



# 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, MAY 8, 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

**NEW BUSINESS**

1. **C-1 Case # 25-80000431**

Fred Gonzalez  
Ileana N. Gonzalez  
300 Leafwood Rd.  
Tarpon Springs, FL 34689  
Parcel ID: 24-27-15-62933-002-0410

**Violation(s):**  
**36.03 FENCES, WALLS, AND HEDGES**

2. **C-2 Case # 25-80000471**

Home SFR Borrower IV, LLC  
1400 Poinsettia Ave.  
Tarpon Springs, FL 34689  
Parcel ID: 11-27-15-88254-000-0250

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

3. **C-3 Case # 25-80000476**

Michael Bruce Marlowe  
Michelle E. Marlowe  
1019 S. Florida Ave.  
Tarpon Springs, FL 34689  
Parcel ID: 14-27-15-00000-330-0900

**Violation(s):**

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

**8-41. - NUISANCE CONDITIONS**

**AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS**

The Respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board. There are fines currently running. Request the Code Enforcement Board to accept the Affidavits of Non-Compliance There are no Affidavits of Non- Compliance and Second Orders for this Code Board Hearing

**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 Affidavits of Compliance to be accepted at this time.

**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 Affidavits of Compliance to be accepted at this time.

**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 requesting a 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 June 12, 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)

**NEW BUSINESS – First Orders**

C-1 Case # 25-80000431

Fred Gonzalez  
Ileana N. Gonzalez  
300 Leafwood Rd.  
Tarpon Springs, FL 34689  
Parcel ID: 24-27-15-62933-002-0410

**Violation(s):** 36.03 FENCES, WALLS, AND HEDGES

**EXHIBIT A:** Photo(s)

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

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

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

**EXHIBIT E:** Emails and other communication correspondences



CASE # 25-80000431  
SITE: 300 LEAFWOOD RD TARPON SPRINGS, FL 34689  
INITIAL INSPECTION: 2/25/2025 BY CEO MROLLESTON





CASE # 25-80000431

SITE: 300 LEAFWOOD RD TARPON SPRINGS, FL 34689

INITIAL INSPECTION: 2/25/2025 BY CEO MROLLESTON



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## COURTESY LETTER NOTICE

**Date Issued: 2-26-2025**

**Case Number: 25-8000431**

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 **2/25/2025** at the property located at the following address: **300 Leafwood RD (24-27-15-62933-002-0410)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

### **36.03 FENCES, WALLS, AND HEDGES**

**DESCRIPTION:** The fence the property is that has become dilapidated beyond the point of bracing and repairs and is leaning over the sidewalk on the rear of the property.

**REMEDY:** Remove the fence (no permit required) if putting up a new fence, 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](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 Violation will be issued and you may be required to appear before the Code Enforcement Board or a Court of Competent Jurisdiction. The City of Tarpon Springs Code Enforcement Board may, under the provisions for Section 162.09 Florida Statutes, impose a fine, not to exceed \$250.00 for each day the violation continues past the date set for compliance. In the case of a repeat violation, the fine is not to exceed \$500.00 per day from the date of the initial inspection. Other administrative costs may be added as well. Failure to correct the violation(s) may result in a fine or legal action by the City of Tarpon Springs to abate the violation(s). The costs of any such action will be the responsibility of the person or entity cited for the violation(s). Failure to pay fines or costs assessed by the City of Tarpon Springs for violation of City codes may result in the recording of a lien or liens against the above referenced property in accordance with Chapter 162, Florida Statutes.

Please contact our office at (727) 937-0017 or via email at [alltspdcodeenf@tspd.us](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"





# 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: April 21, 2025

Via Certified Mail

**Case Number:** 25-80000431

**Property Owner:** Fred Gonzalez

Ileana N. Gonzalez

**Owner Address:** 300 Leafwood Rd., Tarpon Springs, FL 34689

**Violation Property Located:** 300 Leafwood Rd., Tarpon Springs, FL 34689

**Parcel ID:** 24-27-15-62933-002-0410

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 **March 31, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 21, 2025**. A re-inspection of the subject property on **April 21, 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 25-8000431 on May 8, 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:

#### **36.03 FENCES, WALLS, AND HEDGES**

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 **March 31, 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



# Tarpon Springs Police Department

## Code Enforcement Division

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



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 0410 0002 9761 1419**



# Tarpon Springs Police Department

## Code Enforcement Division

"Building a Better Future through Excellence in Policing"



### NOTICE OF VIOLATION

**Date Issued: 3-31-2025**

**Case Number: 25-80000431**

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 **3/31/2025** at the property located at the following address: **300 Leafwood RD (24-27-15-62933-002-0410)**. At that time, the Code Enforcement Officer identified the following violation(s) of Tarpon Springs City Codes:

#### **36.03 FENCES, WALLS, AND HEDGES**

**DESCRIPTION:** The fence the property is that has become dilapidated beyond the point of bracing and repairs and is leaning over the sidewalk on the rear of the property.

**REMEDY:** Remove the fence (no permit required) if putting up a new fence, 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](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 **4/21/2025**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

Please contact our office at (727) 937-0017 or via email at [alltspdcodeenf@tspd.us](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

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## VIOLATION DETAIL

CASE NUMBER 25-80000431  
PROPERTY ADDRESS 300 LEAFWOOD RD TARPON SPRINGS, FL 34689

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VIOLATION: **36.03 Fences, Walls, and Hedges.**

ORDINANCE DESCRIPTION:

**36.03 Fences, Walls, and Hedges.**

- (A) All fences, walls, and hedges shall conform to the requirements of this Code for visibility triangles. All permitted fences shall be located on the property of the applicant and not within any public right-of-way. For all corner lots, as defined in Section 241.00(A) of this Code, a fence may be constructed in the yard facing the street that is not the front yard of principal orientation for the structure, as provided for in this section.
- (B) In all residential districts no fence, wall, or hedge shall exceed four feet in height when located within the required front yard setback.
- (C) In all residential districts, no fence, hedge, or wall shall exceed six feet in height. The maximum height in agricultural, commercial and industrial districts shall be eight feet.
- (1) Exception: In residential districts, subdivision perimeter fences, hedges or walls may be a maximum of eight feet in height.
- (D) Barbed wire shall be limited to three strands at a minimum of six feet above the ground. Barbed wire may be used only on security fences or walls in agricultural, commercial and industrial districts, or accessory to any utility installation.
- (E) All fences shall be constructed so that the side of the fence facing or viewable from the public right-of-way or an adjoining property shall be the finished side of the fence in terms of materials and their treatment, with all support posts and stringers to be placed facing inward toward the applicant's property. A special permit to allow the finished side of a fence to face toward the applicant's property may be issued by the building official, when both of the following conditions have been met:
- (1) The subject fence is facing a parcel with an agricultural, commercial or industrial land use; and
- (2) Letters of no objection have been received from all landowners abutting the location of the subject fence.
- This provision shall not be subject to variance.
- (F) All chain link fences shall be installed with the pointed ends to the ground. No electrically charged fence shall be erected in the city.
- (G) No fences shall be allowed in any street right-of-way.

(H) All fences shall be maintained in a safe condition and shall not be allowed to become dilapidated.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-15-93; Am. Ord. 2003-31, passed 9-30-03; Am. Ord. 2006-05, passed 3-21-06)



# 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: 25-80000431

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 March 31, 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 300 Leafwood Rd., 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 31st day of March, 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)



HNOU THAO LEE  
MY COMMISSION #HH-07122  
EXPIRES: MAY 23, 2027  
Bonded through 1st State Insurance





# 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: 25-80000431

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

1. I am over 18 years of age.
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On \_\_\_\_\_, 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 April 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: 300 Leafwood Rd., 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 21st day of April 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 #HH702122  
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 25-Feb-2025)

Parcel Map

Parcel Number

24-27-15-62933-002-0410

Owner Name

GONZALEZ, FRED  
GONZALEZ, ILEANA N

Property Use

0110 Single Family Home

Site Address

300 LEAFWOOD RD  
TARPON SPRINGS, FL 34689

Mailing Address

300 LEAFWOOD RD  
TARPON SPRINGS, FL 34689-3812

Legal Description

OAKLEAF VILLAGE UNIT 2 BLK B, LOT 41

Current Tax District

TARPON SPRINGS (TS)

Year Built

1977



Living SF	Gross SF	Living Units	Buildings
2,222	3,146	1	1

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
20959/2066	\$495,100	274.04	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	75/40

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$420,934	\$363,279	\$363,279	\$420,934	\$363,279

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	\$380,504	\$330,254	\$330,254	\$380,504	\$330,254
2022	N	\$339,976	\$300,231	\$300,231	\$339,976	\$300,231
2021	N	\$272,937	\$272,937	\$272,937	\$272,937	\$272,937
2020	Y	\$260,690	\$159,156	\$109,156	\$134,156	\$109,156
2019	Y	\$239,168	\$155,578	\$105,578	\$130,578	\$105,578





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
06-Apr-2020	\$299,900	<u>Q</u>	I	CLOUTIER MICHAEL II	GONZALEZ FRED	20959/2066
14-Apr-2016	\$252,000	<u>Q</u>	I	PREMIER PINELLAS RESIDENTIAL LLC TRE	CLOUTIER MICHAEL II	19156/1990
22-Oct-2015	\$167,500	<u>U</u>	I	DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE	PREMIER PINELLAS RESIDENTIAL LLC TRUSTEE	18978/0284
04-Jun-2015	\$130,100	<u>U</u>	I	VAUGHN WAYNE L	DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE	18810/0408
11-Apr-2007	\$126,600	<u>U</u>	I	VAUGHN WAYNE L	VAUGHN, WAYNE L	15734/0860

2024 Land Information

Land Area:  $\cong$  10,206 sf |  $\cong$  0.23 acres

Frontage and/or View: None

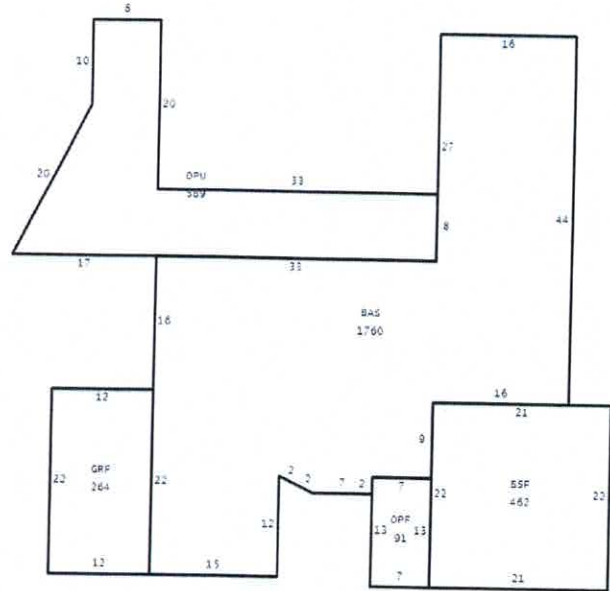
Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	91x113	\$1,800	91.00	FF	.9476	\$155,217

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1977
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Upgrade
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	10
Effective Age	30

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,760	1,760
Base Semi-finished (BSF)	462	462
Garage (GRF)	0	264
Open Porch (OPF)	0	91
Open Porch Unfinished (OPU)	0	569
<b>Total Area SF</b>	<b>2,222</b>	<b>3,146</b>



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ENCLOSURE	\$9.00	963.0	\$8,667	\$3,813	1977
PATIO/DECK	\$14.00	264.0	\$3,696	\$1,626	1977
PATIO/DECK	\$29.00	120.0	\$3,480	\$1,531	1998
POOL	\$55,000.00	1	\$55,000	\$24,200	1977

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
No Permits on Record.			

