CODE ENFORCEMENT BOARD REGULAR MEETING
WEDNESDAY, JUNE 17, 2026 – 11:00 AM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. CELL PHONE ANNOUNCMENT

IV. APPROVAL OF MINUTES

V. ADMINISTRATION OF WITNESS OATH

VI. EXPLANATION OF HEARING PROCEDURES

VII. EXPARTE` COMMUNICATION DISCLOSURE

VIII. OLD BUSINESS

VIII.1 LANDSCAPE-005950-2025 & FLOOD-005949-2025
Ivan Wolfson
12550 6th Street E, Treasure Island, FL 33706
Cover Page.pdf
Evidentiary Fact Sheet (12550 6TH ST TREASURE ISLAND, FL 33706).pdf
2 Mailed CN (12550 6TH ST TREASURE ISLAND, IL 33706).pdf
3 Mailed NOV LANDSCAPE-005950-2025 FLOOD-005949-2025 (12550 6TH ST TREASURE ISLAND, FL 33706).pdf
4 Notarized Affidavit of Service 12550 6th St.pdf
5 Proof of Property Ownership 8.6.25.pdf
5.1 Returned NOV.pdf
6 Mailed NOH 12550 6th St.pdf
7 Notarized Affidavit of Service NOH 9.8.25.pdf
8 Proof of Property Ownership 9.8.25.pdf
9 Section_18-37_Unhealthful_Accumulations.pdf
9.1 Section _18-96_Storing parking or leaving abandoned property.pdf
9.2 Sections_66-104.1, 66-104.3 _ Permits Required_ Application for a permit.pdf
9.3 Section_68-495_Minimum_Property_Standards.pdf
10 Code Enforcement Board (12550 6TH ST TREASURE ISLAND, FL 33706) PP _

PDF.pdf
11. Final Orders LANDSCAPE-005950-2025_FLOOD-005949-2025.pdf
12. Notice of Hearing 2nd Offense (12550 6TH ST TREASURE ISLAND, FL 33706).pdf
13. Affidavit of Service 12550 6th St 6.4.26.pdf
14. Cert Mail NOH.pdf
15. NOH posting photos 6.4.26.pdf
16. Updated landscaping photos 6.10.26.pdf
17. Emails Correspondence with PO.pdf
18. Emails to Pinellas County Mosquito Control.pdf

VIII.2 LANDSCAPE-006717-2025|POOLMAINT-006857-2026
31 DOLPHIN
ANSEL PHILIP &TRISHNA AMARAL
AGENDA COVER PAGE 31 DOLPHIN COMPLIANCE UPDATE.pdf
AFF OF COMP UPDATED.pdf
COMPLIANCE PHOTOS UPDATED.pdf

VIII.3 CODE-005750-2025
10215 TARPON DR
CC HOMES - DYAMI MYERS TAYLOR
AGENDA COVER SHEET UPDATED .pdf

IX. NEW BUSINESS

IX.1 LANDSCAPE-006641-2025
KATHREEN C FORD
115 88TH AVE
TREASURE ISLAND FL 33706
AGENDA COVER PAGE 116 88TH.pdf
EFS 115 88TH AVE FORD.pdf
NOV COMPLETE PACK 115 88TH.pdf
NOH COMPLETE PACKET 115 88TH.pdf
POWER POINT 115 88TH.pptx
CODES VIOLATED 115 88.pdf

IX.2
FLOOD-005662-2025

Adrianna Lucille Cook Duran

11800 4th Street E, Treasure Island, FL 33706

2. Code Board Cover Page 11800 4th.pdf
1. Evidentiary Fact Sheet 11800 4th St E.pdf
Sub Damaged Letter.pdf
3. Courtesy Notice.pdf
4. Notice of Violation 11800 4th St 10.9.25.pdf
5. AFFIDAVIT OF SERVICE.pdf
6. Cert Mail NOV.pdf
7. NOV photos 10.9.25.pdf

8. PCPAO 10.9.25.pdf
9. Tac Collector 10.9.25.pdf
10. Notice of Hearing 11800 4th St.pdf
11. Affidavit of Service NOH 11800 4th St 6.4.26.pdf
12. Cert Mail NOH.pdf
13. NOH photos 6.4.26.pdf
14. PCPAO 6.9.26.pdf
15. Tax Collector 6.9.26.pdf
16. Code Enforcement Board 11800 4th St E.pptx

IX.3 LANDSCAPE-006860-2026
106 87TH AVE
RUTH VELMA MARIE HORN EST
AGENDA COVER SHEET 106 87TH.pdf
EFS 106 87TH HORN.pdf
COMBINED NOV COMP PACKET.pdf
NOH COMBINED PACKET.pdf
18-37 68-495 CODES VIOLATED.pdf
POWERPOINT 106 87TH AVE HORN.pptx

IX.4 FLOOD006729-2025{MARINE-006617-2025
10232 TARPON DR
TREASURE ISLAND FL 33706
KEVIN D. BURRILL
AGENDA COVER PAGE 10232 TARPON.pdf
EFS 10232 TARPON.pdf
NOV COMPLETE PACK 10232 TARPON BURRILL.pdf
NOH COMBINED PACKET 10232 TARPON BURRILL.pdf
POWER POINT 10215 TARPON.pptx

IX.5 Discussion of the City Commission's adoptions of Ordinance 2016-13
ORD 2026-13

X. CITY ATTORNEY, STAFF AND BOARD REPORTS

XI. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

XII. ADJOURNMENT

For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

AGENDA ITEM NO.
VIII.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: June 17, 2026

SUBMITTED BY: Anna Bartenstein, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OLD BUSINESS

SUBJECT: LANDSCAPE-005950-2025 & FLOOD-005949-2025
Ivan Wolfson
12550 6th Street E, Treasure Island, FL 33706

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
Cover Page.pdf
Evidentiary Fact Sheet (12550 6TH ST TREASURE ISLAND, FL 33706).pdf
2 Mailed CN (12550 6TH ST TREASURE ISLAND, IL 33706).pdf
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CODE BOARD MEETING
CITY OF TREASURE ISLAND
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB #: FLOOD-005650-2025 / FLOOD-005949-2025
City of Treasure Island v. Ivan Wolfson
Address: 12550 6th Street E, Treasure Island, FL 33706

Action Request: N/A

Strategic Objective: N/A

Date: June 17, 2026

Prepared By: Anna Bartenstein, Code Compliance Inspector

Through: James Dixon, Code Enforcement Supervisor
Maryellen Edwards, Community Development Director

Summary of Issue: Second Hearing for Code Case

Attachments:

1. Courtesy Notice & Evidence

2. Notice of Violation/Affidavit of Service & Evidence

3. Notice of Hearing/Affidavit of Service & Evidence

4. Signed Joint Stipulation and Final Orders

5. Proof of Property Ownership

6. Supplemental Evidence

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

Code Enforcement Board
Evidentiary Fact Sheet
Case # LANDSCAPE-005950-2025 | FLOOD-005949-2025

1. Address of Violation:
   12550 6th St E, Treasure Island, FL 33706

2. Property Description:
   Use: 0110 Single Family Home
   Zoning District: RU-75
   Parcel #: 14-31-15-13284-015-0190
   Legal Description: CAPRI ISLE SUB BLK O, LOT 19

3. Description of Violations
   - Grass/weed height exceeds six inches.
   - Glass and debris are on the property.
   - Inoperable vehicle is on the property.
   - Work has been completed on the structure without the necessary permit(s).

4. Code Provisions Violated
   Section 18-37. - Unhealthful accumulations declared public nuisance.

   (a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

   (b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or

similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Section 18-96. - Storing, parking or leaving abandoned property on public or private property prohibited; declared nuisance; exceptions.

(a)No person shall park, store, leave or permit parking, storing or leaving of personal property of any kind which is in an abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled condition, whether attended or not, or store refrigerators, washing machines, dryers, plumbing fixtures, furniture and other like property openly upon any public or private property within the city for a period of time in excess of 48 hours.

(b)The presence of such abandoned, wrecked, inoperative, dismantled vehicles and/or other personal property, or parts thereof, on private or public property is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this chapter.

(c)This section shall not apply to any vehicle enclosed within a building on private property or to any vehicle held in connection with a business enterprise, lawfully licensed by the city and properly operated in the appropriate business zone, pursuant to the land use regulations of the city, or to any motor vehicle in operable condition specifically adopted or designed for operation on drag strips or raceways, or any vehicle retained by the owner for antique collection purposes.

Section 66-104.1. - Permits required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter, city’s Terrain Modification Manual located in appendix B, unless otherwise expressly exempted, and all other applicable codes and regulations has been satisfied.

Section 66-104.3. - Application for a permit or approval.

To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

(1) Identify and describe the development to be covered by the permit or approval.
(2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
(3) Indicate the use and occupancy for which the proposed development is intended.

(4) Be accompanied by a site plan or construction documents as specified in division 5 of article I, chapter 66.
(5) State the valuation of the proposed work.
(6) Be signed by the applicant or the applicant's authorized agent.
(7) Give such other data and information as required by the floodplain administrator.

Section 68-495. - Minimum property standards.

(2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.

b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.

c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.

d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.

e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

5. Staff Actions
    a. Courtesy Notice - 6/25/25
        i. Pictures
            - 6/25/25
            - 7/11/25
    b. Notice of Violation – 8/6/25
        i. Affidavit of Service – 8/6/25
        ii. Proof of Property Ownership
            - Pinellas County Property Appraiser
            - Pinellas County Tax Collector
    c. Notice of Hearing - 9/6/25
        i. Affidavit of Service – 9/6/25
        ii. Proof of Property Ownership
            - Pinellas County Property Appraiser
            - Pinellas County Tax Collector
        iii. Pictures – 9/6/25
    d. Notice of Cancellation – 9/23/25
        i. Affidavit of Service – 9/23/25
        ii. Proof of Property Ownership

- Pinellas County Property Appraiser
- Pinellas County Tax Collector

iii. Pictures – 9/23/25

e. Joint Stipulation – 10/20/25

6. Staff Recommendation

Staff recommend the property owner be found as a First-Time Violator of Section 18-37, Section 18-96, Section 66-104.1, Section 66-104.3, and Section 68-495 and required to complete the following steps within 30 days. The steps required to correct the violations include:

- Trim all grass/weeds to less than six inches.
- Remove all glass and debris.
- Remove inoperable vehicle.
- Apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.

7. Proposed Motion

In the case LANDSCAPE-005950-2025 | FLOOD-005949-2025, I move that the Code Enforcement Board find that the Respondent **was/was not** present and based on the testimony and evidence received, it is evident that a violation **does/does not** exist and therefore, the Respondent, Ivan Wolfson, **is/is not** found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37, Section 18-96, Section 66-104.1, Section 66-104.3, and Section 68-495 and is ordered to trim all grass and weeds to less than six inches; remove all glass and debris; remove inoperable vehicle; apply for and obtain a permit for all work completed and pass all required inspections. If the above corrective action is not accomplished by 4:00pm on October 24, 2025, a return hearing notice will be posted and the Respondent will return to hearing on November 19, 2025 for further determination.

Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Board of compliance.

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

Date: 6/25/25

Courtesy Notice of Code Violation

During a recent review of the property located at 12550 10th ST in the city of Treasure Island, FL it was noted that this property is in violation of the following City Code(s):

- [x] Overgrown grass/weeds
- [x] Trash/debris
- [x] Work Without permits

The following Code Sections describe this in more detail:

Sec.18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 68-495

(2) *Turf maintenance and height of grass.* The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.
b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.
c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.
d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.
e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

Sec. 66-104.1- Permits Required
Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter and all other applicable codes and regulations has been satisfied.

Corrective action:

- [x] Trim grass/weeds to below 6inches
- [x] Remove Trash/debris
- [x] Apply for and obtain permits for all work completed

As you may be unaware of this violation, this letter serves as a courtesy notice. Your voluntary cooperation is appreciated. Please take the necessary steps to correct the violation within 14 days of receipt of this notice.

My contact information is listed below if you have any questions or concerns. Thank you in advance for your cooperation in this mater

Emily Ellis

Code Compliance
City of Treasure Island
codes@mytreasureisland.org

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-005950-2025 | FLOOD-005949-2025

August 6, 2025

VIA First Class Mail and Certified Return Receipt Requested

Ivan Wolfson
12550 6th St E
Treasure Island, FL 33706

RE: Notice of Violation, City of Treasure Island v. Ivan Wolfson

Dear Ivan Wolfson,

Please be advised that your property located at 12550 6th St E, Treasure Island, FL 33706 is in violation of Section 18-37, Section 18-96, Section 66-104.1, Section 66-104.3, and Section 68-495 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
12550 6th St E, Treasure Island, FL 33706
Property Description:
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-015-0190
Legal Description: CAPRI ISLE SUB BLK O, LOT 19

Section B-Description of Violations

- Grass/weed height exceeds six inches.
- Glass and debris are on the property.
- Inoperable vehicle is on the property.
- Work has been completed on the structure without the necessary permit(s).

Section C- Code Provisions Violated

Section 18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Section 18-96. - Storing, parking or leaving abandoned property on public or private property prohibited; declared nuisance; exceptions.

(a)No person shall park, store, leave or permit parking, storing or leaving of personal property of any kind which is in an abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled condition, whether attended or not, or store refrigerators, washing machines, dryers, plumbing fixtures, furniture and other like property openly upon any public or private property within the city for a period of time in excess of 48 hours.

(b)The presence of such abandoned, wrecked, inoperative, dismantled vehicles and/or other personal property, or parts thereof, on private or public property is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this chapter.

(c)This section shall not apply to any vehicle enclosed within a building on private property or to any vehicle held in connection with a business enterprise, lawfully licensed by the city and properly operated in the appropriate business zone, pursuant to the land use regulations of the city, or to any motor vehicle in operable condition specifically adopted or designed for operation on drag strips or raceways, or any vehicle retained by the owner for antique collection purposes.

Section 66-104.1. - Permits required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building

official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter, city's Terrain Modification Manual located in appendix B, unless otherwise expressly exempted, and all other applicable codes and regulations has been satisfied.

Section 66-104.3. - Application for a permit or approval.

To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

(1) Identify and describe the development to be covered by the permit or approval.
(2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
(3) Indicate the use and occupancy for which the proposed development is intended.
(4) Be accompanied by a site plan or construction documents as specified in division 5 of article I, chapter 66.
(5) State the valuation of the proposed work.
(6) Be signed by the applicant or the applicant's authorized agent.
(7) Give such other data and information as required by the floodplain administrator.

Section 68-495. - Minimum property standards.

(2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.

b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.

c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.

d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.

e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

Section D- Corrective Action Due By September 5, 2025:

- Trim all grass/weeds to less than six inches.
- Remove all glass and debris.
- Remove inoperable vehicle.
- Apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.

If the corrective action set forth above is not taken by 4:00 PM on September 5, 2025, the undersigned will request a hearing before the Code Enforcement Board of the City of Treasure Island, Fl. The Code Enforcement Board may assess penalties including a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. If the fine is not paid, it will become a lien on the property, which may be satisfied by foreclosure and sale of the property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction. Please note that any violations of the Floodplain Ordinance (Chapter 66), that are not corrected, may result in the loss of flood insurance coverage and/or disaster assistance pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

The Code Enforcement Board has the power to subpoena alleged violators and witnesses to its hearings, to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case, to take testimony under oath, and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable City Codes. Such steps may include indirect action by the City to correct the violation at the property owner's expense.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action set forth above, **it is your responsibility to contact the City and arrange for an inspection to verify compliance.**

If you have any questions regarding the contents of this Notice of Violation, please contact this office at codes@mytreasureisland.org.

For the City of Treasure Island,

Emily Ellis

Emily Ellis
Code Compliance Inspector
City of Treasure Island

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case # LANDSCAPE-005950-2025 | FLOOD-005949-2025

I hereby certify that a copy of the Notice of Violation was served on August 6, 2025 by Emily Ellis via:

x First Class Mail and Certified Mail--Return Receipt Requested, sent to:
Ivan Wolfson, 12550 6th St E, Treasure Island, FL 33706,
9214890295626590161231 1956

x Posting on the property at: 12550 6th St E, Treasure Island, FL 33706 (Picture Attached)

x Posting at City Hall by Emily Ellis (Picture Attached).

By Emily Ellis

Emily Ellis
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

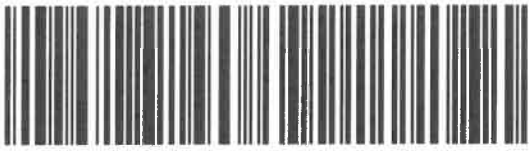
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 6 day of AUGUST, 2025, by EMILY ELLIS who is personally known to me or has produced _____ as identification.

BIANCA A. DANET
MY COMMISSION # HH505397
EXPIRES: March 18, 2028

NOTARY SEAL

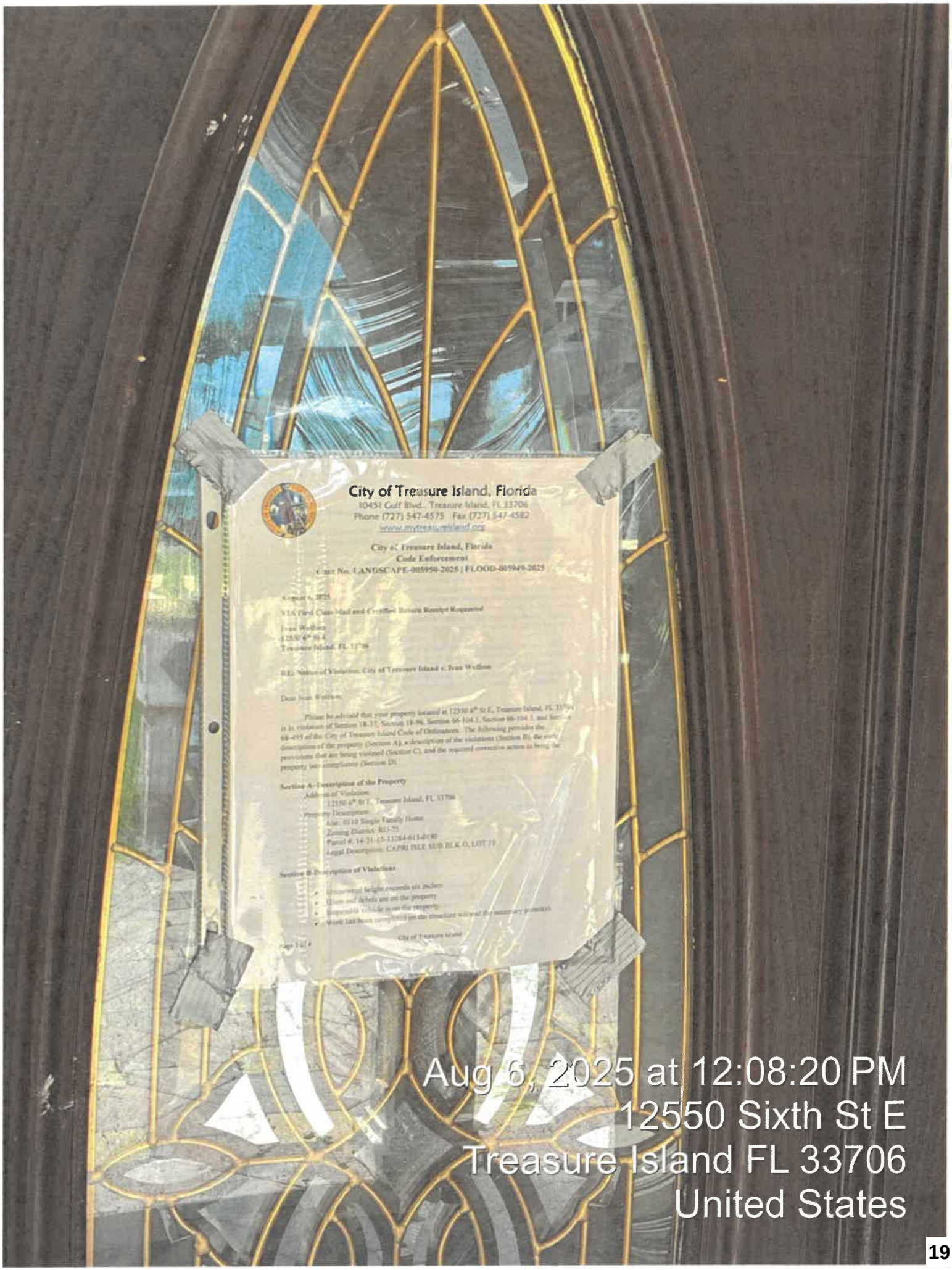
Bianca Danet
Notary Public

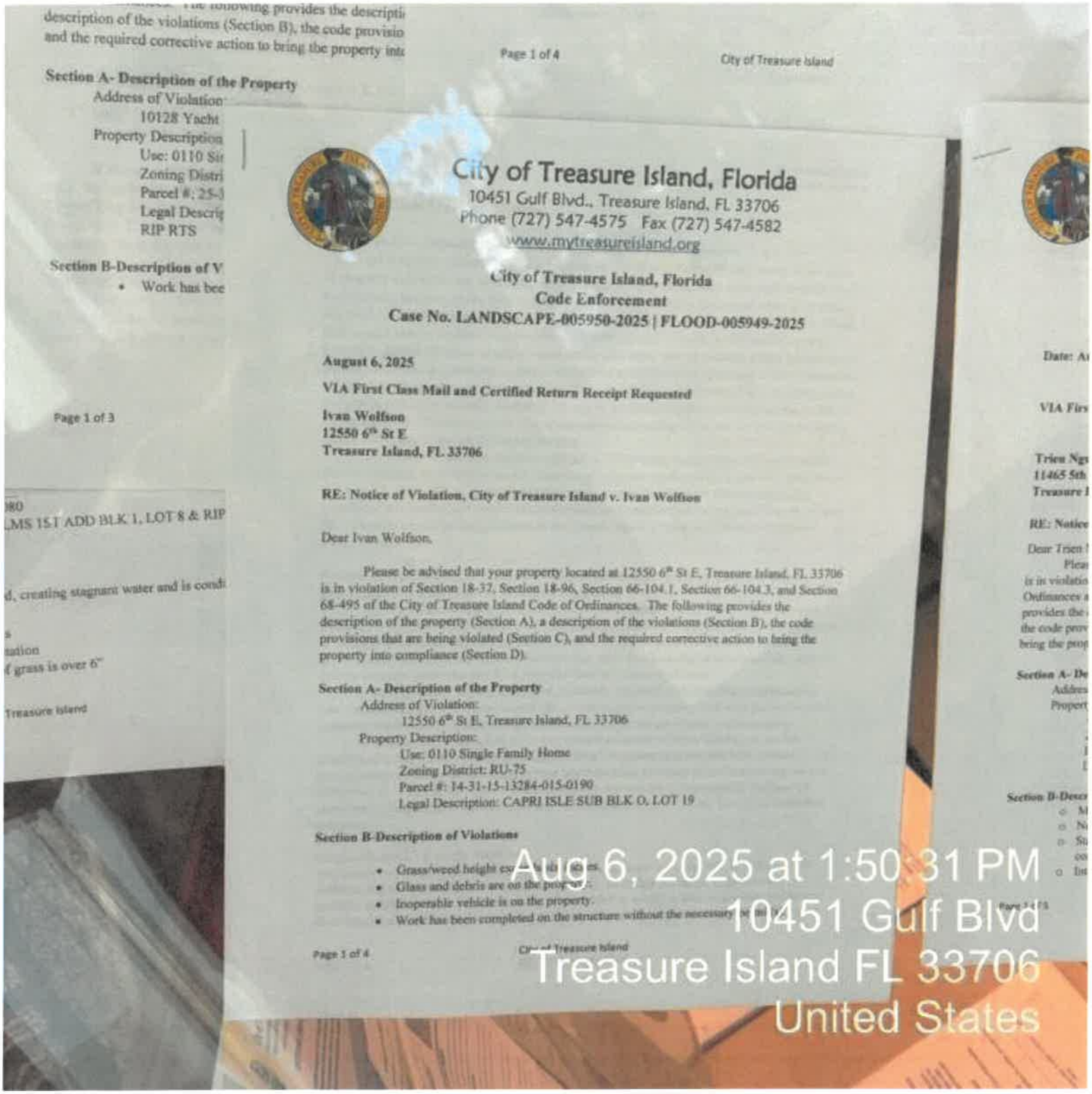
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1612 3119 56

Ivan Wolfson
12550 6th St E
Treasure Island FL 33706


City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org
City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-005950-2025 | FLOOD-005949-2025
VIA First Class Mail and Certified Return Receipt Requested
Ivan Wallace
12550 6th St E
Treasure Island, FL 33706
RE: Notice of Violation; City of Treasure Island v. Ivan Wallace
Dear Ivan Wallace,
Section A- Description of the Property
Address of Violation:
12550 6th St E, Treasure Island, FL 33706
Property Description:
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-11284-613-0190
Legal Description: CAPRI ISLE SUB BLK O, LOT 19
Section B-Description of Violations
City of Treasure Island
Page 1 of 4
Aug 6, 2025 at 12:08:20 PM
12550 Sixth St E
Treasure Island FL 33706
United States


City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org
City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-005950-2025 | FLOOD-005949-2025
August 6, 2025
VIA First Class Mail and Certified Return Receipt Requested
Ivan Wolfson
12550 6th St E
Treasure Island, FL 33706
RE: Notice of Violation, City of Treasure Island v. Ivan Wolfson
Dear Ivan Wolfson,
Please be advised that your property located at 12550 6th St E, Treasure Island, FL 33706 is in violation of Section 18-37, Section 18-96, Section 66-104.1, Section 66-104.3, and Section 68-495 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).
Section A- Description of the Property
Address of Violation:
12550 6th St E, Treasure Island, FL 33706
Property Description:
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-015-0190
Legal Description: CAPRI ISLE SUB BLK O, LOT 19
Section B-Description of Violations
Aug 6, 2025 at 1:50:31 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States

Parcel Summary (as of 06-Aug-2025)

Parcel Number
14-31-15-13284-015-0190

Owner Name
WOLFSON, IVAN

Property Use
0110 Single Family Home

Site Address
12550 6TH ST E
TREASURE ISLAND, FL 33706

Mailing Address
12550 6TH ST E
TREASURE ISLAND, FL 33706-2936

Legal Description
CAPRI ISLE SUB BLK O, LOT 19

Current Tax District
TREASURE ISLAND (TI)

Year Built
1967

Living SF	Gross SF	Living Units	Buildings
2,777	4,216	1	1

Parcel Map



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
17991/2183	$1,488,200	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	39/6

2025 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$1,260,899	$1,260,899	$1,210,177	$1,235,899	$1,210,177

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
2024	Y	$1,935,022	$1,615,041	$1,565,041	$1,590,041	$1,565,041
2023	Y	$1,643,130	$1,568,001	$1,518,001	$1,543,001	$1,518,001
2022	Y	$1,522,331	$1,522,331	$1,472,331	$1,497,331	$1,472,331
2021	N	$1,118,027	$942,424	$942,424	$1,118,027	$942,424
2020	N	$856,749	$856,749	$856,749	$856,749	$856,749

2024 Tax Information

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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	16.1418	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Mar-2013	$0	U	I	IVAN WOLFSON A TR	WOLFSON IVAN	17991/2183
28-Feb-2011	$600,000	Q	I	BECKER DOUGLAS J	WOLFSON IVAN A	17183/2348
28-Feb-2011	$100	U	I	WOLFSON IVAN A	WOLFSON IVAN A TR	17190/0061
04-Nov-2010	$100	U	I	BECKER DOUGLAS J	BECKER DOUGLAS J	17158/0421
12-Apr-2006	$100	U	I	BECKER DOUGLAS J	BECKER, DOUGLAS J	15053/0670

2025 Land Information

Land Area: ≅ 14,479 sf | ≅ 0.33 acres

Frontage and/or View: Intracoastal

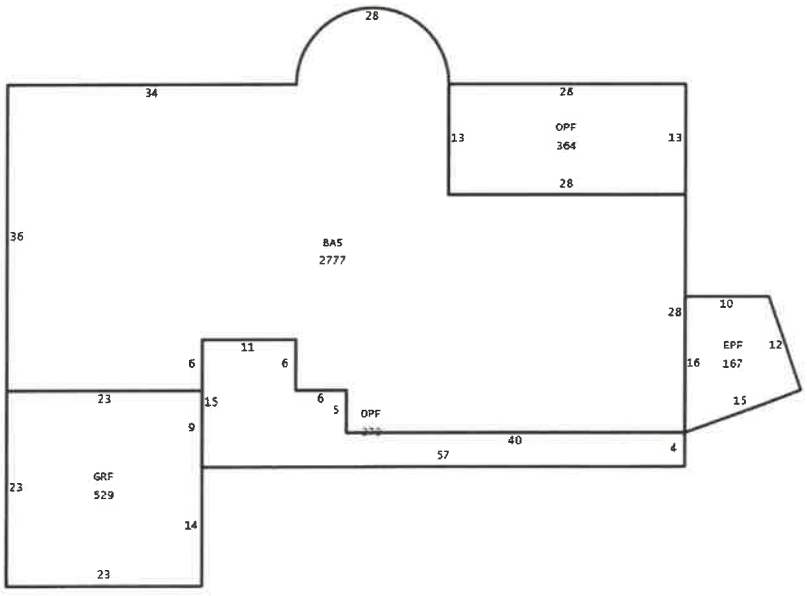
Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	100x137	$13,400	100.00	FF	1.0192	$1,365,728

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Concrete Tile/Metal
Year Built	1967
Building Type	Single Family
Quality	Above Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	10
Effective Age	28

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	2,777	2,777
Enclosed Porch (EPF)	0	167
Garage (GRF)	0	529
Open Porch (OPF)	0	743
Total Area SF	**2,777**	**4,216**



2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$20,000.00	1	$20,000	$17,200	2019
BT LFT/DAV	$3,500.00	1	$3,500	$3,010	2019
DOCK	$58.00	540.0	$31,320	$26,935	2019
ENCLOSURE	$9.00	1,931.0	$17,379	$6,952	1980
FIREPLACE	$5,000.00	1	$5,000	$2,000	1967
PATIO/DECK	$29.00	400.0	$11,600	$5,104	2002
PATIO/DECK	$14.00	796.0	$11,144	$4,458	1980
POOL	$40,000.00	1	$40,000	$16,000	1980

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
P50585-20	BOAT LIFT/DAVIT	05/12/2020	$0
201702341	ADDITION/REMODEL/RENOVATION	04/01/2018	$32,170
P47878-18	DOCK	03/13/2018	$0
201701165	SEA WALL	07/10/2017	$80,680
200201561	ROOF	12/09/2002	$19,500
P3092801	DOCK	02/14/2002	$0
P2580798	DOCK	05/05/1998	$0

2024 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

If Postmarked By	Nov 30, 2024				
Pay this Amount	$24391.80				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153608		TI

PARCEL NO.: 14/31/15/13284/015/0190
SITE ADDRESS: 12550 6TH ST E, TREASURE ISLAND
PLAT: 39 PAGE: 6
LEGAL:
CAPRI ISLE SUB
BLK O, LOT 19

WOLFSON, IVAN
12550 6TH ST E
TREASURE ISLAND, FL 33706-2936

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	1,615,041	50,000	1,565,041	7,190.89
HEALTH DEPARTMENT	0.0713	1,615,041	50,000	1,565,041	111.59
EMS	0.8050	1,615,041	50,000	1,565,041	1,259.86
SCHOOL-STATE LAW	3.0740	1,615,041	25,000	1,590,041	4,887.79
SCHOOL-LOCAL BD.	2.7480	1,615,041	25,000	1,590,041	4,369.43
TREASURE ISLAND	3.8129	1,615,041	50,000	1,565,041	5,967.34
SW FLA WTR MGMT.	0.1909	1,615,041	50,000	1,565,041	298.77
PINELLAS COUNTY PLN.CNCL.	0.0200	1,615,041	50,000	1,565,041	31.30
JUVENILE WELFARE BOARD	0.8250	1,615,041	50,000	1,565,041	1,291.16

TOTAL MILLAGE	16.1418	GROSS AD VALOREM TAXES	$25,408.13

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$25,408.13

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2024 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

If Postmarked By	Nov 30, 2024				
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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153608		TI

PARCEL NO.: 14/31/15/13284/015/0190
SITE ADDRESS: 12550 6TH ST E, TREASURE ISLAND
PLAT: 39 PAGE: 6
LEGAL:
CAPRI ISLE SUB
BLK O, LOT 19

WOLFSON, IVAN
12550 6TH ST E
TREASURE ISLAND, FL 33706-2936

Duplicate N/A 08/06/2025
Paid 11/29/2024 Receipt # 952-24-TAX-084811 $24,391.80

CERTIFIED MAIL™

TAMPA FL 335

2025

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706

UNC

9214 8902 9562 6590 1612 3119 56

FP US POSTAGE
$008.86⁰
First-Class - IMI
ZIP 33706
08/06/2025
036B 0011823425

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Ivan Wolfson
12550 6th St E
Treasure Island FL 33706

NIXIE 339 DE 1 0008/30/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33706481451 *2901-08778-07-40

UNC
33706-29650

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. . LANDSCAPE-005950-2025 | FLOOD-005949-2025

Notice Of Hearing
(First Offense)

September 8, 2025

VIA First Class Mail and Certified Mail Return Receipt Requested

Ivan Wolfson
12550 6th St E
Treasure Island, FL 33706

RE: City of Treasure Island v. Ivan Wolfson

Dear Ivan Wolfson,

On August 6, 2025, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by September 5, 2025. It is alleged that you have failed to correct the violation set forth above and specified in the Notice of Violation by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, September 24, 2025, at 2:00PM, at City Hall, Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
12550 6th St E, Treasure Island, FL 33706
Property Description:
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-015-0190
Legal Description: CAPRI ISLE SUB BLK O, LOT 19

Section B-Description of Violations

- Grass/weed height exceeds six inches.
- Glass and debris are on the property.
- Inoperable vehicle is on the property.
- Work has been completed on the structure without the necessary permit(s).

