



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, MARCH 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 Bobbie Cole

ADDENDUM

AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

1. **C-6 Case # 23-80000238**

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

NEW BUSINESS

2. **C-1 Case # 25-80000391**

**Luggers Backup, LLC.
607 Island Drive
Tarpon Springs, FL 34689
PID 12-27-15-53352-005-0020**

**Violation Code(s):
212.00 - BUILDING PERMITS.
FLORIDA BUILDING CODE 105.1 - REQUIRED**

3. **C-2 Case # 25-80000394**

**Victoria L. Kearney
Janet R. Bridges
705 Bayshore Drive
Tarpon Springs, FL 34689
PID 11-27-15-27612-002-0020**

**Violation Code(s):
8-40 - DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 - NUISANCE CONDITIONS**

4. C-3 Case # 25-80000395

**Anthony Marcello Trustee
Anthony Marcello Trust
25 W. Martin Luther King Junior Drive
Tarpon Springs, FL 34689
PID 13-27-15-89946-010-0070**

**Violation Code(s):
8-40 - DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 - NUISANCE CONDITIONS**

5. C-4 Case # 25-80000410

**Tarpon Plaza Realty Trust
Varnavas Zagaris Trustee
750 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89946-009-0010**

**Violation Code(s):
12-14 - NOISE—PROHIBITED GENERALLY
8-41 - NUISANCE CONDITIONS
179.01 - PERMIT REQUIRED**

6. C-5 Case # 25-80000428

**Nomiki M. Vavlas
Michael Vavlas
1403 Circle Drive
Tarpon Springs, FL 34689
PID 03-27-15-87858-000-0500**

**Violation Code(s):
20-93 - ILLICIT DISCHARGE**

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

7. C-6 Case # 23-80000238

**Christine Weiss
Peter Kousathanas
543 E. Spruce Street
Tarpon Springs, FL 34689**

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 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. There are no cases for 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. There are no cases for Affidavit of Compliance to be accepted.

REQUEST FOR REDUCTION

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

MINUTES

Hearing Date: There are no minutes to be approved at this time.

PUBLIC COMMENTS

Open to the public after all code enforcement cases have been heard by the board members.

BOARD AND STAFF COMMENTS

The next Code Enforcement Board Hearing will be held on April 10, 2025, 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



City of Tarpon Springs
 Auditorium
 324 East Pine Street Tarpon Springs, FL 34689



ADDENDUM
Code Enforcement Board Hearing
Thursday March 13, 2025, at 2:00 p.m.

AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

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

C-6 Case 23-80000238

Christine Weiss
Peter Kousathanas
543 E. Spruce Street
Tarpon Springs, FL 34689

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

Affidavit of Non-Compliance

EXHIBIT A-1: Initial inspection photos
EXHIBIT A-2: Reinspection photos

NEW BUSINESS – First Orders

C-1 Case # 25-80000391

**Luggers Backup, LLC.
607 Island Drive
Tarpon Springs, FL 34689
PID 12-27-15-53352-005-0020**

**Violation Code(s): 212.00 - BUILDING PERMITS.
FLORIDA BUILDING CODE 105.1 - REQUIRED**

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

From: Michael Rolleston <mrolleston@tspd.us>

Sent: Friday, January 10, 2025 9:16 AM

To: Hnou Lee <hlee@tspd.us>

Subject: 607 island drive

Please open a case for this property. No permits for extensive work. David Gilson is the complainant.



CASE # 25-80000391
SITE: 607 ISLAND DR
INITIAL INSPECTION 1/10/2025
BY CEO MROLLESTON





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CASE # 25-80000391
SITE: 607 ISLAND DR
INITIAL INSPECTION 1/10/2025
BY CEO MROLLESTON



CASE # 25-80000391
SITE: 607 ISLAND DR
INITIAL INSPECTION 1/10/2025
BY CEO MROLLESTON



Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



NOTICE OF VIOLATION

Date Issued: 1-14-2025

Case Number: 25-80000391

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 **1/10/2025** at the property located at the following address: **607 Island Dr (12-27-15-53352-005-0020)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

212.00 BUILDING PERMITS

105.1 FLORIDA BUILDING CODE

DESCRIPTION: There is an unpermitted work being done on site.

REMEDY: Apply for all required after fact permits to have current completed work inspected and approved. Make contact with the building department and code enforcement.

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

Please take action to correct the above violation(s) prior to 5:00 p.m. on **2/4/2025**. This property will be re-inspected on **2/5/2025** 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 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 Rollostan
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

"A Full Service Accredited Law Enforcement Agency"





Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: February 21, 2025

Via Certified Mail

Case Number: 25-80000391
Property Owner: Luggers Backup, LLC
Owner Address: 12124 Lillian Ave., Largo, FL 33778-3505
Violation Property Located: 607 Island Dr., Tarpon Springs, FL 34689
Parcel ID: 12-27-15-53352-005-0020

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **January 14, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 4, 2025**. A re-inspection of the subject property on **February 5, 2025** indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 25-80000391 on March 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:

§ 212.00 BUILDING PERMITS.

FLORIDA BUILDING CODE 105.1 REQUIRED

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 **January 14, 2025** the case may still be presented to the Code Enforcement Board (herein after "Board) even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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

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 7069**

VIOLATION DETAIL

CASE NUMBER 25-80000391
PROPERTY ADDRESS 607 ISLAND DR TARPON SPRINGS, FL 34689

VIOLATION: § 212.00 BUILDING PERMITS.

ORDINANCE DESCRIPTION:

§ 212.00 BUILDING PERMITS.

- (A) Valid building and construction permits are required prior to the commencement of any development activity.
 - (B) Applications for building and construction permit shall be made through the Building Official. Construction permits shall only be issued after authorization by the City Engineer.
 - (C) No application for building or construction permit shall be approved by the Building Official unless it is accompanied by, and complies with the following minimum information:
 - (1) An approved site plan or subdivision where such are required.
 - (2) The application for building permit complies with all previous stipulations of approval.
 - (3) The proposed development complies with the provisions of this Code, the City's concurrency management system, the Official Zoning Atlas designation, and the Future Land Use Map Series designations.
 - (4) A valid tree removal permit or notarized affidavit of no tree removal or no tree verification where required, and the conditions of said permit.
 - (5) The City's Flood Damage Prevention Ordinance, the requirements of FEMA, and the latest FIRM maps.
 - (6) A copy of approved SWFWMD permits.
 - (7) A copy of all applicable approvals from the Pinellas County Health Department.
 - (8) All necessary variances have been obtained and a copy of the approval letter is submitted.
 - (9) A copy of a nonconforming lot of record opinion where one is required.
 - (10) Compliance with all other applicable federal, state, and local building codes is demonstrated.
- (Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93)

VIOLATION: FLORIDA BUILDING CODE 105.1 REQUIRED

ORDINANCE DESCRIPTION:

FLORIDA BUILDING CODE 100.1 REQUIRED

A finding of the existence of any of the following specific conditions and conduct is hereby declared to Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.



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: 25-80000391

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 January 14, 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 607 Island Dr., Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

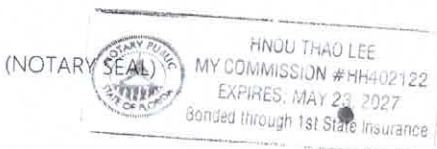
I personally hand delivered said Courtesy Letter Notice Notice of Violation Notice of First Hearing Notice of Second Hearing to _____ who was located at: _____

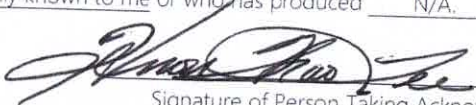
FURTHER AFFIANT SAYETH NAUGHT.


CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 14th day of January, 2025, 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: 25-80000391

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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 on _____, 2025 at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On February 21 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: 607 Island Dr., Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 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 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 21 day of February 2025, by CE 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 10-Jan-2025)

Parcel Map

Parcel Number
12-27-15-53352-005-0020

Owner Name
LUGGERS BACKUP LLC

Property Use
2740 Boat Sale & Marine Equipment, Mobile Home, Motor Home, Travel Trailer

Site Address
607 ISLAND DR
TARPON SPRINGS, FL 34689

Mailing Address
12124 LILLIAN AVE
LARGO, FL 33778-3505

Legal Description
LUTEAN SHORES BLK 5, LOTS 2,3 AND 4

Current Tax District
TARPON SPRINGS (TS)

Year Built
1945



Heated SF	Gross SF	Living Units	Buildings
744	912	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		Working Waterfront
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22361/1372	Find Comps	275.01	A	Current FEMA Maps	Check for EC	Zoning Map	20/44

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$485,000	\$485,000	\$485,000	\$485,000	\$485,000
2022	N	\$485,000	\$485,000	\$485,000	\$485,000	\$485,000
2021	N	\$460,000	\$460,000	\$460,000	\$460,000	\$460,000
2020	N	\$460,000	\$438,460	\$438,460	\$460,000	\$438,460
2019	N	\$421,000	\$398,600	\$398,600	\$421,000	\$398,600





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	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.4331	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Feb-2023	\$1,700,000	<u>Q</u>	I	FORSBERG PAUL GEORGE	LUGGERS BACKUP LLC	22361/1372
23-Jul-2004	\$700,000	<u>Q</u>	I	GEORGIADIS CHRISTO TR	FORSBERG, PAUL GEORGE	13724/1390
19-Apr-2002	\$100	<u>U</u>	I	GEORGIADIS GEORGIA	GEORGIADIS, CHRISTO TRE	11956/0408

2024 Land Information

Land Area: \cong 17,960 sf | \cong 0.41 acres

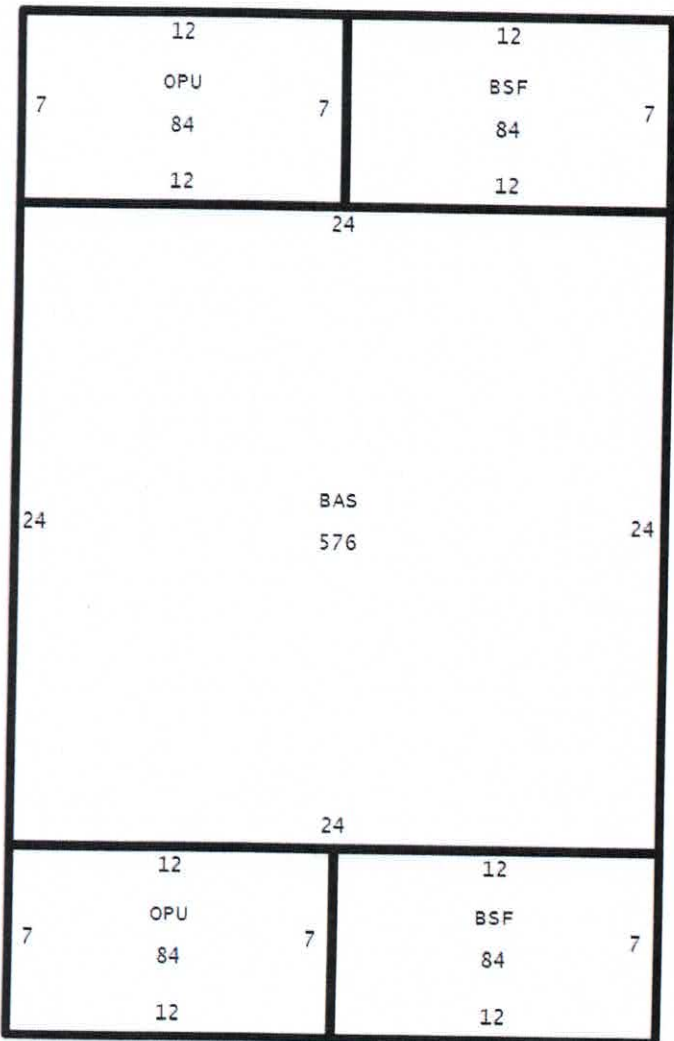
Frontage and/or View: Canal/River

Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vehicle SI/Serv/Rent	0x0	\$38	17,942	SF	1.0000	\$681,796

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Piers	Base (BAS)	576	576
Floor System	Wood	Base Semi-finished (BSF)	168	168
Exterior Walls	Frame/Reclad Alum/Viny	Open Porch Unfinished (OPU)	0	168
Unit Stories	1	Total Area SF	744	912
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1945			
Building Type	Res Comm Use			
Quality	Fair			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Wood/Wallboard			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	3			
Effective Age	44			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BOAT SLIP	\$7,500.00	7.0	\$52,500	\$52,500	2011
DOCK	\$48.00	1,000.0	\$48,000	\$46,560	2023
SHED	\$22.00	120.0	\$2,640	\$1,056	1945

Permit Data

Permit information is received from 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
WND-24-00026	DOCK	11/20/2024	\$0
24-00001063	SEA WALL	05/28/2024	\$0
23-00002272	DOCK	01/17/2024	\$75,000
23-00002341	DOCK	01/04/2024	\$125,000
19-00002432	DOCK	11/23/2020	\$6,550
20-00002766	PLUMBING	11/19/2020	\$2,500
WND-20-00113	DOCK	11/19/2020	\$0
19-00002635	PLUMBING	01/22/2020	\$2,500
19-00001919	ELECTRICAL	08/02/2019	\$12,000
19-00001641	ADDITION/REMODEL/RENOVATION	08/01/2019	\$785

Adam Ross, Pinellas County Tax Collector

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

2024 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - \$1.50 • Credit card - 2.95% convenience fee

3RD QTRLY INSTALLMENT DISCOUNTED 3%	If Received By Pay this Amount	Dec 31, 2024 \$2352.87			
--	-----------------------------------	---------------------------	--	--	--

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R126591		TS

LUGGERS BACKUP LLC
12124 LILLIAN AVE
LARGO, FL 33778-3505

PARCEL NO.: 12/27/15/53352/005/0020
SITE ADDRESS: 607 ISLAND DR, TARPON SPRINGS
PLAT: 20 PAGE: 44
LEGAL:
LUTEAN SHORES
BLK 5, LOTS 2,3 AND 4

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	510,000	0	510,000	2,343.30
HEALTH DEPARTMENT	0.0713	510,000	0	510,000	36.36
EMS	0.8050	510,000	0	510,000	410.55
SCHOOL-STATE LAW	3.0740	510,000	0	510,000	1,567.74
SCHOOL-LOCAL BD.	2.7480	510,000	0	510,000	1,401.48
TARPON SPRINGS	5.3700	510,000	0	510,000	2,738.70
SW FLA WTR MGMT.	0.1909	510,000	0	510,000	97.36
PINELLAS COUNTY PLN.CNCL.	0.0200	510,000	0	510,000	10.20
JUVENILE WELFARE BOARD	0.8250	510,000	0	510,000	420.75
SUNCOAST TRANSIT AUTHORITY	0.7342	510,000	0	510,000	374.44
TOTAL MILLAGE 18.4331					GROSS AD VALOREM TAXES \$9,400.88

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$9,400.88
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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

2024 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - \$1.50 • Credit card - 2.95% convenience fee

3RD QTRLY INSTALLMENT DISCOUNTED 3%	If Received By Pay this Amount	Dec 31, 2024 \$2352.87			
--	-----------------------------------	---------------------------	--	--	--

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R126591		TS

LUGGERS BACKUP LLC
12124 LILLIAN AVE
LARGO, FL 33778-3505

PARCEL NO.: 12/27/15/53352/005/0020
SITE ADDRESS: 607 ISLAND DR, TARPON SPRINGS
PLAT: 20 PAGE: 44
LEGAL:
LUTEAN SHORES
BLK 5, LOTS 2,3 AND 4

From: Michael Rolleston <mrollestc@tspd.us>

Sent: Friday, January 10, 2025 9:16 AM

To: Hnou Lee <hlee@tspd.us>

Subject: 607 island drive

Please open a case for this property. No permits for extensive work. David Gilson is the complainant.









Case 25-80000391
 607 Island Dr.
 Tarpon Springs FL 34689

Courtesy Letter _____
 Snail Mail _____

Notice Of Violation(s) 1/14/2025
 Certified Mail Receipt 1/14/2025 Snail Mail 1/14/2025
 Green Signature Card revd 1.24.2025

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

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

MAIL TO:
LUGGERS BACKUP LL
12124 LILLIAN AVE
LARGO, FL 33778-3505
NOV25-80000391

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

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

OFFICIAL USE

7022 2410 0001 1136 6888

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 \$ _____

MAILED
 1-14-2025
 Postmark Here

LUGGERS BACKUP LLC
12124 LILLIAN AVE
LARGO, FL 33778-3505
NOV25-80000391

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> Date of Delivery 1/25</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>JAN 24 2025</p> <p>TARPON SPRINGS FLORIDA</p>
<p>1. Article Addressed to:</p> <p>LUGGERS BACKUP LL 12124 LILLIAN AVE LARGO, FL 33778-3505 NOV25-80000391</p> <p>9590 9402 7764 2152 1644 54</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>7022 2410 0001 1136 6888</p>	<p>Domestic Return Receipt</p>

CASE #: 25-80000391
607 ISLAND DR
TARPON SPRINGS, FL 34689

Courtesy Letter Notice _____
Snail Mail _____

Notice Of Violation _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____

Notice Of Hearing (1ST) 2021-2025
Certified Mail Receipt 2021-2025
Green Signature Card 2021-2025 RCVD: _____

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

MAIL TO:
LUGGERS BACKUP LLC
12124 LILLIAN AVE
LARGO, FL 33778-3505

RCV
7022 2410 0001 1136 7069
9902 9ETT T000 0T42 2202

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$ 2021-2025
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
LUGGERS BACKUP LLC	
12124 LILLIAN AVE	
LARGO, FL 33778-3505	
NOH25-80000391	
See Reverse for Instructions	

Application 25-00000110

Property Information

Address: 607 ISLAND DR
TARPON SPRINGS, FL 346893149
Location ID: 271202963
Owner name: LUGGERS BACKUP LLC
Parcel Number: 12 27 15 53352 005 0020
Alternate ID:
Zoning: SAP SPECIAL AREA PLAN
Subdivision: LUTEAN SHORES

Application Information

Application Description: IN EPR - ELEVATE ELECTRIC SERVICE
Application status: IN PLAN CHECK
Status Date: 1/16/2025
Application type: ELECTRICAL
Application date: 1/16/2025
Valuation: 27910
Square footage: 0
Public building: NO
Reviewed by:
Pin number: 120100
Entered by: JHAMRICK

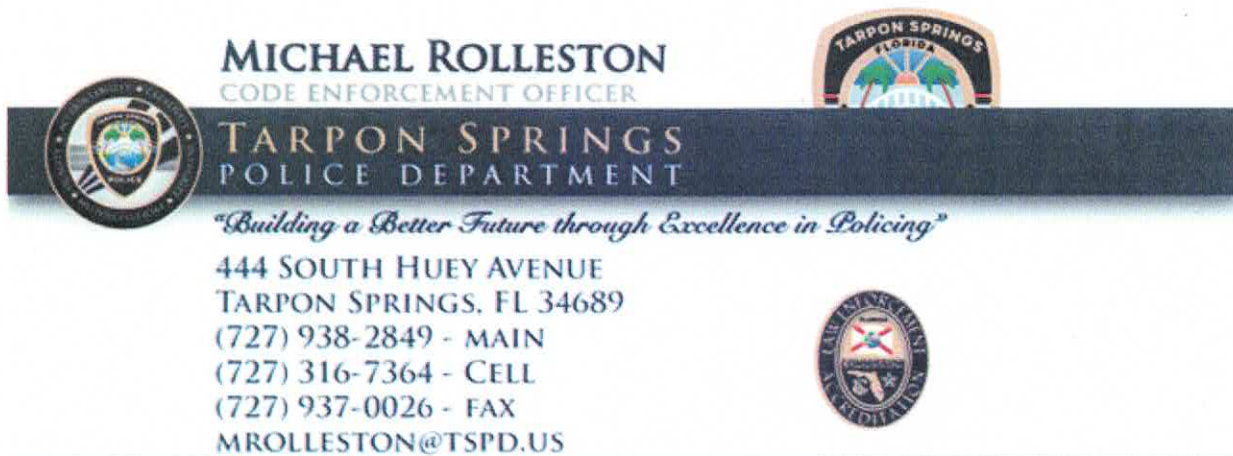
*Verified 2.21.2025
HLEE.*

Hnou Lee



From: Michael Rolleston
Sent: Tuesday, February 25, 2025 1:24 PM
To: Hnou Lee
Subject: 607 island drive

Categories: Red Category

Owner called to say he submitted for permits on Saturday 2/22/25. He will be at code board hearing. Please add to case.