**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	\$6750.76			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R255665	* CL-0012322	TS

\* NATIONSTAR MTG LLC DBA MR. COOPER

GONZALEZ, FRED  
GONZALEZ, ILEANA N  
300 LEAFWOOD RD  
TARPON SPRINGS, FL 34689-3812

PARCEL NO.: 24/27/15/62933/002/0410  
SITE ADDRESS: 300 LEAFWOOD RD, TARPON SPRINGS  
PLAT: 75 PAGE: 40  
LEGAL:  
OAKLEAF VILLAGE UNIT 2  
BLK B, LOT 41

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	363,279	0	363,279	1,669.16
HEALTH DEPARTMENT	0.0713	363,279	0	363,279	25.90
EMS	0.8050	363,279	0	363,279	292.44
SCHOOL-STATE LAW	3.0740	420,934	0	420,934	1,293.95
SCHOOL-LOCAL BD.	2.7480	420,934	0	420,934	1,156.73
TARPON SPRINGS	5.3700	363,279	0	363,279	1,950.81
SW FLA WTR MGMT.	0.1909	363,279	0	363,279	69.35
PINELLAS COUNTY PLN.CNCL.	0.0200	363,279	0	363,279	7.27
JUVENILE WELFARE BOARD	0.8250	363,279	0	363,279	299.71
SUNCOAST TRANSIT AUTHORITY	0.7342	363,279	0	363,279	266.72
<b>TOTAL MILLAGE 18.4331</b>					<b>GROSS AD VALOREM TAXES \$7,032.04</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS \$0.00	
<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	
<b>COMBINED GROSS TAXES AND ASSESSMENTS \$7,032.04</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**

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	\$6750.76			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
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\* NATIONSTAR MTG LLC DBA MR. COOPER

GONZALEZ, FRED  
GONZALEZ, ILEANA N  
300 LEAFWOOD RD  
TARPON SPRINGS, FL 34689-3812

PARCEL NO.: 24/27/15/62933/002/0410  
SITE ADDRESS: 300 LEAFWOOD RD, TARPON SPRINGS  
PLAT: 75 PAGE: 40  
LEGAL:  
OAKLEAF VILLAGE UNIT 2  
BLK B, LOT 41

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

**Sent:** Tuesday, February 25, 2025 12:00 PM

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

**Subject:** 300 leafwood rd

Please open a case for this property. Fence is down and falling over the sidewalk.



tabbles<sup>®</sup> EXHIBIT  
**E**  
Page 18 of 79



**From:** Hnou Lee <hlee@tspd.us>  
**Sent:** Tuesday, February 25, 2025 4:17 PM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** FW: 300 LEAFWOOD RD - CASE # 25-80000431 OPENED 2/25/2025

Thank you, a case has been opened for the violation site at **300 LEAFWOOD RD**. Your email and photo has been uploaded to the **CASE 25-80000431** in NaviLine.

The chart below is a quick reference for the case

<b>CASE # 25-80000431 OPENED 2/25/2025</b>
<b>VIOLATION SITE: 300 LEAFWOOD RD TARPON SPRINGS, FL 34689</b>
<b>Parcel ID: 24-27-15-62933-002-0410 TAX DISTRICT: TS HOMESTEAD: Y</b>
<b>Property Owner(s): GONZALEZ, FRED GONZALEZ, ILEANA N</b>
<b>MAILING ADDRESS: 300 LEAFWOOD RD TARPON SPRINGS, FL 34689-3812</b>
<b>Contact Info:</b>
<b>PCPA:X PCRT: X</b>
<b>COMPLAINANT: CEO MROLLESTON DATE: 2/25/2025</b>
<b>ADDRESS: OTHER CITY DEPARTMENT PH #: E-MAIL:</b>
<b>CITIZEN COMPLAINT(S): Fence is down and falling over the sidewalk.</b>
<b>INITIAL INSPECTION: 2/25/2025 BY CEO MROLLESTON</b>
<b>PHOTO(S): 2/25/2025</b>

**CASE # 25- 80000431**  
**300 LEAFWOOD RD**  
**TARPON SPRINGS, FL 34689**

**Courtesy Letter Notice** 2/26/2025  
Snail Mail X

**Notice Of Violation** \_\_\_\_\_  
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 \_\_\_\_\_ RCVD: \_\_\_\_\_

**MAIL TO:**

**GONZALEZ, FRED**  
**GONZALEZ, ILEANA N**  
**300 LEAFWOOD RD**  
**TARPON SPRINGS, FL 34689-3812**

CASE # 25- 80000431  
300 LEAFWOOD RD  
TARPON SPRINGS, FL 34689

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

Notice Of Violation 3/31/2025  
Certified Mail Receipt 4/1/2024 Snail Mail 4/1/2024  
Green Signature Card 4/1/2024 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:  
GONZALEZ, FRED  
GONZALEZ, ILEANA N  
300 LEAFWOOD RD  
TARPON SPRINGS, FL 34689-3812  
NOV25-80000431

7022 2410 0001 1136 7242

U.S. Postal Service™ <b>CERTIFIED MAIL® RECEIPT</b> Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
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	\$ _____
GONZALEZ, FRED GONZALEZ, ILEANA N 300 LEAFWOOD RD TARPON SPRINGS, FL 34689-3812 NOV25-80000431	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

4.1.2025

CASE # 25-80000431  
 300 LEAFWOOD RD  
 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) 4/21/2025  
 Certified Mail Receipt x  
 Green Signature Card x RCVD: 4-28-2025

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

MAIL TO:  
 GONZALEZ, FRED  
 GONZALEZ, ILEANA N  
 300 LEAFWOOD RD  
 TARPON SPRINGS, FL 34689-3812  
 NOH25-80000431

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

For delivery information, visit our website at [www.usps.com](http://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 \$ \_\_\_\_\_

**GONZALEZ, FRED  
 GONZALEZ, ILEANA N  
 300 LEAFWOOD RD  
 TARPON SPRINGS, FL 34689-3812  
 NOH25-80000431**

7022 0410 0002 9761 1419

4-21-2025  
 RECEIVED

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 checked="" type="checkbox"/> <i>Fred Gonzalez</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>Fred Gonzalez</i></p> <p>C. Date of Delivery  <i>4/28/25</i></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><b>RECEIVED</b>      APR 28 2025</p>
<p>1. Article Addressed to:</p> <p><b>GONZALEZ, FRED          GONZALEZ, ILEANA N          300 LEAFWOOD RD          TARPON SPRINGS, FL 34689-3812          NOH25-80000431</b></p> <p>9590 9402 7277 1284 4394 39</p>	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <p><b>TARPON SPRINGS          RECEIVED</b></p> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>2. Article Number (Transfer from service label)</p> <p>7022 0410 0002 9761 1419</p>	<p>4. Mail Restricted Delivery (500)</p>

**NEW BUSINESS – First Orders**

**C-2 Case # 25-80000471**

Home SFR Borrower IV, LLC  
1400 Poinsettia Ave.  
Tarpon Springs, FL 34689  
Parcel ID: 11-27-15-88254-000-0250