Section C- Code Provisions Violated

Section 18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Section 18-96. - Storing, parking or leaving abandoned property on public or private property prohibited; declared nuisance; exceptions.

(a)No person shall park, store, leave or permit parking, storing or leaving of personal property of any kind which is in an abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled condition, whether attended or not, or store refrigerators, washing machines, dryers, plumbing fixtures, furniture and other like property openly upon any public or private property within the city for a period of time in excess of 48 hours.

(b)The presence of such abandoned, wrecked, inoperative, dismantled vehicles and/or other personal property, or parts thereof, on private or public property is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this chapter.

(c)This section shall not apply to any vehicle enclosed within a building on private property or to any vehicle held in connection with a business enterprise, lawfully licensed by the city and properly operated in the appropriate business zone, pursuant to the land use regulations of the city, or to any motor vehicle in operable condition specifically adopted or designed for operation on drag strips or raceways, or any vehicle retained by the owner for antique collection purposes.

Section 66-104.1. - Permits required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter, city's Terrain Modification Manual located in appendix B, unless otherwise expressly exempted, and all other applicable codes and regulations has been satisfied.

Section 66-104.3. - Application for a permit or approval.

To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

(1) Identify and describe the development to be covered by the permit or approval.
(2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
(3) Indicate the use and occupancy for which the proposed development is intended.
(4) Be accompanied by a site plan or construction documents as specified in division 5 of article I, chapter 66.
(5) State the valuation of the proposed work.
(6) Be signed by the applicant or the applicant's authorized agent.
(7) Give such other data and information as required by the floodplain administrator.

Section 68-495. - Minimum property standards.

(2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.

b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.

c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.

d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.

e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

Section D- Corrective Action

- Trim all grass/weeds to less than six inches.
- Remove all glass and debris.
- Remove inoperable vehicle.
- Apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) days before the hearing but no later than September 15, 2025 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # LANDSCAPE-005950-2025 | FLOOD-005949-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) days before the hearing but no later than September 15, 2025.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Compliance Inspector in the Notice of Violation, the case may still be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at (727) 547 4575 ext. 243.

After the hearing, the Code Enforcement Board or Special Magistrate will make findings of facts, conclusions of law, and if a violation is found will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board or Special Magistrate could result in a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction. Please note that any violations of the Floodplain Ordinance (Chapter 66), that are not corrected, may result in the loss of flood insurance coverage and/or disaster assistance pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board or Special Magistrate to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board or Special Magistrate at the hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

If you have any questions regarding the contents of this Notice, please contact this office at (727) 547 4575, Ext. 243.

For the City,

Emily Ellis

Emily Ellis
Code Compliance Inspector
City of Treasure Island, FL

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451 Gulf Blvd, Treasure Island, FL 33706, (727) 547 4575, not later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case # LANDSCAPE-005950-2025 | FLOOD-005949-2025

I hereby certify that a copy of the Notice of Hearing was served on September 8, 2025 by Emily Ellis via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Ivan Wolfson, 12550 6th St E, Treasure Island, FL 33706,
9214890295626590161308832l

x Posting on the property at: 12550 6th St E, Treasure Island, FL 33706 (Picture Attached)

x Posting at City Hall by Emily Ellis (Picture Attached).

By: Emily Ellis

Emily Ellis
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

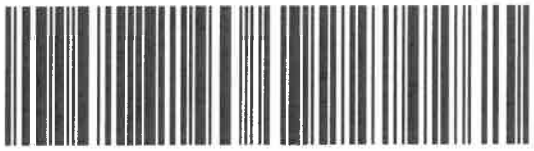
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 8 day of September, 2025, by Emily Ellis who is personally known to me or has produced _____ as identification.

NOTARY SEAL

BIANCA A. DANET
MY COMMISSION # HH505397
EXPIRES: March 18, 2028

Bianca Danet
Notary Public

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1613 0883 21

Ivan Wolfson
12550 6th St E
Treasure Island FL 33706

Parcel Summary (as of 08-Sep-2025)

Parcel Number

14-31-15-13284-015-0190

Owner Name
WOLFSON, IVAN

Property Use
0110 Single Family Home

Site Address
12550 6TH ST E
TREASURE ISLAND, FL 33706

Mailing Address
12550 6TH ST E
TREASURE ISLAND, FL 33706-2936

Legal Description
CAPRI ISLE SUB BLK O, LOT 19

Current Tax District
TREASURE ISLAND (TI)

Year Built
1967

Living SF	Gross SF	Living Units	Buildings
2,777	4,216	1	1

Parcel Map



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
17991/2183	$1,488,200	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	39/6

2025 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$1,260,899	$1,260,899	$1,210,177	$1,235,899	$1,210,177

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
2024	Y	$1,935,022	$1,615,041	$1,565,041	$1,590,041	$1,565,041
2023	Y	$1,643,130	$1,568,001	$1,518,001	$1,543,001	$1,518,001
2022	Y	$1,522,331	$1,522,331	$1,472,331	$1,497,331	$1,472,331
2021	N	$1,118,027	$942,424	$942,424	$1,118,027	$942,424
2020	N	$856,749	$856,749	$856,749	$856,749	$856,749

2024 Tax Information

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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	16.1418	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Mar-2013	$0	U	I	IVAN WOLFSON A TR	WOLFSON IVAN	17991/2183
28-Feb-2011	$600,000	Q	I	BECKER DOUGLAS J	WOLFSON IVAN A	17183/2348
28-Feb-2011	$100	U	I	WOLFSON IVAN A	WOLFSON IVAN A TR	17190/0061
04-Nov-2010	$100	U	I	BECKER DOUGLAS J	BECKER DOUGLAS J	17158/0421
12-Apr-2006	$100	U	I	BECKER DOUGLAS J	BECKER, DOUGLAS J	15053/0670

2025 Land Information

Land Area: ≅ 14,479 sf | ≅ 0.33 acres

Frontage and/or View: Intracoastal

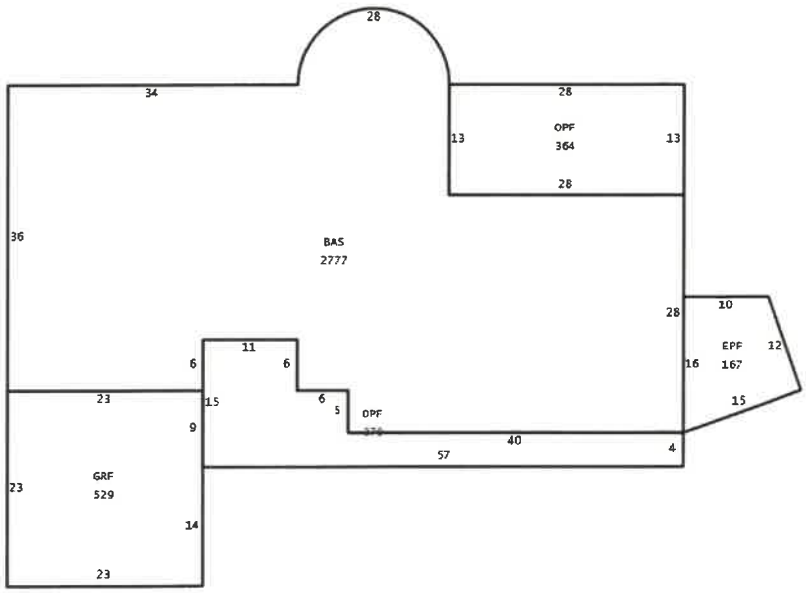
Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	100x137	$13,400	100.00	FF	1.0192	$1,365,728

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Concrete Tile/Metal
Year Built	1967
Building Type	Single Family
Quality	Above Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	10
Effective Age	28

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	2,777	2,777
Enclosed Porch (EPF)	0	167
Garage (GRF)	0	529
Open Porch (OPF)	0	743
Total Area SF	**2,777**	**4,216**



2025 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
BT LFT/DAV	$20,000.00	1	$20,000	$17,200	2019
BT LFT/DAV	$3,500.00	1	$3,500	$3,010	2019
DOCK	$58.00	540.0	$31,320	$26,935	2019
ENCLOSURE	$9.00	1,931.0	$17,379	$6,952	1980
FIREPLACE	$5,000.00	1	$5,000	$2,000	1967
PATIO/DECK	$29.00	400.0	$11,600	$5,104	2002
PATIO/DECK	$14.00	796.0	$11,144	$4,458	1980
POOL	$40,000.00	1	$40,000	$16,000	1980

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
P50585-20	BOAT LIFT/DAVIT	05/12/2020	$0
201702341	ADDITION/REMODEL/RENOVATION	04/01/2018	$32,170
P47878-18	DOCK	03/13/2018	$0
201701165	SEA WALL	07/10/2017	$80,680
200201561	ROOF	12/09/2002	$19,500
P3092801	DOCK	02/14/2002	$0
P2580798	DOCK	05/05/1998	$0

2024 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

If Postmarked By	Nov 30, 2024
Pay this Amount	$24391.80

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153608		TI

WOLFSON, IVAN
12550 6TH ST E
TREASURE ISLAND, FL 33706-2936

PARCEL NO.: 14/31/15/13284/015/0190
SITE ADDRESS: 12550 6TH ST E, TREASURE ISLAND
PLAT: 39 PAGE: 6
LEGAL:
CAPRI ISLE SUB
BLK O, LOT 19

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	1,615,041	50,000	1,565,041	7,190.89
HEALTH DEPARTMENT	0.0713	1,615,041	50,000	1,565,041	111.59
EMS	0.8050	1,615,041	50,000	1,565,041	1,259.86
SCHOOL-STATE LAW	3.0740	1,615,041	25,000	1,590,041	4,887.79
SCHOOL-LOCAL BD.	2.7480	1,615,041	25,000	1,590,041	4,369.43
TREASURE ISLAND	3.8129	1,615,041	50,000	1,565,041	5,967.34
SW FLA WTR MGMT.	0.1909	1,615,041	50,000	1,565,041	298.77
PINELLAS COUNTY PLN.CNCL.	0.0200	1,615,041	50,000	1,565,041	31.30
JUVENILE WELFARE BOARD	0.8250	1,615,041	50,000	1,565,041	1,291.16
TOTAL MILLAGE	16.1418			GROSS AD VALOREM TAXES	$25,408.13

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	$0.00

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $25,408.13

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2024 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153608		TI

WOLFSON, IVAN
12550 6TH ST E
TREASURE ISLAND, FL 33706-2936

PARCEL NO.: 14/31/15/13284/015/0190
SITE ADDRESS: 12550 6TH ST E, TREASURE ISLAND
PLAT: 39 PAGE: 6
LEGAL:
CAPRI ISLE SUB
BLK O, LOT 19

Duplicate N/A 09/08/2025
Paid 11/29/2024 Receipt # 952-24-TAX-084811 $24,391.80

Sec. 18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

(Code 1985, § 10-111(a), (b))

Sec. 18-96. - Storing, parking or leaving abandoned property on public or private property prohibited; declared nuisance; exceptions.

(a) No person shall park, store, leave or permit parking, storing or leaving of personal property of any kind which is in an abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled condition, whether attended or not, or store refrigerators, washing machines, dryers, plumbing fixtures, furniture and other like property openly upon any public or private property within the city for a period of time in excess of 48 hours.

(b) The presence of such abandoned, wrecked, inoperative, dismantled vehicles and/or other personal property, or parts thereof, on private or public property is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this chapter.

(c) This section shall not apply to any vehicle enclosed within a building on private property or to any vehicle held in connection with a business enterprise, lawfully licensed by the city and properly operated in the appropriate business zone, pursuant to the land use regulations of the city, or to any motor vehicle in operable condition specifically adopted or designed for operation on drag strips or raceways, or any vehicle retained by the owner for antique collection purposes.

(Ord. No. 16-20, § 1, 3-7-17)

Sec. 66-104.1 - Permits required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter, city's Terrain Modification Manual located in appendix B, unless otherwise expressly exempted, and all other applicable codes and regulations has been satisfied.

(Ord. No. 13-10, § 3, 12-3-13; Ord. No. 24-14, § 3, 4-1-25)

Sec. 66-104.3 - Application for a permit or approval.

To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

(1) Identify and describe the development to be covered by the permit or approval.

(2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.

(3) Indicate the use and occupancy for which the proposed development is intended.

(4) Be accompanied by a site plan or construction documents as specified in division 5 of article I, chapter 66.

(5) State the valuation of the proposed work.

(6) Provide documentation to support substantial damage and substantial improvement determinations. When providing this documentation, applicants should review FEMA guidance publications on substantial improvement and substantial damage determinations.

(7) Be signed by the applicant or the applicant's authorized agent.

(8) Give such other data and information as required by the floodplain administrator.

(9) FEMA elevation certificate and FEMA dry floodproofing certificate as required.

(Ord. No. 13-10, § 3, 12-3-13; Ord. No. 21-08, § 10, 5-18-21; Ord. No. 24-14, § 4, 4-1-25)

Sec. 68-495. - Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1) *Nuisances.* The exterior of the premises and of all structures shall be kept free of all nuisances, hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:

a. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.

b. The exterior of the structure including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation.

c. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or other conditions reflective of inadequate maintenance or deterioration.

d. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

(2) *Turf maintenance and height of grass.* The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.

b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.

c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.

d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.

e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

(3) *Gravel lawns.* The use and maintenance of gravel lawns shall conform to the following requirements:

a.

Gravel, rock, shell and similar materials lawns are allowed and shall be maintained free of weeds and be permeable. The installation of such material shall require a grounds improvement permit from the city to ensure permeability.

(Ord. No. 07-01, § 2, 3-20-07; Ord. No. 12-01, § 2, 3-20-12; Ord. No. 15-03, § 3, 7-7-15 ; Ord. No. 17-02 , § 1, 6-20-17)

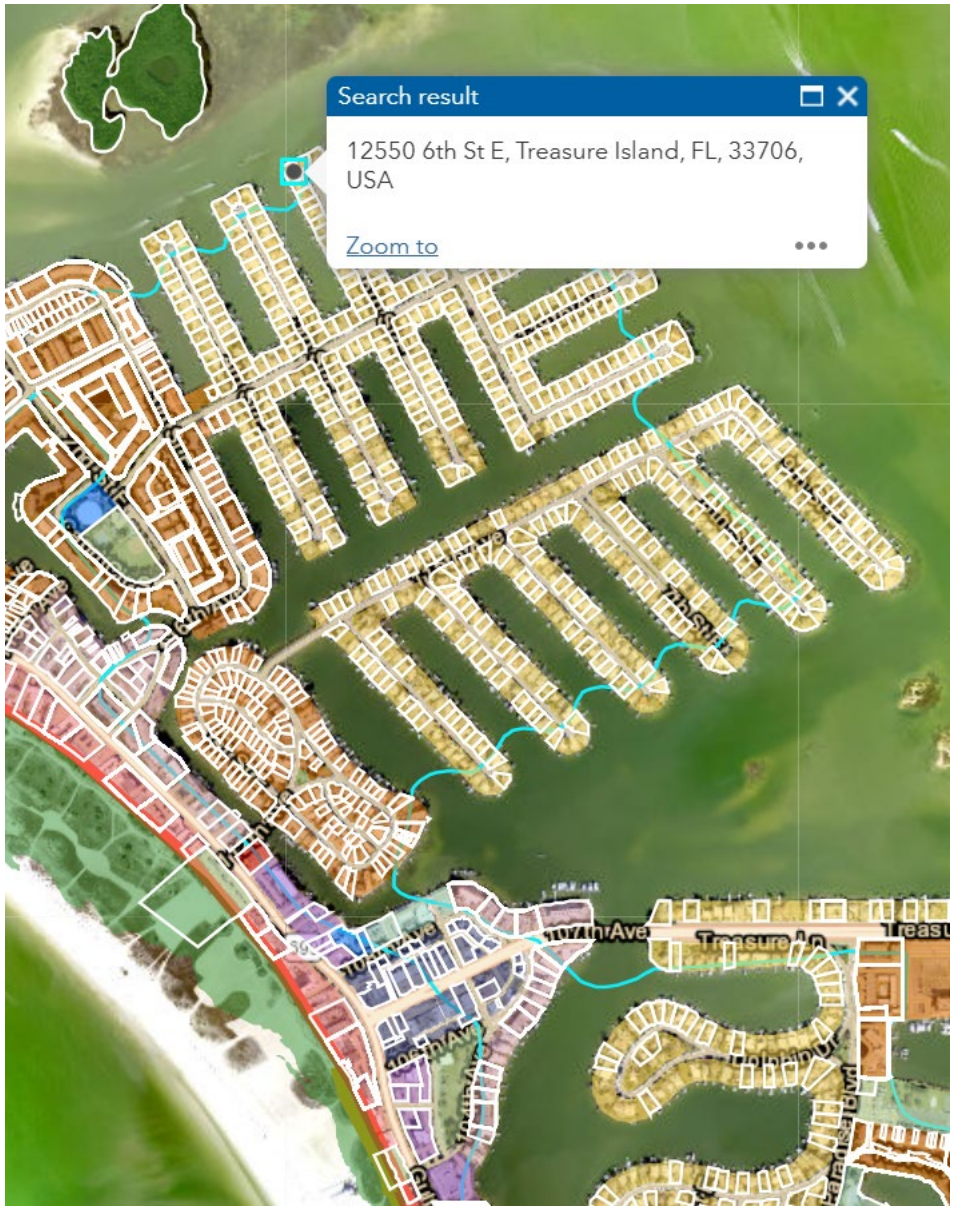
Code Enforcement Board

CEB #: LANDSCAPE-005950-2025 | FLOOD-005949-2025

12550 6th St E, Treasure Island, FL 33706

Zoning Map


Search result
12550 6th St E, Treasure Island, FL, 33706, USA
Zoom to
12570
12555
12520
12505
12500
12455
12599
12470
12405
12450
12400


Search result
12550 6th St E, Treasure Island, FL, 33706, USA
Zoom to

Code Sections

- Section 18-37. - Unhealthful accumulations declared public nuisance.
- Section 18-96. - Storing, parking or leaving abandoned property on public or private property prohibited; declared nuisance; exceptions.
- Section 66-104.1. - Permits required.
- Section 66-104.3 - Application for a permit or approval.
- Section 68-495. - Minimum property standards.

Courtesy Notice

- Left Door Hanger Courtesy Notice 6.25.25
- Courtesy Notice Mailed 6.25.25
  - Compliance Date 7.9.25
- Section 18-37, Section 66-104.1, and Section 66-104.3
- Pictures
  - 6.27.25
  - 7.11.25

CN Pictures


Jun 25, 2025 at 11:01:15 AM
12550 Sixth St E
Treasure Island FL 33706
United States
12550


Jun 25, 2025 at 11:00:52 AM
12550 Sixth St E
Treasure Island FL 33706
United States


Jun 25, 2025 at 10:54:46
12570 Sixth
Treasure Island FL 33
United St


Jun 25, 2025 at 10:59:42 AM
12550 Sixth St E
Treasure Island FL 33706
United States


Jun 25, 2025 at 10:54:01 AM
12520 Sixth St E
Treasure Island FL 33706
United States


Aug 6, 2025 at 12:08:11 PM
12550 Sixth St E
Treasure Island FL 33706
United States


Aug 6, 2025 at 12:07:54 PM
12550 Sixth St E
Treasure Island FL 33706
United States


12550
Jul 11, 2025 at 10:14:22 AM
12570 Sixth St E
Treasure Island FL 33706
United States


Aug 6, 2025 at 12:07:28 PM
12520 Sixth St E
Treasure Island FL 33706
United States

Notice of Violation

- Notice of Violation Posted 8.6.25
  - Compliance Date 9.5.25
- Proof of Property Owner
  - Pinellas County Property Appraiser
  - Pinellas County Tax Collector
- Affidavit of Service Posted 8.4.25
- Pictures
  - 8.6.25

NOV Pictures






Aug 6, 2025 at 12:08:43 PM
12550 Sixth St E
Treasure Island FL 33706
United States


Aug 6, 2025 at 12:07:28 PM
12520 Sixth St E
Treasure Island FL 33706
United States

Notice of Hearing

- Notice of Hearing Posted on 9.8.25
- Proof of Property Owner
  - Pinellas County Property Appraiser
  - Pinellas County Tax Collector
- Affidavit of Service 9.8.25
- Pictures
  - 9.8.25

NOH Pictures






DASHDROP
DUMPSTERS
Sep 8, 2025 at 3:15:30 PM
12550 Sixth St E
Treasure Island FL 33706
United States


Sep 8, 2025 at 3:15:38 PM
12550 Sixth St E
Treasure Island FL 33706
United States


Sep 8, 2025 at 3:15:45 PM
12550 Sixth St E
Treasure Island FL 33706
United States


Sep 8, 2025 at 3:15:50 PM
12550 Sixth St E
Treasure Island FL 33706
United States

Staff Recommendation

- Staff recommend the property owner be found as a first-time violator and given 30 days to correct the violation.
- The steps required to correct the violations include:
  - Trim all grass/weeds to less than six inches.
  - Remove all glass and debris.
  - Remove inoperable vehicle.
  - Apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.

Proposed Motion

In the case LANDSCAPE-005950-2025 | FLOOD-005949-2025, I move that the Code Enforcement Board find that the Respondent was/was not present and based on the testimony and evidence received, it is evident that a violation does/does not exist and therefore, the Respondent, Ivan Wolfson, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37, Section 18-96, Section 66-104.1, Section 66-104.3, and Section 68-495 and is ordered to trim all grass and weeds to less than six inches; remove all glass and debris; remove inoperable vehicle; apply for and obtain a permit for all work completed and pass all required inspections. If the above corrective action is not accomplished by 4:00pm on October 24, 2025, a return hearing notice will be posted and the Respondent will return to hearing on November 19, 2025 for further determination.

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 202530724B 10/29/2025 01:45 PM
OFF REC BK: 23343 PG: 1238-1241
DocType:GOV RECORDING: $35.50

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

CITY OF TREASURE ISLAND, FL
CODE ENFORCEMENT

CITY OF TREASURE ISLAND, FL

Plaintiff, Case No. LANDSCAPE-005950-2025 | FLOOD-005949-2025

vs.

Ivan Wolfson
Respondent.

RE: Property Owner/ Respondent: Ivan Wolfson
Address of Violation: 12550 6th St E, Treasure Island, FL 33706

ORDER APPROVING JOINT STIPULATION

THIS MATTER was presented for the Code Enforcement Board's consideration via the parties' Joint Stipulation, and the Code Enforcement Board having considered said Joint Stipulation and being otherwise advised in the premises, it is therefore,

1. ORDERED AND ADJUDGED the Joint Stipulation (attached) is approved and the Respondent, Ivan Wolfson, is found to be a first-time violator in violation of Section 18-37, Section 18-96, Section 66-104.1, Section 66-104.3, and Section 68-495 of the City's Code of Ordinances. The Respondent failed to meet the standards set forth in the Code of Ordinances by having the following on the property: grass/weeds are more than six inches tall, glass and debris are on the property, an inoperable vehicle on the property, and work has been completed on the structure without necessary permit(s). The Respondent has until November 5, 2025 to trim all grass/weeds to less than six inches, remove glass and debris from the property, and remove the inoperable vehicle. The Respondent has until November 21, 2025 to apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit and bring the property into compliance with the City's Code. Should the Respondent fail to trim all grass/weeds to less than six inches, remove glass and debris from the property, and remove the

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

inoperable vehicle, and apply for and obtain a permit for all work completed, and complete and pass all required inspections to finalize each permit, a hearing will be scheduled where an Order Imposing Fine may be entered in an amount not to exceed $250.00 per day.

DONE AND ORDERED this 23rd day of October, 2025.

Donald M. Snemis, Chair

City of Treasure Island Code Enforcement Board

Filled with the City of Treasure Island City Clerk

Date: 23 October 2025

Lisa-Marie Kennedy, City Clerk

Copies to: Respondent and City of Treasure Island

City of Treasure Island, Florida

10451 Gulf Blvd.. Treasure Island. FL 33706
Phone (727) 547-4575 codes@mytreasureIsland.org
www.mytreasureisland.org

CITY OF TREASURE ISLAND, FL
CODE ENFORCEMENT

CITY OF TREASURE ISLAND, FL

Plaintiff. Case No. LANDSCAPE-005950-2025 | FLOOD-005949-2025

VS.

Ivan Wolfson
Respondent.

RE: **Property Owner/ Respondent: Ivan Wolfson**
Address of Violation: 12550 6th St E. Treasure Island, FL 33706

JOINT STIPULATION AGREEMENT

COME NOW the CITY OF TREASURE ISLAND ("City") by and through its undersigned Code Compliance Inspector, and Ivan Wolfson, ("Respondent") and enter into this Joint Stipulation Agreement and agree as follows:

1. Pursuant to Section 18-37, Section 18-96, Section 66-104.1, Section 66-104.3, and Section 68-495 the City's Code of Ordinances, all properties must be maintained in such a way that the grass/weeds are less than six inches high, there is no debris on the property, the inoperable vehicle is not on the property, all work on the structure has been permitted.
2. The Respondent owns the property located at 12550 6th St E, Treasure Island, FL 33706 (the "Property"), and has failed to maintain the property in accordance with Section 18-37, Section 18-96, Section 66-104.1, Section 66-104.3, and Section 68-495.
3. The Defendant admits the Property failed to meet the standards set forth in the Code of Ordinances by having the following on the property: grass/weeds are more than six inches tall, glass and debris are on the property, an inoperable vehicle on the property, and work has been completed on the structure without necessary permit(s).

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureIsland.org
www.mytreasureisland.org

4. In the interest of settling matters, avoiding the expense of further enforcement actions and potential litigation, the City and Respondent agree that the Respondent is a first-time violator in violation of Section 18-37, Section 18-96, Section 66-104.1, Section 66-104.3, and Section 68-495 of the City's Code of Ordinances, and consent to an Order being entered by the City's Code Enforcement Board approving this Joint Stipulation Agreement.
5. The Parties agree that the Respondent is a first-time violator of Section 18-37, Section 18-96, Section 66-104.1, Section 66-104.3, and Section 68-495 of the City's Code of Ordinances and that the following corrections must be made: trim all grass/weeds to less than six inches, remove glass and debris from the property, remove the inoperable vehicle, apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.
6. Respondent agrees to bring the Property into compliance by completing the above corrections no later than November 20, 2025. If the Property is not brought into compliance by such date, a hearing will be scheduled where an Order Imposing Fine may be entered in an amount not to exceed $250.00 per day.

Ivan Wolfson
12550 6th St E
Treasure Island, FL 33706

Dated: 10/20/2025

Emily Ellis, Code Compliance
City of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706

Dated: 10/20/25

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-005950-2025 | FLOOD-005949-2025

Notice Of Hearing
(Second Offense)

June 4th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Ivan Wolfson
12550 6th St E
Treasure Island, FL 33706

Ivan Wolfson
5837 Teal Lane
Long Grove, IL 60047

RE: City of Treasure Island v. Ivan Wolfson

Dear Ivan Wolfson,

You entered a joint stipulation agreement and were ordered to correct the violations by November 21 , 2025. It is alleged that you have failed to correct the violations set forth in the joint stipulation agreement by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, June 17, at 11:00 AM, at City Hall, Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
12550 6th St E, Treasure Island, FL 33706
Property Description:
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-015-0190
Legal Description: CAPRI ISLE SUB BLK O, LOT 19

Section B-Description of Violations

- **Grass/weed height exceeds six inches**
- **Pool has stagnant, dirty water; breeding ground for mosquitoes.**
- **Work has been completed on the structure without the necessary permit(s)**

Section C- Code Provisions Violated

Section 18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Section 66-104.1. - Permits required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter, city's Terrain Modification Manual located in appendix B, unless otherwise expressly exempted, and all other applicable codes and regulations has been satisfied.

Section 66-104.3. - Application for a permit or approval.

To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

(1) Identify and describe the development to be covered by the permit or approval.
(2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.

(3) Indicate the use and occupancy for which the proposed development is intended.
(4) Be accompanied by a site plan or construction documents as specified in division 5 of article I, chapter 66.
(5) State the valuation of the proposed work.
(6) Be signed by the applicant or the applicant's authorized agent.
(7) Give such other data and information as required by the floodplain administrator.

Section 68-495. - Minimum property standards.

(2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.

b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.

c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.

d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.

e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

Section D- Corrective Action

- Trim all grass/weeds to less than six inches.
- Clean and maintain pool to eliminate stagnant water.
- Apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross-examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) days before the hearing but no later than June 7th, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # LANDSCAPE-005950-2025 | FLOOD-005949-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) days before the hearing but no later than June 7th, 2026.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Compliance Inspector in the Notice of Violation, the case may still be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at (727) 547 4575 ext. 243.