MICHAEL ROLLESTON
CODE ENFORCEMENT OFFICER



TARPON SPRINGS
POLICE DEPARTMENT

"Building a Better Future through Excellence in Policing"

444 SOUTH HUEY AVENUE
TARPON SPRINGS, FL 34689
(727) 938-2849 - MAIN
(727) 316-7364 - CELL
(727) 937-0026 - FAX
MROLLESTON@TSPD.US



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

Property Information

Address: 607 ISLAND DR
 TARPON SPRINGS, FL 346893149
 Location ID: 271202963
 Owner name: LUGGERS BACKUP LLC
 Parcel Number: 12 27 15 53352 005 0020
 Alternate ID:
 Zoning: SAP SPECIAL AREA PLAN
 Subdivision: LUTEAN SHORES
 Property Map DR TARPON SPRINGS, FL 346893149 28.15 -82.76 X 122715533520050020 271202963

Application Information

Application Description: STORM-REPAIR FOUNDATION, SUBFLOOR+INT REPAIR
 Application status: IN PLAN CHECK
 Status Date: 2/27/2025
 Application type: STORM COMMERCIAL, REMODEL RENOVATION
 Application date: 2/27/2025
 Valuation: 424020
 Square footage: NO
 Public building: NO
 Reviewed by: 788562
 Pin number: ANIKIFORAK
 Entered by:

Contractor Information

Contractor Name: SWEET SALINITY LLC
 Contractor Number: BUILDING CONTRACTOR
 Type: ACTIVE
 Status: ACTIVE
 Contractor Requirements
 STATE LICENSE
 PCLB COMPETENCY CARD
 PRIVATE PROVIDER COI
 Certificate of Insurance
 Workers' Comp
 Doc Number: CBC1266978
 Exp Date: 8/31/2026
 N/A
 8/31/2026
 9/27/2025
 10/03/2025
 EXEMPT

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max
No outstanding inspections exist							

Work Description

Code Description Quantity

CO Information

CO Issue
 Str/seq Date Status Description

NEW BUSINESS – First Orders

C-2 Case # 25-80000394

**Victoria L. Kearney
Janet R. Bridges
705 Bayshore Drive
Tarpon Springs, FL 34689
PID 11-27-15-27612-002-0020**

**Violation Code(s): 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

From: Michael Rolleston <mrolle@tspd.us>

Sent: Tuesday, January 14, 2025 3:30 PM

To: Hnou Lee <hlee@tspd.us>

Subject: 705 Bayshore

Please open a case for this property. Trash and debris in the yard.



CASE # 25-80000394
SITE: 705 BAYSHORE DR
INITIAL INSPECTION: 1/14/2025
BY CEO MROLLESTON





CASE # 25-80000394
SITE: 705 BAYSHORE DR
INITIAL INSPECTION: 1/14/2025
BY CEO MROLLESTON



Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



NOTICE OF VIOLATION

Date Issued: 1-22-2025

Case Number: 25-80000394

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 **1/21/2025** at the property located at the following address: **705 Bayshore Dr (11-27-15-27612-002-0020)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

- 8-40 DUTY OF MAINTENECE OF PRIVATE PROPERTY**
- 8-41 NUISANCE CONDITIONS**

DESCRIPTION: There is junk and debris all around the property.

REMEDY: Remove junk and debris and clean up the property and keep it maintained.

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

Please take action to correct the above violation(s) prior to 5:00 p.m. on **2/26/2025**. This property will be re-inspected on **2/27/2025** 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 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 Rollston
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

"A Full Service Accredited Law Enforcement Agency"





Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: February 26, 2025

Via Certified Mail

Case Number: 25-80000394

Property Owner: Victoria L. Kearney
Janet R Bridges

Owner Address: 705 Bayshore Dr., Tarpon Springs, FL 34689-2406

Violation Property Located: 705 Bayshore Dr., Tarpon Springs, FL 34689

Parcel ID: 11-27-15-27612-002-0020

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **January 22, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 26, 2025**. A re-inspection of the subject property on **February 27, 2025** indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 25-80000394 on March 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:

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.

8-41. - NUISANCE CONDITIONS

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 **January 22, 2025** the case may still be presented to the Code Enforcement Board (herein after "Board) even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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

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



Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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@ctsfi.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 7083**

VIOLATION DETAIL

CASE NUMBER 25-80000394
PROPERTY ADDRESS 705 BAYSHORE DR TARPON SPRINGS, FL 34689

VIOLATION: **8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.**

ORDINANCE DESCRIPTION:

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.

No person owning, leasing, operating, occupying or having control of any premises within the city shall maintain, keep or permit any nuisance, as defined in 8-38 and as further defined in 8-41. affecting the citizens of the city.

(Ord. 91-42, passed 10-15-91)

VIOLATION: **8-41. - NUISANCE CONDITIONS**

ORDINANCE DESCRIPTION:

8-41. - NUISANCE CONDITIONS.

A finding of the existence of any of the following specific conditions and conduct is hereby declared to constitute a public nuisance as that term is used in 8-40.

- (a) A condition or use that causes a substantial diminution of property value of property in the vicinity of the condition or use.
- (b) Conduct similar to that described in F.S. § 823.05, has occurred or is occurring.
- (c) A condition or use that unreasonably intrudes upon the free use, privacy and comfortable enjoyment of the property of the citizens of the city. The use or condition may be considered an unreasonable intrusion upon the free use and comfortable enjoyment of property when one or more of the following conditions are found to exist:
 - (1) The repeated intrusion upon property adjoining or surrounding the use or condition of odors, gases, smoke, ashes, soot, dust, fumes, chemical diffusion, smog or other particles or gases.
 - (2) The repeated intrusion upon property of disturbances of earth or air, including, but not limited to, vibrations, explosions, light, and loud, raucous and unnecessary noise, and the repeated, unauthorized intrusion of adjoining property by patrons or users of the premises which unreasonably disturbs or interferes with the peace, comfort, privacy and repose of owners or possessors of real property in the enjoyment and the use of their property.

- (3) The repeated, unauthorized intrusion upon property of persons or vehicles which adversely disturb the privacy, comfort, peace, repose and use of owners or possessors of property adjoining the premises where the persons or vehicles complained of originates.
- (4) The repeated attraction to the premises where the use or condition complained of is maintained by persons who, through frequent raucous or disorderly conduct, or through repeated disturbances of the peace, or through violation of any law of the state, county or city, adversely affect ordinarily reasonable and reasonably behaved persons in the enjoyment and use of their property.
- (d) Buildings or other structures which are abandoned, boarded up, partially destroyed, in such a dilapidated condition that they are unfit for human habitation, are kept in an unsanitary condition that they are a menace to the nearby properties or present a dangerous fire hazard, or left for unreasonably long periods of time in a state of partial construction; provided that any unfinished building or structure which has been in the course of construction three years or more, and where the appearance and other conditions of the unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
- (e) Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, hazardous pools, excavations or neglected machinery.
- (f) Overt blocking of drainage pipes, ditches, channels and streams so as to cause flooding and adversely affect surrounding property.
- (g) Any accumulation of stagnant water permitted to be maintained on any property, other than a designated retention or detention pond.
- (h) Any swimming pool, as defined in the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes, which does not have a barrier or enclosure complying with the requirements of Chapter 515.
- (i) The pollution of any public well, stream, lake, canal or body of water by sewage, dead animals, debris, industrial wastes or other substances.
- (j) Any other condition or use that constitutes a nuisance to the public, generally, as that term is defined in § 8-38, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
(Ord. 91-42, passed 10-15-91; Am. Ord. 2010-11, passed 2-16-10)



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: 25-80000394

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 January 22, 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 705 Bayshore Dr., Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 22nd day of January, 2025, 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: 25-80000394

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

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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 on _____, 2024 at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On February 26 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: 705 Bayshosre Dr., Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 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: _____

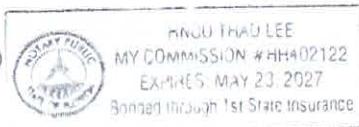
FURTHER AFFIANT SAYETH NAUGHT.

 CODE OFFICER SIGNATURE

STATE OF FLORIDA
 COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 26th day of February 2025, by CE 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:



Parcel Summary (as of 14-Jan-2025)

Parcel Map

Parcel Number

11-27-15-27612-002-0020

Owner Name

KEARNEY, VICTORIA L
BRIDGES, JANET R

Property Use

0110 Single Family Home

Site Address

705 BAYSHORE DR
TARPON SPRINGS, FL 34689

Mailing Address

705 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

Legal Description

FERGUSON'S ESTATES BLK 2, LOT 2

Current Tax District

TARPON SPRINGS (TS)

Year Built

1959



Living SF	Gross SF	Living Units	Buildings
1,548	1,680	1	1

Exemptions

Year	Homestead	Use %	Status
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	
2024	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
20929/2685	\$405,300	275.01	A	Current FEMA Maps	Check for EC	Zoning Map	32/15

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$343,996	\$246,306	\$196,306	\$221,306	\$196,306

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	\$342,243	\$239,132	\$189,132	\$214,132	\$189,132
2022	Y	\$306,574	\$232,167	\$182,167	\$207,167	\$182,167
2021	Y	\$225,405	\$225,405	\$175,405	\$200,405	\$175,405
2020	N	\$200,992	\$200,992	\$200,992	\$200,992	\$200,992
2019	Y	\$128,676	\$96,937	\$46,937	\$71,937	





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	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.4331	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
17-Mar-2020	\$260,000	Q	I	REYES DANIEL	KEARNEY VICTORIA L	20929/2685
20-Aug-2001	\$75,000	Q	I	PSARAS GEORGE P	REYES, DANIEL	11535/1005
25-Aug-1993	\$100	U	I	CORNEU SUZANN	PSARAS, GEORGE P.	08380/0874
28-Feb-1986	\$53,400	Q				06167/1468
31-Dec-1969	\$10,000	U				03093/0284

2024 Land Information

Land Area: \cong 9,884 sf | \cong 0.22 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x132	\$2,000	75.00	FF	1.0989	\$164,835

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)	1,476	1,476
Floor System	Slab On Grade	Base Semi-finished (BSF)	72	72
Exterior Walls	Cb Stucco/Cb Reclad	Open Porch (OPF)	0	132
Unit Stories	1	Total Area SF	1,548	1,680
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1959			
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	26			



2024 Extra Features

Description	Value/Unit	Units	Total Value as of	Depreciated Value	Year
PATIO/DECK	\$14.00	264.0	\$3,696	\$1,848	1969

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
24-0000622	ADDITION/REMODEL/RENOVATION	03/26/2024	\$10,000
23-00002065	PLUMBING	09/20/2023	\$0
19-00001052	ADDITION/REMODEL/RENOVATION	08/06/2019	\$7,200
19-00001052	ADDITION/REMODEL/RENOVATION	06/18/2019	\$7,200
19-00000203	ROOF	01/28/2019	\$11,105

Adam Ross, Pinellas County Tax Collector

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

2024 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

• E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$3613.52			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R118842	* CL-0012233	TS

* SERVICEMAC LLC

KEARNEY, VICTORIA L
BRIDGES, JANET R
705 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

PARCEL NO.: 11/27/15/27612/002/0020
SITE ADDRESS: 705 BAYSHORE DR, TARPON SPRINGS
PLAT: 32 PAGE: 15
LEGAL:
FERGUSON'S ESTATES
BLK 2, LOT 2

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	246,306	50,000	196,306	901.97
HEALTH DEPARTMENT	0.0713	246,306	50,000	196,306	14.00
EMS	0.8050	246,306	50,000	196,306	158.03
SCHOOL-STATE LAW	3.0740	246,306	25,000	221,306	680.29
SCHOOL-LOCAL BD.	2.7480	246,306	25,000	221,306	608.15
TARPON SPRINGS	5.3700	246,306	50,000	196,306	1,054.16
SW FLA WTR MGMT.	0.1909	246,306	50,000	196,306	37.47
PINELLAS COUNTY PLN.CNCL.	0.0200	246,306	50,000	196,306	3.93
JUVENILE WELFARE BOARD	0.8250	246,306	50,000	196,306	161.95
SUNCOAST TRANSIT AUTHORITY	0.7342	246,306	50,000	196,306	144.13
TOTAL MILLAGE 18.4331					GROSS AD VALOREM TAXES \$3,764.08

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS \$0.00	
COMBINED GROSS TAXES AND ASSESSMENTS \$3,764.08	

TAXES BECOME DELINQUENT APRIL 1ST

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2024 REAL ESTATE TAX

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

Pay online at pinellastaxcollector.gov

• E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$3613.52			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R118842	* CL-0012233	TS

* SERVICEMAC LLC

KEARNEY, VICTORIA L
BRIDGES, JANET R
705 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

PARCEL NO.: 11/27/15/27612/002/0020
SITE ADDRESS: 705 BAYSHORE DR, TARPON SPRINGS
PLAT: 32 PAGE: 15
LEGAL:
FERGUSON'S ESTATES
BLK 2, LOT 2

From: Victoria Kearney <beerbratt@hotmail.com>
Sent: Wednesday, November 6, 2024 3:25 PM
To: Craig VanCamp <Craig.Vancamp@goblusky.com>; Claims@Ngic.com <Claims@Ngic.com>
Cc: Keith Coker <Keith.Coker@goblusky.com>
Subject: Re: Claim# 240791362 - Kearney, Victoria - Emergency Services Final Draft Estimate

Craig,

I stopped by the house yesterday. When the rest of the debris and cabinets in the yard be removed? And items being kept like the kitchen counters be either moved inside or to the back? It cannot be left an eyesore like this.

Have you received any communication from NGIC? They are still trying to close out the last claim with the mortgage company. I'm stuck in a holding pattern.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Craig VanCamp <Craig.Vancamp@goblusky.com>
Sent: Friday, November 1, 2024 3:22:08 PM
To: Claims@Ngic.com <Claims@Ngic.com>
Cc: BeerBratt@Hotmail.com <BeerBratt@Hotmail.com>; Keith Coker <Keith.Coker@goblusky.com>
Subject: Claim# 240791362 - Kearney, Victoria - Emergency Services Final Draft Estimate

Good Day,

Please find attached the final mitigation estimate breakdown for the flood remediation located at: [705 Bayshore Dr Tarpon Springs FL 34689](#)

Insured: Victoria Kearney
Loss Address: 705 Bayshore Dr Tarpon Springs, FL, 34689
Claim# 240791362

Total mitigation Demo/Cleaning: \$17,957.25

If you have any questions, do not hesitate to contact me directly.

Thank You,



Craig VanCamp | Project Director

BluSky Restoration • 4554 Eagle Falls Place Tampa, FL 33619
t 800.266.5677 c 863 205 6923 Craig.Vancamp@goBluSky.com

24/7 Emergency Dispatch Line: (800) 266-5677



From: Michael Rolleston <mrolleston@tspd.us>
Sent: Tuesday, January 14, 2025 3:30 PM
To: Hnou Lee <hlee@tspd.us>
Subject: 705 Bayshore

Please open a case for this property. Trash and debris in the yard.





Hnou Lee

From: Michael Rolleston
Sent: Wednesday, February 12, 2025 8:03 AM
To: Hnou Lee
Subject: FW: Claim# 240791362 - Kearney, Victoria - Emergency Services Final Draft Estimate
Attachments: 1000002126.jpg; 1000002125.jpg; 1000002119.jpg; 1000002127.jpg; 1000002118.jpg; 1000002116.jpg; 1000002117.jpg; 1000002128.jpg; 1000002122.jpg

Please add to the case.

From: Victoria Kearney <beerbratt@hotmail.com>
Sent: Tuesday, February 11, 2025 5:45 PM
To: BluSky Tampa <PSA.Tampa@goblusky.com>; Craig Vancamp II <Craig.Vancamp@goblusky.com>; Fike, Carrie <carrie.fike@ngic.com>; Michael Rolleston <mrolleston@tspd.us>
Subject: Fw: Claim# 240791362 - Kearney, Victoria - Emergency Services Final Draft Estimate

Warning: Unusual sender <beerbratt@hotmail.com>

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

To whom it may concern @ BluSky,

I have just received a citation from the city of Tarpon Springs for the debris you left on my lawn and porch. I have sent multiple requests via email and text messages to have this debris removed and the salvageable items moved inside or to the backyard. I was informed that this would not happen until a previous contract was paid in full. Neither this contract (Hurricane Helene) nor the previous contract in 2023 (Hurricane Idia) have been fully completed by BluSky, however, the 2024 mitigation claim has been paid in full by NGIS insurance, yet you have refused to complete the work.

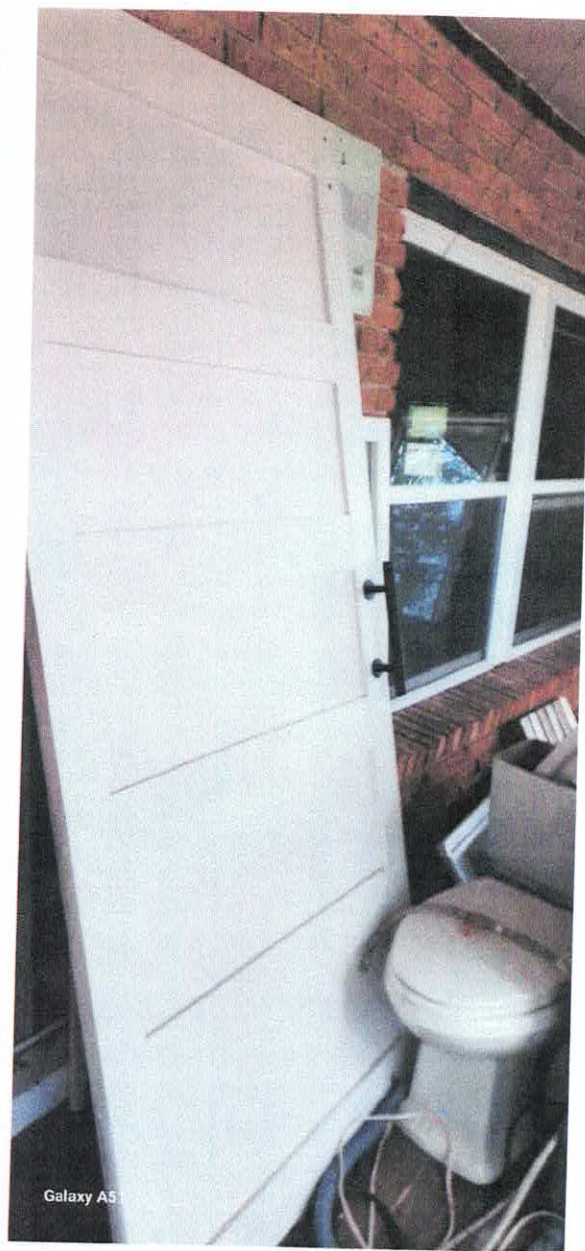
Per the city's enforcement office, clearing of the debris and moving salvageable items must be completed prior to February 27th or other consequences will ensue.

I have included in this email both Carrie Fike, NGIS insurance, and Michael Rolleston, Code Enforcement Officer Tarpon Springs.

I would like a response before the end of this week.

