



# 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, APRIL 10, 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

1. Since April 1, 2025, the release of the agenda for code board hearing on April 10, 2025, the following are cases that have been added to the agenda.

C-2 Case # 24-80000355

C-3 Case # 16-80000372

C-4 Case # 21-80000394

### NEW BUSINESS

2. **C-1 Case # 25-80000436**

Estudio Kohon USA, LLC  
218 N. Pinellas Ave.  
Tarpon Springs, FL 34689  
PID:12-27-15-60228-000-0050

#### **Violation(s):**

212.00 - BUILDING PERMIT

105.1 - FLORIDA BUILDING CODE

### 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

3. **C-2 Case # 24-80000355**

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

**Violation(s):**

NFPA 101, LIFE SAFETY CODE

**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.

4. **C-3 Case # 16-80000372**

Brandon T. Smith-Gillespie  
David I. Smith-Gillespie  
1145 Riveredge Dr.  
Tarpon Springs, FL 34689  
PID 06-27-16-75861-000-1490

**Violation(s):**

IPMC 303.1 - SWIMMING POOL/SPA/HOT TUB  
IPMC 9-1 - PROPERTY MAINTENANCE CODE

**Fines Due:**

**\$305,644.25** (Daily fine \$100.00 as of 11/29/2016 - April 10, 2025, and other admin fees)

5. **C-4 Case # 21-80000394**

Brandon T. Smith-Gillespie  
David I. Smith-Gillespie  
1145 Riveredge Dr.  
Tarpon Springs, FL 34689  
PID 06-27-16-75861-000-1490

**Violation(s):**

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.  
8-52 - PROHIBITIONS.  
IPMC 303.2 - SWIM POOL ENCLOSURE

**Fines Due:**

**\$33,887.46** (Daily fine \$50.00 as of 9/10/2021 - April 10, 2025, and other admin fees)

**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.

6. **C-5 Case # 25-80000394**

Victoria L. Kearney  
Janet R Bridges

705 Bayshore Dr.  
Tarpon Springs, FL 34689  
PID 11-27-15-27612-002-0020

**Violation(s):**

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.  
8-41. - NUISANCE CONDITIONS

**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 May 8, 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](mailto: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](mailto:TarponCode@tspd.us)



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



ADDENDUM  
Code Enforcement Board Hearing  
Thursday April 10, 2025, at 2:00 p.m.

Since April 1, 2025, the release of the agenda for code board hearing on April 10, 2025, the following are cases that have been added to the agenda.

**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-2            Case # 24-80000355

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

**AFFIDAVITS OF COMPLIANCE (WITH FINES DUE)**

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

C-3            Case # 16-80000372

Brandon T. Smith-Gillespie  
David I. Smith-Gillespie  
1145 Riveredge Dr.  
Tarpon Springs, FL 34689  
PID 06-27-16-75861-000-1490

C-4            Case # 21-80000394

Brandon T. Smith-Gillespie  
David I. Smith-Gillespie  
1145 Riveredge Dr.  
Tarpon Springs, FL 34689  
PID 06-27-16-75861-000-1490

**NEW BUSINESS – First Orders**

**C-1 Case # 25-80000436**

Estudio Kohon USA, LLC  
218 N. Pinellas Ave.  
Tarpon Springs, FL 34689  
PID:12-27-15-60228-000-0050

