



# 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, JULY 10, 2025  
2:00 PM - CITY HALL AUDITORIUM**

**CALL TO ORDER**

Richard Perfidio, Vice Chair

**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**

Richard Perfidio, Vice Chair

**SWEARING IN**

Clerk Bobbie Cole

**OLD BUSINESS**

There are no case status update and review.

**NEW BUSINESS**

1. **C-1 Case # 25-80000447**

Peter Kousathanas  
1508 Poinsettia Ave.  
Tarpon Springs, FL 34689  
ID 12-27-15-13189-000-0100

**Code Violation(s):**

**42.00. - PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS**

2. **C-2 Case # 25-80000543**

Michael Kirkwood  
135 N. Ring Ave.  
Tarpon Springs, FL 34689  
PID 12-27-15-13189-000-0100

**Code Violation(s):**

**6-64.8. - STOP WORK ORDER VIOLATION  
LAND DEVELOPMENT CODE 141.01**

3. **C-3 Case # 25-80000501**

Troy Best

326 Pineapple Street  
Tarpon Springs, FL 34689  
PID 12-27-15-13189-000-0100

**Code Violation(s):**

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

**8-41. - NUISANCE CONDITIONS.**

**8-52. - PROHIBITIONS**

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

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

**AFFIDAVITS OF COMPLIANCE (FINES DUE)**

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

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

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

**REQUEST FOR REDUCTION**

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

**MINUTES**

Hearing Dates:

4. December 12, 2024 - January 9, 2025 - February 13, 2025 - March 13, 2025

**PUBLIC COMMENTS**

Open to the public after all code cases have been heard by the Code Enforcement Board Members.

**BOARD AND STAFF COMMENTS**

The next Code Enforcement Board Hearing will be held on August 14, 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-2 Case # 25-80000543**

Michael Kirkwood  
135 N. Ring Ave.  
Tarpon Springs, FL 34689  
PID 12-27-15-13189-000-0100

**Code Violation(s):**

**6-64.8. STOP WORK ORDER VIOLATION  
LAND DEVELOPMENT CODE 141.01**

**EXHIBIT A:** Case Report

**EXHIBIT A-1:** 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



# Tarpon Springs Police Department Code Enforcement Division

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



Case Number: 25-80000543

## Code Enforcement Board Case Report

This is a homesteaded property.

On 5/23/25 Code Officer Mike Rolleston inspected the property located at 135 N Ring Ave, due to a Planning and Zoning request. Upon arrival to the property, it was observed That a patio was being installed in violation of the land development code 141.01 without a permit 212.00. A stop work order was issued and work was stopped. Contact was made with owner Mike Kirkwood and it was explained not to continue work. He violated the stop work order and completed the project over the weekend. 6-48.01 stop work order violation.

The property was posted with a Notice of Violation with a compliance date of June 11<sup>th</sup> 2025, a copy mailed to the property owner via Certified Mail, and posted at Tarpon Springs City Hall.

A re inspection was completed on June 12<sup>th</sup> 2025 and found that no efforts had been taken to bring the property into compliance. Several further inspections were also completed and found the same, contact has been made with the property owner and he acknowledged he violated the order but wanted a code board hearing. Due to non-compliance, the property was referred to the Code Enforcement Board.

Compliance can only be achieved by returning the property to its original state or to the state it was in at the time of the stop work order being issued.

A hearing notice was posted on the property on June 24<sup>th</sup> 2025, a copy mailed to the property owner via Certified Mail, and posted at Tarpon Springs City Hall.

The Division recommends giving the Respondent until July 17<sup>th</sup> 2025 to achieve compliance. If compliance is not achieved, staff recommends the Code Enforcement Board impose a fine of \$250.00 per day beginning on July 18<sup>th</sup> 2025 until the property is brought into compliance.



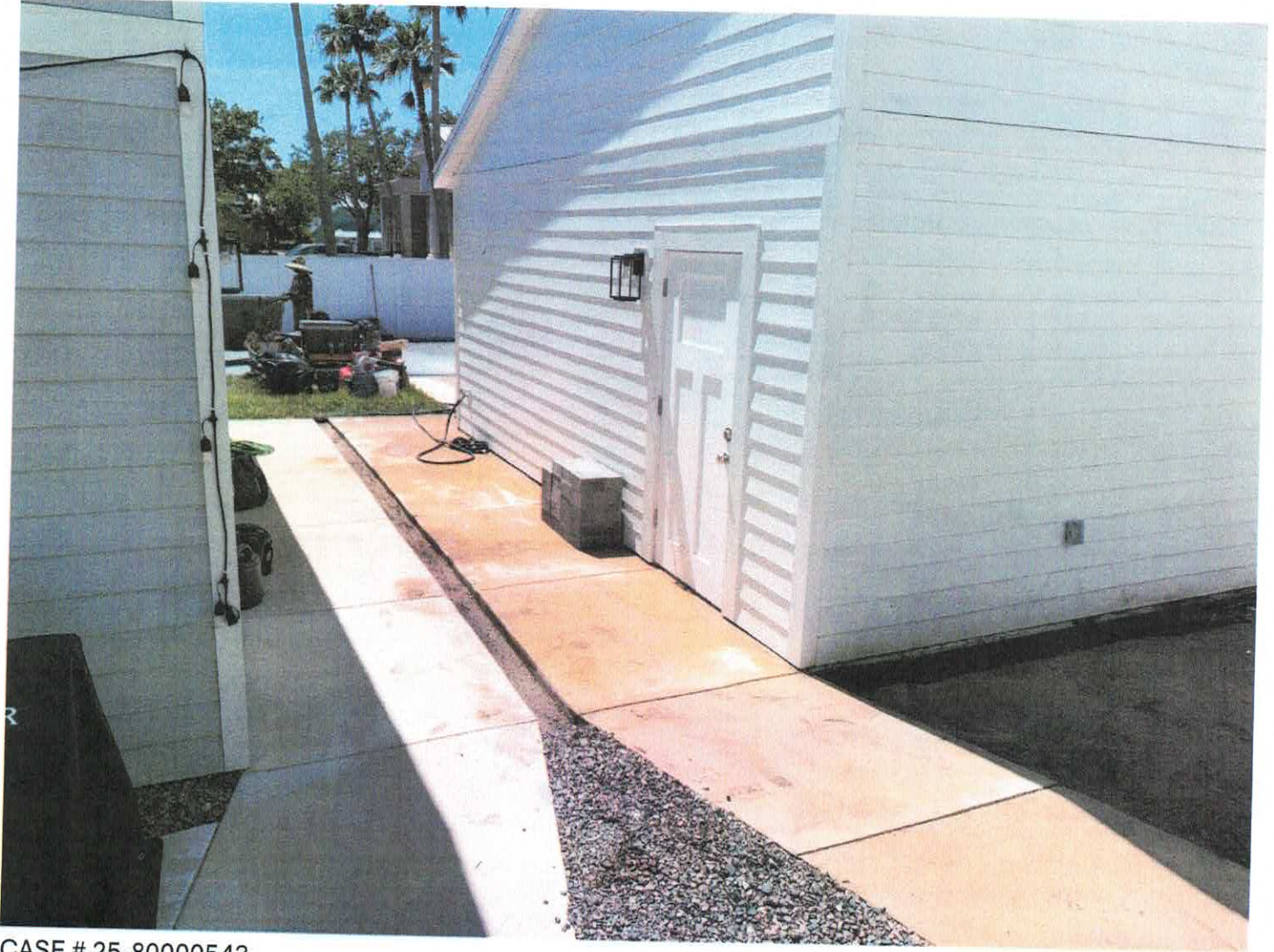
**From:** Michael Rolleston <[mrolleston@tspd.us](mailto:mrolleston@tspd.us)>

**Sent:** Thursday, May 29, 2025 7:19 AM

**To:** Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)>

**Subject:** 135 N ring Ave

Please open a case for this property. Violation of land development code 141.01 and violation of a stop work order.



CASE # 25-80000543

V-SITE:135 N RING AVE TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 5/23/2025





CASE # 25-80000543

V-SITE: 135 N RING AVE TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 5/23/2025



CASE # 25-80000543  
V-SITE:135 N RING AVE TARPON SPRINGS, FL 34689  
INITIAL INSPECTION BY CEO MROLLESTON: 5/23/2025

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

**Sent:** Wednesday, July 9, 2025 12:18 PM

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

**Subject:** Kirkwoodd patio completed



CASE # 25-80000543

V- SITE:135 N RING AVE TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 7/9/2025



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## NOTICE OF VIOLATION

**Date Issued: 5-29-2025**

**Case Number: 25-80000543**

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

A Code Enforcement Officer performed a field inspection on **5/23/2025** at the property located at the following address: **135 N Ring (12-27-15-13189-000-0100)**. 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**
- LAND DEVELOPMENT CODE 141.01**
- 6-64-8- STOP WORK ORDER VIOLATION**

**DESCRIPTION:** There is an unpermitted patio constructed behind the residence. A stop work order was issued on 5/23/24 and the work was continued to completion in violation of the stop work order.

**REMEDY:** Return the back yard to its original state.

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 **6/11/2025**. 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"

EXHIBIT  
tabbies® **B**  
Page 9 of 182



# 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: June 24, 2025

Via Certified Mail

**Case Number:** 25-80000543

**Property Owner:** Michael Kirkwood

**Owner Address:** 135 N. Ring Ave., Tarpon Springs, FL 34689-4305

**Violation Property Located:** 135 N. Ring Ave., Tarpon Springs, FL 34689

**Parcel ID:** 12-27-15-13189-000-0100

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 **May 29, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **June 11, 2025**. A re-inspection of the subject property on **June 11, 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 25-80000543 on July 10, 2025, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

#### **LAND DEVELOPMENT CODE 141.01**

#### **6-64.8. - STOP WORK ORDER VIOLATION**

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 **May 29, 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 1662**

## VIOLATION DETAIL

CASE NUMBER                    25-80000543  
PROPERTY ADDRESS            135 N RING AVE            TARPON SPRINGS, FL 34689

---

VIOLATION:    **141.01. - EXEMPTIONS. LAND DEVELOPMENT CODE**

ORDINANCE DESCRIPTION:

**141.01. - EXEMPTIONS. LAND DEVELOPMENT CODE**

The following development activities shall be exempt from the approval of a stormwater management plan by the City Engineer:

- (A)    The construction of single family and duplex residences and accessory structures on a lot of record.
  - (B)    Any development within a subdivision provided the following conditions have been met:
    - (1)    Stormwater management plans for the subdivision were previously approved as a part of an overall master plan approving the subdivision and related outparcels, remain in effect and have not been altered, and have been completed during construction of the overall infrastructure improvements;
    - (2)    The development is constructed in accordance with the master stormwater management provisions previously approved by the City; and
    - (3)    The development and related outparcels are constructed in accordance with the site plan approval authorizing the subdivision at the time of approval of the overall master plan.
  - (C)    A residential development which has been exempted from stormwater management permitting by the SWFWMD;
  - (D)    Any maintenance activity which does not change or affect the quality, rate, volume or location of stormwater flows on the site or of stormwater runoff from the site.
  - (E)    Publicly owned landfills operated under state permit.
  - (F)    The one-time construction of any structure addition not otherwise exempt by §§ 141.00 through 141.08 not exceeding 1,000 square feet of gross floor area on or parallel to the ground, provided that a written approval from the Water Management District (SWFWMD) can be obtained and submitted to the City Engineer prior to the issuance of any development permits.
- (Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 97-16, passed 6-17-97)

VIOLATION: **6-64.8. - VIOLATIONS. STOP WORK ORDER VIOLATIONS.**

ORDINANCE DESCRIPTION:

**§ 6-64.8. - VIOLATIONS. STOP WORK ORDER VIOLATIONS.**

(a) *Violations.* Any development that is not within the scope of the *Florida Building Code* but that is regulated by this article that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this article, shall be deemed a violation of this article. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this article or the *Florida Building Code* is presumed to be a violation until such time as that documentation is provided.

(b) *Authority.* For development that is not within the scope of the *Florida Building Code* but that is regulated by this article and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

(c) *Unlawful continuance.* Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

(Ord. 2012-12, passed 7-24-12)



# 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: 25-80000543

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 May 29, 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 135 N. Ring 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 29th day of May, 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: 25-80000543

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 June 24, 2025, which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 135 N Ring 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 24rd day of June 2025, by CE Officer Michael Rolleston, who is personally known to me or who has produced \_\_\_\_\_ N/A.

(NOTARY SEAL)  HNOU THAO LEE  
MY COMMISSION #HH402122  
EXPIRES, MAY 23, 2027  
Issued through 1st State Insurance

\_\_\_\_\_  
Signature of Person Taking Acknowledgment

Hnou Thao Lee

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

NOTARY

\_\_\_\_\_  
Title:



**Parcel Summary (as of 29-May-2025)**

**Parcel Map**

Parcel Number

**12-27-15-13189-000-0100**

Owner Name

KIRKWOOD, MICHAEL

Property Use

0133 Planned Unit Development

Site Address

135 N RING AVE  
TARPON SPRINGS, FL 34689

Mailing Address

135 N RING AVE  
TARPON SPRINGS, FL 34689-4305

Legal Description

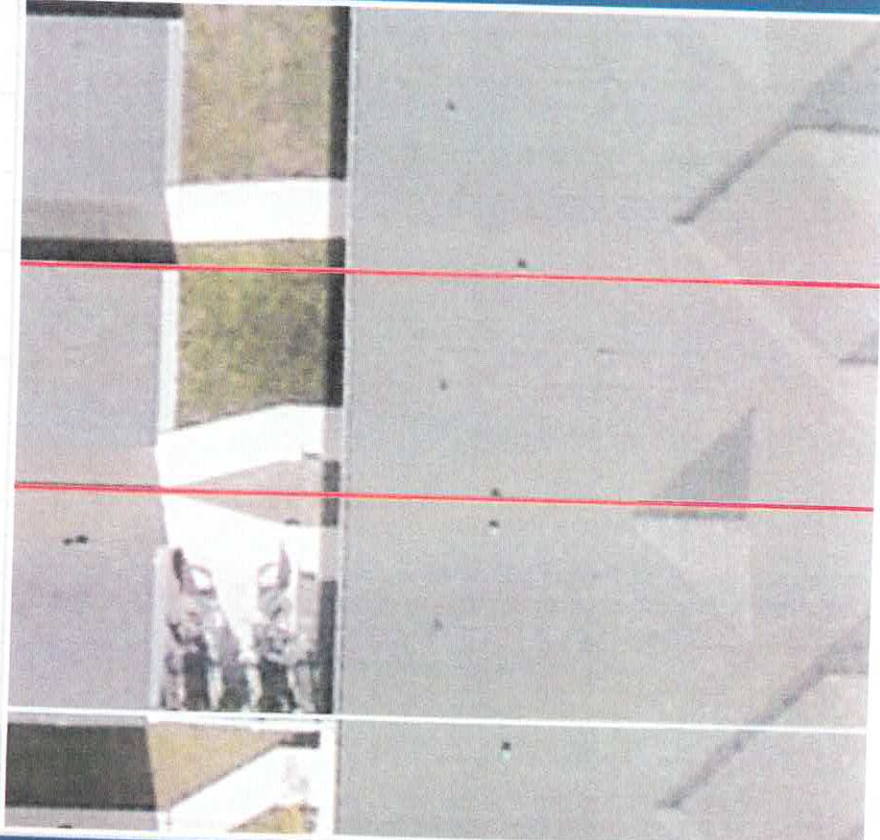
CARRIAGE HOMES ON RING LOT 10

Current Tax District

TARPON SPRINGS (TS)

Year Built

2021



Living SF	Gross SF	Living Units	Buildings
<b>1,288</b>	<b>1,288</b>	<b>1</b>	<b>1</b>

**Exemptions**

Year	Homestead	Use %	Status
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	
2024	Yes	100%	

**Property Exemptions & Classifications**

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

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21744/1956	\$346,420	<a href="#">274.01</a>	<a href="#">C</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	145/1

**2024 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$294,457	\$294,457	\$244,457	\$269,457	\$244,457

**Value History (yellow indicates corrected value)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$286,712	\$286,712	\$236,712	\$261,712	\$236,712
2022	Y	\$308,727	\$308,727	\$258,727	\$283,727	\$258,727
2021	N	\$26,228	\$19,466	\$19,466	\$26,228	





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
22-Sep-2021	\$344,700	<a href="#">Q</a>	I	RING AVENUE LLC	KIRKWOOD MICHAEL	21744/1956
30-Jan-2015	\$140,000	<a href="#">M</a>	V	AYDIN BERK	RING AVENUE LLC	18665/0712

2024 Land Information

Land Area:  $\cong$  1,825 sf |  $\cong$  0.04 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
--------------	-----------------	------------	-------	--------	-------------------	----------------

No Lands on Record.

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Unit View: Street	Base (BAS)	1,288	1,288
Unit Type: Interior	<b>Total Area SF</b>	<b>1,288</b>	<b>1,288</b>
Balcony/porch: Open Porch			
Unit Floor #: 1			
Unit Stories: 2			
Living Units: 1			
Year Built: 2021			
Building Type: Townhouse			
Quality: Average			
Exterior Walls: Wood Frame			



2024 Extra Features

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

No Extra Features on Record.

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">20-00001838</a>	GARAGE	04/15/2021	\$17,659
<a href="#">20-00001805B</a>	ADDITION/REMODEL/RENOVATION	01/26/2021	\$398,702
<a href="#">20-00001805A</a>		12/17/2020	\$398,702
<a href="#">20-00001805</a>	NEW IMPROVEMENT	12/14/2020	\$398,702



**Parcel Summary (as of 29-May-2025)**

**Parcel Map**

Parcel Number

**12-27-15-13189-000-0100**

Owner Name

KIRKWOOD, MICHAEL

Property Use

0133 Planned Unit Development

Site Address

135 N RING AVE  
TARPON SPRINGS, FL 34689

Mailing Address

135 N RING AVE  
TARPON SPRINGS, FL 34689-4305

Legal Description

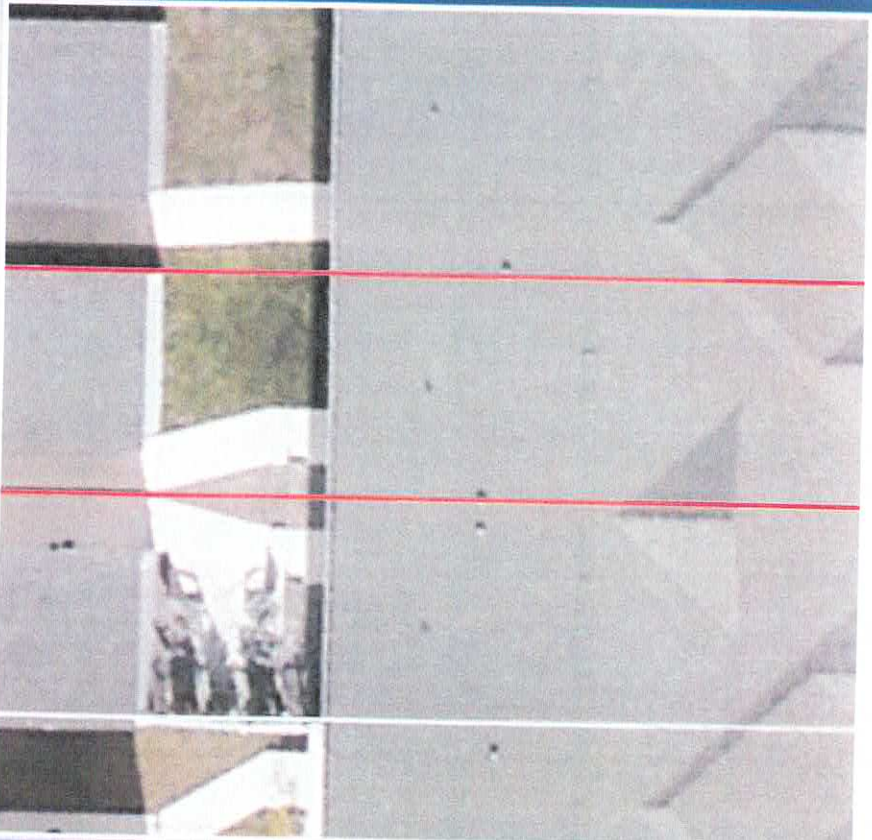
CARRIAGE HOMES ON RING LOT 10

Current Tax District

TARPON SPRINGS (TS)

Year Built

2021



Living SF	Gross SF	Living Units	Buildings
1,288	1,288	1	1

**Exemptions**

Year	Homestead	Use %	Status
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	
2024	Yes	100%	

**Property Exemptions & Classifications**

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

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21744/1956	\$346,420	274.01	C	Current FEMA Maps	Check for EC	Zoning Map	145/1

**2024 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$294,457	\$294,457	\$244,457	\$269,457	\$244,457

**Value History (yellow indicates corrected value)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$286,712	\$286,712	\$236,712	\$261,712	\$236,712
2022	Y	\$308,727	\$308,727	\$258,727	\$283,727	\$258,727
2021	N	\$26,228	\$19,466	\$19,466	\$26,228	\$19,466



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
22-Sep-2021	\$344,700	<u>Q</u>	I	RING AVENUE LLC	KIRKWOOD MICHAEL	21744/1956
30-Jan-2015	\$140,000	<u>M</u>	V	AYDIN BERK	RING AVENUE LLC	18665/0712

2024 Land Information


Land Area:  $\cong$  1,825 sf |  $\cong$  0.04 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
No Lands on Record.						