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

**EXHIBIT A:** Photo(s)

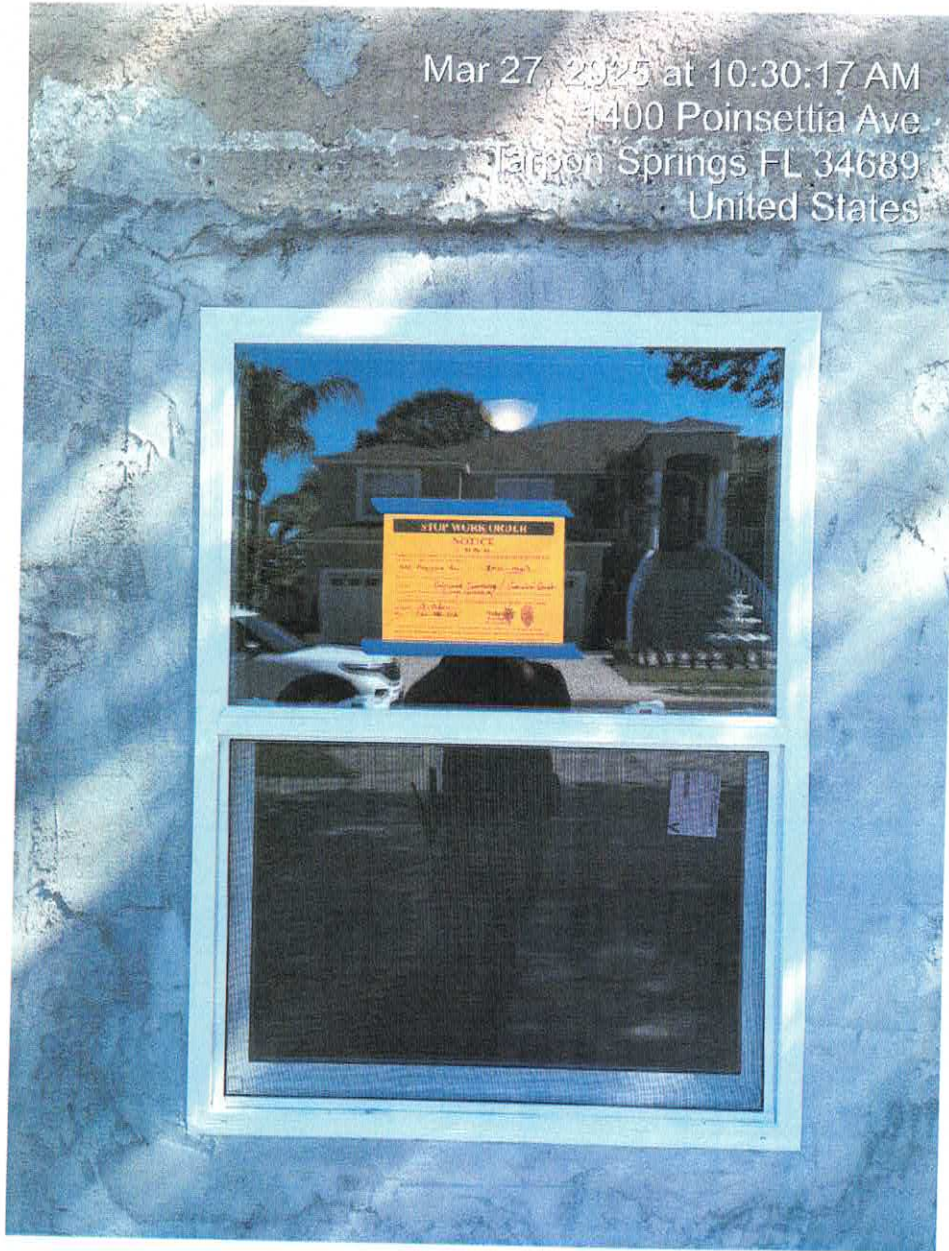
**EXHIBIT B:** Notice of Violation(s) & Notice of Hearing

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

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

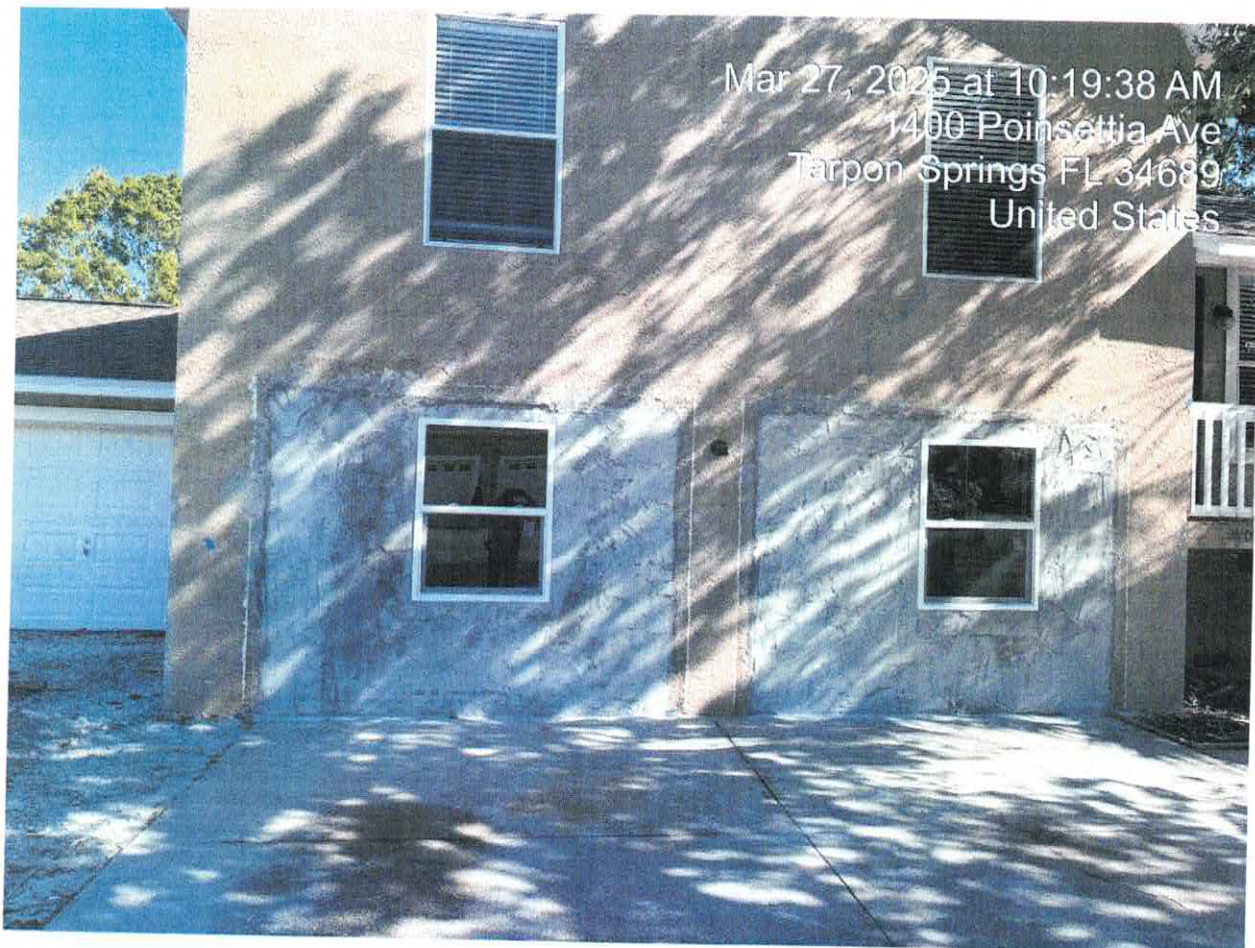
**EXHIBIT E:** Emails and other communication correspondences

Mar 27, 2025 at 10:30:17 AM  
1400 Poinsettia Ave  
Tarpon Springs FL 34689  
United States

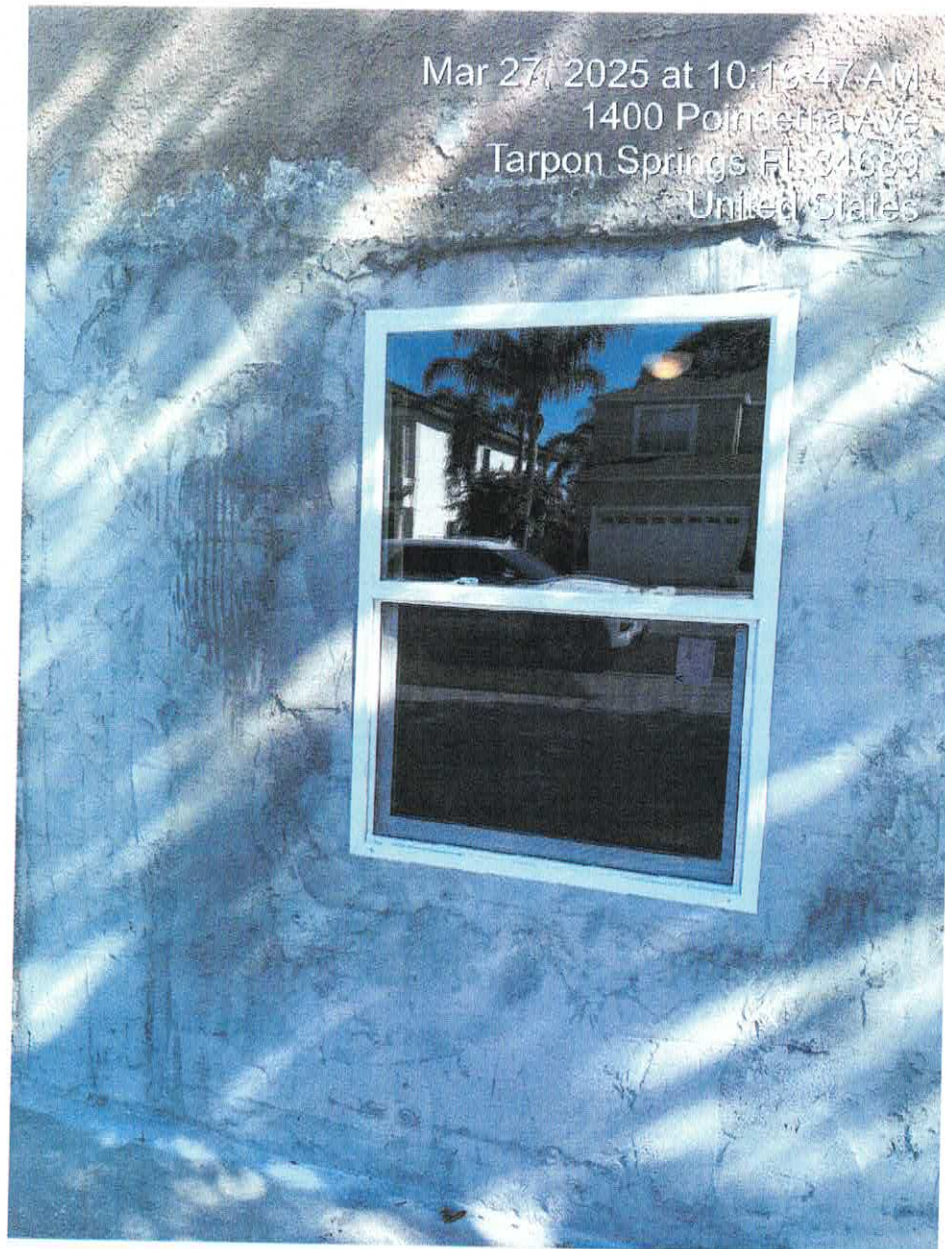


CASE # 25-8000471  
SITE: 1400 POINSETTIA AVE TARPON SPRINGS, FL 34689  
INITIAL INSPECTION BY: Investigator J. Padgett  
Contractor Licensing Investigations  
Pinellas County Construction Licensing Board, (PCCLB)  
Code Enforcement Division