**Violation(s):** 212.00 - BUILDING PERMIT  
105.1 - FLORIDA BUILDING CODE

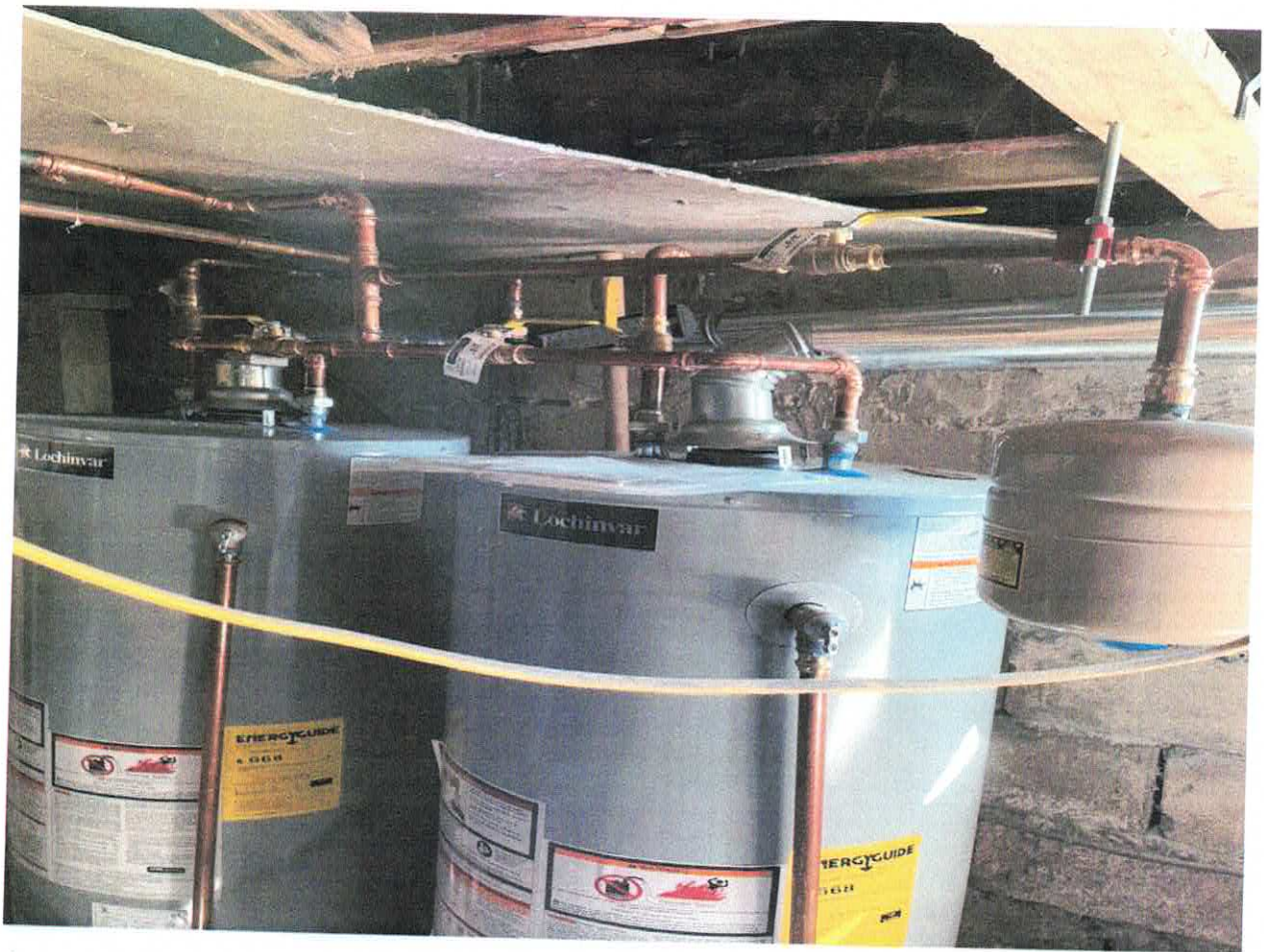
**EXHIBIT A:** Photo(s)

**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 correspondences



CASE # 25-80000436  
SITE: 218 N PINELLAS AVE., TARPON SPRINGS, FL 34689  
INITIAL INSPECTION: 2/26/2025 BY BUILDING OFFICIAL





# 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: 25-80000436**

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 **2/26/2025** at the property located at the following address: **218 N Pinellas AVE (12-27-15-60228-000-0050)**. 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 are unpermitted water heaters installed in the property.

**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](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 **3/17/2025**. This property will be re-inspected on **3/18/2025** 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](mailto: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"

tabbies	<b>EXHIBIT</b>
	<b>B</b>

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## VIOLATION DETAIL

CASE NUMBER                    25-80000436  
PROPERTY ADDRESS            218 N PINELLAS AVE TARPON SPRINGS, FL 34689

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**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 105.1 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"



## CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

### NOTICE OF HEARING AND STATEMENT OF VIOLATION

Date: March 31, 2025

Via Certified Mail

**Case Number:** 25-80000436

**Property Owner:** Estudio Kohon USA LLC

**Owner Address:** 1100 Cleveland St., Apt. 106, Clearwater, FL 33755-4800

**Violation Property Located:** 218 N Pinellas Ave., Tarpon Springs, FL 34689

**Parcel ID:** 12-27-15-60228-000-0050

You are receiving this Notice of Hearing because public records indicate that you own the above referenced property. You were issued a Notice of Violation on **February 27, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **March 17, 2025**. A re-inspection of the subject property on **March 18, 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 25-80000436 on April 10, 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 PERMIT

#### 105.1 FLORIDA BUILDING CODE

You are hereby advised that if the violation(s) identified above are corrected and then reoccur or if the violation(s) are not corrected by the time specified for correction in the Notice of Violation issued on **February 27, 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.



# Tarpon Springs Police Department

## Code Enforcement Division

*"Building a Better Future through Excellence in Policing"*



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

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

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

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

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

Certified Mail Receipt Tracking Number: **7022 2410 0001 1136 7229**



# 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: 25-80000436

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 218 N. 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 \_\_\_\_\_ who was located at: \_\_\_\_\_

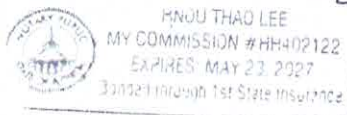
FURTHER AFFIANT SAYETH NAUGHT.