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Unit View	Street	Base (BAS)	1,288	1,288
Unit Type	Interior	<b>Total Area SF</b>	<b>1,288</b>	<b>1,288</b>
Balcony/porch	Open Porch			
Unit Floor #	1			
Unit Stories	2			
Living Units	1			
Year Built	2021			
Building Type	Townhouse			
Quality	Average			
Exterior Walls	Wood Frame			

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">20-00001838</a>	GARAGE	04/15/2021	\$17,659
<a href="#">20-00001805B</a>	ADDITION/REMODEL/RENOVATION	01/26/2021	\$398,702
<a href="#">20-00001805A</a>		12/17/2020	\$398,702
<a href="#">20-00001805</a>	NEW IMPROVEMENT	12/14/2020	\$398,702

**Adam Ross, Pinellas County Tax Collector**

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

**24 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
• E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$4465.59			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R495359	* CL-0058055	TS

\* M&T BANK

KIRKWOOD, MICHAEL  
135 N RING AVE  
TARPON SPRINGS, FL 34689-4305

PARCEL NO.: 12/27/15/13189/000/0100  
SITE ADDRESS: 135 N RING AVE, TARPON SPRINGS  
PLAT: 145 PAGE: 1  
LEGAL:  
CARRIAGE HOMES ON RING  
LOT 10

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5947	294,457	50,000	244,457	1,123.21	
HEALTH DEPARTMENT	0.0713	294,457	50,000	244,457	17.43	
EMS	0.8050	294,457	50,000	244,457	196.79	
SCHOOL-STATE LAW	3.0740	294,457	25,000	269,457	828.31	
SCHOOL-LOCAL BD.	2.7480	294,457	25,000	269,457	740.47	
TARPON SPRINGS	5.3700	294,457	50,000	244,457	1,312.73	
SW FLA WTR MGMT.	0.1909	294,457	50,000	244,457	46.67	
PINELLAS COUNTY PLN.CNCL.	0.0200	294,457	50,000	244,457	4.89	
JUVENILE WELFARE BOARD	0.8250	294,457	50,000	244,457	201.68	
SUNCOAST TRANSIT AUTHORITY	0.7342	294,457	50,000	244,457	179.48	
TOTAL MILLAGE 18.4331					GROSS AD VALOREM TAXES \$4,651.66	

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$4,651.66
-----------------------------------	--------------------------------------	------------

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	\$4465.59			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R495359	* CL-0058055	TS

\* M&T BANK

KIRKWOOD, MICHAEL  
135 N RING AVE  
TARPON SPRINGS, FL 34689-4305

PARCEL NO.: 12/27/15/13189/000/0100  
SITE ADDRESS: 135 N RING AVE, TARPON SPRINGS  
PLAT: 145 PAGE: 1  
LEGAL:  
CARRIAGE HOMES ON RING  
LOT 10

Duplicate N/A 05/29/2025

Paid 11/27/2024 Receipt # 0-24-TAX-051974 \$4,465.59

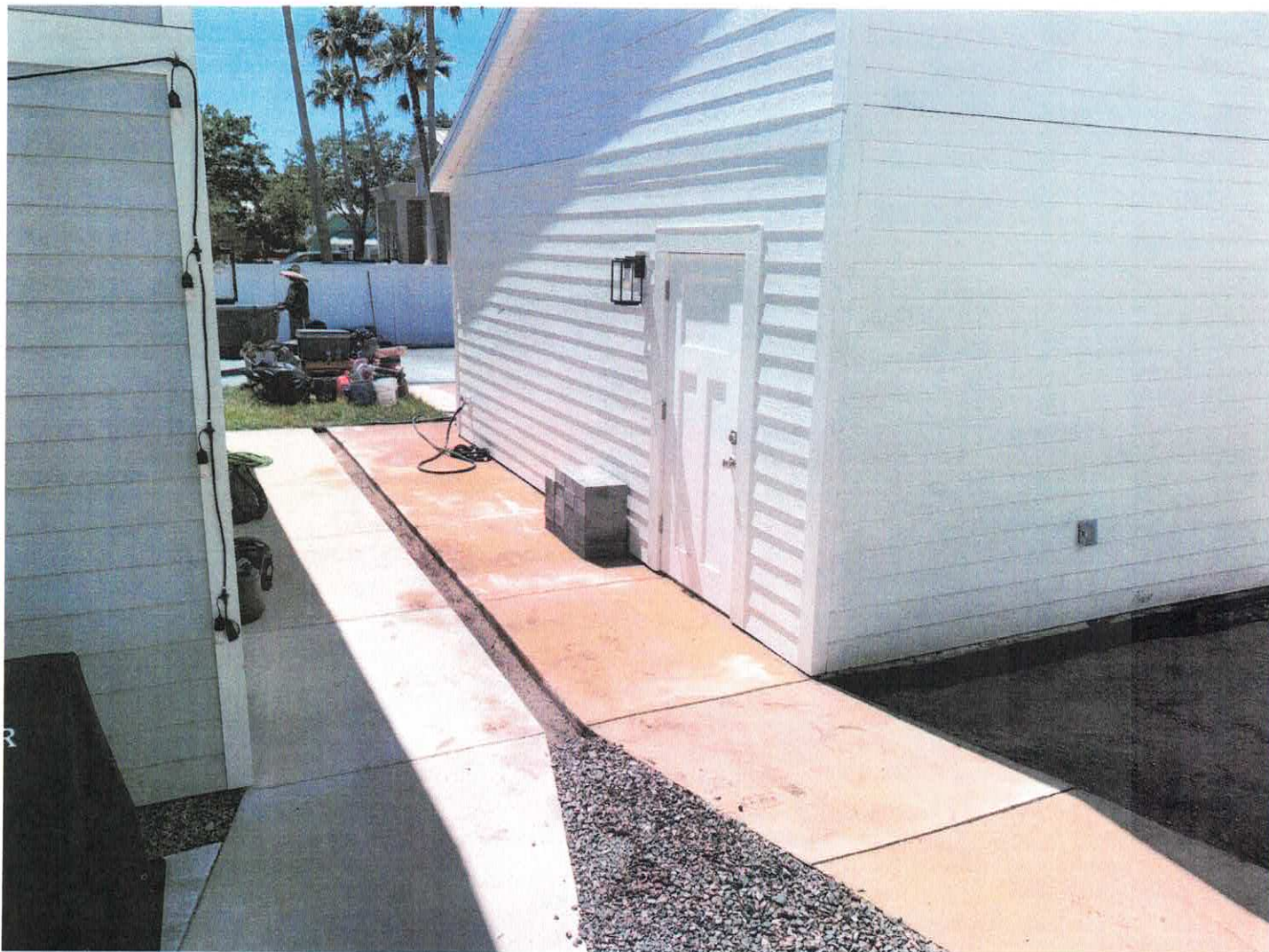
**From:** Michael Rolleston <[mrolleston@tspd.us](mailto:mrolleston@tspd.us)>

**Sent:** Thursday, May 29, 2025 7:19 AM

**To:** Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)>

**Subject:** 135 N ring Ave

Please open a case for this property. Violation of land development code 141.01 and violation of a stop work order.







# STOP WORK NOTICE

CITY OF TARPON SPRINGS

Building Department  
304 E. Pine St., Tarpon Springs, FL 34689  
727-942-7900

YOUR WORK IS IN VIOLATION OF THE CITY OF TARPON SPRINGS BUILDING DEPARTMENT ORDINANCES. YOU ARE ORDERED TO STOP WORK IMMEDIATELY. FAILURE TO STOP WORK WILL RESULT IN A STOP WORK ORDER BEING ISSUED TO THE WORKING RESIDENTS AT THE ADDRESS ABOVE.

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL CONTRACTOR | <input type="checkbox"/> ELEVATOR                             |
| <input type="checkbox"/> PLUMBING           | <input type="checkbox"/> MECHANICAL                           |
| <input type="checkbox"/> ELECTRICAL         | <input type="checkbox"/> HEATING, AIR CONDITIONING AND PERMIT |

PLEASE CONTACT THE BUILDING DEPARTMENT IMMEDIATELY TO DISCUSS THE WORK BEING PERFORMED AT THIS LOCATION.

4-11-25  
727-942-7900  
Calliston  
727-942-7900

**DO NOT REMOVE THIS NOTICE**

DETACH THE BOTTOM OF CARD AND BRING WITH YOU TO  
304 E. PINE ST., TARPON SPRINGS, FL 34689  
727-942-7900

155 5th Ave  
Calliston  
727-942-7900  
727-942-7900  
Calliston  
727-942-7900

**From:** Hnou Lee <hlee@tspd.us>  
**Sent:** Thursday, May 29, 2025 8:21 AM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** FW: 135 N RING AVE - CASE # 25-80000543 OPENED 8/29/2025

A case has been opened for the violation site at **135 N RING AVE** . Your email has been uploaded to **CASE 25-80000543** in NaviLine.

Below is a quick reference chart for the case.

<b>CASE # 25-80000543 OPENED 8/29/2025</b>
<b>VIOLATION SITE:135 N RING AVE TARPON SPRINGS, FL 34689</b>
<b>Parcel ID:12-27-15-13189-000-0100 TAX DISTRICT: TS HOMESTEAD:</b>
<b>Property Owner(s): KIRKWOOD, MICHAEL</b>
<b>MAILING ADDRESS: 135 N RING AVE TARPON SPRINGS, FL 34689-4305</b>
<b>Contact Info:</b>
<b>PCPA: PCRT:</b>
<b>COMPLAINANT: Planning &amp; Zoning -PMCNEESE DATE: 5/29/2025</b>
<b>ADDRESS: OTHER CITY DEPARTMENT</b>
<b><i>CITIZEN COMPLAINT(S): . Violation of land development code 141.01 and violation of a stop work order.</i></b>
<b><i>INITIAL INSPECTION BY CEO MROLLESTON: 5/28/2025</i></b>
<b>PHOTO(S): YES</b>
<b>VIOLATION CODE(S): 141.01 - EXEMPTIONS; 6-64.8. - VIOLATIONS</b>

CASE # 25-80000543  
 135 N RING AVE  
 KIRKWOOD, MICHAEL

MOW Letter \_\_\_\_\_  
 Snail Mail \_\_\_\_\_

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

Notice Of Violation 5/29/2025  
 Certified Mail Receipt  Snail Mail   
 Green Signature Card  RCVD: \_\_\_\_\_

Declaration of Chronic Nuisance Property \_\_\_\_\_  
 Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
 Green Signature Card \_\_\_\_\_ RCVD: \_\_\_\_\_  
 TRACKING # \_\_\_\_\_

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

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

MAIL TO:  
 KIRKWOOD, MICHAEL  
 135 N RING AVE  
 TARPON SPRINGS, FL 34689-4305  
 NOV25-80000543

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 \$ \_\_\_\_\_

**MAILED**  
**5-29-2025**  
 Postmark Here

KIRKWOOD, MICHAEL  
 135 N RING AVE  
 TARPON SPRINGS, FL 34689-4305  
 NOV25-80000543

See Reverse for Instructions.

7022 0410 0002 9761 1556

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>	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee B. Received by (Printed Name) _____ C. Date of Delivery <u>6/2</u>
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">             KIRKWOOD, MICHAEL              135 N RING AVE              TARPON SPRINGS, FL 34689-4305              NOV25-80000543           </div>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No <div style="text-align: center; font-size: 2em; color: blue; font-weight: bold; margin: 10px 0;">RECEIVED</div> <div style="text-align: center; color: red; font-weight: bold; margin: 5px 0;">JUN 5 2025</div>
2. Article Number (Transfer from service label) 9590 9402 7277 1284 4395 69	3. Service Type <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 <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

**CASE # 25-80000543**  
**135 N RING AVE**  
**KIRKWOOD, MICHAEL**

**MOW Letter** \_\_\_\_\_  
 Snail Mail \_\_\_\_\_

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

**Notice Of Violation** \_\_\_\_\_  
 Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
 Green Signature Card \_\_\_\_\_ RCVD: \_\_\_\_\_  
**TRACKING #**

**Notice Of Hearing (1ST)** 6/24/2025  
 Certified Mail Receipt X  
 Green Signature Card X RCVD: \_\_\_\_\_  
**TRACKING #** 7022 0410 0002 9761 1662

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

**Declaration of Chronic Nuisance Property** \_\_\_\_\_  
 Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
 Green Signature Card \_\_\_\_\_  
**TRACKING #**

**MAIL TO:**  
**KIRKWOOD, MICHAEL**  
**135 N RING AVE**  
**TARPON SPRINGS, FL 34689**  
**NOH25-80000543**

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>Michael Kirkwood</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>Michael Kirkwood</i></p> <p>C. Date of Delivery  <i>6/28/25</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes      If YES, enter delivery address below. <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>KIRKWOOD, MICHAEL</b>  <b>135 N RING AVE</b>  <b>TARPON SPRINGS, FL 34689</b>  <b>NOH25-80000543</b></p>  <p>9590 9402 7207 1284 6135 64</p> </div>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery (per \$500)</p>
<p>2. Article Number (Transfer from service label)  <b>7022 0410 0002 9761 1662</b></p>	<p><b>RECEIVED</b>  <b>JUN 30 2025</b></p>

**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 \$ \_\_\_\_\_

**KIRKWOOD, MICHAEL**  
**135 N RING AVE**  
**TARPON SPRINGS, FL 34689**  
**NOH25-80000543**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions.


7022 0410 0002 9761 1662

**From:** Michael Rolleston <mrolleston@tspd.us>  
**Sent:** Friday, June 6, 2025 8:48 AM  
**To:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** RE: !35 N Ring Notice of Violation


Good Morning,

Thank you for reaching out and keeping me informed.

I will grant an extension and re inspect on June 20<sup>th</sup>. At that time if they are still down a Notice of Hearing 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



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:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Thursday, June 5, 2025 8:40 PM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** Re: !35 N Ring Notice of Violation  
Good evening Michael,

I wanted to touch base with you and let you know I am in contact with my contractor and waiting to hear back on a specific date he will be available to remove the pavers and stone that was installed on my property. I will hopefully know very soon as he and I work out timing/costs to do the work.

I am aware the date to remove by is 6/11/2025. I would appreciate some consideration in possibly extending that date as I am not able to remove this myself and I am at his mercy. I have no date to request at this time but should know more by this weekend.

This has affected me greatly in many ways and I want to resolve this soon.

Thank you,

Mike Kirkwood  
135 N Ring Ave  
tarpon Springs, FL 34689  
317.205.0005

**Hnou Lee**



---

**From:** Michael Rolleston  
**Sent:** Tuesday, June 3, 2025 11:47 AM  
**To:** Mike Kirkwood  
**Cc:** Hnou Lee  
**Subject:** RE: !35 N Ring Notice of Violation

I did not tell residents they will not have to remove anything. I said they are granted extensions until a final determination is reached with the engineers and at that time they would be given a deadline for compliance to make whatever changes were determined to be needed by the storm water engineer. You are in a different situation because you violated a stop work order.

I cannot speak to Fred as I was not the one who made a determination as to his case.

A letter was sent to all the residents from planning and zoning explaining the situation and the rules that have been in place since your building was constructed.




**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:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Tuesday, June 3, 2025 11:20 AM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>; Patricia McNeese <pmcneese@ctsfl.us>  
**Subject:** Re: !35 N Ring Notice of Violation

**Warning: Unusual sender** <[mwkirkwood@yahoo.com](mailto:mwkirkwood@yahoo.com)>

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

Is this new information that has not been known from the start of paver issues back in 2022 on our property? 131 Ring Ave was closed out as "in compliance" with many pavers still not removed. In addition, 145 Ring Ave was brought "into compliance" with removing three rows of pavers. Both of these properties had code enforcement and building officials

measure the pavers to grant the "in compliance" status. 133 N Ring pavers were installed after the Fred 131 Ring Ave fiasco and Roger actually met with planning and zoning that gave him the ok. I'm trying to figure out what has changed in this time span.

Please let me know how Fred at 131 N Ring was brought into compliance with a large amount of pavers left on his property.

As a side note, I see Fred received a fine reduction by stating he lost his job. A doctor that owns a \$450,000 townhome, owns a \$150,000 vacant lot out in or near Harbor Watch and drives an \$80,000 Mercedes and sends his kids to private school. How is this even close to being appropriate? Fred has no money to even reimburse the city for the prosecution cost! (He split the fee in half for hardship) yet now has the money to request to install new pavers again?

Please let me know the appropriate action I need to take to have you reinspect his property and how he was brought into compliance when he clearly isn't. He snubbed his nose at the city for a year yet gets away with it!

I had my contractor scheduled for two months for this date and have paid him \$5,300 for the job. I was following the building code that I looked up and received approval from our homeowner's association, in addition to, following exactly what was granted on the other properties. I in now way just went renegade on this project. Your stop work order was given without even knowing what my project was, pavers no pavers sq footage etc. You marked "permit" when all the information I have and have gone by was granted to the others without a permit.

Again I ask what has changed and what NEW information do we have. I have always followed the rules in my life and looked up all of my requirements before starting this project only to be given a stop work order that would leave me with a mud yard. It is my understanding you have told a couple of residents that they most likely will NOT have to remove their pavers because something will be worked out. I find this very concerning/disturbing that you have that information yet are still forcing me to remove mine or be forced to go in front of the Code Enforcement Board.

I appreciate your time.

Mike Kirkwood  
135 N Ring Ave  
Tarpon Springs, FL 34689  
317.205.0005

On Tuesday, June 3, 2025 at 10:22:16 AM EDT, Michael Rolleston <[mrolleston@tspd.us](mailto:mrolleston@tspd.us)> wrote:

Good Morning,

Unfortunately no extension will be granted. You violated a stop work order after being told by myself and staff at planning and zoning to not continue working. I tried to explain that there were other issues at play beyond the square footage and that it needed to be sorted out before work continued. You must return the back yard to its original state or at a minimum back to the state it was in when I took photos of the work and posted the stop work order.

## Hnou Lee

---

**From:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Monday, June 2, 2025 5:23 PM  
**To:** All Police Code Enforcement  
**Subject:** !35 N Ring Notice of Violation

**Warning: Unusual sender** <mwkirkwood@yahoo.com>

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

Good afternoon Officer Rolleston,

I am writing in regards to the recent violation that was filed against me at 135 N Ring Ave Tarpon Springs FL 34689. I would like to request an extension concerning this matter until the city and our property association can come to a clear resolution of the paver/drainage issues. I took great care in reading the building code and received the proper approval from our HOA before starting.

The Stop work had the "Building Permit" checked for the violation. No one here has a building permit because it was under 100 sq ft per the building code. I walked down to talk to building department the same day as the violation and told the gentleman what I was doing and the it was pavers under 100 sq ft that is within the building code. He stated if I don't need a permit per the code there is nothing he can do for me.

My licensed and insured contractor looked online to find any violation that was filed against me and he found non until a few days after completion. The stop work was issued without even knowing what was being done. It was his and my understanding this was done in error since no permit was needed.

I appreciate your consideration to work with me on this.

Thank you,

Mike Kirkwood  
135 N Ring Ave  
Tarpon Springs, FL 34689

## Michael Rolleston

---

**From:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Tuesday, June 10, 2025 12:35 PM  
**To:** Patricia McNeese  
**Cc:** Michael Rolleston  
**Subject:** Fw: Community Ground Cover Project Update  
**Attachments:** McHoul -HOA 12-28-2022.pdf; McHoul -HOA 5-28-2025.pdf

**External sender** <mwkirkwood@yahoo.com>

Make sure you trust this sender before taking any actions.

Good afternoon Pat,

I wanted to forward to you the email I sent out to all homeowner's in the Carriage Homes on Ring development. This includes the three board members. This was sent on Sunday and I have not received a response yet.

I am a big fan of transparency and wanted you to see this. I also cc'd Officer Rolleston.

I appreciate all of your time.

Thank you,

Mike Kirkwood  
135 N Ring Ave  
Tarpon Springs, FL 34689  
317.205.0005

----- Forwarded Message -----

**From:** Mike Kirkwood <mwkirkwood@yahoo.com>

**To:** john carleton <johntcarleton@gmail.com>; Casey Adcock <caseygp@gmail.com>; Tammy Greene <tammy@ingramandgreeneseptic.com>; FRED KAZALEH <frudley@hotmail.com>; kristieandresen@hotmail.com <kristieandresen@hotmail.com>; Jon Carleton <joncarleton1979@gmail.com>; M Petersen <mpetersen65@gmail.com>; Walker Winkel <walkerwinkel1213@gmail.com>; Christina Torres <cmp799701@gmail.com>; Will <wmccullough350@gmail.com>; Scott Mchoul <smchoul@gmail.com>

**Sent:** Sunday, June 8, 2025 at 01:11:33 PM EDT

**Subject:** Re: Community Ground Cover Project Update

Good afternoon neighbors,

I wanted to follow up on this ongoing issue about hardscapes in our front and back yards. As many know, I was in the middle of installing pavers (HOA Approved) and rock in my backyard when I was given a stop work order at about 70% completion. My contractor finished the remaining project a couple of days later. This action prompted me to speak with the code enforcement officer, the city building department and the planning and zoning department. After extensive conversation with the city I will be removing my pavers and rock within the next two weeks for violating the stop work order. This is on me and my contractor and I am taking full responsibility for this at my cost.

In my conversations with Pat it was brought to my attention that she had sent a letter to our board back in 2022. I have forwarded that email from the city's Principal Planner Pat McNeese which sheds more light on the situation that I could not figure out. Attached below are two letters, one sent to us all recently and a second letter that was sent to the HOA board back in December of 2022. This was the first time I saw the second letter which states the HOA board should NOT

approve any hardscapes in the front or back yards until a stormwater assessment was completed. To my knowledge this has not happened.

Myself and several others have been given approval to install pavers and I am now questioning why? The letter seems very self explanatory, and as the letter states, I should have been denied approval by the board which would have prevented this situation and saved me \$5,300 until the proper engineering was done.

In the interest of transparency, I felt I needed to inform everyone of this current situation because we are all in this together as a community.

I appreciate everyone's time and hope you read the two attached letters.

Sincerely,

Mike Kirkwood  
317.205.0005

----- Forwarded Message -----

**From:** Patricia McNeese <pmcneese@ctsfl.us>  
**To:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Cc:** Michael Rolleston <mrolleston@tspd.us>  
**Sent:** Wednesday, June 4, 2025 at 04:14:29 PM EDT  
**Subject:** RE: 135 N Ring Ave Violation

Hi Mike,

Here are the two letters sent to Mr. McHoul.

I must apologize for raising my voice to you on the phone. I am sorry about that. I know you are upset and frustrated.

We are proceeding with trying to resolve the construction issue with the subdivision as a whole based on the events and conditions we have documented to date, including the attached letters.

Please feel free to contact me at any time through this process. I assume the HOA will also be communicating with the community as we progress.

Thank you Mike. -Pat

Patricia L. McNeese, AICP

Planning Supervisor

City of Tarpon Springs

324 East Pine Street

P.O. Box 5004

Tarpon Springs, FL 34688-5004

727-938-3711, ext. 2255

[pmcneese@ctsfl.us](mailto:pmcneese@ctsfl.us)

On Wednesday, May 14, 2025 at 07:38:21 AM EDT, Scott Mchoul <smchoul@gmail.com> wrote:

Community Residents,

The Board is currently working with the City of Tarpon Springs regarding our front yard ground cover project. Once we have clarity and approval we will obtain bids on the project. We will communicate updates as they occur. Please be patient as we navigate this endeavour.

The Irrigation has been turned off due to a large leak. A Vendor is coming out on May 19th to service the system.

Thank You,

Scott McHoul  
HOA President  
Carriage Homes on Ring.

## Michael Rolleston

---

**From:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Thursday, June 19, 2025 7:32 AM  
**To:** Michael Rolleston  
**Subject:** 135 N Ring Ave Violation

**External sender** <mwkirkwood@yahoo.com>

Make sure you trust this sender before taking any actions.

Good morning Officer Rolleston,

I have decided that I would like to be heard in front of the code board. The way everyone has been treated differently regarding hardscapes and my strong belief that I met everything I needed to do. There is no known permit to obtain and I was facing a mud yard, exposed foundation and a safety hazard for who knows how long.


