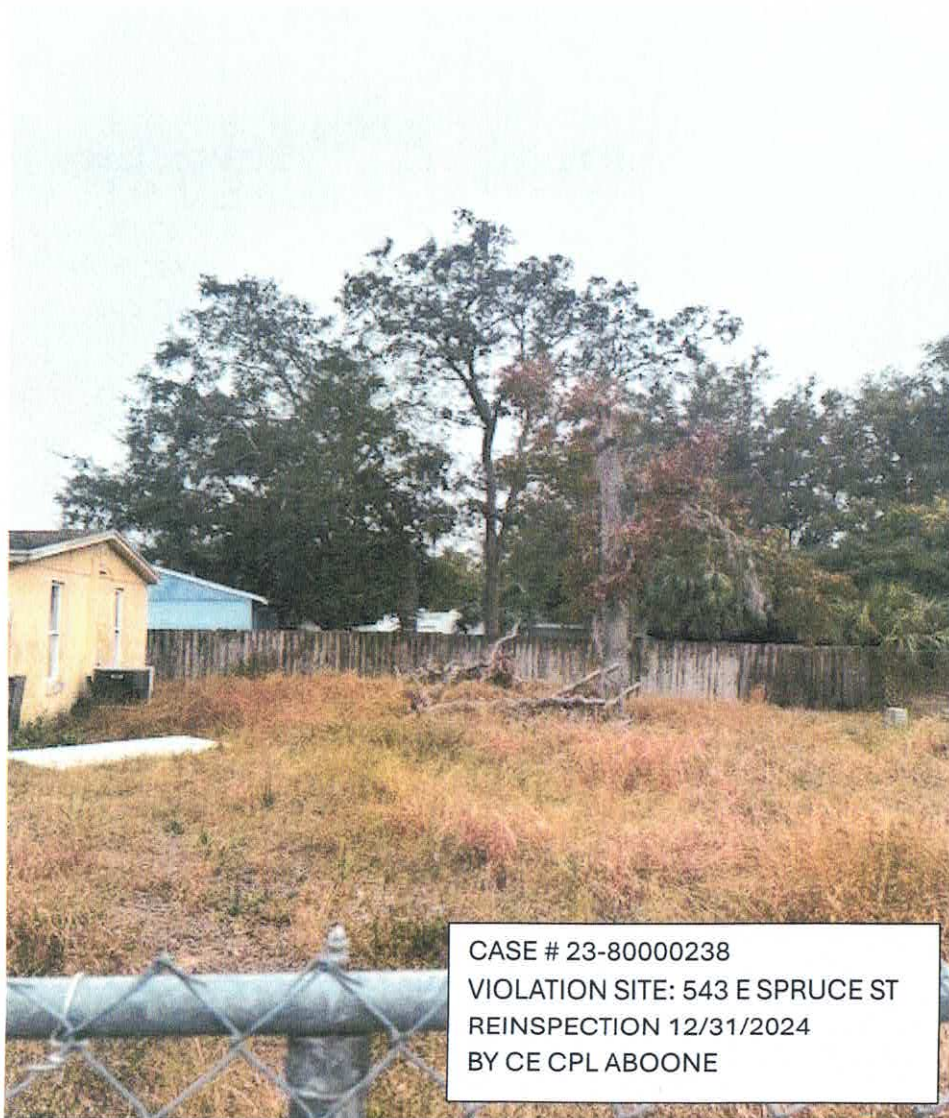
New photos for this case please.