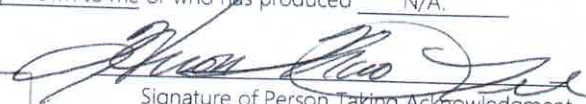
  
CODE ENFORCEMENT OFFICER SIGNATURE

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: 25-80000436

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 March 31 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: 218 N. 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 31st day of March 2025, by CE Officer Michael Rolleston, who is personally known to me or who has produced \_\_\_\_\_ N/A.



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:



Parcel Summary (as of 27-Feb-2025)

Parcel Map

Parcel Number

**12-27-15-60228-000-0050**

Owner Name

ESTUDIO KOHON USA LLC

Property Use

0311 Apartments (10 - 49 units)

Site Address

218 N PINELLAS AVE  
TARPON SPRINGS, FL 34689

Mailing Address

1100 CLEVELAND ST APT 106  
CLEARWATER, FL 33755-4800

Legal Description

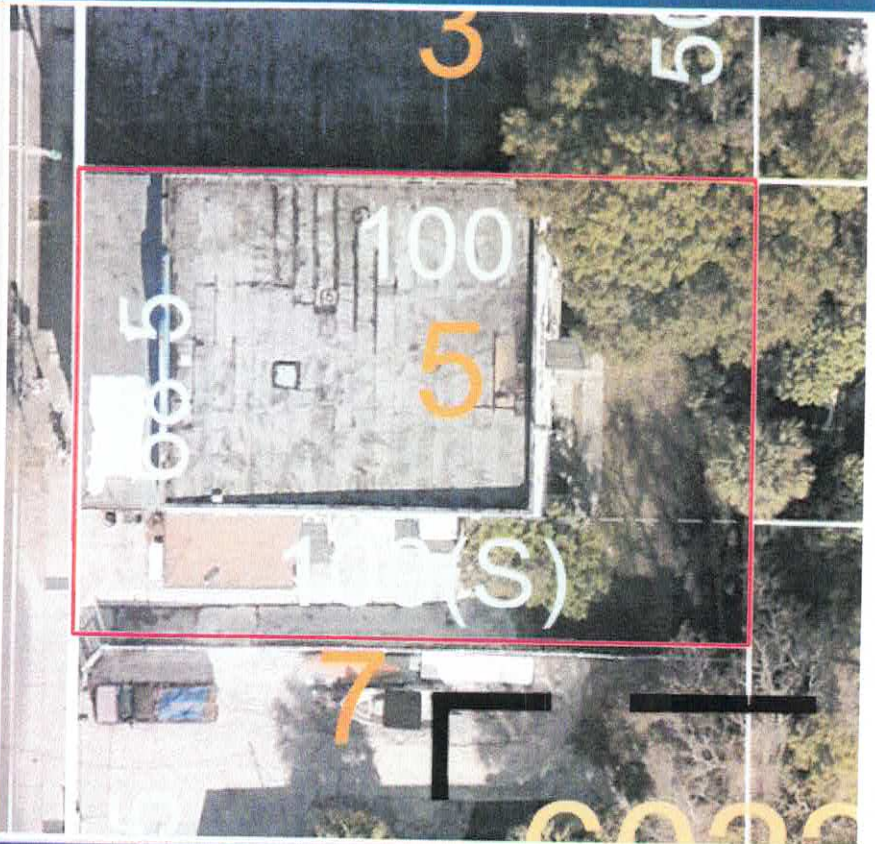
NOBLITT'S, G.E. LOT 5 AND N 18.5FT OF LOT 7

Current Tax District

TARPON SPRINGS (TS)

Year Built

1925



Heated SF	Gross SF	Living Units	Buildings
6,350	6,350	12	1

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
22818/2629	Find Comps	274.01	C	Current FEMA Maps	Check for EC	Zoning Map	H3/27

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000

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	\$965,000	\$965,000	\$965,000	\$965,000	\$965,000
2022	N	\$940,000	\$940,000	\$940,000	\$940,000	\$940,000
2021	N	\$570,000	\$500,500	\$500,500	\$570,000	\$500,500
2020	N	\$455,000	\$455,000	\$455,000	\$455,000	\$455,000
2019	N	\$375,000	\$360,800	\$360,800	\$375,000	\$375,000