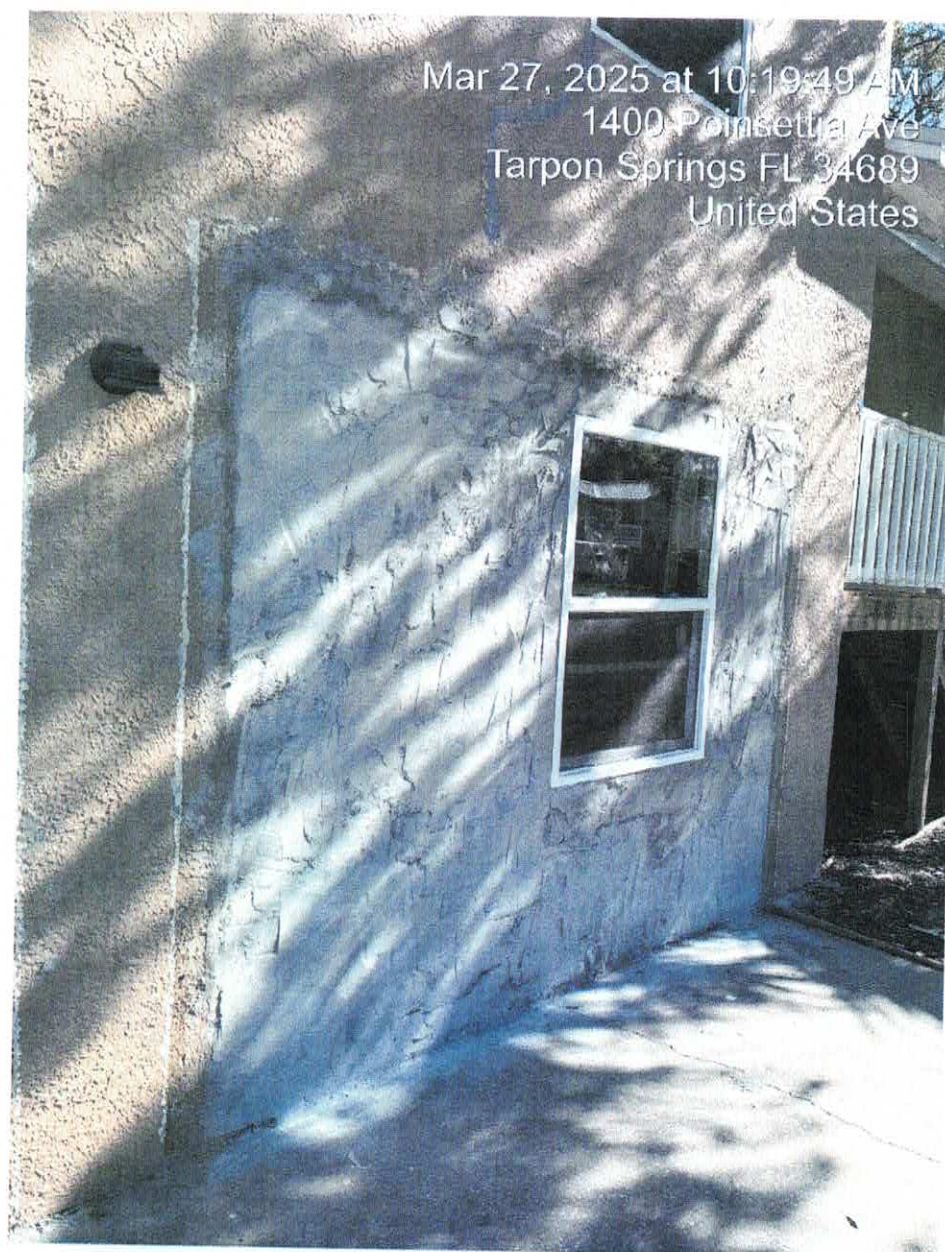


CASE # 25-80000471  
SITE: 1400 POINSETTIA AVE TARPON SPRINGS, FL 34689  
INITIAL INSPECTION BY: Investigator J. Padgett  
Contractor Licensing Investigations  
Pinellas County Construction Licensing Board, (PCCLB)  
Code Enforcement Division



Mar 27, 2025 at 10:12:47 AM  
1400 Poinetia Ave  
Tarpon Springs, FL 34689  
United States

CASE # 25-8000471  
SITE: 1400 POINSETTIA AVE TARPON SPRINGS, FL 34689  
INITIAL INSPECTION BY: Investigator J. Padgett  
Contractor Licensing Investigations  
Pinellas County Construction Licensing Board, (PCCLB)  
Code Enforcement Division



CASE # 25-8000471

SITE: 1400 POINSETTIA AVE TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY: Investigator J. Padgett

Contractor Licensing Investigations

Pinellas County Construction Licensing Board, (PCCLB)

Code Enforcement Division



Mar 27, 2025 at 10:21:22 AM  
1400 Poinsettia Ave  
Tarpon Springs FL 34689  
United States

CASE # 25-80000471  
SITE: 1400 POINSETTIA AVE TARPON SPRINGS, FL 34689  
INITIAL INSPECTION BY: Investigator J. Padgett  
Contractor Licensing Investigations  
Pinellas County Construction Licensing Board, (PCCLB)  
Code Enforcement Division



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## NOTICE OF VIOLATION

**Date Issued: 3-31-2025**

**Case Number: 25-80000471**

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 **3/31/2025** at the property located at the following address: **1400 Poinsettia AVE (11-27-15-88254-000-0250)**. 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 works to enclose a garage on the property without a permit.

**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 **4/21/2025**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

Please contact our office at (727) 937-0017 or via email at [alltspdcodeenf@tspd.us](mailto: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"

<b>EXHIBIT</b>	
<b>B</b>	Page 30 of 79

## VIOLATION DETAIL

CASE NUMBER 25-80000471  
PROPERTY ADDRESS 1400 POINSETTIA AVE 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 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: April 21, 2025

Via Certified Mail

**Case Number:** 25-80000471

**Property Owner:** Home SFR Borrower IV LLC

**Owner Address:** P.O. Box., Scottsdale, AZ 85261-4090

**Violation Property Located:** 1400 Poinsettia Ave., Tarpon Springs, FL 34689

**Parcel ID:** 11-27-15-88254-000-0250

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 **March 31, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 21, 2025**. A re-inspection of the subject property on **April 21, 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 25-8000471 on May 8, 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**

#### **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 **March 31, 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 0410 0002 9761 1426**



# 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: 25-80000471

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 March 31, 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 1400 Poinsettia 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 31st day of March, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced \_\_\_\_\_ N/A.

(NOTARY SEAL) HNOU THAO LEE  
MY COMMISSION #HH-09122  
EXPIRES MAY 23 2027  
921123 through 1st State Insurance

Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



### AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS  
Case Number: 25-80000471

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 April 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: 1400 Poinsettia 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.

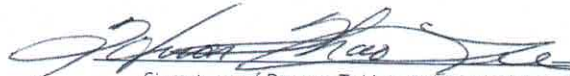
  
CODE OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 21st day of April 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 31-Mar-2025)

Parcel Map

Parcel Number

11-27-15-88254-000-0250

Owner Name

HOME SFR BORROWER IV LLC

Property Use

0110 Single Family Home

Site Address

1400 POINSETTIA AVE  
TARPON SPRINGS, FL 34689

Mailing Address

PO BOX 4090  
SCOTTSDALE, AZ 85261-4090

Legal Description

SUNSET VIEW LOTS 25 & 26 & S 20FT OF LOT 27

Current Tax District

TARPON SPRINGS (TS)

Year Built

1997



Living SF	Gross SF	Living Units	Buildings
2,262	2,954	1	1

Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
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
21882/0953	\$587,100	275.01	A	Current FEMA Maps	Check for EC	Zoning Map	19/35

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$498,304	\$482,024	\$482,024	\$498,304	\$482,024

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	\$473,124	\$438,204	\$438,204	\$473,124	\$438,204
2022	N	\$398,367	\$398,367	\$398,367	\$398,367	\$398,367
2021	N	\$273,078	\$273,078	\$273,078	\$273,078	\$273,078
2020	N	\$261,656	\$261,656	\$261,656	\$261,656	\$273,078
2019	N	\$244,461	\$244,461	\$244,461	\$244,461	\$244,461





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
30-Nov-2021	\$100	<u>U</u>	I	RESI TL1 BORROWER LLC	HOME SFR BORROWER IV LLC	21882/0953
15-Jan-2019	\$100	<u>U</u>	I	RESI REO SUB LLC	RESI TL1 BORROWER LLC	20411/1865
17-Aug-2016	\$100	<u>U</u>	I	A R L P REO VI LLC	RESI REO SUB LLC	19317/1329
28-Aug-2015	\$100	<u>U</u>	I	A R L P REO VI LLC	A R L P REO VI LLC	19317/1326
31-Mar-2015	\$100	<u>U</u>	I	CHRISTIANA TRUST TRUSTEE	ARNS INC	18843/2572

2024 Land Information

Land Area:  $\cong$  16,313 sf |  $\cong$  0.37 acres

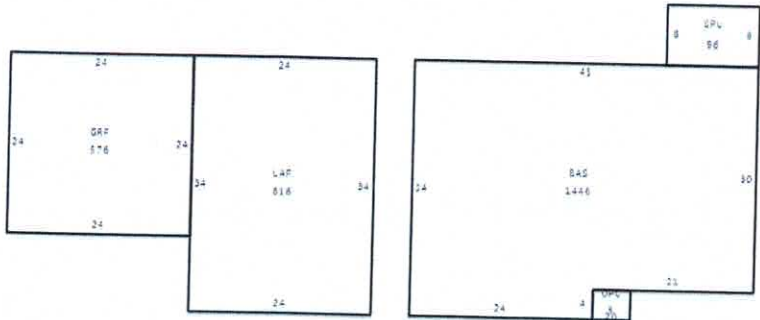
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	131x126	\$2,000	131.00	FF	.8611	\$225,608

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)	1,446	1,446
Floor System	Wood	Lower Area Finished (LAF)	816	816
Exterior Walls	Frame Stucco	Garage (GRF)	0	576
Unit Stories	2	Open Porch Unfinished (OPU)	0	20
Living Units	1	Screen Porch Unfinished (SPU)	0	96
Roof Frame	Gable Or Hip	<b>Total Area SF</b>	<b>2,262</b>	<b>2,954</b>
Roof Cover	Shingle Composition			
Year Built	1997			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	6			
Effective Age	22			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$44.00	180.0	\$7,920	\$3,168	2000
POOL	\$40,000.00	1	\$40,000	\$16,800	2001