Victoria Kearney

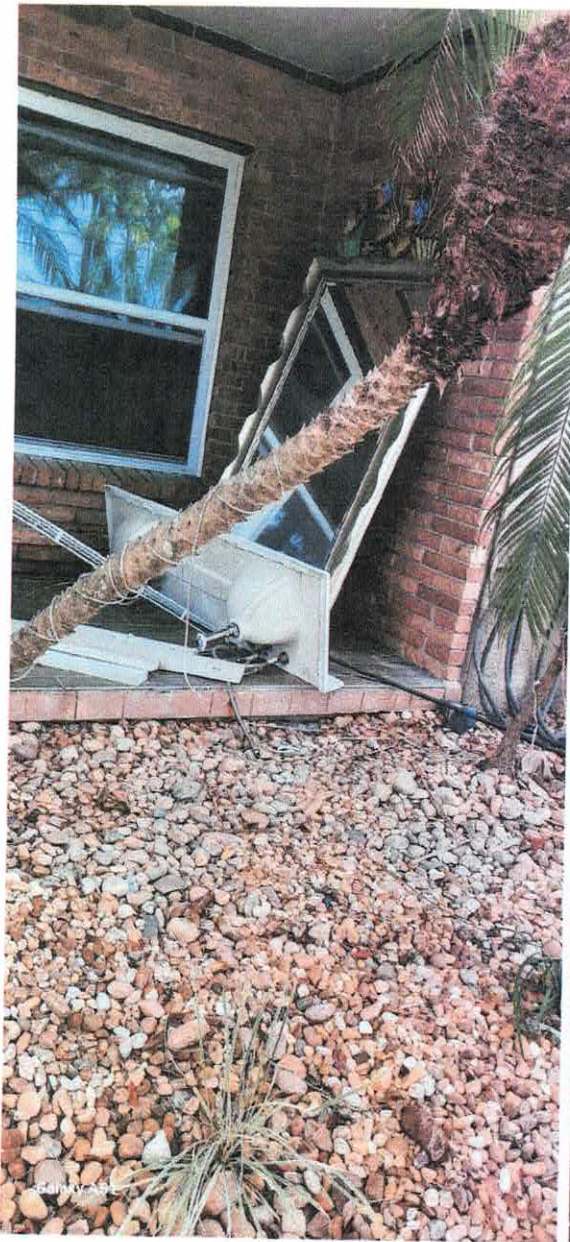
705 Bayshore Dr.
Tarpon Spring, FL 34689
407-754-5256 (Text for a return call)











CASE 25-80000394
 705 BAYSHORE DR
 TARPON SPRINGS, FL 34689

Courtesy Letter n/a
 Snail Mail _____

Notice Of Violation(s) 1/22/2025
 Certified Mail Receipt 1/22/2025 Snail Mail 1/22/2025
 Green Signature Card _____

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

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

MAIL TO:

**KEARNEY, VICTORIA L
 BRIDGES, JANET R
 705 BAYSHORE DR
 TARPON SPRINGS, FL 34689-2406**

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 \$ _____

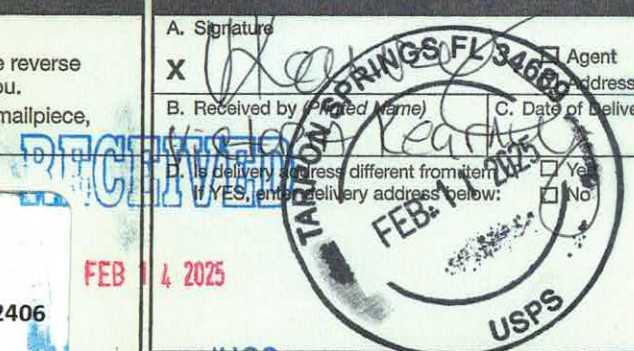
122-2025 Postmark Here

**KEARNEY, VICTORIA L
 BRIDGES, JANET R
 705 BAYSHORE DR
 TARPON SPRINGS, FL 34689-2406
 NOV 25-80000394**

See Reverse for Instructions

7022 2410 0001 1136 6918

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: _____</p>
<p>1. Article Addressed to:</p> <p>KEARNEY, VICTORIA L BRIDGES, JANET R 705 BAYSHORE DR TARPON SPRINGS, FL 34689-2406 NOV 25-80000394</p> <p>9590 9402 7764 2152 1644 23</p> <p>2. Article Number (Transfer from service label) 7022 2410 0001 1136 6918</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p>Insured Mail (over \$500)</p>



CASE # 25- 80000394
705 BAYSHORE DR
TARPON SPRINGS, FL 34689

Courtesy Letter Notice _____
Snail Mail 2/24/2025 _____

Notice Of Violation _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____

Notice Of Hearing (1ST) 2/26/2025 _____
Certified Mail Receipt X _____
Green Signature Card X _____ RCVD: _____

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

MAIL TO:
KEARNEY, VICTORIA L
BRIDGES, JANET R
705 BAYSHORE DR
TARPON SPRINGS, FL 34689-2406

7022 2410 0001 1136 7083

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 fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
KEARNEY, VICTORIA L BRIDGES, JANET R 705 BAYSHORE DR TARPON SPRINGS, FL 34689-2406 NOH25-80000394	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

RECEIVED
2-26-2025
Postmark Here

C-3 Case # 25-80000395

**Anthony Marcello Trustee
Anthony Marcello Trust
25 W. Martin Luther King Junior Drive
Tarpon Springs, FL 34689
PID 13-27-15-89946-010-0070**

**Violation Code(s): 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

Parcel Summary (as of 23-Jan-2025)

Parcel Number
13-27-15-89946-010-0070

Owner Name
**MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST**

Property Use
1060 Vacant Commercial Land w/AFSB

Site Address
**25 W MARTIN LUTHER KING JR DR
TARPON SPRINGS, FL 34689**

Mailing Address
**18011 PATTERSON RD
ODDESSA, FL 33556-2213**

Legal Description
TARPON SPRINGS ENTERPRISES BLK 10, LOTS 7 & 8

Current Tax District
TARPON SPRINGS (73)

Year Built
N/A



Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Disabled, Single-Born, etc.) are not based on Parcel.



CASE # 25-80000395
SITE: 25 W MLK JR DR
INITIAL INSPECTION 1/23/2025
BY CPL ABOONE





CASE # 25-80000395
SITE: 25 W MLK JR DR
INITIAL INSPECTION 1/23/2025
BY CPL ABOONE



CASE # 25-8000395
SITE: 25 W MLK JR DR
INITIAL INSPECTION 1/23/2025
BY CPL ABOONE



CASE # 25-80000395
SITE: 25 W MLK JR DR
INITIAL INSPECTION 1/23/2025
BY CPL ABOONE



Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



NOTICE OF VIOLATION

Date Issued: 1-23-2025

Case Number: 25-80000395

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 **1/23/2025** at the property located at the following address: **25 W Martin Luther King JR DR (13-27-15-89946-010-0070)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

- 8-40 DUTY OF MAINTENECE OF PRIVATE PROPERTY**
- 8-41 NUISANCE CONDITIONS**

DESCRIPTION: The property is overgrown and the fence and gate have become dilapidated to the point beyond bracing and repair.

REMEDY: Cut the grass and maintain it. Remove the fence (no permit required for removal) if putting up a new fence and gate secure a permit.

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

Please take action to correct the above violation(s) prior to 5:00 p.m. on **2/24/2025**. This property will be re-inspected on **2/25/2025** 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 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 Rollston
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

"A Full Service Accredited Law Enforcement Agency"





Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: February 20, 2025

Via Certified Mail

Case Number: 25-80000395

Property Owner: ANTHONY MARCELLO TRUSTEE
ANTHONY MARCELLO TRUST

Owner Address: 18011 Patterson Rd., Odessa, FL 33556-2213

Violation Property Located: 25 W. Martin Luther King Jr. Dr., Tarpon Springs, FL 34689

Parcel ID: 13-27-15-89946-010-0070

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 **January 23, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 24, 2025**. A re-inspection of the subject property on **February 20, 2025**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 25-80000395 on March 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:

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41. - NUISANCE CONDITIONS

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 **January 23, 2025**, the case may still be presented to the Code Enforcement Board (herein after "Board") even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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

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



Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 2410 0001 1136 7038**



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: 25-80000395

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 January 23, 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 25 W Martin Luther King Jr. Dr., Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 23rd day of January, 2025, 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: 25-80000395

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 on _____, 2025 at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On February 24, 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: 25 W. Martin Luther King Jr. Dr., Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 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: _____

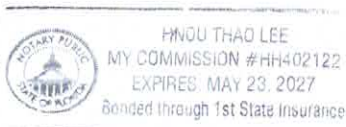
FURTHER AFFIANT SAYETH NAUGHT.

CODE 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 February 2025, by CE 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:



Parcel Summary (as of 23-Jan-2025) Parcel Map

Parcel Number
13-27-15-89946-010-0070

Owner Name
MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST

Property Use
1090 Vacant Commercial Land w/XFSB

Site Address
25 W MARTIN LUTHER KING JR DR
TARPON SPRINGS, FL 34689

Mailing Address
18011 PATTERSON RD
ODESSA, FL 33556-2213

Legal Description
TARPON SPRINGS ENTERPRISES BLK 10, LOTS 7,8 & 9

Current Tax District
TARPON SPRINGS (TS)

Year Built



Heated SF	Gross SF	Living Units	Buildings
			0

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	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).
2024	No	0%		

Miscellaneous Parcel Info

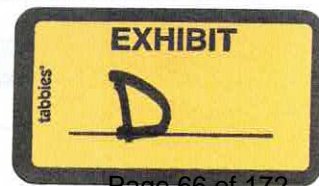
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21372/2556	Find Comps	275.03	A	Current FEMA Maps	Check for EC	Zoning Map	9/10

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$188,104	\$135,509	\$135,509	\$188,104	\$135,509

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	N	\$180,452	\$123,190	\$123,190	\$180,452	\$123,190
2022	N	\$148,358	\$111,991	\$111,991	\$148,358	\$111,991
2021	N	\$116,209	\$101,810	\$101,810	\$116,209	
2020	N	\$100,582	\$92,555	\$92,555	\$100,582	
2019	N	\$84,956	\$84,141	\$84,141	\$84,956	





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	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.4331	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Jan-2021	\$100	<u>U</u>	V	MARCELLO ANTHONY	MARCELLO ANTHONY TRUSTEE	21372/2556
02-Jun-2014	\$65,000	<u>Q</u>	V	SAKIS PROPERTIES LLC	MARCELLO ANTHONY	18420/0582
13-Nov-2013	\$52,000	<u>Q</u>	V	PJW PROPERTIES LLC	SAKIS PROPERTIES LLC	18232/0622
11-Jan-2012	\$25,000	<u>Q</u>	V	CARPENTER ALISON A TR	PJW PROPERTIES LLC	17486/1814
11-Jan-2012	\$0	<u>U</u>	V	CARPENTER ALISON A TR	PJW PROPERTIES LLC TR	17526/1432

2024 Land Information

Land Area: \cong 18,774 sf | \cong 0.43 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	138x135	\$11.5	18,630	SF	1.0000	\$214,245

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FENCE	\$19.00	546.0	\$10,374	\$6,743	2012

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
14-00001357	FENCE	10/02/2014	\$0
14-00001041	FENCE	06/17/2014	\$0
12-00000228	FENCE	02/21/2012	\$3,450

2024 REAL ESTATE TAX

Adam Ross, 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

Pay online at pinellastaxcollector.gov

E-check - \$1.50 Credit card - 2.95% convenience fee

Table with 6 columns: If Postmarked By, Pay this Amount, and five dates (Nov 30, 2024 to Mar 31, 2025) with corresponding amounts.

Table with 3 columns: ACCOUNT NUMBER (R139012), ESCROW CODE, MILLAGE CODE (TS)

MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST
18011 PATTERSON RD
ODESSA, FL 33556-2213

PARCEL NO.: 13/27/15/89946/010/0070
SITE ADDRESS: 25 W MARTIN LUTHER KING JR DR, TARPON
PLAT: 9 PAGE: 10
LEGAL:
TARPON SPRINGS ENTERPRISES
BLK 10, LOTS 7,8 & 9

AD VALOREM TAXES

Table with 6 columns: TAXING AUTHORITY, MILLAGE RATE, ASSESSED VALUE, EXEMPTION, TAXABLE VALUE, TAXES LEVIED. Includes rows for GENERAL FUND, HEALTH DEPARTMENT, EMS, SCHOOL-STATE LAW, etc.

NON-AD VALOREM ASSESSMENTS

Table with 2 columns: LEVYING AUTHORITY, AMOUNT. Shows GROSS NON-AD VALOREM ASSESSMENTS as \$0.00.

TAXES BECOME DELINQUENT APRIL 1ST COMBINED GROSS TAXES AND ASSESSMENTS \$2,804.04

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2024 REAL ESTATE TAX

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

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18011 PATTERSON RD
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PARCEL NO.: 13/27/15/89946/010/0070
SITE ADDRESS: 25 W MARTIN LUTHER KING JR DR, TARPON
PLAT: 9 PAGE: 10
LEGAL:
TARPON SPRINGS ENTERPRISES
BLK 10, LOTS 7,8 & 9

From: Anthony Boone <aboone@tspd.us>
Sent: Thursday, January 23, 2025 12:48 PM
To: Hnou Lee <hlee@tspd.us>; Michael Rolleston <mrolleston@tspd.us>; Anthony Boone <aboone@tspd.us>
Subject: 25 w mlk

Please do a NOV for this property, with 30 days please.

Attached are the photos of its current state.

We contacted the seller who stated she let the owner know of this a few months back. Now the seller sign and the gate/fence are down along with overgrowth.

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Number: 13-27-15-89946-010-0070

Owner Name: MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST

Property Use: 1090 Vacant Commercial Land w/FSB

Site Address: 25 W MARTIN LUTHER KING JR DR
TARPON SPRINGS, FL 34689

Mailing Address: 18011 PATTERSON RD
ODDESSA, FL 33556-2213

Legal Description: TARPON SPRINGS ENTERPRISES BLK 10, LOTS 7, 8 & 9

Current Tax District: TARPON SPRINGS (TS)

Year Built: n/a

Insured for	Gross A/C	Living Units	Buildings
n/a	14.0	0.0	0

Exemptions:

Year	Homestead	Use %	Status
2025	No	0%	

Property Exemptions & Classifications
No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Military) are not automatically applied.









From: Hnou Lee <hlee@tspd.us>

Sent: Thursday, January 23, 2025 1:25 PM

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

Cc: Hnou Lee <hlee@tspd.us>

Subject: 25 W MARTIN LUTHER KING JR DR - CASE # 25-80000395 OPENED 1/23/2025

Thank you, a case has been opened for the violation site at **25 W MARTIN LUTHER KING JR DR**. Your email and photo have been uploaded to the **CASE # 25-80000395** in NaviLine.

The chart below is a quick reference for the case

CASE # 25-80000395 OPENED 1/23/2025
VIOLATION SITE: 25 W MARTIN LUTHER KING JR DR TARPON SPRINGS, FL 34689
Parcel ID: 13-27-15-89946-010-0070 TAX DISTRICT: TS HOMESTEAD: Y/N
Property Owner(s): MARCELLO, ANTHONY TRE MARCELLO, ANTHONY TRUST
MAILING ADDRESS: 18011 PATTERSON RD ODESSA, FL 33556-2213
Contact Info:
PCPA: PCRT:
COMPLAINANT: CE - CPL ABOONE DATE: 1/23/2025
ADDRESS: 444 S HUEY AVE PH #: E-MAIL:
CITIZEN COMPLAINT(S): the gate/fence are down along with overgrowth
INITIAL INSPECTION: 1/23/2025 BY CPL ABOONE
PHOTO(S): 1/23/2025
VIOLATION CODE(S): 8-40; 8-41
DESCRIPTION: The property is overgrown and the fence and gate have become dilapidated to the point beyond bracing and repair.
REMEDY: Cut the grass and maintain it. Remove the fence (no permit required for removal) If putting up a new fence and gate secure a permit
COURTESY LETTER: N/A Snail Mail: N/A
NOTICE OF VIOLATION(S): 1/23/2025 Certified Mail Receipt: 1/23/2025 Snail Mail: 1/23/2025
CMR TRACKING # 7022 2410 0001 1136 6932
Affidavit of Posting NOV: 1/23/2025 BY CEO MROLLESTON
REINSPECTION: 2/25/2025 BY

CASE #25- 80000395
25 W MARTIN LUTHER KING JR DR
TARPON SPRINGS, FL 34689

Courtesy Letter N/A
Snail Mail N/A

Notice Of Violation(s) 1/23/2025
Certified Mail Receipt 1/23/2025 Snail Mail 1/23/2025
Green Signature Card _____

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

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

MAIL TO:

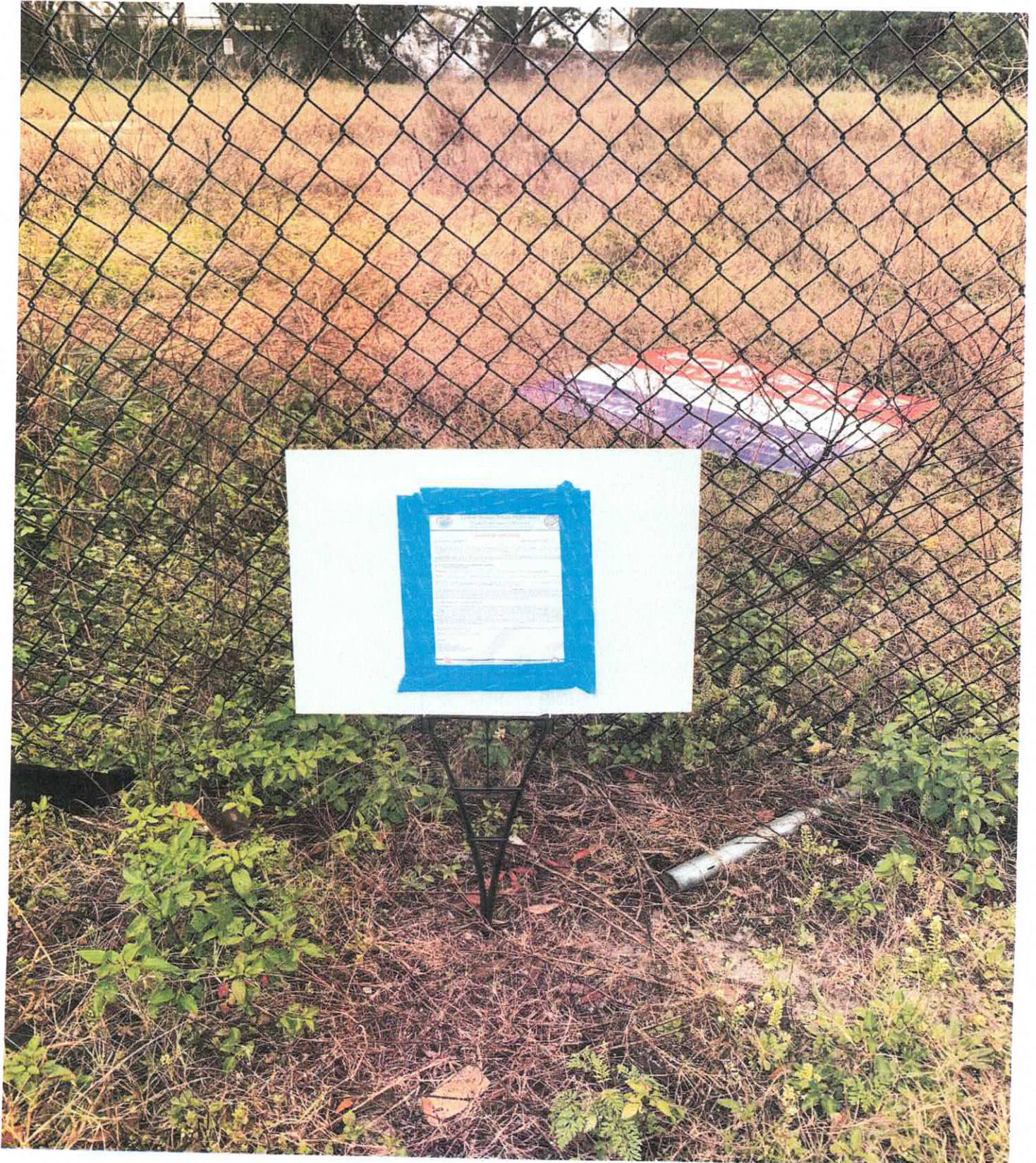
MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST
18011 PATTERSON RD
ODESSA, FL 33556-2213

7022 242 220 0142 0000 1136 6932

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
MARCELLO, ANTHONY TRE MARCELLO, ANTHONY TRUST 18011 PATTERSON RD ODESSA, FL 33556-2213 NOV 25-80000395	
Postmark Here 1-23-2025	
See Reverse for instructions	