Thank you very much,

Mike Kirkwood  
135 N Ring Ave  
Tarpon Springs, FL 34689


**Hnou Lee**

**From:** Michael Rolleston  
**Sent:** Wednesday, June 25, 2025 12:54 PM  
**To:** Hnou Lee  
**Subject:** FW: Community Ground Cover Project Update  
**Attachments:** McHoul -HOA 12-28-2022.pdf; McHoul -HOA 5-28-2025.pdf

Please add the email chain and the attached two letters to the case file for 135 n ring




**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:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Tuesday, June 10, 2025 12:35 PM  
**To:** Patricia McNeese <pmcneese@ctsfl.us>  
**Cc:** Michael Rolleston <mrolleston@tspd.us>  
**Subject:** Fw: Community Ground Cover Project Update

**External sender** <[mwkirkwood@yahoo.com](mailto:mwkirkwood@yahoo.com)>

Make sure you trust this sender before taking any actions.

Good afternoon Pat,

I wanted to forward to you the email I sent out to all homeowner's in the Carriage Homes on Ring development. This includes the three board members. This was sent on Sunday and I have not received a response yet.

I am a big fan of transparency and wanted you to see this. I also cc'd Officer Rolleston.

I appreciate all of your time.

Thank you,

Mike Kirkwood  
135 N Ring Ave  
Tarpon Springs, FL 34689  
317.205.0005

----- Forwarded Message -----

**From:** Mike Kirkwood <[mwkirkwood@yahoo.com](mailto:mwkirkwood@yahoo.com)>

**To:** john carleton <[johntcarleton@gmail.com](mailto:johntcarleton@gmail.com)>; Casey Adcock <[caseygpb@gmail.com](mailto:caseygpb@gmail.com)>; Tammy Greene <[tammy@ingramandgreeneseptic.com](mailto:tammy@ingramandgreeneseptic.com)>; FRED KAZALEH <[frudley@hotmail.com](mailto:frudley@hotmail.com)>; [kristieandresen@hotmail.com](mailto:kristieandresen@hotmail.com) <[kristieandresen@hotmail.com](mailto:kristieandresen@hotmail.com)>; Jon Carleton <[joncarleton1979@gmail.com](mailto:joncarleton1979@gmail.com)>; M Petersen <[mpetersen65@gmail.com](mailto:mpetersen65@gmail.com)>; Walker Winkel <[walkerwinkel1213@gmail.com](mailto:walkerwinkel1213@gmail.com)>; Christina Torres <[cmp799701@gmail.com](mailto:cmp799701@gmail.com)>; Will <[wmcullough350@gmail.com](mailto:wmcullough350@gmail.com)>; Scott Mchoul <[smchoul@gmail.com](mailto:smchoul@gmail.com)>

**Sent:** Sunday, June 8, 2025 at 01:11:33 PM EDT

**Subject:** Re: Community Ground Cover Project Update

Good afternoon neighbors,

I wanted to follow up on this ongoing issue about hardscapes in our front and back yards. As many know, I was in the middle of installing pavers (HOA Approved) and rock in my backyard when I was given a stop work order at about 70% completion. My contractor finished the remaining project a couple of days later. This action prompted me to speak with the code enforcement officer, the city building department and the planning and zoning department. After extensive conversation with the city I will be removing my pavers and rock within the next two weeks for violating the stop work order. This is on me and my contractor and I am taking full responsibility for this at my cost.

In my conversations with Pat it was brought to my attention that she had sent a letter to our board back in 2022. I have forwarded that email from the city's Principal Planner Pat McNeese which sheds more light on the situation that I could not figure out. Attached below are two letters, one sent to us all recently and a second letter that was sent to the HOA board back in December of 2022. This was the first time I saw the second letter which states the HOA board should NOT approve any hardscapes in the front or back yards until a stormwater assessment was completed. To my knowledge this has not happened.

Myself and several others have been given approval to install pavers and I am now questioning why? The letter seems very self explanatory, and as the letter states, I should have been denied approval by the board which would have prevented this situation and saved me \$5,300 until the proper engineering was done.

In the interest of transparency, I felt I needed to inform everyone of this current situation because we are all in this together as a community.

I appreciate everyone's time and hope you read the two attached letters.

Sincerely,

Mike Kirkwood  
317.205.0005

----- Forwarded Message -----

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

**To:** Mike Kirkwood <[mwkirkwood@yahoo.com](mailto:mwkirkwood@yahoo.com)>

**Cc:** Michael Rolleston <[mrolleston@tspd.us](mailto:mrolleston@tspd.us)>

**Sent:** Wednesday, June 4, 2025 at 04:14:29 PM EDT

**Subject:** RE: 135 N Ring Ave Violation

Hi Mike,

Here are the two letters sent to Mr. McHoul.

I must apologize for raising my voice to you on the phone. I am sorry about that. I know you are upset and frustrated.

We are proceeding with trying to resolve the construction issue with the subdivision as a whole based on the events and conditions we have documented to date, including the attached letters.

Please feel free to contact me at any time through this process. I assume the HOA will also be communicating with the community as we progress.

Thank you Mike. -Pat

Patricia L. McNeese, AICP

Planning Supervisor

City of Tarpon Springs

324 East Pine Street

P.O. Box 5004

Tarpon Springs, FL 34688-5004

727-938-3711, ext. 2255

[pmcneese@ctsf1.us](mailto:pmcneese@ctsf1.us)

On Wednesday, May 14, 2025 at 07:38:21 AM EDT, Scott Mchoul <[smchoul@gmail.com](mailto:smchoul@gmail.com)> wrote:

Community Residents,

The Board is currently working with the City of Tarpon Springs regarding our front yard ground cover project. Once we have clarity and approval we will obtain bids on the project. We will communicate updates as they occur. Please be patient as we navigate this endeavour.

The Irrigation has been turned off due to a large leak. A Vendor is coming out on May 19th to service the system.

Thank You,

Scott McHoul  
HOA President  
Carriage Homes on Ring.



# City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT  
324 EAST PINE STREET  
P.O. BOX 5004  
TARPON SPRINGS, FLORIDA 34688-5004  
(727) 938-3711

Renea Vincent, AICP, CPM  
Director

December 28, 2022

Scott A. McHoul, President  
Carriage Homes on Ring Owners Association, Inc.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
(sent by email to: smchoul@gmail.com)

RE: Notification to Homeowners Association (HOA) Carriage Homes on Ring, Tarpon Springs, Florida, 131 North Ring Avenue: Paver Installation

Dear Mr. McHoul:

The City would like to make you, as the HOA contact of record, aware of the occurrence of recent flooding issues related to the expansion of impervious surface at the subject property within the Carriage Homes on Ring development located at the northwest corner of North Ring Avenue and East Orange Street in Tarpon Springs.

I am copying you on a recent letter with associated enclosures that was sent to Fouad "Fred" Kazaleh, the current owner of 131 North Ring Avenue based on a complaint to our Code Enforcement Department. Mr. Kazaleh has stated verbally and by email that he obtained Homeowners' Association approval for the installation of impervious surface that he has performed on the site. Mr. Kazaleh provided the City with electronic mail (email) correspondence (enclosed) with HOA Board members, including yourself, regarding the impervious surface installation. Mr. Kazaleh has also provided an informational handout dated June 10, 2022 describing "Design Standards for the green space between the main building and the detached garage, referred to as the 'backyard'" (copy enclosed).

The City wanted to confirm that the HOA is aware that the stormwater system for this site is not designed to handle the installation of additional impervious surface over what was originally approved by the City and the Southwest Florida Water Management District, and was subsequently constructed for this development. The "design standards" that have apparently been provided to the residents directly conflict with the "Water Management System" requirements of Section 9.11 on page 20 of the HOA declarations, and particularly

Scott A. McHoul  
December 28, 2022

with Section 9.11(b). We strongly recommend you review and revise any information you provide to homeowners to clearly state the prohibition of additional impervious area. This will eliminate the potential for misunderstandings that could be costly to homeowners.

Please be sure to communicate this information as applicable to residents, members of the HOA and the Architectural Review Board so that this information is readily available should any other requests come before you regarding modification of the approved and permitted site drainage. If you have any questions on this matter, please do not hesitate to contact me at 727-938-3711, ext. 2255, or, pmcneese@ctsfl.us.

Sincerely,



Patricia L. McNeese, AICP  
Principal Planner

cc: Mads Petersen (mycarriagehomes hoa@gmail.com)  
Walker R. Winkel (walkerwinkel1213@gmail.com)  
Mark LeCouris, City Manager  
Renea Vincent, AICP, CPM, Planning and Zoning Director  
Kevin Powell, Building Development Director  
Keith Meade, Deputy Building Official  
Tom Funcheon, Public Works Director  
Tony Mannello, Streets and Stormwater Supervisor  
Sgt. Ed Miller, Tarpon Springs Police Department Operations Sergeant  
Cyndee Stoner, Tarpon Springs Police Department Code Enforcement Inspector  
Paul Smith, Public Services Director  
Regina A. Kardash, Esq.

Attachments:

Letter to Fouad "Fred" Kazaleh dated December 20, 2022  
Declaration of Covenants, Conditions and Conditions for Carriage Homes on Ring  
Eco Village Tarpon Springs Paving, Grading & Drainage Plan  
Section 141.00(C)(4) of Tarpon Springs Land Development Code  
Email correspondence provided by Fouad "Fred" Kazaleh  
"Carriage Homes on Ring-Architectural Review Board (ARB)" informational handout



# City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT  
324 EAST PINE STREET  
P. O. BOX 5004  
TARPON SPRINGS, FLORIDA 34688-5004  
(727) 938-3711

Renea Vincent, AICP, CPM  
Director

May 28, 2025

Scott A. McHoul, President  
Carriage Homes on Ring Owners Association, Inc.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
(sent by email to: smchoul@gmail.com)

RE: Notification to Homeowners Association (HOA) Carriage Homes on Ring,  
Tarpon Springs, Florida, 131 North Ring Avenue: Paver Installation

Dear Mr. McHoul:

On August 12, 2024, the City received a building permit application (#24-1736) from Mr. Fouad "Fred" Kazaleh for paver installation behind his residence at 131 N. Ring Ave. The City issued an administrative determination on April 7, 2025 denying the request (copy of letter enclosed). In the course of review of the permit application, it was noted on aerial photography dated January 2024 that four units in the Carriage Homes on Ring Subdivision appear to have altered their rear yards to a non-grass, non-vegetated surface. The four units are located at the following addresses on N. Ring Ave: 133, 143, 145, and 153. We were also made aware on Friday, May 23, 2025 that paver installation was underway at a fifth unit located at 135 N. Ring Ave.

Per our letter to you of December 28, 2022 (copy attached) none of the alterations are authorized. The alterations are not exempt from compliance with the stormwater management provisions of the City's Land Development Code (LDC). Per LDC [Section 141.01\(B\)\(2\)](#) these alterations were not constructed in accordance with the master stormwater management provisions previously approved for this subdivision.

The owner of the property located at 135 N. Ring Ave. provided a copy of the Carriage Homes on Ring – Architectural Review Board (ARB) design standards (revision date June 28, 2023) which states that "The City of Tarpon Springs will allow up to a total of 100 sq ft of decking/pavers/turf to be installed in the backyard." However, as previously relayed, the 100-square foot permitting exemption, codified in [Section 6-4.2](#) of the Municipal Code is not

Scott A. McHoul  
May 28, 2025

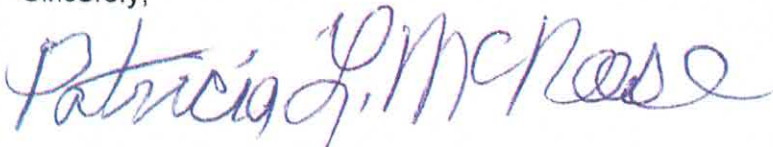
applicable to this subdivision without demonstrating compliance with the approved stormwater management system.

The alterations also do not comply with Section 9.11(b) of the Carriage Homes on Ring Homeowners' Declarations which states, "No structure of any kind shall be constructed or erected within, nor shall an Owner in any way change, alter, impede, revise or otherwise interfere with the flow and the volume of water in any portion of any drainage areas or the Water Management System, nor shall any grading, alteration, or other modifications to these areas be made without the prior written permission of the Board, Pinellas County [sic], and SWFWMD."

The City is interested in working with the HOA to resolve this issue. It is suggested that the HOA retain an engineer to determine what, if any, alterations (i.e., how much additional impervious surface) in the subdivision could be accommodated by the existing drainage system. In the interest of coming to a timely resolution, the City's consulting stormwater engineer is available to perform this task for the HOA at cost. If that solution is of interest to you, please let us know and we will relay the cost. The consulting engineer could identify the total additional impervious surface (if any) that could be accommodated, and, perhaps describe alternative surfaces that may be allowable without impact to the drainage system.

This letter is being copied to each of the twelve property owners in the Carriage Homes on Ring Subdivision. By copy, these owners are notified that no further alterations of the topography or surface of their properties should be performed until this matter is resolved. If you have any questions on this matter, please do not hesitate to contact me at 727-938-3711, ext. 2255, or, pmcneese@ctsf.us.

Sincerely,



Patricia L. McNeese, AICP  
Planning Supervisor

cc: Renea Vincent, AICP, CPM, Planning and Zoning Director  
David Gilson, Building Official  
Keith Meade, Deputy Building Official  
Tony Mannello, Streets and Stormwater Supervisor  
Michael Rolleston, Code Enforcement Officer  
Scott Andrew McHoul, 153 N. Ring Ave.  
William McCullough, 151 N. Ring Ave.  
Walker R. Winkel, 149 N. Ring Ave.  
Kristie Andresen, 147 N. Ring Ave.  
Mads Petersen, 145 N. Ring Ave.  
John Thomas Carleton, 143 N. Ring Ave.  
Casey Adcock, 141 N. Ring Ave.

Scott A. McHoul  
May 28, 2025

Jonathan Carleton, 139 N. Ring Ave.  
Christina M. Torres, 137 N. Ring Ave.  
Michael Kirkwood, 135 N. Ring Ave.  
Roger L. Greene, Jr., 133 N. Ring Ave.

Attachments:

Letter to Fouad "Fred" Kazaleh dated April 7, 2025 (without attachments)

Letter to Scott A. McHoul dated December 28, 2022

Carriage Homes on Ring – Architectural Review Board (ARB) Revision date, June 28, 2023

**NEW BUSINESS – First Orders**

**C-2 Case # 25-80000543**

Michael Kirkwood  
135 N. Ring Ave.  
Tarpon Springs, FL 34689  
PID 12-27-15-13189-000-0100

**Code Violation(s):**

**6-64.8. STOP WORK ORDER VIOLATION  
LAND DEVELOPMENT CODE 141.01**

**EXHIBIT A:** Case Report

**EXHIBIT A-1:** 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



# Tarpon Springs Police Department Code Enforcement Division

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



Case Number: 25-80000543

## Code Enforcement Board Case Report

This is a homesteaded property.

On 5/23/25 Code Officer Mike Rolleston inspected the property located at 135 N Ring Ave, due to a Planning and Zoning request. Upon arrival to the property, it was observed That a patio was being installed in violation of the land development code 141.01 without a permit 212.00. A stop work order was issued and work was stopped. Contact was made with owner Mike Kirkwood and it was explained not to continue work. He violated the stop work order and completed the project over the weekend. 6-48.01 stop work order violation.

The property was posted with a Notice of Violation with a compliance date of June 11<sup>th</sup> 2025, a copy mailed to the property owner via Certified Mail, and posted at Tarpon Springs City Hall.

A re inspection was completed on June 12<sup>th</sup> 2025 and found that no efforts had been taken to bring the property into compliance. Several further inspections were also completed and found the same, contact has been made with the property owner and he acknowledged he violated the order but wanted a code board hearing. Due to non-compliance, the property was referred to the Code Enforcement Board.

Compliance can only be achieved by returning the property to its original state or to the state it was in at the time of the stop work order being issued.

A hearing notice was posted on the property on June 24<sup>th</sup> 2025, a copy mailed to the property owner via Certified Mail, and posted at Tarpon Springs City Hall.

The Division recommends giving the Respondent until July 17<sup>th</sup> 2025 to achieve compliance. If compliance is not achieved, staff recommends the Code Enforcement Board impose a fine of \$250.00 per day beginning on July 18<sup>th</sup> 2025 until the property is brought into compliance.



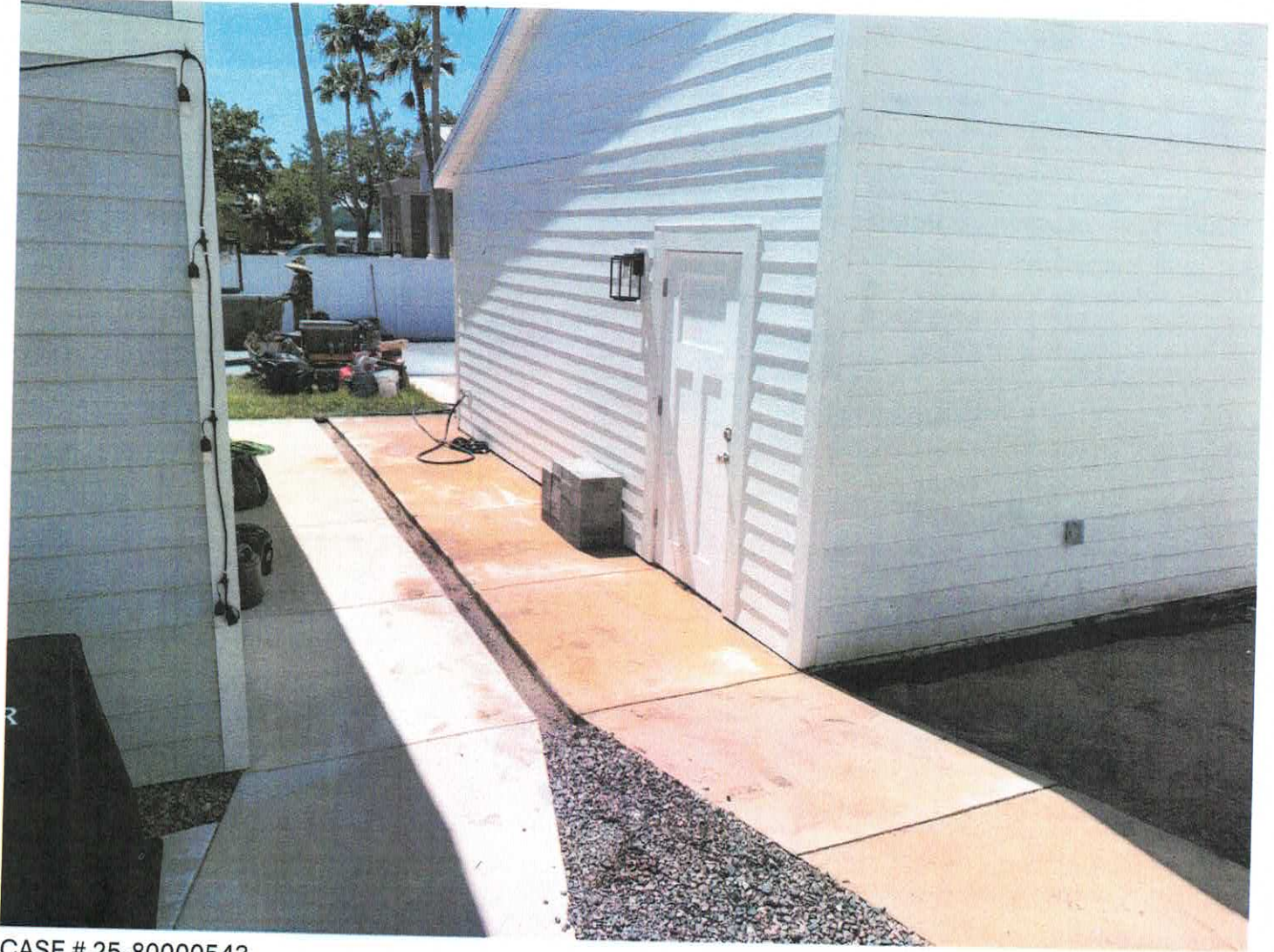
**From:** Michael Rolleston <[mrolleston@tspd.us](mailto:mrolleston@tspd.us)>

**Sent:** Thursday, May 29, 2025 7:19 AM

**To:** Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)>

**Subject:** 135 N ring Ave

Please open a case for this property. Violation of land development code 141.01 and violation of a stop work order.



CASE # 25-80000543

V-SITE:135 N RING AVE TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 5/23/2025





CASE # 25-80000543

V-SITE: 135 N RING AVE TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 5/23/2025



CASE # 25-80000543  
 V-SITE:135 N RING AVE TARPON SPRINGS, FL 34689  
 INITIAL INSPECTION BY CEO MROLLESTON: 5/23/2025

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

**Sent:** Wednesday, July 9, 2025 12:18 PM

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

**Subject:** Kirkwoodd patio completed



CASE # 25-80000543

V- SITE:135 N RING AVE TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 7/9/2025



# Tarpon Springs Police Department

## Code Enforcement Division

"Building a Better Future through Excellence in Policing"



### NOTICE OF VIOLATION

**Date Issued: 5-29-2025**

**Case Number: 25-80000543**

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

A Code Enforcement Officer performed a field inspection on **5/23/2025** at the property located at the following address: **135 N Ring (12-27-15-13189-000-0100)**. 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**
- LAND DEVELOPMENT CODE 141.01**
- 6-64-8- STOP WORK ORDER VIOLATION**

**DESCRIPTION:** There is an unpermitted patio constructed behind the residence. A stop work order was issued on 5/23/24 and the work was continued to completion in violation of the stop work order.