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="#">22-00001480</a>	ROOF	06/22/2022	\$10,500
<a href="#">18-00000386</a>	FENCE	02/06/2018	\$2,300
<a href="#">16-00002372</a>	HEAT/AIR	10/17/2016	\$3,750
<a href="#">010608</a>	POOL	05/11/2001	\$15,000
<a href="#">97423</a>	NEW IMPROVEMENT	06/09/1997	\$74,825

**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	\$8620.79			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R119386	* 919	TS

\* TAXPROPER INC

HOME SFR BORROWER IV LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261-4090

PARCEL NO.: 11/27/15/88254/000/0250  
SITE ADDRESS: 1400 POINSETTIA AVE, TARPON SPRINGS  
PLAT: 19 PAGE: 35  
LEGAL:  
SUNSET VIEW  
LOTS 25 & 26 & S 20FT OF  
LOT 27

Catastrophic Event Allowance

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	482,024	0	482,024	2,214.76
HEALTH DEPARTMENT	0.0713	482,024	0	482,024	34.37
EMS	0.8050	482,024	0	482,024	388.03
SCHOOL-STATE LAW	3.0740	498,304	0	498,304	1,531.79
SCHOOL-LOCAL BD.	2.7480	498,304	0	498,304	1,369.34
TARPON SPRINGS	5.3700	482,024	0	482,024	2,588.47
SW FLA WTR MGMT.	0.1909	482,024	0	482,024	92.02
PINELLAS COUNTY PLN.CNCL.	0.0200	482,024	0	482,024	9.64
JUVENILE WELFARE BOARD	0.8250	482,024	0	482,024	397.67
SUNCOAST TRANSIT AUTHORITY	0.7342	482,024	0	482,024	353.90
<b>TOTAL MILLAGE</b>	<b>18.4331</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$8,979.99</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>\$8,979.99</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**

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	\$8620.79			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R119386	* 919	TS

\* TAXPROPER INC

HOME SFR BORROWER IV LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261-4090

PARCEL NO.: 11/27/15/88254/000/0250  
SITE ADDRESS: 1400 POINSETTIA AVE, TARPON SPRINGS  
PLAT: 19 PAGE: 35  
LEGAL:  
SUNSET VIEW  
LOTS 25 & 26 & S 20FT OF  
LOT 27

Catastrophic Event Allowance

Duplicate N/A 03/31/2025

Paid 11/26/2024 Receipt # 0-24-TAX-003367 \$8,620.79

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

**Sent:** Monday, March 31, 2025 11:42 AM



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

**Subject:** FW: 1400 POINSETTIA AVE.



Please open a case for this property. No permits.


**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:** Padgett, Jamie <[jpadgett@pinellas.us.gov](mailto:jpadgett@pinellas.us.gov)>  
**Sent:** Monday, March 31, 2025 10:44 AM  
**To:** All Police Code Enforcement <[alltspdcodeenf@tspd.us](mailto:alltspdcodeenf@tspd.us)>  
**Subject:** 1400 POINSETTIA AVE.

Good morning, Mike. I have a case for this property, placed a stop-work order and wanted to make you aware of the violation. They are converting the garage into living space. Also, looks like they received flood damage from Helene.

**Warning: Unusual sender** <[jpadgett@pinellas.gov](mailto:jpadgett@pinellas.gov)>  
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

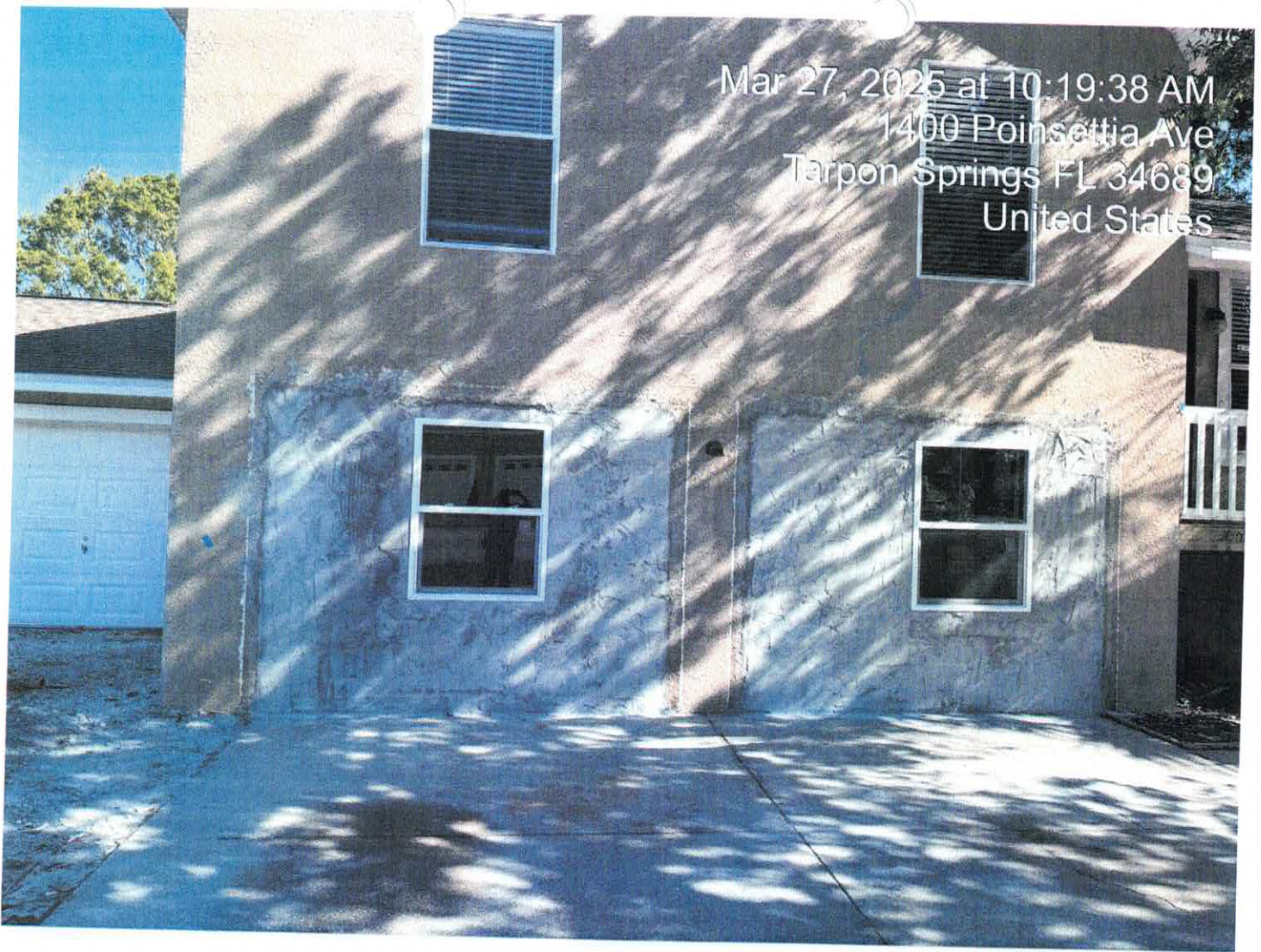
Good morning, Mike. I have a case for this property, placed a stop-work order and wanted to make you aware of the violation. They are converting the garage into living space. Also, looks like they received flood damage from Helene. Pictures attached. Thanks.

*Respectfully,*

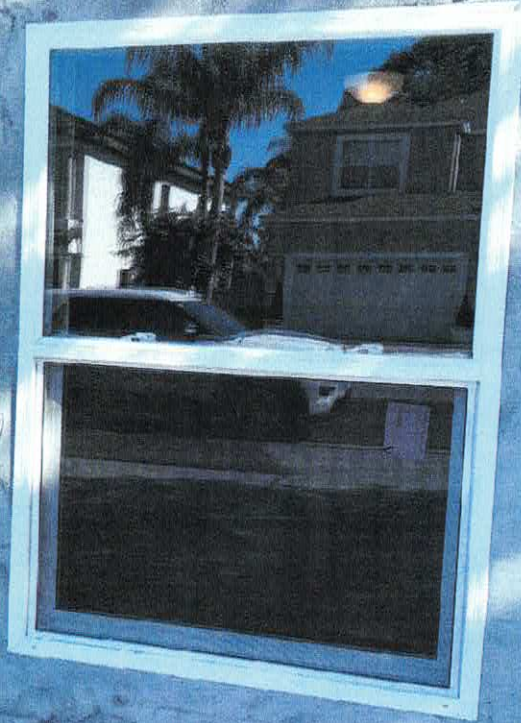
**Investigator J. Padgett**  
Contractor Licensing Investigations  
Pinellas County Construction Licensing Board, (PCCLB)  
Code Enforcement Division  
Office #: (727) 582-3112 Work Cell #: (727) 479-7482  
[jpadgett@co.pinellas.fl.us](mailto:jpadgett@co.pinellas.fl.us)