From: Michael Rolleston <mrolleston@tspd.us>
Sent: Thursday, January 23, 2025 12:50 PM
To: Hnou Lee <hlee@tspd.us>
Subject: 25 w mlk

Posted





TARPON SPRINGS POLICE DEPARTMENT
 CODE ENFORCEMENT DIVISION
"Building a Better Future through Excellence in Policing"
 444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

RECEIVED

FEB 25 2025

TARPON SPRINGS
 CODE ENFORCEMENT

33556-2213
 UNCL
 34689>4722

CERTIFIED MAIL



7022 2410 0001 1136 6932

MARCELLO, ANTHONY TRE
 MARCELLO, ANTHONY TRUST
 18011 PATTERSON RD
 ODESSA, FL 33556-2213
 NOV 25-80000395

Handwritten: N/E 2/4

NIXIE 339 DE 1 0002/20/25
 RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD
 BC: 34689472244 *2501-04653-24-46

US POSTAGE
 02.7W
 \$009.04
 0008030808 JAN 24 2025

CASE # 25- 80000395
25 W MARTIN LUTHER KING JR DR
TARPON SPRINGS, FL 34689

Courtesy Letter Notice _____
Snail Mail _____

Notice Of Violation _____
Certified Mail Receipt _____ Snail Mail _____
Green Signature Card _____ RCVD: _____

Notice Of Hearing (1ST) 2/21/2025
Certified Mail Receipt 2/21/2025
Green Signature Card 2/21/2025 RCVD: _____

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

MAIL TO:

MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST
18011 PATTERSON RD
ODESSA, FL 33556-2213

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

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

OFFICIAL USE

7022 2410 0001 1136 7038

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

Postmark Here
2/20/2025

MARCELLO, ANTHONY TRE
MARCELLO, ANTHONY TRUST
18011 PATTERSON RD
ODESSA, FL 33556-2213
NOH25-80000395

See Reverse for Instructions

C-4 Case # 25-80000410

**Tarpon Plaza Realty Trust
Varnavas Zagaris Trustee
750 S Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89946-009-0010**

**Violation Code(s): 12-14 - NOISE—PROHIBITED GENERALLY.
8-41 - NUISANCE CONDITIONS
179.01 - PERMIT REQUIRED**

EXHIBIT A: Photo(s)

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

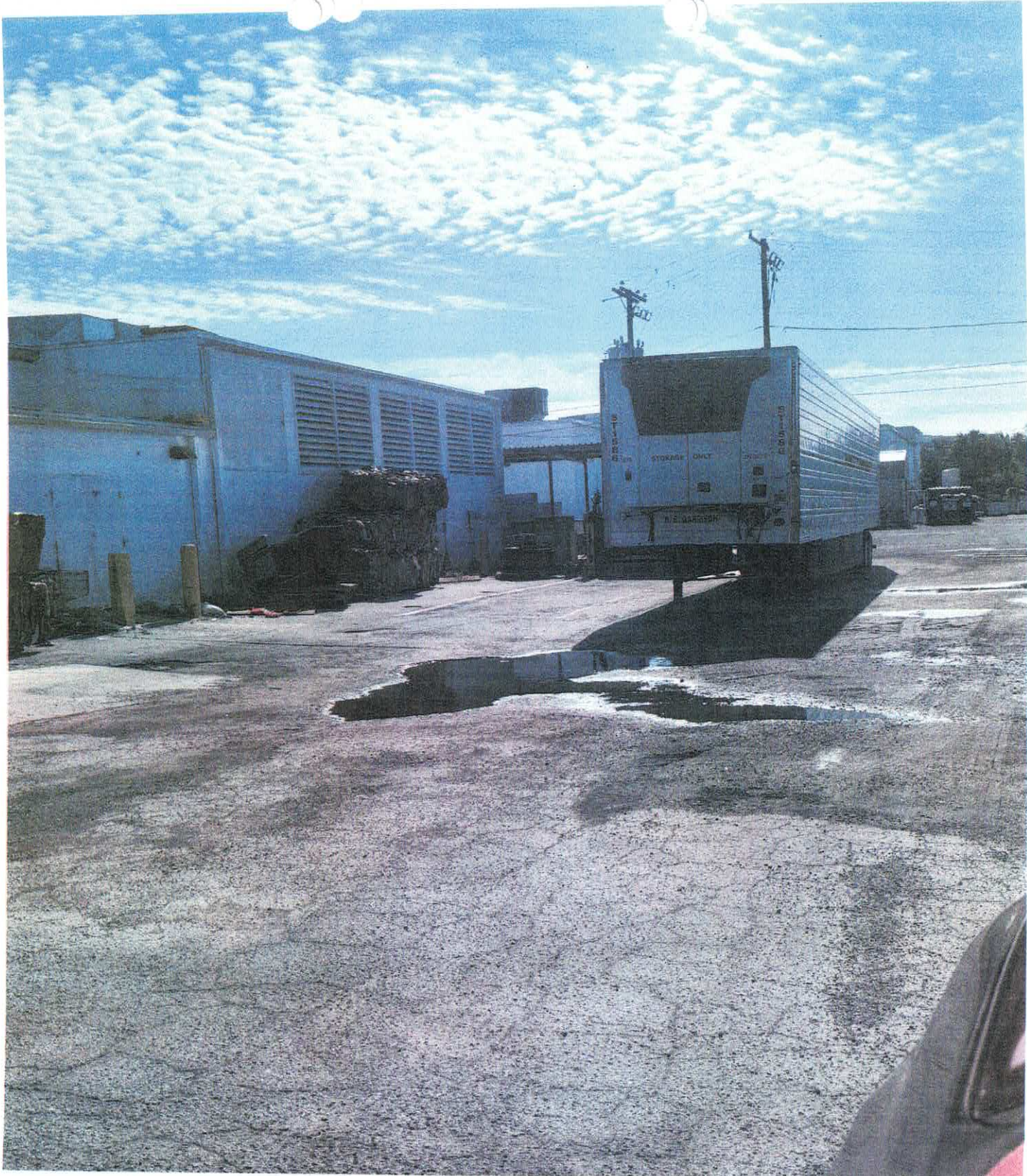
EXHIBIT C: Affidavit Of Postings: Notice of Violation(s) and Notice of Hearing

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

EXHIBIT E: Emails and other communication correspondences



CASE # 25-80000410
SITE: 750 S PINELLAS AVE
INSPECTION BY KEVIN WODRICH
FIRE MARSHAL



[Sent from Yahoo Mail for iPhone](#)

**CASE # 25-80000410
SITE: 750 S PINELLAS AVE
INSPECTION BY KEVIN WODRICH
FIRE MARSHAL**



Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



NOTICE OF VIOLATION

Date Issued: 2-5-2025

Case Number: 25-80000410

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 **1/28/2025** at the property located at the following address: **750 S Pinellas Ave (13-27-15-89946-009-0010)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

- 12-14 NOISE PROHIBITED GENERALLY**
- 8-41 NUISANCE CONDITIONS**
- 179.01 PERMIT REQUIRED**

DESCRIPTION: There is an unpermitted refrigeration trailer on the property being used by the discount grocery store that does not meet zoning requirements. The trailer makes noise that has become a nuisance when running at night to residents living nearby.

REMEDY: As an immediate first step you must acquire a temporary use permit from planning and zoning which is good for 90 days with a one-time extension of 90 days. At the end of the permitted 180 days the trailer must be removed from the property. During the permitted period the trailer must be turned around to redirect the noise or a timing solution can be used if it does not run at night. The noise issue must be mitigated somehow as the temporary permit does not allow for violation of the noise ordinance.

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

Please take action to correct the above violation(s) prior to 5:00 p.m. on **2/19/2025**. This property will be re-inspected on **2/20/2025** 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 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 Ralston
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

"A Full Service Accredited Law Enforcement Agency"





Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: February 20, 2025

Via Certified Mail

Case Number: 25-80000410

Property Owner: TARPON PLAZA REALTY TRUST
VARNAVAS ZAGARIS, TRUSTEE

Owner Address: 96 Pleasant St., Claremont, NH 03743-2608

Violation Property Located: 750 S. Pinellas Ave., Tarpon Springs, FL 34689

Parcel ID: 13-27-15-89946-009-0010

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 **February 5, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **February 19, 2025**. A re-inspection of the subject property on **February 20, 2025**, indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 25-80000410 on March 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:

12-14. NOISE—PROHIBITED GENERALLY.

8-41. - NUISANCE CONDITIONS.

179.01 PERMIT REQUIRED.

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 **February 5, 2025**, the case may still be presented to the Code Enforcement Board (herein after "Board) even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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

The City of Tarpon Springs Commission appointed the Board in accordance with Chapter 162, Florida Statutes to provide



Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 2410 0001 1136 7045**

VIOLATION DETAIL

CASE NUMBER 25-80000410
PROPERTY ADDRESS 750 S PINELLAS AVE TARPON SPRINGS, FL 34689

VIOLATION: **§ 12-14. NOISE—PROHIBITED GENERALLY.**

ORDINANCE DESCRIPTION:

§ 12-14. NOISE—PROHIBITED GENERALLY.

- (a) It shall be unlawful for any person to willfully make, continue or cause to be made or continued any loud and raucous noise.
- (b) Loud and raucous noise shall mean any sound which, because of its volume level, duration and character, annoys, disturbs, injures or endangers the comfort, health, peace or safety of reasonable persons of ordinary sensibilities within the limits of the city. The term shall include, but not be limited to, loud and raucous noise heard upon the public streets, in any public park, in any school or public building or upon the grounds thereof while in use, in any church or hospital or upon the grounds thereof while in use, upon any parking lot open to members of the public as invitees or licensees, or in any occupied residential unit which is not the source of the noise or upon the grounds thereof, and in any event from a location not less than 50 feet from the source of the noise, measured in a straight line from the radio, loudspeaker, motor, horn or other noise source.

VIOLATION: **8-41. - NUISANCE CONDITIONS**

ORDINANCE DESCRIPTION:

8-41. - NUISANCE CONDITIONS.

A finding of the existence of any of the following specific conditions and conduct is hereby declared to constitute a public nuisance as that term is used in 8-40.

- (a) A condition or use that causes a substantial diminution of property value of property in the vicinity of the condition or use.
- (b) Conduct similar to that described in F.S. § 823.05, has occurred or is occurring.
- (c) A condition or use that unreasonably intrudes upon the free use, privacy and comfortable enjoyment of the property of the citizens of the city. The use or condition may be considered an unreasonable intrusion upon the free use and comfortable enjoyment of property when one or more of the following conditions are found to exist:

- (1) The repeated intrusion upon property adjoining or surrounding the use or condition of odors, gases, smoke, ashes, soot, dust, fumes, chemical diffusion, smog or other particles or gases.
- (2) The repeated intrusion upon property of disturbances of earth or air, including, but not limited to, vibrations, explosions, light, and loud, raucous and unnecessary noise, and the repeated, unauthorized intrusion of adjoining property by patrons or users of the premises which unreasonably disturbs or interferes with the peace, comfort, privacy and repose of owners or possessors of real property in the enjoyment and the use of their property.
- (3) The repeated, unauthorized intrusion upon property of persons or vehicles which adversely disturb the privacy, comfort, peace, repose and use of owners or possessors of property adjoining the premises where the persons or vehicles complained of originates.
- (4) The repeated attraction to the premises where the use or condition complained of is maintained by persons who, through frequent raucous or disorderly conduct, or through repeated disturbances of the peace, or through violation of any law of the state, county or city, adversely affect ordinarily reasonable and reasonably behaved persons in the enjoyment and use of their property.
- (d) Buildings or other structures which are abandoned, boarded up, partially destroyed, in such a dilapidated condition that they are unfit for human habitation, are kept in an unsanitary condition that they are a menace to the nearby properties or present a dangerous fire hazard, or left for unreasonably long periods of time in a state of partial construction; provided that any unfinished building or structure which has been in the course of construction three years or more, and where the appearance and other conditions of the unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
- (e) Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, hazardous pools, excavations or neglected machinery.
- (f) Overt blocking of drainage pipes, ditches, channels and streams so as to cause flooding and adversely affect surrounding property.
- (g) Any accumulation of stagnant water permitted to be maintained on any property, other than a designated retention or detention pond.
- (h) Any swimming pool, as defined in the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes, which does not have a barrier or enclosure complying with the requirements of Chapter 515.
- (i) The pollution of any public well, stream, lake, canal or body of water by sewage, dead animals, debris, industrial wastes or other substances.
- (j) Any other condition or use that constitutes a nuisance to the public, generally, as that term is defined in § 8-38, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
(Ord. 91-42, passed 10-15-91; Am. Ord. 2010-11, passed 2-16-10)

VIOLATION: **179.01 PERMIT REQUIRED.**

ORDINANCE DESCRIPTION:

§ 179.01 Permit Required.

- (A) No person shall paint, erect, demolish, alter, rebuild, enlarge, extend, relocate, repair, do any work upon, attach to, or suspend from a building or structure, any sign unless a sign permit has been approved by the Planning Director and a Building Permit has been issued by the building official unless such sign is specifically exempted from permit requirements.
- (B) It shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of a sign permit without the prior written approval of the Planning Director. A written record of such approval shall be issued and maintained in accordance with official public records laws.
- (C) Applications for sign permits required by this article shall be in writing upon forms to be furnished by the City of Tarpon Springs. Such forms shall be a unified application for sign permit review and building permit review.
- (D) The requirement of a building permit under the Florida Building Code is separate and independent of the requirement for a sign permit under this article. To the extent the erection, modification, repair or relocation of a sign is regulated by that code, the granting of a sign permit under this article shall not constitute the granting of a building permit under that code.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 2003-16, 6-24-03; Am. Ord. 2020-06, passed 6-9-20; Am. Ord. 2020-39, passed 3-9-21)



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: 25-80000410

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 February 6, 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 750 S Pinellas Ave., Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

I personally hand delivered said Courtesy Letter Notice Notice of Violation Notice of First Hearing Notice of Second Hearing to Josh Burnett, Store Manager who was located at: 750 S. Pinellas Ave

FURTHER AFFIANT SAYETH NAUGHT.


CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 6th day of February, 2025, 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: 25-80000410

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 on _____, 2025 at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On February 20 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: 750 S Pinellas Ave., Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 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 OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 20th day of February 2025, by CE 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 11-Feb-2025)

Parcel Map

Parcel Number

13-27-15-89946-009-0010

Owner Name

TARPON PLAZA REALTY TRUST
ZAGARIS, VARNAVAS TRE

Property Use

1624 Neighborhood Shopping Center

Site Address

750 S PINELLAS AVE
TARPON SPRINGS, FL 34689

Mailing Address

96 PLEASANT ST
CLAREMONT, NH 03743-2608

Legal Description

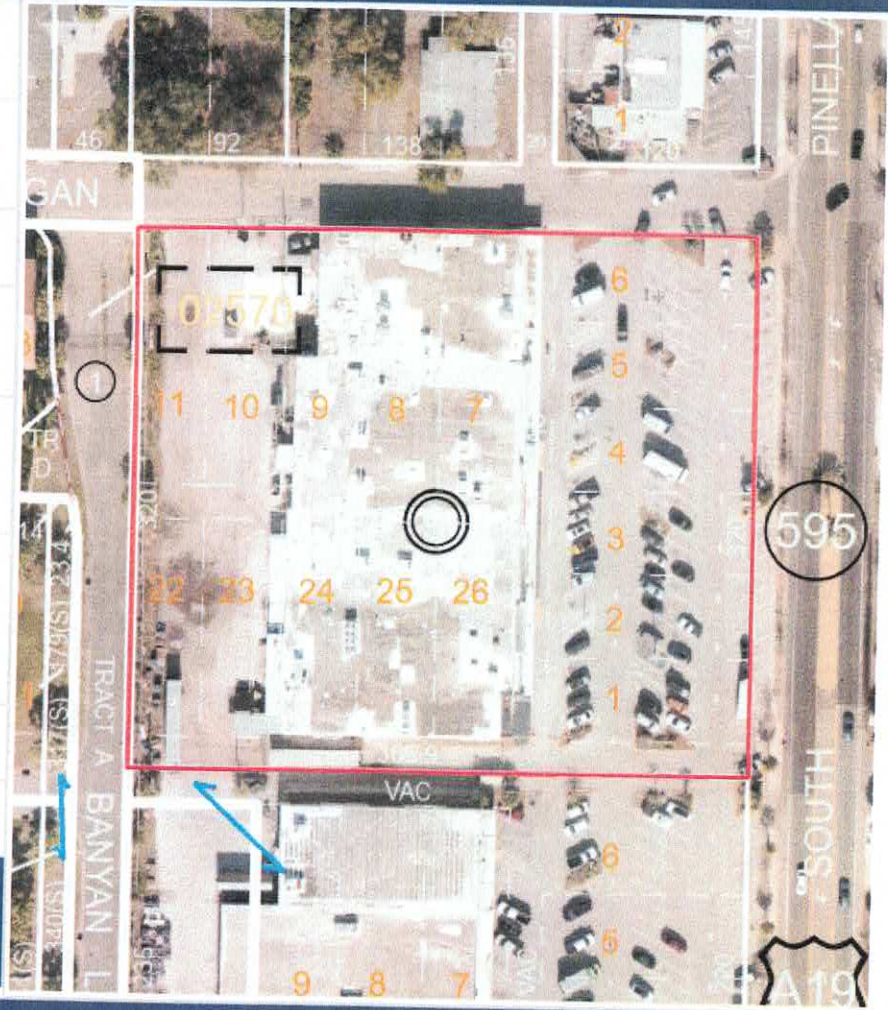
TARPON SPRINGS ENTERPRISES BLK 9, LOTS 1 THRU
10 & 23 THRU 26 & E 42FT OF LOTS 11 & 22 VAC
ALLEYS LYING WITHIN & N 1/2 OF VAC HARRISON
ST LYING S OF L

Current Tax District

TARPON SPRINGS (TS)

Year Built

1958 | 1966



Heated SF	Gross SF	Living Units	Buildings
40,700	43,090	0	2

Exemptions

Year	Homestead	Use %	Status
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
14624/2302	Find Comps	275.03	A	Current FEMA Maps	Check for EC	Zoning Map	9/10

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$2,760,000	\$2,760,000	\$2,760,000	\$2,760,000	\$2,760,000

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	
2022	N	\$2,440,000	\$2,440,000	\$2,440,000	\$2,440,000	
2021	N	\$2,305,000	\$2,305,000	\$2,305,000	\$2,305,000	



2020	N	\$2,340,000	\$2,340,000	\$2,340,000	\$2,340,000	\$2,340,000
2019	N	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000

2024 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	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.4331	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Sep-2005	\$2,250,000	Q	I	WALKEVAR TARPON LLC	TARPON PLAZA REALTY TRUST	14624/2302
25-Feb-2004	\$100	U	I	TARPON PLAZA INC	ROYAL PASCO LLC	13394/1859
01-Jul-2003	\$1,100,000	Q	I	ROYAL PASCO L L C	WALVEKAR TARPON	12864/1100
30-Dec-2002	\$750,000	Q	I	TARPON PLAZA INC	ROYAL PASCO	12441/2002

2024 Land Information

Land Area: \cong 117,416 sf | \cong 2.69 acres

Frontage and/or View: None

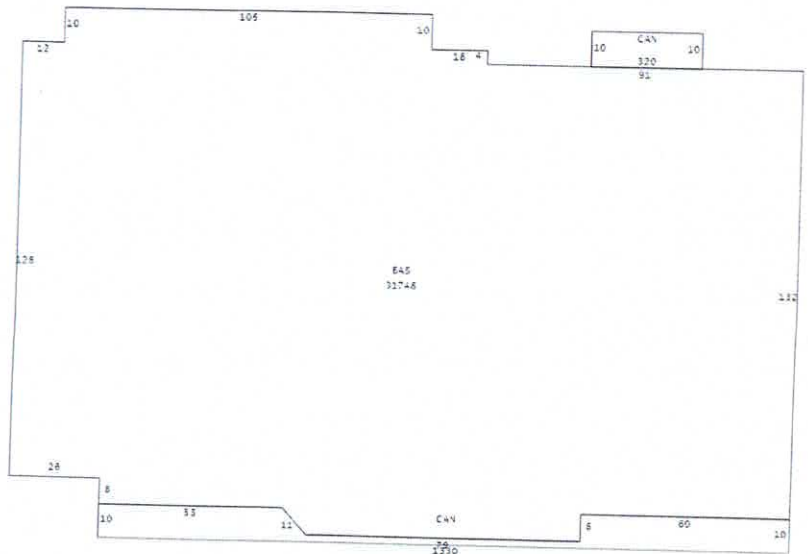
Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Community Shopping	320x365.9	\$10	117,088	SF	1.0000	\$1,170,880