**REMEDY:** Return the back yard to its original state.

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 **6/11/2025**. 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"

**EXHIBIT**

**B**

Page 50 of 182



# 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: June 24, 2025

Via Certified Mail

**Case Number:** 25-80000543

**Property Owner:** Michael Kirkwood

**Owner Address:** 135 N. Ring Ave., Tarpon Springs, FL 34689-4305

**Violation Property Located:** 135 N. Ring Ave., Tarpon Springs, FL 34689

**Parcel ID:** 12-27-15-13189-000-0100

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 **May 29, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **June 11, 2025**. A re-inspection of the subject property on **June 11, 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 25-80000543 on July 10, 2025, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

#### LAND DEVELOPMENT CODE 141.01

#### 6-64.8. - STOP WORK ORDER VIOLATION

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 **May 29, 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 1662**

## VIOLATION DETAIL

CASE NUMBER                    25-80000543  
PROPERTY ADDRESS            135 N RING AVE            TARPON SPRINGS, FL 34689

---

VIOLATION:    **141.01. - EXEMPTIONS. LAND DEVELOPMENT CODE**

ORDINANCE DESCRIPTION:

**141.01. - EXEMPTIONS. LAND DEVELOPMENT CODE**

The following development activities shall be exempt from the approval of a stormwater management plan by the City Engineer:

- (A)    The construction of single family and duplex residences and accessory structures on a lot of record.
  - (B)    Any development within a subdivision provided the following conditions have been met:
    - (1)    Stormwater management plans for the subdivision were previously approved as a part of an overall master plan approving the subdivision and related outparcels, remain in effect and have not been altered, and have been completed during construction of the overall infrastructure improvements;
    - (2)    The development is constructed in accordance with the master stormwater management provisions previously approved by the City; and
    - (3)    The development and related outparcels are constructed in accordance with the site plan approval authorizing the subdivision at the time of approval of the overall master plan.
  - (C)    A residential development which has been exempted from stormwater management permitting by the SWFWMD;
  - (D)    Any maintenance activity which does not change or affect the quality, rate, volume or location of stormwater flows on the site or of stormwater runoff from the site.
  - (E)    Publicly owned landfills operated under state permit.
  - (F)    The one-time construction of any structure addition not otherwise exempt by §§ 141.00 through 141.08 not exceeding 1,000 square feet of gross floor area on or parallel to the ground, provided that a written approval from the Water Management District (SWFWMD) can be obtained and submitted to the City Engineer prior to the issuance of any development permits.
- (Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 97-16, passed 6-17-97)

VIOLATION: **6-64.8. - VIOLATIONS. STOP WORK ORDER VIOLATIONS.**

ORDINANCE DESCRIPTION:

**§ 6-64.8. - VIOLATIONS. STOP WORK ORDER VIOLATIONS.**

(a) *Violations.* Any development that is not within the scope of the *Florida Building Code* but that is regulated by this article that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this article, shall be deemed a violation of this article. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this article or the *Florida Building Code* is presumed to be a violation until such time as that documentation is provided.

(b) *Authority.* For development that is not within the scope of the *Florida Building Code* but that is regulated by this article and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

(c) *Unlawful continuance.* Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

(Ord. 2012-12, passed 7-24-12)



# 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: 25-80000543

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 May 29, 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 135 N. Ring 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 29th day of May, 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: 25-80000543

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 June 24, 2025, which is at least 10 days prior to the first hearing, I personally posted the Notice of First Hearing, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located at: 135 N Ring 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 24rd day of June 2025, by CE Officer Michael Rolleston, who is personally known to me or who has produced \_\_\_\_\_ N/A.

(NOTARY SEAL)  HNOU THAO LEE  
MY COMMISSION #HH402122  
EXPIRES, MAY 23, 2027  
Issued through 1st State Insurance

\_\_\_\_\_  
Signature of Person Taking Acknowledgment

Hnou Thao Lee

\_\_\_\_\_  
Name of Acknowledger Typed or Printed

NOTARY

\_\_\_\_\_  
Title:



**Parcel Summary (as of 29-May-2025)**

**Parcel Map**

Parcel Number

**12-27-15-13189-000-0100**

Owner Name

KIRKWOOD, MICHAEL

Property Use

0133 Planned Unit Development

Site Address

135 N RING AVE  
TARPON SPRINGS, FL 34689

Mailing Address

135 N RING AVE  
TARPON SPRINGS, FL 34689-4305

Legal Description

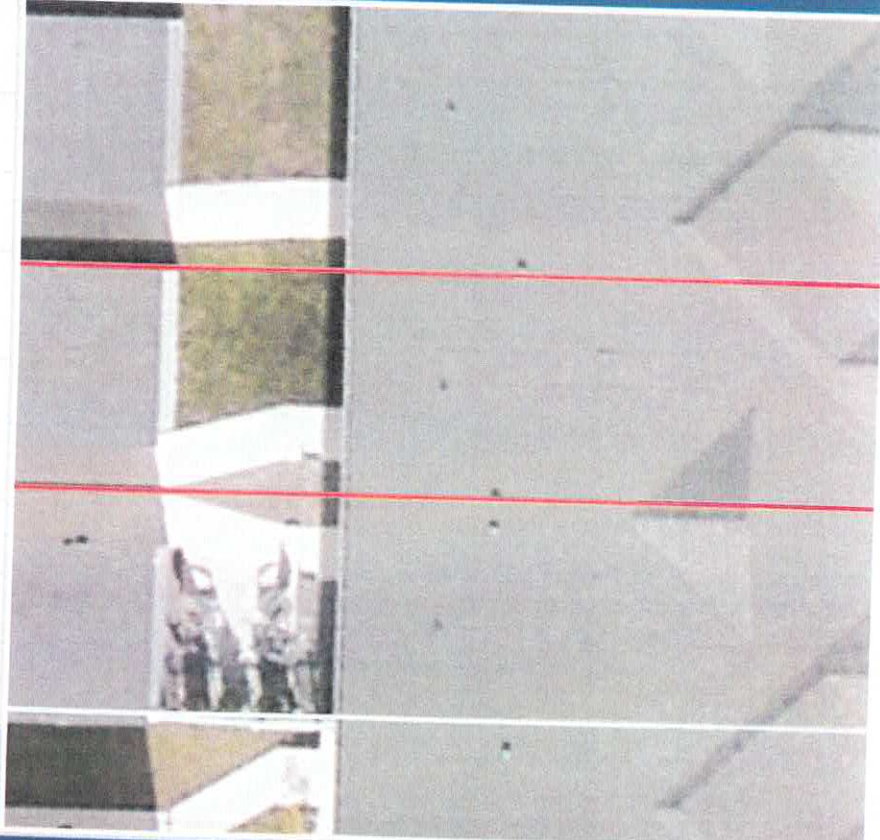
CARRIAGE HOMES ON RING LOT 10

Current Tax District

TARPON SPRINGS (TS)

Year Built

2021



Living SF	Gross SF	Living Units	Buildings
<b>1,288</b>	<b>1,288</b>	<b>1</b>	<b>1</b>

**Exemptions**

Year	Homestead	Use %	Status
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	
2024	Yes	100%	

**Property Exemptions & Classifications**

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

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21744/1956	\$346,420	<a href="#">274.01</a>	<a href="#">C</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	145/1

**2024 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$294,457	\$294,457	\$244,457	\$269,457	\$244,457

**Value History (yellow indicates corrected value)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$286,712	\$286,712	\$236,712	\$261,712	\$236,712
2022	Y	\$308,727	\$308,727	\$258,727	\$283,727	\$258,727
2021	N	\$26,228	\$19,466	\$19,466	\$26,228	





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
22-Sep-2021	\$344,700	<a href="#">Q</a>	I	RING AVENUE LLC	KIRKWOOD MICHAEL	21744/1956
30-Jan-2015	\$140,000	<a href="#">M</a>	V	AYDIN BERK	RING AVENUE LLC	18665/0712

2024 Land Information

Land Area:  $\cong$  1,825 sf |  $\cong$  0.04 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
--------------	-----------------	------------	-------	--------	-------------------	----------------

No Lands on Record.

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Unit View: Street	Base (BAS)	1,288	1,288
Unit Type: Interior	<b>Total Area SF</b>	<b>1,288</b>	<b>1,288</b>
Balcony/porch: Open Porch			
Unit Floor #: 1			
Unit Stories: 2			
Living Units: 1			
Year Built: 2021			
Building Type: Townhouse			
Quality: Average			
Exterior Walls: Wood Frame			



2024 Extra Features

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

No Extra Features on Record.

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">20-00001838</a>	GARAGE	04/15/2021	\$17,659
<a href="#">20-00001805B</a>	ADDITION/REMODEL/RENOVATION	01/26/2021	\$398,702
<a href="#">20-00001805A</a>		12/17/2020	\$398,702
<a href="#">20-00001805</a>	NEW IMPROVEMENT	12/14/2020	\$398,702



**Parcel Summary (as of 29-May-2025)**

**Parcel Map**

Parcel Number

**12-27-15-13189-000-0100**

Owner Name

KIRKWOOD, MICHAEL

Property Use

0133 Planned Unit Development

Site Address

135 N RING AVE  
TARPON SPRINGS, FL 34689

Mailing Address

135 N RING AVE  
TARPON SPRINGS, FL 34689-4305

Legal Description

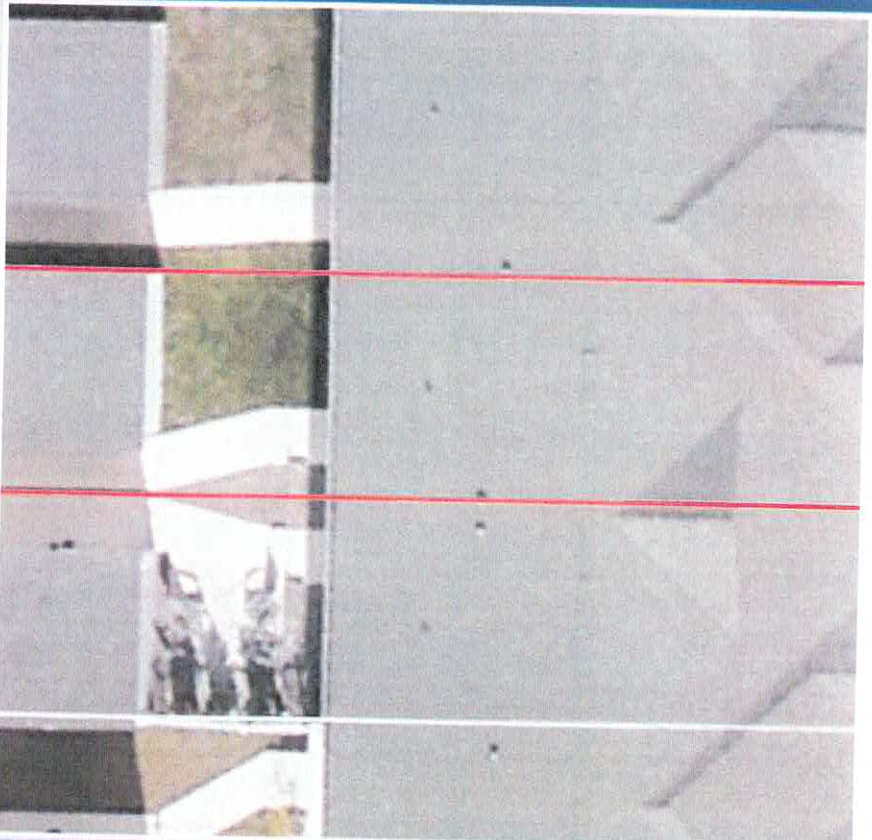
CARRIAGE HOMES ON RING LOT 10

Current Tax District

TARPON SPRINGS (TS)

Year Built

2021



Living SF	Gross SF	Living Units	Buildings
1,288	1,288	1	1

**Exemptions**

Year	Homestead	Use %	Status
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	
2024	Yes	100%	

**Property Exemptions & Classifications**

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

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21744/1956	\$346,420	274.01	C	Current FEMA Maps	Check for EC	Zoning Map	145/1

**2024 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$294,457	\$294,457	\$244,457	\$269,457	\$244,457

**Value History (yellow indicates corrected value)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$286,712	\$286,712	\$236,712	\$261,712	\$236,712
2022	Y	\$308,727	\$308,727	\$258,727	\$283,727	\$258,727
2021	N	\$26,228	\$19,466	\$19,466	\$26,228	\$19,466



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
22-Sep-2021	\$344,700	<a href="#">Q</a>	I	RING AVENUE LLC	KIRKWOOD MICHAEL	21744/1956
30-Jan-2015	\$140,000	<a href="#">M</a>	V	AYDIN BERK	RING AVENUE LLC	18665/0712

2024 Land Information


Land Area:  $\cong$  1,825 sf |  $\cong$  0.04 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
No Lands on Record.						

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Unit View	Street	Base (BAS)	1,288	1,288
Unit Type	Interior	<b>Total Area SF</b>	<b>1,288</b>	<b>1,288</b>
Balcony/porch	Open Porch			
Unit Floor #	1			
Unit Stories	2			
Living Units	1			
Year Built	2021			
Building Type	Townhouse			
Quality	Average			
Exterior Walls	Wood Frame			

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">20-00001838</a>	GARAGE	04/15/2021	\$17,659
<a href="#">20-00001805B</a>	ADDITION/REMODEL/RENOVATION	01/26/2021	\$398,702
<a href="#">20-00001805A</a>		12/17/2020	\$398,702
<a href="#">20-00001805</a>	NEW IMPROVEMENT	12/14/2020	\$398,702

**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	\$4465.59			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R495359	* CL-0058055	TS

\* M&T BANK

KIRKWOOD, MICHAEL  
135 N RING AVE  
TARPON SPRINGS, FL 34689-4305

PARCEL NO.: 12/27/15/13189/000/0100  
SITE ADDRESS: 135 N RING AVE, TARPON SPRINGS  
PLAT: 145 PAGE: 1  
LEGAL:  
CARRIAGE HOMES ON RING  
LOT 10

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5947	294,457	50,000	244,457	1,123.21	
HEALTH DEPARTMENT	0.0713	294,457	50,000	244,457	17.43	
EMS	0.8050	294,457	50,000	244,457	196.79	
SCHOOL-STATE LAW	3.0740	294,457	25,000	269,457	828.31	
SCHOOL-LOCAL BD.	2.7480	294,457	25,000	269,457	740.47	
TARPON SPRINGS	5.3700	294,457	50,000	244,457	1,312.73	
SW FLA WTR MGMT.	0.1909	294,457	50,000	244,457	46.67	
PINELLAS COUNTY PLN.CNCL.	0.0200	294,457	50,000	244,457	4.89	
JUVENILE WELFARE BOARD	0.8250	294,457	50,000	244,457	201.68	
SUNCOAST TRANSIT AUTHORITY	0.7342	294,457	50,000	244,457	179.48	
TOTAL MILLAGE 18.4331					GROSS AD VALOREM TAXES \$4,651.66	

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$4,651.66
-----------------------------------	--------------------------------------	------------

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	\$4465.59			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R495359	* CL-0058055	TS

\* M&T BANK

KIRKWOOD, MICHAEL  
135 N RING AVE  
TARPON SPRINGS, FL 34689-4305

PARCEL NO.: 12/27/15/13189/000/0100  
SITE ADDRESS: 135 N RING AVE, TARPON SPRINGS  
PLAT: 145 PAGE: 1  
LEGAL:  
CARRIAGE HOMES ON RING  
LOT 10

Duplicate N/A 05/29/2025

Paid 11/27/2024 Receipt # 0-24-TAX-051974 \$4,465.59

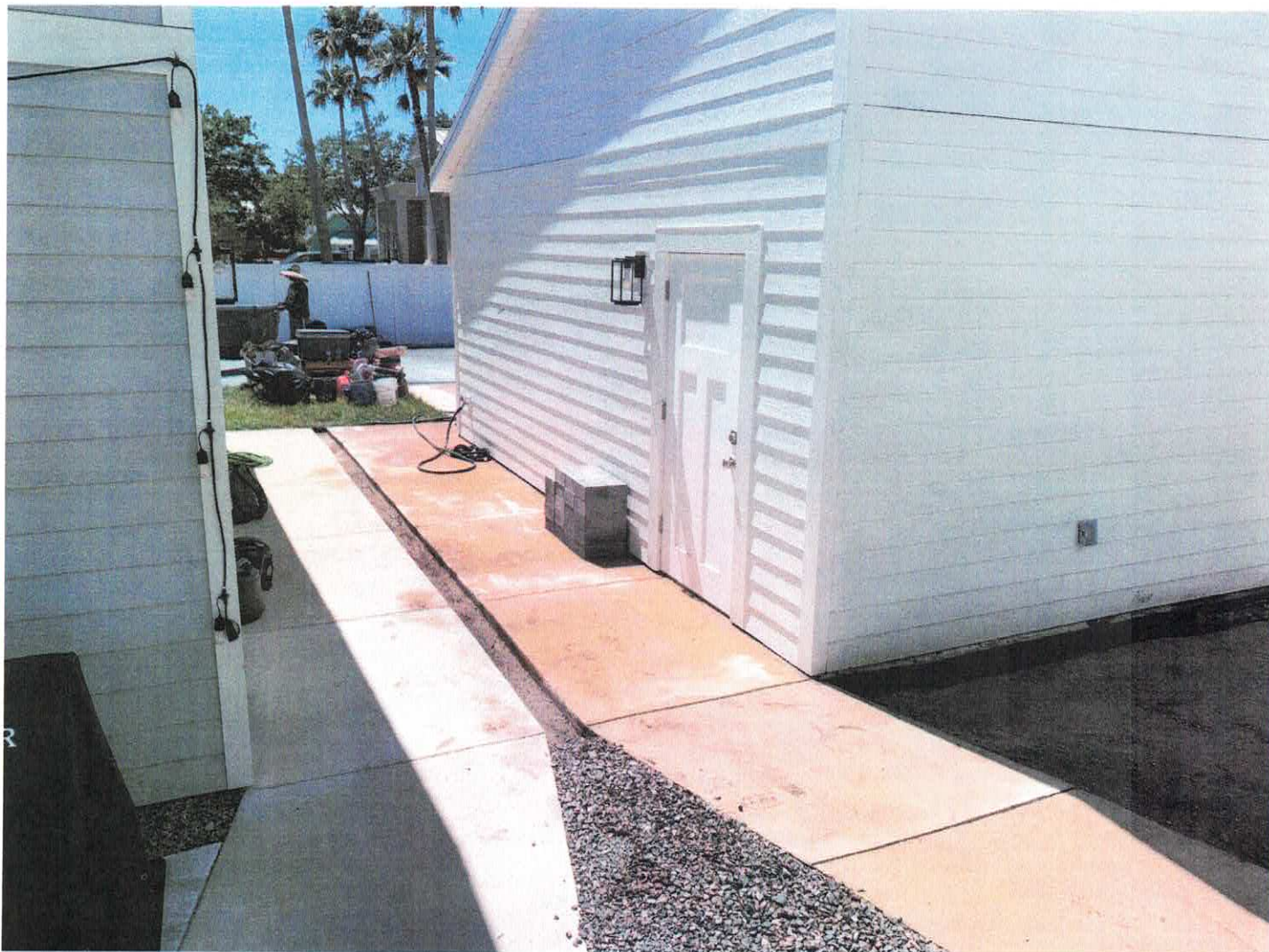
**From:** Michael Rolleston <[mrolleston@tspd.us](mailto:mrolleston@tspd.us)>

**Sent:** Thursday, May 29, 2025 7:19 AM

**To:** Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)>

**Subject:** 135 N ring Ave

Please open a case for this property. Violation of land development code 141.01 and violation of a stop work order.







# STOP WORK NOTICE

CITY OF TARPON SPRINGS

Building Department  
304 E. Pine St., Tarpon Springs, FL 34689  
727-942-7800

YOUR WORK IS IN VIOLATION OF THE CITY OF TARPON SPRINGS BUILDING DEPARTMENT ORDINANCES. YOU ARE ORDERED TO STOP WORK IMMEDIATELY. FAILURE TO STOP WORK WILL RESULT IN A STOP WORK ORDER BEING ISSUED TO THE WORKING RESIDENTS AT THE ADDRESS ABOVE.

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL CONTRACTOR | <input type="checkbox"/> ELEVATOR                             |
| <input type="checkbox"/> PLUMBING           | <input type="checkbox"/> MECHANICAL                           |
| <input type="checkbox"/> ELECTRICAL         | <input type="checkbox"/> HEATING, AIR CONDITIONING AND PERMIT |

PLEASE CONTACT THE BUILDING DEPARTMENT IMMEDIATELY TO DISCUSS THE WORK BEING PERFORMED AT THIS LOCATION.

4-11-25  
Calliston  
727-942-7800

**DO NOT REMOVE THIS NOTICE**

DETACH THE BOTTOM OF CARD AND BRING WITH YOU TO  
304 E. PINE ST., TARPON SPRINGS, FL 34689  
727-942-7800

155 5th Ave  
Calliston  
727-942-7800

Calliston  
727-942-7800

**From:** Hnou Lee <hlee@tspd.us>  
**Sent:** Thursday, May 29, 2025 8:21 AM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** FW: 135 N RING AVE - CASE # 25-80000543 OPENED 8/29/2025

A case has been opened for the violation site at **135 N RING AVE** . Your email has been uploaded to **CASE 25-80000543** in NaviLine.

Below is a quick reference chart for the case.

<b>CASE # 25-80000543 OPENED 8/29/2025</b>
<b>VIOLATION SITE:135 N RING AVE TARPON SPRINGS, FL 34689</b>
<b>Parcel ID:12-27-15-13189-000-0100 TAX DISTRICT: TS HOMESTEAD:</b>
<b>Property Owner(s): KIRKWOOD, MICHAEL</b>
<b>MAILING ADDRESS: 135 N RING AVE TARPON SPRINGS, FL 34689-4305</b>
<b>Contact Info:</b>
<b>PCPA: PCRT:</b>
<b>COMPLAINANT: Planning &amp; Zoning -PMCNEESE DATE: 5/29/2025</b>
<b>ADDRESS: OTHER CITY DEPARTMENT</b>
<b><i>CITIZEN COMPLAINT(S): . Violation of land development code 141.01 and violation of a stop work order.</i></b>
<b><i>INITIAL INSPECTION BY CEO MROLLESTON: 5/28/2025</i></b>
<b>PHOTO(S): YES</b>
<b>VIOLATION CODE(S): 141.01 - EXEMPTIONS; 6-64.8. - VIOLATIONS</b>

CASE # 25-80000543  
 135 N RING AVE  
 KIRKWOOD, MICHAEL

MOW Letter \_\_\_\_\_  
 Snail Mail \_\_\_\_\_

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

Notice Of Violation 5/29/2025  
 Certified Mail Receipt X Snail Mail X  
 Green Signature Card X RCVD: \_\_\_\_\_

Declaration of Chronic Nuisance Property \_\_\_\_\_  
 Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
 Green Signature Card \_\_\_\_\_ RCVD: \_\_\_\_\_  
 TRACKING # \_\_\_\_\_

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

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

MAIL TO:  
 KIRKWOOD, MICHAEL  
 135 N RING AVE  
 TARPON SPRINGS, FL 34689-4305  
 NOV25-80000543

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 \$ \_\_\_\_\_

**MAILED**  
**5-29-2025**  
 Postmark Here

KIRKWOOD, MICHAEL  
 135 N RING AVE  
 TARPON SPRINGS, FL 34689-4305  
 NOV25-80000543

See Reverse for Instructions.