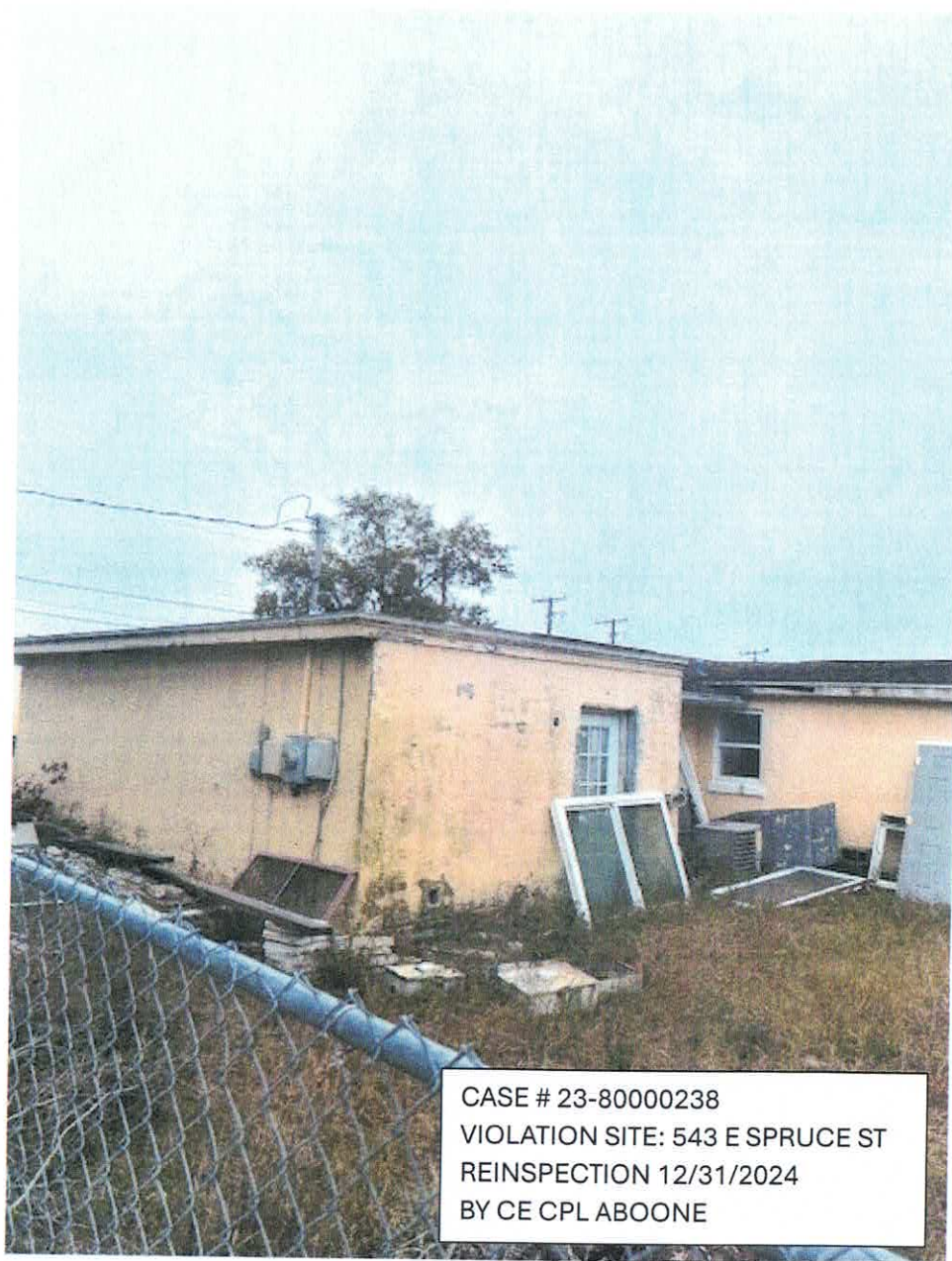
From: Anthony Boone <aboone@tspd.us>

Sent: Tuesday, December 31, 2024 11:01 AM

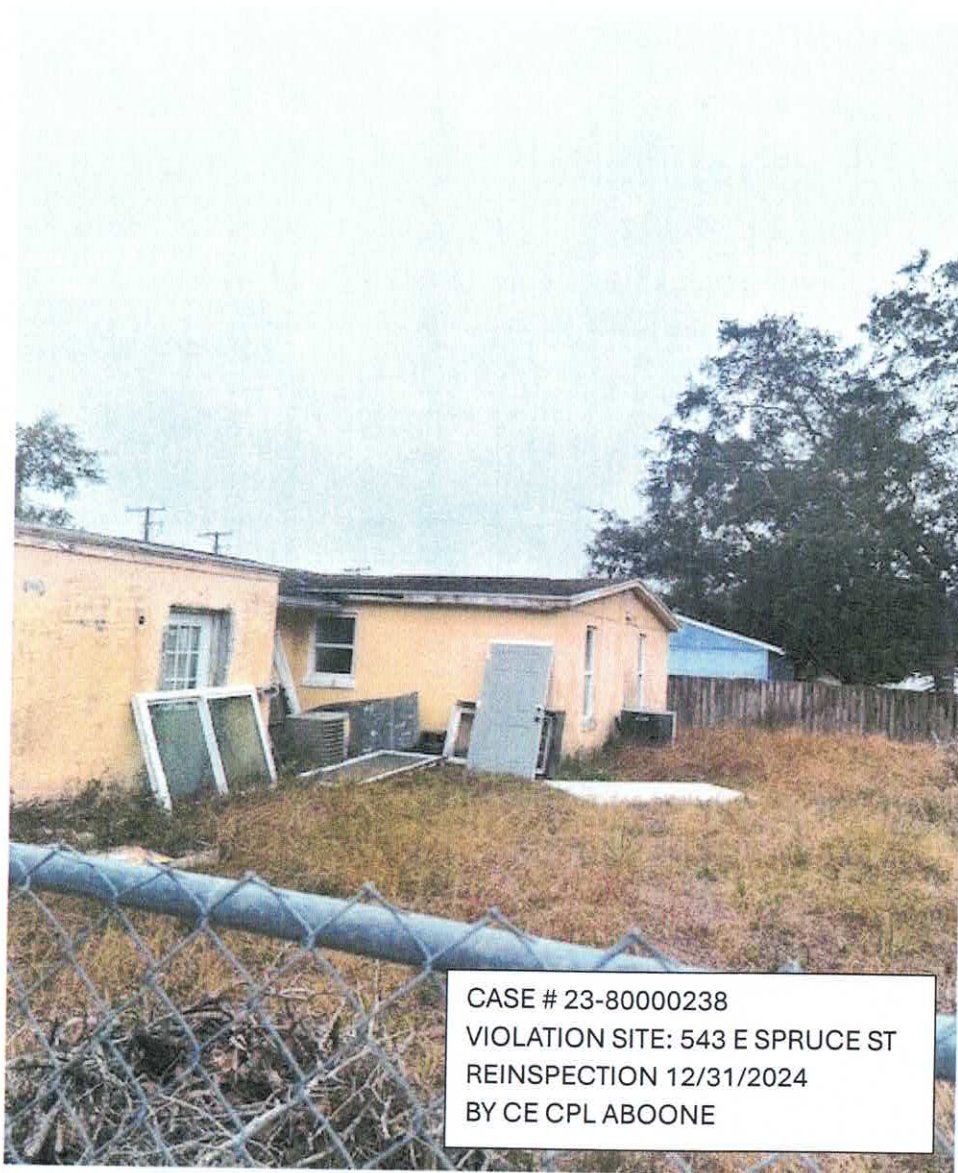
To: Anthony Boone <aboone@tspd.us>

Subject:





CASE # 23-80000238
VIOLATION SITE: 543 E SPRUCE ST
REINSPECTION 12/31/2024
BY CE CPL ABOONE





Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



COURTESY LETTER NOTICE

Date Issued: 5/31/2024

Case Number: 23-80000238

The Tarpon Springs Police Department 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 **5/30/2024** at the property located at the following address: **543 E Spruce St (12-27-15-89982-006-0108)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

8-22 ACCUMULATIONS OF TRASH ON PRIVATE PROPERTY

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

DESCRIPTION: There junk, debris, and trash on the property. The home is in disrepair and in a dilapidated state and currently abandoned.

REMEDY: Remove trash, junk, and debris. Make repairs to the home and clear any excess vegetation.

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

Please take action to correct the above violation(s) prior to 5:00 p.m. on **6/14/2024**. This property will be re-inspected on **6/17/2024** 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.



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 937-0017
WWW.TSPD.US

"A Full Service Accredited Law Enforcement Agency"

EXHIBIT

B

Page 10 of 41



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

Thank you for your attention to this matter.

Sincerely,

Michael Rolleston

Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 937-0017
WWW.TSPD.US

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Tarpon Springs Police Department

Code Enforcement Division

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NOTICE OF VIOLATION

Date Issued: 7/12/2024

Case Number: 23-80000238

The Tarpon Springs Police Department 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 **7/12/2024** at the property located at the following address: **543 E Spruce St (12-27-15-89982-006-0108)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

8-22 ACCUMULATIONS OF TRASH ON PRIVATE PROPERTY

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

DESCRIPTION: There junk, debris, and trash on the property. The home is in disrepair and in a dilapidated state and currently abandoned.

REMEDY: Remove trash, junk, and debris. Make repairs to the home and clear any excess vegetation.

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 **7/24/2024**. This property will be re-inspected on **7/25/2024** 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
Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 937-0017

WWW.TSPD.US

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Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



NOTICE OF VIOLATION

Date Issued: 12/30/2024

Case Number: 23-80000238

The Tarpon Springs Police Department 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 **12/30/2024** at the property located at the following address: **543 E Spruce St (12-27-15-89982-006-0108)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

8-22 ACCUMULATIONS OF TRASH ON PRIVATE PROPERTY

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

DESCRIPTION: There junk, debris, and trash on the property. The home is in disrepair and in a dilapidated state and currently abandoned.

REMEDY: Remove trash, junk, and debris. Make repairs to the home and clear any excess vegetation.

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 **1/13/2025**. This property will be re-inspected on **1/14/2025** 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 Rollison
Code Enforcement Officer
Tarpon Springs Police Department
Code Enforcement Division



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 937-0017
WWW.TSPD.US

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Tarpon Springs Police Department

Code Enforcement Division

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

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: January 27, 2025

Via Certified Mail

Case Number: 23-80000238

Property Owner: Christine Weiss, Peter Kousathanas

Owner Address: 543 E. Spruce St., Tarpon Springs, FL 34689-4049

Violation Property Located: 543 E. Spruce St., Tarpon Springs, FL 34689

Parcel ID: 12-27-15-89982-006-0108

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 **December 30, 2024**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **January 13, 2025**. A re-inspection of the subject property on **January 14, 2025** indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 23-80000238 on February 13, 2025, 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:

NPFA 101 LIFE SAFETY CODE

You are hereby advised that if the violation(s) 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 **December 30, 2024** the case may still be presented to the Code Enforcement Board (herein after "Board") even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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

The City of Tarpon Springs Commission appointed the Board in accordance with Chapter 162, Florida Statutes to provide an equitable, expeditious, effective, and inexpensive method of enforcing City of 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.



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

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

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

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

Certified Mail Receipt Tracking Number: **7022 2410 0001 1136 6949**



Tarpon Springs Police Department

Code Enforcement Division

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AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 23-80000238

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 _____, 2024, 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 12, 2024, 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 543 E Spruce 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 _____, 2024, 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 _____, 2024, 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 12th day of July, 2024, by CE Officer Michael Rolleston, who is personally known to me or who has produced N/A.



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 23-80000238

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 _____, 2024, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Courtesy Letter Notice, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at _____ AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On December 31, 2024, 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 543 E. Spruce St., 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 _____, 2024, 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 _____, 2024, 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: _____

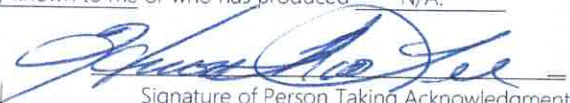
FURTHER AFFIANT SAYETH NAUGHT.


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 December, 2024, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.




Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



AFFIDAVIT OF POSTINGS

STATE OF FLORIDA
COUNTY OF PINELLAS

Case Number: 23-80000238

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

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

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

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

On January 27, 2025 which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 543 E. Spruce St., Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

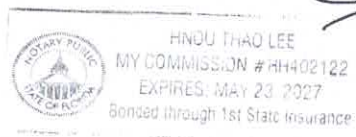
FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27th day of July, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

Title : NOTARY



Parcel Summary (as of 18-Jul-2024)

Parcel Number

12-27-15-89982-006-0108

Owner Name

WEISS, CHRISTINE

KOUSATHANAS, PETER

Property Use

0110 Single Family Home

Site Address

543 E SPRUCE ST

TARPON SPRINGS, FL 34689

Mailing Address

543 E SPRUCE ST

TARPON SPRINGS, FL 34689-4049

Legal Description

TARPON SPRINGS OFFICIAL MAP BLK 6, THAT PART
OF W 150FT OF S 240FT OF LOT 1 DESC COM SW
COR SD LOT 1 TH S89D17'E 60FT FOR POB TH
N04D13'56"W 27.09FT T

Current Tax District

TARPON SPRINGS (TS)

Year Built

1955

Parcel Map



Living SF	Gross SF	Living Units	Buildings
1,333	1,369	1	1

Exemptions

Year	Homestead	Use %	Status
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.
2024	Yes	100%	
2023	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
21914/1856	\$241,000	<u>274.01</u>	<u>C</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	D-G/800

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$204,513	\$204,513	\$154,513	\$179,513	\$154,513

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
2023	Y	\$205,149	\$205,149	\$155,149	\$180,149	\$155,149
2022	N	\$166,438	\$133,490	\$133,490	\$166,438	\$133,490
2021	N	\$153,674	\$121,355	\$121,355	\$153,674	\$121,355
2020	N	\$133,536	\$110,323	\$110,323	\$133,536	\$110,323

EXHIBIT

D

2023 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	2023 Millage Rate	Tax District
View 2023 Tax Bill	18.7612	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
20-Jan-2022	\$180,000	<u>Q</u>	I	GALBO MELISSA JOY TRUSTEE	KOUSATHANAS PETER	21914/1856
10-Jun-2019	\$0	<u>U</u>	I	WEDIG JOYCE	WEDIG JOYCE TRUSTEE	20602/0622
27-Sep-2001	\$24,800	<u>Q</u>	I	WUCHKO RONALD J	WEDIG, MARK	11597/2373
31-Dec-1985	\$40,000	<u>Q</u>				06131/1266
31-Aug-1982	\$40,000	<u>U</u>				05393/1031

2024 Land Information

Land Area: 8,616 sf | 0.19 acres

Frontage and/or View: Commercial

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x120	\$2,175	70.00	FF	1.0700	\$162,908

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,333	1,333
Floor System	Slab On Grade	Open Porch (OPF)	0	36
Exterior Walls	Cb Stucco/Cb Reclad	Total Area SF	1,333	1,369
Unit Stories	1			
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Roll Composition			
Year Built	1955			
Building Type	Single Family			
Quality	Fair			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	3			
Effective Age	48			

2024 Extra Features

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

No Extra Features on Record.

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
---------------	-------------	------------	-----------------

No Permits on Record.

Charles W. Thomas, CFC, Pinellas County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2023 REAL ESTATE**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check - no fee • Credit card - 2.95% convenience feeIf Postmarked By Nov 30, 2023
Pay this Amount \$2936.87

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R127083		TS

WEISS, CHRISTINE
KOUSATHANAS, PETER
543 E SPRUCE ST
TARPON SPRINGS, FL 34689-4049PARCEL NO.: 12/27/15/89982/006/0108
SITE ADDRESS: 543 E SPRUCE ST, TARPON SPRINGS
PLAT: D-G PAGE: 800
LEGAL:
TARPON SPRINGS
OFFICIAL MAP
BLK 6, THAT PART OF W
SEE ADDITIONAL LEGAL ON TAX ROLL

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES
GENERAL FUND	4.7398	205,149	50,000	155,149	
HEALTH DEPARTMENT	0.0713	205,149	50,000	155,149	
EMS	0.8418	205,149	50,000	155,149	
SCHOOL-STATE LAW	3.1900	205,149	25,000	180,149	
SCHOOL-LOCAL BD.	2.7480	205,149	25,000	180,149	
TARPON SPRINGS	5.3700	205,149	50,000	155,149	
SW FLA WTR MGMT.	0.2043	205,149	50,000	155,149	
PINELLAS COUNTY PLN.CNCL.	0.0210	205,149	50,000	155,149	
JUVENILE WELFARE BOARD	0.8250	205,149	50,000	155,149	
SUNCOAST TRANSIT AUTHORITY	0.7500	205,149	50,000	155,149	
TOTAL MILLAGE		18.7612	GROSS AD VALOREM TAXES		\$

NON-AD VALOREM ASSESSMENTS		AMOUNT
LEVYING AUTHORITY		
GROSS NON-AD VALOREM ASSESSMENTS		
TAXES BECOME DELINQUENT APRIL 1ST		
COMBINED GROSS TAXES AND ASSESSMENTS		\$3
PLEASE RETAIN TOP PORTION FOR YOUR RECORDS		

Charles W. Thomas, CFC, Pinellas County Tax CollectorPay in U.S. funds to Charles W. Thomas, Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2023 REAL ESTATE**