2024 Building 1 Structural Elements and Sub Area Information

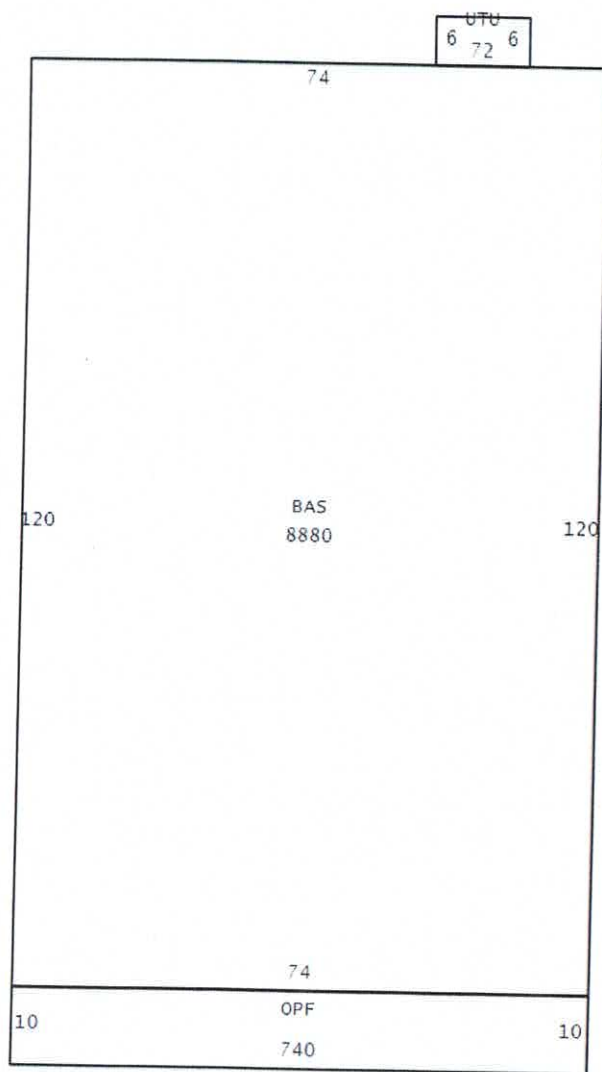
Structural Elements	
Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Blt Up Metal/Gypsum
Year Built	1958
Building Type	Shopping Centers
Quality	Average
Floor Finish	Vinyl Or Cork Tile
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	28
Effective Age	38

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	31,748	31,748
Canopy(only or loading platform) (CAN)	0	1,650
Total Area SF	31,748	33,398



2024 Building 2 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Spread/Mono Footing	Base (BAS)	8,880	8,880
Floor System	Slab On Grade	Utility Unfinished (UTU)	72	72
Exterior Walls	Concrete Blk/Stucco	Open Porch (OPF)	0	740
Unit Stories	1	Total Area SF	8,952	9,692
Roof Frame	Bar Joint/Rigid Frame			
Living Units	0			
Roof Cover	Blt Up Metal/Gypsum			
Year Built	1966			
Building Type	Shopping Centers			
Quality	Average			
Floor Finish	Vinyl Or Cork Tile			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	14			
Effective Age	38			



2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	73,200.0	\$292,800	\$292,800	0
FENCE	\$19.00	40.0	\$760	\$585	2016
FIRESPRINK	\$4.00	31,748.0	\$126,992	\$68,576	1999

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
19-00002524	TPP USE	10/24/2019	\$0
19-00000459	TPP USE	03/06/2019	\$840
16-00001455	FENCE	07/11/2016	\$2,400
16-00000780	TPP USE	07/06/2016	\$2,675
16-00001549	MISCELLANEOUS	06/27/2016	\$4,820
16-00001070	MISCELLANEOUS	06/23/2016	\$19,350
16-00001217	ADDITION/REMODEL/RENOVATION	06/21/2016	\$2,250
16-00001012	FIRESPRINK	05/23/2016	\$10,650
16-00000292	ADDITION/REMODEL/RENOVATION	04/28/2016	\$250,000
16-00000588	DEMOLITION	03/07/2016	\$12,000

Adam Ross, Pinellas County Tax Collector

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

2024 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

• E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$48840.34			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R139007		TS

TARPON PLAZA REALTY TRUST
ZAGARIS, VARNAVAS TRE
96 PLEASANT ST
CLAREMONT, NH 03743-2608

PARCEL NO.: 13/27/15/89946/009/0010
SITE ADDRESS: 750 S PINELLAS AVE, TARPON SPRINGS
PLAT: 9 PAGE: 10
LEGAL:
TARPON SPRINGS ENTERPRISES
BLK 9, LOTS 1 THRU 10 & 23
THRU 26 & E 42FT OF LOTS
11 & 2
SEE ADDITIONAL LEGAL ON TAX ROLL

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	2,760,000	0	2,760,000	12,681.37
HEALTH DEPARTMENT	0.0713	2,760,000	0	2,760,000	196.79
EMS	0.8050	2,760,000	0	2,760,000	2,221.80
SCHOOL-STATE LAW	3.0740	2,760,000	0	2,760,000	8,484.24
SCHOOL-LOCAL BD.	2.7480	2,760,000	0	2,760,000	7,584.48
TARPON SPRINGS	5.3700	2,760,000	0	2,760,000	14,821.20
SW FLA WTR MGMT.	0.1909	2,760,000	0	2,760,000	526.88
PINELLAS COUNTY PLN.CNCL.	0.0200	2,760,000	0	2,760,000	55.20
JUVENILE WELFARE BOARD	0.8250	2,760,000	0	2,760,000	2,277.00
SUNCOAST TRANSIT AUTHORITY	0.7342	2,760,000	0	2,760,000	2,026.39
TOTAL MILLAGE 18.4331					GROSS AD VALOREM TAXES \$50,875.35

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS \$50,875.35
--	---

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

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

2024 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$48840.34			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R139007		TS

TARPON PLAZA REALTY TRUST
ZAGARIS, VARNAVAS TRE
96 PLEASANT ST
CLAREMONT, NH 03743-2608

PARCEL NO.: 13/27/15/89946/009/0010
SITE ADDRESS: 750 S PINELLAS AVE, TARPON SPRINGS
PLAT: 9 PAGE: 10
LEGAL:
TARPON SPRINGS ENTERPRISES
BLK 9, LOTS 1 THRU 10 & 23
THRU 26 & E 42FT OF LOTS
11 & 2
SEE ADDITIONAL LEGAL ON TAX ROLL

Duplicate N/A 02/11/2025

Paid 11/22/2024 Receipt # 1665-24-TAX-061073 \$48,840.34

From: Michael Rolleston <mrolleston@tspd.us>
Sent: Wednesday, February 5, 2025 8:25 AM
To: Hnou Lee <hlee@tspd.us>
Cc: Anthony Boone <aboone@tspd.us>
Subject: 750 S Pinellas ave

13-27-15-89946-009-0010

Please open a case for this property for an unpermitted structure. I will get new photos to you. I will also send you and email from pat to enter into the file. This is for a refrigeration trailer that cant be on the property.



MICHAEL ROLLESTON
CODE ENFORCEMENT OFFICER

**TARPON SPRINGS
POLICE DEPARTMENT**

Building a Better Future through Excellence in Policing

444 SOUTH DEEY AVE.
TARPON SPRINGS, FL 34689
(727) 937-0017 MAIN
(727) 937-7364 CELL
(727) 937-0026 FAX
MROLLESTON@TSPD.US

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



Hnou Lee

From: Michael Rolleston
Sent: Wednesday, February 5, 2025 8:27 AM
To: Hnou Lee
Subject: FW: Tarpon Springs Discount Grocery

This is for the discount grocery case with the refrigeration trailer.

From: Patricia McNeese <pmcneese@ctsfl.us>
Sent: Monday, February 3, 2025 2:48 PM
To: Michael Rolleston <mrolleston@tspd.us>
Subject: FW: Tarpon Springs Discount Grocery

Patricia L. McNeese, AICP
Planning Supervisor
City of Tarpon Springs
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004
727-938-3711, ext. 2255
pmcneese@ctsfl.us

Hurricane Recovery Information:
<https://connecttarponsprings.com/>

From: Patricia McNeese
Sent: Wednesday, January 15, 2025 4:29 PM
To: Tarpon Springs Discount Grocery <tstdiscountgrocery@yahoo.com>
Subject: RE: Tarpon Springs Discount Grocery

Good afternoon,

We have not been able to identify a way to retain this as a permanent storage trailer. However, you may apply for a temporary use for up to 90 days to give you time to work on an alternative.

Here is a link to the application: <https://www.ctsfl.us/wp-content/uploads/2024/07/Planning-Zoning-Application.pdf>. Please provide a completed application and a site plan showing the layout on the property.

If you can return this sometime tomorrow, we can schedule it for review at the next meeting of the Technical Review Committee scheduled for Thursday, February 6, 2025.

Please let me know if you need assistance with this. Thanks. -Pat

Patricia L. McNeese, AICP
Planning Supervisor
City of Tarpon Springs
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004
727-938-3711, ext. 2255
pmcneese@ctsfl.us

Hurricane Recovery Information:
<https://connecttarponsprings.com/>

From: Tarpon Springs Discount Grocery <tsdiscountgrocery@yahoo.com>
Sent: Tuesday, January 14, 2025 12:53 PM
To: Patricia McNeese <pmcneese@ctsfl.us>
Subject: Tarpon Springs Discount Grocery

Warning: Unusual sender <tsdiscountgrocery@yahoo.com>

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

Good Afternoon,

We spoke today about our storage trailer.

Here are a few pictures of the trailer.

Thank you,

Erica and
Jonathan



Tarpon Springs Fire Rescue



444 HUEY AVE. SOUTH, TARPON SPRINGS, FLORIDA 34689
PHONE: (727) 938-3737 FAX: (727) 934-0598

CRAIG MISENER
Deputy Chief
Operations / EMS
cmisener@tsfr.us

SCOTT YOUNG
Fire Chief
syoung@tsfr.us

RICHARD WALSH
Deputy Chief
Administration
rwalsh@tsfr.us

MEGAN ARAYA
EM Coordinator
Floodplain Administrator
maraya@tsfr.us

KEVIN WODRICH
Fire Marshal
kwodrich@tsfr.us

September 3, 2024

Mr. Jonathan Metcalf,

I am writing to address a critical issue regarding the fire lane blockage in the parking lot of Tarpon Springs Discount Groceries. As the Fire Marshal for Tarpon Springs Fire Rescue, it is my responsibility to ensure that all routes and ingress/egress points within our jurisdiction remain accessible for emergency vehicles at all times.

According to NFPA 1, Chapter 18 on emergency vehicle access, it is imperative that roadways remain unobstructed to allow for the swift and efficient response of fire apparatus and other emergency services. Specifically, Chapter 18 outlines the requirements for fire department access roads, including the necessity for a minimum unobstructed width and vertical clearance to facilitate the passage of emergency vehicles. (Please see the attached photographs).

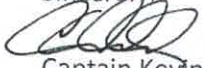
The fire lane blockage in this parking lot presents a significant hazard, as it impedes our ability to respond promptly to emergencies, potentially putting lives and property at risk. Currently, there is a dumpster and a freezer trailer impeding the fire lane. The trailer appears affixed as permanent freezer storage for the grocery store. I have been unsuccessful in finding a permit or approval for this type of storage on premises. In addition, there is a second trailer on the west side of the structure serving the same purpose. I am requesting your immediate cooperation in ensuring that all obstructions are removed, applications to the City of Tarpon Springs Planning and Zoning department are filed for the two (2) freezer trailers on site, the dumpster is moved to its original position outside of the fire lane, and the fire lane is maintained to its previous condition.

Our department is committed to safeguarding the community, and your assistance in this matter is crucial. We appreciate your prompt attention to this issue and your continued support in maintaining the safety and accessibility of our emergency response routes.

Should you have any questions or require further clarification, please do not hesitate to contact me directly at 727-939-4563.

Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'KWodrich', written over the word 'Sincerely,'.

Captain Kevin Wodrich

Fire Marshal

Tarpon Springs Fire Rescue



R.E. GARRISON
TRUCKING
1-800-643-3472
YOU CAN REACH US AT OUR WEBSITE
www.rfgarrison.com

GARRISON
LOGISTICS
LOOKING FOR A LOAD.
CALL
1-800-643-1128



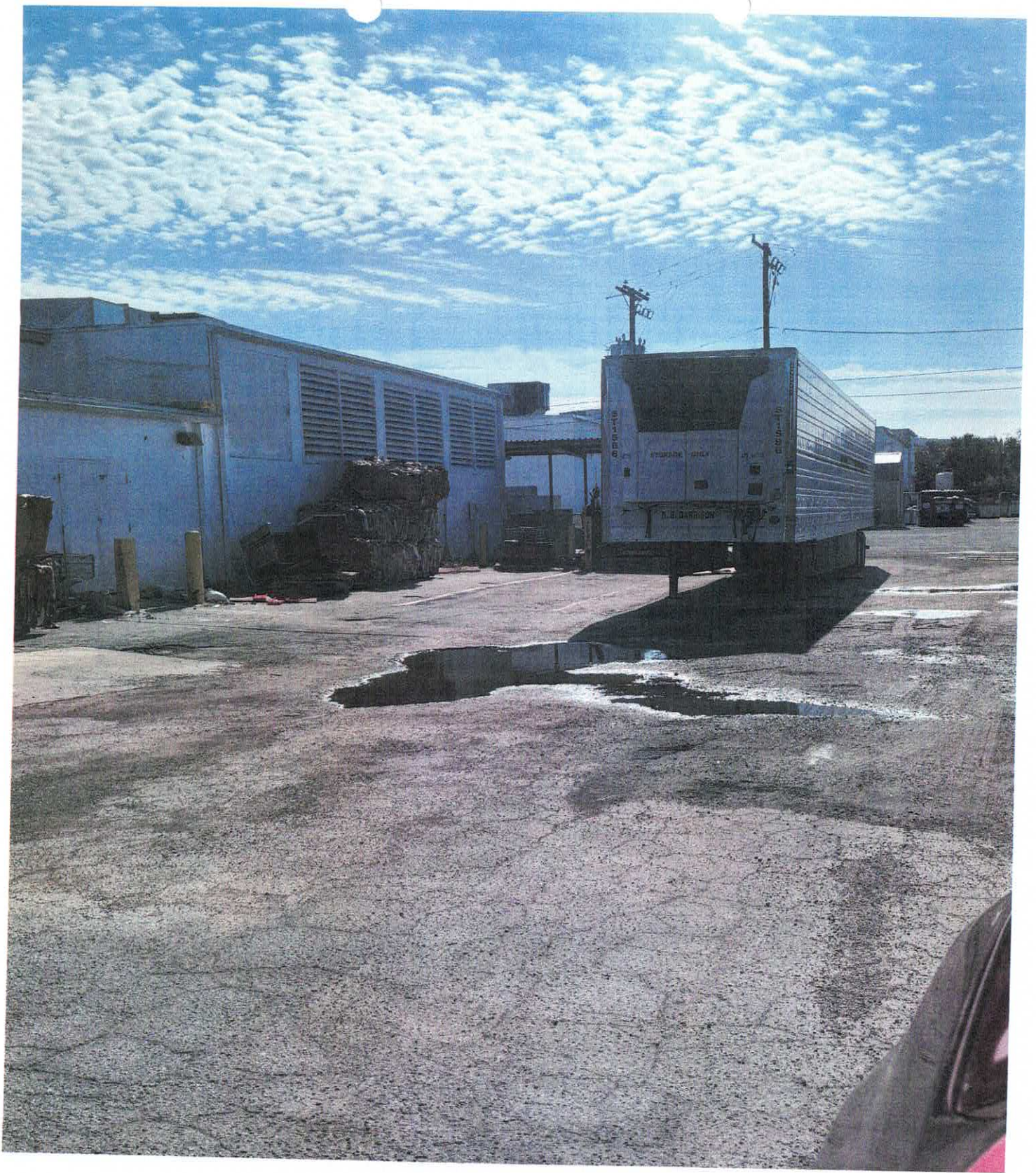
WANTED

POWERED BY
McLeod
SOFTWARE
McLeodSoftware.com



8000

CROWN



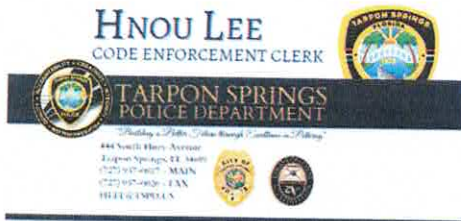
Sent from Yahoo Mail for iPhone

From: Hnou Lee
Sent: Wednesday, February 5, 2025 10:44 AM
To: Michael Rolleston <mrolleston@tspd.us>
Cc: Anthony Boone <aboone@tspd.us>
Subject: 750 S PINELLAS AVE - CASE # 25-80000410 OPENED 02/05/2025

Thank you, a case has been opened for the violation site at **750 S PINELLAS AVE**. Your email has been noted to the **CASE 25-80000410** in NaviLine.

The chart below is a quick reference for the case

CASE # 25-80000410 OPENED 02/05/2025
VIOLATION SITE: 750 S PINELLAS AVE TARPON SPRINGS, FL 34689
Parcel ID: 13-27-15-89946-009-0010 TAX DISTRICT: TS HOMESTEAD: Y/N
Property Owner(s): TARPON PLAZA REALTY TRUST ZAGARIS, VARNAVAS TRE
MAILING ADDRESS: 96 PLEASANT ST CLAREMONT, NH 03743-2608
Contact Info:
PCPA: PCRT:
COMPLAINANT: Building DATE:
ADDRESS: OTHER CITY DEPARTMENT PH #: E-MAIL:
CITIZEN COMPLAINT(S): an unpermitted structure; a refrigeration trailer that can't be on the property.



CASE # 25- 80000410
750 S PINELLAS AVE
TARPON SPRINGS, FL 34689

Courtesy Letter Notice _____
Snail Mail _____

Not Of Violation 2/05/2025
Certified Mail Receipt Snail Mail
Green Signature Card RCVD: _____

Notice Of Hearing (1ST) _____
Certified Mail Receipt _____ Green Signature Card _____ RCVD: _____

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

MAIL TO:

TARPON PLAZA REALTY TRUST
ZAGARIS, VARNAVAS TRE
96 PLEASANT ST
CLAREMONT, NH 03743-2608

RCV
7022 2410 0001 1136 7007

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
TARPON PLAZA REALTY TRUST ZAGARIS, VARNAVAS TRE 96 PLEASANT ST CLAREMONT, NH 03743-2608 NOV 25-80000410	
Postmark Here 2-05-2025	
See Reverse for Instructions	

CASE # 25- 80000410
 750 S PINELLAS AVE
 TARPON SPRINGS, FL 34689

Courtesy Letter Notice _____
 Snail Mail _____

Notice Of Violation _____
 Certified Mail Receipt _____ Snail Mail _____
 Green Signature Card _____ RCVD: _____

Notice Of Hearing (1ST) 2.20.2025
 Certified Mail Receipt 2/20/2025
 Green Signature Card 2/20/2025 RCVD: 3/3/2025

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

MAIL TO:
 TARPON PLAZA REALTY TRUST
 ZAGARIS, VARNAVAS TRE
 96 PLEASANT ST
 CLAREMONT, NH 03743-2608

7022 2410 0001 1136 7045

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

Postmark Here
2.20.2025

TARPON PLAZA REALTY TRUST
 ZAGARIS, VARNAVAS TRUSTEE
 96 PLEASANT ST
 CLAREMONT, NH 03743-2608
 NOH25-80000410

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. <p>1. Article Addressed to:</p>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>LAURIE WOOD</u></p> <p>C. Date of Delivery <u>2/24/25</u></p> <p>D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>TARPON PLAZA REALTY TRUST ZAGARIS, VARNAVAS TRUSTEE</p>	<p>MAR 3 2025</p>

If the refrigeration trailer was moved back in between the buildings would that be an issue for the trucks getting by? I know when they had two it was a no go but I know the question is coming now that they have only one. They are trying to deal with the noise complaints and will be at TRC to get a temporary use permit for 6 months before they have to come up with a long term solution. So for the noise issue I am sure that will be there first way to mitigate is move it back over between the building and I don't want to speak for you regarding what is needed for the fire trucks. Thanks.