After the hearing, the Code Enforcement Board or Special Magistrate will make findings of facts, conclusions of law, and if a violation is found will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board or Special Magistrate could result in a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction. Please note that any violations of the Floodplain Ordinance (Chapter 66), that are not corrected, may result in the loss of flood insurance coverage and/or disaster assistance pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board or Special Magistrate to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board or Special Magistrate at the hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

If you have any questions regarding the contents of this Notice, please contact this office at (727) 486-8070.

For the City,

Anna Bartenstein
Code Compliance Inspector
City of Treasure Island, FL

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451 Gulf Blvd, Treasure Island, FL 33706, (727) 547 4575, not later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case: LANDSCAPE-005950-2025 | FLOOD-005949-2025

I hereby certify that a copy of the Notice of Violation was served on June 4th, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: 12550 6th Street E, Treasure Island FL 33706 Certified Number & 5837 Teal Lane, Treasure Island, FL 33706 Certified Number (Receipt Attached)

x Posting on the property at: 12550 6th Street E, Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Anna Bartenstein (Picture Attached).

By: _____

Anna Bartenstein
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 4th day of June 2026, by Anna Bartenstein is personally known to me or has produced as identification.

NOTARY SEAL

BIANCA A. DANET
MY COMMISSION # HH505397
EXPIRES: March 18, 2028

_____
Notary Public

Jun 4, 2026 at 9:40:52 AM
12550 Sixth St E
Treasure Island FL 33706
United States

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-005950-2025 | FLOOD-005949-2025

Notice Of Hearing
(Second Offense)

June 4th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Ivan Wolfson
12550 6th St E
Treasure Island, FL 33706

Ivan Wolfson
5837 Teal Lane
Long Grove, IL 60047

RE: City of Treasure Island v. Ivan Wolfson

Dear Ivan Wolfson,

You entered a joint stipulation agreement and were ordered to correct the violations by November 21, 2025. It is alleged that you have failed to correct the violations set forth in the joint stipulation agreement by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, June 17, at 11:00 AM, at City Hall, Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
12550 6th St E, Treasure Island, FL 33706
Property Description:
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-015-0190
Legal Description: CAPRI ISLE SUB BLK O, LOT 19

Page 1 of 5 City of Treasure Island

Jun 4, 2026 at 11:41:57 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-005950-2025 | FLOOD-005949-2025

Notice Of Hearing
(Second Offense)

June 4th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Ivan Wolfson
12550 6th St E
Treasure Island, FL 33706

Ivan Wolfson
5837 Teal Lane
Long Grove, IL 60047

RE: City of Treasure Island v. Ivan Wolfson

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...following provides the description of the property (Section A), a descriptio... (Section B), the cod...visions that were being violated (Section C), and th... ...action to bring the ...to co...iance (Section D).

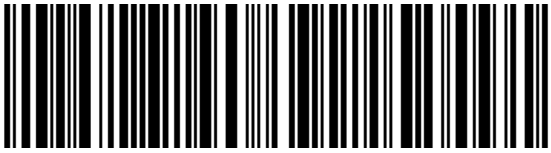
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NOTICE OF VIO...
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City of Tr...
10451 G...
Phone ...

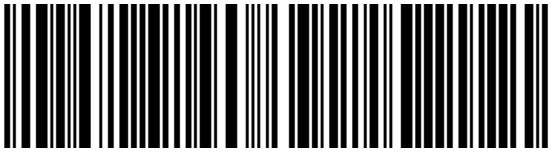
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1619 9352 85

Ivan Wolfson
12550 6th St E
Treasure Island FL 33706

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1619 9353 22

Ivan Wolfson
5837 Teal Lane
Long Grove IL 60047

Jun 4, 2026 at 9:40:52 AM
12550 Sixth St E
Treasure Island FL 33706
United States



City of Treasure Island, Florida
10451 Gulf Blvd. Treasure Island, FL 33706
Phone (727) 547-4575 code@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-003950-2025 | FLOOD-005949-2025

Notice Of Hearing
(Second Offense)

June 4th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Ivan Wolfson
12550 6th St E
Treasure Island, FL 33706

Ivan Wolfson
5837 Teal Lane
Long Grove, IL 60047

RE: City of Treasure Island v. Ivan Wolfson

Dear Ivan Wolfson,

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The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property
Address of Violation:
12330 6th St E, Treasure Island, FL 33706
Property Description:
Use: 01 0 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-12384-015-0190
Legal Description: CAPRI ISLE SUB BLK O, LOT 19

Page 1 of 5 City of Treasure Island

Jun 4, 2026 at 9:41:00 AM
12550 Sixth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:41:04 AM
12550 Sixth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:41:44 AM
12505 Sixth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:42:01 AM
12550 Sixth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:42:08 AM
12550 Sixth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:42:08 AM
12550 Sixth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:42:15 AM
12550 Sixth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:43:00 AM
12520 Sixth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:43:46 AM
12520 Sixth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:43:54 AM
12520 Sixth St E
Treasure Island FL 33706
United States


Jun 10, 2026 at 12:59:55 PM
12550 Sixth St E
Treasure Island FL 33706
United States

Jun 10, 2026 at 1:00:04 PM
12550 Sixth St E
Treasure Island FL 33706
United States

Jun 10, 2026 at 1:00:16 PM
12550 Sixth St E
Treasure Island FL 33706
United States

Jun 10, 2026 at 1:00:29 PM
12550 Sixth St E
Treasure Island FL 33706
United States

Outlook

Re: 12550 6th

From Bartenstein, Anna <abartenstein@mytreasureisland.org>
Date Wed 6/10/2026 9:29 AM
To Ivan Wolfson <doc_iw@yahoo.com>
Cc Codes <Codes@MyTreasureIsland.Org>

Good morning,

Were you able to create a plan for the pool? Since it is mosquito season, this is an issue that requires immediate action.

If you will allow it, we work with the county who provide mosquito-eating fish - they eat the larvae and prevent infestations. If you're interested in this temporary fix, let me know and I can arrange them to put some in your pool.

Thanks

Anna Bartenstein
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

All government correspondence is subject to public records law.

From: Ivan Wolfson <doc_iw@yahoo.com>
Sent: Tuesday, June 9, 2026 3:26 PM
To: Bartenstein, Anna <abartenstein@mytreasureisland.org>
Cc: Codes <Codes@MyTreasureIsland.Org>; Ivan Wolfson <doc_iw@yahoo.com>
Subject: Re: 12550 6th

This Message Is From an External Sender
This message came from outside your organization.

Thank you very much for your assistance and support! I have been working very hard to get this all done but Friday. And Yes, I am absolutely looking forward to meeting with you this Friday morning. I will plan on being there sometime between 10 and 11am.

Respectfully, Ivan

Yahoo Mail: Search, Organize, Conquer

On Tue, Jun 9, 2026 at 2:15 PM, Bartenstein, Anna <abartenstein@mytreasureisland.org> wrote:

> Good afternoon, Ivan,
>
> I drove by your property today and noticed a significant improvement in the landscaping. Thank you for taking prompt action. I would like to continue working with you to develop a plan for maintaining the property moving forward.
>
> Regarding the permit, are you still planning to come into the office this Friday? If so, please let me know what time you expect to arrive. My goal is to bring the property into full compliance before the Code Enforcement Board hearing. Please keep in mind that City Hall closes at noon on Fridays.
>
> I appreciate your cooperation and look forward to hearing from you.
>
> **Anna Bartenstein**
> Code Compliance Inspector
> 10451 Gulf Blvd
> Treasure Island, Florida 33706
> 727-486-8070
>
> All government correspondence is subject to public records law.
>
> ---
>
> **From:** Ivan Wolfson <doc_iw@yahoo.com>
> **Sent:** Thursday, June 4, 2026 12:48 PM
> **To:** Bartenstein, Anna <abartenstein@mytreasureisland.org>
> **Subject:** Re: 12550 6th
>
> Thank you for the photos, I see how it definitely needs to be taken care of, but that is certainly not a years worth of growth, but rather 6+ weeks.
> The work was done on a barter arrangement, so there is no paid invoice, however I know that it was done within the past couple of months, as I was down there to see it in person!
> Ivan
> Yahoo Mail: Search, Organize, Conquer
>
> On Thu, Jun 4, 2026 at 11:37 AM, Bartenstein, Anna <abartenstein@mytreasureisland.org> wrote:
>
> > Could you provide an invoice or any documentation of the dates? I have attached a few photos from a recent inspection.

Thank you,

Anna Bartenstein
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

All government correspondence is subject to public records law.

From: Ivan Wolfson <doc_iw@yahoo.com>
Sent: Thursday, June 4, 2026 12:16 PM
To: Bartenstein, Anna <abartenstein@mytreasureisland.org>
Subject: Re: 12550 6th

No, it was definitely March and April of 2026, as it was a 3 week process. That is was why I was so surprised that you say it is this bad again and that I am being brought to court over this.

Yahoo Mail: Search, Organize, Conquer

On Thu, Jun 4, 2026 at 10:31 AM, Bartenstein, Anna <abartenstein@mytreasureisland.org> wrote:

> April 2025, I am assuming? Especially with the rainy season, the weeds are growing out of control at every vacant property, so it is important to keep up with maintenance. I also suggest you figure out a plan for your pool before the hearing, since the gate leading to the backyard is open and the pool is uncovered.
>
> If you have any permit questions and need help filling out the forms, please contact our techs at 727-547-4575 ext 230 or emailing at Permits@MyTreasureIsland.org.
>
> I have attached the Notice of Hearing for your convenience. Please let me know if you have any questions!
>
> **Anna Bartenstein**
> Code Compliance Inspector
> 10451 Gulf Blvd
> Treasure Island, Florida 33706
> 727-486-8070

All government correspondence is subject to public records law.

From: Ivan Wolfson <doc_iw@yahoo.com>
Sent: Thursday, June 4, 2026 11:09 AM
To: Bartenstein, Anna <abartenstein@mytreasureisland.org>
Cc: Ivan Wolfson <doc_iw@yahoo.com>
Subject: 12550 6th

 Photo attachment: IMG_20260604_100203.heic
 Photo attachment: IMG_20260604_100149.heic

I believe it was middle of April.
I was a massive clean up, and I had no idea that it would grow back so quickly.
With regard to the demo, my dear friend and business partner had called the city to inquire about a permit to get rid of the damaged interior and was told that a permit was not needed for that and therefore arranged for the work to be done on my behalf with a crew that was working in the area. He has no current contact with them.
I have asked him to have his current landscaper clear this property within the week. Please let me know if you will need anything further at this point.
Respectfully, Ivan

Yahoo Mail: Search, Organize, Conquer

Outlook

Re: 12550 6th St E. Last Clean up pictures

From Bartenstein, Anna <abartenstein@mytreasureisland.org>
Date Thu 6/4/2026 10:58 AM
To Ivan Wolfson <doc_iw@yahoo.com>

Good morning,

Thanks for sending these over. When was the landscaping last done?

I went over today and it has become completely overgrown again, unfortunately.

Anna Bartenstein
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

All government correspondence is subject to public records law.

From: Ivan Wolfson <doc_iw@yahoo.com>
Sent: Thursday, June 4, 2026 10:48 AM
To: Bartenstein, Anna <abartenstein@mytreasureisland.org>
Cc: Ivan Wolfson <doc_iw@yahoo.com>
Subject: 12550 6th St E. Last Clean up pictures

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.





Yahoo Mail: Search, Organize, Conquer

Outlook

Fw: Incomplete Permit for BLDR-012513-2025 (12550 6TH ST TREASURE ISLAND, FL 33706)

From Bartenstein, Anna <abartenstein@mytreasureisland.org>
Date Tue 6/2/2026 4:26 PM
To doc_iw@yahoo.com <doc_iw@yahoo.com>
Cc Codes <Codes@MyTreasureIsland.Org>

3 attachments (7 MB)
Subcontractor-Verification-Form.pdf; NOTICE OF COMMENCEMENT 3-2020.pdf; TC_00940.JPG;

Hi Ivan,

I am following up on our phone conversation today regarding the upcoming hearing. As discussed, I have attached the two forms required to return your permit application to review. Please complete and submit them to Permits@MyTreasureIsland.org.

I have also attached a recent photo showing the rear landscaping visible from adjacent properties - the overgrowth needs to be taken care of. Additionally, the pool contains stagnant, unmaintained water, which may create a mosquito breeding hazard. The pool must either be properly covered or maintained on an ongoing basis.

If all violations are corrected by June 17, 2026, you may avoid any fees or fines associated with the case.

Please contact me if you have any questions.

Thank you,

Anna Bartenstein
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

PARADISE FOUND
TREASURE ISLAND
FLORIDA

All government correspondence is subject to public records law.

From: Bartenstein, Anna <abartenstein@mytreasureisland.org>
Sent: Tuesday, May 26, 2026 8:39 AM
To: doc_iw@yahoo.com <doc_iw@yahoo.com>
Cc: Codes <Codes@MyTreasureIsland.Org>
Subject: Fw: Incomplete Permit for BLDR-012513-2025 (12550 6TH ST TREASURE ISLAND, FL 33706)

Good morning, Ivan,

Thank you for your voicemail left on May 22nd. I attempted to return your call, but you were not available at the time.

I apologize that you have been struggling to apply to the Pinellas Recovers program, I hope you find success with it in the future.

In the meantime, please submit the two attached forms as soon as possible to avoid future code enforcement action.

You can contact staff with any permitting questions at 727-547-4575 ext 230 or emailing at Permits@MyTreasureIsland.org.

Thank you!

Anna Bartenstein
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

All government correspondence is subject to public records law.

From: Bartenstein, Anna <abartenstein@mytreasureisland.org>
Sent: Wednesday, March 25, 2026 2:00 PM
To: doc_iw@yahoo.com <doc_iw@yahoo.com>
Cc: Codes <Codes@MyTreasureIsland.Org>
Subject: Incomplete Permit for BLDR-012513-2025 (12550 6TH ST TREASURE ISLAND, FL 33706)

Good afternoon,

Your permit application (BLDR-012513-2025) is currently incomplete and cannot be processed further. We have requested the Notice of Commencement and Subcontractor Verification Forms to move forward in the process (see attached).

Please review and provide the required documents as soon as possible to avoid future code enforcement for the code case **FLOOD-005949-2025.** This code case will remain open with possibility of a hearing until all steps of the permit are complete. Contact our office if you need assistance.

Thank you for your prompt action.

Anna Bartenstein
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

All government correspondence is subject to public records law.

Outlook

Re: Mosquito Fish for 12550 6th St Treasure Island, FL

From Bartenstein, Anna <abartenstein@mytreasureisland.org>
Date Thu 6/11/2026 8:23 AM
To Berro, Alissa M <amberro@pinellas.gov>; control, mosquito <mosquitocontrol@pinellas.gov>; Edson, Glen-Paul <GEdson@pinellas.gov>
Cc Codes <Codes@MyTreasureIsland.Org>; doc_iw@yahoo.com <doc_iw@yahoo.com>

Thank you for all that helpful information! The property owner, Ivan, has allowed me to provide his phone number which is 847-340-1867.

Sometimes he is unavailable to check his email, so you can reach out through there to gain permission.

Please let me know if you need more information from my end, thanks again!

Anna Bartenstein
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

All government correspondence is subject to public records law.

From: Berro, Alissa M <amberro@pinellas.gov>
Sent: Wednesday, June 10, 2026 4:53 PM
To: Bartenstein, Anna <abartenstein@mytreasureisland.org>; control, mosquito <mosquitocontrol@pinellas.gov>; Edson, Glen-Paul <GEdson@pinellas.gov>
Cc: Codes <Codes@MyTreasureIsland.Org>; doc_iw@yahoo.com <doc_iw@yahoo.com>
Subject: RE: Mosquito Fish for 12550 6th St Treasure Island, FL

This Message Is From an External Sender
This message came from outside your organization.

Hi Anna,
Thanks for contacting about this and including the property owner!

For this process, because the property owner is involved and on this email, I have tagged in both our Admin Rick, who enters requests as well as our Mosquito Operations Manager Glen-Paul, to ensure the tech knows that while the property is vacant, they have permission to enter the property. We do deal with

many neighbors who call in and attempt to put in a service request for someone else's property, including giving permission that they are not legally able to so the techs have a tight protocol on that.

Rick will ask a few questions, including if we have permission to enter the property, about locked gates, and permission to treat. From there he will put in the request and we'll run the fish out!
Best,
Alissa

Alissa Berro
Mosquito Control and Vegetation Management Section Manager
Public Works Department

amberro@pinellas.gov
Office (727) 464-7767



Pinellas.gov

All government correspondence is subjected to public records laws.

From: Bartenstein, Anna <abartenstein@mytreasureisland.org>
Sent: Wednesday, June 10, 2026 3:15 PM
To: Berro, Alissa M <amberro@pinellas.gov>
Cc: Codes <Codes@MyTreasureIsland.Org>; doc_iw@yahoo.com
Subject: Mosquito Fish for 12550 6th St Treasure Island, FL

Good afternoon,

I was given this email for the contact for Mosquito Control and Vegetation Management. 12550 6th St Treasure Island, FL has a pool full of stagnant, dirty water in the backyard and has become a mosquito breeding ground.

Could I please request some fish to be left in the pool on this property? It is currently vacant, but I copied the property owner, so he is kept updated.

Let me know if you need anything else from me, thank you!

Anna Bartenstein
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070



All government correspondence is subject to public records law.

AGENDA ITEM NO.
VIII.2

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: June 17, 2026

SUBMITTED BY: Pamela Nash, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OLD BUSINESS

SUBJECT: LANDSCAPE-006717-2025|POOLMAINT-006857-2026
31 DOLPHIN
ANSEL PHILIP &TRISHNA AMARAL

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
AGENDA COVER PAGE 31 DOLPHIN COMPLIANCE UPDATE.pdf
AFF OF COMP UPDATED.pdf
COMPLIANCE PHOTOS UPDATED.pdf

Code Board Meeting

City of Treasure Island

Commission Chambers

Agenda

Agenda Title Name: 006857-2026

Date: June 17, 2026

Prepared By: Pamela Nash

Through: Maryellen Edwards & James Dixon

Summary of Issue: Code Case Compliance

Attachments: Evidence packet and Presentation

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

Check one: ___X___ Affidavit of Compliance

_____ Affidavit of Non-Compliance

Case #- POOLMAINT-006857-2026 - LANDSCAPE-006717-2025

Name of Respondents:

Ansel Philip & Trishna Amaral
31 Dolphin DR
Treasure Island, FL 33706

RE: City of Treasure Island v. Ansel Philip & Trishna Amaral

I, Pamela Nash, Code Compliance Inspector for the City of Treasure Island, have verified the property at 31 Dolphin DR, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on June 5, 2026 and is in compliance with the Order dated May 17th 2026, based on the attached information.

By: _____
Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

State of _Florida_____)
) ss
County of Pinellas _)

The foregoing instrument was acknowledged before me by means of [X] physical presence, this 15TH day of June, 2026, by Pamela Nash who is personally known to

NOTARY SEAL

STEPHANIE CONATSER
MY COMMISSION # HH421955
EXPIRES: July 16, 2027

_____
Notary Public





AGENDA ITEM NO.
VIII.3

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: June 17, 2026

SUBMITTED BY: Pamela Nash, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OLD BUSINESS

SUBJECT: CODE-005750-2025
10215 TARPON DR
CC HOMES - DYAMI MYERS TAYLOR

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
AGENDA COVER SHEET UPDATED .pdf

Code Board Meeting

City of Treasure Island

Commission Chambers

Agenda

Agenda Title Name: CODE-005750-2025

Date: June 17, 2026

Prepared By: Pamela Nash

Through: Maryellen Edwards & James Dixon

Summary of Issue: Order of Continuance

Attachments: None

AGENDA ITEM NO. IX.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: June 17, 2026

SUBMITTED BY: Pamela Nash, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: NEW BUSINESS

SUBJECT: LANDSCAPE-006641-2025
KATHREEN C FORD
115 88TH AVE
TREASURE ISLAND FL 33706

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
AGENDA COVER PAGE 116 88TH.pdf
EFS 115 88TH AVE FORD.pdf
NOV COMPLETE PACK 115 88TH.pdf
NOH COMPLETE PACKET 115 88TH.pdf
POWER POINT 115 88TH.pptx
CODES VIOLATED 115 88.pdf

Code Board Meeting

City of Treasure Island

Commission Chambers

Agenda

Agenda Title Name: LANDSCAPE-006641-2025

Date: June 17, 2026

Prepared By: Pamela Nash

Through: Maryellen Edwards & James Dixon

Summary of Issue: Landscaping and Property Maintenance

Attachments: Evidence Packet and Presentation

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

Code Enforcement Board
Evidentiary Fact Sheet
Case # **LANDSCAPE-006641-2025**

1. Address of Violation:

   115 88th AVE, Treasure Island, FL 33706

2. Property Description:

   Use: 0110 Single Family Home
   Zoning District: (RU-15) Residential Medium
   Parcel #: 25-31-15-38394-000-0312
   Legal Description: HERRON'S SUB NO. 5 W 43FT OF E 75FT OF N 1/2 OF LOT 31

3. Description of Violations
   - Property contains old lumber, building materials, rubble and trash
   - Excessive overgrown weeds
   - Neglected, discolored and dead vegetation

   - Exterior of premises exhibits signs of neglect:
     - Excessive peeling and faded paint
     - Extensive fading and discoloration of bricks on chimney
     - Deteriorated and faded shingles on roof

   –

4. Code Provisions Violated

Sec.18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements

Sec. 68-495. - Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1)*Nuisances.* The exterior of the premises and of all structures shall be kept free of all nuisances and hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:

a. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.

b. The exterior of the structure including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation.

c. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or other conditions reflective of inadequate maintenance or deterioration.

d. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

(2)*Turf* maintenance *and height of grass.* The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.

B .Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.

c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.

d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.

e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

5. Staff Actions
    a. Courtesy Notice- N/A
        i. Pictures 04/09/2026
    b. Notice of Violation- 04/20/2026
        i. Affidavit of Service – 04/20/2026
        ii. Proof of Property Ownership – 04/20/2026
        iii. Pictures – 04/09/2026 04/20/20236
        iv. Compliance Date – 05/04/2026
    c. Notice of Hearing – 05/28/2026
        i. Affidavit of Service – 05/28/2026
        ii. Proof of Property Ownership – 05/28/2026
        iii. Pictures – 05/28/2026 06/09/2026
        iv. Compliance Date – 06/04/2026

6. Staff Recommendation

    Staff recommend the property owner be found as a First-Time Violator of Section 18-37 Sec 68-495 and required to complete the following steps within 30 days. The steps required to correct the violations include:

    a. Remove all old lumber, building materials, rubble and trash
    b. Cut down overgrown weeds
    c. Treat or remove all discolored and dead vegetation
    d. Remove and repaint all areas of peeling paint
    e. Remove and/or replace faded and peeling bricks on chimney
    f. Remove and repair faded shingles on roof

7. Proposed Motion

    In the case, I move that the Code Enforcement Board find that the Respondent **was/was not** present and based on the testimony and evidence received, it is evident that a violation **does/does not** exist and therefore, the Respondent, Kathleen C Ford, **is/is not** found to be a first-time violator of the Treasure Island Code of Ordinances Sections 18-37 and 68-495 and is ordered to meet the requirements listed above . If the above corrective action is not accomplished by 12:00 AM on July 17, 2026, a return hearing notice will be posted and the Respondent will return to hearing on August 20, 2026 for further determination.

    Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Board of compliance.

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-006641-2025

April 20, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Kathleen C Ford
Eileen McGrath Clark Revocable Trust
115 88th AVE
Treasure Island FL 33706

RE: Notice of Violation, City of Treasure Island v. Kathleen C Ford Eileen McGrath Clark Revocable Trust

Dear Kathleen C Ford Eileen McGrath Clark Revocable Trust,

Please be advised that your property located at 115 88th AVE., Treasure Island, FL 33706 is in violation of Sections Sec 18-37 **Sec. 68-495** and of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
115 88th AVE , Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Medium (RU-15)
Parcel #: 25-31-15-38394-000-0312
Legal Description: HERRON'S SUB NO. 5 W 43FT OF E 75FT OF N 1/2 OF LOT 31

Section B-Description of Violations:

- **Property contains old lumber, building materials, rubble and trash**
- **Excessive overgrown weeds**
- **Neglected, discolored and dead vegetation**

- **Exterior of premises exhibits signs of neglect:**
  Excessive peeling and faded paint
  Extensive fading and discoloration of bricks on chimney
  Deteriorated and faded shingles on roof

Section C- Code Provisions Violated:

Sec.18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements

Sec. 68-495. - Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1)*Nuisances.* The exterior of the premises and of all structures shall be kept free of all nuisances and hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:

a. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.

b. The exterior of the structure including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation.
c. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or other conditions reflective of inadequate maintenance or deterioration.
d. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

(2)*Turf* maintenance *and height of grass.* The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.
B .Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.
c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.
d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.
e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

Section D- Corrective Action Due by12:00 May 4th, 2026:

- Remove old lumber, building materials, rubble and trash
- Trim, cut back or remove overgrown weeds
- Remove dead vegetation and treat neglected and discolored vegetation
- Repair all peeling paint
- Repair fading and discolored bricks on chimney
- Repair deteriorated and faded shingles on roof

If the corrective action set forth above is not taken by 12:00AM on May 4th, 2026, the undersigned will request a hearing before the Code Enforcement Board of the City of Treasure Island, FL. The Code Enforcement Board may assess penalties including a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. If the fine is not paid, it will become a lien on the property, which may be satisfied by foreclosure and sale of the property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

The Code Enforcement Board has the power to subpoena alleged violators and witnesses to its hearings, to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case, to take testimony under oath, and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable City Codes. Such steps may include indirect action by the City to correct the violation at the property owner's expense.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action set forth above, **it is your responsibility to contact the City and arrange for an inspection to verify compliance.**

If you have any questions regarding the contents of this Notice of Violation, please contact this office at codes@mytreasureisland.org.

For the City of Treasure Island,

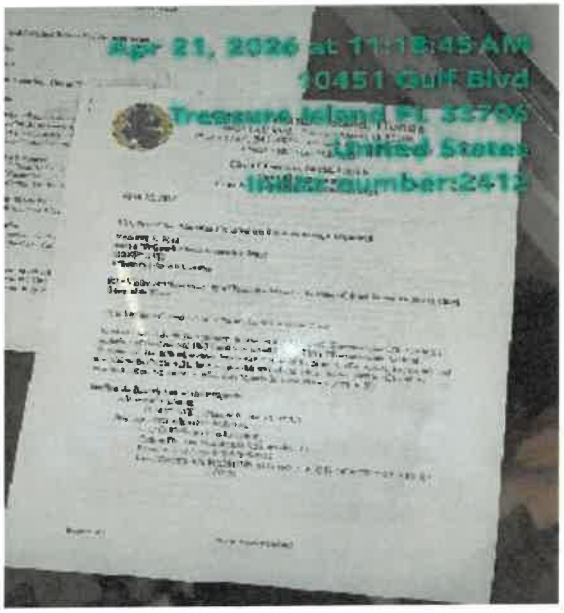
Pamela Nash
Code Compliance Inspector
City of Treasure Island
727.215.3443

nspection photos 115 88th NOV 04/18/2026 - 04/21/2026













City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case #
LANDSCAPE-006641-2025

I hereby certify that a copy of the **Notice of Violation** was served on April 20, 2026, by Pamela Nash via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:

Kathleen C Ford Eileen McGrath Clark Revocable Trust 115 88th AVE Treasure Island FL 33706 CERTIFIED MAIL NUMBER: 9214 8902 9562 6590 1618 7187 (Receipt Attached)

x Posting on the property at:115 88TH AVE TREASURE ISLAND FL 33706 (Picture Attached)

x Posting at City Hall by Pamela Nash (Picture Attached).

By: Pamela Nash

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 20TH day of Apri 2026, by Pamela Nash who is personally known to me.