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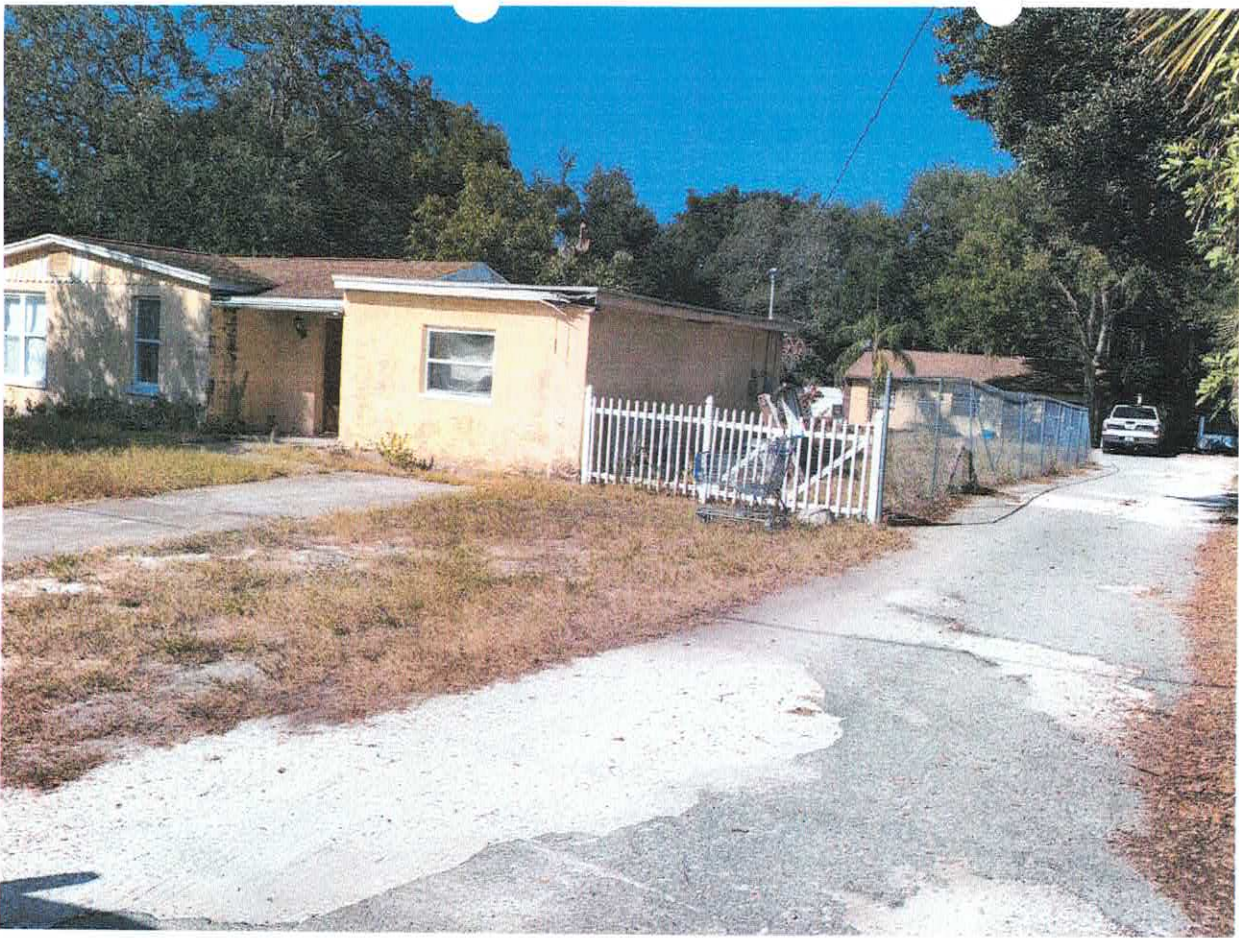
ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R127083		TS