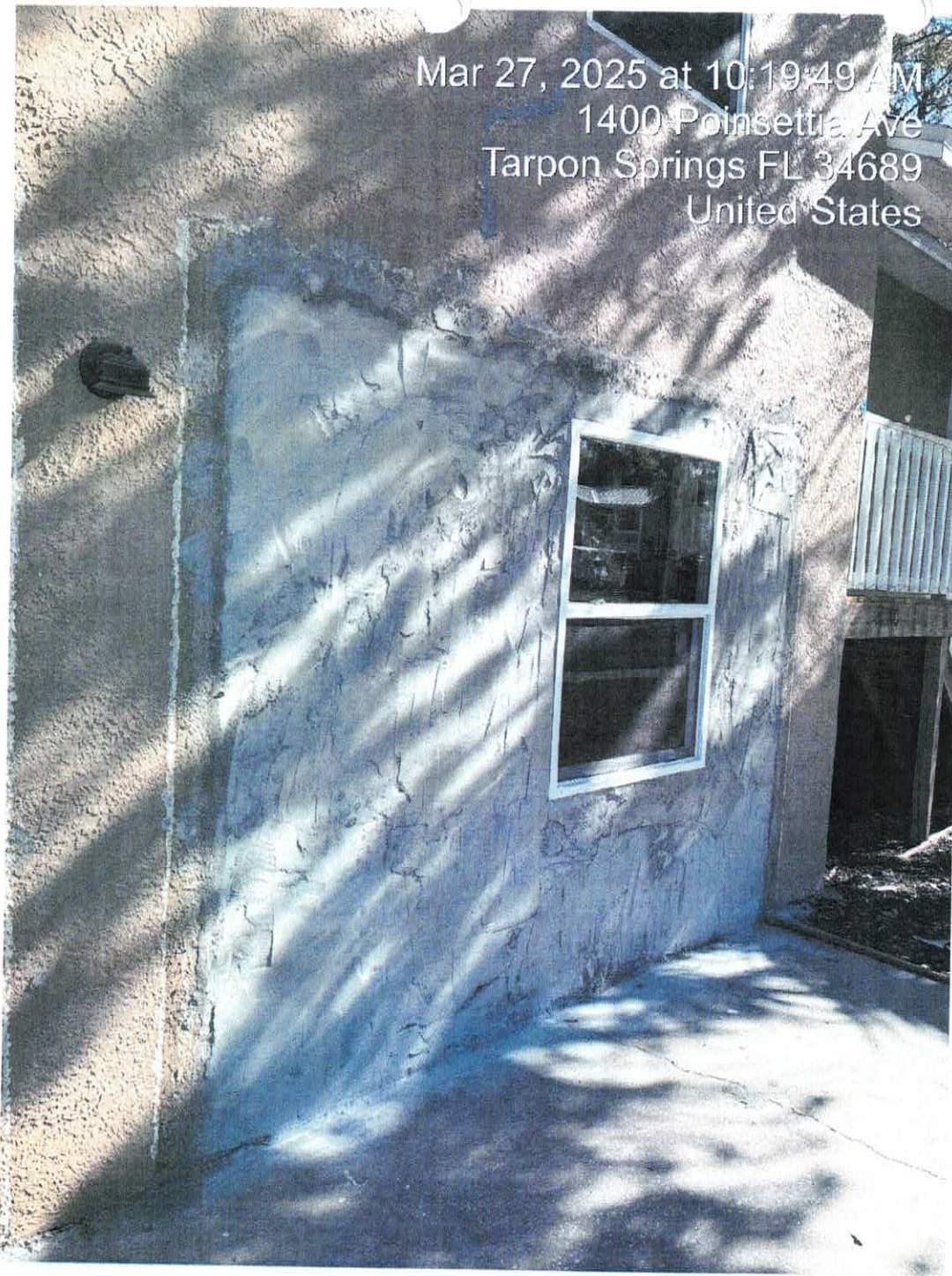
Mar 27, 2025 at 10:19:38 AM  
1400 Poinsettia Ave  
Tarpon Springs FL 34689  
United States



Mar 27, 2025 at 10:19:47 AM  
1400 Pinsetta Ave  
Tarpon Springs, FL 34689  
United States



Mar 27, 2025 at 10:19:49 AM  
1400 Poinsettia Ave  
Tarpon Springs FL 34689  
United States



Mar 27, 2025 at 10:21:22 AM  
1400 Poinsettia Ave  
Tarpon Springs FL 34689  
United States



**From:** Hnou Lee <hlee@tspd.us>  
**Sent:** Monday, March 31, 2025 4:31 PM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** RE: 1400 POINSETTIA AVE. - CASE # 25-80000471 OPENED 3/31/2025

Thank you, a case has been opened for the violation site at **1400 POINSETTIA AVE** . Your email and photos have been uploaded to **CASE 25-8000471** in NaviLine.

The chart below is a quick reference for the case

<b>CASE # 25-80000471 OPENED 3/31/2025</b>
<b>VIOLATION SITE: 1400 POINSETTIA AVE TARPON SPRINGS, FL 34689</b>
<b>Parcel ID: 11-27-15-88254-000-0250 TAX DISTRICT: TS HOMESTEAD: N</b>
<b>Property Owner(s): HOME SFR BORROWER IV LLC</b>
<b>MAILING ADDRESS: PO BOX 4090 SCOTTSDALE, AZ 85261-4090</b>
<b>Contact Info:</b>
<b>PCPA: x PCRT: x</b>
<b>COMPLAINANT: Investigator J. Padgett DATE: 3/31/2025</b>
<b>ADDRESS: Pinellas County Construction Licensing Board, (PCCLB) PH #: (727) 479-7482</b>
<b><i>CITIZEN COMPLAINT(S): They are converting the garage into living space. Also, looks like they received flood damage from Helene.</i></b>

CASE # 25- 80000471  
 1400 POINSETTIA AVE  
 TARPON SPRINGS, FL 34689

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

Notice Of Violation 3/31/2025  
 Certified Mail Receipt 4/1/2024 Snail Mail 4/1/2024  
 Green Signature Card 4/1/2024 RCVD: 4-8-2025

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

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

MAIL TO:  
 HOME SFR BORROWER IV LLC  
 PO BOX 4090  
 SCOTTSDALE, AZ 85261-4090  
 NOV25-80000471

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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

Postmark Here  
**MAILED 3-31-2025**

HOME SFR BORROWER IV LL  
 PO BOX 4090  
 SCOTTSDALE, AZ 85261-4090  
 NOV25-80000471

See Reverse for Instructions

7022 2410 0001 1136 7250

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

HOME SFR BORROWER IV LL  
 PO BOX 4090  
 SCOTTSDALE, AZ 85261-4090  
 NOV25-80000471

9590 9402 7938 2305 4625 15

2. Article Number (Transfer from service label)  
 7022 2410 0001 1136 7250

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Signature  Agent  
 Addressee

B. Received by (Printed Name)  
 Willie Grant

C. Date of Delivery  
 4/4/25

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

APR 8 2025

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

CASE # 25-80000471  
 1400 POINSETTIA 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) 4/21/2025  
 Certified Mail Receipt x  
 Green Signature Card x RCVD: 4:30:25

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

MAIL TO:  
 HOME SFR BORROWER IV LLC  
 PO BOX 4090  
 SCOTTSDALE, AZ 85261-4090  
 NOH25-80000471

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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

Postmark Here  
**UNDELIVERED**  
**04.21.2025**

7022 0410 0002 9761 1426

HOME SFR BORROWER IV LL  
 PO BOX 4090  
 SCOTTSDALE, AZ 85261-4090  
 NOH25-80000471

PS See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**HOME SFR BORROWER IV LL**  
**PO BOX 4090**  
**SCOTTSDALE, AZ 85261-4090**  
**NOH25-80000471**

9590 9402 7277 1284 4394 22

2. Article Number (Transfer from service label)  
 7022 0410 0002 9761 1426

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *WJF*  Agent  
 Addressee

B. Received by (Printed Name) *Willie G. ...* C. Date of Delivery *4/25/25*

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

**RECEIVED**  
 APR 30 2025

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

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

**Hnou Lee**


---

**From:** Michael Rolleston  
**Sent:** Wednesday, April 30, 2025 10:39 AM  
**To:** Hnou Lee  
**Subject:** 1470 manatee cir

Please add a case note. Phone call with owner. She called to say she has applied for a permit. I told her once it is approved the case would be closed. She will update on progress.



**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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**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:** Michael Rolleston <mrolleston@tspd.us>  
**Sent:** Wednesday, April 30, 2025 1:43 PM  
**To:** Municipal Violations <violations@progressresidential.com>; All Police Code Enforcement <alltspdcodeenf@tspd.us>  
**Cc:** bcarr@rentprogress.com  
**Subject:** RE: Proof of Violation Resolution- 1400 Poinsettia Ave - V-567620

Thank you. I will introduce this as evidence to the code board at your hearing on May 8<sup>th</sup>. They will issue a final deadline for compliance. Compliance will be achieved when these permits are issued, approved, and all of the work that has been done is approved. Thank you.

\*\*\*\*\*

**From:** Municipal Violations <violations@progressresidential.com>  
**Sent:** Wednesday, April 30, 2025 1:38 PM  
**To:** All Police Code Enforcement <alltspdcodeenf@tspd.us>  
**Cc:** bcarr@rentprogress.com  
**Subject:** Proof of Violation Resolution- 1400 Poinsettia Ave - V-567620



Property: **1400 Poinsettia Ave**

Code Violation Number: 25-80000471

Hello Tarpon Springs, FL (Pinellas County),

We have been notified that the violation from the above property has been cured. Attached please find a copy of the violation ([please click here to view](#)) and completion photos as proof of resolution.

Please confirm the violation has been closed by responding to [violations@progressresidential.com](mailto:violations@progressresidential.com).

Thank You,  
Progress Residential®

**TY OF TARPON SPRINGS, FLORIDA  
BUILDING PERMIT APPLICATION**

*Print clearly or type. All boxes must be completed or marked N/A.*

Rev 12/2023

Job Address 1400 POINSETTIA AVE. TARPON SPRINGS, FL 34689	Lot 25/26/27	Block	Subdivision IVANHOE GROVE
Parcel No. 11-27-15-88254-000-0250	Flood Zone & BFE *review section XI A		Zoning District
Description of Work  Concrete work for new driveway and apron as well as the measurements  (Measurements 26' wide x 45' in length).			Value of Construction (as per FBC 109.3) (total cost including labor and materials)  \$ 7,000.00  <input type="checkbox"/> Check if over \$1,000,000 and see Section X for Public Art Acknowledgment guidelines.

Will a Private Provider be Utilized for this Project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the Private Provider be utilized for plan review? <input type="checkbox"/>	Will the Private Provider be utilized for Inspections? <input type="checkbox"/>
Contractor (Company Name) Dehlinger Construction LLC		Phone ( 407 ) 636-9322
Company Address 157 E Lake Brantley Drive	City Longwood	State FL      Zip 32779
Email Address (Primary contact for this application) permitting@dehlinger.com		
License Holder Name April Dehlinger	State (DBPR) License No. CRC1331934	County (PCCLB) License No.