NOTARY SEAL
EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

Emily Ellis
Notary Public

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1618 7187 04

Kathleen C Ford Eileen McGrath Clark Revocable Trust
115 88TH AVE
TREASURE ISLAND FL 33706

LANDSCAPE-005048-2024

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

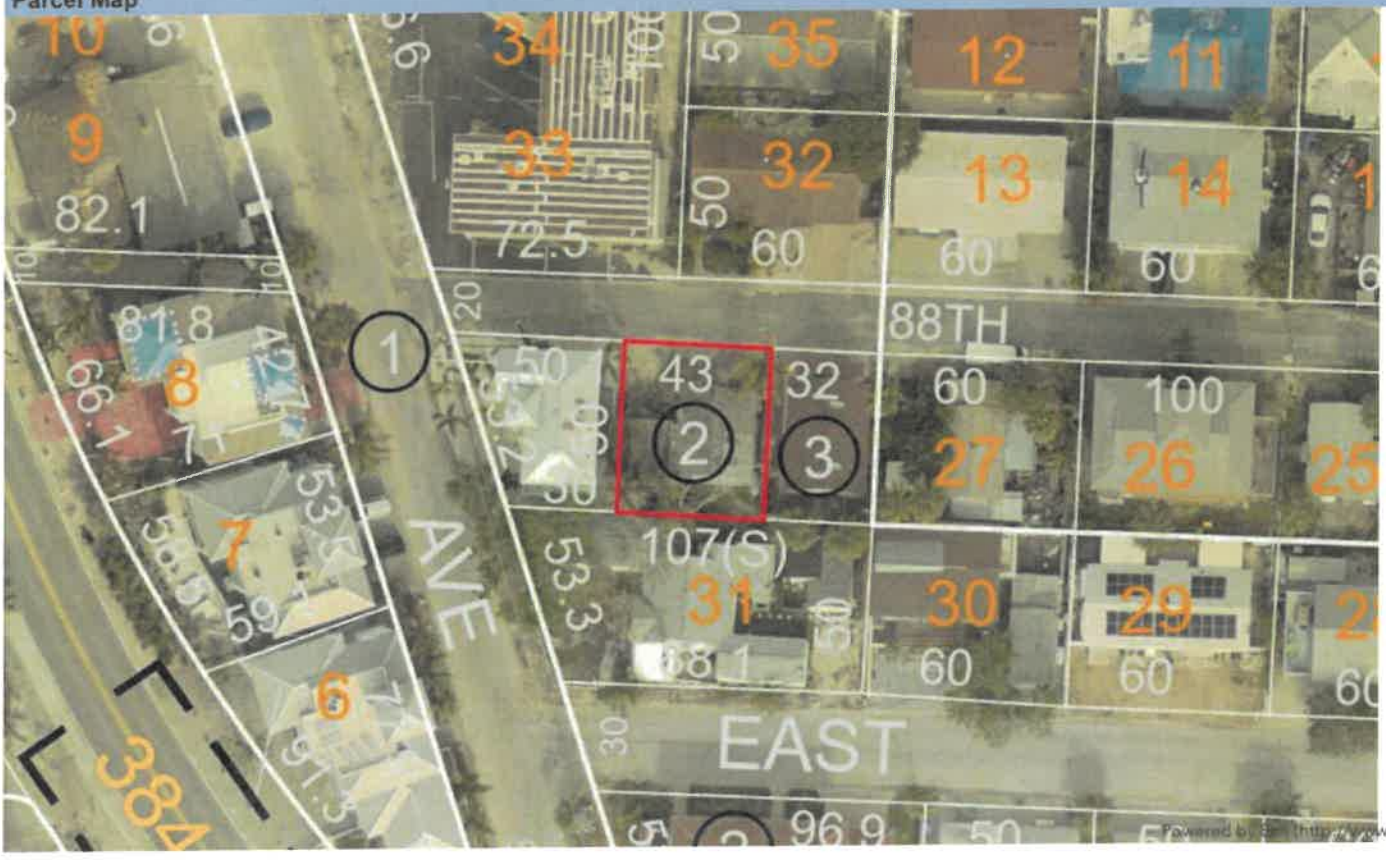
Parcel Summary
(as of 18-Apr-2026)

Parcel Number
25-31-15-38394-000-0312

- Owner Name
  FORD, KATHLEEN C
  CLARK, EILEEN MCGRATH REVOCABLE TRUST
- Property Use
  0110 Single Family Home
- Site Address
  115 88TH AVE
  TREASURE ISLAND, FL 33706
- Mailing Address
  115 88TH AVE
  TREASURE ISLAND, FL 33706-3307
- Legal Description
  HERRON'S SUB NO. 5 W 43FT OF E 75FT OF N 1/2 OF LOT 31
- Current Tax District
  TREASURE ISLAND (TI)
- Year Built
  1945

Living SF	Gross SF	Living Units	Buildings
552	**739**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	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).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17754/0034	$326,700	279.01	A	Current FEMA Maps	Check for EC	Zoning Map	21/20

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$275,372	$275,372	$275,372	$275,372	$275,372

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$450,522	$334,294	$334,294	$450,522	$334,294
2023	N	$451,697	$303,904	$303,904	$451,697	$303,904
2022	N	$340,958	$276,276	$276,276	$340,958	$276,276
2021	N	$289,672	$251,160	$251,160	$289,672	$251,160
2020	N	$228,327	$228,327	$228,327	$228,327	$228,327

2025 Tax Information

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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
02-Oct-2012	$0	U	I	CLARK STEPHEN EARL TR	CLARK STEPHEN EARL	17754/0034
22-Sep-2000	$113,500	Q	I	BRIGNONE SHERYL L	FORD, KATHLEEN C	11061/2245
11-Jul-1994	$77,900	Q	I	ABRAHAMSON ERIK G	BRIGNONE, SHERYL L.	08723/0700
23-May-1991	$100	U	I	THOMAS ALICE	SARNO, ELSA M.	07577/1325
23-May-1991	$58,500	Q	I	SARNO ELSA M	ABRAHAMSON, ERIK G.	07577/1327

2025 Land Information

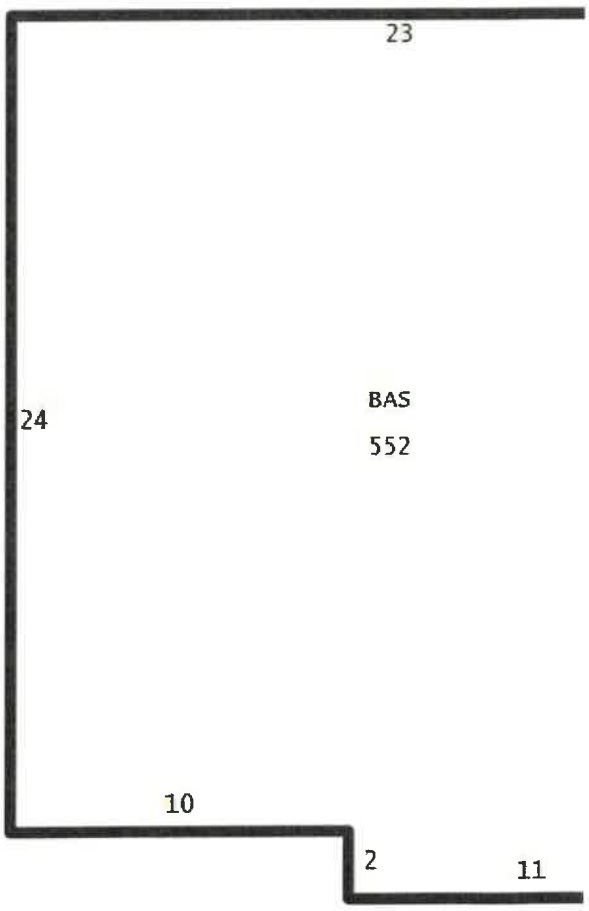
Land Area: ≅ 2,152 sf | ≅ 0.04 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	43x50	$8,500	43.00	FF	.8136	$297,371

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Wood
Exterior Walls:	Frame/Reclad Alum/Viny
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1945
Building Type:	Single Family
Quality:	Fair
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	3
Effective Age:	48

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	552	552
Open Porch Unfinished (OPU):	0	155
Utility Unfinished (UTU):	0	32
Total Area SF:	**552**	**739**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$28.00	320.0	$8,960	$3,584	1996
PATIO/DECK	$31.00	252.0	$7,812	$3,125	1991

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
0100719	PATIO/DECK	06/01/2001	$800

2025 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Mar 31, 2026				
Pay this Amount	$4557.43				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275324		TI

FORD, KATHLEEN C
CLARK, EILEEN MCGRATH REVOCABLE
TRUST
115 88TH AVE
TREASURE ISLAND, FL 33706-3307

PARCEL NO.: 25/31/15/38394/000/0312
SITE ADDRESS:115 88TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 20
LEGAL:
HERRON'S SUB NO. 5
W 43FT OF E 75FT OF N 1/2
OF LOT 31

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	275,372	0	275,372	1,250.82
HEALTH DEPARTMENT	0.0713	275,372	0	275,372	19.63
EMS	0.8050	275,372	0	275,372	221.67
SCHOOL-STATE LAW	3.0450	275,372	0	275,372	838.51
SCHOOL-LOCAL BD.	3.2480	275,372	0	275,372	894.41
TREASURE ISLAND	3.8129	275,372	0	275,372	1,049.97
SW FLA WTR MGMT.	0.1831	275,372	0	275,372	50.42
PINELLAS COUNTY PLN.CNCL.	0.0175	275,372	0	275,372	4.82
JUVENILE WELFARE BOARD	0.8250	275,372	0	275,372	227.18

TOTAL MILLAGE 16.5501 — GROSS AD VALOREM TAXES $4,557.43

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

GROSS NON-AD VALOREM ASSESSMENTS $0.00

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $4,557.43

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2025 REAL ESTATE TAX

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Mar 31, 2026				
Pay this Amount	$4557.43				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275324		TI

FORD, KATHLEEN C
CLARK, EILEEN MCGRATH REVOCABLE
TRUST
115 88TH AVE
TREASURE ISLAND, FL 33706-3307

PARCEL NO.: 25/31/15/38394/000/0312
SITE ADDRESS:115 88TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 20
LEGAL:
HERRON'S SUB NO. 5
W 43FT OF E 75FT OF N 1/2
OF LOT 31

Duplicate N/A 04/18/2026
Paid 03/31/2026 Receipt # 1653-25-TAX-006601$4,557.43

TREASURE ISLAND
FLORIDA

10451 Gulf Blvd.
Treasure Island, FL. 33706

TAMPA FL 335
22 APR 2026

FP US POSTAGE
$000.74º
First-Class - IMI
ZIP 33706
04/21/2026
036B 0011823425

April NOV

Kathleen C Ford
Eileen McGrath Clark Revocable Trust
115 88th AVE
Treasure Islan

NIXIE 339 DE 1 0004/26/26
RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD
BC: 33706481451 *2901-09617-22-40

33706-330715
33706>4814

CERTIFIED MAIL

TAMPA FL 33

FP US POSTAGE
$008.86º
First-Class - IMI
ZIP 33706
04/21/2026
036B 0011823425

April NOV

City of Treasure Isla
10451 Gulf Blvd., Treasure Isl
Phone (727) 547-4575 codes@n
www.mytreasureisland.

City of Treasure Island, F

Case No. LANDSCA

April 21, 2026

NIXIE 339 DE 1 0004/26/26
RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-006641-2025

Notice Of Hearing
(First Offense)

May 28, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Kathleen C Ford
115 88th AVE
Treasure Island FL 33706

RE: City of Treasure Island v. Kathleen C Ford

Dear Kathleen C Ford ,

On April 20th, 2026, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by 12:00 AM on May 24th, 2026. It is alleged that you have failed to correct the violation set forth above and specified in the Notice of Violation by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday June 17th, 2026 at 11:00 AM at City Hall, Commission Chambers, 10451 Gulf Blvd. Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
115 88th AVE , Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home_
Zoning District: Residential Medium (RU-15)
Parcel #: 25-31-15-38394-000-0312
Legal Description: HERRON'S SUB NO. 5 W 43FT OF E 75FT OF N 1/2 OF LOT 31

Section B-Description of Violations

- **Property contains old lumber, building materials, rubble and trash**
- **Excessive overgrown weeds**
- **Neglected, discolored and dead vegetation**

- **Exterior of premises exhibits signs of neglect:**
  - **Excessive peeling and faded paint**
  - **Extensive fading and discoloration of bricks on chimney**
  - **Deteriorated and faded shingles on roof**

Section C- Code Provisions Violated

Section C- Code Provisions Violated:

Sec.18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements

Sec. 68-495. - Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1)*Nuisances.* The exterior of the premises and of all structures shall be kept free of all nuisances and hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:

a. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.

b. The exterior of the structure including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation.

c. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or other conditions reflective of inadequate maintenance or deterioration.

d. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

(2)*Turf* maintenance *and height of grass.* The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.

B .Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.

c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.

d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.

e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

Section D- Corrective Action by 12:00 AM on June 4th, 2026

- Remove old lumber, building materials, rubble and trash
- Trim, cut back or remove overgrown weeds
- Remove dead vegetation and treat neglected and discolored vegetation
- Repair all peeling paint
- Repair fading and discolored bricks on chimney
- Repair deteriorated and faded shingles on roof

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring

a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross-examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) working days before the hearing but no later than 12:00 AM on June 7th 2026.

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: " **LANDSCAPE-006641-2025**
Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than September 2025.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Compliance Inspector in the Notice of Violation, the case may still be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at (727) 547 4575 ext. 286.

After the hearing, the Code Enforcement Board or Special Magistrate will make findings of facts, conclusions of law, and if a violation is found will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board or Special Magistrate could result in a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction. Please note that any violations of the Floodplain Ordinance (Chapter 66), that are not corrected, may result in the loss of flood insurance coverage and/or disaster assistance pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board or Special Magistrate to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board or Special Magistrate at the hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim

transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

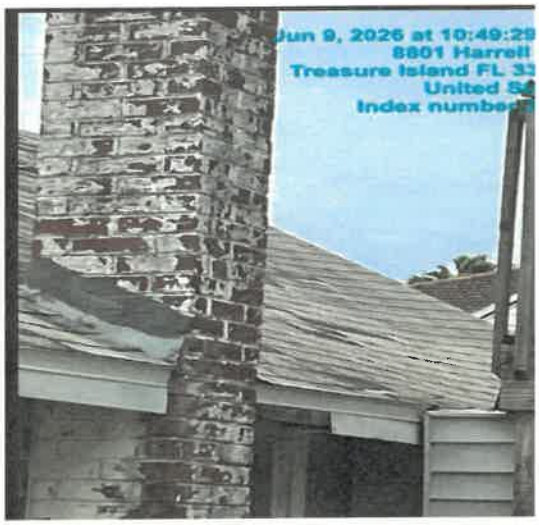
If you have any questions regarding the contents of this Notice, please contact this office 727.215.3443

For the City of Treasure Island,

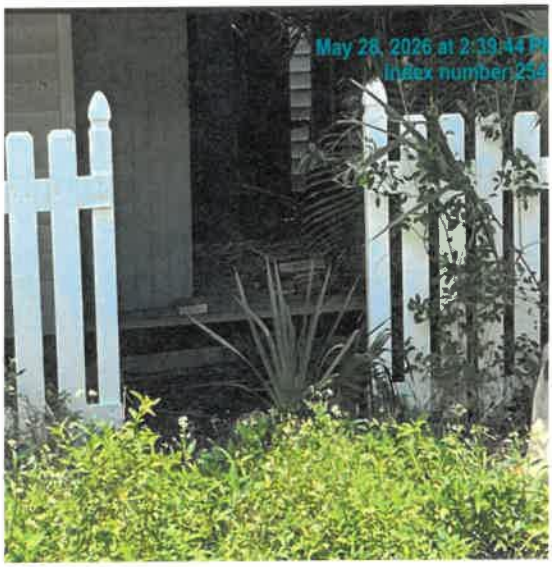
Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

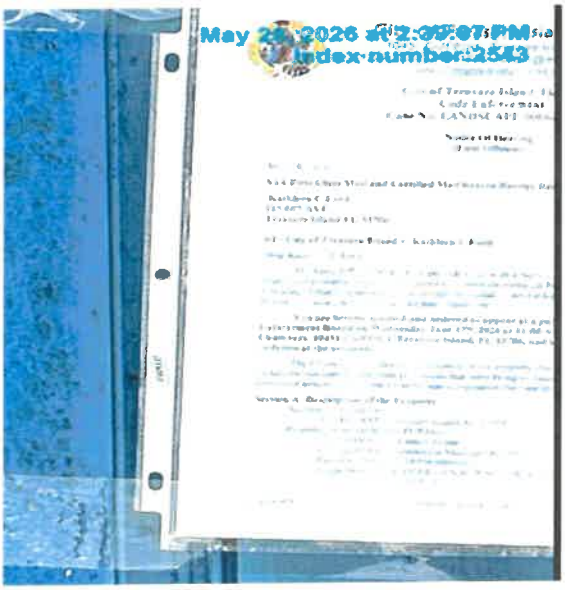
Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451Gulf Blvd., Treasure Island, FL 33706, (727) 547 4575, no later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

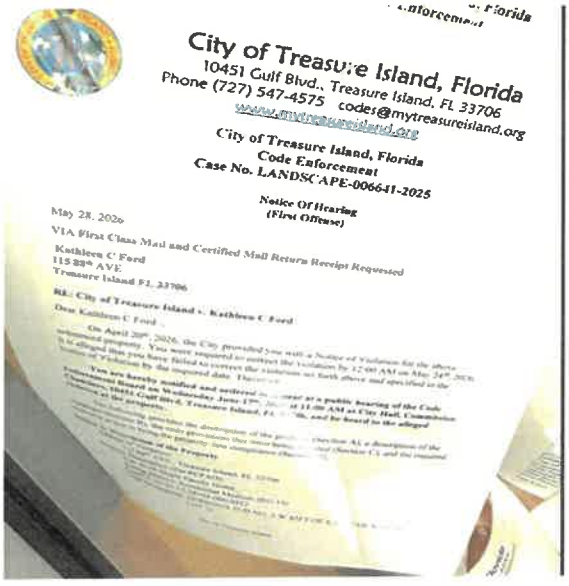











City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-006641-2025

Notice Of Hearing
(First Offense)

May 28, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Kathleen C Ford
115 28th AVE
Treasure Island FL 33706

RE: City of Treasure Island v. Kathleen C Ford

Dear Kathleen C Ford

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case #
LANDSCAPE-006641-2025

I hereby certify that a copy of the **Notice of Hearing** was served on May 28th 2026, by Pamela Nash via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:

Kathleen C Ford Eileen McGrath Clark Revocable Trust 115 88th AVE Treasure Island FL 33706 CERTIFIED MAIL NUMBER 9214 8902 9562 6590 1619 7997 40 (Receipt Attached)

x Posting on the property at:115 88TH AVE TREASURE ISLAND FL 33706 (Picture Attached)

x Posting at City Hall by Pamela Nash (Picture Attached).

By: _____

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 28TH DAY OF MAY 2026, by Pamela Nash who is personally known to me.

BIANCA A. DANET
MY COMMISSION # HH505397
EXPIRES: March 18, 2028

NOTARY SEAL

_____
Notary Public

Mailpiece Information

Tracking Number	Reference (Shown on Signature):	Internal Reference/Description	Return Address	Destination Address	Date Mailed	Last Delivery Status
9214890295626590161979740	LANDSCAPE-006641-2025		PAMELA NASH City of Treasure Island 10451 Gulf Blvd Treasure Island, FL 33706	Kathleen C Ford Eileen McGrath Clark Revocable Trust 115 88TH AVE TREASURE ISLAND, FL 33706	5/28/2026	Delivered Front Desk/Reception/Mail Room SAINT PETERSBURG, FL 2026-06-04

USPS Tracking Details

Date	Status of Item	Location
2026-06-04, 9:53am	Delivered Front Desk/Reception/Mail Room	SAINT PETERSBURG, FL 33706
2026-06-03, 8:00pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-06-03, 6:22pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-06-03, 3:34pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-06-02, 2:53am	Processed Through Usps Facility	FORT MYERS FL DISTRIBUTION CENTER, 33913
2026-05-30, 5:01pm	Return To Sender	SAINT PETERSBURG, FL 33706
2026-05-29, 8:57pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-05-29, 4:39pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-05-29, 11:18am	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-05-28, 10:53pm	Processed Through Usps Facility	TAMPA, FL 33630
2026-05-28, 9:38pm	Origin Acceptance	SAINT PETERSBURG, FL 33706
2026-05-28, 9:09pm	Pre-Shipment Info Sent Usps Awaits Item	SAINT PETERSBURG, FL 33706

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 11-Jun-2026)

Parcel Number
25-31-15-38394-000-0312

- Owner Name
  FORD, KATHLEEN C
  CLARK, EILEEN MCGRATH REVOCABLE TRUST
- Property Use
  0110 Single Family Home
- Site Address
  115 88TH AVE
  TREASURE ISLAND, FL 33706
- Mailing Address
  115 88TH AVE
  TREASURE ISLAND, FL 33706-3307
- Legal Description
  HERRON'S SUB NO. 5 W 43FT OF E 75FT OF N 1/2 OF LOT 31
- Current Tax District
  TREASURE ISLAND (TI)
- Year Built
  1945

Living SF	Gross SF	Living Units	Buildings
552	**739**	**1**	**1**

Parcel Map



Powered by Esri (https://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	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).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17754/0034	$326,700	279.01	A	Current FEMA Maps	Check for EC	Zoning Map	21/20

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$275,372	$275,372	$275,372	$275,372	$275,372

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$450,522	$334,294	$334,294	$450,522	$334,294
2023	N	$451,697	$303,904	$303,904	$451,697	$303,904
2022	N	$340,958	$276,276	$276,276	$340,958	$276,276
2021	N	$289,672	$251,160	$251,160	$289,672	$251,160
2020	N	$228,327	$228,327	$228,327	$228,327	$228,327

2025 Tax Information

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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
02-Oct-2012	$0	U	I	CLARK STEPHEN EARL TR	CLARK STEPHEN EARL	17754/0034
22-Sep-2000	$113,500	Q	I	BRIGNONE SHERYL L	FORD, KATHLEEN C	11061/2245
11-Jul-1994	$77,900	Q	I	ABRAHAMSON ERIK G	BRIGNONE, SHERYL L.	08723/0700
23-May-1991	$100	U	I	THOMAS ALICE	SARNO, ELSA M.	07577/1325
23-May-1991	$58,500	Q	I	SARNO ELSA M	ABRAHAMSON, ERIK G.	07577/1327

2025 Land Information

Land Area: ≅ 2,152 sf | ≅ 0.04 acres Frontage and/or View: None Seawall: No

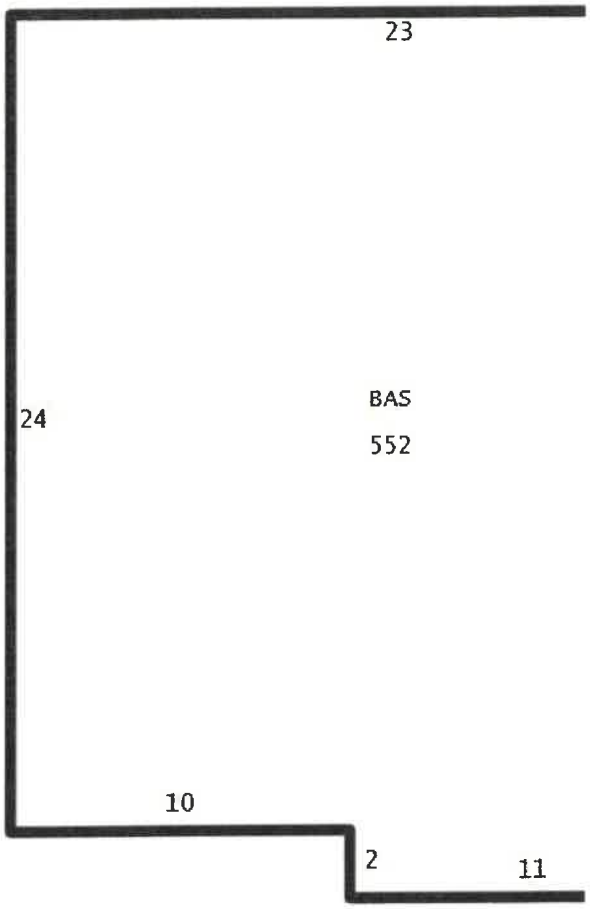
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	43x50	$8,500	43.00	FF	.8136	$297,371

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Wood
Exterior Walls:	Frame/Reclad Alum/Viny
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1945
Building Type:	Single Family
Quality:	Fair
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	3
Effective Age:	48

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	552	552
Open Porch Unfinished (OPU):	0	155
Utility Unfinished (UTU):	0	32
Total Area SF:	**552**	**739**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$28.00	320.0	$8,960	$3,584	1996
PATIO/DECK	$31.00	252.0	$7,812	$3,125	1991

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
0100719	PATIO/DECK	06/01/2001	$800

2025 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Mar 31, 2026
Pay this Amount	$4557.43

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275324		TI

PARCEL NO.: 25/31/15/38394/000/0312
SITE ADDRESS:115 88TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 20
LEGAL:
HERRON'S SUB NO. 5
W 43FT OF E 75FT OF N 1/2
OF LOT 31

FORD, KATHLEEN C
CLARK, EILEEN MCGRATH REVOCABLE
TRUST
115 88TH AVE
TREASURE ISLAND, FL 33706-3307

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
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LEVYING AUTHORITY	AMOUNT

GROSS NON-AD VALOREM ASSESSMENTS $0.00

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $4,557.43

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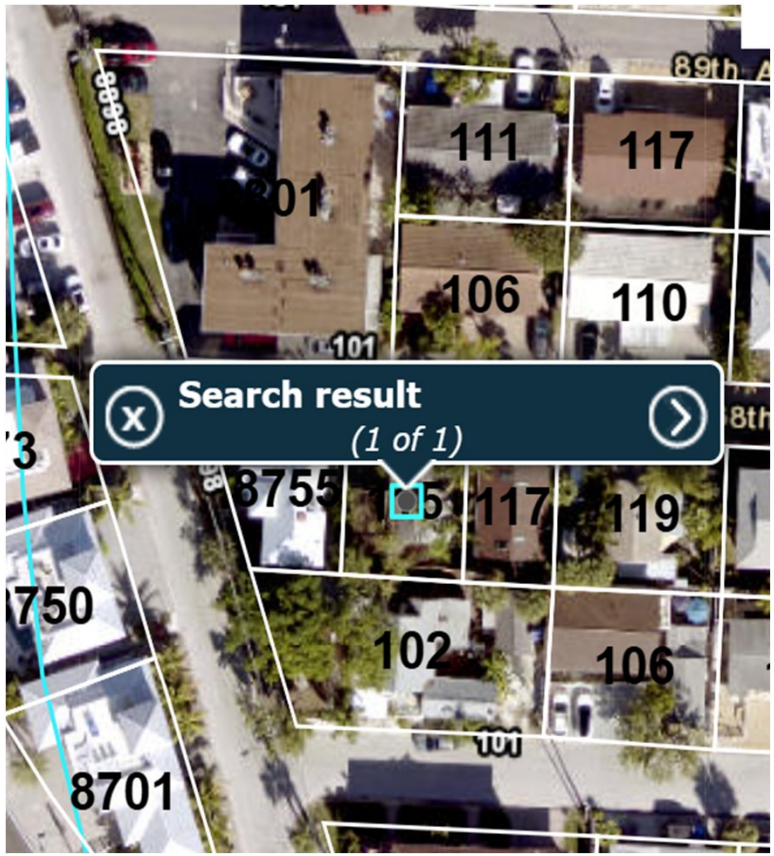
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115 88TH AVE
TREASURE ISLAND, FL 33706-3307

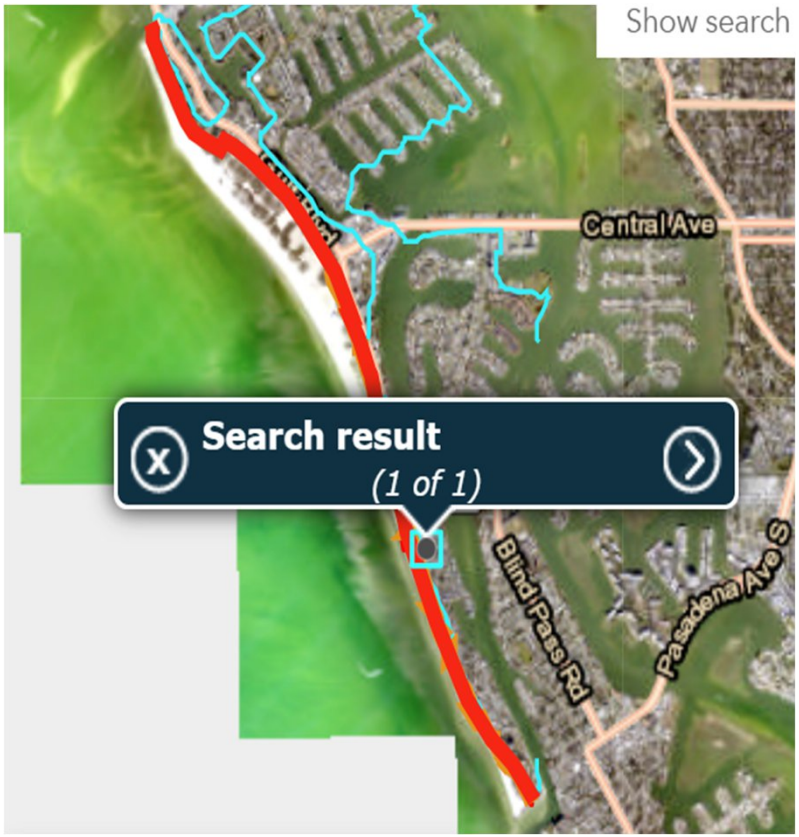
Duplicate N/A 06/09/2026
Paid 03/31/2026 Receipt # 1653-25-TAX-006601$4,557.43

Board

CEB CASE
LANDSCAPE-006641-2025
Kathreen C Ford
115 88TH AVE TREASURE ISLAND FL
33706

Zoning Map


Search result
(1 of 1)
111
117
106
110
101
8755
117
119
102
106
8701
750


Show search
Central Ave
Search result
(1 of 1)
Blind Pass Rd
Pasadena Ave S

Code Sections

Sec. 18-37. - Unhealthful accumulations declared public nuisance

Sec. 68-495. - Minimum property standards

Notice of Violation

- Notice posted – 04/20 /2026
- Proof of Property Ownership – 04/20/2026
    - PCPAO
    - Property Tax Receipt
- Affidavit of Service –04/20/2026
- Pictures dated- 04/09/2026 04/20/20236
- Code Sections – 18-37, 68-495
- Compliance Date – 05/05/2026

NOV Pictures






Apr 9, 2026 at 3:30:11 PM
115 88th Ave
Treasure Island FL 33706
United States
Index number:2386



Notice of Hearing

- Posted date- 05/28/2026
- Proof of Property Ownership – 05/28/2026
    - PCPAO
    - Property Tax Receipt
- Code Sections – 18-37, 68-495
- Affidavit of Service –05/28/2026
- Pictures Dated –05/28/2026, 06/03/2026, 06/09/2026
- Compliance Date- 06/04/2026

NOH Pictures





NOH Pictures Continued



Staff Recommendation

- Staff recommend the property owner be found as a first-time violator and given 30 days to correct the violation.
- The steps required to correct the violations include:
  - Remove all old lumber, building materials, rubble and trash
  - Cut down overgrown weeds
  - Treat or remove all discolored and dead vegetation
  - Remove and repaint all areas of peeling paint
  - Remove and/or replace faded and peeling bricks on chimney

Proposed Motion

In the case LANDSCAPE –006641-2025, I move that the Code Enforcement Board find that the Respondent **was/was not** present and based on the testimony and evidence received, it is evident that a violation **does/does not** exist and therefore, the Respondent, Kathleen C Ford, **is/is not** found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and 68-495 is ordered to:

- Remove all old lumber, building materials, rubble and trash
- Cut down overgrown weeds
- Treat or remove all discolored and dead vegetation
- Remove and repaint all areas of peeling paint
- Remove and/or replace faded and peeling bricks on chimney
- Remove and repair faded shingles on roof

If the above corrective action is not accomplished by 12:00 AM on Friday July 17, 2026, a return hearing notice will be posted, and the Respondent will return to hearing on August 19, 2026, for further determination.

Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Board of compliance

Sec.18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 68-495 - Minium Property Standards

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards: (1) Nuisances. The exterior of the premises and of all structures shall be kept free of all nuisances, hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements: a. b. c. d. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris. The exterior of the structure including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive

corrosion or other conditions reflective of inadequate maintenance or deterioration. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications. (2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements: a. b. c. d. e. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right of-way. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways. (3) Gravel lawns. The use and maintenance of gravel lawns shall conform to the following requirements: Page 1 of 2 (Supp. No. 24) Created: 2024-04-30 10:22:09 [EST] a. Gravel, rock, shell and similar materials lawns are allowed and shall be maintained free of weeds and be permeable. The installation of such material shall require a grounds improvement permit from the city to ensure permeability. (Ord. No. 07-01, § 2, 3-20-07; Ord. No. 12-01, § 2, 3-20-12; Ord. No. 15-03, § 3, 7-7-15; Ord. No. 17-02, § 1, 6-20-17)

AGENDA ITEM NO. IX.2

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: June 17, 2026

SUBMITTED BY: Anna Bartenstein, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: NEW BUSINESS

SUBJECT:

FLOOD-005662-2025

Adrianna Lucille Cook Duran

11800 4th Street E, Treasure Island, FL 33706

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:

2. Code Board Cover Page 11800 4th.pdf
1. Evidentiary Fact Sheet 11800 4th St E.pdf
Sub Damaged Letter.pdf
3. Courtesy Notice.pdf
4. Notice of Violation 11800 4th St 10.9.25.pdf
5. AFFIDAVIT OF SERVICE.pdf
6. Cert Mail NOV.pdf
7. NOV photos 10.9.25.pdf

8. PCPAO 10.9.25.pdf
9. Tac Collector 10.9.25.pdf
10. Notice of Hearing 11800 4th St.pdf
11. Affidavit of Service NOH 11800 4th St 6.4.26.pdf
12. Cert Mail NOH.pdf
13. NOH photos 6.4.26.pdf
14. PCPAO 6.9.26.pdf
15. Tax Collector 6.9.26.pdf
16. Code Enforcement Board 11800 4th St E.pptx

CODE BOARD MEETING
CITY OF TREASURE ISLAND
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB #: FLOOD-005662-2025
City of Treasure Island v. Adrianna Lucille Cook Duran
Address: 11800 4th Street E, Treasure Island, FL 33706

Action Request: N/A

Strategic Objective: N/A

Date: June 17, 2026

Prepared By: Anna Bartenstein, Code Compliance Inspector

Through: James Dixon, Code Enforcement Supervisor
Maryellen Edwards, Community Development Director

Summary of Issue: First Hearing for Code Case

Attachments:

1. Courtesy Notice & Evidence

2. Notice of Violation/Affidavit of Service & Evidence

3. Notice of Hearing/Affidavit of Service & Evidence

4. Proof of Property Ownership

5. Supplemental Evidence

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

Code Enforcement Board
Evidentiary Fact Sheet
Case # **FLOOD-005662-2025**

1. Address of Violation:
   11800 4th Street E, Treasure Island, FL 33716
2. Property Description:

   Use: 0110 Single Family Home
   Zoning District: Residential Urban (RU-75)
   Parcel #: 14-31-15-13230-010-0130
   Legal Description: CAPRI ISLE SUB BLK J, LOT 13

3. Description of Violations
   - The pool has stagnant, dirty water, creating a breeding ground for mosquitoes.
   - Debris and personal objects outside on the porch for extended period.