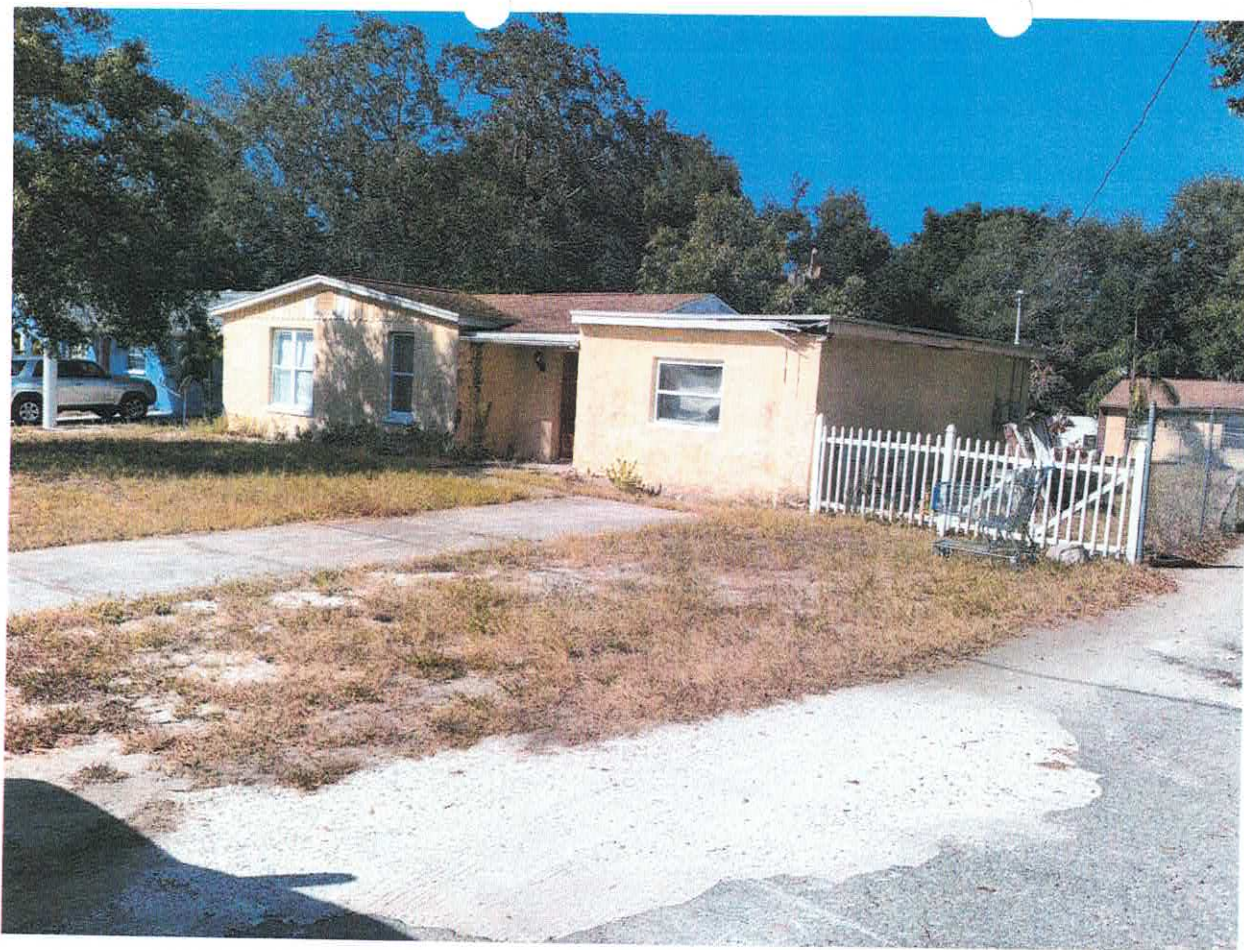
WEISS, CHRISTINE
KOUSATHANAS, PETER
543 E SPRUCE ST
TARPON SPRINGS, FL 34689-4049PARCEL NO.: 12/27/15/89982/006/0108
SITE ADDRESS: 543 E SPRUCE ST, TARPON SPRINGS
PLAT: D-G PAGE: 800
LEGAL:
TARPON SPRINGS
OFFICIAL MAP
BLK 6. THAT PART OF W

From: Michael Rolleston <mrolleston@tspd.us>
Sent: Wednesday, November 8, 2023 3:43 PM
To: Hnou Lee <hlee@tspd.us>
Cc: Anthony Boone <aboone@tspd.us>
Subject: 543 spruce st

There is a bunch of trash and debris on the side and house looks abandoned.







From: Anthony Boone <aboone@tspd.us>

Sent: Monday, November 13, 2023 9:38 AM

To: Hnou Lee <hlee@tspd.us>; Michael Rolleston <mrolleston@tspd.us>

Subject: RE: 543 spruce st - Case 23-80000238

Hnou,

I called Peter Kousathanas the property owner at 727 945 2954 on 11-13-2023 at 092=15 hours and explained the issues with the house. Peter advised he would get the grass cut and the tree cut very soon but starting in January 2024 he will restoring the entire home with proper permits etc.

Please put back on inspection date Nov 30 to see if the grass and tree as been addressed. Peter was given my number and he said he would text me when things started getting done.

Ofc. Boone

From: Anthony Boone <aboone@tspd.us>

Sent: Wednesday, November 22, 2023 9:03 AM

To: Hnou Lee <hlee@tspd.us>

Cc: Michael Rolleston <mrolleston@tspd.us>; All Code Enforcement <alltspdcodeenf@tspd.us>

Subject: Re: 543 spruce st - Case 23-80000238

Hnou,

Please update the case. This is what I have received from the property owner Peter. Will follow up Dec 7.

8:58



Peter >

Text Message
Today 8:49 AM

Good morning this is Peter from spruce Street in Tarpon springs I had the grass cut this weekend and some of the tree debris collected. The chainsaw broke on them unfortunately and they couldn't finish cutting the tree down

I will try to have more tree work done in the next week after Thanksgiving

Happy Thanksgiving to you

From: Anthony Boone <aboone@tspd.us>
Sent: Friday, February 16, 2024 12:44 PM
To: Michael Rolleston <mrolleston@tspd.us>
Cc: Hnou Lee <hlee@tspd.us>
Subject: FW: 543 spruce st - Case 23-80000238

Mike,

See the information below on the owner's phone number if needed.
Maybe a courtesy letter to the owner or a follow up call to the property owner rot see where he is at on this project.