Property Owner's Name HOME SFR BORROWER IV LLC	Phone ( 813 ) 344-86-89
Property Owner's Address PO Box 4090	City Scottsdale
State AZ      Zip 85261	
Email Address ddunsmore@rentprogress.com	

Tenant or Lessee Name INDICATE TYPE OF BUSINESS: N/A	Phone (      )
Address	City
State      Zip	

Architect/Engineer's Name N/A	Florida License No.
Address	City
State      Zip	

**IMPORTANT NOTICES TO APPLICANT:**

- I. The code in effect in this jurisdiction is the 2023 Florida Building Code, 8th Edition.
- II. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.
- III. An application for a permit for any proposed work shall be deemed to have been abandoned, becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued, except that the building official is

**CITY OF TARPON SPRINGS, FLORIDA  
BUILDING PERMIT APPLICATION**

authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing prior to the abandonment date and justifiable cause demonstrated, as per FBC 105.32

IV. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction, or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced, as per FBC 105.41.

V. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Failure to obtain an approved inspection within 180 days of the previously approved inspection shall constitute suspension or abandonment. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing, and justifiable cause demonstrated. Permits issued for the demolition of a structure shall expire sixty (60) days from the date of issuance. For a justifiable cause, one (1) extension of time for a period not exceeding thirty (30) days may be allowed. Such request shall be in writing to the building official.

VI. Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

VII. OWNER'S AFFIDAVIT. I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws and local ordinances regulating construction and zoning.

VIII. WARNING TO OWNER. Your failure to record a NOTICE OF COMMENCEMENT may result in your paying twice for improvements to your property. A Notice of Commencement must be recorded and certified and submitted to the Building Department prior to the first inspection. A Notice of Commencement is required for any job valued greater than \$5,000 (greater than \$15,000 to repair or replace an existing heating or air-conditioning system), as per F.S. 713.135.

IX. IF YOU INTEND TO OBTAIN FINANCING, consult with your lender or an attorney before commencing work or recording your NOTICE OF COMMENCEMENT.

X. PUBLIC ART ACKNOWLEDGEMENT - Article XVII of the Comprehensive Zoning and Land Development Code, Sec 296.00 ART DESIGN STANDARDS FOR DEVELOPMENT AND REDEVELOPMENT of projects with a valuation of \$1,000,000 or more.

XI. FLOOD - Article VI of the Code of Ordinances, Section 6-64.4, PERMITS. For development wholly or partially within any flood hazard area, you may be required to pay an additional Floodplain Development permit fee, which will be determined and applied during plan review. A sealed survey with elevations, an elevation certificate, or other floodplain development documentation may be required.

XII. ASBESTOS - The enforcing agency shall require each building permit for demolition or renovation of an existing structure to contain an asbestos notification statement that indicates the owners' or operators' responsibility to comply with the provisions of section 469.003, FS and notify that department, as per FBC 105.9.

By signing below the property owner/agent and contractor do hereby acknowledge that they have read and understand the above.

x Dawn Dunsmore  
Signature of Property Owner/Agent

Sworn to and subscribed before me by Dawn Dunsmore  
this 24 day of March, 2020

- Personally known to me, or
- Produced identification

Notary's Signature \_\_\_\_\_  
NOTARY STAMP

x April Dehlinger  
Signature of Contractor

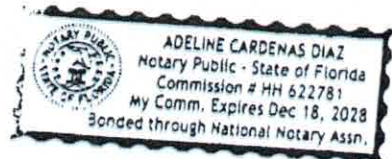
Sworn to and subscribed before me by April Dehlinger  
this 8th day of April, 2025

- Personally known to me, or
- Produced identification

Notary's Signature Adeline Cardenas Diaz  
NOTARY STAMP



**SAMANTHA V. MORALES**  
Commission # HH 439515  
Expires September 4, 2027



**CITY OF TARPON SPRINGS, FLORIDA  
BUILDING PERMIT APPLICATION**

Print clearly or type. All boxes must be completed or marked N/A.

Rev 12/2023

Job Address 1400 POINSETTIA AVE TARPON SPRINGS, FL 34689	Lot 25/26/27	Block	Subdivision IVANHOE GROVE
Parcel No. 11-27-15-88254-000-0250	Flood Zone & BFE *review section XI A		Zoning District
Description of Work  Garage conversion.			Value of Construction (as per FBC 109.3) (total cost including labor and materials)  \$ 10,000.00  <input type="checkbox"/> Check if over \$1,000,000 and see Section X for Public Art Acknowledgment guidelines.

Will a Private Provider be Utilized for this Project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the Private Provider be utilized for plan review? <input type="checkbox"/>	Will the Private Provider be utilized for Inspections? <input type="checkbox"/>
Contractor (Company Name) Dehlinger Construction LLC		Phone ( 407 ) 636-9322
Company Address 157 E Lake Brantley Drive	City Longwood	State FL      Zip 32779
Email Address (Primary contact for this application) permitting@dehlinger.com		
License Holder Name April Dehlinger	State (DBPR) License No. CRC1331934	County (PCCLB) License No.

Property Owner's Name HOME SFR BORROWER IV LLC	Phone ( 813 ) 344-86-89
Property Owner's Address PO Box 4090	City Scottsdale      State AZ      Zip 85261
Email Address ddunsmore@rentprogress.com	

Tenant or Lessee Name INDICATE TYPE OF BUSINESS: N/A	Phone (      )
Address	City      State      Zip

Architect/Engineer's Name N/A	Florida License No.
Address	City      State      Zip

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**CITY OF TARPON SPRINGS, FLORIDA  
BUILDING PERMIT APPLICATION**

authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing prior to the abandonment date and justifiable cause demonstrated, as per FBC 105.3.2.

IV. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction, or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced, as per FBC 105.4.1.

V. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Failure to obtain an approved inspection within 180 days of the previously approved inspection shall constitute suspension or abandonment. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing, and justifiable cause demonstrated. Permits issued for the demolition of a structure shall expire sixty (60) days from the date of issuance. For a justifiable cause, one (1) extension of time for a period not exceeding thirty (30) days may be allowed. Such request shall be in writing to the building official.

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By signing below the property owner/agent and contractor do hereby acknowledge that they have read and understand the above.

x Dawn Dunsmore

Signature of Property Owner/Agent

Sworn to and subscribed before me by Dawn Dunsmore  
this 24 day of March, 2020

Personally known to me, or  
 Produced identification

Notary's Signature  
NOTARY STAMP



SAMANTHA V. MORALES  
Commission # HH 439515  
Expires September 4, 2027

x April Dehlinger

Signature of Contractor

Sworn to and subscribed before me by April Dehlinger  
this 8<sup>th</sup> day of April, 2025

Personally known to me, or  
 Produced identification

Notary's Signature  
NOTARY STAMP



ADELINE CARDENAS DIAZ  
Notary Public - State of Florida  
Commission # HH 622781  
My Comm. Expires Dec 18, 2028  
Bonded through National Notary Assn.

**NEW BUSINESS – First Orders**

**C-3 Case # 25-80000476**

Michael Bruce Marlowe  
Michelle E. Marlowe  
1019 S. Florida Ave.  
Tarpon Springs, FL 34689  
Parcel ID: 14-27-15-00000-330-0900

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

**EXHIBIT A:** Photo(s)

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

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

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

**EXHIBIT E:** Emails and other communication correspondences



CASE # 25-80000476  
SITE: 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689  
INITIAL INSPECTION BY CEO MROLLESTON: 4/1/2025





CASE # 25-80000476  
SITE: 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689  
INITIAL INSPECTION BY CEO MROLLESTON: 4/1/2025



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## COURTESY LETTER NOTICE

**Date Issued: 4-2-2025**

**Case Number: 25-80000476**

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 **4/1/2025** at the property located at the following address: **1019 S Florida AVE (14-27-15-00000-330-0900)**. 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 a large pile of junk and debris on the property that will not be picked up without setting up a bulk pick up.

**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](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 **4/16/2025**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

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

Thank you for your attention to this matter.

Sincerely,

*Michael Rolleston*  
Code Enforcement Officer  
Tarpon Springs Police Department  
Code Enforcement Division



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

"A Full Service Accredited Law Enforcement Agency"





# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## NOTICE OF VIOLATION

**Date Issued: 4-18-2025**

**Case Number: 25-80000476**

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 **4/17/2025** at the property located at the following address: **1019 S Florida AVE (14-27-15-00000-330-0900)**. 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 a large pile of junk and debris on the property that will not be picked up without setting up a bulk pick up.

**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](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 **4/27/2025**. This property will be re-inspected to check for compliance with the above violation(s), unless you request an inspection prior to this date. If you need more time to come into compliance, please submit a written request (via email or postal mail) for an extension. Please include a reasonable timeframe for the violation to be corrected and the Code Enforcement Office will contact you and inform if the request was granted, denied, or an alternative timeframe was suggested.

Our goal is to acquire voluntary compliance.

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

Please contact our office at (727) 937-0017 or via email at [alltspdcodeenf@tspd.us](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"



## VIOLATION DETAIL

CASE NUMBER 25-80000476  
PROPERTY ADDRESS 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689

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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"



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

## **NOTICE OF HEARING AND STATEMENT OF VIOLATION**

Date: April 28, 2025

Via Certified Mail

**Case Number:** 25-80000476

**Property Owner:** Michael Bruce Marlowe  
Michelle E. Marlowe

**Owner Address:** 1019 S. Florida Ave. , Tarpon Springs, FL 34689-2947

**Violation Property Located:** 1019 S. Florida Ave. , Tarpon Springs, FL 34689

**Parcel ID:** 14-27-15-00000-330-0900

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 **April 18, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **April 27, 2025**. A re-inspection of the subject property on **April 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 25-8000476 on May 8, 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 OR 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 **April 18, 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 0410 0002 9761 1457**



# 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: 25-80000476

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 April 18, 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 1019 S. Florida 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 18th 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:





# 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: 25-80000476

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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 April 28, 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: 1019 S. Florida 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 28th day of April 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 02-Apr-2025)**

**Parcel Map**

Parcel Number

**14-27-15-00000-330-0900**

Owner Name

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E

Property Use

0110 Single Family Home

Site Address

1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689

Mailing Address

1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2947

Legal Description

S 138.35 FT OF N 415.05 FT OF W 333 FT OF S 1/2  
OF SW 1/4 OF SW 1/4 LESS RD

Current Tax District

TARPON SPRINGS (TS)