4. Code Provisions Violated

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or grass in excess of ten inches, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

(Code 1985, § 10-111(a), (b); Ord. No. 2025-33, § 2, 12-2-25)

5. Staff Actions

a. Courtesy Notice – 6.20.25
b. Notice of Violation – 10.9.25
    i. Affidavit of Service
    ii. Proof of Property Ownership
        - PCPAO Printout
        - Pinellas County Tax Collector
    iii. Pictures of Posting
c. Notice of Hearing-6.4.26
    i. Affidavit of Service
    ii. Proof of Property Ownership
        - PCPAO Printout
        - Pinellas County Tax Collector
    iii. Pictures from posting

6. Staff Recommendation

Staff recommend the property owner be found as a First-Time Violator of Section 18-37 and required to complete the following steps within 30 days. The steps required to correct the violations include:

- Clean and properly maintain the pool or securely cover the pool to prevent access and water accumulation.
- Remove debris and personal belongings from exterior of property.

7. Proposed Motion

- In the case **FLOOD-005662-2025**, I move that the Code Enforcement Board find that the Respondent was/was not present and based on the testimony and evidence received, it is evident that a violation does/does not exist and therefore, the Respondent, Adrianna Lucille Cook Duran, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and is ordered to clean and properly maintain the pool and remove debris and personal belongings from exterior of property. If the above corrective action is not accomplished 12:00 on July 17, 2026, a return hearing notice will be posted and the Respondent will return to hearing on August 19th, 2026, for further determination.

  Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Board of Compliance.

December 6, 2024

DURAN, ADRIANNA LUCILLE COOK
715 119TH AVE
TREASURE ISLANDFL33706

TREASURE ISLAND FLORIDA

Property Address:
11800 4Th Street Treasure Island Florida 33706
Parcel ID:
14-31-15-13230-010-0130

Sent by Certified Mail and notified via Email: N/A

Notice of Substantial Damage Determination- **Substantially Damaged**

Dear Property Owner,

We hope this letter finds you safe as we recover from two major hurricanes. We recognize how overwhelming this situation can be, and we are here to help you through this difficult time.

We are contacting you because based on a review of your structure and the Substantial Damage Estimator tool results of 91%%, the structure at your property has been determined to be **Substantially Damaged**, and we want to provide important information to help guide you through the next steps in your recovery. We have also included details about financial assistance you may qualify for, which can help during your recovery.

"Substantial damage" means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B, Section 202.]

The City of Treasure Island and Florida Building codes require that your structure be brought into compliance with zoning, building and floodplain management regulations. Following the Florida Building Code and the City's floodplain management regulations ensures compliance with the National Flood Insurance Program (NFIP). It also may qualify the City and property owners like you for certain Federal grants or loans and Federal disaster assistance. Most importantly, these standards make sure your structure is safe from future flooding events.

There are four solutions that will meet applicable State, and/or City building requirements:

1. Elevate and repair your structure - The repaired structure must meet safety requirements and be elevated above the Base Flood Elevation (BFE) plus 2 feet or be dry-floodproofed for non-residential.
2. Replace your structure with an elevated one - The new structure must meet safety requirements and must be elevated above the Base Flood Elevation (BFE) plus 2 feet or be dry-floodproofed for non-residential.
3. Move your structure to a location outside of the flood hazard area.
4. Move to a new structure and remove your damaged structure from the property.

As we approach next hurricane season, if it looks like one of the solutions referenced above will not be complete by **June 1, 2025**, you may request a time extension. Making these big improvements to your structure may be overwhelming, but there are resources to help you through the decision-making

process:

- If you have a National Flood Insurance Program (NFIP) policy, provide this letter to your insurance adjuster and ask them if you are eligible for the additional coverage to help you come into compliance. If you are not sure you have this policy, contact your insurance agent to find out or see https://www.fema.gov/floodplain-management/financial-help/increased-cost-compliance
- You can apply for a property tax refund through the Pinellas County Property Appraiser at https://www.pcpao.gov
- You can apply for FEMA disaster assistance at https://www.disasterassistance.gov or by calling toll-free 800-621-3362
- You may also apply for U.S. Small Business Administration (SBA) disaster loans to bring your damaged structure into compliance or replace disaster-damaged or destroyed personal property. For more details, visit https://www.sba.gov/
- There is an upcoming opportunity for property owners to apply directly with the State for structural elevations and acquisition. To receive future updates about this program, please subscribe to receive FDEM Residential Mitigation Communications at *https://www.floridadisaster.org/subscription-topics/*.

If you do not believe that your structure was substantially damaged, you may request a reassessment through our online portal (OPPS) or email flood@mytreasureisland.org along with more detailed information. Documents that may be needed include, but are not limited to, an elevation certificate, photos of the damage from Hurricane Helene or Milton, photos of high-water lines, a private appraisal and at least one detailed cost estimate of all repairs necessary to return your structure to pre-storm conditions even if accomplished under multiple previous permits. Your request for a damage determination reassessment must be submitted to the City of Treasure Island within **60 days** of receipt of this determination letter.

Please note any submitted appraisal must be prepared as an "Actual Cash Value" (ACV) appraisal and must have all the information described in the "Actual Cash Value Appraisal Checklist for SI/SD Determinations". If you have already submitted a building permit and included an ACV appraisal with your application, please also attach a copy to your appeal request form to ensure a complete package. Another way to establish value is to apply through the Pinellas County Property Appraiser for a "value reconsideration". Please see instructions on their website here: https://www.pcpao.gov/how-do-i/storm-damage-faqs.

The Substantial Damage Determination Reassessment Request form and the Actual Cash Value appraisal checklist can be found on the City's website at https://www.mytreasureisland.org/permit_application_and_forms/index.php

Please remember that you are not alone in this journey. We are here to assist you every step of the way. For any questions or concerns, please email flood@mytreasureisland.org for flood related questions; permits@mytreasureisland.org for permitting questions or call 727-547-4575 ext. 230.

Sincerely,

Jesse Miller, CFM
Principal Planner
Floodplain Administrator

Patrick Wenzel, BN, PX, BU
Building Official

Outlook

Delivery confirmation for tracking #: 9214890295626590160771057 3 - Sent to ADRIANNA LUCILLE COOK DURAN

From CertifiedMailStream - Delivery Confirmation <usps@tracking.certifiedmailstream.com>
Date Mon 12/16/2024 6:21 PM
To Certified Mail <certifiedmail@MyTreasureIsland.Org>

This Message Is From an External Sender
This message came from outside your organization.

USPS Certified Mail - Delivery Confirmation

This mailpiece was delivered on 12/16/2024 at 6:08pm.

Mailpiece Information

Sender Information	Recipient Information
City of Treasure Island Community Development City of Treasure Island 10451 Gulf Blvd. Treasure Island, FL 33706	ADRIANNA LUCILLE COOK DURAN 715 119TH AVE TREASURE ISLAND , FL 33706

View more detailed information regarding this shipment on certifiedmailstream.com

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

Date: 6.20.2025

Courtesy Notice of Code Violation

FLOOD-005662-2025

During a recent review of the property located at in the city of Treasure Island, FL it was noted that this property is in violation of the following City Code(s):

☐ Interior demolition without permits

Sec. 66-104.1- Permits Required

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter and all other applicable codes and regulations have been satisfied.

Required action to bring property into compliance:

- **Apply for and obtain an issued permit. Schedule and pass all required inspections.**

As you may be unaware of this violation, this letter serves as a courtesy notice. Your voluntary cooperation is appreciated. Please take the necessary steps to correct the violation within 14 days of receipt of this notice.

My contact information is listed below if you have any questions or concerns. Thank you in advance for your cooperation in this matter.

Code Compliance
City of Treasure Island
codes@mytreasureisland.org

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005662-2025

October 9, 2025

VIA First Class Mail and Certified Mail Return Receipt Requested

Adrianna Lucille Cook Duran
11800 4th St E
Treasure Island FL 33706

Adrianna Lucille Cook Duran
715 119th Ave
Treasure Island FL 33706

RE: Notice of Violation, City of Treasure Island v. Adrianna Lucille Cook Duran

Dear Adrianna Lucille Cook Duran,

Please be advised that your property located at 11800 4th St E. Treasure Island, FL 33706 is in violation of 18-37, 68-495 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
11800 4th St E Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Urban (RU-75)
Parcel #: 14-31-15-13230-010-0130
Legal Description: CAPRI ISLE SUB BLK J, LOT 13

Section B-Description of Violations

- Pool is not being maintained creating stagnant water and is conducive to the breeding of mosquitoes
- Turf maintenance, grass and weeds over 6”
- Dead vegetation on property

Section C- Code Provisions Violated:

Sec.18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 68-495

(2) *Turf maintenance and height of grass.* The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:
a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.
b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.
c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.
d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.
e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

Section D- Corrective Action Due by: 4:00 PM on November 6, 2025

- Maintain pool in such a way that there is no stagnant water
- Trim grass and weeds to below 6”
- Remove dead vegetation

If the corrective action set forth above is not taken by 4:00 PM on November 6, 2025, the undersigned will request a hearing before the Code Enforcement Board of the City of Treasure Island, FL. The Code Enforcement Board may assess penalties including a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. If the fine is not paid, it will become a lien on the property, which may be satisfied by foreclosure and sale of the property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

The Code Enforcement Board has the power to subpoena alleged violators and witnesses to its hearings, to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case, to take testimony under oath, and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable City Codes. Such steps may include indirect action by the City to correct the violation at the property owner’s expense.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action set forth above, **it is your responsibility to contact the City and arrange for an inspection to verify compliance.**

If you have any questions regarding the contents of this Notice of Violation, please contact this office at codes@mytreasureisland.org.

For the City of Treasure Island,

Pamela Nash
Code Compliance Inspector
City of Treasure Island
727-547-4575 ext. 286

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case FLOOD-005662-2025

I hereby certify that a copy of the Notice of Violation was served on October 9, 2025 by Pamela Nash via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Adrianna Lucille Cook Duran 11800 4th ST E., Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1613 9722 55 (Receipt Attached)
Adrianna Lucille Cook Duran 715 119th AVE Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1613 9722 79 (Receipt Attached)

x Posting on the property at: 11800 4th ST E., Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Pamela Nash (Picture Attached).

By: _____

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

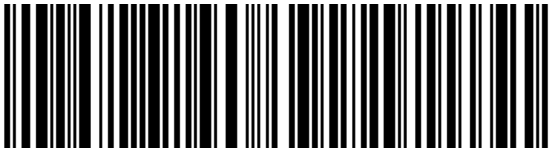
The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 9th day of October 2025, by Pamela Nash is personally known to me or has produced as identification.

NOTARY SEAL

Andrea M. Farrington
Notary Public

Notary Public State of Florida
Andrea M. Farrington
My Commission HH 649198
Expires 3/9/2029

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706

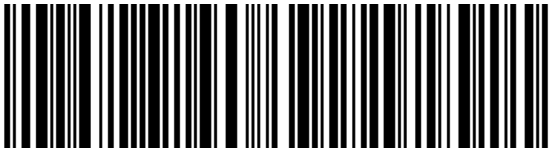


9214 8902 9562 6590 1613 9722 55

ADRIANNA LUCILLE COOK DURAN
11800 4TH ST E
TREASURE ISLAND FL 33706

FLOOD-005662-2025

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1613 9722 79

ADRIANNA LUCILLE COOK DURAN
715 119TH AVE
TREASURE ISLAND FL 33706

FLOOD-005662-2025

Index number:1504
11800 Fourth St E
Treasure Island FL 33706
United States
Oct 9, 2025 at 12:39:19 PM

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005662-2025

October 9, 2025

VIA First Class Mail and Certified Mail Return Receipt Requested

Adrianna Lucille Cook Duran
11800 4th St E
Treasure Island FL 33706

Adrianna Lucille Cook Duran
715 119th Ave
Treasure Island FL 33706

RE: Notice of Violation, City of Treasure Island v. Adrianna Lucille Cook Duran

Dear Adrianna Lucille Cook Duran,

Please be advised that your property located at 11800 4th St E. Treasure Island, FL 33706 is in violation of 18-37, 68-495 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
11800 4th St E Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Urban (RU-75)
Parcel #: 14-31-15-13230-010-0130
Legal Description: CAPRI ISLE SUB BLK J, LOT 13

Section B-Description of Violations

- Pool is not being maintained creating stagnant water and is conducive to the breeding of mosquitoes
- Turf maintenance, grass and weeds over 6"
- Dead vegetation on property



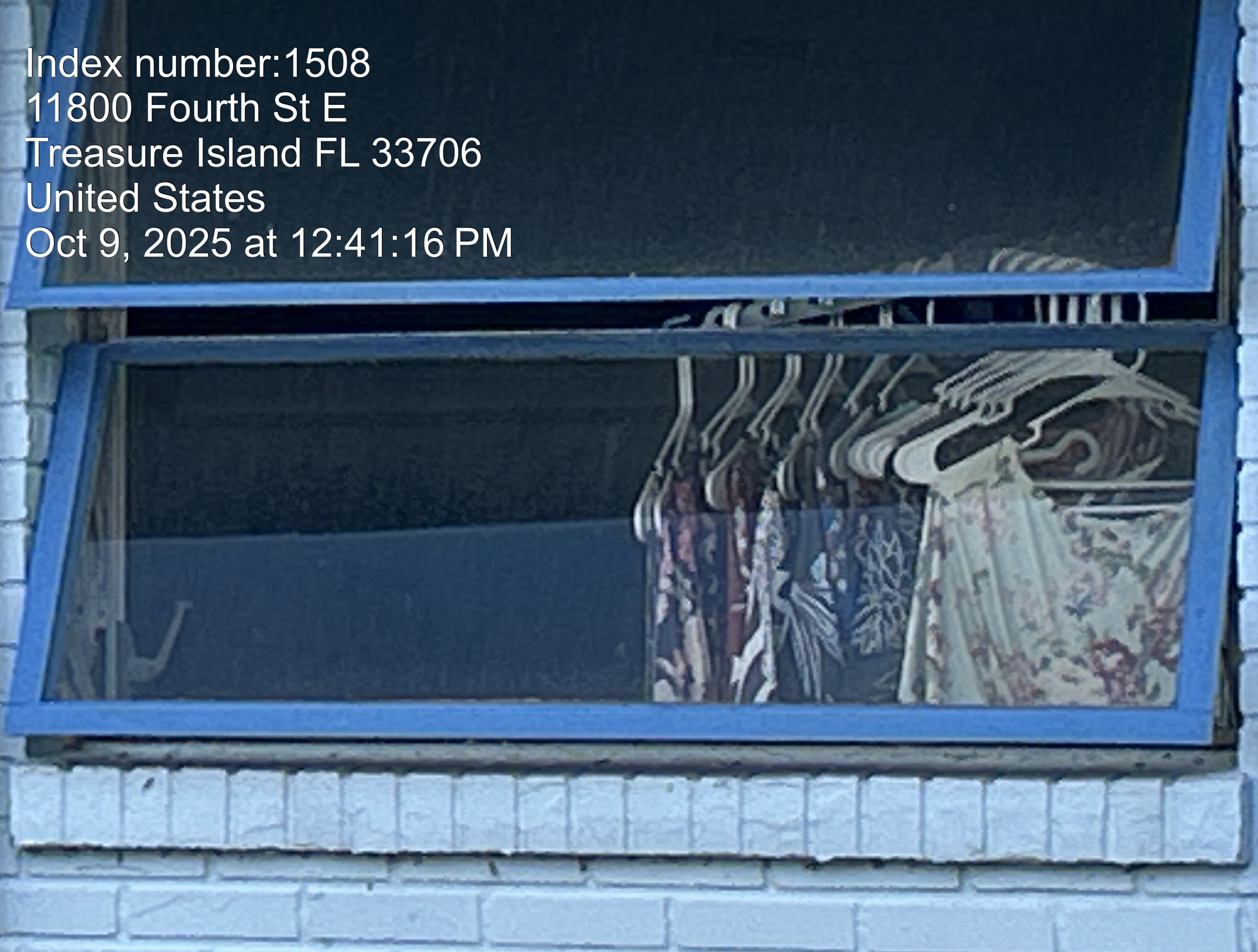
Index number:1505
11800 Fourth St E
Treasure Island FL 33706
United States
Oct 9, 2025 at 12:40:18 PM

Index number:1506
11800 Fourth St E
Treasure Island FL 33706
United States
Oct 9, 2025 at 12:40:41 PM


10-03-2025 11:34 AM
169

Index number:1507
11800 Fourth St E
Treasure Island FL 33706
United States
Oct 9, 2025 at 12:41:03 PM

Index number:1508
11800 Fourth St E
Treasure Island FL 33706
United States
Oct 9, 2025 at 12:41:16 PM



Index number:1510
11800 Fourth St E
Treasure Island FL 33706
United States
Oct 9, 2025 at 12:41:56 PM

Parcel Summary (as of 09-Oct-2025)

Parcel Number
14-31-15-13230-010-0130

Owner Name
DURAN, ADRIANNA LUCILLE COOK

Property Use
0110 Single Family Home

Site Address
11800 4TH ST E
TREASURE ISLAND, FL 33706

Mailing Address
715 119TH AVE
TREASURE ISLAND, FL 33706-1027

Legal Description
CAPRI ISLE SUB BLK J, LOT 13

Current Tax District
TREASURE ISLAND (TI)

Year Built
1956

Living SF	Gross SF	Living Units	Buildings
2,206	2,890	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22942/1943	$717,900	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	38/1

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$607,147	$607,147	$607,147	$607,147	$607,147

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
2024	Y	$1,007,865	$291,313	$241,313	$266,313	$241,313
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2021	Y	$537,528	$268,250	$218,250	$243,250	$218,250
2020	Y	$495,278	$264,546	$214,546	$239,546	$214,546

2024 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024
Pay this Amount	$3879.16

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153419		TI

DURAN, ADRIANNA LUCILLE COOK
715 119TH AVE
TREASURE ISLAND, FL 33706

PARCEL NO.: 14/31/15/13230/010/0130
SITE ADDRESS: 11800 4TH ST E, TREASURE ISLAND
PLAT: 38 PAGE: 1
LEGAL:
CAPRI ISLE SUB
BLK J, LOT 13

Catastrophic Event Allowance

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	291,313	50,000	241,313	1,108.76
HEALTH DEPARTMENT	0.0713	291,313	50,000	241,313	17.21
EMS	0.8050	291,313	50,000	241,313	194.26
SCHOOL-STATE LAW	3.0740	291,313	25,000	266,313	818.65
SCHOOL-LOCAL BD.	2.7480	291,313	25,000	266,313	731.83
TREASURE ISLAND	3.8129	291,313	50,000	241,313	920.10
SW FLA WTR MGMT.	0.1909	291,313	50,000	241,313	46.07
PINELLAS COUNTY PLN.CNCL.	0.0200	291,313	50,000	241,313	4.83
JUVENILE WELFARE BOARD	0.8250	291,313	50,000	241,313	199.08

TOTAL MILLAGE 16.1418 — GROSS AD VALOREM TAXES $4,040.79

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

GROSS NON-AD VALOREM ASSESSMENTS $0.00

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $4,040.79

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

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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153419		TI

DURAN, ADRIANNA LUCILLE COOK
715 119TH AVE
TREASURE ISLAND, FL 33706

PARCEL NO.: 14/31/15/13230/010/0130
SITE ADDRESS: 11800 4TH ST E, TREASURE ISLAND
PLAT: 38 PAGE: 1
LEGAL:
CAPRI ISLE SUB
BLK J, LOT 13

Catastrophic Event Allowance

Duplicate N/A 10/09/2025
Paid 11/13/2024 Receipt # 1665-24-TAX-028103 $3,879.16

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005662-2025
Notice Of Hearing
(First Offense)

June 4th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Adrianna Lucille Cook Duran
11800 4th Street E
Treasure Island, FL 33706

Adrianna Lucille Cook Duran
715 119th Avenue
Treasure Island, FL 33706

RE: City of Treasure Island v. Adrianna Lucille Cook Duran

Dear Adrianna Lucille Cook Duran,

Please be advised that your property located at 11800 4th St E. Treasure Island, FL 33706 is in violation of Section 18-37 of the City of Treasure Island Code of Ordinances.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, June 17, 2026, at 11:00 am, at City Hall, Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A - Description of the Property

Address of Violation:
11800 4th St E Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Urban (RU-75)
Parcel #: 14-31-15-13230-010-0130
Legal Description: CAPRI ISLE SUB BLK J, LOT 13

Section B - Description of Violations

- The pool has stagnant, dirty water, creating a breeding ground for mosquitoes.
- Debris and personal objects outside on the porch for extended period.

Section C - Code Provisions Violated

Sec. 18-37. - Unhealthful accumulations and excessive vegetation growth declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or grass in excess of ten inches, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

(Code 1985, § 10-111(a), (b); Ord. No. 2025-33, § 2, 12-2-25)

Section D - Corrective Action:

- Clean and properly maintain the pool or securely cover the pool to prevent access and water accumulation.
- Remove debris and personal belongings from exterior of property.

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and

witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) days before the hearing but no later than June 7th, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # FLOOD-005662-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) days before the hearing but no later than June 7th, 2026.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Compliance Inspector in the Notice of Violation, the case may still be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at (727) 547 4575 ext. 244.

After the hearing, the Code Enforcement Board or Special Magistrate will make findings of facts, conclusions of law, and if a violation is found, will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board or Special Magistrate could result in a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction. Please note that any violations of the Floodplain Ordinance (Chapter 66), that are not corrected, may result in the loss of flood insurance coverage and/or disaster assistance pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board or Special Magistrate to the Circuit Court. Any appeal must be filed within 30 days of the execution

of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board or Special Magistrate at the hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

If you have any questions regarding the contents of this Notice, please contact this office at (727) 486-8070.

For the City,

Anna Bartenstein

Code Compliance Inspector

City of Treasure Island, FL

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451 Gulf Blvd, Treasure Island, FL 33706, (727) 547 4575, not later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case:

I hereby certify that a copy of the Notice of Violation was served on June 4th, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: 11800 4th St E, Treasure Island FL 33706 Certified Number & 715 119th Avenue, Treasure Island, FL 33706 Certified Number (Receipt Attached)

x Posting on the property at: 11800 4th Street E, Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Anna Bartenstein (Picture Attached).

By: _____

Anna Bartenstein
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 4th day of June 2026, by Anna Bartenstein is personally known to me or has produced as identification.

NOTARY SEAL BIANCA A. DANET MY COMMISSION # HH505397 EXPIRES: March 18, 2028

_____
Notary Public

Jun 4, 2026 at 9:28:40 AM
11770 Fourth St E
Treasure Island FL 33706
United States

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005662-2025
Notice Of Hearing
(First Offense)

June 4th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Adrianna Lucille Cook Duran
11800 4th Street E
Treasure Island, FL 33706

Adrianna Lucille Cook Duran
715 119th Avenue
Treasure Island, FL 33706

RE: City of Treasure Island v. Adrianna Lucille Cook Duran

Dear Adrianna Lucille Cook Duran,

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The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A - Description of the Property

Address of Violation:
11800 4th St E Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Urban (RU-75)
Parcel #: 14-31-15-13230-010-0130
Legal Description: CAPRI ISLE SUB BLK J, LOT 13

Jun 4, 2026 at 11:42:06 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005662-2025
Notice Of Hearing
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The following provides the description of the property violations (Section B), the code provisions that were being vi corrective action to bring the property into compliance (Sec

Section A - Description of the Property

Address of Violation:
11800 4th St E Treasure Island, FL 3370

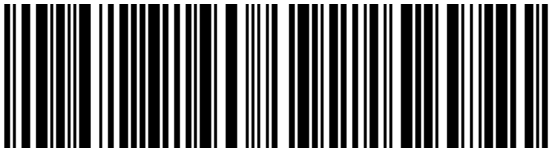
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Urban (
Parcel #: 14-31-15-13230-010-013
Legal Description: CAPRI ISLE (

City of
10451 Gulf
Phone (727) 54
www.m

City of Tre
Code
Case No. C

September 29, 2025
VIA First Clas

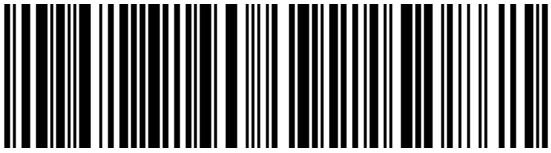
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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Adrianna Lucille Cook Duran
11800 4th St E
Treasure Island FL 33706

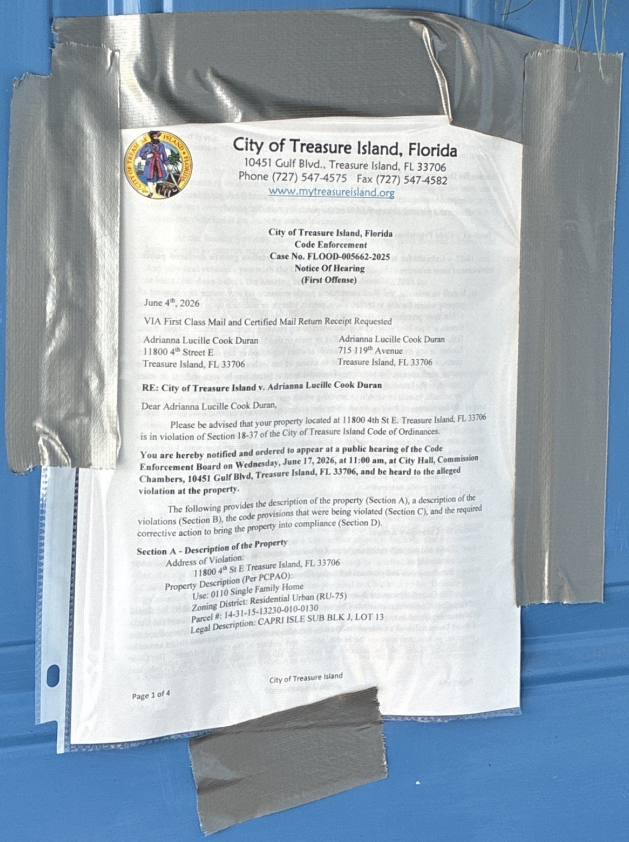
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1619 9352 09

Adrianna Lucille Cook Duran
715 119th Avenue
Treasure Island FL 33706

Jun 4, 2026 at 9:28:40 AM
11770 Fourth St E
Treasure Island FL 33706
United States



City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005662-2025
Notice Of Hearing
(First Offense)

June 4th, 2026

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Treasure Island, FL 33706

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Legal Description: CAPRI ISLE SUB BLK J, LOT 13

City of Treasure Island

Page 1 of 4

Jun 4, 2026 at 9:28:53 AM
11770 Fourth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:28:58 AM
11770 Fourth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:29:04 AM
11800 Fourth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:29:06 AM
11800 Fourth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:29:36 AM
11800 Fourth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:29:58 AM
11800 Fourth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:29:16 AM
11800 Fourth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:31:25 AM
11770 Fourth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:31:32 AM
11770 Fourth St E
Treasure Island FL 33706
United States

Jun 4, 2026 at 9:31:35 AM
11770 Fourth St E
Treasure Island FL 33706
United States

Parcel Summary (as of 09-Jun-2026)

Parcel Number

14-31-15-13230-010-0130

Owner Name
DURAN, ADRIANNA LUCILLE COOK

Property Use
0110 Single Family Home

Site Address
11800 4TH ST E
TREASURE ISLAND, FL 33706

Mailing Address
715 119TH AVE
TREASURE ISLAND, FL 33706-1027

Legal Description
CAPRI ISLE SUB BLK J, LOT 13

Current Tax District
TREASURE ISLAND (TI)

Year Built
1956

Living SF	Gross SF	Living Units	Buildings
2,206	2,890	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
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2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
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2021	Y	$537,528	$268,250	$218,250	$243,250	$218,250
2020	Y	$495,278	$264,546	$214,546	$239,546	$214,546

2025 Tax Information

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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
04-Oct-2024	$100	U	I	DURAN ADRIANNA LUCILLE COOK PR	DURAN ADRIANNA LUCILLE COOK	22942/1943
31-Jul-1984	$127,500	Q				05808/1216
31-Dec-1977	$74,000	Q				04555/0920
31-Dec-1972	$29,000	Q				03854/0363

2025 Land Information

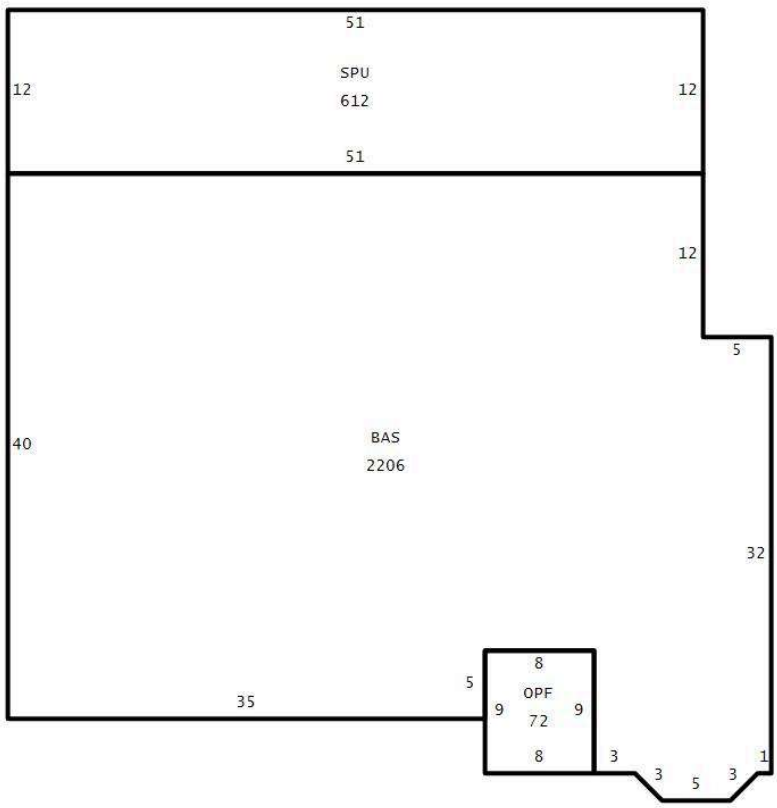
Land Area: ≅ 8,350 sf | ≅ 0.19 acres	Frontage and/or View: Canal/River	Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x120	$8,800	70.00	FF	1.0700	$659,120

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1956
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	7
Effective Age	53

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	2,206	2,206
Open Porch (OPF)	0	72
Screen Porch Unfinished (SPU)	0	612
Total Area SF	**2,206**	**2,890**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	$75,000.00	1	$75,000	$30,000	1980

