

Judy Staley

From: Mark LeCouris
Sent: Thursday, March 23, 2023 3:17 PM
To: Jeff Young; Judy Staley
Subject: Fwd: Proposed Settlement of Code Violations

----- Forwarded message -----

From: Ana Patsalides <flsnewest@aol.com>
Date: Mar 23, 2023 2:28 PM
Subject: Proposed Settlement of Code Violations
To: Asalzman@unicesalzman.com
Cc: Board Of Commissioners <boc@ctsfl.us>, Mark LeCouris <mlecouris@ctsfl.us>

External Email- Use caution with links and attachments

Dear Andrew Salzman, Esq.

This is in follow-up to my email sent to the Board of Commissioners (BOC) on March 16, 2023, requesting to be placed on the Agenda for the March 28, 2023, meeting of the BOC.

I have outstanding Code Enforcement liens, currently totaling \$29,207.93, filed by the City against me on properties that have all come into compliance.

In connection with a pending sale of a property on which I have no code violations, I was informed by the Title company that is closing the sale, that they could not transfer clear title until all my fines were paid. The closing per contract was supposed to take place Friday, March 17, 2023. The settlement has been delayed pending results of the Board of Commissioners' meeting.

I am offering to make a payment of \$5,000 to resolve my outstanding liens of \$29,207.93, in order to obtain a Release on the property being sold that does not have any code violations.

Accordingly, I am requesting to be put on the agenda for the next meeting of the Board of Commissioners to consider my proposal.

Respectfully,

Harry Patsalides
(Tel. #s: Office 727-464-6760; Cell 727-410-1187)

Harry & Ana Patsalides CEB Fines

	Case 19-80000396 385 Whitcomb Blvd	Case 19-80000484 385 Whitcomb Blvd	Case 17-80000569 385 Whitcomb Blvd	Case 17-80000740 443 Riverside Dr.	Case 19-80000555 201 N. Pinellas	Case 18-80000692 55 W. Lemon St.	Case 17-00700002 201 N. Pinellas Ave
PRINCIPLE	\$ 2,475.00	\$ 17,625.00	\$ 600.00	\$ 175.00	\$ 2,000.00	\$ 250.00	NOT IN COMPLIANCE
INTEREST	\$ 617.96	\$ 3,647.57	\$ 220.98	\$ 60.35	\$ 488.18	\$ 76.30	\$50.00 PER DAY FINE
ADMISTRATIVE FEE	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	
PROCECUTION COST(S)	\$ 99.00	\$ 69.50	\$ 120.50	\$ 61.50	\$ 99.00	\$ 106.00	AS OF TODAY: \$ 86,100.00
RECORDING FEE	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50	\$ 27.50	
SATISFACTION FEE	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	
*TOTAL DUE EACH CASE	\$ 3,254.46	\$ 21,404.57	\$ 1,003.98	\$ 359.35	\$ 2,649.68	\$ 494.80	
*Pay Off(s) good through April 28, 2023							



Tarpon Springs Police Department

Code Enforcement Division

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Summary of Code Enforcement Cases Harry and Ana Patsalides

19-80000396 – 385 Whitcomb Blvd.

Repeat Violator

Open: June 10, 2019

Violation(s) Observed: Overgrown grass (over 18 inches) and multiple garbage cans strewn in front yard

Code Enforcement Board Hearing Date: July 11, 2019

Found in Violation of: 8-40 Duty of Maintenance of Private Property

Compliance by Date Ordered: June 10, 2019

Daily Fine Ordered: \$75.00 as a Repeat Violator

Complied On Date: July 13, 2019

Total Number of Days Not in Compliance: 33

19-80000484 – 385 Whitcomb Blvd.

Repeat Violator

Open: July 15, 2019

Violation(s) Observed: Multiple piles of tree debris, plastic tubs, and other items

Code Enforcement Board Hearing Date: August 8, 2019

Found in Violation of: 8-40 Duty of Maintenance of Private Property and 8-52 Prohibitions

Compliance by Date Ordered: July 15, 2019

Daily Fine Ordered: \$75.00 as a Repeat Violator

Complied On Date: March 6, 2020

Total Number of Days Not in Compliance: 235

17-80000569 – 385 Whitcomb Blvd.

Repeat Violator

Open: September 20, 2017

Violation(s) Observed: Overgrown grass

Code Enforcement Board Hearing Date: October 12, 2017

Found in Violation of: 8-40 Duty of Maintenance of Private Property

Compliance by Date Ordered: In compliance at the time of hearing

Daily Fine Ordered: \$600.00 flat fine as a Repeat Violator

Complied On Date: September 23, 2017

Total Number of Days Not in Compliance: 3

17-80000740 – 443 Riverside Drive

Repeat Violator

Open: December 7, 2017

Violation(s) Observed: Old food truck abandoned on the property and a utility trailer full of trash

Code Enforcement Board Hearing Date: February 8, 2018

Found in Violation of: 40.00 Parking or Storage of Abandoned Vehicles

Compliance by Date Ordered: In compliance at the time of the hearing

Daily Fine Ordered: \$175.00 flat fine as a Repeat Violator

Complied On Date: December 14, 2017

Total Number of Days Not in Compliance: 7



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19-80000555 – 201 N. Pinellas Avenue

Repeat Violator

Open: August 9, 2019

Violation(s) Observed: Large amounts of trash and debris on the property

Code Enforcement Board Hearing Date: September 12, 2019

Found in Violation of: 8-40 Duty of Maintenance of Private Property and 8-52 Prohibitions

Compliance by Date Ordered: In compliance at the time of the hearing

Daily Fine Ordered: \$3,500.00 flat fine as a Repeat Violator

Complied On Date: August 13, 2019

Total Number of Days Not in Compliance: 4

18-80000692 – 55 W. Lemon Street

Repeat Violator

Open: August 29, 2018

Violation(s) Observed: Junk, trash, debris, and trash cans on the property, dilapidated building and fence, and overgrowth of grass

Code Enforcement Board Hearing Date: October 11, 2018

Found in Violation of: 8-40 Duty of Maintenance of Private Property

Compliance by Date Ordered: August 29, 2018

Daily Fine Ordered: \$25.00

Complied on Date: September 8, 2018

Total Number of Days Not in Compliance: 10



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City of Tarpon Springs Code of Ordinances

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.

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.

40.00 Parking or Storage of Abandoned Vehicles

(A) No abandoned vehicles shall be parked or stored on any residentially zoned or used property other than in a completely enclosed structure.

(B) The term "abandoned vehicle" shall be defined as a vehicle or trailer which is inoperative by virtue of its current condition or without current license plates and current registration or inspection stickers (where required by law).

2-160 Definitions

Repeat Violation – A violation of a provision of a code or ordinance by a person whom the Board has previously found to have violated the same provision within five years prior to the violation.