MICHAEL ROLLESTON
CODE ENFORCEMENT OFFICER



TARPON SPRINGS
POLICE DEPARTMENT

"Building a Better Future through Excellence in Policing"

444 SOUTH HUEY AVENUE
TARPON SPRINGS, FL 34689
(727) 938-2849 - MAIN
(727) 316-7364 - CELL
(727) 937-0026 - FAX
MROLLESTON@TSPD.US



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C-5 Case # 25-80000428

**Nomiki M. Vavlas
Michael Vavlas
1403 Circle Drive
Tarpon Springs, FL 34689
PID 03-27-15-87858-000-0500**

Violation Code(s): 20-93 - ILLICIT DISCHARGE

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

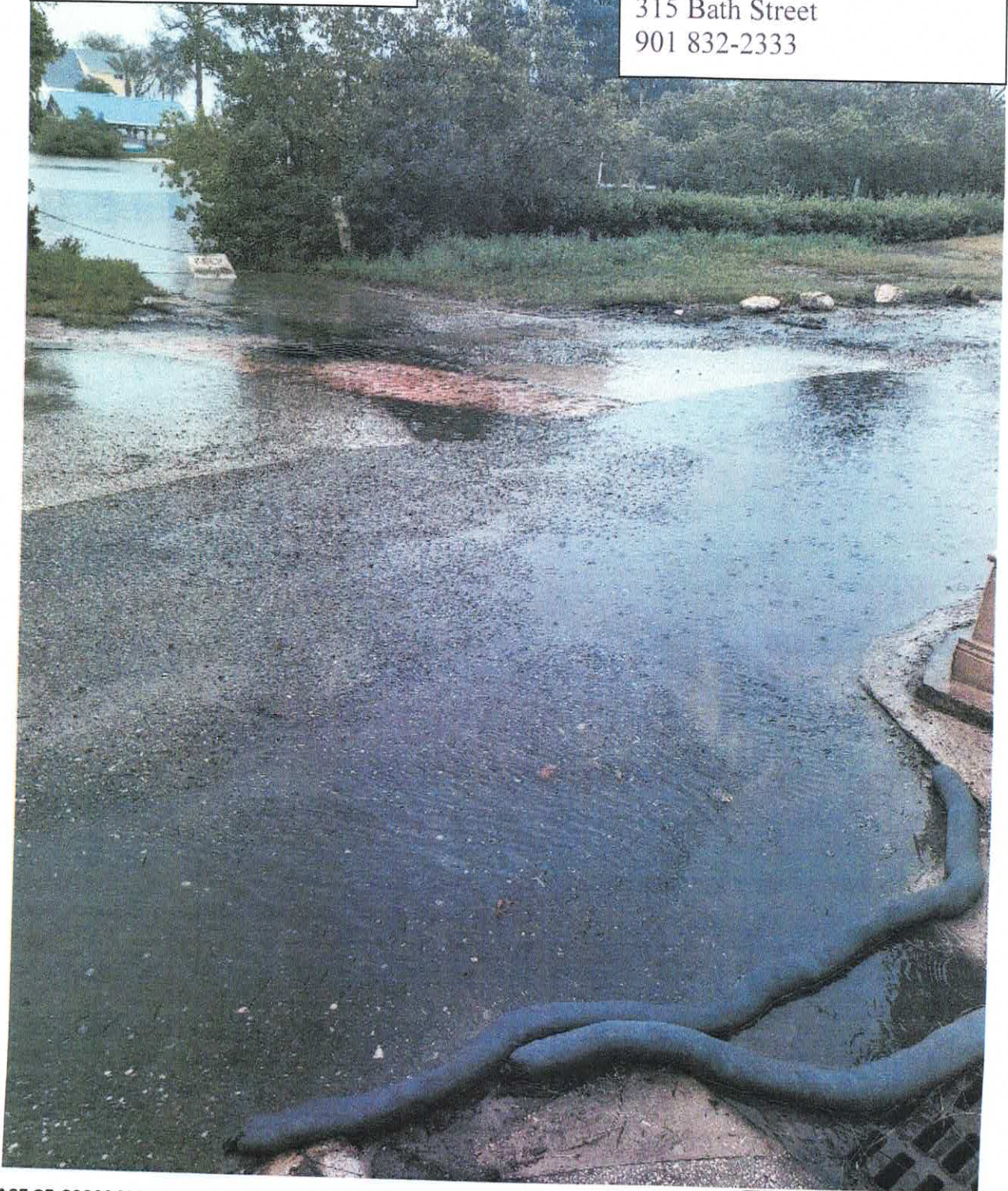
EXHIBIT E: Emails and other communication correspondences

Nomiki Vavlas

Email: vavlas64@gmail.com

Contractor (Paint):

Privation Tennis court
315 Bath Street
901 832-2333



CASE 25-80000428
SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS





CASE 25-80000428
SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS



CASE 25-80000428
SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS



CASE 25-8000428
SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS



CASE 25-80000428
SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS



CASE 25-80000428
SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS



CASE 25-80000428
SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS



CASE 25-80000428
SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS



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SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS



CASE 25-80000428
SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS



S CASE 25-80000428
SITE: 1403 CIRCLE DR
INITIAL INSPECTION 2/20/2025
STORMWATER - PAUL HOPKINS



CASE 25-80000428
SITE: 1403 CIRCLE DR TARPON SPRINGS, FL 34689
REINSPECTION: 3/10/2025 BY CEO MROLLESTON



Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



NOTICE OF VIOLATION

Date Issued: 2-27-2025

Case Number: 25-80000428

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 **2/20/2025 and 2/24/25** at the property located at the following address: **1403 Circle DR (03-27-15-87858-000-0500)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

20-93 ILLICIT DISCHARGE

DESCRIPTION: The property had a 55 gallon drum of paint spill leading to soil and water contamination

REMEDY: Remove paint and contaminated soil per instructions from city staff. Pay for cost of city mitigation efforts totaling **\$882.57** for both spills.

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 **3/6/2025**. This property will be re-inspected on **3/7/2025** 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 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 Rollston
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

"A Full Service Accredited Law Enforcement Agency"





Tarpon Springs Police Department

Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: February 27, 2025

Via Certified Mail

Case Number: 25-80000428

Property Owner: Nomiki M. Vavlas
Michael Vavlas

Owner Address: 1403 Circle Dr., Tarpon Springs, FL 34689

Violation Property Located: 1403 Circle Dr., Tarpon Springs, FL 34689-2030

Parcel ID: 03-27-15-87858-000-0500

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 **February 27, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **March 6, 2025**. A re-inspection of the subject property on **March 7, 2025** indicates the violation(s) still exist. Therefore, this letter serves as notice that this matter will be presented to the City of Tarpon Springs Code Enforcement Board as **Case Number 25-80000428 on March 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:

§ 20-93. ILLICIT DISCHARGES.

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 **January 14, 2025** the case may still be presented to the Code Enforcement Board (herein after "Board) even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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

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 7106**

VIOLATION DETAIL

CASE NUMBER 25-80000428
PROPERTY ADDRESS 1403 CIRCLE DR TARPON SPRINGS, FL 34689

VIOLATION: **§ 20-93. ILLICIT DISCHARGES.**

ORDINANCE DESCRIPTION:

§ 20-93. ILLICIT DISCHARGES.

- (a) *General prohibitions.* Except as stated in subsection (c) hereof, or in accordance with a valid NPDES permit, any discharge into the stormwater system which is not entirely composed of stormwater is hereby prohibited.
- (b) *Specific prohibitions.* The discharge to the stormwater system containing any sewage, industrial waste, or other waste materials, or containing any materials in violation of federal, state, municipal, or other laws, rules, regulations, orders, or permits, is hereby prohibited.
- (c) *Authorized exceptions.* Unless the Administrator determines that such discharges are not properly managed or otherwise not acceptable, the following discharges are exempt from the general prohibition set forth under subsection (a) hereof: flows from firefighting, water pipeline flushing and other contributions from potable water sources, landscape irrigation, and lawn watering, irrigation water, diverted stream flows, rising groundwaters, direct infiltration to the stormwater system, uncontaminated pumped groundwater, foundation and footing drains, water from crawl space pumps, air conditioning condensation, natural springs, individual residential car washing, flows from riparian habitats and wetlands, and dechlorinated swimming pool contributions.
- (d) *Illicit connections.* No person may maintain, use, or establish any direct or indirect connection to the stormwater system which results in any discharge in violation hereof. This prohibition shall be retroactive and shall apply to connections previously made, regardless whether made under a permit, or other authorization, or whether permissible under laws or practices applicable or prevailing at the time the connection was made.
- (e) *Administrative order.* The Administrator may issue an order to any person to immediately cease any discharge, or any connection to the stormwater system, determined by the Administrator to be in violation of any provision of this article, or in violation of any regulation or permit issued hereunder.

(Ord. 93-15, passed 10-15-93)



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: 25-80000428

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 February 27, 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 1403 Circle Dr., Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

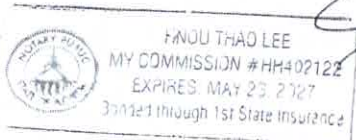
FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

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

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: 25-80000428

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 on _____, 2024 at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On February 27 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: 1403 Circle Dr., Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On _____, 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: _____

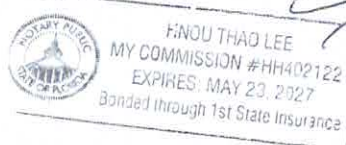
FURTHER AFFIANT SAYETH NAUGHT.

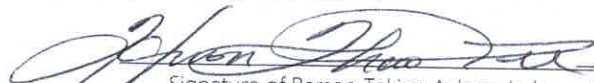

CODE OFFICER SIGNATURE

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 27th day of February 2025, by CE 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:



Parcel Summary (as of 25-Feb-2025)

Parcel Map

Parcel Number

03-27-15-87858-000-0500

Owner Name

VAVLAS, NOMIKI M
VAVLAS, MICHAEL

Property Use

0110 Single Family Home

Site Address

1403 CIRCLE DR
TARPON SPRINGS, FL 34689

Mailing Address

1403 CIRCLE DR
TARPON SPRINGS, FL 34689-2030

Legal Description

SUNSET HILLS COUNTRY CLUB LOTS 50, 53, 59 & 63

Current Tax District

TARPON SPRINGS (TS)

Year Built

2004



Living SF	Gross SF	Living Units	Buildings
6,399	11,913	1	1

Exemptions

Year	Homestead	Use %	Status
2025	Yes	100%	
2024	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
10927/0565	\$3,214,400	275.01	A	Current FEMA Maps	Check for EC	Zoning Map	17/27

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$2,745,315	\$1,378,319	\$1,328,319	\$1,353,319	\$1,328,319

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	\$2,455,713	\$1,338,174	\$1,288,174	\$1,313,174	\$1,288,174
2022	Y	\$2,130,329	\$1,299,198	\$1,249,198	\$1,274,198	\$1,249,198
2021	Y	\$1,557,639	\$1,261,357	\$1,211,357	\$1,236,357	\$1,218,942
2020	Y	\$1,538,778	\$1,243,942	\$1,193,942	\$1,218,942	\$1,218,942
2019	Y	\$1,488,827	\$1,215,975	\$1,165,975	\$1,190,975	\$1,190,975





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	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.4331	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-May-2000	\$122,000	<u>U</u>	V	B R B PROP INC	VAVLAS, NOMIKI M	10927/0565
31-Jul-1985	\$8,000	<u>U</u>				06042/0678
30-Sep-1983	\$16,000	<u>Q</u>				05609/1131

2024 Land Information

Land Area: \cong 38,764 sf | \cong 0.88 acres

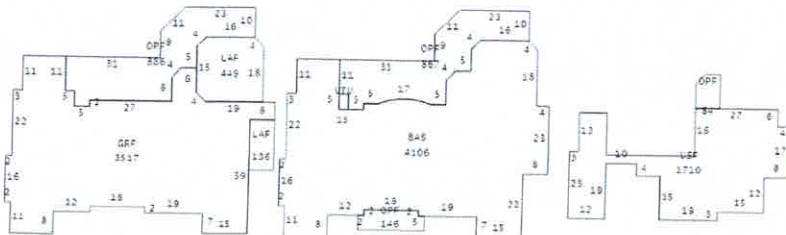
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	274x140	\$2,900	274.00	FF	.7840	\$622,966

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Wood/Block Above Ground Footing	Base (BAS)	4,105	4,105
Floor System	Slab Above Grade High	Upper Story (USF)	1,710	1,710
Exterior Walls	Frame Stucco	Lower Area Finished (LAF)	584	584
Unit Stories	3	Garage (GRF)	0	3,517
Living Units	1	Open Porch (OPF)	0	1,982
Roof Frame	Gable Or Hip	Utility Unfinished (UTU)	0	15
Roof Cover	Clay Tile/Glazed	Total Area SF	6,399	11,913
Year Built	2004			
Building Type	Single Family			
Quality	Superior			
Floor Finish	Hard Tile/Wood/Marble			
Interior Finish	Custom			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	21			
Effective Age	21			



2024 Extra Features

Description	Value/Unit	Units	Total Value as of	Depreciated Value	Year
BBQ	\$24,000.00	1	\$24,000	\$24,000	2004
FIREPLACE	\$18,000.00	1	\$18,000	\$11,520	2004
FIREPLACE	\$8,000.00	2	\$16,000	\$10,240	2004
FIRESPRINK	\$4.00	6,023.0	\$24,092	\$15,419	2004
PATIO/DECK	\$29.00	880.0	\$25,520	\$13,270	2006
POOL	\$85,000.00	1	\$85,000	\$44,200	2006
SPA/JAC/HT	\$18,000.00	1	\$18,000	\$9,360	2006
TENNISCT	\$40,000.00	1	\$40,000	\$19,200	2004

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
24-000032	FENCE	03/07/2024	\$0
23-000093	HEAT/AIR	01/18/2023	\$0
20-00001974A	HEAT/AIR	07/28/2020	\$5,000
20-00000273	PLUMBING	01/31/2020	\$2,500
19-00001261	HEAT/AIR	05/01/2019	\$8,100
17-00000043	HEAT/AIR	01/10/2017	\$5,350
070000645	ADDITION/REMODEL/RENOVATION	06/11/2007	\$18,000
040000942	TENNISCT	07/15/2004	\$31,285
040000414	POOL	04/16/2004	\$20,635
030002489	FIRESPRINK	01/21/2004	\$10,100

Adam Ross, Pinellas County Tax Collector

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

24 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

• E-check - \$1.50 • Credit card - 2.95% convenience fee

3RD QTRLY INSTALLMENT	If Received By	Dec 31, 2024			
DISCOUNTED 3%	Pay this Amount	\$6049.18			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R20348		TS

VAVLAS, NOMIKI M
VAVLAS, MICHAEL
1403 CIRCLE DR
TARPON SPRINGS, FL 34689-2030

PARCEL NO.: 03/27/15/87858/000/0500
SITE ADDRESS: 1403 CIRCLE DR, TARPON SPRINGS
PLAT: 17 PAGE: 27
LEGAL:
SUNSET HILLS COUNTRY CLUB
LOTS 50, 53, 59 & 63

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	1,378,319	50,000	1,328,319	6,103.23
HEALTH DEPARTMENT	0.0713	1,378,319	50,000	1,328,319	94.71
EMS	0.8050	1,378,319	50,000	1,328,319	1,069.30
SCHOOL-STATE LAW	3.0740	1,378,319	25,000	1,353,319	4,160.10
SCHOOL-LOCAL BD.	2.7480	1,378,319	25,000	1,353,319	3,718.92
TARPON SPRINGS	5.3700	1,378,319	50,000	1,328,319	7,133.07
SW FLA WTR MGMT.	0.1909	1,378,319	50,000	1,328,319	253.58
PINELLAS COUNTY PLN.CNCL.	0.0200	1,378,319	50,000	1,328,319	26.57
JUVENILE WELFARE BOARD	0.8250	1,378,319	50,000	1,328,319	1,095.86
SUNCOAST TRANSIT AUTHORITY	0.7342	1,378,319	50,000	1,328,319	975.25
TOTAL MILLAGE 18.4331					GROSS AD VALOREM TAXES \$24,630.59

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$24,630.59
--	---	--------------------

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

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

2024 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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3RD QTRLY INSTALLMENT	If Received By	Dec 31, 2024			
DISCOUNTED 3%	Pay this Amount	\$6049.18			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R20348		TS

VAVLAS, NOMIKI M
VAVLAS, MICHAEL
1403 CIRCLE DR
TARPON SPRINGS, FL 34689-2030


PARCEL NO.: 03/27/15/87858/000/0500
SITE ADDRESS: 1403 CIRCLE DR, TARPON SPRINGS
PLAT: 17 PAGE: 27
LEGAL:
SUNSET HILLS COUNTRY CLUB
LOTS 50, 53, 59 & 63

Duplicate N/A 02/25/2025


Paid 12/28/2024 Receipt # 952-24-TAX-104716 \$6,049.18

From: Michael Rolleston <mrollesto@tspd.us>
Sent: Tuesday, February 25, 2025 12:49 PM
To: Hnou Lee <hlee@tspd.us>
Subject: FW: Illicit Discharge 2/20/25 1403 Circle Dr.

Please open a case and put all of these attachments into the case file.




MICHAEL ROLLESTON
CODE ENFORCEMENT OFFICER



TARPON SPRINGS
POLICE DEPARTMENT

"Building a Better Future through Excellence in Policing"

444 SOUTH HUEY AVENUE
TARPON SPRINGS, FL 34689
(727) 938-2849 - MAIN
(727) 316-7364 - CELL
(727) 937-0026 - FAX
MROLLESTON@TSPD.US



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

From: Paul Hopkins <phopkins@ctsfl.us>
Sent: Tuesday, February 25, 2025 12:43 PM
To: Michael Rolleston <mrolleston@tspd.us>
Cc: Anthony Mannello <amannello@ctsfl.us>
Subject: Illicit Discharge 2/20/25 1403 Circle Dr.

Here is the Illicit Discharge info for 1403 Circle Dr. on 2/20/25

Paul Hopkins
City of Tarpon Springs
Stormwater Senior Tech
727-942-5606 Ext. 2270
phopkins@ctsfl.us





Hnou Lee

From: Michael Rolleston
Sent: Tuesday, February 25, 2025 1:29 PM
To: Hnou Lee
Subject: FW: Illicit Discharge 2/20/25 1403 Circle Dr.
Attachments: Illicit Discharge 1401 Circle Dr; 1403 Circle Dr Illicit discharge.xls; Work Order Illicit Discharge 2-20-25.pdf; 1403 Circle Dr. Cost.xls

Use these attachments for the code case on circle dr.




MICHAEL ROLLESTON
CODE ENFORCEMENT OFFICER



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POLICE DEPARTMENT

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From: Paul Hopkins <phopkins@ctsfl.us>
Sent: Tuesday, February 25, 2025 1:27 PM
To: Michael Rolleston <mrolleston@tspd.us>
Cc: Anthony Mannello <amannello@ctsfl.us>
Subject: Fw: Illicit Discharge 2/20/25 1403 Circle Dr.

Please disregard last email and use this email for Code Case

Paul Hopkins
City of Tarpon Springs
Stormwater Senior Tech
727-942-5606 Ext. 2270
phopkins@ctsfl.us

From: Paul Hopkins
Sent: Tuesday, February 25, 2025 12:43 PM
To: Michael Rolleston <mrolleston@tspd.us>

Cc: Anthony Mannello <amannello@ctsfl.us>

Subject: Illicit Discharge 2/20/25 1403 Circle Dr.