7022 0410 0002 9761 1556

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>	A. Signature <u>[Signature]</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) <u>[Signature]</u> C. Date of Delivery <u>6/3</u> D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:
1. Article Addressed to: KIRKWOOD, MICHAEL 135 N RING AVE TARPON SPRINGS, FL 34689-4305 NOV25-80000543  9590 9402 7277 1284 4395 69	3. Service Type <u>TARPON SPRINGS</u> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
2. Article Number (Transfer from service label)	

**RECEIVED**  
 JUN 5 2025

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

Domestic Return Receipt

**CASE # 25-80000543**  
**135 N RING AVE**  
**KIRKWOOD, MICHAEL**

**MOW Letter** \_\_\_\_\_  
 Snail Mail \_\_\_\_\_

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

**Notice Of Violation** \_\_\_\_\_  
 Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
 Green Signature Card \_\_\_\_\_ RCVD: \_\_\_\_\_  
**TRACKING #**

**Notice Of Hearing (1ST)** 6/24/2025  
 Certified Mail Receipt X  
 Green Signature Card X RCVD: \_\_\_\_\_  
**TRACKING #** 7022 0410 0002 9761 1662

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

**Declaration of Chronic Nuisance Property** \_\_\_\_\_  
 Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
 Green Signature Card \_\_\_\_\_  
**TRACKING #**

**MAIL TO:**  
**KIRKWOOD, MICHAEL**  
**135 N RING AVE**  
**TARPON SPRINGS, FL 34689**  
**NOH25-80000543**

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>		A. Signature <input checked="" type="checkbox"/> <i>Michael Kirkwood</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>KIRKWOOD, MICHAEL</b>  <b>135 N RING AVE</b>  <b>TARPON SPRINGS, FL 34689</b>  <b>NOH25-80000543</b> </div>		B. Received by (Printed Name) <i>Michael Kirkwood</i>	
2. Article Number (Transfer from service label) 7022 0410 0002 9761 1662		C. Date of Delivery <i>6/28/25</i>	
3. Service Type <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 <input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery (per \$500)		<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	

**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 \$ _____	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold;">           MAILED            6-24-2025         </div>
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 \$ _____	Postage \$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	

KIRKWOOD, MICHAEL  
 135 N RING AVE  
 TARPON SPRINGS, FL 34689  
 NOH25-80000543

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


7022 0410 0002 9761 1662

**From:** Michael Rolleston <mrolleston@tspd.us>  
**Sent:** Friday, June 6, 2025 8:48 AM  
**To:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** RE: !35 N Ring Notice of Violation


Good Morning,

Thank you for reaching out and keeping me informed.

I will grant an extension and re inspect on June 20<sup>th</sup>. At that time if they are still down a Notice of Hearing 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



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:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Thursday, June 5, 2025 8:40 PM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** Re: !35 N Ring Notice of Violation  
Good evening Michael,

I wanted to touch base with you and let you know I am in contact with my contractor and waiting to hear back on a specific date he will be available to remove the pavers and stone that was installed on my property. I will hopefully know very soon as he and I work out timing/costs to do the work.

I am aware the date to remove by is 6/11/2025. I would appreciate some consideration in possibly extending that date as I am not able to remove this myself and I am at his mercy. I have no date to request at this time but should know more by this weekend.

This has affected me greatly in many ways and I want to resolve this soon.

Thank you,

Mike Kirkwood  
135 N Ring Ave  
tarpon Springs, FL 34689  
317.205.0005

**Hnou Lee**



---

**From:** Michael Rolleston  
**Sent:** Tuesday, June 3, 2025 11:47 AM  
**To:** Mike Kirkwood  
**Cc:** Hnou Lee  
**Subject:** RE: !35 N Ring Notice of Violation

I did not tell residents they will not have to remove anything. I said they are granted extensions until a final determination is reached with the engineers and at that time they would be given a deadline for compliance to make whatever changes were determined to be needed by the storm water engineer. You are in a different situation because you violated a stop work order.

I cannot speak to Fred as I was not the one who made a determination as to his case.

A letter was sent to all the residents from planning and zoning explaining the situation and the rules that have been in place since your building was constructed.




**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:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Tuesday, June 3, 2025 11:20 AM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>; Patricia McNeese <pmcneese@ctsfl.us>  
**Subject:** Re: !35 N Ring Notice of Violation

**Warning: Unusual sender** <[mwkirkwood@yahoo.com](mailto:mwkirkwood@yahoo.com)>

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

Is this new information that has not been known from the start of paver issues back in 2022 on our property? 131 Ring Ave was closed out as "in compliance" with many pavers still not removed. In addition, 145 Ring Ave was brought "into compliance" with removing three rows of pavers. Both of these properties had code enforcement and building officials

measure the pavers to grant the "in compliance" status. 133 N Ring pavers were installed after the Fred 131 Ring Ave fiasco and Roger actually met with planning and zoning that gave him the ok. I'm trying to figure out what has changed in this time span.

Please let me know how Fred at 131 N Ring was brought into compliance with a large amount of pavers left on his property.

As a side note, I see Fred received a fine reduction by stating he lost his job. A doctor that owns a \$450,000 townhome, owns a \$150,000 vacant lot out in or near Harbor Watch and drives an \$80,000 Mercedes and sends his kids to private school. How is this even close to being appropriate? Fred has no money to even reimburse the city for the prosecution cost! (He split the fee in half for hardship) yet now has the money to request to install new pavers again?

Please let me know the appropriate action I need to take to have you reinspect his property and how he was brought into compliance when he clearly isn't. He snubbed his nose at the city for a year yet gets away with it!

I had my contractor scheduled for two months for this date and have paid him \$5,300 for the job. I was following the building code that I looked up and received approval from our homeowner's association, in addition to, following exactly what was granted on the other properties. I in now way just went renegade on this project. Your stop work order was given without even knowing what my project was, pavers no pavers sq footage etc. You marked "permit" when all the information I have and have gone by was granted to the others without a permit.

Again I ask what has changed and what NEW information do we have. I have always followed the rules in my life and looked up all of my requirements before starting this project only to be given a stop work order that would leave me with a mud yard. It is my understanding you have told a couple of residents that they most likely will NOT have to remove their pavers because something will be worked out. I find this very concerning/disturbing that you have that information yet are still forcing me to remove mine or be forced to go in front of the Code Enforcement Board.

I appreciate your time.

Mike Kirkwoo  
135 N Ring Ave  
Tarpon Springs, FL 34689  
317.205.0005

On Tuesday, June 3, 2025 at 10:22:16 AM EDT, Michael Rolleston <[mrolleston@tspd.us](mailto:mrolleston@tspd.us)> wrote:

Good Morning,

Unfortunately no extension will be granted. You violated a stop work order after being told by myself and staff at planning and zoning to not continue working. I tried to explain that there were other issues at play beyond the square footage and that it needed to be sorted out before work continued. You must return the back yard to its original state or at a minimum back to the state it was in when I took photos of the work and posted the stop work order.

**Hnou Lee**

---

**From:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Monday, June 2, 2025 5:23 PM  
**To:** All Police Code Enforcement  
**Subject:** !35 N Ring Notice of Violation

**Warning: Unusual sender** <mwkirkwood@yahoo.com>

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

Good afternoon Officer Rolleston,

I am writing in regards to the recent violation that was filed against me at 135 N Ring Ave Tarpon Springs FL 34689. I would like to request an extension concerning this matter until the city and our property association can come to a clear resolution of the paver/drainage issues. I took great care in reading the building code and received the proper approval from our HOA before starting.

The Stop work had the "Building Permit" checked for the violation. No one here has a building permit because it was under 100 sq ft per the building code. I walked down to talk to building department the same day as the violation and told the gentleman what I was doing and the it was pavers under 100 sq ft that is within the building code. He stated if I don't need a permit per the code there is nothing he can do for me.

My licensed and insured contractor looked online to find any violation that was filed against me and he found non until a few days after completion. The stop work was issued without even knowing what was being done. It was his and my understanding this was done in error since no permit was needed.

I appreciate your consideration to work with me on this.

Thank you,

Mike Kirkwood  
135 N Ring Ave  
Tarpon Springs, FL 34689

## Michael Rolleston

---

**From:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Tuesday, June 10, 2025 12:35 PM  
**To:** Patricia McNeese  
**Cc:** Michael Rolleston  
**Subject:** Fw: Community Ground Cover Project Update  
**Attachments:** McHoul -HOA 12-28-2022.pdf; McHoul -HOA 5-28-2025.pdf

**External sender** <mwkirkwood@yahoo.com>

Make sure you trust this sender before taking any actions.

Good afternoon Pat,

I wanted to forward to you the email I sent out to all homeowner's in the Carriage Homes on Ring development. This includes the three board members. This was sent on Sunday and I have not received a response yet.

I am a big fan of transparency and wanted you to see this. I also cc'd Officer Rolleston.

I appreciate all of your time.

Thank you,

Mike Kirkwood  
135 N Ring Ave  
Tarpon Springs, FL 34689  
317.205.0005

----- Forwarded Message -----

**From:** Mike Kirkwood <mwkirkwood@yahoo.com>

**To:** john carleton <johntcarleton@gmail.com>; Casey Adcock <caseygp@gmail.com>; Tammy Greene <tammy@ingramandgreeneseptic.com>; FRED KAZALEH <frudley@hotmail.com>; kristieandresen@hotmail.com <kristieandresen@hotmail.com>; Jon Carleton <joncarleton1979@gmail.com>; M Petersen <mpetersen65@gmail.com>; Walker Winkel <walkerwinkel1213@gmail.com>; Christina Torres <cmp799701@gmail.com>; Will <wmccullough350@gmail.com>; Scott Mchoul <smchoul@gmail.com>

**Sent:** Sunday, June 8, 2025 at 01:11:33 PM EDT

**Subject:** Re: Community Ground Cover Project Update

Good afternoon neighbors,

I wanted to follow up on this ongoing issue about hardscapes in our front and back yards. As many know, I was in the middle of installing pavers (HOA Approved) and rock in my backyard when I was given a stop work order at about 70% completion. My contractor finished the remaining project a couple of days later. This action prompted me to speak with the code enforcement officer, the city building department and the planning and zoning department. After extensive conversation with the city I will be removing my pavers and rock within the next two weeks for violating the stop work order. This is on me and my contractor and I am taking full responsibility for this at my cost.

In my conversations with Pat it was brought to my attention that she had sent a letter to our board back in 2022. I have forwarded that email from the city's Principal Planner Pat McNeese which sheds more light on the situation that I could not figure out. Attached below are two letters, one sent to us all recently and a second letter that was sent to the HOA board back in December of 2022. This was the first time I saw the second letter which states the HOA board should NOT

approve any hardscapes in the front or back yards until a stormwater assessment was completed. To my knowledge this has not happened.

Myself and several others have been given approval to install pavers and I am now questioning why? The letter seems very self explanatory, and as the letter states, I should have been denied approval by the board which would have prevented this situation and saved me \$5,300 until the proper engineering was done.

In the interest of transparency, I felt I needed to inform everyone of this current situation because we are all in this together as a community.

I appreciate everyone's time and hope you read the two attached letters.

Sincerely,

Mike Kirkwood  
317.205.0005

----- Forwarded Message -----

**From:** Patricia McNeese <pmcneese@ctsfl.us>  
**To:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Cc:** Michael Rolleston <mrolleston@tspd.us>  
**Sent:** Wednesday, June 4, 2025 at 04:14:29 PM EDT  
**Subject:** RE: 135 N Ring Ave Violation

Hi Mike,

Here are the two letters sent to Mr. McHoul.

I must apologize for raising my voice to you on the phone. I am sorry about that. I know you are upset and frustrated.

We are proceeding with trying to resolve the construction issue with the subdivision as a whole based on the events and conditions we have documented to date, including the attached letters.

Please feel free to contact me at any time through this process. I assume the HOA will also be communicating with the community as we progress.

Thank you Mike. -Pat

Patricia L. McNeese, AICP

Planning Supervisor

City of Tarpon Springs

324 East Pine Street

P.O. Box 5004

Tarpon Springs, FL 34688-5004

727-938-3711, ext. 2255

[pmcneese@ctsfl.us](mailto:pmcneese@ctsfl.us)

On Wednesday, May 14, 2025 at 07:38:21 AM EDT, Scott Mchoul <smchoul@gmail.com> wrote:

Community Residents,

The Board is currently working with the City of Tarpon Springs regarding our front yard ground cover project. Once we have clarity and approval we will obtain bids on the project. We will communicate updates as they occur. Please be patient as we navigate this endeavour.

The Irrigation has been turned off due to a large leak. A Vendor is coming out on May 19th to service the system.

Thank You,

Scott McHoul  
HOA President  
Carriage Homes on Ring.

## Michael Rolleston

---

**From:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Thursday, June 19, 2025 7:32 AM  
**To:** Michael Rolleston  
**Subject:** 135 N Ring Ave Violation

**External sender** <mwkirkwood@yahoo.com>

Make sure you trust this sender before taking any actions.

Good morning Officer Rolleston,

I have decided that I would like to be heard in front of the code board. The way everyone has been treated differently regarding hardscapes and my strong belief that I met everything I needed to do. There is no known permit to obtain and I was facing a mud yard, exposed foundation and a safety hazard for who knows how long.


Thank you very much,

Mike Kirkwood  
135 N Ring Ave  
Tarpon Springs, FL 34689


**Hnou Lee**

**From:** Michael Rolleston  
**Sent:** Wednesday, June 25, 2025 12:54 PM  
**To:** Hnou Lee  
**Subject:** FW: Community Ground Cover Project Update  
**Attachments:** McHoul -HOA 12-28-2022.pdf; McHoul -HOA 5-28-2025.pdf

Please add the email chain and the attached two letters to the case file for 135 n ring




**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:** Mike Kirkwood <mwkirkwood@yahoo.com>  
**Sent:** Tuesday, June 10, 2025 12:35 PM  
**To:** Patricia McNeese <pmcneese@ctsfl.us>  
**Cc:** Michael Rolleston <mrolleston@tspd.us>  
**Subject:** Fw: Community Ground Cover Project Update

**External sender** <[mwkirkwood@yahoo.com](mailto:mwkirkwood@yahoo.com)>

Make sure you trust this sender before taking any actions.

Good afternoon Pat,

I wanted to forward to you the email I sent out to all homeowner's in the Carriage Homes on Ring development. This includes the three board members. This was sent on Sunday and I have not received a response yet.

I am a big fan of transparency and wanted you to see this. I also cc'd Officer Rolleston.

I appreciate all of your time.

Thank you,

Mike Kirkwood  
135 N Ring Ave  
Tarpon Springs, FL 34689  
317.205.0005

----- Forwarded Message -----

**From:** Mike Kirkwood <[mwkirkwood@yahoo.com](mailto:mwkirkwood@yahoo.com)>

**To:** john carleton <[johntcarleton@gmail.com](mailto:johntcarleton@gmail.com)>; Casey Adcock <[caseygpb@gmail.com](mailto:caseygpb@gmail.com)>; Tammy Greene <[tammy@ingramandgreeneseptic.com](mailto:tammy@ingramandgreeneseptic.com)>; FRED KAZALEH <[frudley@hotmail.com](mailto:frudley@hotmail.com)>; [kristieandresen@hotmail.com](mailto:kristieandresen@hotmail.com) <[kristieandresen@hotmail.com](mailto:kristieandresen@hotmail.com)>; Jon Carleton <[joncarleton1979@gmail.com](mailto:joncarleton1979@gmail.com)>; M Petersen <[mpetersen65@gmail.com](mailto:mpetersen65@gmail.com)>; Walker Winkel <[walkerwinkel1213@gmail.com](mailto:walkerwinkel1213@gmail.com)>; Christina Torres <[cmp799701@gmail.com](mailto:cmp799701@gmail.com)>; Will <[wmcullough350@gmail.com](mailto:wmcullough350@gmail.com)>; Scott Mchoul <[smchoul@gmail.com](mailto:smchoul@gmail.com)>

**Sent:** Sunday, June 8, 2025 at 01:11:33 PM EDT

**Subject:** Re: Community Ground Cover Project Update

Good afternoon neighbors,

I wanted to follow up on this ongoing issue about hardscapes in our front and back yards. As many know, I was in the middle of installing pavers (HOA Approved) and rock in my backyard when I was given a stop work order at about 70% completion. My contractor finished the remaining project a couple of days later. This action prompted me to speak with the code enforcement officer, the city building department and the planning and zoning department. After extensive conversation with the city I will be removing my pavers and rock within the next two weeks for violating the stop work order. This is on me and my contractor and I am taking full responsibility for this at my cost.

In my conversations with Pat it was brought to my attention that she had sent a letter to our board back in 2022. I have forwarded that email from the city's Principal Planner Pat McNeese which sheds more light on the situation that I could not figure out. Attached below are two letters, one sent to us all recently and a second letter that was sent to the HOA board back in December of 2022. This was the first time I saw the second letter which states the HOA board should NOT approve any hardscapes in the front or back yards until a stormwater assessment was completed. To my knowledge this has not happened.

Myself and several others have been given approval to install pavers and I am now questioning why? The letter seems very self explanatory, and as the letter states, I should have been denied approval by the board which would have prevented this situation and saved me \$5,300 until the proper engineering was done.

In the interest of transparency, I felt I needed to inform everyone of this current situation because we are all in this together as a community.

I appreciate everyone's time and hope you read the two attached letters.

Sincerely,

Mike Kirkwood  
317.205.0005

----- Forwarded Message -----

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

**To:** Mike Kirkwood <[mwkirkwood@yahoo.com](mailto:mwkirkwood@yahoo.com)>

**Cc:** Michael Rolleston <[mrolleston@tspd.us](mailto:mrolleston@tspd.us)>

**Sent:** Wednesday, June 4, 2025 at 04:14:29 PM EDT

**Subject:** RE: 135 N Ring Ave Violation

Hi Mike,

Here are the two letters sent to Mr. McHoul.

I must apologize for raising my voice to you on the phone. I am sorry about that. I know you are upset and frustrated.

We are proceeding with trying to resolve the construction issue with the subdivision as a whole based on the events and conditions we have documented to date, including the attached letters.

Please feel free to contact me at any time through this process. I assume the HOA will also be communicating with the community as we progress.

Thank you Mike. -Pat

Patricia L. McNeese, AICP

Planning Supervisor

City of Tarpon Springs

324 East Pine Street

P.O. Box 5004

Tarpon Springs, FL 34688-5004

727-938-3711, ext. 2255

[pmcneese@ctsf1.us](mailto:pmcneese@ctsf1.us)

On Wednesday, May 14, 2025 at 07:38:21 AM EDT, Scott Mchoul <[smchoul@gmail.com](mailto:smchoul@gmail.com)> wrote:

Community Residents,

The Board is currently working with the City of Tarpon Springs regarding our front yard ground cover project. Once we have clarity and approval we will obtain bids on the project. We will communicate updates as they occur. Please be patient as we navigate this endeavour.

The Irrigation has been turned off due to a large leak. A Vendor is coming out on May 19th to service the system.

Thank You,

Scott McHoul  
HOA President  
Carriage Homes on Ring.



# City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT  
324 EAST PINE STREET  
P.O. BOX 5004  
TARPON SPRINGS, FLORIDA 34688-5004  
(727) 938-3711

Renea Vincent, AICP, CPM  
Director

December 28, 2022

Scott A. McHoul, President  
Carriage Homes on Ring Owners Association, Inc.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
(sent by email to: smchoul@gmail.com)

RE: Notification to Homeowners Association (HOA) Carriage Homes on Ring, Tarpon Springs, Florida, 131 North Ring Avenue: Paver Installation

Dear Mr. McHoul:

The City would like to make you, as the HOA contact of record, aware of the occurrence of recent flooding issues related to the expansion of impervious surface at the subject property within the Carriage Homes on Ring development located at the northwest corner of North Ring Avenue and East Orange Street in Tarpon Springs.

I am copying you on a recent letter with associated enclosures that was sent to Fouad "Fred" Kazaleh, the current owner of 131 North Ring Avenue based on a complaint to our Code Enforcement Department. Mr. Kazaleh has stated verbally and by email that he obtained Homeowners' Association approval for the installation of impervious surface that he has performed on the site. Mr. Kazaleh provided the City with electronic mail (email) correspondence (enclosed) with HOA Board members, including yourself, regarding the impervious surface installation. Mr. Kazaleh has also provided an informational handout dated June 10, 2022 describing "Design Standards for the green space between the main building and the detached garage, referred to as the 'backyard'" (copy enclosed).

The City wanted to confirm that the HOA is aware that the stormwater system for this site is not designed to handle the installation of additional impervious surface over what was originally approved by the City and the Southwest Florida Water Management District, and was subsequently constructed for this development. The "design standards" that have apparently been provided to the residents directly conflict with the "Water Management System" requirements of Section 9.11 on page 20 of the HOA declarations, and particularly

Scott A. McHoul  
December 28, 2022

with Section 9.11(b). We strongly recommend you review and revise any information you provide to homeowners to clearly state the prohibition of additional impervious area. This will eliminate the potential for misunderstandings that could be costly to homeowners.

Please be sure to communicate this information as applicable to residents, members of the HOA and the Architectural Review Board so that this information is readily available should any other requests come before you regarding modification of the approved and permitted site drainage. If you have any questions on this matter, please do not hesitate to contact me at 727-938-3711, ext. 2255, or, pmcneese@ctsfl.us.

Sincerely,



Patricia L. McNeese, AICP  
Principal Planner

cc: Mads Petersen (mycarriagehomes hoa@gmail.com)  
Walker R. Winkel (walkerwinkel1213@gmail.com)  
Mark LeCouris, City Manager  
Renea Vincent, AICP, CPM, Planning and Zoning Director  
Kevin Powell, Building Development Director  
Keith Meade, Deputy Building Official  
Tom Funcheon, Public Works Director  
Tony Mannello, Streets and Stormwater Supervisor  
Sgt. Ed Miller, Tarpon Springs Police Department Operations Sergeant  
Cyndee Stoner, Tarpon Springs Police Department Code Enforcement Inspector  
Paul Smith, Public Services Director  
Regina A. Kardash, Esq.

Attachments:

Letter to Fouad "Fred" Kazaleh dated December 20, 2022  
Declaration of Covenants, Conditions and Conditions for Carriage Homes on Ring  
Eco Village Tarpon Springs Paving, Grading & Drainage Plan  
Section 141.00(C)(4) of Tarpon Springs Land Development Code  
Email correspondence provided by Fouad "Fred" Kazaleh  
"Carriage Homes on Ring-Architectural Review Board (ARB)" informational handout



# City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT  
324 EAST PINE STREET  
P. O. BOX 5004  
TARPON SPRINGS, FLORIDA 34688-5004  
(727) 938-3711

Renea Vincent, AICP, CPM  
Director

May 28, 2025

Scott A. McHoul, President  
Carriage Homes on Ring Owners Association, Inc.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
(sent by email to: smchoul@gmail.com)

RE: Notification to Homeowners Association (HOA) Carriage Homes on Ring,  
Tarpon Springs, Florida, 131 North Ring Avenue: Paver Installation

Dear Mr. McHoul:

On August 12, 2024, the City received a building permit application (#24-1736) from Mr. Fouad "Fred" Kazaleh for paver installation behind his residence at 131 N. Ring Ave. The City issued an administrative determination on April 7, 2025 denying the request (copy of letter enclosed). In the course of review of the permit application, it was noted on aerial photography dated January 2024 that four units in the Carriage Homes on Ring Subdivision appear to have altered their rear yards to a non-grass, non-vegetated surface. The four units are located at the following addresses on N. Ring Ave: 133, 143, 145, and 153. We were also made aware on Friday, May 23, 2025 that paver installation was underway at a fifth unit located at 135 N. Ring Ave.