Year Built

1969



Living SF	Gross SF	Living Units	Buildings
3,096	4,384	1	1

**Exemptions**

Year	Homestead	Use %	Status
2026	No	0%	
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**

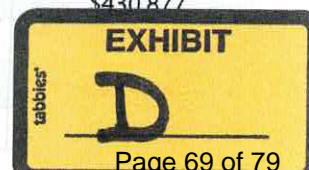
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17219/0150	\$738,500	<a href="#">275.03</a>	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	/

**2024 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$628,997	\$521,362	\$521,362	\$628,997	\$521,362

**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	\$585,432	\$473,965	\$473,965	\$585,432	\$473,965
2022	N	\$557,337	\$430,877	\$430,877	\$557,337	\$430,877
2021	N	\$391,706	\$391,706	\$391,706	\$391,706	\$391,706
2020	N	\$397,696	\$397,696	\$397,696	\$397,696	\$397,696
2019	N	\$390,941	\$376,399	\$376,399	\$390,941	\$376,399





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
01-Apr-2011	\$299,900	<u>Q</u>	I	DAVID CAROLINE F	MARLOWE MICHAEL BRUCE	17219/0150
28-Feb-2005	\$100	<u>U</u>	I	DAVID CAROLINE F	DAVID, CAROLINE F REVOCABLE LIVING TRUST	14143/0063
13-Oct-2000	\$217,500	<u>Q</u>	I	LAKE JAMES P	FRASCH, MARY S	11087/1562
31-Oct-1994	\$0	<u>U</u>	I	BLALOCK RALPH L	LAKE, JAMES P.	08827/0995
16-Jun-1994	\$0	<u>U</u>	I	BLALOCK RALPH L	LAKE, JAMES P.	08700/1111

2024 Land Information

Land Area:  $\cong$  41,491 sf |  $\cong$  0.95 acres

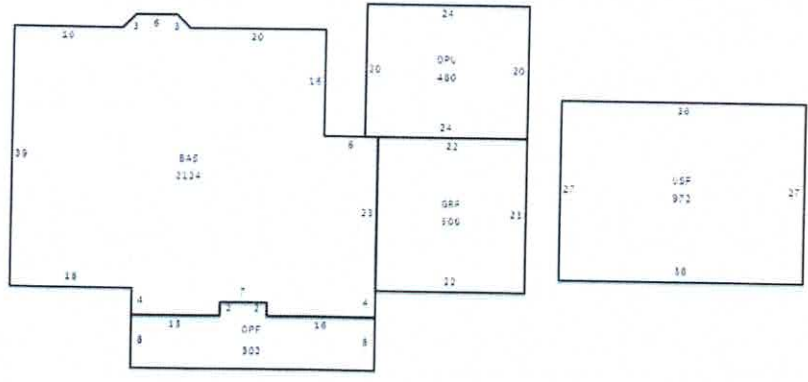
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	138x300	\$300,000	0.9525	AC	.9500	\$271,462

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)	2,124	2,124
Floor System	Slab On Grade	Upper Story (USF)	972	972
Exterior Walls	Cb Stucco/Cb Reclad	Garage (GRF)	0	506
Unit Stories	2	Open Porch (OPF)	0	302
Living Units	1	Open Porch Unfinished (OPU)	0	480
Roof Frame	Gable Or Hip	<b>Total Area SF</b>	<b>3,096</b>	<b>4,384</b>
Roof Cover	Shingle Composition			
Year Built	1969			
Building Type	Single Family			
Quality	Above Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	9			
Effective Age	35			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$44.00	288.0	\$12,672	\$5,069	1991
PATIO/DECK	\$14.00	1,200.0	\$16,800	\$6,720	1995
POOL	\$70,000.00	1	\$70,000	\$30,800	2002

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="#">16-00001231</a>	ADDITION/REMODEL/RENOVATION	06/27/2016	\$22,843
<a href="#">16-00000648</a>	ROOF	03/16/2016	\$5,960
<a href="#">030000772</a>	ROOF	05/08/2003	\$12,877
<a href="#">010002061</a>	POOL	02/22/2002	\$25,000
<a href="#">010086</a>	ADDITION/REMODEL/RENOVATION	03/08/2001	\$2,300
<a href="#">002158</a>	ROOF	12/11/2000	\$1,580

**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	\$9827.48			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R145955	* CL-0031455	TS

\* LOANCARE

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2947

PARCEL NO.: 14/27/15/00000/330/0900  
SITE ADDRESS: 1019 S FLORIDA AVE, TARPON SPRINGS  
PLAT: UNREC  
LEGAL:  
S 138.35 FT OF N 415.05 FT  
OF W 333 FT OF S 1/2 OF SW  
1/4 OF SW 1/4 LESS RD

Catastrophic Event Allowance

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	521,362	0	521,362	2,395.50
HEALTH DEPARTMENT	0.0713	521,362	0	521,362	37.17
EMS	0.8050	521,362	0	521,362	419.70
SCHOOL-STATE LAW	3.0740	628,997	0	628,997	1,933.54
SCHOOL-LOCAL BD.	2.7480	628,997	0	628,997	1,728.48
TARPON SPRINGS	5.3700	521,362	0	521,362	2,799.71
SW FLA WTR MGMT.	0.1909	521,362	0	521,362	99.53
PINELLAS COUNTY PLN.CNCL.	0.0200	521,362	0	521,362	10.43
JUVENILE WELFARE BOARD	0.8250	521,362	0	521,362	430.12
SUNCOAST TRANSIT AUTHORITY	0.7342	521,362	0	521,362	382.78
<b>TOTAL MILLAGE</b>	<b>18.4331</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$10,236.96</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>\$10,236.96</b>

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

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

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$9827.48			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R145955	* CL-0031455	TS

\* LOANCARE

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2947

PARCEL NO.: 14/27/15/00000/330/0900  
SITE ADDRESS: 1019 S FLORIDA AVE, TARPON SPRINGS  
PLAT: UNREC  
LEGAL:  
S 138.35 FT OF N 415.05 FT  
OF W 333 FT OF S 1/2 OF SW  
1/4 OF SW 1/4 LESS RD

Catastrophic Event Allowance

Duplicate N/A 04/02/2025

Paid 11/27/2024 Receipt # 0-24-TAX-056907 \$9,827.48

**From:** Michael Rolleston <[mrolleston@tspd.us](mailto:mrolleston@tspd.us)>  
**Sent:** Tuesday, April 1, 2025 3:10 PM  
**To:** Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)>  
**Subject:** 1019 s Florida ave

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





**From:** Hnou Lee <hlee@tspd.us>  
**Sent:** Wednesday, April 2, 2025 8:14 AM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** 1019 S FLORIDA AVE - CASE # 25-80000476 OPENED 4/2/2025

Thank you, a case has been opened for the violation site at **1019 S FLORIDA AVE** . Your email and photo has been uploaded to **CASE 25-80000476** in NaviLine.

The chart below is a quick reference for the case

<b>CASE # 25-80000476 OPENED 4/2/2025</b>
<b>VIOLATION SITE: 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689</b>
<b>Parcel ID: 14-27-15-00000-330-0900 TAX DISTRICT: TS HOMESTEAD: N</b>
<b>Property Owner(s): MARLOWE, MICHAEL BRUCE MARLOWE, MICHELLE E</b>
<b>MAILING ADDRESS: 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689-2947</b>
<b>Contact Info:</b>
<b>PCPA: X PCRT: X</b>
<b>COMPLAINANT: CEO MROLLESTON DATE: 4/1/2025</b>
<b>ADDRESS: CE-TSPD PH #: E-MAIL:</b>
<b>CITIZEN COMPLAINT(S): <i>Trash and debris in the front yard.</i></b>
<b>INITIAL INSPECTION BY CEO MROLLESTON: 4/1/2025</b>
<b>PHOTO(S): Y</b>



**HNOU LEE**  
 CODE ENFORCEMENT CLERK  
**TARPON SPRINGS**  
 POLICE DEPARTMENT

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

444 SOUTH HUEY AVENUE  
 TARPON SPRINGS, FL 34689  
 (727) 938-0017 - MAIN  
 (727) 937-0026 - FAX  
 HLEE@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.

**CASE # 25- 80000476**  
**1019 S FLORIDA AVE**  
**TARPON SPRINGS, FL 34689**

**Courtesy Letter Notice** 4/2/2025  
Snail Mail X

**Notice Of Violation** \_\_\_\_\_  
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 \_\_\_\_\_ RCVD: \_\_\_\_\_

**MAIL TO:**


**MARLOWE, MICHAEL BRUCE**  
**MARLOWE, MICHELLE E**  
**1019 S FLORIDA AVE**  
**TARPON SPRINGS, FL 34689-2947**  
**CL25-80000476**

**Hnou Lee**


---

**From:** Michael Rolleston  
**Sent:** Thursday, April 17, 2025 9:34 AM  
**To:** Hnou Lee  
**Subject:** 1019 s pinellas

Please enter an inspection note. Debris is still on lawn. NOV will be issued.




**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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CASE # 25-80000476  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689

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

Notice Of Violation 4/18/2025  
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 \_\_\_\_\_ RCVD: \_\_\_\_\_

**MAIL TO:**

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2947  
NOV 25-80000476

7022 2410 0001 1136 7298

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL® RECEIPT</b>	
Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
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	\$ _____
MARLOWE, MICHAEL BRUCE	
MARLOWE, MICHELLE E	
1019 S FLORIDA AVE	
TARPON SPRINGS, FL 34689-2947	
NOV 25-80000476	
Postmark Here <b>4-18-2025</b>	
See Reverse for Instructions	

CASE # 25-80000476  
1019 S FLORIDA 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) 4-28-2025  
Certified Mail Receipt   
Green Signature Card  RCVD: \_\_\_\_\_

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

MAIL TO:

MARLOWE, MICHAEL BRUCE  
MARLOWE, MICHELLE E  
1019 S FLORIDA AVE  
TARPON SPRINGS, FL 34689-2947  
NOH25-80000476

7022 0410 0002 9761 1457

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
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	\$ _____
MARLOWE, MICHAEL BRUCE MARLOWE, MICHELLE E 1019 S FLORIDA AVE TARPON SPRINGS, FL 34689-2947 NOH25-80000476	
PS Form 3800, April 2013 PSN 7500-02-000-9011 See Reverse for Instructions	

MAILED Postmark Here  
4-28-2025