Here is the Illicit Discharge info for 1403 Circle Dr. on 2/20/25

Paul Hopkins

City of Tarpon Springs

Stormwater Senior Tech

727-942-5606 Ext. 2270

phopkins@ctsfl.us

From: Hnou Lee <hlee@tspd.us>
Sent: Tuesday, February 25, 2025 2:22 PM
To: Michael Rolleston <mrolleston@tspd.us>
Cc: Hnou Lee <hlee@tspd.us>
Subject: 1403 CIRCLE DR - CASE 25-80000428 OPENED 2/25/2025

Thank you, a case has been opened for the violation site at **1403 CIRCLE DR**. Your email and photos have been uploaded to the **CASE 25-80000428** in NaviLine.


The chart below is a quick reference for the case

CASE 25-80000428 OPENED 2/25/2025
VIOLATION SITE: 1403 CIRCLE DR TARPON SPRINGS, FL 34689
Parcel ID: 03-27-15-87858-000-0500 TAX DISTRICT: TS HOMESTEAD: Y
Property Owner(s): VAVLAS, NOMIKI M VAVLAS, MICHAEL
MAILING ADDRESS: 1403 CIRCLE DR TARPON SPRINGS, FL 34689-2030
Contact Info:
PCPA:X PCRT: X
COMPLAINANT: PHOPKINS - STORMWATER DATE: 2/25/2025
ADDRESS: OTHER CITY DEPARTMENTS PH #: E-MAIL:
CITIZEN COMPLAINT(S):<i>Illicit Discharge</i>
INITIAL INSPECTION: 2/25/2025 BY CEO MROLLESTON

Hnou Lee

From: Michael Rolleston
Sent: Wednesday, February 26, 2025 11:39 AM
To: Hnou Lee
Subject: FW: 1403 Circle Dr. Illicit Discharge 2-24-25
Attachments: Work Order.pdf; Illicit Discharge Documentation.pdf; 1403 Circle Dr Photos 2-24-24.docx; Reimbursement Billing 1403 Circle Dr. 2-24-25.xls

Please add to the case.



MICHAEL ROLLESTON
CODE ENFORCEMENT OFFICER

TARPON SPRINGS
POLICE DEPARTMENT

"Building a Better Future through Excellence in Policing"

444 SOUTH HUEY AVENUE
TARPON SPRINGS, FL 34689
(727) 938-2849 - MAIN
(727) 316-7364 - CELL
(727) 937-0026 - FAX
MROLLESTON@TSPD.US

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From: Paul Hopkins <phopkins@ctsfl.us>
Sent: Wednesday, February 26, 2025 11:25 AM
To: Anthony Mannello <amannello@ctsfl.us>; Michael Rolleston <mrolleston@tspd.us>
Subject: 1403 Circle Dr. Illicit Discharge 2-24-25

Here is all of the information on the 2cd illicit discharge for 1403 Circle Dr. on 2-24-25

Paul Hopkins
City of Tarpon Springs
Stormwater Senior Tech
727-942-5606 Ext. 2270
phopkins@ctsfl.us



WF0159429/ 001

City of Tarpon Springs

REPRINT PAGE 1

REQ. DATE: 02/25/25 02/25/25 10:09:43
 CREW: STORMWATER CREW SU
 LOCATION: 1403 CIRCLE DR LOC ID: 280004144
 SUBDIVISION: SUNSET HILLS COUNTRY CLUB 87858 LOC. ZIP: 34689
 GEN. LOC.: COMP. DATE: 02/24/25
 REQ DEPT: STORMWATER PRIORITY: Medium
 REQUESTOR: PH ORIGIN: SU-STORMWATER
 REQ USER: PHOPKINS AUTH USER: PHOPKINS WRK TYPE: SU NPDES
 SU Inspection 1403 Circle Dr. Illicit Discharge

===== PRIMARY CONTACT INFORMATION =====

PH () () () ()
 1403 CIRCLE DR
 TARPON SPRINGS, FL 34689

===== SU Inspection 1403 Circle Dr. Illicit Discharge =====
 CATEGORY: SU Inspection SUIN
 TASK: SU Insp Illicit Disch SIID ISSUED
 DEPT: STORMWATER 4802
 SCHED START: 02/25/25 SCHED COMPLETION: 02/25/25
 CREW: STORMWATER CREW SU

===== START DATE: 2/24/25 COMPLETION DATE: 2/24/25
 START TIME: 2:00: COMPLETION TIME: 4:30:
 UNIT OF PRODUCTION: QUANTITY: =====

put dirt berm along driveway, socks around
 inlets. Vaccard paint from inlets and
 road. Contractor spilled paint down.
 Contractor did not protect inlets from paint. WAS explained to
 them on 2-20-25 by Paul Hopkins

ORIGINAL spill date 2-20-25 w/o 159430

LABOR			EQUIPMENT		MATERIAL			
DATE	EMPLOYEE	HRS	OT	NUMBER	HRS	ITEM	QTY	COST
	2/24/25							
	Rob	1 1/2		6277	1 1/2			
	Steve	.		6301	..			
	Sean	..		6661	..			
	Anthony			



ILLICIT DISCHARGE DOCUMENTATION

DATE 2/24/15 TIME 2:00pm INSPECTOR Rob Deegan INSPECTOR # _____
 ADDRESS 1403 Circle Dr.
 LANDMARKS _____

ORIGIN

Can you determine where discharge is coming from?

If yes: Y N
 Address 1403 Circle Dr. Turpan Springs
 Landmark _____

DIRECTION OF FLOW

Entered MS4 ?

If yes: Where & How?

System # 9 Inlet # 1044, 1045 Waterway Name Anclote river
 Y N

TYPE OF DISCHARGE

Can you identify the discharge?

Color BLUE ACRYLIC PAINT Y N

Is there a oily sheen?

Odor? Y N

Approx. Qty 50 gallon drum split onto grass

Pool Discharge in street or lawn? NO

Fertilizer being applied within 10' of water or on impervious surface? Y N

Grass, leaves or, other in curbing or street? Y N

Other Description Rain brought paint to surface + ran into Roadway

ACTION TAKEN

Put dirt in to make berm to contain paint in driveway. Vaccend Street, inlets, contractor said they would clean up spill, dig up dirt.

original spill date was 2-20-25 w/o 159430

WHAT TO DO IF WITNESSING AN ILLEGAL DISCHARGE

1. Immediately call in incident to Supervisor or point of contact if chemicals or concrete
2. Try to stop incident
3. Avoid confrontation
4. Observe & Report

Picture Taken Y N

CONTRACTOR INVOLVED

Vehicle ID _____ Make/Model _____

License # _____

Company Name Precision Courts, LLC Phone # 901 832 2333

Description of Person(s) 2 men Barry Peebles

LAB FEES					\$0.00
SOD / PALLET					\$0.00
Other:					\$0.00
TOTAL MISC. CHARGES					\$ 100.00

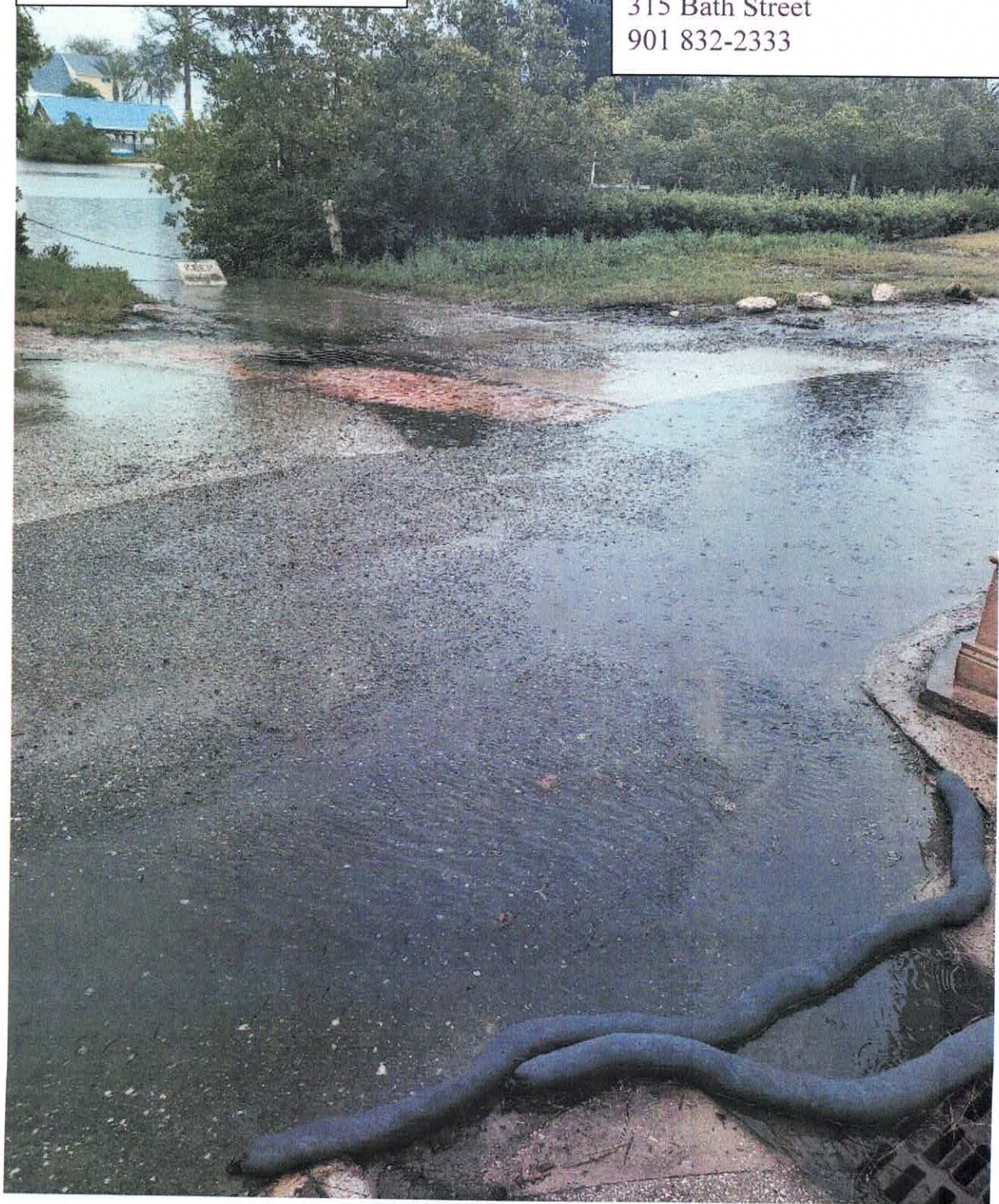
TOTAL COSTS	\$	512.59
-------------	----	--------

Nomiki Vavlas

Email: vavlas64@gmail.com

Contractor (Paint):

Privation Tennis court
315 Bath Street
901 832-2333

















WF0159430/ 001

City of Tarpon Springs

PAGE 1

REQ. DATE: 02/25/25 02/25/25 9:42:40
 CREW: STORMWATER CREW SU
 LOCATION: 1403 CIRCLE DR LOC ID: 280004144
 SUBDIVISION: SUNSET HILLS COUNTRY CLUB 87858 LOC. ZIP: 34689
 GEN. LOC.: COMP DATE: 02/20/25
 REQ DEPT: STORMWATER PRIORITY: Medium
 REQUESTOR: PH ORIGIN: SU-STORMWATER
 REQ USER: PHOPKINS AUTH USER: PHOPKINS WRK TYPE: SU NPDES
 SU Inspection Illicit Discharge, 1403 Circle Dr.

PRIMARY CONTACT INFORMATION

PH () () () ()
 1403 CIRCLE DR
 TARPON SPRINGS, FL 34689

SU Inspection Illicit Discharge, 1403 Circle Dr.
 CATEGORY: SU Inspection SUIN
 TASK: SU Insp Illicit Disch SIID READY
 DEPT: STORMWATER 4802
 SCHED START: 02/25/25 SCHED COMPLETION: 02/25/25
 CREW: STORMWATER CREW SU

START DATE: ___/___/___ COMPLETION DATE: 2/20/25
 START TIME: ___:___:___ COMPLETION TIME: ___:___:___
 UNIT OF PRODUCTION: _____ QUANTITY: _____

RECEIVED CALL OF AN ILICIT DISCHARGE AT 1403 CIRCLE DR.
 SHOWED UP AT LOCATION & COULD SEE PAINT ON ROADWAY. PAINT HAS NOT
 MET WENT INTO STORM DRAIN. BUILT A DAM AROUND TAILLET & PUT DOWN
 ROUNDS ABSORBENT PAD DOWN. CALL IN A VAC TRUCK TO CLEAN UP THE PAINT
 WATER THAT THE CONTRACTOR PUT IN THE ROAD. TOLD THEM TO DAM UP AROUND
 AROUND PAINT SPILL SO NOTHING COMES OFF PROPERTY & HAVE PAINT CLEANED UP &

LABOR			EQUIPMENT		MATERIAL			
DATE	EMPLOYEE	HRS	OT	NUMBER	HRS	ITEM	QTY	COST
	Paul	2		1293		ABSORBENT PADS	5	
	SEWER VAC	1						
	SEWER CREW	1						
	SEWER CREW	1						

TO HAVE ~~NO~~ NO PAINT AROUND ROAD & GO INTO ~~INLET~~ INLET if so
 THIS WOULD CAUSE A ILICIT DISCHARGE & CODE ENFORCEMENT WILL BE CALLED
 IN. PAINT WAS SPILT BY TAYLOR TENNIS & MORE 941-822-4490/941-900-55.



ILLICIT DISCHARGE DOCUMENTATION

DATE 2/20/2025 TIME 9am INSPECTOR Paul Hopkins INSPECTOR # 32002

ADDRESS 1403 Circle Dr. Tarpon Springs

LANDMARKS

ORIGIN

Can you determine where discharge is coming from? [Y] N
If yes: Address 1403 Circle Dr. Tarpon Spring
Landmark Tennis Court Area

DIRECTION OF FLOW

Entered MS4 ? [Y] [N]
If yes: Where & How?
Zone # System Inlet # NA Waterway Name

TYPE OF DISCHARGE

Can you identify the discharge? [Y] N
Color Blue paint acrylic for tennis court use
Is there a oily sheen? [Y] [N]
Odor? [Y] [N]
Approx. Qty Gallons 22,000
Pool Discharge in street or lawn?
Fertilizer being applied within 10' of water or on impervious surface? [Y] [N]
Grass, leaves or, other in curbing or street? [Y] [N]
Other Description

ACTION TAKEN [Detailed description of actions taken at the location, including damming the inlet and vacating paint.]

WHAT TO DO IF WITNESSING AN ILLEGAL DISCHARGE

1. Immediately call in incident to Supervisor or point of contact if chemicals or concrete
2. Try to stop incident 3. Avoid confrontation 4. Observe & Report
Picture/Video Taken [Y] [N]

CONTRACTOR INVOLVED

Vehicle ID Black Make/Model Dodge 2500
License # email: taylortennismore@yahoo.com
Company Name: Taylor Tennis and More Phone # 941-822-4490
Description of Person(s) Look at the pictures taken for more info

LAB FEES				\$0.00
SOD / PALLET				\$0.00
Other:				\$0.00
TOTAL MISC. CHARGES				\$ 100.00

TOTAL COSTS	\$ 369.98
-------------	-----------

Hnou Lee

From: Paul Hopkins <pohopkins@yahoo.com>
Sent: Thursday, February 20, 2025 11:21 AM
To: Paul Hopkins
Subject: Illicit Discharge 1403 Circle Dr
1403

External sender <pohopkins@yahoo.com>

Make sure you trust this sender before taking any actions.









Sent from my iPhone

CASE # 25- 80000428
 1403 CIRCLE DR
 TARPON SPRINGS, FL 34689

Courtesy Letter Notice _____
 Snail Mail _____

Notice Of Violation 2/272025

Certified Mail Receipt X Snail Mail _____
 Green Signature Card X RCVD: 3/10/2025

Notice Of Hearing (1ST) 2/27/2025

Certified Mail Receipt X
 Green Signature Card X RCVD: 3/10/2025

Notice of Hearing (2ND) _____

Certified Mail Receipt _____
 Green Signature Card _____ RCVD: _____

MAIL TO:

VAVLAS, NOMIKI M
 VAVLAS, MICHAEL
 1403 CIRCLE DR
 TARPON SPRINGS, FL 34689-2030

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

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

OFFICIAL USE

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

Postage \$ _____

7022 2410 0001 1136 7106

VAVLAS, NOMIKI M
 VAVLAS, MICHAEL
 1403 CIRCLE DR
 TARPON SPRINGS, FL 34689-2030
 NOV/NOH 25-80000428

Postmark Here

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> [Signature] <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Tara Markal</u></p> <p>C. Date of Delivery <u>3-7-25</u></p> <p>D. Is delivery address different from item 1? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p>VAVLAS, NOMIKI M VAVLAS, MICHAEL 1403 CIRCLE DR TARPON SPRINGS, FL 34689-2030 NOV/NOH 25-80000428</p> <p>9590 9402 7764 2152 1645 77</p>	<p>3. Service Type</p> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery over \$500
<p>2. Article Number (Transfer from service label)</p> <p>7022 2410 0001 1136 7106</p>	<p>MAR 10 2025</p>

From: Bobbie Cole <bcole@ctsfl.us>
Sent: Wednesday, March 5, 2025 3:14 PM
To: Michael Rolleston <mrolleston@tspd.us>; Hnou Lee <hlee@tspd.us>; Anthony Mannello <amannello@ctsfl.us>; precisioncourts@gmail.com
Cc: Paul Cosgrove <pcosgrove@ctsfl.us>; Michele Manousos <mmanousos@ctsfl.us>; Irene Jacobs <ijacobs@ctsfl.us>
Subject: Clerk's Office - Receipt-paperwork for 1403 Circle Drive - 25-80000428.pdf



3/5/2025 3:12 PM

Hello,

Mr. Barry Peebles paid, receipt and paperwork attached.

Best Regards,

Bobbie

Your message is ready to be sent with the following file or link attachments:

Receipt-paperwork for 1403 Circle Drive - 25-80000428.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

City of Carpon Springs
*** CUSTOMER RECEIPT ***

Batch ID: 3/05/25 01 Receipt no: 36019

Type	SvcCd	Description	Amount
M1		MISC RV-OTHR*ENTER ACCT#	
	Qty	1.00	\$882.57
AMFEE		AMS SERVICE FEE	
	Qty	1.00	\$22.06

Trn No: 38687
E-MAIL SENT FROM TONY MANNELLO
WITH ACCOUNT NO & AMOUNT OWED
CODE ENFORCEMENT CASE OPEN
CASE NO. 25-80000428
PROPERTY ADDRESS: 1403 CIRCLE
PROPERTY OWNER: VAVLAS
PAID BY BARRY PEEBLES

Tender detail
08 CRED CD: POS \$904.63
Total tendered: \$904.63
Total payment: \$904.63

Trans date: 3/05/25 Time: 15:01:06

City of Arpon Springs
*** CUSTOMER RECEIPT ***

Batch ID:

3/05/25 01

Receipt no: 36019

Type	SvcCd	Description	Amount
------	-------	-------------	--------

		THE CITY DOES NOT RETAIN ANY PORTION OF THE NON-REFUNDABLE SERVICE FEE PER CREDIT CARD TRANSACTION	
--	--	--	--

Bobbie Cole

From: Anthony Mannello
Sent: Friday, February 28, 2025 10:29 AM
To: Bobbie Cole
Cc: Michael Rolleston; Paul Hopkins; Shane Smith
Subject: Requested Payment Processing Information

Hi Bobbie,

The total amount of payment due (for 2 separate dates/clean-up of same spill) is: \$882.57
The Account to submit the payment to is: # 001-0000-369.39-00 Attention Stormwater.

Thanks,
T.

Anthony "Tony" Mannello
City of Tarpon Springs
Streets & Stormwater Supervisor
727-942-5606
amannello@ctsfl.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the City are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.