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
BLDR-003215-2021	ROOF	12/28/2021	$13,161
200500648	ADDITION/REMODEL/RENOVATION	04/19/2005	$6,107
200401771	ROOF	01/19/2005	$5,625

2025 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025
Pay this Amount	$9646.41

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153419		TI

DURAN, ADRIANNA LUCILLE COOK
715 119TH AVE
TREASURE ISLAND, FL 33706-1027

PARCEL NO.: 14/31/15/13230/010/0130
SITE ADDRESS: 11800 4TH ST E, TREASURE ISLAND
PLAT: 38 PAGE: 1
LEGAL:
CAPRI ISLE SUB
BLK J, LOT 13

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	607,147	0	607,147	2,757.84
HEALTH DEPARTMENT	0.0713	607,147	0	607,147	43.29
EMS	0.8050	607,147	0	607,147	488.75
SCHOOL-STATE LAW	3.0450	607,147	0	607,147	1,848.76
SCHOOL-LOCAL BD.	3.2480	607,147	0	607,147	1,972.01
TREASURE ISLAND	3.8129	607,147	0	607,147	2,314.99
SW FLA WTR MGMT.	0.1831	607,147	0	607,147	111.17
PINELLAS COUNTY PLN.CNCL.	0.0175	607,147	0	607,147	10.63
JUVENILE WELFARE BOARD	0.8250	607,147	0	607,147	500.90

TOTAL MILLAGE 16.5501 — GROSS AD VALOREM TAXES $10,048.34

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

GROSS NON-AD VALOREM ASSESSMENTS $0.00

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $10,048.34

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

2025 REAL ESTATE TAX

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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153419		TI

DURAN, ADRIANNA LUCILLE COOK
715 119TH AVE
TREASURE ISLAND, FL 33706-1027

PARCEL NO.: 14/31/15/13230/010/0130
SITE ADDRESS: 11800 4TH ST E, TREASURE ISLAND
PLAT: 38 PAGE: 1
LEGAL:
CAPRI ISLE SUB
BLK J, LOT 13

Duplicate N/A 06/09/2026
Paid 11/26/2025 Receipt # 952-25-TAX-086315 $9,646.41

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB #: FLOOD-005662-2025
City of Treasure Island v. Adrianna Lucille Cook Duran
Address: 11800 4th Street E, Treasure Island, FL 33706

Action Request: N/A

Strategic Objective: N/A

Date: June 17, 2026

Prepared By: Anna Bartenstein, Code Compliance Inspector

Through: James Dixon, Code Enforcement Supervisor
Maryellen Edwards, Community Development Director

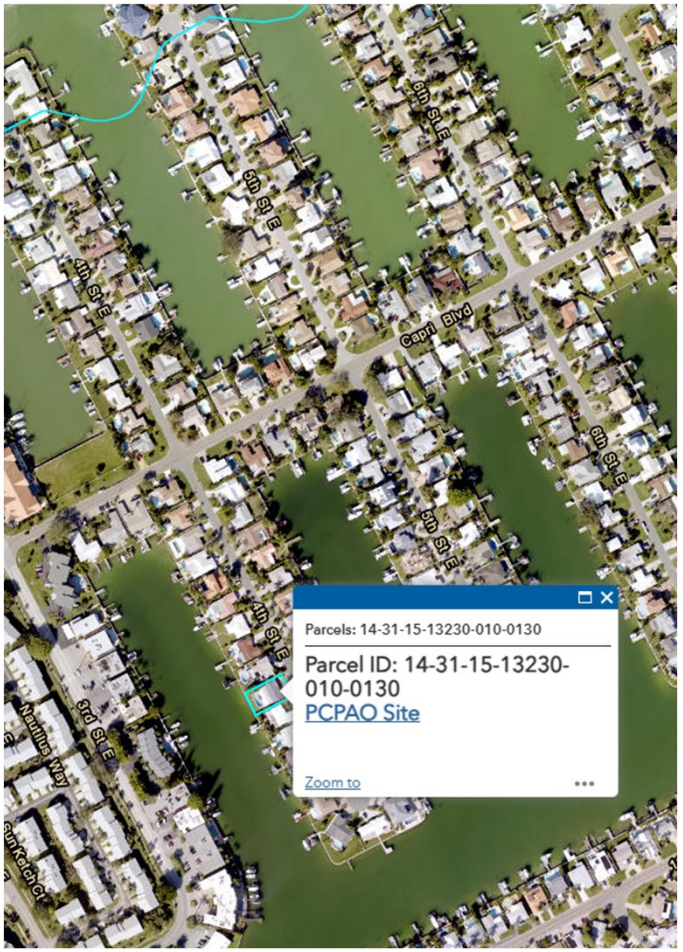
Summary of Issue: First Hearing for Code Case

Attachments:

1. **Courtesy Notice & Evidence**
2. **Notice of Violation/Affidavit of Service & Evidence**
3. **Notice of Hearing/Affidavit of Service & Evidence**
4. **Proof of Property Ownership**
5. **Supplemental Evidence**

Zoning Map


70
60
12
70
13
120
70
14


6th St E
4th St E
Capri Blvd
5th St E
Parcels: 14-31-15-13230-010-0130
Parcel ID: 14-31-15-13230-010-0130
PCPAO Site
Zoom to
3rd St E
Nautilus Way
Sunken Ct

Courtesy Notice

- 91% Substantially damaged:
  - Letter sent 12/6/2024
- Courtesy Notice sent for FLOOD-005662-2025 on 6/20/2025
  - Pictures


07/29/2025 12:43:00
11800 Fourth St E
Index number:1055


07/29/2025 12:42:34
11800 Fourth St E
Index number:1054

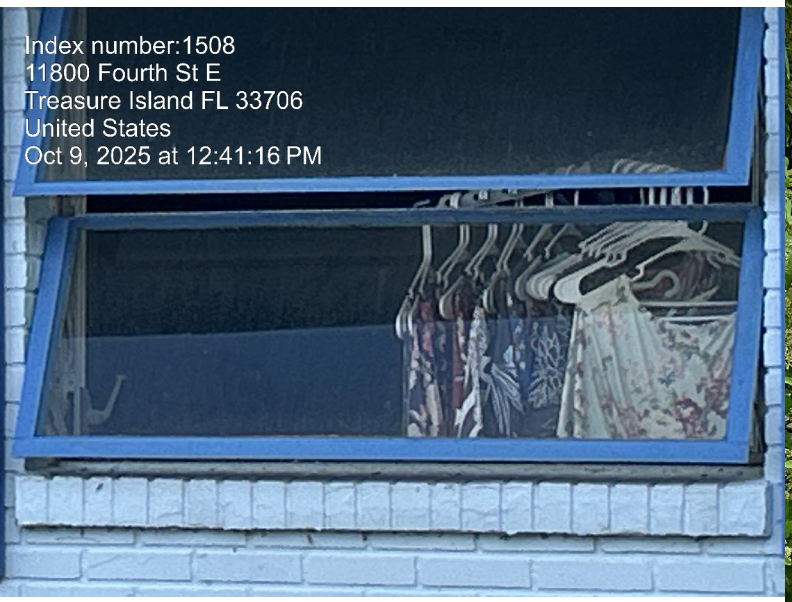

07/29/2025 12:43:19
11800 Fourth St E
Index number:1056
07/29/2025 12:42:01
11800 Fourth St E
Index number:1053

Notice of Violation

- NOV for FLOOD-005662-2025 posted and mailed to addresses on October 9th, 2025
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- **Section 18-37** - Unhealthful accumulations declared public nuisance.
- Pictures


Index number:1505
11800 Fourth St E
Treasure Island FL 33706
United States
Oct 9, 2025 at 12:40:18 PM


Index number:1506
11800 Fourth St E
Treasure Island FL 33706
United States
Oct 9, 2025 at 12:40:41 PM


Index number:1508
11800 Fourth St E
Treasure Island FL 33706
United States
Oct 9, 2025 at 12:41:16 PM

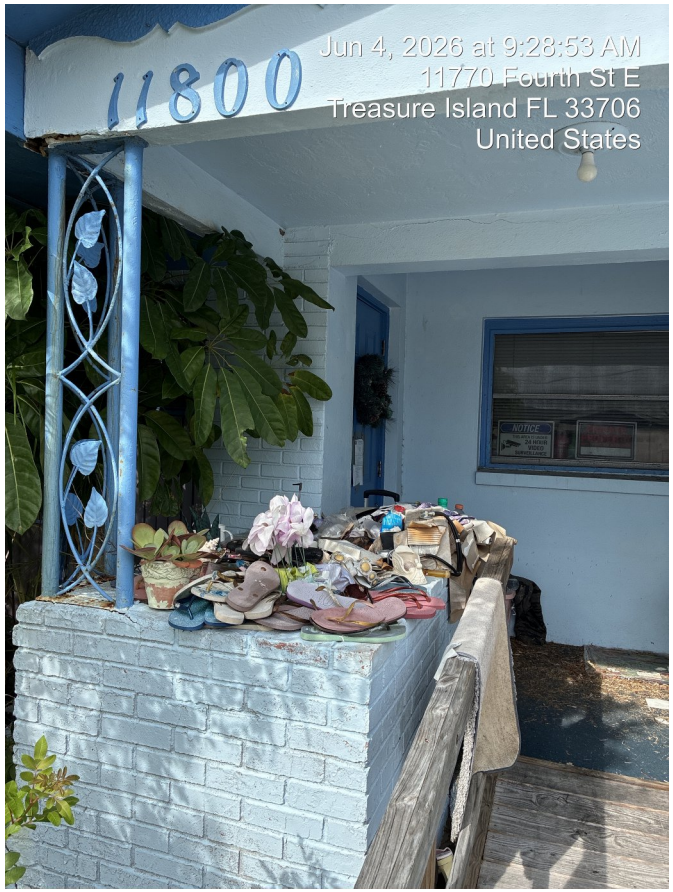

10/03/2025 11:34 AM


Index number:1507
11800 Fourth St E
Treasure Island FL 33706
United States
Oct 9, 2025 at 12:41:03 PM

Notice of Hearing

- NOH for FLOOD-005662-2025 posted and mailed to addresses on June 4, 2026
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- **Section 18-37** - Unhealthful accumulations declared public nuisance.
- Pictures


Jun 4, 2026 at 9:28:40 AM
11770 Fourth St E
Treasure Island FL 33706
United States


11800
Jun 4, 2026 at 9:28:53 AM
11770 Fourth St E
Treasure Island FL 33706
United States


Jun 4, 2026 at 9:28:58 AM
11770 Fourth St E
Treasure Island FL 33706
United States


Jun 4, 2026 at 9:29:04 AM
11800 Fourth St E
Treasure Island FL 33706
United States


Jun 4, 2026 at 9:29:16 AM
11800 Fourth St E
Treasure Island FL 33706
United States


Jun 4, 2026 at 9:29:36 AM
11800 Fourth St E
Treasure Island FL 33706
United States


Jun 4, 2026 at 9:29:58 AM
11800 Fourth St E
Treasure Island FL 33706
United States


Jun 4, 2026 at 9:31:35 AM
11770 Fourth St E
Treasure Island FL 33706
United States


Jun 4, 2026 at 9:31:25 AM
11770 Fourth St E
Treasure Island FL 33706
United States

Staff Recommendation

- Staff recommend the property owner be found as a first-time violator and given 30 days to correct the violation
- The steps required to correct the violations include:
  - Maintain/properly cover pool and remove objects from front porch.

Proposed Motion

- In the case FLOOD-005662-2025, I move that the Code Enforcement Board find that the Respondent **was/was not** present and based on the testimony and evidence received, it is evident that a violation **does/does not** exist and therefore, the Respondent, Adrianna Lucille Cook Duran **is/is not** found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and is ordered to clean and properly maintain the pool, or securely cover it, and remove all objects from the front porch. If the above corrective action is not accomplished by 12:00 am on July 17, 2026, a return hearing notice will be posted and the Respondent will return to hearing on August 19, 2026, for further determination.
- Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the

AGENDA ITEM NO. IX.3

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: June 17, 2026

SUBMITTED BY: Pamela Nash, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: NEW BUSINESS

SUBJECT: LANDSCAPE-006860-2026
106 87TH AVE
RUTH VELMA MARIE HORN EST

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
AGENDA COVER SHEET 106 87TH.pdf
EFS 106 87TH HORN.pdf
COMBINED NOV COMP PACKET.pdf
NOH COMBINED PACKET.pdf
18-37 68-495 CODES VIOLATED.pdf
POWERPOINT 106 87TH AVE HORN.pptx

Code Board Meeting

City of Treasure Island

Commission Chambers

Agenda

Agenda Title Name: LANDSCAPE-006860-2026

Date: June 17, 2026

Prepared By: Pamela Nash

Through: Maryellen Edwards & James Dixon

Summary of Issue: Landscaping and Property Maintenance

Attachments: Evidence Packet and Presentation

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

Code Enforcement Board
Evidentiary Fact Sheet
Case # LANDSCAPE-006860-2026

1. Address of Violation:

   106 87TH AVE. Treasure Island, FL 33706

2. Property Description:

   Use: 0110 Single Family Home
   Zoning: Residential Me4dium (RM-15)
   Parcel# 25-31-15-38394-000-0170
   Legal Description HERRON'S SUB NO. 5 W 58FT OF E 108FT OF S 50 FT OF LOT 17

3. Description of Violations

   - Growth of grass exceeding ten (10) inches in height, which constitutes a public nuisance under Sec. 18-37(a) of the City Code. This condition is conducive to the breeding of mosquitoes, infestation by rodents or vermin, and may endanger public health and safety.
   - Grass and weeds growing over pavement

4. Staff Actions
   a. Coordinated site visit left noted tall grass and weeds – 04/01/2026
   b. Courtesy Notice left at door– 04/03/2026
   c. Notice of Violation- 04/23/2026
      i. Affidavit of Service- 04/23/2026
      ii. Pictures taken – 04/23/2026
      iii. Proof of Property Ownership- 04/23/2026
         - PCPAO
         - Tax Collector
      iv. Compliance Date – 05/06/2026

   d. Notice of Hearing-05/28/2026
      i. Affidavit of Service 05/28/2026
      ii. Pictures taken: 05/26/2026
      iii. Proof of Property Ownership 5/28/2026
         - PCPAO

- Tax Collector

5. Staff Recommendation

Staff recommends the property owner be found as a First-Time Violator of Sec. 18-37, Sec 68.495 and required to complete the following steps within 30 days. The steps required to correct the violation include:

- Trim, cut back or remove all overgrown grass and weeds to below 6" inches
- Remove overgrown vegetation from gutters and walkways

6. Proposed Motion

In the case LANDSCAPE-006860-2026, I move that the Code Enforcement Board find that the Respondent **was/was not** present and based on the testimony and evidence received, it is evident that a violation **does/does not** exist and therefore, the Respondent, Ruth Velma Marie Horn EST **is/not** found to be a first-time violator of the Treasure Island Code of Ordinances Section18.37, Section 68-495 and is ordered to:

- Trim, cut back or remove all overgrown grass and weeds to below 6" inches
- Remove overgrown vegetation from gutters and walkways

If the above corrective action is not accomplished by 12:00 AM on July 17, 2026, a return hearing notice will be posted and the Respondent will return to hearing on August 19, 2026, Code Enforcement Board meeting for further determination.

Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Board of compliance.

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement Case: Landscape-006860-2026
Notice of Violation

April 23, 2026

VIA First Clas Mail and Certified Return Receipt Requested

Ruth Velma Marie Horn EST
106 87th AVE
Treasure Island FL 33706

Ruth Velma Marie Horn EST
2424 50th AVE N Lot 69
St. Petersburg FL 33714-2553

RE: Notice of Violation, City of Treasure Island v Ruth Velma Marie Horn EST

Dear Ruth Velma Marie Horn EST,

Please be advised that your property located at 106 87TH AVE Treasure Island, FL 33706, is in violation of Sections 18-37 and 68-495 of the City of Treasure Island Code of Ordinances.

The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
106 87th AVE Treasure Island FL 33706
Property Description:
Use: 0110 Single Family Home
Zoning: Residential Medium (RM-15)
Parcel# 25-31-15-38394-000-0170
Legal Description HERRON'S SUB NO. 5 W 58FT OF E 108FT OF S 50 FT OF LOT 17

Section B- Description of Violation:

Upon inspection of the property located at 106 87TH AVE Treasure Island FL 33706], conducted on April 21, 2026, the Code Compliance Inspector has determined that the following violation exists:

- Excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or grass in excess of ten inches, or any other conditions or matter conducive to the breeding of mosquitos or

to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

Section C- Code Provisions Violated

Sec.18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 68-495 – Minimum Property Standards

(2) *Turf maintenance and height of grass.* The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.
b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.
c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.
d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.
e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways

Section D- Corrective Action Due by: May 6th, 2026:

- Trim, cut back or remove all overgrown grass and weeds to below 6 inches.
- Remove overgrown vegetation from gutters and walkways.

If the corrective action set forth above is not taken by 12:00AM on May 6th, 2026, the undersigned will request a hearing before the Code Enforcement Board of the City of Treasure Island, FL. The Code Enforcement Board may assess penalties including a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. If the fine is not paid, it will become a lien on the property, which may be satisfied by foreclosure and sale of the property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

The Code Enforcement Board has the power to subpoena alleged violators and witnesses to its hearings, to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case, to take testimony under oath, and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable City Codes. Such steps may include indirect action by the City to correct the violation at the property owner's expense.

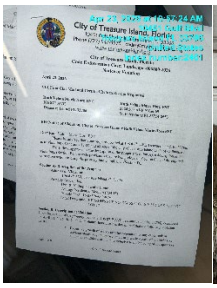
Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action set forth above, **it is your responsibility to contact the City and arrange for an inspection to verify compliance.**

If you have any questions regarding the contents of this Notice of Violation, please contact this office at codes@mytreasureisland.org.

For the City of Treasure Island,

Pamela Nash
Code Compliance Inspector
City of Treasure Island
727.215.3443

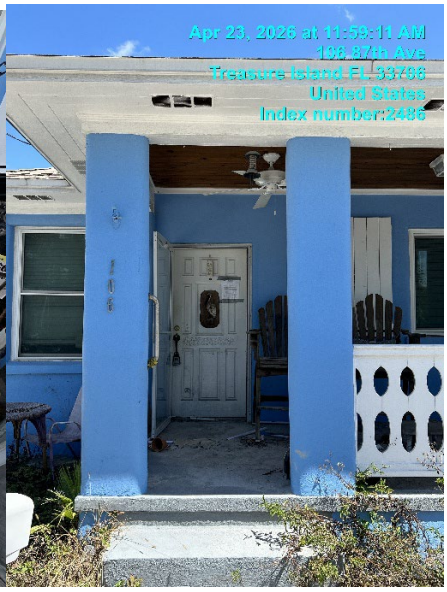
106 87TH NOV INSPECTION PHOTOS













Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

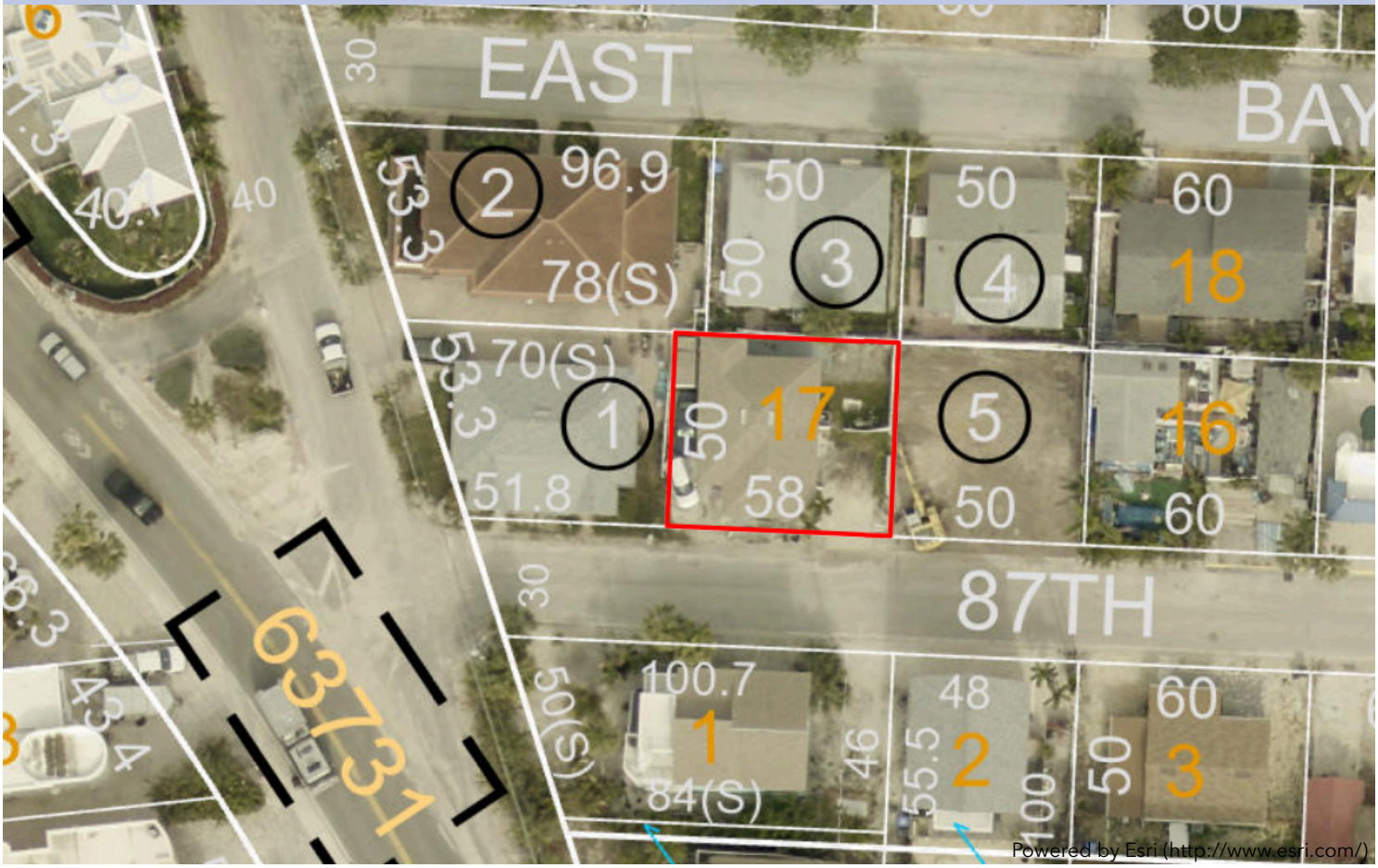
Parcel Summary
(as of 22-Apr-2026)

Parcel Number
25-31-15-38394-000-0170

- Owner Name
  HORN, RUTH VELMA MARIE EST
- Property Use
  0110 Single Family Home
- Site Address
  106 87TH AVE
  TREASURE ISLAND, FL 33706
- Mailing Address
  2424 50TH AVE N LOT 69
  ST PETERSBURG, FL 33714-2553
- Legal Description
  HERRON'S SUB NO. 5 W 58FT OF E 108FT OF S 50 FT OF LOT 17
- Current Tax District
  TREASURE ISLAND (TI)
- Year Built
  1950

Living SF	Gross SF	Living Units	Buildings
888	**1,056**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21990/1991	$464,000	279.01	A	Current FEMA Maps	Check for EC	Zoning Map	21/20

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$391,857	$391,857	$391,857	$391,857	$391,857

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$659,651	$659,651	$659,651	$659,651	$659,651
2023	Y	$648,996	$648,996	$598,996	$623,996	$598,996
2022	N	$435,368	$390,501	$390,501	$435,368	$390,501
2021	N	$377,467	$355,001	$355,001	$377,467	$355,001
2020	N	$324,408	$322,728	$322,728	$324,408	$322,728

2025 Tax Information

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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
24-Mar-2022	$0	U	I	LOWRIE, JOSEPH MICHAEL DECEASED	HORN, RUTH VELMA MARIE	21990/1991
13-Jun-1996	$90,000	Q	I	DAVIS DALE C	LOWRIE, JOSEPH M.	09373/2012
08-Jul-1992	$90,000	Q	I	WAGNER MICHAEL G	DAVIS, DALE C.	07962/1490
04-Apr-1989	$70,000	U	I	AMSOUTH MTG CO INC	WAGNER, MICHAEL G.	06970/1835
02-Mar-1988	$61,300	U				06691/2111

2025 Land Information

Land Area: ≅ 2,901 sf | ≅ 0.06 acres Frontage and/or View: None Seawall: No

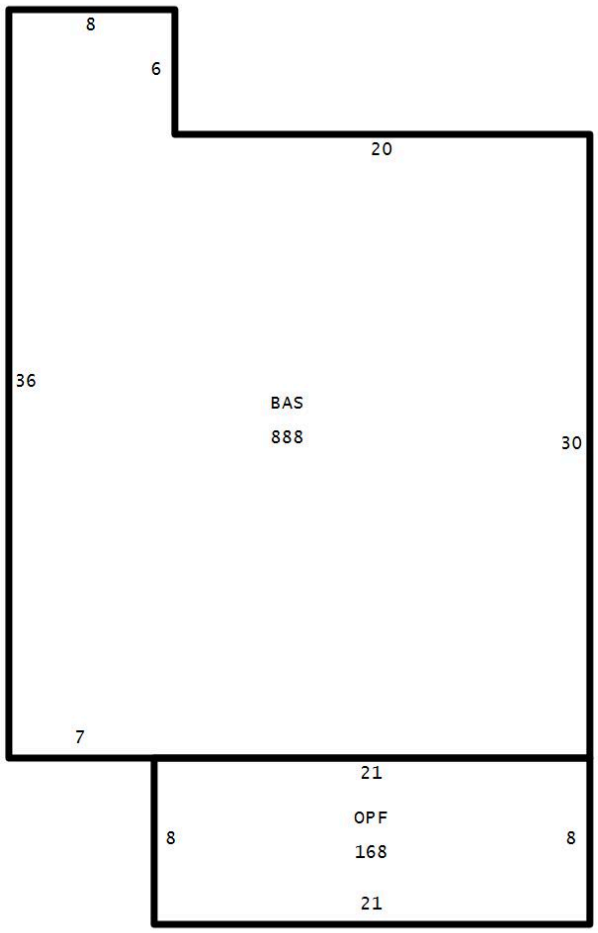
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	58x50	$8,500	58.00	FF	.7488	$369,158

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	888	888
Floor System:	Wood	Open Porch (OPF):	0	168
Exterior Walls:	Cb Stucco/Cb Reclad	**Total Area SF**:	**888**	**1,056**

Structural Elements

Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1950
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	3
Effective Age:	30



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$15.00	160.0	$2,400	$960	1990
PATIO/DECK	$15.00	182.0	$2,730	$1,092	1970

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
MECR-006205-2023	HEAT/AIR	08/22/2023	$11,595
BLDR-003571-2022	WINDOWS/DOORS	03/31/2022	$19,727
BLDR-002082-2021	CONC PAVE/DRIVEWAY	06/16/2021	$2,725
200902158	ROOF	06/05/2009	$4,851

Adam Ross, Pinellas County Tax Collector

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

2025 REAL ESTATE TAX REMINDER

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	$6679.82	$6716.82			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275303		TI

PARCEL NO.: 25/31/15/38394/000/0170
SITE ADDRESS: 106 87TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 20
LEGAL:
HERRON'S SUB NO. 5
W 58FT OF E 108FT OF S 50
FT OF LOT 17

HORN, RUTH VELMA MARIE EST
2424 50TH AVE N LOT 69
ST PETERSBURG, FL 33714-2553

TAX CERTIFICATE SALE COMMENCES MAY 30. IF THE TAXES ON YOUR PROPERTY ARE NOT PAID BY MAY 29 AT 5:00 PM, A TAX CERTIFICATE WILL BE SOLD FOR THESE TAXES, AND YOUR PROPERTY MAY BE SOLD AT A FUTURE DATE. CONTACT THE TAX COLLECTOR'S OFFICE AT ONCE.

Prior Year(s) Taxes Due

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	391,857	0	391,857	1,779.93
HEALTH DEPARTMENT	0.0713	391,857	0	391,857	27.94
EMS	0.8050	391,857	0	391,857	315.44
SCHOOL-STATE LAW	3.0450	391,857	0	391,857	1,193.20
SCHOOL-LOCAL BD.	3.2480	391,857	0	391,857	1,272.75
TREASURE ISLAND	3.8129	391,857	0	391,857	1,494.11
SW FLA WTR MGMT.	0.1831	391,857	0	391,857	71.75
PINELLAS COUNTY PLN.CNCL.	0.0175	391,857	0	391,857	6.86
JUVENILE WELFARE BOARD	0.8250	391,857	0	391,857	323.28

TOTAL MILLAGE 16.5501 — GROSS AD VALOREM TAXES $6,485.26

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

GROSS NON-AD VALOREM ASSESSMENTS $0.00

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $6,485.26

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

2025 REAL ESTATE TAX REMINDER

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Pay this Amount	$6679.82	$6716.82			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275303		TI

PARCEL NO.: 25/31/15/38394/000/0170
SITE ADDRESS: 106 87TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 20
LEGAL:
HERRON'S SUB NO. 5
W 58FT OF E 108FT OF S 50
FT OF LOT 17

HORN, RUTH VELMA MARIE EST
2424 50TH AVE N LOT 69
ST PETERSBURG, FL 33714-2553

Prior Year(s) Taxes Due

Duplicate N/A 04/22/2026

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case
LANDSCAPE-006860-2026

I hereby certify that a copy of the Notice of Violation was served on May 28, 2026 by Pamela Nash via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Ruth Velma Marie Horn EST 106 87th AVE Treasure Island FL 33706 Certified Number: 9214 8902 9562 6590 1619 8074 83 (Receipt Attached)

Ruth Velma Marie Horn EST 2424 50th AVE N Lot 69 St Pete FL 33714-2553
Certified Number: 9214 8902 9562 6590 1619 8075 37 (Receipt Attached)

x Posting on the property at: 106 87th AVE Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Pamela Nash (Picture Attached).

By: _____

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 28th day of May 2026, by Pamela Nash is personally known to me or has produced as identification.