Per our letter to you of December 28, 2022 (copy attached) none of the alterations are authorized. The alterations are not exempt from compliance with the stormwater management provisions of the City's Land Development Code (LDC). Per LDC [Section 141.01\(B\)\(2\)](#) these alterations were not constructed in accordance with the master stormwater management provisions previously approved for this subdivision.

The owner of the property located at 135 N. Ring Ave. provided a copy of the Carriage Homes on Ring – Architectural Review Board (ARB) design standards (revision date June 28, 2023) which states that "The City of Tarpon Springs will allow up to a total of 100 sq ft of decking/pavers/turf to be installed in the backyard." However, as previously relayed, the 100-square foot permitting exemption, codified in [Section 6-4.2](#) of the Municipal Code is not

Scott A. McHoul  
May 28, 2025

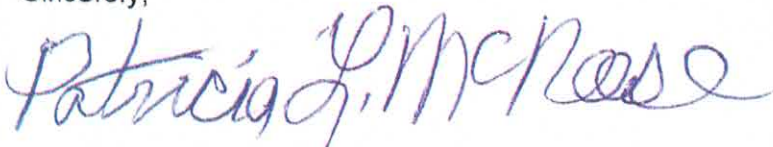
applicable to this subdivision without demonstrating compliance with the approved stormwater management system.

The alterations also do not comply with Section 9.11(b) of the Carriage Homes on Ring Homeowners' Declarations which states, "No structure of any kind shall be constructed or erected within, nor shall an Owner in any way change, alter, impede, revise or otherwise interfere with the flow and the volume of water in any portion of any drainage areas or the Water Management System, nor shall any grading, alteration, or other modifications to these areas be made without the prior written permission of the Board, Pinellas County [sic], and SWFWMD."

The City is interested in working with the HOA to resolve this issue. It is suggested that the HOA retain an engineer to determine what, if any, alterations (i.e., how much additional impervious surface) in the subdivision could be accommodated by the existing drainage system. In the interest of coming to a timely resolution, the City's consulting stormwater engineer is available to perform this task for the HOA at cost. If that solution is of interest to you, please let us know and we will relay the cost. The consulting engineer could identify the total additional impervious surface (if any) that could be accommodated, and, perhaps describe alternative surfaces that may be allowable without impact to the drainage system.

This letter is being copied to each of the twelve property owners in the Carriage Homes on Ring Subdivision. By copy, these owners are notified that no further alterations of the topography or surface of their properties should be performed until this matter is resolved. If you have any questions on this matter, please do not hesitate to contact me at 727-938-3711, ext. 2255, or, pmcneese@ctsfl.us.

Sincerely,



Patricia L. McNeese, AICP  
Planning Supervisor

cc: Renea Vincent, AICP, CPM, Planning and Zoning Director  
David Gilson, Building Official  
Keith Meade, Deputy Building Official  
Tony Mannello, Streets and Stormwater Supervisor  
Michael Rolleston, Code Enforcement Officer  
Scott Andrew McHoul, 153 N. Ring Ave.  
William McCullough, 151 N. Ring Ave.  
Walker R. Winkel, 149 N. Ring Ave.  
Kristie Andresen, 147 N. Ring Ave.  
Mads Petersen, 145 N. Ring Ave.  
John Thomas Carleton, 143 N. Ring Ave.  
Casey Adcock, 141 N. Ring Ave.

Scott A. McHoul  
May 28, 2025

Jonathan Carleton, 139 N. Ring Ave.  
Christina M. Torres, 137 N. Ring Ave.  
Michael Kirkwood, 135 N. Ring Ave.  
Roger L. Greene, Jr., 133 N. Ring Ave.

Attachments:

Letter to Fouad "Fred" Kazaleh dated April 7, 2025 (without attachments)

Letter to Scott A. McHoul dated December 28, 2022

Carriage Homes on Ring – Architectural Review Board (ARB) Revision date, June 28, 2023

**NEW BUSINESS – First Orders**

**C-3 Case # 25-80000501**

Troy Best  
326 Pineapple Street  
Tarpon Springs, FL 34689  
PID 12-27-15-13189-000-0100

**Code Violation(s):**

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

**EXHIBIT A:** Photo(s)

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

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

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

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



CASE # 25-80000501

V-SITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 4/29/2025





CASE # 25-80000501

V-SITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 4/29/2025



CASE # 25-80000501

V-SITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 4/29/2025



CASE # 25-80000501

V-SITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 4/29/2025

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

**Sent:** Tuesday, May 27, 2025 2:43 PM

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

**Subject:** 326 pineapple

Property has been cut but is still an overgrown mess. NOV was posted.



CASE 25-80000501

VSITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 5/27/2025



CASE 25-80000501

VSITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 5/27/2025



CASE 25-80000501

VSITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 5/27/2025



CASE 25-80000501

VSITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 5/27/2025



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## COURTESY LETTER NOTICE

**Date Issued: 4-30-2025**

**Case Number: 25-80000501**

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 **4/29/2025** at the property located at the following address: **326 Pineapple ST (12-27-15-95940-005-0100)**. 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**
- 8-52 PROHIBITIONS**

**DESCRIPTION:** The property is overgrown with grass and there are piles of tree debris.

**REMEDY:** Cut and clean the property of vegetation and debris. Keep it properly 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 **5/25/2025**. 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:** 5-27-2025

**Case Number:** 25-80000501

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 **4/29/2025** at the property located at the following address: **326 Pineapple ST (12-27-15-95940-005-0100)**. 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**
- 8-52 PROHIBITIONS**

**DESCRIPTION:** The property is overgrown with grass and there are piles of tree debris.

**REMEDY:** Cut and clean the property of vegetation and debris. Keep it properly 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 **6/10/2025**. 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"





# 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: June 30, 2025

Via Certified Mail

**Case Number:** 25-80000501

**Property Owner:** Troy Best

**Owner Address:** 326 Pineapple Street, Tarpon Springs, FL 34689

**Violation Property Located:** 326 Pineapple Street, Tarpon Springs, FL 34689

**Parcel ID 12-27-15-95940-005-0100**

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 **May 27, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **June 10, 2025**. A re-inspection of the subject property on **June 10, 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 25-80000501 on July 10, 2025, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

#### 8-40 DUTY OF MAINTENANCE OR PRIVATE PROPERTY

#### 8-41 NUISANCE CONDITIONS

#### 8-52 PROHIBITIONS

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 **May 27, 2025** the case may still be presented to the Code Enforcement Board (herein after "Board") even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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



# Tarpon Springs Police Department

## Code Enforcement Division



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

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

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

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

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

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

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 942-5614 or email a written request to [cityclerk@ctsfl.us](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 1686**

## VIOLATION DETAIL

CASE NUMBER 25-80000501  
PROPERTY ADDRESS 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

---

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

ORDINANCE DESCRIPTION:

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

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

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

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

ORDINANCE DESCRIPTION:

### **8-41. - NUISANCE CONDITIONS.**

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

(a) A condition or use that causes a substantial diminution of property value of property in the vicinity of the condition or use.

(b) Conduct similar to that described in F.S. § 823.05, has occurred or is occurring.

(c) A condition or use that unreasonably intrudes upon the free use, privacy and comfortable enjoyment of the property of the citizens of the city. The use or condition may be considered an unreasonable intrusion upon the free use and comfortable enjoyment of property when one or more of the following conditions are found to exist:

(1) The repeated intrusion upon property adjoining or surrounding the use or condition of odors, gases, smoke, ashes, soot, dust, fumes, chemical diffusion, smog or other particles or gases.

(2) The repeated intrusion upon property of disturbances of earth or air, including, but not limited to, vibrations, explosions, light, and loud, raucous and unnecessary noise, and the repeated, unauthorized intrusion of adjoining property by patrons or users of the premises which unreasonably disturbs or

interferes with the peace, comfort, privacy and repose of owners or possessors of real property in the enjoyment and the use of their property.

(3) The repeated, unauthorized intrusion upon property of persons or vehicles which adversely disturb the privacy, comfort, peace, repose and use of owners or possessors of property adjoining the premises where the persons or vehicles complained of originates.

(4) The repeated attraction to the premises where the use or condition complained of is maintained by persons who, through frequent raucous or disorderly conduct, or through repeated disturbances of the peace, or through violation of any law of the state, county or city, adversely affect ordinarily reasonable and reasonably behaved persons in the enjoyment and use of their property.

(d) Buildings or other structures which are abandoned, boarded up, partially destroyed, in such a dilapidated condition that they are unfit for human habitation, are kept in an unsanitary condition that they are a menace to the nearby properties or present a dangerous fire hazard, or left for unreasonably long periods of time in a state of partial construction; provided that any unfinished building or structure which has been in the course of construction three years or more, and where the appearance and other conditions of the unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

(e) Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, hazardous pools, excavations or neglected machinery.

(f) Overt blocking of drainage pipes, ditches, channels and streams so as to cause flooding and adversely affect surrounding property.

(g) Any accumulation of stagnant water permitted to be maintained on any property, other than a designated retention or detention pond.

(h) Any swimming pool, as defined in the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes, which does not have a barrier or enclosure complying with the requirements of Chapter 515.

(i) The pollution of any public well, stream, lake, canal or body of water by sewage, dead animals, debris, industrial wastes or other substances.

(j) Any other condition or use that constitutes a nuisance to the public, generally, as that term is defined in [§ 8-38](#), which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

(Ord. 91-42, passed 10-15-91; Am. Ord. 2010-11, passed 2-16-10)

**VIOLATION: 8-52 - PROHIBITIONS.**

**ORDINANCE DESCRIPTION:**

**8-52 - PROHIBITIONS.**

(a) No person shall permit the excessive growth or accumulation of weeds, undergrowth or other similar plant materials, or the accumulation of debris, upon property situated in the city.

(b) The owner of any real property abutting any dedicated right-of-way in the city shall be required to keep the right-of-way in a clean and sanitary condition at all times by keeping the same free from weeds, trash and debris of all kinds and by keeping the grass mowed and lot clean. In mowing the grass in the area designated herein, the property owner shall cut the grass in such a manner that the grass as mowed does not extend over the sidewalk, bicycle path, curblin or edge of pavement of an improved right-of-way by more than four inches. The owner of any such property shall be required to maintain vegetation so as to ensure a ten-foot vertical clearance over any sidewalk or improved right-of-way.

(c) Any owner or lessee of developed property who removes or has removed from the property any hedges, tree trimmings, boxes or other household items, shall have the same cut into lengths no longer than four feet and removed at his or her expense. It will be the responsibility of the property owner or lessee to remove said items within ten days.

(d) No boat, trailer, camper or other vehicle shall be stored on drums, barrels, concrete blocks, lumber or similar devices which cause the storage to be unsafe.



# 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: 25-80000501

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 May 27, 2025, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located 326 Pineapple St., Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

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

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





# Tarpon Springs Police Department

## Code Enforcement Division

"Building a Better Future through Excellence in Policing"



### AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS  
Case Number: 25-80000501

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 June 30, 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: 326 Pineapple Street, Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On \_\_\_\_\_, 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 30<sup>th</sup> day of June 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 30-Apr-2025)**

**Parcel Map**

Parcel Number

**12-27-15-95940-005-0100**

Owner Name

BEST, TROY

Property Use

0110 Single Family Home

Site Address

326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689

Mailing Address

326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-3545

Legal Description

WELSH'S BAYOU ADD BLK 5, LOT 10 AND N 1/2 OF LOT 11 (SEE N13-27-15)

Current Tax District

TARPON SPRINGS (TS)

Year Built

1925



Living SF	Gross SF	Living Units	Buildings
1,169	1,645	1	1

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20340/2232	\$370,400	275.03	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	3/21

**2024 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$316,073	\$275,956	\$275,956	\$316,073	\$275,956

**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	\$349,516	\$250,869	\$250,869	\$349,516	\$250,869
2022	N	\$288,883	\$228,063	\$228,063	\$288,883	\$228,063
2021	N	\$211,536	\$207,330	\$207,330	\$211,536	\$207,330
2020	N	\$188,482	\$188,482	\$188,482	\$188,482	\$188,482
2019	N	\$184,541	\$184,541	\$184,541	\$184,541	\$184,541





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
14-Nov-2018	\$225,900	<a href="#">Q</a>	I	P C S INVESTORS RE II LLC	BEST TROY	20340/2232
15-Jun-2005	\$187,500	<a href="#">Q</a>	I	HASE NILS B	P C S INVESTORS R/E II LLC	14380/2091
05-Nov-2002	\$105,000	<a href="#">Q</a>	I	PARRISH SARAH ANNE	HASE, NILS B	12327/1839
12-May-1998	\$100	<a href="#">U</a>	I	PARRISH MICHAEL C	PARRISH, SARAH A	10092/2654
03-May-1994	\$75,500	<a href="#">Q</a>	I	SIDES TERRY BENTON	PARRISH, MICHAEL C.	08652/0319

2024 Land Information

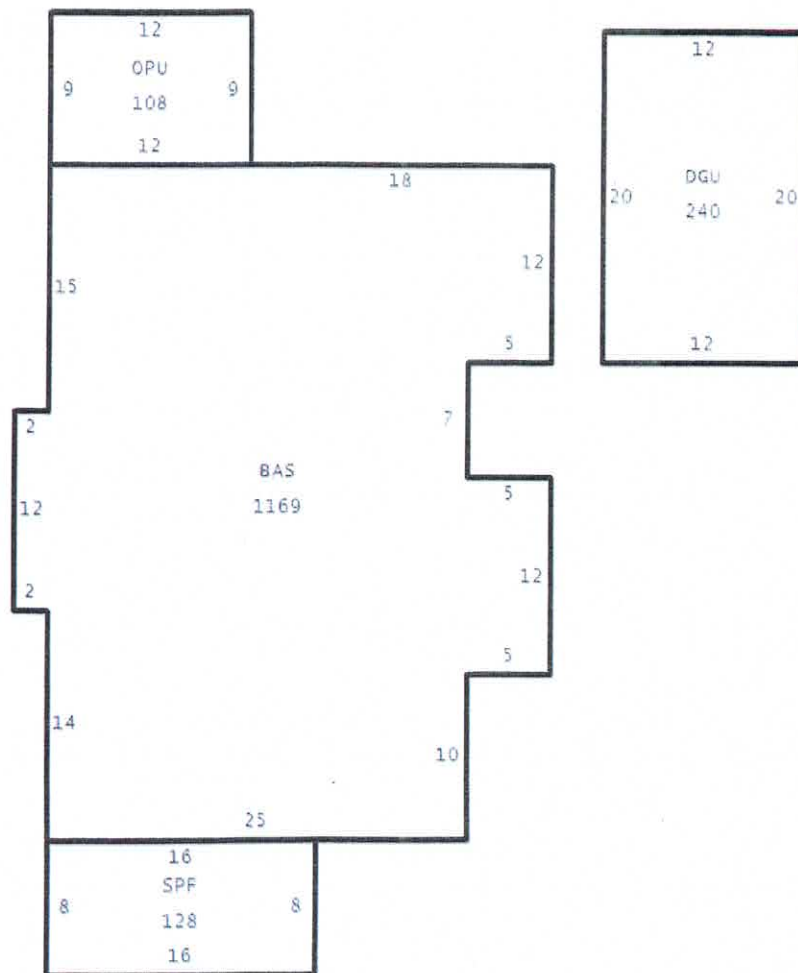
Land Area:  $\cong$  8,634 sf |  $\cong$  0.19 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x115	\$2,750	75.00	FF	1.0494	\$216,439

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,169	1,169
Floor System	Wood	Detached Garage Unfinished (DGU)	0	240
Exterior Walls	Frame Siding	Open Porch Unfinished (OPU)	0	108
Unit Stories	1	Screen Porch (SPF)	0	128
Living Units	1	<b>Total Area SF</b>	<b>1,169</b>	<b>1,645</b>
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1925			
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	36			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$5,000.00	1	\$5,000	\$2,000	1925

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">19-00000052</a>	MISCELLANEOUS	01/11/2019	\$25
<a href="#">060000894</a>	ROOF	06/09/2006	\$5,475

**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	\$5107.48			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R127662	* CL-0011088	TS

\* ROCKET MORTGAGE LLC ISAOA ATIMA

BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-3545

PARCEL NO.: 12/27/15/95940/005/0100  
SITE ADDRESS: 326 PINEAPPLE ST, TARPON SPRINGS  
PLAT: 3 PAGE: 21  
LEGAL:  
WELSH'S BAYOU ADD  
BLK 5, LOT 10 AND N 1/2 OF  
LOT 11 (SEE N13-27-15)

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	275,956	0	275,956	1,267.94
HEALTH DEPARTMENT	0.0713	275,956	0	275,956	19.68
EMS	0.8050	275,956	0	275,956	222.14
SCHOOL-STATE LAW	3.0740	316,073	0	316,073	971.61
SCHOOL-LOCAL BD.	2.7480	316,073	0	316,073	868.57
TARPON SPRINGS	5.3700	275,956	0	275,956	1,481.88
SW FLA WTR MGMT.	0.1909	275,956	0	275,956	52.68
PINELLAS COUNTY PLN.CNCL.	0.0200	275,956	0	275,956	5.52
JUVENILE WELFARE BOARD	0.8250	275,956	0	275,956	227.66
SUNCOAST TRANSIT AUTHORITY	0.7342	275,956	0	275,956	202.61
<b>TOTAL MILLAGE 18.4331</b>					<b>GROSS AD VALOREM TAXES \$5,320.29</b>

**NON-AD VALOREM ASSESSMENTS**

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

**TAXES BECOME DELINQUENT APRIL 1ST** **COMBINED GROSS TAXES AND ASSESSMENTS \$5,320.29**

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	\$5107.48			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R127662	* CL-0011088	TS

\* ROCKET MORTGAGE LLC ISAOA ATIMA

BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-3545

PARCEL NO.: 12/27/15/95940/005/0100  
SITE ADDRESS: 326 PINEAPPLE ST, TARPON SPRINGS  
PLAT: 3 PAGE: 21  
LEGAL:  
WELSH'S BAYOU ADD  
BLK 5, LOT 10 AND N 1/2 OF  
LOT 11 (SEE N13-27-15)

Duplicate N/A 04/30/2025

Paid 11/27/2024 Receipt # 0-24-TAX-086773 \$5,107.48

**Hnou Lee**

---

**From:** Denise Decker <deniseadecker4@gmail.com>  
**Sent:** Monday, April 28, 2025 4:03 PM  
**To:** Hnou Lee  
**Subject:** Re: 326 Pineapple Street

**Warning: Unusual sender** <deniseadecker4@gmail.com>

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

Thank you for your help  
Denise

On Mon, Apr 28, 2025 at 4:02 PM Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)> wrote:

Thank you for responding. The property at 326 Pineapple Street will be inspect by CE Officer Rolleston and then a case will be open for it.



---

**From:** Denise Decker <[deniseadecker4@gmail.com](mailto:deniseadecker4@gmail.com)>

**Sent:** Monday, April 28, 2025 3:53 PM

**To:** Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)>

**Subject:** Re: 326 Pineapple Street

**Warning: Unusual sender** <[deniseadecker4@gmail.com](mailto:deniseadecker4@gmail.com)>

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

Ok thank you.

I would like to file a complaint about 326

pineapple street

Our address is 420 Pineapple street

Thank you

Denise Decker

On Mon, Apr 28, 2025 at 3:04 PM Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)> wrote:

Good afternoon Dinise Decker,

We are aware of the issue behind the Brew Ha Ha dumpster area. Including Brew Ha Ha, all the neighboring business owners that shared the same dumpster, have all each received the same code enforcement notice.

As for the address at 326 Pineapple Street, we can open a case for it. However, it cannot be anonymous.

Filing a code complaint pursuant to Florida State Statute 162.06(1b).

Per Florida State Statute 162.06(1b), effective July 1st, 2021, any person making a code complaint must provide their name and address. Any personal information you provide will become part of the case and a public record. Any written or electronic communication material received or generated by the City of Tarpon Springs is also a public record per Florida Public Records Law. Florida Public Records Law requires these records to be made available for inspection by anyone who requests it. This also means that if the potential violator wants to know who made the complaint, per Florida Public Records Law, we must provide them your name and address. Any emails or messages left that do not include your name and home address will not be investigated.

Florida State Statute 162.06(1b) does not allow for the reporting of an alleged code violation to be made anonymously unless the agency has reason to believe that the alleged violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources. If you believe that this is the case, you must contact the Code Enforcement Division at (727) 937-0017 in order that we can verify the nature of the complaint.

If you still choose to make a complaint, please reply with your address. Thank you!

Hnou Lee

Code Enforcement Clerk

---

**From:** Denise Decker <[deniseadecker4@gmail.com](mailto:deniseadecker4@gmail.com)>  
**Sent:** Monday, April 28, 2025 12:33 PM  
**To:** All Police Code Enforcement <[alltspdcodeenf@tspd.us](mailto:alltspdcodeenf@tspd.us)>  
**Subject:** 326 Pineapple Street

**Warning: Unusual sender** <[deniseadecker4@gmail.com](mailto:deniseadecker4@gmail.com)>

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

Hi,

I am writing concerning the above property. The grass/weeds are very high and as a neighbor who walks that sidewalk daily we are concerned about snakes, rats etc.

Any help in getting this property cleaned up would be great!

Thank you

Another item, I have a question about. How do we go about telling our business neighbors, the Brew Ha Ha, to clean up all the disgusting trash, bottles, clothing, bedding etc that is in our shared alleyway? Its back by their gate. I have asked a couple bartenders if they could get it cleaned. They pile all the trash next to their shared dumpster. With it getting hotter I am concerned about rats getting into our business, Johnny's Taphouse and Grill.

Thank you,

Denise Decker

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

**Sent:** Tuesday, April 29, 2025 2:36 PM

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

**Subject:** 326 pineapple st

Please open a case for this property. It is extremely overgrown.









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

**Sent:** Tuesday, May 27, 2025 2:43 PM

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

**Subject:** 326 pineapple

Property has been cut but is still an overgrown mess. NOV was posted.









**From:** Hnou Lee <hlee@tspd.us>  
**Sent:** Tuesday, April 29, 2025 3:46 PM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** 326 PINEAPPLE ST CASE # 25-80000501 OPENED 4/29/2025

Thank you, a case has been opened for the violation site at **326 PINEAPPLE ST**. Your email has been uploaded to **CASE 25-80000501** in NaviLine.

The chart below is a quick reference for the case.