Thanks,

Hnou, make is going to follow up on this







CODE ENFORCEMENT

TARPON SPRINGS POLICE DEPARTMENT

"Building a Better Future Through Excellence in Policing"

444 SOUTH HUEY AVE - TARPON SPRINGS, FL 34689

CODE ENFORCEMENT
DIVISION

MAILED
5-31-2024

CHRISTINE WEISS
543 SPRUCE STREET
TARPON SPRINGS FL 34689
CL 23-80000238



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5-31-2024

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543 SPRUCE STREET
TARPON SPRINGS FL 34689
CL 23-80000238

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CHRISTINE WEISS
543 SPRUCE STREET
TARPON SPRINGS FL 34689
CL 23-80000238

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5-31-2024
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PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



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JUL 02 2024

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CODE ENFORCEMENT

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9589 0710 5270 1889 0752 78

US POSTAGE
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0008030808 JUN 03 2024
\$008.69

CHRISTINE WEISS
543 E SPRUCE STREET
TARPON SPRINGS FL 34689
CL 23-80000238

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
1981-08213-03-43

34689440493 100

0006/24/24



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MAILED
7.12.2024

CHRISTINE WEISS
PETER KOUSATHANAS
543 E SPRUCE ST
TARPON SPRINGS FL 34689
NOV 23-80000238



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7.12.2024

CERTIFIED MAIL



9589 0710 5270 1889 0742 26

CHRISTINE WEISS
PETER KOUSATHANAS
543 E SPRUCE ST
TARPON SPRINGS FL 34689
NOV 23-80000238

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CHRISTINE WEISS
PETER KOUSATHANAS
543 E SPRUCE ST
TARPON SPRINGS FL 34689
NOV 23-80000238

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

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7.12.2024
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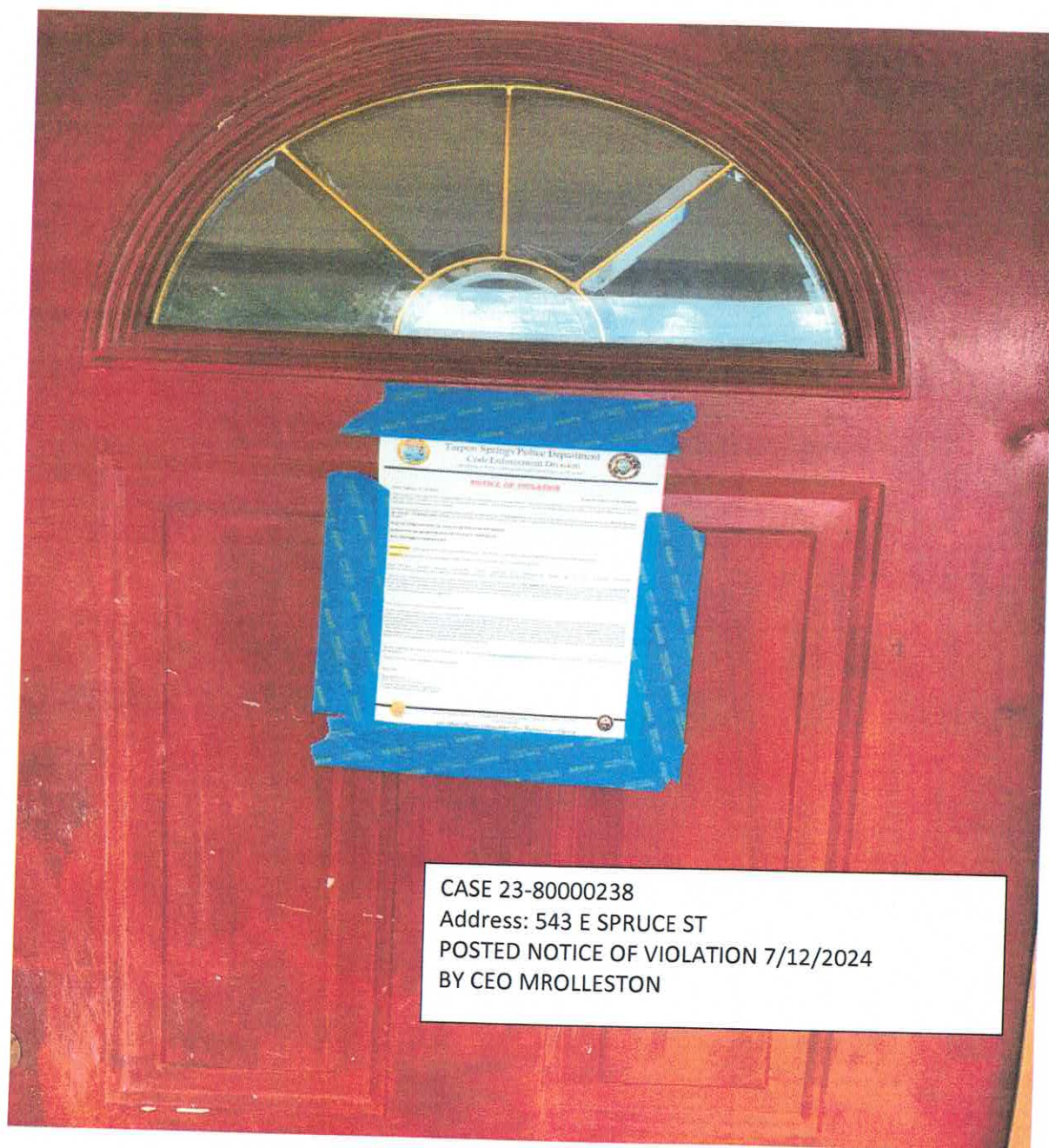
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☒ Addressee B. Received by (Printed Name) Peter Koussathanas C. Date of Delivery 7/25 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: CHRISTINE WEISS PETER KOUSATHANAS 543 E SPRUCE ST TARPON SPRINGS FL 34689 NOV 23-80000238 9590 9402 8082 2349 3961 18	RECEIVED JUL 29 2024
2. Article Number (Transfer from service label) 9589 0710 5270 1889 0742 26	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