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

Tax Bill	2024 Millage Rate	Tax District
<a href="#">View 2024 Tax Bill</a>	18.4331	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-Jun-2024	\$700,000	Q	I	MOONDREAMS INVESTMENTS LLC	ESTUDIO KOHON USA LLC	22818/2629
22-Jul-2021	\$1,095,000	Q	I	WC ASSETS LLC	MOONDREAMS INVESTMENTS LLC INC	21649/1432
20-Dec-2019	\$548,500	Q	I	OLYMPIC INVESTMENTS GROUP LLC	WC ASSETS LLC	20820/1916
01-Jun-2005	\$500,000	U	I	TZARAS DEMITRIOS N	OLYMPIC INVESTMENTS GROUP LLC	14349/0935
22-Feb-1993	\$60,000	U	I	MIHELIOS ROSE	TZARAS, DIMITRIOS	08184/0238

2024 Land Information

Land Area:  $\cong$  6,856 sf |  $\cong$  0.15 acres

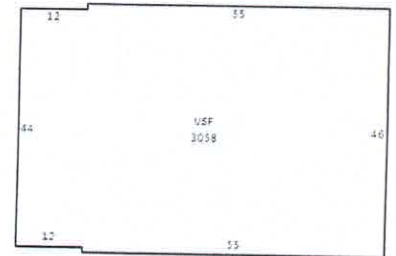
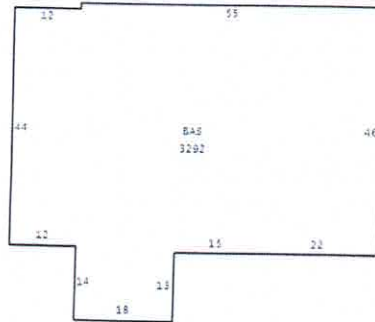
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam 10+ Units	69x100	\$26	6,900	SF	1.0000	\$179,400

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	3,292	3,292
Floor System	Wood W/O Sub Floor	Upper Story (USF)	3,058	3,058
Exterior Walls	Concrete Blk/Stucco	<b>Total Area SF</b>	<b>6,350</b>	<b>6,350</b>
Unit Stories	2			
Roof Frame	Flat			
Living Units	12			
Roof Cover	Built Up/Composition			
Year Built	1925			
Building Type	Multiple Res. Apts. < 4 Stories Non-Res			
Quality	Average			
Floor Finish	Pine/Soft Wood			
Interior Finish	Dry Wall			
Cooling	None			
Fixtures	36			
Effective Age	37			



2024 Extra Features

Description	Value/Unit	Units	Total Value as of	Depreciated Value	Year
SHED	\$40.00	168.0	\$6,720	\$2,688	1925

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
<a href="#">17-00001523</a>	MISCELLANEOUS	06/15/2017	\$500

**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](http://pinellastaxcollector.gov)

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

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$15926.20			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R126678		TS

ESTUDIO KOHON USA LLC  
1100 CLEVELAND ST APT 106  
CLEARWATER, FL 33755-4800

PARCEL NO.: 12/27/15/60228/000/0050  
SITE ADDRESS: 218 N PINELLAS AVE, TARPON SPRINGS  
PLAT: H3 PAGE: 27  
LEGAL:  
NOBLITT'S, G.E.  
LOT 5 AND N 18.5FT OF LOT  
7

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	900,000	0	900,000	4,135.23
HEALTH DEPARTMENT	0.0713	900,000	0	900,000	64.17
EMS	0.8050	900,000	0	900,000	724.50
SCHOOL-STATE LAW	3.0740	900,000	0	900,000	2,766.60
SCHOOL-LOCAL BD.	2.7480	900,000	0	900,000	2,473.20
TARPON SPRINGS	5.3700	900,000	0	900,000	4,833.00
SW FLA WTR MGMT.	0.1909	900,000	0	900,000	171.81
PINELLAS COUNTY PLN.CNCL.	0.0200	900,000	0	900,000	18.00
JUVENILE WELFARE BOARD	0.8250	900,000	0	900,000	742.50
SUNCOAST TRANSIT AUTHORITY	0.7342	900,000	0	900,000	660.78
<b>TOTAL MILLAGE</b>	<b>18.4331</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$16,589.79</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$16,589.79</b>
--	---	--------------------

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**

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Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

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ESTUDIO KOHON USA LLC  
1100 CLEVELAND ST APT 106  
CLEARWATER, FL 33755-4800

PARCEL NO.: 12/27/15/60228/000/0050  
SITE ADDRESS: 218 N PINELLAS AVE, TARPON SPRINGS  
PLAT: H3 PAGE: 27  
LEGAL:  
NOBLITT'S, G.E.  
LOT 5 AND N 18.5FT OF LOT  
7

Duplicate N/A 02/27/2025

Paid 11/12/2024 Receipt # 1665-24-TAX-022249\$15,926.20

**From:** Michael Rolleston <mrollestc@tspd.us>

**Sent:** Wednesday, February 26, 2025 3:04 PM

**To:** Hnou Lee <hlee@tspd.us>

**Subject:** FW: 218 N Pinellas Ave. No permit for two new water heaters. Please start a code case.

Please open a case for this property. Unpermitted work.