<b>CASE # 25-80000501 OPENED 4/29/2025</b>
<b>VIOLATION SITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689</b>
<b>Parcel ID: 12-27-15-95940-005-0100 TAX DISTRICT: TS HOMESTEAD:</b>
<b>Property Owner(s): BEST, TROY</b>
<b>MAILING ADDRESS: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689-3545</b>
<b>Contact Info:</b>
<b>PCPA: PCRT:</b>
<b>COMPLAINANT: DENISE DECKER DATE: 4/28/2025</b>
<b>ADDRESS: 420 PINEAPPLE ST E-MAIL:</b>
<b><i>CITIZEN COMPLAINT(S): The grass/weeds are very high and as a neighbor who walks that sidewalk daily we are concerned about snakes, rats etc.</i></b>
<b>INITIAL INSPECTION BY CEO MROLLESTON: 4/29/2025</b>
<b>PHOTO(S): YES</b>

CASE # 25-80000501  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689

Courtesy Letter Notice 4/30/2025  
Snail Mail X

Notice Of Violation 5-28-2025  
Certified Mail Receipt X Snail Mail X  
Green Signature Card X 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:  
BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-3545  
CL25-80000501

7022 0410 0002 9761 1532

U.S. Postal Service <sup>TM</sup> <b>CERTIFIED MAIL<sup>®</sup> RECEIPT</b> Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> <sup>®</sup> .	
<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 \$	
BEST, TROY 326 PINEAPPLE ST TARPON SPRINGS, FL 34689- NOV25-80000501	
See Reverse for Instructions	

MAILED  
5-28-2025  
Postmark Here



CASE # 25- 80000501  
326 PINEAPPLE ST  
BEST, TROY

MOW Letter \_\_\_\_\_  
Snail Mail \_\_\_\_\_

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

Notice Of Violation \_\_\_\_\_  
Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
Green Signature Card \_\_\_\_\_ RCVD: \_\_\_\_\_  
TRACKING # \_\_\_\_\_

Notice Of Hearing (1ST) 6/30/2025  
Certified Mail Receipt X \_\_\_\_\_  
Green Signature Card X \_\_\_\_\_ RCVD: \_\_\_\_\_  
TRACKING # \_\_\_\_\_

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

Declaration of Chronic Nuisance Property \_\_\_\_\_  
Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
Green Signature Card \_\_\_\_\_ RCVD: \_\_\_\_\_  
TRACKING # \_\_\_\_\_

**MAIL TO:**

**BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-3545  
NOH 25-80000501**

7022 0410 0002 9761 1686

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 if 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	\$ _____

**MAILED**  
6/30/2025 Postmark Here

**BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-  
NOH 25-80000501**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**NEW BUSINESS – First Orders**

**C-3 Case # 25-80000501**

Troy Best  
326 Pineapple Street  
Tarpon Springs, FL 34689  
PID 12-27-15-13189-000-0100

**Code Violation(s):**

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

**EXHIBIT A:** Photo(s)

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

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

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

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



CASE # 25-80000501

V-SITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 4/29/2025





CASE # 25-80000501

V-SITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 4/29/2025



CASE # 25-80000501

V-SITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 4/29/2025



CASE # 25-80000501

V-SITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

INITIAL INSPECTION BY CEO MROLLESTON: 4/29/2025

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

**Sent:** Tuesday, May 27, 2025 2:43 PM

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

**Subject:** 326 pineapple

Property has been cut but is still an overgrown mess. NOV was posted.



CASE 25-80000501

VSITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 5/27/2025



CASE 25-80000501

VSITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 5/27/2025



CASE 25-80000501

VSITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 5/27/2025



CASE 25-80000501

VSITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

REINSPECTION BY CEO MROLLESTON 5/27/2025



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## COURTESY LETTER NOTICE

**Date Issued: 4-30-2025**

**Case Number: 25-80000501**

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 **4/29/2025** at the property located at the following address: **326 Pineapple ST (12-27-15-95940-005-0100)**. 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**
- 8-52 PROHIBITIONS**

**DESCRIPTION:** The property is overgrown with grass and there are piles of tree debris.

**REMEDY:** Cut and clean the property of vegetation and debris. Keep it properly 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 **5/25/2025**. 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:** 5-27-2025

**Case Number:** 25-80000501

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 **4/29/2025** at the property located at the following address: **326 Pineapple ST (12-27-15-95940-005-0100)**. 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**
- 8-52 PROHIBITIONS**

**DESCRIPTION:** The property is overgrown with grass and there are piles of tree debris.

**REMEDY:** Cut and clean the property of vegetation and debris. Keep it properly 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 **6/10/2025**. 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"





# 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: June 30, 2025

Via Certified Mail

**Case Number:** 25-80000501

**Property Owner:** Troy Best

**Owner Address:** 326 Pineapple Street, Tarpon Springs, FL 34689

**Violation Property Located:** 326 Pineapple Street, Tarpon Springs, FL 34689

**Parcel ID 12-27-15-95940-005-0100**

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 **May 27, 2025**, requesting that you correct the violation(s) identified in said Notice of Violation on or before **June 10, 2025**. A re-inspection of the subject property on **June 10, 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 25-80000501 on July 10, 2025, at City of Tarpon Springs, City Hall Auditorium, 324 E. Pine Street Tarpon Springs, Florida 34689 beginning at 2:00 p.m.** As the proceedings of the City of Tarpon Springs Code Enforcement Board are legal in nature, you may wish to have legal counsel attend this meeting with you.

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

### **8-40 DUTY OF MAINTENANCE OR PRIVATE PROPERTY**

### **8-41 NUISANCE CONDITIONS**

### **8-52 PROHIBITIONS**

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 **May 27, 2025** the case may still be presented to the Code Enforcement Board (herein after "Board") even if the violation has been corrected prior to the Board's hearing. In instances of a repeat violation, a case may be still presented to the Board even if the repeat violation has been corrected prior to the hearing.

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



# Tarpon Springs Police Department

## Code Enforcement Division



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

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

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

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

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

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

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 942-5614 or email a written request to [cityclerk@ctsfl.us](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 1686**

## VIOLATION DETAIL

CASE NUMBER 25-80000501  
PROPERTY ADDRESS 326 PINEAPPLE ST TARPON SPRINGS, FL 34689

---

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

ORDINANCE DESCRIPTION:

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

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

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

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

ORDINANCE DESCRIPTION:

### **8-41. - NUISANCE CONDITIONS.**

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

(a) A condition or use that causes a substantial diminution of property value of property in the vicinity of the condition or use.

(b) Conduct similar to that described in F.S. § 823.05, has occurred or is occurring.

(c) A condition or use that unreasonably intrudes upon the free use, privacy and comfortable enjoyment of the property of the citizens of the city. The use or condition may be considered an unreasonable intrusion upon the free use and comfortable enjoyment of property when one or more of the following conditions are found to exist:

(1) The repeated intrusion upon property adjoining or surrounding the use or condition of odors, gases, smoke, ashes, soot, dust, fumes, chemical diffusion, smog or other particles or gases.

(2) The repeated intrusion upon property of disturbances of earth or air, including, but not limited to, vibrations, explosions, light, and loud, raucous and unnecessary noise, and the repeated, unauthorized intrusion of adjoining property by patrons or users of the premises which unreasonably disturbs or

interferes with the peace, comfort, privacy and repose of owners or possessors of real property in the enjoyment and the use of their property.

(3) The repeated, unauthorized intrusion upon property of persons or vehicles which adversely disturb the privacy, comfort, peace, repose and use of owners or possessors of property adjoining the premises where the persons or vehicles complained of originates.

(4) The repeated attraction to the premises where the use or condition complained of is maintained by persons who, through frequent raucous or disorderly conduct, or through repeated disturbances of the peace, or through violation of any law of the state, county or city, adversely affect ordinarily reasonable and reasonably behaved persons in the enjoyment and use of their property.

(d) Buildings or other structures which are abandoned, boarded up, partially destroyed, in such a dilapidated condition that they are unfit for human habitation, are kept in an unsanitary condition that they are a menace to the nearby properties or present a dangerous fire hazard, or left for unreasonably long periods of time in a state of partial construction; provided that any unfinished building or structure which has been in the course of construction three years or more, and where the appearance and other conditions of the unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

(e) Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, hazardous pools, excavations or neglected machinery.

(f) Overt blocking of drainage pipes, ditches, channels and streams so as to cause flooding and adversely affect surrounding property.

(g) Any accumulation of stagnant water permitted to be maintained on any property, other than a designated retention or detention pond.

(h) Any swimming pool, as defined in the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes, which does not have a barrier or enclosure complying with the requirements of Chapter 515.

(i) The pollution of any public well, stream, lake, canal or body of water by sewage, dead animals, debris, industrial wastes or other substances.

(j) Any other condition or use that constitutes a nuisance to the public, generally, as that term is defined in [§ 8-38](#), which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

(Ord. 91-42, passed 10-15-91; Am. Ord. 2010-11, passed 2-16-10)

**VIOLATION: 8-52 - PROHIBITIONS.**

**ORDINANCE DESCRIPTION:**

**8-52 - PROHIBITIONS.**

(a) No person shall permit the excessive growth or accumulation of weeds, undergrowth or other similar plant materials, or the accumulation of debris, upon property situated in the city.

(b) The owner of any real property abutting any dedicated right-of-way in the city shall be required to keep the right-of-way in a clean and sanitary condition at all times by keeping the same free from weeds, trash and debris of all kinds and by keeping the grass mowed and lot clean. In mowing the grass in the area designated herein, the property owner shall cut the grass in such a manner that the grass as mowed does not extend over the sidewalk, bicycle path, curblineline or edge of pavement of an improved right-of-way by more than four inches. The owner of any such property shall be required to maintain vegetation so as to ensure a ten-foot vertical clearance over any sidewalk or improved right-of-way.

(c) Any owner or lessee of developed property who removes or has removed from the property any hedges, tree trimmings, boxes or other household items, shall have the same cut into lengths no longer than four feet and removed at his or her expense. It will be the responsibility of the property owner or lessee to remove said items within ten days.

(d) No boat, trailer, camper or other vehicle shall be stored on drums, barrels, concrete blocks, lumber or similar devices which cause the storage to be unsafe.



# 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: 25-80000501

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 May 27, 2025, which is at least 10 days prior to the expiration of any deadline contained in the notice, I personally posted the Notice of Violation, a true and accurate copy of which is attached, at the property upon which the violation(s) exist, located 326 Pineapple St., Tarpon Springs FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

CODE ENFORCEMENT OFFICER SIGNATURE

STATE OF FLORIDA  
COUNTY OF PINELLAS

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

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title:





# Tarpon Springs Police Department

## Code Enforcement Division

"Building a Better Future through Excellence in Policing"



### AFFIDAVIT OF POSTINGS

STATE OF FLORIDA  
COUNTY OF PINELLAS  
Case Number: 25-80000501

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 June 30, 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: 326 Pineapple Street, Tarpon Springs, FL 34689 AND at Tarpon Springs City Hall, located at 324 E. Pine Street Tarpon Springs, FL 34689, which is the primary municipal government office for the City of Tarpon Springs, Florida.

On \_\_\_\_\_, 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 30<sup>th</sup> day of June 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 30-Apr-2025)

Parcel Map

Parcel Number

12-27-15-95940-005-0100

Owner Name

BEST, TROY

Property Use

0110 Single Family Home

Site Address

326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689

Mailing Address

326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-3545

Legal Description

WELSH'S BAYOU ADD BLK 5, LOT 10 AND N 1/2 OF  
LOT 11 (SEE N13-27-15)

Current Tax District

TARPON SPRINGS (TS)

Year Built

1925



Living SF	Gross SF	Living Units	Buildings
1,169	1,645	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20340/2232	\$370,400	275.03	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	3/21

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$316,073	\$275,956	\$275,956	\$316,073	\$275,956

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	\$349,516	\$250,869	\$250,869	\$349,516	\$250,869
2022	N	\$288,883	\$228,063	\$228,063	\$288,883	\$228,063
2021	N	\$211,536	\$207,330	\$207,330	\$211,536	\$207,330
2020	N	\$188,482	\$188,482	\$188,482	\$188,482	\$188,482
2019	N	\$184,541	\$184,541	\$184,541	\$184,541	\$184,541





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
14-Nov-2018	\$225,900	<a href="#">Q</a>	I	P C S INVESTORS RE II LLC	BEST TROY	20340/2232
15-Jun-2005	\$187,500	<a href="#">Q</a>	I	HASE NILS B	P C S INVESTORS R/E II LLC	14380/2091
05-Nov-2002	\$105,000	<a href="#">Q</a>	I	PARRISH SARAH ANNE	HASE, NILS B	12327/1839
12-May-1998	\$100	<a href="#">U</a>	I	PARRISH MICHAEL C	PARRISH, SARAH A	10092/2654
03-May-1994	\$75,500	<a href="#">Q</a>	I	SIDES TERRY BENTON	PARRISH, MICHAEL C.	08652/0319

2024 Land Information

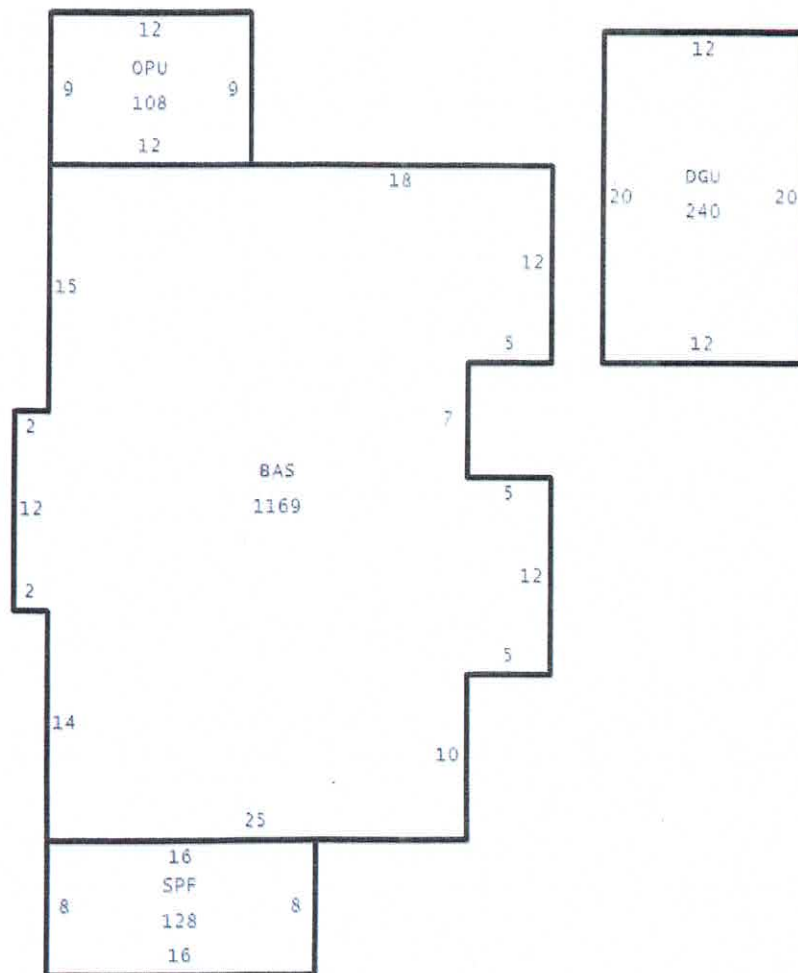
Land Area:  $\cong$  8,634 sf |  $\cong$  0.19 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x115	\$2,750	75.00	FF	1.0494	\$216,439

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,169	1,169
Floor System	Wood	Detached Garage Unfinished (DGU)	0	240
Exterior Walls	Frame Siding	Open Porch Unfinished (OPU)	0	108
Unit Stories	1	Screen Porch (SPF)	0	128
Living Units	1	<b>Total Area SF</b>	<b>1,169</b>	<b>1,645</b>
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1925			
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	36			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$5,000.00	1	\$5,000	\$2,000	1925

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">19-00000052</a>	MISCELLANEOUS	01/11/2019	\$25
<a href="#">060000894</a>	ROOF	06/09/2006	\$5,475

**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	\$5107.48			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R127662	* CL-0011088	TS

\* ROCKET MORTGAGE LLC ISAOA ATIMA

BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-3545

PARCEL NO.: 12/27/15/95940/005/0100  
SITE ADDRESS: 326 PINEAPPLE ST, TARPON SPRINGS  
PLAT: 3 PAGE: 21  
LEGAL:  
WELSH'S BAYOU ADD  
BLK 5, LOT 10 AND N 1/2 OF  
LOT 11 (SEE N13-27-15)

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	275,956	0	275,956	1,267.94
HEALTH DEPARTMENT	0.0713	275,956	0	275,956	19.68
EMS	0.8050	275,956	0	275,956	222.14
SCHOOL-STATE LAW	3.0740	316,073	0	316,073	971.61
SCHOOL-LOCAL BD.	2.7480	316,073	0	316,073	868.57
TARPON SPRINGS	5.3700	275,956	0	275,956	1,481.88
SW FLA WTR MGMT.	0.1909	275,956	0	275,956	52.68
PINELLAS COUNTY PLN.CNCL.	0.0200	275,956	0	275,956	5.52
JUVENILE WELFARE BOARD	0.8250	275,956	0	275,956	227.66
SUNCOAST TRANSIT AUTHORITY	0.7342	275,956	0	275,956	202.61
<b>TOTAL MILLAGE 18.4331</b>					<b>GROSS AD VALOREM TAXES \$5,320.29</b>

**NON-AD VALOREM ASSESSMENTS**

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

**TAXES BECOME DELINQUENT APRIL 1ST** **COMBINED GROSS TAXES AND ASSESSMENTS \$5,320.29**

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	\$5107.48			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R127662	* CL-0011088	TS

\* ROCKET MORTGAGE LLC ISAOA ATIMA

BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-3545

PARCEL NO.: 12/27/15/95940/005/0100  
SITE ADDRESS: 326 PINEAPPLE ST, TARPON SPRINGS  
PLAT: 3 PAGE: 21  
LEGAL:  
WELSH'S BAYOU ADD  
BLK 5, LOT 10 AND N 1/2 OF  
LOT 11 (SEE N13-27-15)

Duplicate N/A 04/30/2025

Paid 11/27/2024 Receipt # 0-24-TAX-086773 \$5,107.48

**Hnou Lee**

---

**From:** Denise Decker <deniseadecker4@gmail.com>  
**Sent:** Monday, April 28, 2025 4:03 PM  
**To:** Hnou Lee  
**Subject:** Re: 326 Pineapple Street

**Warning: Unusual sender** <deniseadecker4@gmail.com>

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

Thank you for your help  
Denise

On Mon, Apr 28, 2025 at 4:02 PM Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)> wrote:

Thank you for responding. The property at 326 Pineapple Street will be inspect by CE Officer Rolleston and then a case will be open for it.



---

**From:** Denise Decker <[deniseadecker4@gmail.com](mailto:deniseadecker4@gmail.com)>

**Sent:** Monday, April 28, 2025 3:53 PM

**To:** Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)>

**Subject:** Re: 326 Pineapple Street

**Warning: Unusual sender** <[deniseadecker4@gmail.com](mailto:deniseadecker4@gmail.com)>

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

Ok thank you.

I would like to file a complaint about 326

pineapple street

Our address is 420 Pineapple street

Thank you

Denise Decker

On Mon, Apr 28, 2025 at 3:04 PM Hnou Lee <[hlee@tspd.us](mailto:hlee@tspd.us)> wrote:

Good afternoon Dinise Decker,

We are aware of the issue behind the Brew Ha Ha dumpster area. Including Brew Ha Ha, all the neighboring business owners that shared the same dumpster, have all each received the same code enforcement notice.

As for the address at 326 Pineapple Street, we can open a case for it. However, it cannot be anonymous.

Filing a code complaint pursuant to Florida State Statute 162.06(1b).

Per Florida State Statute 162.06(1b), effective July 1st, 2021, any person making a code complaint must provide their name and address. Any personal information you provide will become part of the case and a public record. Any written or electronic communication material received or generated by the City of Tarpon Springs is also a public record per Florida Public Records Law. Florida Public Records Law requires these records to be made available for inspection by anyone who requests it. This also means that if the potential violator wants to know who made the complaint, per Florida Public Records Law, we must provide them your name and address. Any emails or messages left that do not include your name and home address will not be investigated.

Florida State Statute 162.06(1b) does not allow for the reporting of an alleged code violation to be made anonymously unless the agency has reason to believe that the alleged violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources. If you believe that this is the case, you must contact the Code Enforcement Division at (727) 937-0017 in order that we can verify the nature of the complaint.

If you still choose to make a complaint, please reply with your address. Thank you!

Hnou Lee

Code Enforcement Clerk

---

**From:** Denise Decker <[deniseadecker4@gmail.com](mailto:deniseadecker4@gmail.com)>  
**Sent:** Monday, April 28, 2025 12:33 PM  
**To:** All Police Code Enforcement <[alltspdcodeenf@tspd.us](mailto:alltspdcodeenf@tspd.us)>  
**Subject:** 326 Pineapple Street

**Warning: Unusual sender** <[deniseadecker4@gmail.com](mailto:deniseadecker4@gmail.com)>

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

Hi,

I am writing concerning the above property. The grass/weeds are very high and as a neighbor who walks that sidewalk daily we are concerned about snakes, rats etc.

Any help in getting this property cleaned up would be great!

Thank you

Another item, I have a question about. How do we go about telling our business neighbors, the Brew Ha Ha, to clean up all the disgusting trash, bottles, clothing, bedding etc that is in our shared alleyway? Its back by their gate. I have asked a couple bartenders if they could get it cleaned. They pile all the trash next to their shared dumpster. With it getting hotter I am concerned about rats getting into our business, Johnny's Taphouse and Grill.

Thank you,

Denise Decker

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

**Sent:** Tuesday, April 29, 2025 2:36 PM

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

**Subject:** 326 pineapple st

Please open a case for this property. It is extremely overgrown.









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

**Sent:** Tuesday, May 27, 2025 2:43 PM

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

**Subject:** 326 pineapple

Property has been cut but is still an overgrown mess. NOV was posted.









**From:** Hnou Lee <hlee@tspd.us>  
**Sent:** Tuesday, April 29, 2025 3:46 PM  
**To:** Michael Rolleston <mrolleston@tspd.us>  
**Cc:** Hnou Lee <hlee@tspd.us>  
**Subject:** 326 PINEAPPLE ST CASE # 25-80000501 OPENED 4/29/2025

Thank you, a case has been opened for the violation site at **326 PINEAPPLE ST**. Your email has been uploaded to **CASE 25-80000501** in NaviLine.

The chart below is a quick reference for the case.