WF0159430/ 001

City of Tarpon Springs

PAGE 1

REQ. DATE: 02/25/25 02/25/25 9:42:40
 CREW: STORMWATER CREW SU
 LOCATION: 1403 CIRCLE DR LOC ID: 280004144
 SUBDIVISION: SUNSET HILLS COUNTRY CLUB 87858 LOC. ZIP: 34689
 GEN. LOC.: COMP DATE: 02/20/25
 REQ DEPT: STORMWATER PRIORITY: Medium
 REQUESTOR: PH ORIGIN: SU-STORMWATER
 REQ USER: PHOPKINS AUTH USER: PHOPKINS WRK TYPE: SU NPDES
 SU Inspection Illicit Discharge, 1403 Circle Dr.

PRIMARY CONTACT INFORMATION

PH () () () ()
 1403 CIRCLE DR
 TARPON SPRINGS, FL 34689

SU Inspection Illicit Discharge, 1403 Circle Dr.
 CATEGORY: SU Inspection SUIN
 TASK: SU Insp Illicit Disch SIID READY
 DEPT: STORMWATER 4802
 SCHED START: 02/25/25 SCHED COMPLETION: 02/25/25
 CREW: STORMWATER CREW SU

START DATE: ___/___/___ COMPLETION DATE: 2/20/25
 START TIME: ___:___:___ COMPLETION TIME: ___:___:___
 UNIT OF PRODUCTION: _____ QUANTITY: _____

RECEIVED CALL OF AN ILICIT DISCHARGE AT 1403 CIRCLE DR.
 SHOWED UP AT LOCATION & COULD SEE PAINT ON ROADWAY. PAINT HAS NOT
 YET WENT INTO STORM DRAIN. BUILT A DAM AROUND INLET & PUT DOWN
 POWD ABSORBENT PAD DOWN. CALL IN A VAC TRUCK TO CLEAN UP THE PAINT
 W/OUT THAT THE CONTRACTOR PUT IN THE ROAD. TOLD THEM TO DAM UP AROUND
 AROUND PAINT SPILL SO NOTHING COMES OFF PROPERTY & HAVE PAINT CLEANED UP &

LABOR			EQUIPMENT		MATERIAL			
DATE	EMPLOYEE	HRS	OT	NUMBER	HRS	ITEM	QTY	COST
	Paul	2		1293		ABSORBENT PADS	5	
	SEWER VAC	1						
	SEWER CREW	1						
	SEWER CREW	1						

TO HAVE ~~NO~~ NO PAINT ON THE ROAD & GO INTO ~~INLET~~ INLET if so
 THIS WOULD CAUSE A ILICIT DISCHARGE & CODE ENFORCEMENT WILL BE CALLED
 IN. PAINT WAS SPILT BY TAYLOR TENNIS & MOBILE 941-822-4490/941-900-55



ILLICIT DISCHARGE DOCUMENTATION

DATE 2/20/2025 TIME 9am INSPECTOR Paul Hopkins INSPECTOR # _____
 ADDRESS 1403 Circle Dr. Tarpon Springs
 LANDMARKS _____

ORIGIN

Can you determine where discharge is coming from?

Y N

If yes: Address 1403 Circle Dr. Tarpon Spring
 Landmark Tennis Court Area

DIRECTION OF FLOW

Entered MS4 ?

Y N

If yes: Where & How?

Zone # _____ System _____ Inlet # _____ NA _____ Waterway Name _____

TYPE OF DISCHARGE

Can you identify the discharge?

Y N

Color Blue paint acrylic for tennis court use

Is there a oily sheen?

Y N

Odor?

Y N

Approx. Qty _____ Gallons 22,000

Pool Discharge in street or lawn? _____

Fertilizer being applied within 10' of water or on impervious surface?

Y N

Grass, leaves or other in curbing or street?

Y N

Other Description _____

ACTION TAKEN Called to location, seen blue water coming toward inlet, got out and made dam around and told works that no paint could enter this Ms4 and to keep it away from the inlet. Called City vac truck vac up the paint that was on the roadway. Told both contractors that when we are done, that no paint is t the roadway and storm inlet and that this is there responsibility to take care of the rest of the clean up and keep the paint on their property and out of the inlet no matter what.

WHAT TO DO IF WITNESSING AN ILLEGAL DISCHARGE

1. Immediately call in incident to Supervisor or point of contact if chemicals or concrete
2. Try to stop incident
3. Avoid confrontation
4. Observe & Report

Picture/Video Taken

Y N

CONTRACTOR INVOLVED

Vehicle ID Black Make/Model Dodge 2500

License # _____ email: taylor_tennismore@yahoo.com

Company Name: Taylor Tennis and More Phone # 941-822-4490

Description of Person(s) Look at the pictures taken for more info

From: Michael Rolleston <mrolleston@tspd.us>

Sent: Tuesday, March 11, 2025 8:06 AM

To: Hnou Lee <hlee@tspd.us>

Subject: Circle drive

The clean up is complete. We will still bring them to code board and show that the cleaned up and paid the city.



AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

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

C-6 Case 23-80000238

**Christine Weiss
Peter Kousathanas
543 E. Spruce Street
Tarpon Springs, FL 34689**

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

Affidavit of Non-Compliance

EXHIBIT A-1: Initial inspection photos

EXHIBIT A-2: Reinspection photos



Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



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

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement 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 Inspector for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 23-80000238 in which violations of City code identified on the property located at 543 E Spruce St., Tarpon Springs, FL 34689, also described as PARCEL NUMBER 12-27-15-89982-006-0108 (hereinafter the "Property").
4. That on March 4, 2025, I inspected the Property to determine whether compliance with 8-22, 8-40, and 8-41, had been achieved on or before March 5, 2025, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on March 5, 2025, I determined it was not in compliance as ordered.

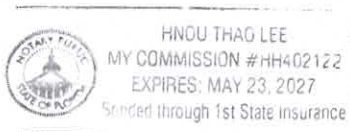
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
FURTHER AFFIANT SAYETH NAUGHT

Code Enforcement Inspector Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 5th day of March, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



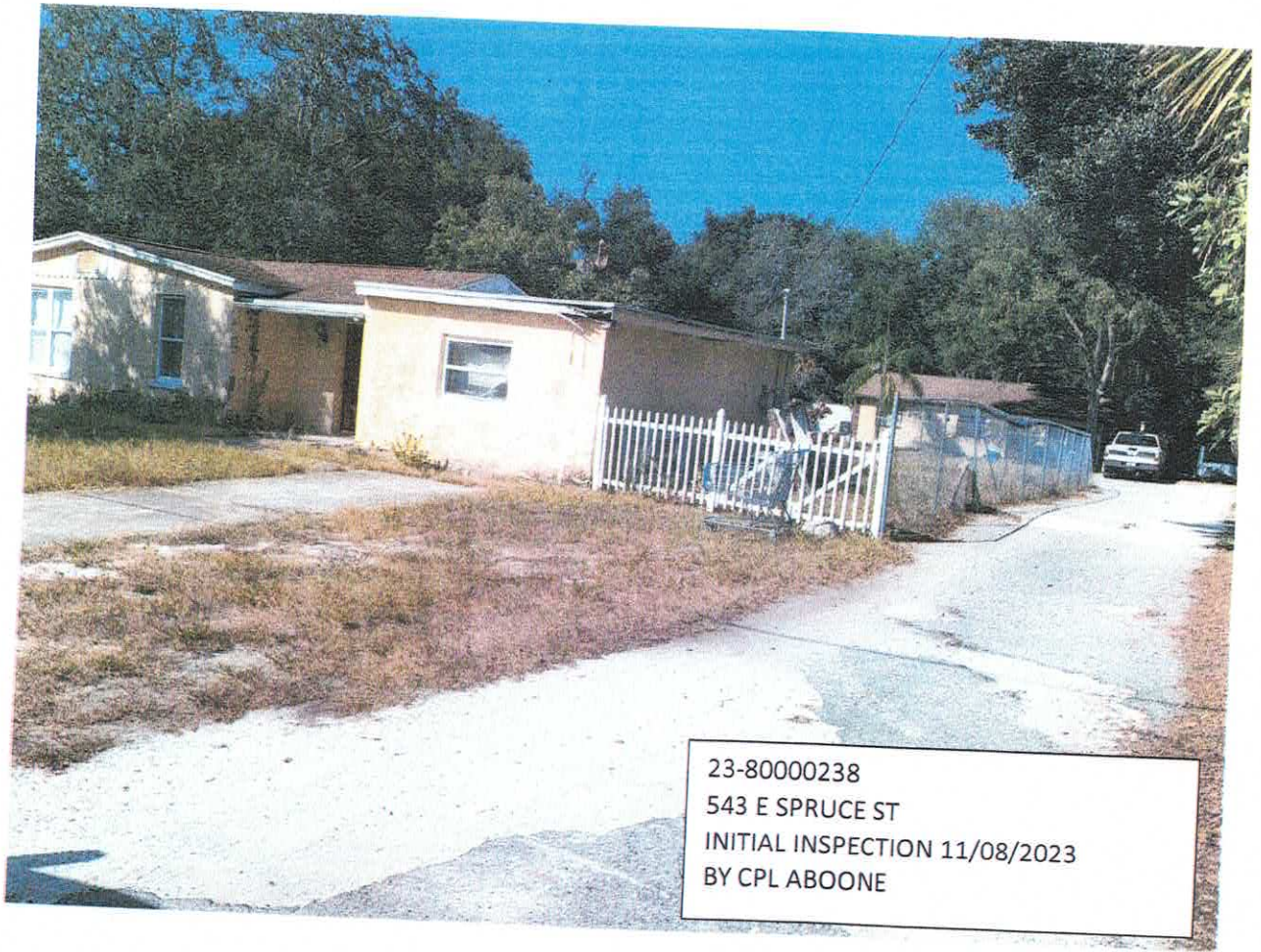
Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY
Title





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

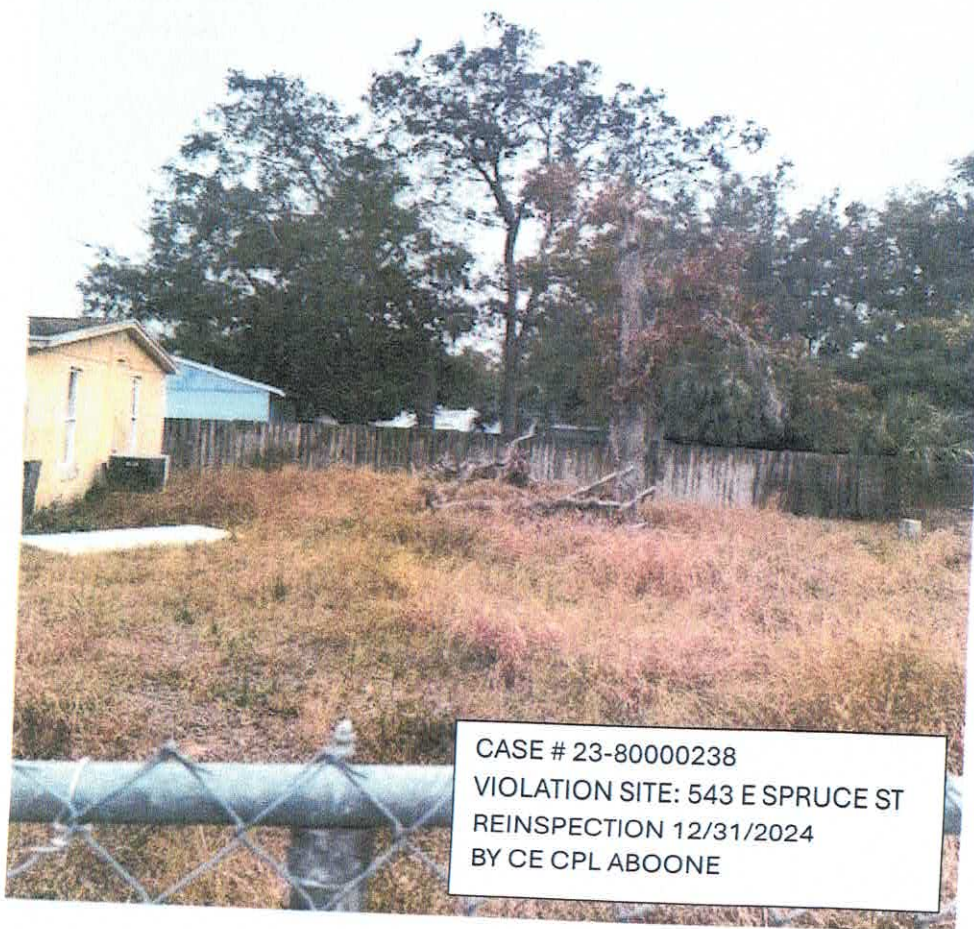
New photos for this case please.

From: Anthony Boone <aboone@tspd.us>

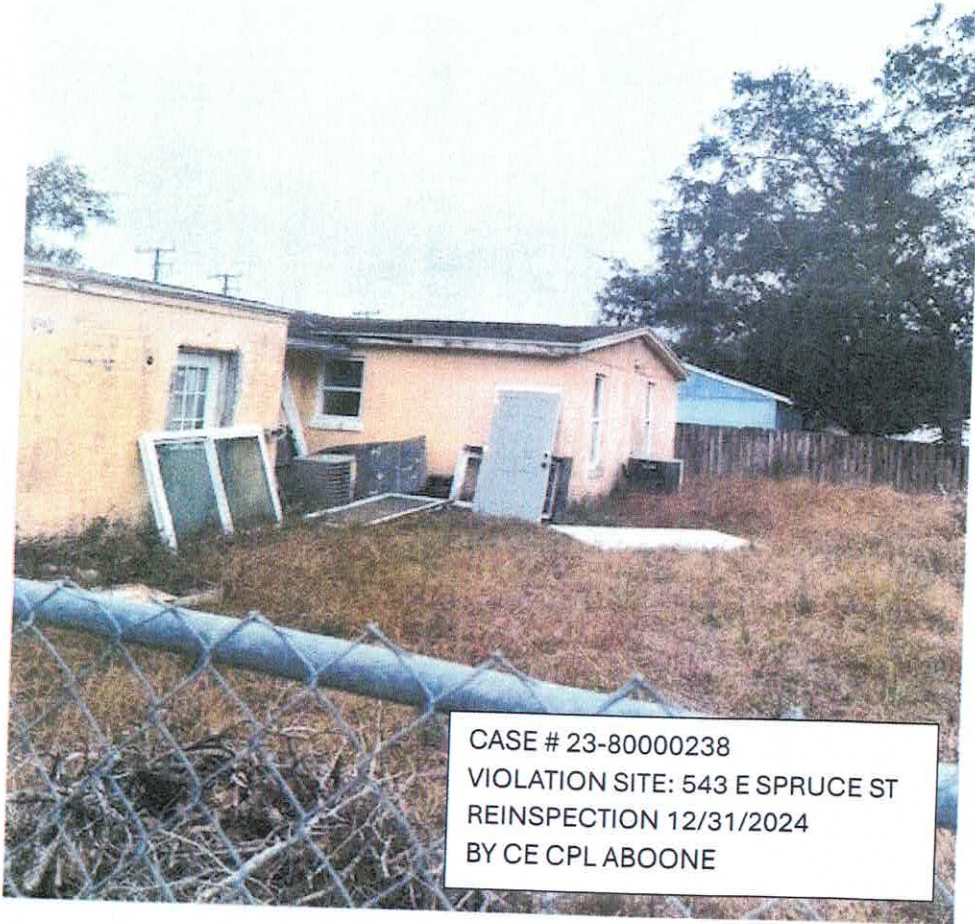
Sent: Tuesday, December 31, 2024 11:01 AM

To: Anthony Boone <aboone@tspd.us>

Subject:







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

From: Michael Rolleston <mrolleston@tspd.us>

Sent: Tuesday, March 4, 2025 1:44 PM

To: Hnou Lee <hlee@tspd.us>

Subject: 543 e spruce st

The property has not been improved. A window is now broken and the rest of the debris is still there. We will submit an affidavit of non compliance to the code board.



CASE # 23-8000238

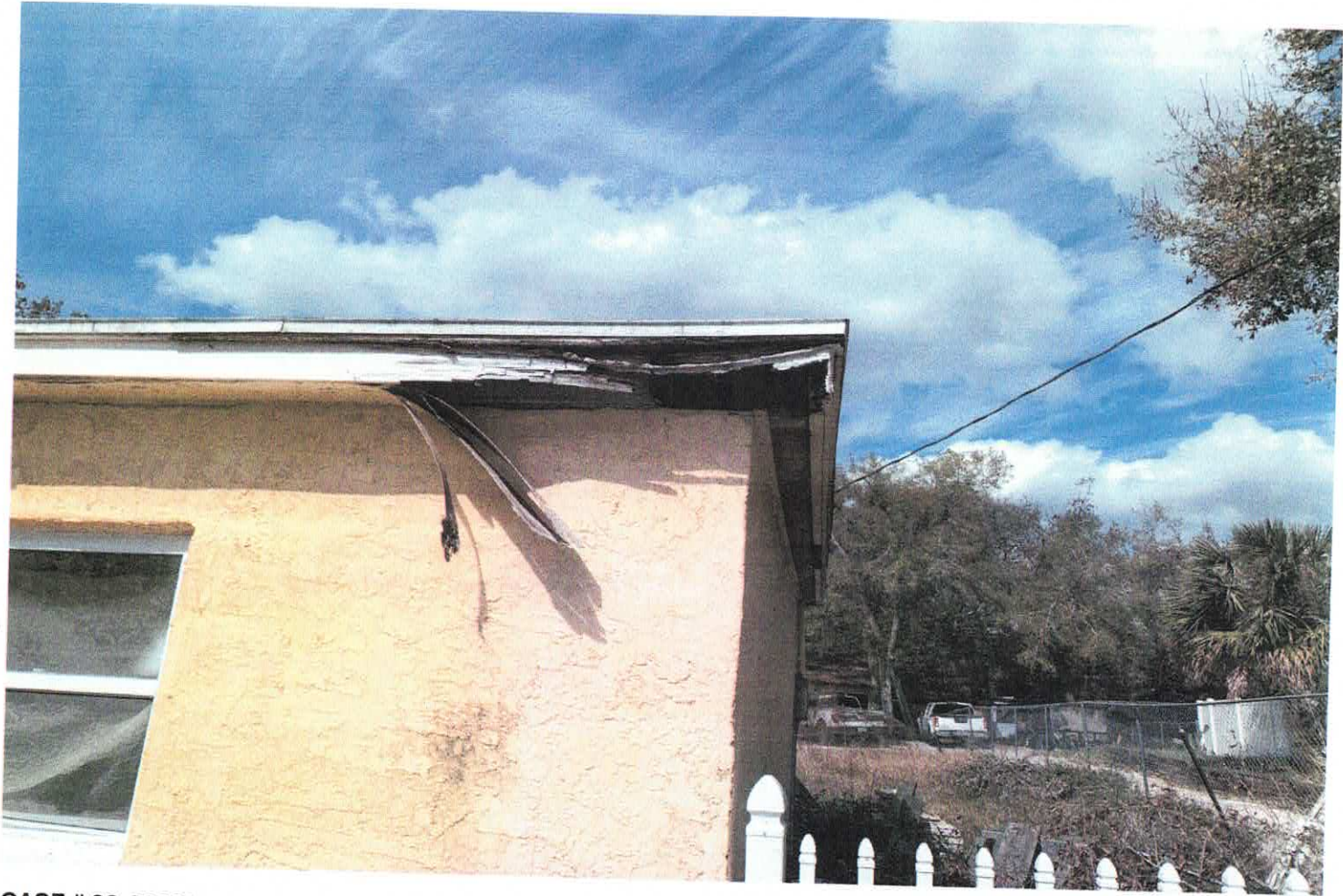
SITE: 543 E SPRUCE ST TARPON SPRING FL 34689

REINSPECTION 3/4/2025 BY CEO MROLLESTON





CASE # 23-8000238
SITE: 543 E SPRUCE ST TARPON SPRING FL 34689
REINSPECTION 3/4/2025 BY CEO MROLLESTON



CASE # 23-80000238
SITE: 543 E SPRUCE ST TARPON SPRING FL 34689
REINSPECTION 3/4/2025 BY CEO MROLLESTON



CASE # 23-80000238
SITE: 543 E SPRUCE ST TARPON SPRING FL 34689
REINSPECTION 3/4/2025 BY CEO MROLLESTON