**MICHAEL ROLLESTON**  
CODE ENFORCEMENT OFFICER

**TARPON SPRINGS POLICE DEPARTMENT**

*"Building a Better Future through Excellence in Policing"*

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

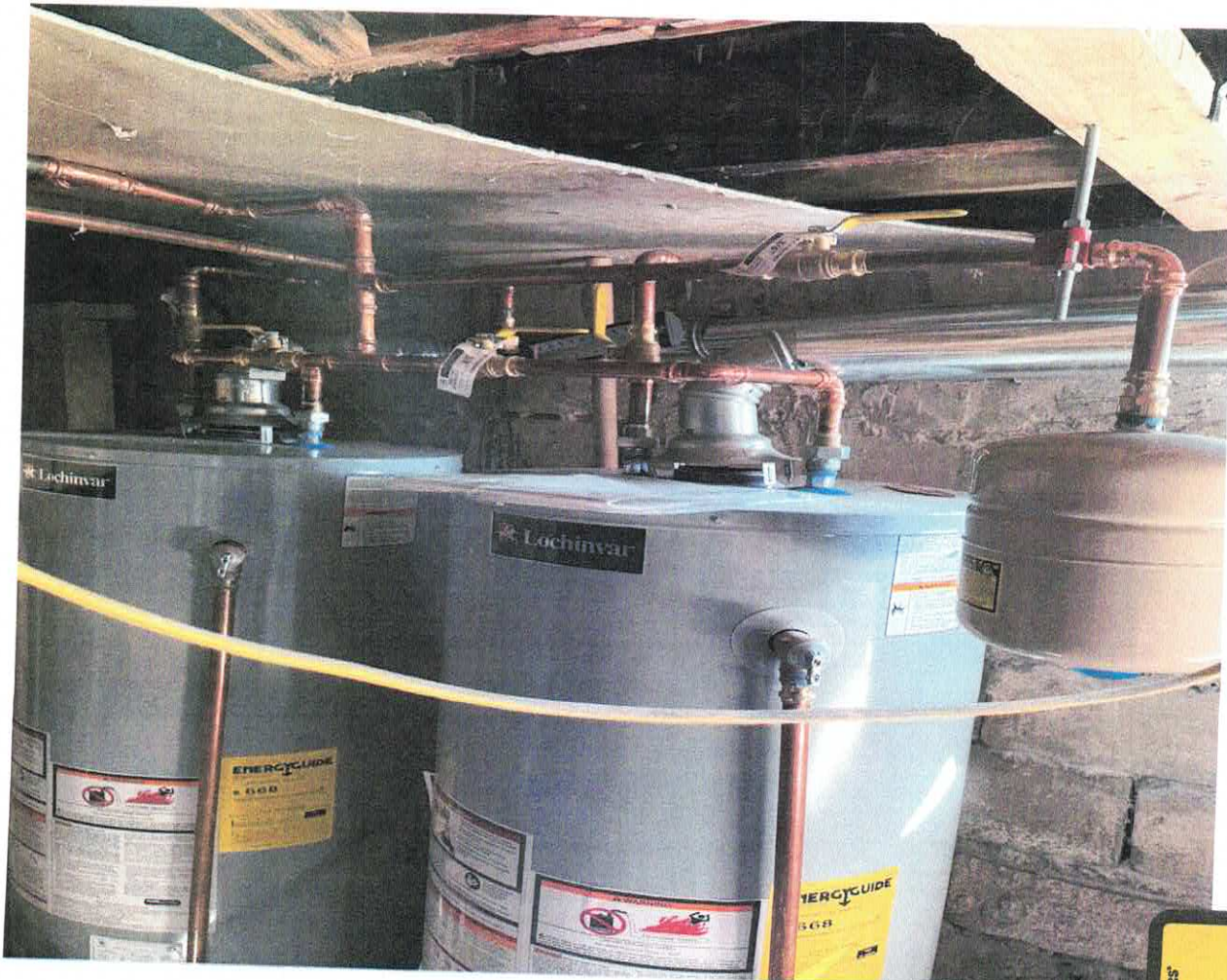
Please Note: The State of Florida has a very broad public records law under chapter 119. Most written material to or from City officials regarding City business are public records and available to the public or media upon request. Your e-mail communications and/or e-mail attachments may be subject to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

**From:** Allen Riggs <ariggs@ctsfl.us>

**Sent:** Wednesday, February 26, 2025 2:41 PM

**To:** Michael Rolleston <mrolleston@tspd.us>

**Subject:** 218 N Pinellas Ave. No permit for two new water heaters. Please start a code case.



**From:** Hnou Lee <hlee@tspd.us>  
**Sent:** Thursday, February 27, 2025 8:23 AM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** 218 N PINELLAS AVE - CASE # 25-80000436 OPENED 2/27/2025

Thank you, a case has been opened for the violation site at **218 N PINELLAS AVE**. Your email and photo has been uploaded to the **CASE 25-80000436** in NaviLine.