From: Michael Rolleston <mrolleston@tspd.us>
Sent: Friday, July 12, 2024 2:02 PM
To: Hnou Lee <hlee@tspd.us>
Subject: Nov for spruce and w mlk

Spruce was posted. W mlk was handed to the owner ms Stephanie



CASE 23-80000238
Address: 543 E SPRUCE ST
POSTED NOTICE OF VIOLATION 7/12/2024
BY CEO MROLLESTON

Courtesy Letter _____

Notice Of Violation(s) _12/31/2024_____

Notice Of Hearing (1ST) 1-27-25

Notice of Hearing (2ND) _____

Certified Mail Receipt _12/31/2024_____

Green Card Received

Snail Mail 12/31/2024

MAIL TO:

CHRISTINE WEISS
PETER KOUSATHANAS
543 E SPRUCE ST
TARPON SPRINGS FL 34689
NOV 23-80000238

7022 2410 0001 1136 6840

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
CHRISTINE WEISS PETER KOUSATHANAS 543 E SPRUCE ST TARPON SPRINGS FL 34689 NOV 23-80000238	
See Reverse for Instructions	

Postmark Here
12/31/2024

CASE # 23-80000238
543 E SPRUCE ST
TARPON SPRING FL 34689

Notice Of Hearing (1ST) 1.27.2025
Certified Mail Receipt X Green Signature Card X

Notice of Hearing (2ND) _____
Certified Mail Receipt _____ Green Signature Card _____
Green Signature Card _____

MAIL TO:

WEISS, CHRISTINE
KOUSATHANAS, PETER
543 E SPRUCE ST
TARPON SPRINGS, FL 34689-4049

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WEISS, CHRISTINE
KOUSATHANAS, PETER
543 E SPRUCE ST
TARPON SPRINGS, FL 34689-4049
NOH 23-80000238

Postmark Here

See Reverse for Instructions

469 9ETT 1336 644
7022 2410 0001 1336 644

REQUEST FOR REDUCTION OF FINES DUE

The Respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board and there are fines due. Respondent(s) request the Code Enforcement Board for a reduction in fines due.

C-2 Case # 17-80000594

**Katherine J. Aime
Gregory G. Fiorello
960 Sunrise Drive
Tarpon Springs, FL 34689
PID 18-27-16-32778-000-0150**

Violation Code(s): 8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY.
8-52 – PROHIBITIONS
7-12 NATIONAL FIRE PREVENTION CODE

Fees: Daily Fines \$100.00 (2/02/2018 – 12/03/2024)	\$ 249,600.00
Affidavit Of Cost	\$ 127.50
Satisfaction Fee	\$ 10.00

Total Fines Due	\$ 249,737.50
------------------------	----------------------

Fine Reduction Request Application



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: 17-80000594

Address of Violation: 960 Sunrise Dr., Tarpon Springs, FL 34689

List Violation(s): 8-40, 8-52, 7-12

Name of Current Property Owner: Katherine J. Aime

Address of Current Property Owner: 960 Sunrise Dr., Tarpon Springs, FL 34689

Phone Number of Current Property Owner: (727) 643-2845

Email Address of Current Property Owner: Katherineaime@yahoo.com

Name of Individual Completing this Form: Katherine J. Aime

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

My finances did not permit me to be able to fix my roof. I applied for FEMA for help, but they denied me and said they ran out of funds. I could not comply, and had no financial help nor insurance on my home. I was barely making it financially in order to live. I was only able to do that with the help of my family.

Reason for a request for reduction of fines: I am a grandmother at 66 years old and raising my two grandchildren. I receive government assistance without social security at this time. I have an injured leg and currently do not work. I have a new roof at this time because the pinellas community/county housing development hurricane disaster program. They saw my need and granted me a new roof. It was a blessing to have this help and to know somebody cared.

Print Name: Katherine J. Aime

Signature: [Signature] Date: 1/29/25

**** Use Continuation Form if necessary and include all supporting documentation ****



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 937-0017

WWW.TSPD.US

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Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



Request for Reduction Continuation Form: My only assets currently are my
home and property, as well as my 2004 KIA spectra.

Thank you kindly for your consideration.

Print Name: Kathenne J. Anne

Signature: Kathenne J. Anne Date: 1/29/25



444 S. HUEY AVE., TARPON SPRINGS, FL 34689 - PHONE (727) 937-0017
WWW.TSPD.US

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Tarpon Springs Police Department

Code Enforcement Division

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

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 17-80000594 in which violations of City code identified on the property located at 960 Sunrise Dr, Tarpon Springs, FL 34689, also described as 18-27-16-32778-000-0150 (hereinafter the "Property").
4. That on **December 3, 2024**, I inspected the Property to determine whether compliance with **8-40, 8-52, and 7-12**, had been achieved on or before **August 28, 2024**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **December 3, 2024**, it was determined to be in compliance.

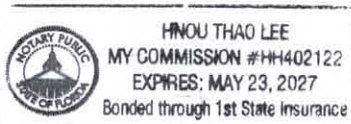
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
FURTHER AFFIANT SAYETH NAUGHT.

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 3rd day of December, 2024, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY
Title