<b>CASE # 25-80000501 OPENED 4/29/2025</b>
<b>VIOLATION SITE: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689</b>
<b>Parcel ID: 12-27-15-95940-005-0100 TAX DISTRICT: TS HOMESTEAD:</b>
<b>Property Owner(s): BEST, TROY</b>
<b>MAILING ADDRESS: 326 PINEAPPLE ST TARPON SPRINGS, FL 34689-3545</b>
<b>Contact Info:</b>
<b>PCPA: PCRT:</b>
<b>COMPLAINANT: DENISE DECKER DATE: 4/28/2025</b>
<b>ADDRESS: 420 PINEAPPLE ST E-MAIL:</b>
<b><i>CITIZEN COMPLAINT(S): The grass/weeds are very high and as a neighbor who walks that sidewalk daily we are concerned about snakes, rats etc.</i></b>
<b>INITIAL INSPECTION BY CEO MROLLESTON: 4/29/2025</b>
<b>PHOTO(S): YES</b>

CASE # 25-80000501  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689

Courtesy Letter Notice 4/30/2025  
Snail Mail X

Notice Of Violation 5-28-2025  
Certified Mail Receipt X Snail Mail X  
Green Signature Card X 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:  
BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-3545  
CL25-80000501

7022 0410 0002 9761 1532

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

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

**OFFICIAL USE**

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

Postmark Here: **MAILED 5-28-2025**

**BEST, TROY**  
**326 PINEAPPLE ST**  
**TARPON SPRINGS, FL 34689-**  
**NOV25-80000501**

See Reverse for Instructions



TARPON SPRINGS POLICE DEPARTMENT  
CODE ENFORCEMENT DIVISION

*Building a Better Future through Excellence in Policing*

444 SOUTH HUEY AVE. - TARPON SPRINGS, FL 34689

RECEIVED

JUN 25 2025

TARPON SPRINGS  
CODE ENFORCEMENT

Handwritten: 05/15 / 3/5/27

03088829283000288

34689-4722  
34689-4722

CERTIFIED MAIL



7022 0410 0002 9761 J532



BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689  
NOV25-80000501

NIXIE 339 SE 1 0206/20/25

RETURN TO SENDER  
NO MAIL RECEIPT  
UNABLE TO FORWARD

BC: 34689472244 \*2701-01429-28-40



CASE # 25- 80000501  
326 PINEAPPLE ST  
BEST, TROY

MOW Letter \_\_\_\_\_  
Snail Mail \_\_\_\_\_

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

Notice Of Violation \_\_\_\_\_  
Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
Green Signature Card \_\_\_\_\_ RCVD: \_\_\_\_\_  
TRACKING # \_\_\_\_\_

Notice Of Hearing (1ST) 6/30/2025  
Certified Mail Receipt X \_\_\_\_\_  
Green Signature Card X \_\_\_\_\_ RCVD: \_\_\_\_\_  
TRACKING # \_\_\_\_\_

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

Declaration of Chronic Nuisance Property \_\_\_\_\_  
Certified Mail Receipt \_\_\_\_\_ Snail Mail \_\_\_\_\_  
Green Signature Card \_\_\_\_\_ RCVD: \_\_\_\_\_  
TRACKING # \_\_\_\_\_

**MAIL TO:**

**BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-3545  
NOH 25-80000501**

7022 0410 0002 9761 1686

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 if 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	\$ _____

**MAILED**  
6/30/2025 Postmark Here

**BEST, TROY  
326 PINEAPPLE ST  
TARPON SPRINGS, FL 34689-  
NOH 25-80000501**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MINUTES  
CODE ENFORCEMENT BOARD  
DECEMBER 12, 2024

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, DECEMBER 12, 2024 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	JULIE WADE RICHARD PERFIDIO MICHAEL MATTIA STEVEN OGLE	CHAIR VICE CHAIR MEMBER ALTERNATE 2
ABSENT/EXCUSED:	THOMAS WEEKES JANICE TELLIER BECKY ARCHER	MEMBER MEMBER MEMBER
ALSO PRESENT:	ANDREW SALZMAN BOBBIE COLE MICHAEL ROLLESTON HNOU LEE RAY PAGE KEVIN WODRICH	BOARD ATTORNEY CITY CLERK'S OFFICE REPRESENTATIVE CODE ENFORCEMENT INSPECTOR CODE ENFORCEMENT REPRESENTATIVE UTILITIES SUPERINTENDENT FIRE MARSHALL

**CALL TO ORDER:**

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

**ROLL CALL:**

Ms. Cole called the roll.

**INVOCATION:**

Chair Wade gave the invocation.

**PLEDGE OF ALLEGIANCE:**

Chair Wade led the Pledge of Allegiance to the Flag.

**HEARING PROCEDURES:**

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

**SWEARING IN:**

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

**ANNOUNCEMENT(s):**

**2. CASE NO. 24-80000279 – FRISCO SERRAO –JOSEPH SERRAO – 1323 CASTLEWORKS LANE  
14/27/15/34767/008/0020**

---

*This case is in Compliance prior to the meeting.*

1st Draft

**NEW BUSINESS:**

**1. CASE NO. 24-80000355 – KDA PROPERTIES, LLC – 199 GRAND BLVD – 12/27/15/77760/000/0018**

Michael Rolleston, Code Enforcement Inspector; Ray Page, Utilities Superintendent and Kevin Wodrich, Fire Marshall; testified on behalf of the City. The Respondent was not present.

MOTION: MR. PERFIDEO  
SECOND: DR. MATTIA

**FINDING OF FACT:** After hearing testimony of Michael Rolleston, Code Enforcement Inspector; Ray Page, Utilities Superintendent and Kevin Wodrich, Fire Marshall; and viewing the five (5) exhibits submitted into evidence by the City, it was evident that the Building sprinkler system was not correct, in accordance with approved plans.

**CONCLUSION OF LAW:** KDA Properties, LLC was in violation of Section(s) NFPA – Life Safety Code of the Tarpon Springs City Code.

**ORDER:** It was the Order of this Board that KDA Properties, LLC comply with Code of the Tarpon Springs Section(s) NFPA – Life Safety Code by March 14, 2025. If KDA Properties, LLC does not comply within the time specified, the Board may order a fine of \$250.00 a day for each day the violation continue to exist, plus the cost for prosecuting the case.

**Vote on Motion:** Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Yes
Ms. Archer	Absent
Ms. Tellier	Absent
Mr. Weekes	Absent
Mr. Perfidio	Yes
Ms. Wade	Yes

**CODE CASES UPDATES:**

Michael Rolleston, Code Enforcement Inspector, testified before the Board and gave updates on the progress from previous Cases heard by the Board.

**3. CASE NO. 23-80000268 – LIME STREET PROPERTIES, INC – 715 E. LIME STREET – 12/27/15/89982/045/0100**

**4. CASE NO. 24-80000144 – RICHARD RUCH – 2047 N. POINTE ALEXIS DRIVE – 03/27/15/72387/000/0260**

1st Draft

**AFFIDAVIT OF COMPLIANCE:**

**5. CASE NO. 19-80000221 – MICHAEL MENNA SR. TRUSTEE – 435 HIBISCUS STREET – 12/27/15/66573/000/0130**

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City.

MOTION: MR. PERFIDIO  
SECOND: MR. OGLE

To accept the Affidavit of Compliance for  
Case No. 19-80000221.

**Vote on Motion:** Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Yes
Ms. Archer	Absent
Ms. Tellier	Absent
Mr. Weekes	Absent
Mr. Perfidio	Yes
Ms. Wade	Yes

**6. CASE NO. 19-80000222 – MICHAEL MENNA SR. TRUSTEE – 424 E. PINE STREET – 12/27/15/66573/000/0230**

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City.

MOTION: MR. PERFIDIO  
SECOND: MR. OGLE

To accept the Affidavit of Compliance for  
Case No. 19-80000222.

**Vote on Motion:** Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Mr. Mattia	Yes
Ms. Archer	Absent
Ms. Tellier	Absent
Mr. Weekes	Absent
Mr. Perfidio	Yes
Ms. Wade	Yes

**AFFIDAVIT OF COMPLIANCE (con't):**

**7. CASE NO. 17-80000594 – KATHERINE J. AIME – GREGORY G. FIORELLO – 960 SUNRISE DRIVE  
18/27/16/32778/000/0150**

---

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City.

MOTION: MR. OGLE  
SECOND: MR. PERFIDIO

To accept the Affidavit of Compliance for  
Case No. 17-80000594.

**Vote on Motion:** Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Mr. Mattia	Yes
Ms. Archer	Absent
Ms. Tellier	Absent
Mr. Weekes	Absent
Mr. Perfidio	Yes
Ms. Wade	Yes

**APPROVAL OF MINUTES – AUGUST 8, 2024 – SEPTEMBER 12, 2024**

---

MOITION: MR. PERFIDIO  
SECOND: MR. OGLE

To accept the Minutes as written for August 8, 2024 and September 12, 2024.

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

**PUBLIC COMMENTS:**

Chair called for Public Comments:

The Board heard from Denise Ramirez at 1203 Castleworks Lane, regarding Dolores G. Kaufman, Case No. 23-8000090 at 1205 Castleworks Lane. Ms. Ramirez lives not door, wanted to know what progress is being made to bring this property into compliance.

Attorney Salzman responds, the City is looking to bring further action to bring this property in compliance.

**BOARD AND STAFF COMMENTS:**

Michael Rolleston, Code Enforcement Inspector updated the Board regarding Cases open and closed in 2024. Mr. Rolleston, also included update on the older Cases that were closed.

**ADJOURNMENT:**

Chair Wade adjourn the meeting at 2:34 p.m.

---

JULIE WADE, CHAIR

ATTEST:

---

K.MICHELE MANOUSOS, CMC  
DEPUTY CITY CLERK & COLLECTOR

**CITY CLERK'S NOTE:** *This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.*

MINUTES  
CODE ENFORCEMENT BOARD  
JANUARY 9, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, JANUARY 9, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	JULIE WADE RICHARD PERFIDIO THOMAS WEEKES BECKY ARCHER STEVEN OGLE	CHAIR VICE CHAIR MEMBER MEMBER ALTERNATE 2
ABSENT/EXCUSED:	JANICE TELLIER MICHAEL MATTIA	MEMBER MEMBER
ALSO PRESENT:	ANDREW SALZMAN BOBBIE COLE MICHAEL ROLLESTON HNOU LEE	BOARD ATTORNEY CITY CLERK'S OFFICE REPRESENTATIVE CODE ENFORCEMENT INSPECTOR CODE ENFORCEMENT REPRESENTATIVE

**CALL TO ORDER:**

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

**ROLL CALL:**

Ms. Cole called the roll.

**INVOCATION:**

Chair Wade gave the invocation.

**PLEDGE OF ALLEGIANCE:**

Chair Wade led the Pledge of Allegiance to the Flag.

**HEARING PROCEDURES:**

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

**SWEARING IN:**

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

**AFFIDAVIT OF COMPLIANCE:**

**1. CASE NO.18-80000869 – STEVEN L. SMITH TRUST – 707 CHESAPEAKE DRIVE – 11/27/15/15048/002/0040**

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City.

MOTION: MR. OGLE  
SECOND: MR. PERFIDIO

To accept the Affidavit of Compliance for  
Case No. 18-80000869

**Vote on Motion:**

Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Absent
Ms. Archer	Yes
Ms. Tellier	Absent
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

**APPROVAL OF MINUTES:**

None.

**PUBLIC COMMENTS:**

Chair called for Public Comments:

**BOARD AND STAFF COMMENTS:**

None.

**ADJOURNMENT:**

Chair Wade adjourn the meeting at 2:05 p.m.

\_\_\_\_\_  
JULIE WADE, CHAIR

ATTEST:

\_\_\_\_\_  
K.MICHELE MANOUSOS, CMC  
DEPUTY CITY CLERK & COLLECTOR

**CITY CLERK'S NOTE:** *This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.*

MINUTES  
CODE ENFORCEMENT BOARD  
FEBRUARY 13, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, FEBRUARY 13, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	JULIE WADE RICHARD PERFIDIO THOMAS WEEKES JANICE TELLIER MICHAEL MATTIA STEVEN OGLE	CHAIR VICE CHAIR MEMBER MEMBER MEMBER ALTERNATE 2
ABSENT/EXCUSED:	BECKY ARCHER	MEMBER
ALSO PRESENT:	ANDREW SALZMAN BOBBIE COLE MICHAEL ROLLESTON HNOU LEE	BOARD ATTORNEY CITY CLERK'S OFFICE REPRESENTATIVE CODE ENFORCEMENT INSPECTOR CODE ENFORCEMENT REPRESENTATIVE

**CALL TO ORDER:**

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

**ROLL CALL:**

Ms. Cole called the roll.

**INVOCATION:**

Chair Wade gave the invocation.

**PLEDGE OF ALLEGIANCE:**

Chair Wade led the Pledge of Allegiance to the Flag.

**HEARING PROCEDURES:**

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

**SWEARING IN:**

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

**NEW BUSINESS:**

**1. CASE NO.23-80000238 – CHRISTINE WEISS – PETER KOUSATHANAS – 543 E. SPRUCE STREET  
12/27/15/89982/006/0108**

---

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City. The Respondent was not present.

MOTION: MR. PERFIDIO  
SECOND: MS. TELLIER

**FINDING OF FACT:** After hearing testimony of Michael Rolleston, Code Enforcement Inspector and viewing the evidence five (5) exhibit submitted by the City it was evident that Christine Weiss and Peter Kousathanas were in violation of City Code(s) 8-22, 8-40 and 8-41.

**CONCLUSION OF LAW:** Christine Weiss and Peter Kousathanas were in violation Section(s) 8-22, 8-40 and 8-41 of the Tarpon Springs City Code.

**ORDER:** It is the Order of this Board that Christine Weiss and Peter Kousathanas were in violation of Section(s) 8-22, 8-40 and 8-41 of the Code of the City of Tarpon Springs by March 5, 2025. If Christine Weiss and Peter Kousathanas do not comply within the time specified, the Board may order a fine of \$25.00 a day for each day the violations continue to exist, plus the cost for prosecuting the case.

**Vote on Motion:** Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Yes
Ms. Archer	Absent
Ms. Tellier	Yes
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

**PETITION FOR REDUCTION OF FINE:**

**2. CASE NO. 17-80000594 – KATHERINE J. AIME – GREGORY G. FIORELLO – 960 SUNRISE DRIVE  
18/27/16/32778/000/0150**

---

MOTION: MR. PERFIDIO  
SECOND: MS. TELLIER

To Grant the petition for reduction of fine for Case No. 17-80000594 shall be reduce to \$137.50. If not paid within 365 days, the fine will revert back to \$249,737.50.

**Vote on Motion:**

Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Yes
Dr. Mattia	Yes
Ms. Archer	Absent
Ms. Tellier	Yes
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

**APPROVAL OF MINUTES:**

None.

**PUBLIC COMMENTS:**

Chair called for Public Comments:

**BOARD AND STAFF COMMENTS:**

None.

**ADJOURNMENT:**

Chair Wade adjourn the meeting at 2:05 p.m.

\_\_\_\_\_  
JULIE WADE, CHAIR

ATTEST:

\_\_\_\_\_  
K.MICHELE MANOUSOS, CMC  
DEPUTY CITY CLERK & COLLECTOR

**CITY CLERK'S NOTE:** *This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.*

MINUTES  
CODE ENFORCEMENT BOARD  
MARCH 13, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, MARCH 13, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	JULIE WADE RICHARD PERFIDIO THOMAS WEEKES BECKY ARCHER MICHAEL MATTIA	CHAIR VICE CHAIR MEMBER MEMBER MEMBER
ABSENT/EXCUSED:	JANICE TELLIER STEVEN OGLE	MEMBER ALTERNATE 2
ALSO PRESENT:	ANDREW SALZMAN BOBBIE COLE MICHAEL ROLLESTON HNOU LEE DAVID GILSON MIKE EISNER	BOARD ATTORNEY CITY CLERK'S OFFICE REPRESENTATIVE CODE ENFORCEMENT INSPECTOR CODE ENFORCEMENT REPRESENTATIVE BUILDING DEVELOPMENT DIRECTOR CITY COMMISSIONER

**CALL TO ORDER:**

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

**ROLL CALL:**

Ms. Cole called the roll.

**INVOCATION:**

Chair Wade gave the invocation.

**PLEDGE OF ALLEGIANCE:**

Chair Wade led the Pledge of Allegiance to the Flag.

**HEARING PROCEDURES:**

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

**SWEARING IN:**

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

**ANNOUNCEMENT(s):**

**3. CASE NO. 25-80000395 – ANTHONY MARCELLO TRUSTEE – ANTHONY MARCELL TRUST  
25 W. MARTIN LUTHER KING JR. DRIVE – 13/27/15/89946/010/0070**

---

*This case came into compliance prior to the meeting.*

1st Draft

**NEW BUSINESS:**

**1. CASE NO.25-80000391 – LUGGERS BACKUP, LLC – 607 ISLAND DRIVE – 12/27/15/53352/005/0020**

Michael Rolleston, Code Enforcement Inspector, David Gilson, Building Development Director testified on behalf of the City. Jason Delacruz, Representative testified.

MOTION: MR. PERFIDIO  
SECOND: DR. MATTIO

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, David Gilson, Building Development Director, Jason Delacruz, Representative and viewing the evidence five (5) exhibit submitted by the City it was evident that Luggers Backup, LLC was in violation of City Code(s) 212.00 and 105.1.

CONCLUSION OF LAW: Luggers Backup, LLC was in violation Section(s) 212.00 and 105.1 of the Tarpon Springs City Code.

ORDER: It is the Order of this Board that Luggers Backup, LLC was in violation of Section(s) 212.00 and 105.1 of the Code of the City of Tarpon Springs. The Code Enforcement Board will bring back this Case at the next Code Enforcement Board hearing April 10, 2025

Vote on Motion: Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Absent
Dr. Mattia	Yes
Ms. Archer	Yes
Ms. Tellier	Absent
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

**NEW BUSINESS (con't)**

**2. CASE NO. 25-80000394 – VICTORIA L. KEARNEY – JANET R. BRIDGES – 705 BAYSHORE DRIVE  
11/27/15/27612/002/0020**

---

Michael Rolleston, Code Enforcement Inspector testified on behalf of the City. Victoria Kearney, Respondent testified.

MOTION: MR. PERFIDIO  
SECOND: MR. WEEKES

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, Victoria Kearney, Respondent and viewing the five (5) exhibit submitted by the City it was evident that Victoria L. Kearney and Janet R. Bridges was in violation of City Code(s) 8-40 and 8-41.

CONCLUSION OF LAW: Victoria L. Kearney and Janet R. Bridges were in violation Section(s) 8-40 and 8-41 of the Tarpon Springs City Code.

ORDER: It is the Order of this Board that Victoria L. Kearney and Janet R. Bridges shall comply with Section(s) 8-40 and 8-41 Code of the City of Tarpon Springs by April 16, 2025. If Victoria L. Kearney and Janet R. Bridges do not comply within the time specified, the Board may order a fine of \$25.00 a day for each day the violation continues to exist, plus the cost for prosecuting the case.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Absent
Dr. Mattia	Yes
Ms. Archer	Yes
Ms. Tellier	Absent
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

**NEW BUSINESS (con't)**

**4. CASE NO. 25-80000410 – TARPON PLAZA REALTY TRUST – VARNAVAS ZAGARIS TRUSTEE  
750 S. PINELLAS AVENUE – 13/27/15/89946/009/0010**

---

Michael Rolleston, Code Enforcement Inspector testified on behalf of the City. Varnavas Zagaris, Respondent testified.

MOTION: MR. PERFIDIO  
SECOND: MS. ARCHER

**FINDING OF FACT:** After hearing testimony of Michael Rolleston, Code Enforcement Inspector, Varnavas Zagaris, Respondent, Tyler Null, Bill Buehle and Chuck Gustman, City's Witness and viewing the five (5) exhibit submitted by the City it was evident that Tarpon Plaza Realty Trust and Varnavas Zagaris, Trustee was in violation of City Code(s) 12-14, 8-41 and 179.01.

**CONCLUSION OF LAW:** Tarpon Plaza Realty Trust and Varnavas Zagaris, Trustee were in violation Section(s) 12-14, 8-41 and 179.01 of the Tarpon Springs City Code.

**ORDER:** It is the Order of this Board that Tarpon Plaza Realty Trust and Varnavas Zagaris, Trustee shall comply with Section(s) 12-14, 8-41 and 179.01 Code of the City of Tarpon Springs by June 14, 2025. If Tarpon Plaza Realty Trust and Varnavas Zagaris, Trustee does not comply within the time specified, the Board may order a fine of \$50.00 a day for each day the violation continue to exist, plus the cost for prosecuting the case.

**Vote on Motion:** Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Absent
Dr. Mattia	Yes
Ms. Archer	Yes
Ms. Tellier	Absent
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

**NEW BUSINESS (con't)**

**5. CASE NO. 25-80000428 – NOMIKI M. VAVLAS – MICHAEL VAVLAS – 1403 CIRCLE DRIVE  
03/27/15/87858/000/050**

---

Michael Rolleston, Code Enforcement Inspector testified on behalf of the City. Respondent was not present.

MOTION: MR. PERFIDIO  
SECOND: MS. ARCHER

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, and viewing the five (5) exhibit submitted by the City it was evident that Nomiki M. Vavlas and Michael Vavlas was in violation of City Code(s) 20-93 (illicit discharge).

CONCLUSION OF LAW: Nomiki M. Vavlas and Michael Vavlas were in violation Section(s) 20-93 (illicit discharge) of the Tarpon Springs City Code at the time of the Code Inspector inspected the subject property. However, the property was now in compliance.

ORDER: It is the Order of this Board that Nomiki M. Vavlas and Michael Vavlas were in violation of Section(s) 20-94 (illicit discharge) Code of the City of Tarpon Springs. If a violation of City Code Section(s) 20-93 (illicit discharge) reoccurs, the fine may begin on the day of inspection without any grace period.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Absent
Dr. Mattia	Yes
Ms. Archer	Yes
Ms. Tellier	Absent
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

**AFFIDAVITS OF NON-COMPLIANCE:**

**6. CASE NO. 23-80000238 – CHRISTINE WEISS – PETER KOUSATHANAS – 543 E. SPRUCE STREET  
12/27/15/89982/006/0108**

---

Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City.

MOTION: MR. WEEKES  
SECOND: MR. PERFIDIO

To accept the Affidavit of Non-Compliance for  
Case No. 23-80000238.

Vote on Motion:

Upon roll call vote, the motion carried as follows:

Mr. Ogle, Alt. 2	Absent
Dr. Mattia	Yes
Ms. Archer	Yes
Ms. Tellier	Absent
Mr. Weekes	Yes
Mr. Perfidio	Yes
Ms. Wade	Yes

**APPROVAL OF MINUTES:**

None.

**PUBLIC COMMENTS:**

No Public comments.

**BOARD AND STAFF COMMENTS:**

None.

**ADJOURNMENT:**

Chair Wade adjourn the meeting at 3:05 p.m.

\_\_\_\_\_  
JULIE WADE, CHAIR

ATTEST:

\_\_\_\_\_  
K.MICHELE MANOUSOS, CMC  
DEPUTY CITY CLERK & COLLECTOR

**CITY CLERK'S NOTE:** *This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.*