The chart below is a quick reference for the case

<b>CASE # 25-80000436 OPENED 2/27/2025</b>
<b>VIOLATION SITE: 218 N PINELLAS AVE TARPON SPRINGS, FL 34689</b>
<b>Parcel ID:12-27-15-60228-000-0050 TAX DISTRICT: TS HOMESTEAD: Y/N</b>
<b>Property Owner(s):ESTUDIO KOHON USA LLC</b>
<b>MAILING ADDRESS:1100 CLEVELAND ST APT 106 CLEARWATER, FL 33755-4800</b>
<b>Contact Info:</b>
<b>PCPA:X PCRT:X</b>
<b>COMPLAINANT: BUILDING OFFICIAL DATE: 2/26/2025</b>
<b>ADDRESS: OTHER CITY DEPARTMENT PH #: E-MAIL:</b>
<b>CITIZEN COMPLAINT(S):218 N Pinellas Ave. No permit for two new water heaters.</b>
<b>INITIAL INSPECTION: 2/26/2025 BY CEO MROLLESTON</b>
<b>PHOTO(S): 2/26/2025</b>

**CASE # 25- 80000436**  
**218 N PINELLAS AVE**  
**TARPON SPRINGS, FL 34689**

Courtesy Letter Notice \_\_\_\_\_  
 Snail Mail \_\_\_\_\_

Notice Of Violation 2/272025  
 Certified Mail Receipt X Snail Mail X  
 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 \_\_\_\_\_ RCVD: \_\_\_\_\_

**MAIL TO:**

**ESTUDIO KOHON USA LLC**  
**1100 CLEVELAND ST APT 106**  
**CLEARWATER, FL 33755-4800**

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

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Postmark Here **2-27-2025**

**ESTUDIO KOHON USA LLC**  
**1100 CLEVELAND ST APT 106**  
**CLEARWATER, FL 33755-4800**  
**NOV 25-80000436**

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature   <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>L Kohon</u></p> <p>C. Date of Delivery <u>3-1-25</u></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><b>MAR 04 2025</b></p>
<p>1. Article Addressed to:</p> <p><b>ESTUDIO KOHON USA LLC</b>  <b>1100 CLEVELAND ST APT 106</b>  <b>CLEARWATER, FL 33755-4800</b>  <b>NOV 25-80000436</b></p> <p>9590 9402 7764 2152 1645 84</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery over \$500</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>7022 2410 0001 1136 7113</p>	

**Hnou Lee**

---

**From:** Michael Rolleston  
**Sent:** Monday, March 17, 2025 8:15 AM  
**To:** alexei mendoza  
**Cc:** Hnou Lee  
**Subject:** RE: NOV CASE# 25-80000436

I will changes the date to 3/31/25. Thank you for reaching out.



**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:** alexei mendoza <alexei2008us@live.com>  
**Sent:** Saturday, March 15, 2025 5:06 PM  
**To:** All Police Code Enforcement <alltspdcodeenf@tspd.us>  
**Subject:** NOV CASE# 25-80000436

**Warning: Unusual sender** <[alexei2008us@live.com](mailto:alexei2008us@live.com)>

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

Please find attached a written request for an extension regarding case **#25-80000436**.

Thank you,


**Alex Mendoza**  
  
**General Contractors**  
**CGC1520531**  
**(813) 516 0541**

**Hnou Lee**


---

**From:** Michael Rolleston  
**Sent:** Thursday, March 27, 2025 11:20 AM  
**To:** Hnou Lee  
**Subject:** FW: 218 N Pinellas Ave all the grass is gone  
**Categories:** Red Category

Please open a case for this property.




**MICHAEL ROLLESTON**  
CODE ENFORCEMENT OFFICER



**TARPON SPRINGS**  
POLICE DEPARTMENT

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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:** Keith Meade <kmeade@ctsfl.us>  
**Sent:** Thursday, March 27, 2025 11:18 AM  
**To:** Patricia McNeese <pmcneese@ctsfl.us>; Shannon Brewer <sbrewer@ctsfl.us>; David Gilson <dgilson@ctsfl.us>; Allie Keen <AKeen@ctsfl.us>  
**Cc:** Michael Rolleston <mrolleston@tspd.us>  
**Subject:** RE: 218 N Pinellas Ave all the grass is gone

Thank you Pat. Please have Mike start a code case on this. Since the work is already done, a stop work order is not necessary.



**Keith Meade CFM  
Deputy Building Official**

## Building Development Department

*Utilizing teamwork and technology today to build a better and safer tomorrow*

324 East Pine Street  
Tarpon Springs, FL 34689  
727-942-5604 - Office  
kmeade@ctsfl.us



*FOR ALL BUILDING DEPARTMENT RELATED INFORMATION - <https://www.ctsfl.us/building-development-department/>*

Please note: Florida has a very liberal public records law. Most written communications to or from local officials regarding city business are public record available to the public upon request. Your e-mail communications may be subject to public disclosure.

**From:** Patricia McNeese <[pmcneese@ctsfl.us](mailto:pmcneese@ctsfl.us)>

**Sent:** Thursday, March 27, 2025 10:04 AM

**To:** Shannon Brewer <[sbrewer@ctsfl.us](mailto:sbrewer@ctsfl.us)>; David Gilson <[dgilson@ctsfl.us](mailto:dgilson@ctsfl.us)>; Keith Meade <[kmeade@ctsfl.us](mailto:kmeade@ctsfl.us)>; Allie Keen <[AKeen@ctsfl.us](mailto:AKeen@ctsfl.us)>

**Subject:** RE: 218 N Pinellas Ave all the grass is gone

This was also in TRC under review for short term rental. The applicant has not moved forward with that since the last round of TRC comments. Part of the request was to pave and establish parking behind the building.

This was done without permits. Since they have two active applications and permits in here (see list below), may we proceed with either stop work/code enforcement or both, as applicable?

Dave/Keith/Allie, Let us know how you want to proceed. The paving was not in the scope of work for any of the permits listed below. If you agree, this would be the item Mike would cite them for:

- #25-116 after the fact, for repair of damaged piers, door changeout, stucco repair
- #25-493 gas
- #25-773 plumbing
- #24.88 TRC – conditional use for short term rentals (open/active application, not yet approved).

This property is for sale.

Thanks all! Let me know how you want to proceed. -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](mailto:pmcneese@ctsfl.us)

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

---

**From:** Shannon Brewer <[sbrewer@ctsfl.us](mailto:sbrewer@ctsfl.us)>  
**Sent:** Thursday, March 27, 2025 8:05 AM  
**To:** David Gilson <[dgilson@ctsfl.us](mailto:dgilson@ctsfl.us)>; Keith Meade <[kmeade@ctsfl.us](mailto:kmeade@ctsfl.us)>; Patricia McNeese <[pmcneese@ctsfl.us](mailto:pmcneese@ctsfl.us)>  
**Subject:** FW: 218 N Pinellas Ave all the grass is gone

While out on inspection, I saw this green space was paved behind 218 N Pinellas. This is in the Smart Code area. Is this much paving allowed? I see that the commercial remodel permit has not been reviewed since December.

Please advise.

Thank you,  
Shannon Brewer

**City of Tarpon Springs**



**Shannon Brewer, CFM**  
**ISA Certified Municipal Specialist**

**Building Development Department**

*Utilizing teamwork and technology today to build a better and safer tomorrow*

324 East Pine Street  
Tarpon Springs, FL 34689  
727-942-5617 x 2265 – Office  
727-916-2285 — Cell



Shannon Brewer  
FL-9221AM  
TRAQ PPQ

FOR ALL BUILDING DEPARTMENT RELATED INFORMATION - <https://www.ctsfl.us/building-development-department/>

FIND AN ARBORIST OR VERIFY A CREDENTIAL— <https://www.treesaregood.org/findanarborist>

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public record available to the public upon request. Your e-mail communications may be subject to public disclosure.





**CASE # 25- 80000436**  
**218 N 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) 3/31/2025  
 Certified Mail Receipt X  
 Green Signature Card X RCVD: \_\_\_\_\_

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

**MAIL TO:**

**SFR ACQUISITIONS 1 LLC**  
**120 S RIVERSIDE PLZ STE 2000**  
**CHICAGO, IL 60606-6995**  
**NOV25-80000470**

RCVD

7022 2410 0001 1136 7229

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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 \$ _____	
<b>ESTUDIO KOHON USA LLC</b> <b>1100 CLEVELAND ST APT 106</b> <b>CLEARWATER, FL 33755-4800</b> <b>NOH25-80000436</b>	

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p><b>ESTUDIO KOHON USA LLC</b>  <b>1100 CLEVELAND ST APT 106</b>  <b>CLEARWATER, FL 33755-4800</b>  <b>NOH25-80000436</b></p> <p>9590 9402 7938 2305 4626 90</p> <p>2. Article Number (Transfer from service label)</p> <p>7022 2410 0001 1136 7229</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature  <input checked="" type="checkbox"/> <b>RECEIVED</b> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received By (Printed Name) _____ C. Date of Delivery <u>4-3-25</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p> <p style="text-align: center;"><b>TARPON SPRINGS</b>  <b>CODE ENFORCEMENT</b></p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table> <p><input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery over \$500</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	
<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													

**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-2 Case # 24-80000355

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

**Violation(s):** NFPA 101, LIFE SAFETY CODE



# 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 25-80000355 in which violations of City code identified on the property located at 199 Grand Blvd., Tarpon Springs, FL 34689 also described as Parcel ID 12-27-15-77760-000-0018 (hereinafter the "Property" ).
4. That on **March 14, 2025**, I inspected the Property to determine whether compliance with NFPA 101, LIFE SAFETY CODE, had been achieved on or before **March 14, 2025**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **March 14, 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 7<sup>th</sup> day of April, 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

**AFFIDAVITS OF COMPLIANCE (WITH FINES DUE)**

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

**C-3 Case # 16-80000372**

Brandon T. Smith-Gillespie  
David I. Smith-Gillespie  
1145 Riveredge Dr.  
Tarpon Springs, FL 34689  
PID 06-27-16-75861-000-1490

**Violation(s):** IPMC 303.1 - SWIMMING POOL/SPA/HOT TUB  
IPMC 9-1 - PROPERTY MAINTENANCE CODE

**Fines Due:** \$305,644.25 (Daily fine \$100.00 as of 11/29/2016 - April 10, 2025, and other admin fees)



# 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 COMPLIANCE**

STATE OF FLORIDA  
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 16-80000372 in which violations of City code identified on the property located at 1145 Riveredge Dr., Tarpon Springs, FL 34689, also described as 06-27-16-75861-000-1490 (hereinafter the "Property" ).
4. That on October 15, 2024, I inspected the Property to determine whether compliance with IPMC 303.1, and IPMC 9-1 had been achieved on or before October 15, 2024 as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on October 15, 2024, it was determined to be in compliance.

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

Code Enforcement Supervisor Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 8th day of April 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

  
Signature of Person Taking Acknowledgment

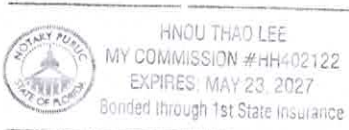
Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title

(NOTARY SEAL)



**AFFIDAVITS OF COMPLIANCE (WITH FINES DUE)**

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

C-4 Case # 21-80000394

Brandon T. Smith-Gillespie  
David I. Smith-Gillespie  
1145 Riveredge Dr.  
Tarpon Springs, FL 34689  
PID 06-27-16-75861-000-1490

**Violation(s):** 8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.  
8-52 - PROHIBITIONS.  
IPMC 303.2 - SWIM POOL ENCLOSURE

**Fines Due:** **\$33,887.46** (Daily fine \$50.00 as of 9/10/2021 - April 10, 2025, and other admin fees)



# Tarpon Springs Police Department Code Enforcement Division

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

STATE OF FLORIDA  
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 21-80000394 in which violations of City code identified on the property located at 1145 Riveredge Dr., Tarpon Springs, FL 34689, also described as 06-27-16-75861-000-1490 (hereinafter the "Property" ).
4. That on October 15, 2024, I inspected the Property to determine whether compliance with 8-40, 8-52, and IPMC 303.2, had been achieved on or before October 15, 2024, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on October 15, 2024, it was determined to be in compliance.

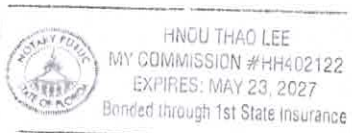
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
FURTHER AFFIANT SAYETH NAUGHT.

Code Enforcement Supervisor Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 8th day of April 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

**CONSENT (AFFIDAVITS OF COMPLIANCE WITH NO FINES DUE)**

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

**C-5 Case # 25-80000394**

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

**Violations:** 8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.  
8-41. - NUISANCE CONDITIONS



# Tarpon Springs Police Department Code Enforcement Division

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

STATE OF FLORIDA  
COUNTY OF PINELLAS

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

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 25-80000394 in which violations of City code identified on the property located at 705 Bayshore Dr., Tarpon Springs, FL 34689, also described as 11-27-15-27612-002-0020 (hereinafter the "Property" ).
4. That on March 20, 2025, I inspected the Property to determine whether compliance with 8-40 and 8-41, had been achieved on or before April 16, 2025, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on March 20, 2025, it was determined to be in compliance.

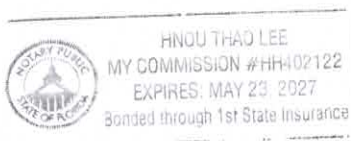
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHER AFFIANT SAYETH NAUGHT.

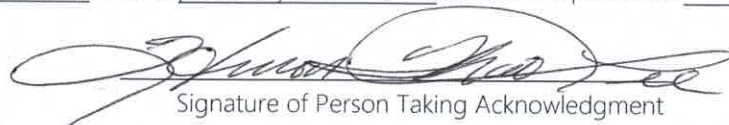
  
Code Enforcement Supervisor Signature

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 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