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

_____
Notary Public

UNITED STATES POSTAL SERVICE

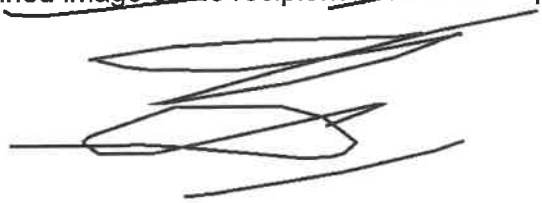
Horn

Date Produced: 06/08/2026

CITY OF TREASURE ISLAND:

The following is the delivery information for Certified Mail™/RRE item number 9214 8902 9562 6590 1619 8078 89. Our records indicate that this item was delivered on 06/01/2026 at 12:20 p.m. in SAINT PETERSBURG, FL 33714. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 2424 50TH AVE N LOT 69, SAINT PETERSBURG, FL 33714

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: . Landscape-006860-2026

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706

9214 8902 9562 6590 1618 7728 29

RUTH VELMA MARIE HORN
106 87TH AVE
TREASURE ISLAND FL 33706

Landscape-006860-2026

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706

9214 8902 9562 6590 1618 7728 67

RUTH VELMA MARIE HORN EST
2424 50TH AVE LOT 69
ST. PETE FL 33714-2553

Landscape-006860-2026

Mailpiece Information

Tracking Number	Reference (Shown on Signature):	Internal Reference/Description	Return Address	Destination Address	Date Mailed	Last Delivery Status
9214890295626590161877286 7	Landscape-006860-2026		PAMELA NASH City of Treasure Island 10451 Gulf Blvd Treasure Island, FL 33706	RUTH VELMA MARIE HORN EST 2424 50TH AVE LOT 69 ST. PETE, FL 33714-2553	4/23/2026	Delivered Left With Individual SAINT PETERSBURG, FL 2026-04-27

USPS Tracking Details

Date	Status of Item	Location
2026-04-27, 12:37pm	Delivered Left With Individual	SAINT PETERSBURG, FL 33714
2026-04-27, 12:05pm	Delivered Left With Individual	SAINT PETERSBURG, FL 33714
2026-04-26, 9:11pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-04-25, 5:40pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-04-25, 12:38am	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-04-24, 9:25pm	Processed Through Usps Facility	TAMPA, FL 33630
2026-04-24, 8:10pm	Origin Acceptance	SAINT PETERSBURG, FL 33706
2026-04-23, 9:08pm	Pre-Shipment Info Sent Usps Awaits Item	SAINT PETERSBURG, FL 33706

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. Landscape-006860-2026

Notice Of Hearing
(First Offense)

May 28, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Ruth Velma Marie Horn EST
106 87th AVE
Treasure Island FL 33706

Ruth Velma Marie Horn EST
2424 50th AVE N Lot 69
St. Petersburg FL 33714-2553

RE: City of Treasure Island v. Ruth Velma Marie Horn EST

Dear Ruth Velma Marie Horn EST

On April 23, 2026 the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by May 6, 2026. It is alleged that you have failed to correct the violation set forth above and specified in the Notice of Violation by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday June 17th, 2026, at 11:00 AM at City Hall, Commission Chambers, 10451 Gulf Blvd. Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
106 87th AVE Treasure Island FL 33706
Property Description:
Use: 0110 Single Family Home
Zoning District: Residential Medium (RM-15)
Parcel: 25-31-15-38394-000-0170
Legal Description: HERRON'S SUB NO. 5 W 58FT OF E 108FT OF S 50 FT OF LOT 17

Section B-Description of Violation:
Upon inspection of the property located at 106 87TH AVE Treasure Island FL 33706, conducted on May 28, 2026 the Code Compliance Inspector has determined that the following violation exists:

Excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or grass in excess of ten inches, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vennin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

Section C- Code Provisions Violated

Sec. 18-37. - Unhealthful accumulations declared public nuisance.

(a)It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of- way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b)It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 68-495. - Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1) *Nuisances.* The exterior of the premises and of all structures shall be kept free of all nuisances and hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:

(a). All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.
(b)The exterior of the structure, including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation.
(c) All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or other conditions reflective of inadequate maintenance or deterioration.
(d) Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

(2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.
b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.
c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.
d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.
e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways

Section D- Corrective Action

- Trim, cut back or remove all overgrown grass and weeds to below 6 inches.
- Remove overgrown vegetation from gutters and walkways.

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross-examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) working days before the hearing but no later than June 5th, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: **Landscape-006860-2026**

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than June 5, 2026.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Compliance Inspector in the Notice of Violation, the case may still be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at (727) 215.3443.

After the hearing, the Code Enforcement Board or Special Magistrate will make findings of facts, conclusions of law, and if a violation is found will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board or Special Magistrate could result in a fine of up to $250 per day for a first-time violation and up to

$500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction. Please note that any violations of the Floodplain Ordinance (Chapter 66), that are not corrected, may result in the loss of flood insurance coverage and/or disaster assistance pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board or Special Magistrate to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board or Special Magistrate at the hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

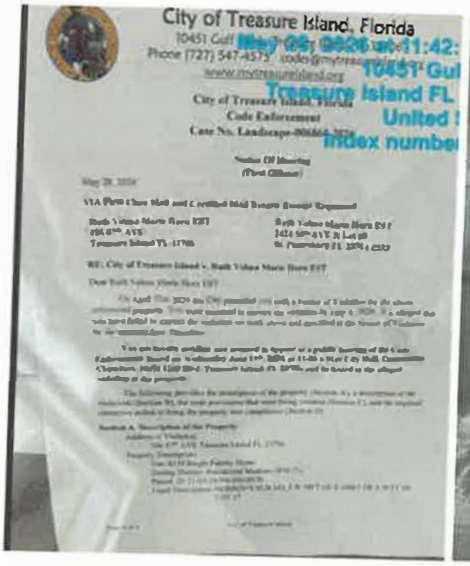
If you have any questions regarding the contents of this Notice, please contact this office at (727) 214.3443 or email codes@mytreasureisland.org

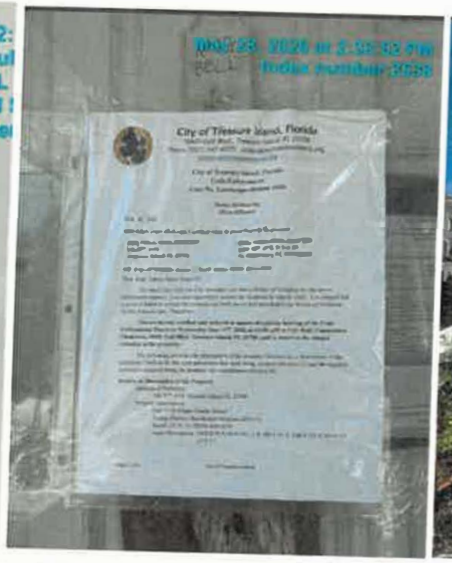
For the City of Treasure Island,

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451Gulf Blvd., Treasure Island, FL 33706, (727) 547 4575, no later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

106 87TH NOH INSPECTION PHOTOS











City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case
LANDSCAPE-006860-2026

I hereby certify that a copy of the Notice of Hearing was served on May 28, 2026 by Pamela Nash via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Ruth Velma Marie Horn EST 106 87th AVE Treasure Island FL 33706 Certified Number: 9214 8902 9562 6590 1619 8074 83 (Receipt Attached)

Ruth Velma Marie Horn EST 2424 50th AVE N Lot 69 St Pete FL 33714-2553
Certified Number: 9214 8902 9562 6590 1619 8078 89 (Receipt Attached)

x Posting on the property at: 106 87th AVE Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Pamela Nash (Picture Attached).

By: _____

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 28th day of May 2026, by Pamela Nash is personally known to me or has produced as identification.

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

_____
Notary Public

UNITED STATES POSTAL SERVICE

Horn

Date Produced: 06/08/2026

CITY OF TREASURE ISLAND:

The following is the delivery information for Certified Mail™/RRE item number 9214 8902 9562 6590 1619 8078 89. Our records indicate that this item was delivered on 06/01/2026 at 12:20 p.m. in SAINT PETERSBURG, FL 33714. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 2424 50TH AVE N LOT 69, SAINT PETERSBURG, FL 33714

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

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Customer Reference Number: . Landscape-006860-2026

Mailpiece Information

Tracking Number	Reference (Shown on Signature):	Internal Reference/Description	Return Address	Destination Address	Date Mailed	Last Delivery Status
9214890295626590161980748 3	Landscape-006860-2026		PAMELA NASH City of Treasure Island 10451 Gulf Blvd Treasure Island, FL 33706	Ruth Velma Marie Horn EST 106 87th AVE Treasure Island, FL 33706	5/28/2026	Processed Through Usps Facility SARASOTA FL DISTRIBUTION CENTER, 2026-06-11

USPS Tracking Details

Date	Status of Item	Location
2026-06-11, 7:34pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-06-11, 4:09pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-06-11, 1:46pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-06-10, 9:14pm	Processed Through Usps Facility	FORT MYERS FL DISTRIBUTION CENTER, 33913
2026-06-05, 10:05pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-06-05, 6:07pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-06-05, 1:50pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-06-05, 9:30am	Departed Usps Regional Facility	FORT MYERS FL DISTRIBUTION CENTER, 33913
2026-06-04, 5:14pm	Processed Through Usps Facility	FORT MYERS FL DISTRIBUTION CENTER, 33913
2026-06-02, 6:11am	Forwarded	SAINT PETERSBURG, FL 33706
2026-06-01, 5:21pm	Forwarded	SAINT PETERSBURG, FL 33706
2026-05-31, 6:53pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-05-30, 6:00pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-05-30, 4:18am	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-05-29, 9:31pm	Processed Through Usps Facility	TAMPA, FL 33630
2026-05-29, 8:16pm	Origin Acceptance	SAINT PETERSBURG, FL 33706
2026-05-28, 9:09pm	Pre-Shipment Info Sent Usps Awaits Item	SAINT PETERSBURG, FL 33706

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 28-May-2026)

Parcel Number
25-31-15-38394-000-0170

- Owner Name
  HORN, RUTH VELMA MARIE EST
- Property Use
  0110 Single Family Home
- Site Address
  106 87TH AVE
  TREASURE ISLAND, FL 33706
- Mailing Address
  2424 50TH AVE N LOT 69
  ST PETERSBURG, FL 33714-2553
- Legal Description
  HERRON'S SUB NO. 5 W 58FT OF E 108FT OF S 50 FT OF LOT 17
- Current Tax District
  TREASURE ISLAND (TI)
- Year Built
  1950

Living SF	Gross SF	Living Units	Buildings
888	1,056	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21990/1991	$464,000	279.01	A	Current FEMA Maps	Check for EC	Zoning Map	21/20

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$391,857	$391,857	$391,857	$391,857	$391,857

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$659,651	$659,651	$659,651	$659,651	$659,651
2023	Y	$648,996	$648,996	$598,996	$623,996	$598,996
2022	N	$435,368	$390,501	$390,501	$435,368	$390,501
2021	N	$377,467	$355,001	$355,001	$377,467	$355,001
2020	N	$324,408	$322,728	$322,728	$324,408	$322,728

2025 Tax Information

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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
24-Mar-2022	$0	U	I	LOWRIE, JOSEPH MICHAEL DECEASED	HORN, RUTH VELMA MARIE	21990/1991
13-Jun-1996	$90,000	Q	I	DAVIS DALE C	LOWRIE, JOSEPH M.	09373/2012
08-Jul-1992	$90,000	Q	I	WAGNER MICHAEL G	DAVIS, DALE C.	07962/1490
04-Apr-1989	$70,000	U	I	AMSOUTH MTG CO INC	WAGNER, MICHAEL G.	06970/1835
02-Mar-1988	$61,300	U				06691/2111

2025 Land Information

Land Area: ≅ 2,901 sf | ≅ 0.06 acres Frontage and/or View: None Seawall: No

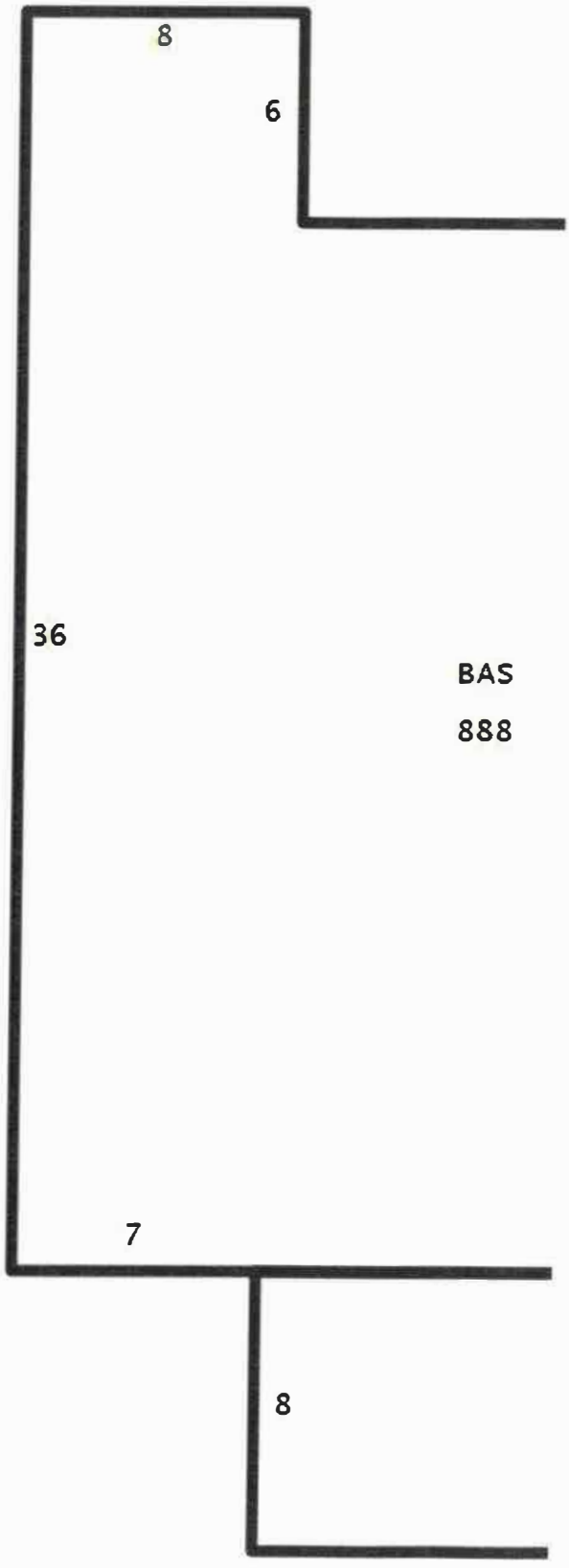
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	58x50	$8,500	58.00	FF	.7488	$369,158

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	888	888
Floor System:	Wood	Open Porch (OPF):	0	168

Structural Elements	
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1950
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	3
Effective Age:	30

Sub Area	Living Area SF	Gross Area SF
Total Area SF:	888	1,056



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$15.00	160.0	$2,400	$960	1990
PATIO/DECK	$15.00	182.0	$2,730	$1,092	1970

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
MECR-006205-2023	HEAT/AIR	08/22/2023	$11,595
BLDR-003571-2022	WINDOWS/DOORS	03/31/2022	$19,727
BLDR-002082-2021	CONC PAVE/DRIVEWAY	06/16/2021	$2,725
200902158	ROOF	06/05/2009	$4,851

Amounts displayed are not final; please call the office for further information.

Real Estate Account #R275303

Owner:
HORN, RUTH VELMA MARIE EST

Situs:
106 87TH AVE
TREASURE ISLAND

Property Appraiser

Get Bills By Email
Sign up

Amount Due

Bill details unavailable.

Account History

BILL	AMOUNT DUE
2025 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2024 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2023	
2023 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2023 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.

2023 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2023 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2022	
2022 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2022 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2022 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2022 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2021 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2020 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2019 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2018 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2017 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2016 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2015 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2014 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2013 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2012 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2011 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2010 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2009 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.

2008 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2007 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2006 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2005 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2004 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2003 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.
2002 Not Available	This parcel is in Tax Deed. Contact us at deedsupport@pinellastaxcollector.gov or 727-464-3409.

ec.18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 68-495 - Minium Property Standards

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards: (1) Nuisances. The exterior of the premises and of all structures shall be kept free of all nuisances, hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements: a. b. c. d. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris. The exterior of the structure including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive

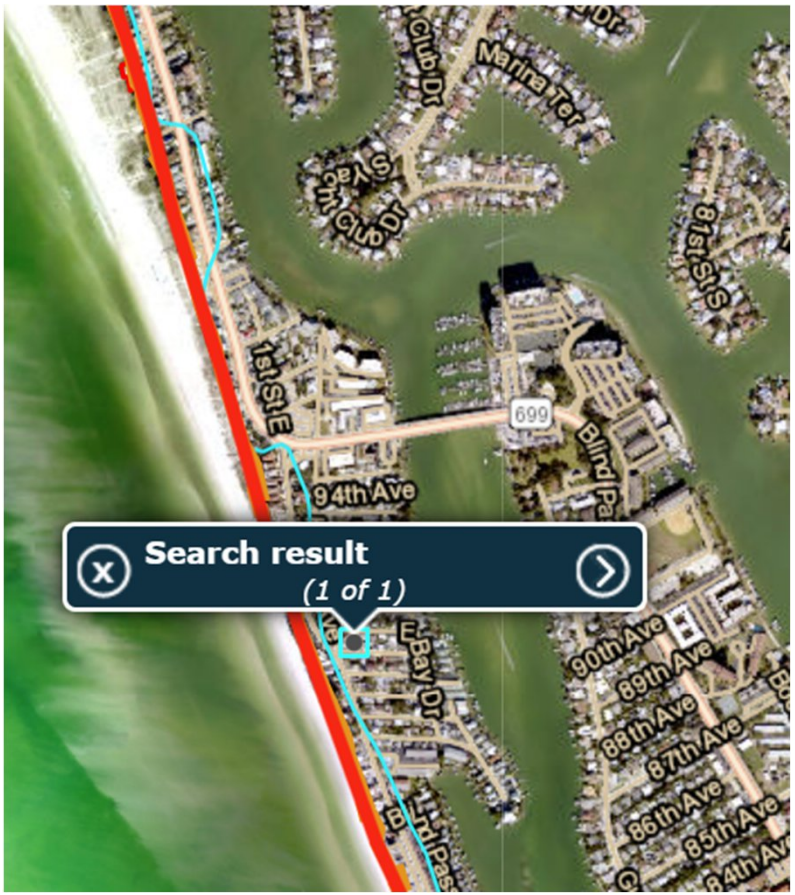
corrosion or other conditions reflective of inadequate maintenance or deterioration. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications. (2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements: a. b. c. d. e. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right of-way. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways. (3) Gravel lawns. The use and maintenance of gravel lawns shall conform to the following requirements: Page 1 of 2 (Supp. No. 24) Created: 2024-04-30 10:22:09 [EST] a. Gravel, rock, shell and similar materials lawns are allowed and shall be maintained free of weeds and be permeable. The installation of such material shall require a grounds improvement permit from the city to ensure permeability. (Ord. No. 07-01, § 2, 3-20-07; Ord. No. 12-01, § 2, 3-20-12; Ord. No. 15-03, § 3, 7-7-15; Ord. No. 17-02, § 1, 6-20-17)

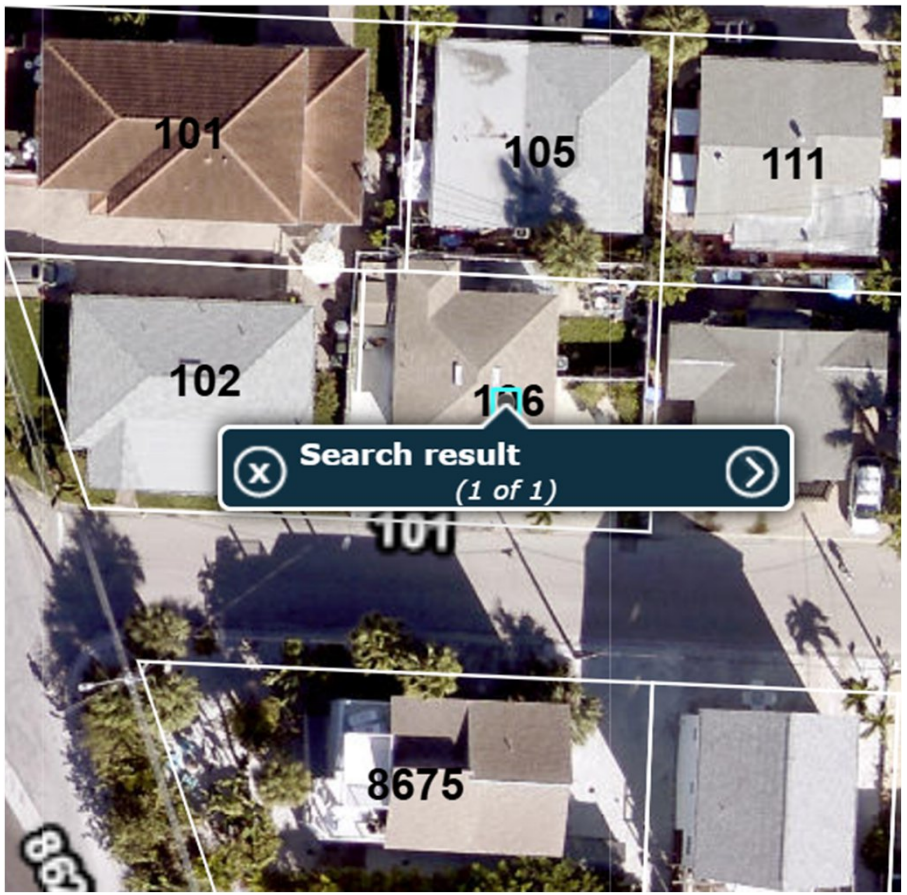
Code Enforcement Board

CEB# LANDSCAPE-006860-2026

106 87TH AVE., TREASURE ISLAND, FL 33706

Zoning Map


Search result
(1 of 1)
94th Ave
1st St E
699
Marina Ter
Club Dr
Club Dr S
81st St S
Blind Pa
E Bay Dr
90th Ave
89th Ave
88th Ave
87th Ave
86th Ave
85th Ave


101
105
111
102
Search result
(1 of 1)
101
8675

Courtesy Notice

- Coordinated site visit – 04/01/2026
- Courtesy notice left on front door – 04/03/2026
- Codes Violated: Sec. 18-37 Unhealthful accumulation declared a public nuisance and Sec. 68-495 – Minimum property standards

Notice of Violation

- Notice posted: 04/23/2026
- Codes: 18-37, 68-495.
- Proof of Property Ownership: 04/23/2026
    - PCPAO
    - Tax Collector Printout
- Affidavit of Service: 04/23/2026
- Pictures dated: 04/23/2026
- Compliance Date: 05/06/2026

NOV Pictures





NOV PHOTOS CONT.

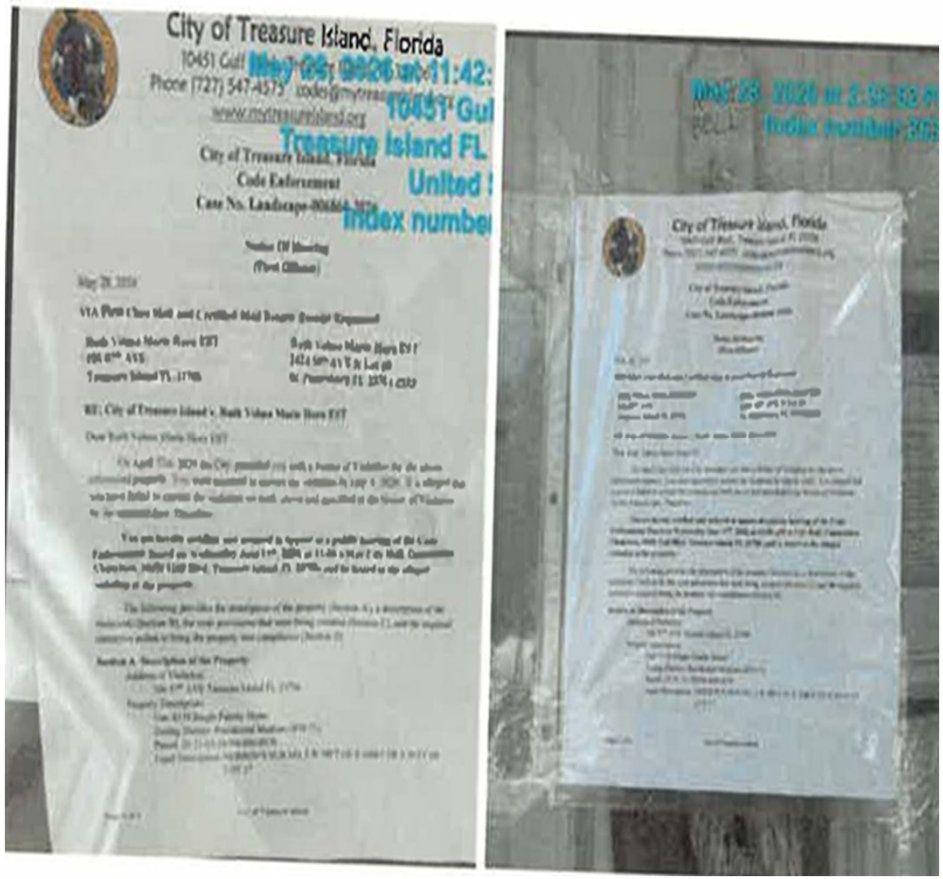




Notice of Hearing

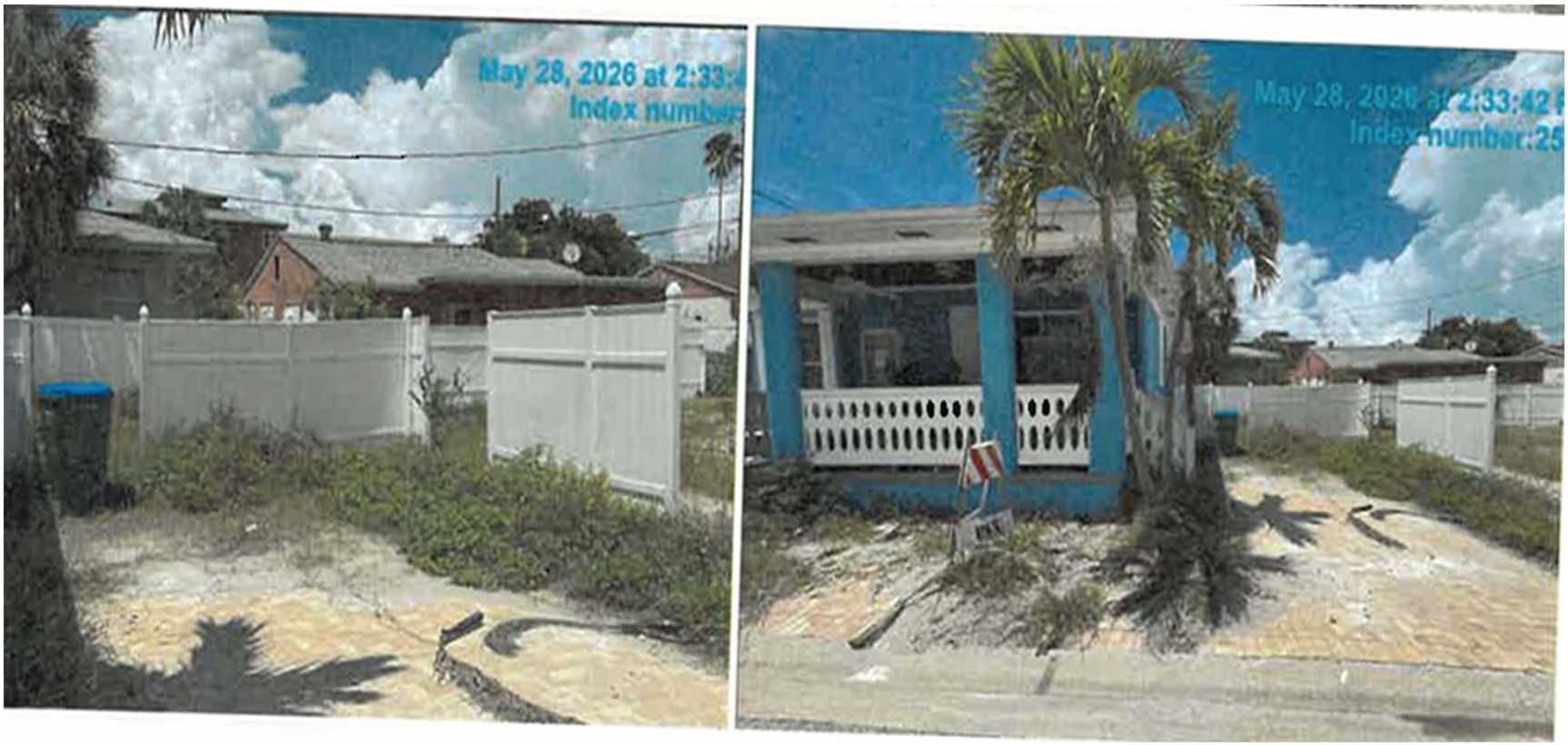
- Posted Date: 05/28/2026
- Codes: 18-37, 68-495.
- Proof of Property Ownership: 05/28/2026
    - PCPAO
    - Tax Collector
- Affidavit of Service: 05/28/2026
- Pictures Dated: 05/28/2026

NOH Pictures





NOH Pictures Cont.



Staff Recommendation

- Staff recommends the property owner, be found as a first-time violator and given 30 days to correct the violation.
- The steps required to correct the violations include:
  - Trim, cut back or remove all overgrown grass and weeds to below 6” inches.
  - Remove overgrown vegetation from gutters and walkways

Proposed Motion

- In the case LANDSCAPE-006860-2026, I move that the Code Enforcement Board find that the Respondent was/was not present and based on the testimony and evidence received, it is evident that a violation does/does not exist and therefore, the Respondent, Ruth Velma Marie Horn EST is/not found to be a first time violator of the Treasure Island Code of Ordinances Section18.37, Section 68 495 and is ordered to: o Trim, cut back or remove all overgrown grass and weeds to below 6” inches o Remove overgrown vegetation from gutters and walkwavs

Conclusion

- Code Compliance finds this property remains out of compliance and the property owner, Ruth Velma Marie Horn EST has taken no steps towards addressing the violations shown in the order:

- Staff recommends allowing the property owner 30 days to bring the property into compliance.

AGENDA ITEM NO. IX.4

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: June 17, 2026

SUBMITTED BY: Pamela Nash, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: NEW BUSINESS

SUBJECT: FLOOD006729-2025{MARINE-006617-2025
10232 TARPON DR
TREASURE ISLAND FL 33706
KEVIN D. BURRILL

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
AGENDA COVER PAGE 10232 TARPON.pdf
EFS 10232 TARPON.pdf
NOV COMPLETE PACK 10232 TARPON BURRILL.pdf
NOH COMBINED PACKET 10232 TARPON BURRILL.pdf
POWER POINT 10215 TARPON.pptx

Code Board Meeting

City of Treasure Island

Commission Chambers

Agenda

Agenda Title Name: FLOOD-006729-2025|MARINE-006617-2025

Date: June 17, 2026

Prepared By: Pamela Nash

Through: Maryellen Edwards & James Dixon

Summary of Issue: Inadequate property maintenance, Work completed without a permit, Stagnant water in pool, Unmaintained landscaping and fence, Seawall crumbling

Attachments: Evidence packet and Presentation

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

Code Enforcement Board
Evidentiary Fact Sheet
Case # **FLOOD-006729-2025 | MARINE-006617-2025**

1. Address of Violation:

   10232 Tarpon DR., Treasure Island FL 33706

2. Property Description:

   Use: 0110 Single Family Home (Per PCPAO):
   Zoning District: Residential Urban (RU-75)
   Parcel #: 24-31-15-66042-001-0150
   Legal Description: PARADISE ISLAND 2ND ADD BLK 1, LOT 15\

3. Description of Violations:
   - Unhealthful accumulation of debris and rubble on property
   - Inadequate property maintenance of structure, fence, seawall and dock
   - Unhealthful accumulation of stagnant water in pool creating a breeding ground for mosquitoes
   - Work performed without a permit(s)
   - Dead vegetation on property
   - Dead vegetation on property

4. Staff Actions
   a. Coordinated site visit – Noted work completed without permit. Mailed unknown status letter to property address – 12/16/2025
   b. Notice of Violation- 02/05/2026
      i. Affidavit of Service- 02/05/2026
      ii. Pictures taken – 02/05/2026
      iii. Proof of Property Ownership- 02/05/2026
         - PCPAO
         - Tax Collector
      iv. Compliance Date – 02/12//2026

   c. Notice of Hearing-06/01/2026
      i. Affidavit of Service 06/01/2026
      ii. Pictures taken: 04/09/2026, 05/28/2026, 06/04/2026
      iii. Proof of Property Ownership 06/01/2026
         - PCPAO
         - Tax Collector

5. Staff Recommendation

   Staff recommends the property owner be found as a First-Time Violator of Sec. 18-37, 66-104.1 Sec 68.495 and required to complete the following steps within 10 days. The steps required to correct the violation include:

   - Remove all debris and rubble from property
   - Perform and maintain maintenance on structure, dock, fence and seawall
   - Maintain the pool in such a way that there is no stagnant water and it is not conducive to the breeding of mosquitoes
   - Apply for all permits required. Schedule and pass all required inspections

6. Proposed Motion

   In the case FLOOD-006729-2025|MARINE-006617-2025, I move that the Code Enforcement Board find that the Respondent **was/was not** present and based on the testimony and evidence received, it is evident that a violation **does/does not** exist and therefore, the Respondent, Kevin D. Burrill **is/not** found to be a first-time violator of the Treasure Island Code of Ordinances 18-37, Sec 66-104.1 and 68-495 and is ordered to meet the requirements listed above

   If the above corrective action is not accomplished by 12:00 AM on June 27, 2026, a return hearing notice will be posted and the Respondent will return to hearing on July 15, 2026, Code Enforcement Board meeting for further determination.

   Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Board of compliance.

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006729-2025 | MARINE-006617-2025

February 5, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Kevin D. Burrill
10232 Tarpon DR
Treasure Island FL 33706

Kevin D. Burrill
8967 Silverthorn Rd.
Largo, FL 33777

RE: Notice of Violation, City of Treasure Island v Kevin D Burrill

Dear **Kevin D. Burrill,**

Please be advised that your property located at 10232 Tarpon DR Treasure Island, FL 33706, is in violation of the City of Treasure Island Code of Ordinances: 8-1, 18-37, 66-104., 68-495, Florida Building Code R4501.17 through R4501.17.3.

The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property:

Address of Violation:
10232 Tarpon DR Treasure Island FL 33706
Property Description:
Use: 0110 Single Family Home (Per PCPAO):
Zoning District: Residential Urban (RU-75)
Parcel #: 24-31-15-66042-001-0150
Legal Description: PARADISE ISLAND 2ND ADD BLK 1, LOT 15

Section B-Description of Violations:

- Unhealthful accumulation of debris and rubble on property
- Inadequate property maintenance of structure, fence, seawall and dock
- Unhealthful accumulation of stagnant water in pool creating a breeding ground for mosquitoes
- Work performed without a permit(s)
- Dead vegetation on property

- Property does not have the required safety barrier for swimming pool and dock

Section C- Code Provisions Violated:

Sec. 8-1. - Building codes—Adopted.

(a)The city hereby adopts and incorporates by reference herein the Florida Building Code, and all specific volumes and standards contained therein, promulgated by the state building commission pursuant to F.S. ch. 553, pt. IV, as amended from time to time. The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city. The codes are hereby adopted by reference as if set out at length in this section.

(1)Florida Building Code—Building as may be amended from time to time.

(2)Florida Building Code—Residential as may be amended from time to time.

R4501.17 Residential swimming barrier requirement. Residential swimming pools shall comply with Sections R4501.17.1 through R4501.17.

Sec.18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 66-104.1 – Permits

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within

any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter and all other applicable codes and regulations has been satisfied

Sec. 68-495. - Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1) Nuisances. The exterior of the premises and of all structures shall be kept free of all nuisances and hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:
c. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or **other conditions reflective of inadequate maintenance or deterioration.**

Section D- Corrective Action Due by: 4:00pm on February 12, 2026:

- Remove all debris and rubble from property
- Perform and maintain maintenance on structure, dock, fence and seawall
- Maintain the pool in such a way that there is no stagnant water and it is not conducive to the breeding of mosquitoes
- Apply for all permits required. Schedule and pass all required inspections

If the corrective action set forth above is not taken by 4:00 PM on February 12, 2026, the undersigned will request a hearing before the Code Enforcement Board of the City of Treasure Island, FL. The Code Enforcement Board may assess penalties including a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. If the fine is not paid, it will become a lien on the property, which may be satisfied by foreclosure and sale of the property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

The Code Enforcement Board has the power to subpoena alleged violators and witnesses to its hearings, to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case, to take testimony under oath, and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable City Codes. Such steps may include indirect action by the City to correct the violation at the property owner's expense.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, the case may still be presented to the Code Enforcement Board even if

the violation has been corrected prior to the hearing date. Upon completing any corrective action set forth above, **it is your responsibility to contact the City and arrange for an inspection to verify compliance.**

If you have any questions regarding the contents of this Notice of Violation, please contact this office at codes@mytreasureisland.org.

For the City of Treasure Island,

Pamela Nash
Code Compliance Inspector
City of Treasure Island
codes@mytreasureisland.org

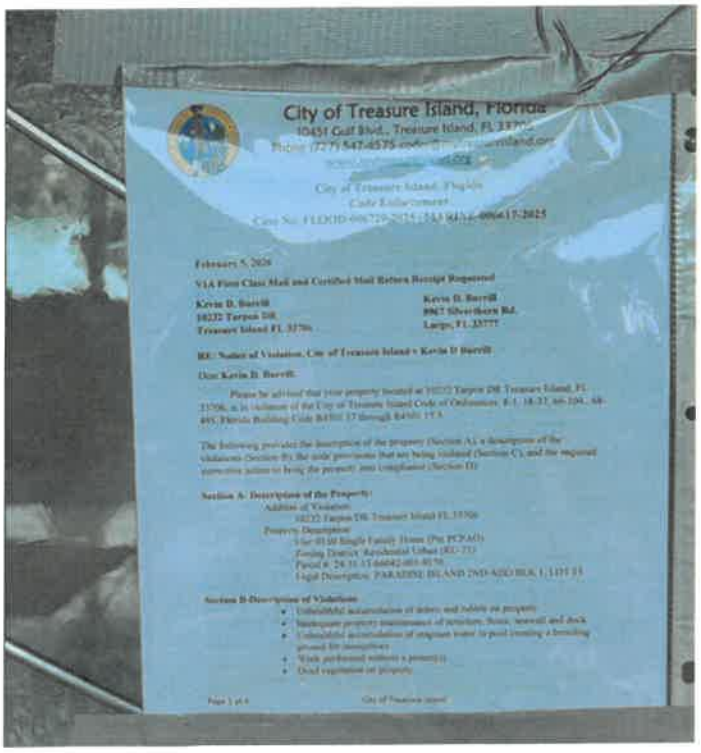
10232 TARPON DR INSPECTION PHOTOS










City of Treasure Island, Florida

February 5, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Kevin D. Borrill
10232 Tarpon DR
Treasure Island FL 33706

Kevin D. Borrill
8867 Silverthorn Rd.
Largo, FL 33777

RE: Notice of Violation, City of Treasure Island v. Kevin D Borrill

Dear Kevin D. Borrill,

Section A: Description of the Property:

Section B: Description of Violations:

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case
FLOOD-006729-2025 | MARINE-006617-2025

I hereby certify that a copy of the Notice of Violation was served on February 5, 2026, by Pamela Nash via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Kevin D Burrill 10232 Tarpon DR Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1616 6317 91 (Receipt Attached)
Kevin D Burrill 8967 Silverthorn RD Largo FL 33777 Certified Number 9214 8902 9562 6590 1616 6319 06 (Receipt Attached)

x Posting on the property at: 10232 Tarpon DR Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Pamela Nash (Picture Attached).

By: _____

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

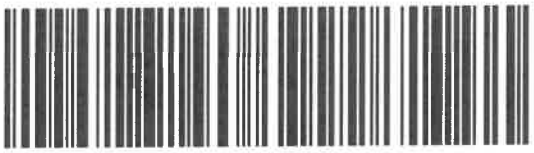
State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 5th day of February 2026 by Pamela Nash is personally known to me or has produced as identification.

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

_____
Notary Public

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706

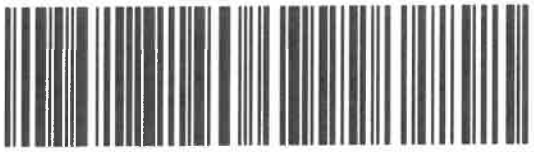


9214 8902 9562 6590 1616 6317 91

KEVIN D BURRILL
10232 TARPON DR
TREASURE ISLAND FL 33706

FLOOD-006729-2025

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1616 6319 06

KEVIN D BURRILL
8967 SILVERTHORN RD
LARGO FL 33777

FLOOD-006729-2025

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 05-Feb-2026)

Parcel Number
24-31-15-66042-001-0150

- Owner Name
  BURRILL, KEVIN D
- Property Use
  0110 Single Family Home
- Site Address
  10232 TARPON DR
  TREASURE ISLAND, FL 33706
- Mailing Address
  10232 TARPON DR
  TREASURE ISLAND, FL 33706-3125
- Legal Description
  PARADISE ISLAND 2ND ADD BLK 1, LOT 15
- Current Tax District
  TREASURE ISLAND (TI)
- Year Built
  1954

Living SF	Gross SF	Living Units	Buildings
1,978	**2,610**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	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

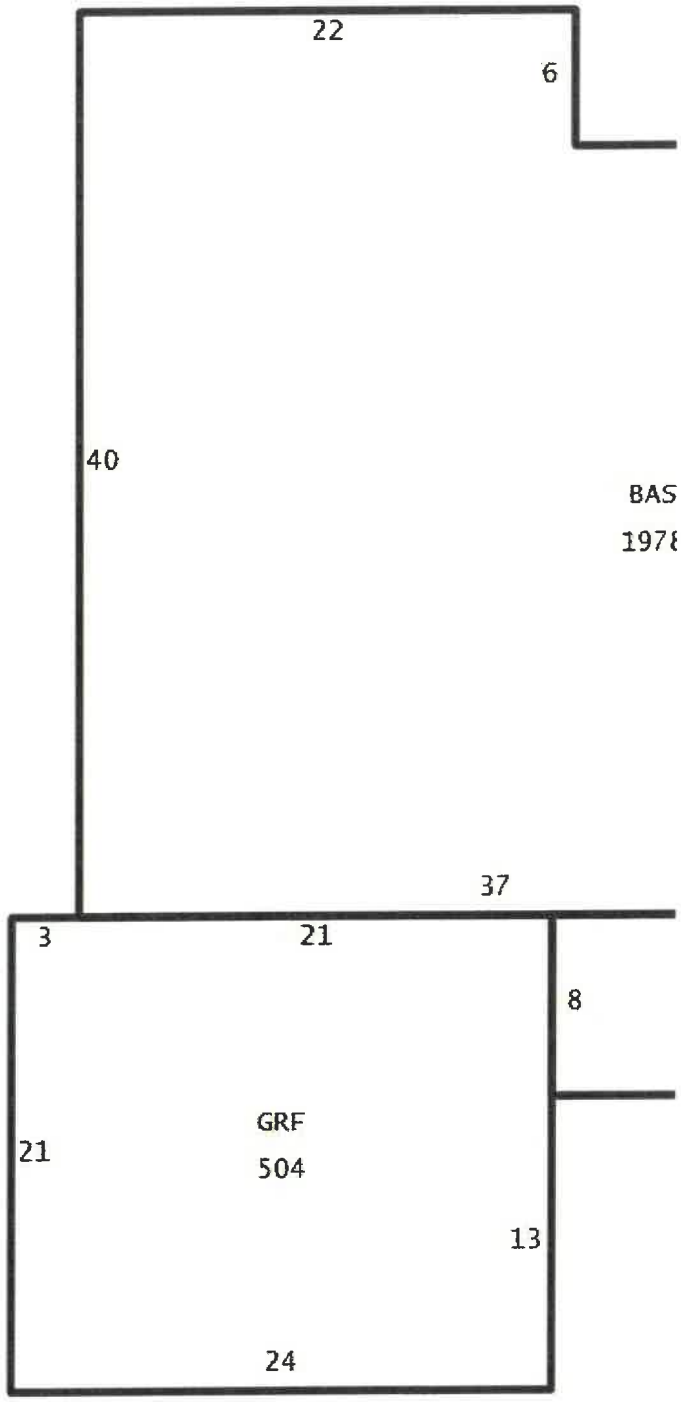
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
08598/1704	$932,800	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	34/49

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$791,266	$681,623	$630,901	$656,623	$630,901

Structural Elements

Roof Frame:	Gable Or Hip
Roof Cover:	Concrete Tile/Metal
Year Built:	1954
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Upgrade
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	9
Effective Age:	38



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$16,000.00	1	$16,000	$10,400	2013
BT LFT/DAV	$7,000.00	1	$7,000	$4,550	2013
DOCK	$58.00	336.0	$19,488	$12,667	2013
PATIO/DECK	$24.00	950.0	$22,800	$9,120	1984
POOL	$55,000.00	1	$55,000	$22,000	1984

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
P42447-12	DOCK	11/05/2012	$0
201201438	DOCK	11/02/2012	$26,500

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$1,275,906	$775,906	$725,906	$750,906	$725,906
2023	N	$1,381,119	$922,261	$922,261	$1,381,119	$922,261
2022	N	$1,044,777	$838,419	$838,419	$1,044,777	$838,419
2021	N	$814,256	$762,199	$762,199	$814,256	$762,199
2020	N	$692,908	$692,908	$692,908	$692,908	$692,908

2025 Tax Information

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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Mar-1994	$265,000	Q	I	SIMPSON MICHAEL G	BURRILL, KEVIN D.	08598/1704
31-Dec-1991	$260,000	Q	I	GRETCHEN MICHAEL P	SIMPSON, MICHAEL G.	07774/1015
14-Aug-1990	$249,900	Q	I	MAGURAN THOMAS M	GRETCHEN, MICHAEL P.	07353/1467
01-Jul-1987	$137,000	Q				06531/1725

2025 Land Information

Land Area: ≅ 9,640 sf | ≅ 0.22 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x135	$10,300	75.00	FF	1.1088	$856,548

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,978	1,978
Garage (GRF):	0	504
Open Porch (OPF):	0	128
Total Area SF:	**1,978**	**2,610**

2025 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025
Pay this Amount	$10179.21

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R263519	* CL-0011680	TI

* SHELLPOINT MORTGAGE SERVICES

BURRILL, KEVIN D
10232 TARPON DR
TREASURE ISLAND, FL 33706-3125

PARCEL NO.: 24/31/15/66042/001/0150
SITE ADDRESS:10232 TARPON DR, TREASURE ISLAND
PLAT: 34 PAGE: 49
LEGAL:
PARADISE ISLAND 2ND ADD
BLK 1, LOT 15

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	681,623	50,722	630,901	2,865.74
HEALTH DEPARTMENT	0.0713	681,623	50,722	630,901	44.98
EMS	0.8050	681,623	50,722	630,901	507.88
SCHOOL-STATE LAW	3.0450	681,623	25,000	656,623	1,999.42
SCHOOL-LOCAL BD.	3.2480	681,623	25,000	656,623	2,132.71
TREASURE ISLAND	3.8129	681,623	50,722	630,901	2,405.56
SW FLA WTR MGMT.	0.1831	681,623	50,722	630,901	115.52
PINELLAS COUNTY PLN.CNCL.	0.0175	681,623	50,722	630,901	11.04
JUVENILE WELFARE BOARD	0.8250	681,623	50,722	630,901	520.49
TOTAL MILLAGE	16.5501			GROSS AD VALOREM TAXES	$10,603.34

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	$0.00

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $10,603.34

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2025 REAL ESTATE TAX

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

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R263519	* CL-0011680	TI

* SHELLPOINT MORTGAGE SERVICES

BURRILL, KEVIN D
10232 TARPON DR
TREASURE ISLAND, FL 33706-3125

PARCEL NO.: 24/31/15/66042/001/0150
SITE ADDRESS:10232 TARPON DR, TREASURE ISLAND
PLAT: 34 PAGE: 49
LEGAL:
PARADISE ISLAND 2ND ADD
BLK 1, LOT 15

Duplicate N/A 02/05/2026
Paid 11/26/2025 Receipt # 0-25-TAX-123562 $10,179.21

40 Rec 10.50
41 St 155.00
43 Int
Tot 165.50

INST # 94-076427
MAR 16, 1994 4:50PM

PINELLAS COUNTY FLA.
OFF.REC.BK 8598 PG 1704

(1)

WARRANTY DEED

THIS WARRANTY DEED, made and executed this 14th day of March, 1994, by MICHAEL G. SIMPSON, joined by his wife, PAIGE C. SIMPSON, 8343 Bayshore Drive, Treasure Island, FL 33706, hereinafter called the "Grantor", and KEVIN D. BURRILL, a single man, 10232 Tarpon Drive, Treasure Island, FL 33706, hereinafter called the "Grantee".

W I T N E S S E T H:

WHENEVER USED HEREIN, THE TERMS "GRANTOR" AND "GRANTEE" SHALL BE CONSTRUED TO INCLUDE THE MASCULINE, FEMININE, SINGULAR, OR PLURAL AS THE CONTEXT INDICATES, AND THE HEIRS, LEGAL REPRESENTATIVES AND ASSIGNS OF INDIVIDUALS, AND THE SUCCESSORS AND ASSIGNS OF CORPORATIONS.

That the Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, by these presents, does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain real property in Pinellas County, Florida, viz:

LOT 15, BLOCK 1, PARADISE ISLAND SECOND ADDITION, according to the plat thereof recorded in Plat Book 34, pages 48 and 49, public records of Pinellas County, Florida.

Parcel # 24/31/15/66042/001/0150

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee, that they are lawfully seized of said real property in fee simple; that they have good right and lawful authority to sell and convey said real property; and they hereby fully warrant the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free and clear of all encumbrances except easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Execute: _____
Kenneth A. Kelly
Print:

Cheryl B. Kelly
Execute:
Cheryl B. Kelly
Print:

Michael G. Simpson
Michael G. Simpson

Paige C. Simpson
Paige C. Simpson

This Instrument Prepared by and
TO BE RETURNED TO:
CARL G. PARKER
P.O. Box 48602, 5900 Central Avenue, Suite J
St. Petersburg, Florida 33743-8602

KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY:

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this day by MICHAEL G. SIMPSON, joined by his wife, PAIGE C. SIMPSON, who are personally known to me or who have produced N/A for proper identification.

Witness my hand and official seal in the County and State last aforesaid this 14th day of March, 1994.

Cheryl B. Kelly
Notary Public
My Commission Expires:

CHERYL B. KELLY
State of Florida
My Comm. Exp. July 20, 1995
CC 118133

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida Code Enforcement
Case No. FLOOD-006729*2025|
MARINE-006617-2025

Notice Of Hearing
(First Offense)

June 4, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Kevin D. Burrill
10232 Tarpon DR
Treasure Island FL 33706

Kevin D. Burrill
8967 Silverthorn Rd.
Largo, FL 33777

\

RE: City of Treasure Island v. Kevin Burrill

Dear Kevin D Burrill ,

On February 5, 2026, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by February 12, 2026. It is alleged that you have failed to correct the violation set forth above and specified in the Notice of Violation by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday June 17th, 2026, at 11:00 AM, at City Hall, Commission Chambers, 10451 Gulf Blvd. Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:

10232 Tarpon DR Treasure Island FL 33706

Property Description:

Use: 0110 Single Family Home (Per PCPAO):
Zoning District: Residential Urban (RU-75)
Parcel #: 24-31-15-66042-001-0150
Legal Description: PARADISE ISLAND 2ND ADD BLK 1, LOT 15

Section B-Description of Violations:

- Unhealthful accumulation of debris and rubble on property
- Inadequate property maintenance of structure, fence, seawall and dock
- Unhealthful accumulation of stagnant water in pool creating a breeding ground for mosquitoes
- Work performed without a permit(s)
- Dead vegetation on property
- Property does not have the required safety barrier for swimming pool and dock

Section C- Code Provisions Violated

Sec. 8-1. - Building Codes-Adopted.

(a)The city hereby adopts and incorporates by reference herein the Florida Building Code, and all specific volumes and standards contained therein, promulgated by the state building commission pursuant to F.S. Ch. 553, pt. IV, as amended from time to time. The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city. The codes are hereby adopted by reference as if set out at length in this section

(1) Florida Building Code-Building, 2020 Edition, as may be amended from time to time

(2) Florida Building Code-Residential, 2020 Edition, as may be amended from time to time.

R4501.17.1 Outdoor swimming pools. Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1

Sec. 18-37. - Unhealthful accumulations declared public nuisance.

(a)It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of- way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b)It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar

unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 66-104.1 – Permits

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter and all other applicable codes and regulations has been satisfied

Sec. 68-495. - Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1) *Nuisances.* The exterior of the premises and of all structures shall be kept free of all nuisances and hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:

(a). All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.

(b)The exterior of the structure, including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation.

(c) All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or other conditions reflective of inadequate maintenance or deterioration.

(d) Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

(2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.
b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.
c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.
d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.
e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways

Section D- Corrective Action

- ` Remove all debris and rubble from property
- Perform and maintain maintenance on structure, dock, fence and seawall
- Maintain the pool in such a way that there is no stagnant water and it is not conducive to the breeding of mosquitoes
- Apply for all permits required. Schedule and pass all required inspections

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross-examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) working days before the hearing but no later than June 7th, 2026, to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "**FLOOD-006729-2025 | MARINE-006617-2025**"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than June 7th, 2026.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Compliance Inspector in the Notice of Violation, the case may still be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at (727) 547 4575 ext. 286.

After the hearing, the Code Enforcement Board or Special Magistrate will make findings of facts, conclusions of law, and if a violation is found will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board or Special Magistrate could result in a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction. Please note that any violations of the Floodplain Ordinance (Chapter 66), that are not corrected, may result in the loss of flood insurance coverage and/or disaster assistance pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board or Special Magistrate to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board or Special Magistrate at the hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

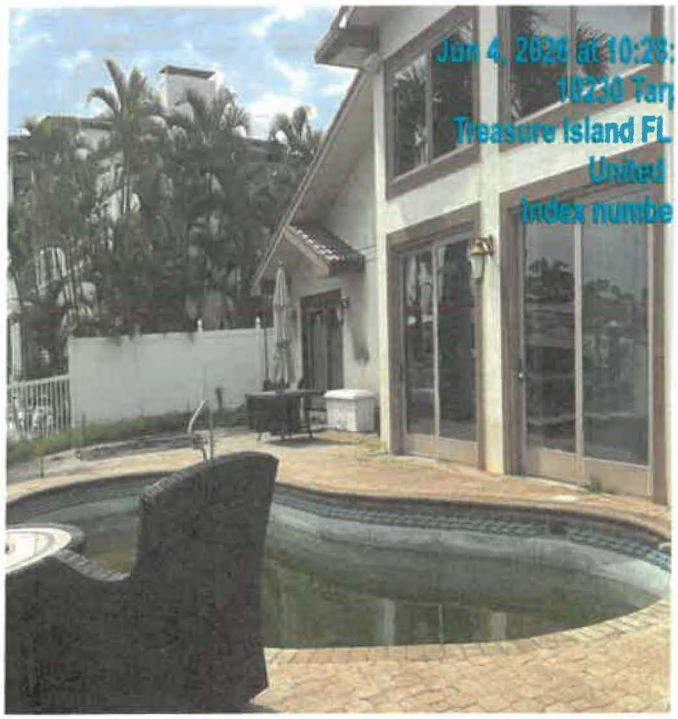
If you have any questions regarding the contents of this Notice, please contact this office at (727) 547-4575, Ext. 286.

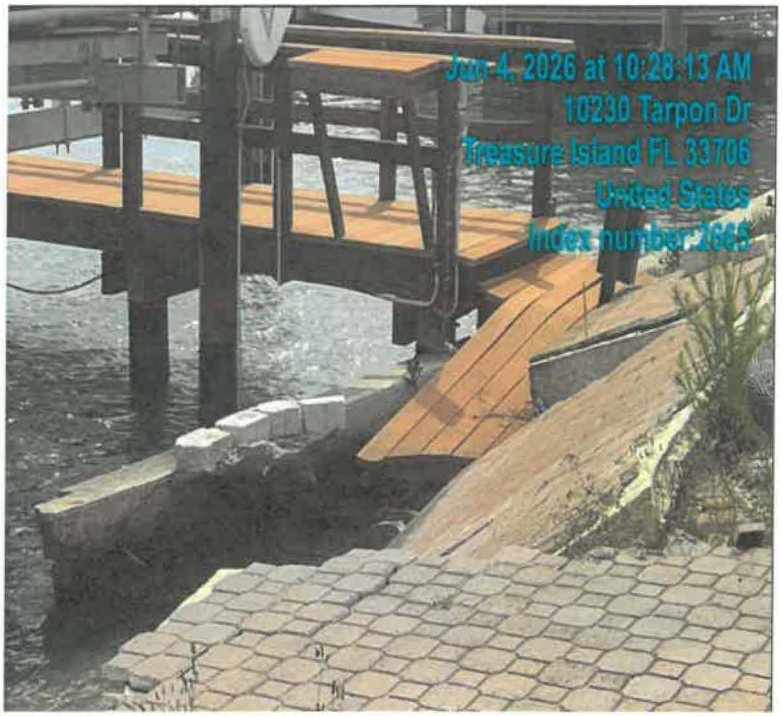
For the City of Treasure Island,

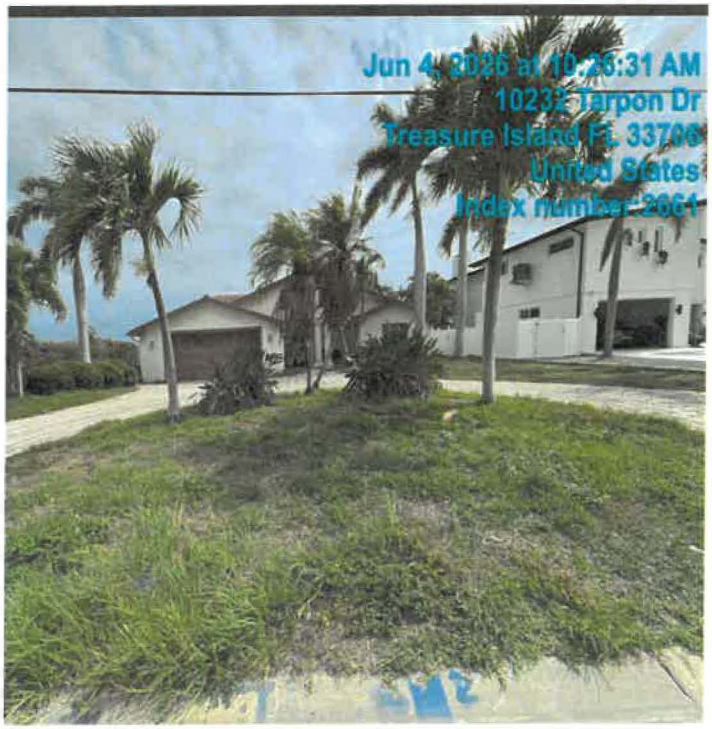
Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

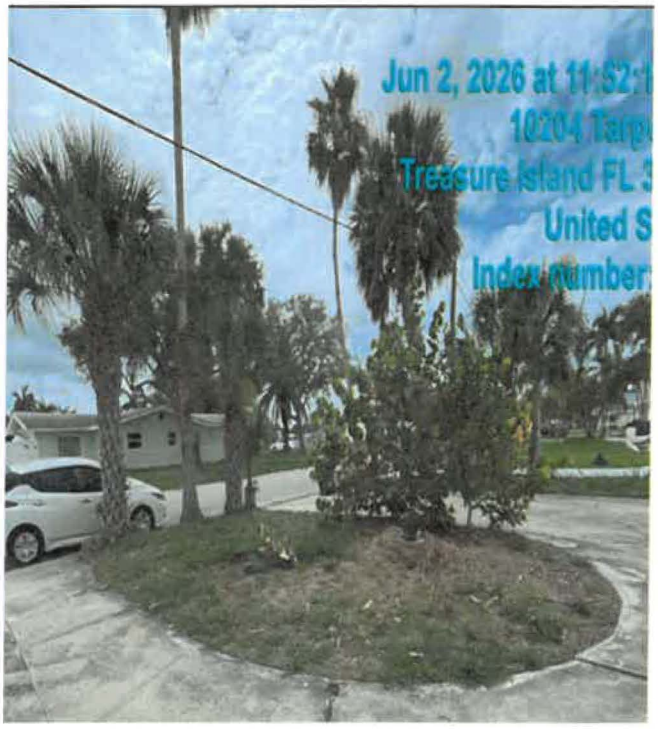
Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451Gulf Blvd., Treasure Island, FL 33706, (727) 547 4575, no later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

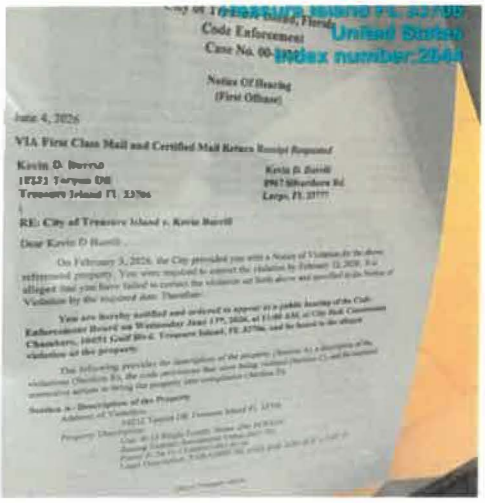
NOH INSPECTION PHOTOS 10232 TARPON

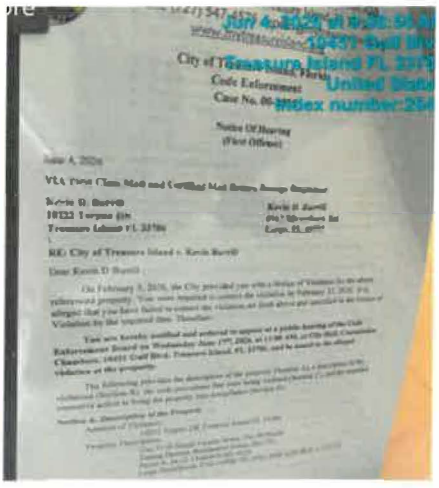












City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case #
Case No. FLOOD-006729-2025 | MARINE-006617-2025

I hereby certify that a copy of the Notice of Hearing was served on June 4, 2026, by Pamela Nash via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:

Kevin D. Burrill 10232 Tarpon DR Treasure Island FL 33706 VIA USPS and CERTIFIED MAIL. NUMBER: 9214 8902 9562 6590 1619 9273 89 (Receipt Attached)
Kevin D Burrill 8967 Silverthorn RD Largo FL 33777 VIA USPS and CERTIFIED MAIL. NUMBER: 9214 8902 9562 6590 1619 9274 26 (Receipt Attached)

x Posting on the property at:**10232 Tarpon DR. TREASURE ISLAND FL 33706** (Picture Attached)

x Posting at City Hall by Pamela Nash (Picture Attached).

By: Pamela Nash

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 4th day of June 2026, by PAMELA NASH who is personally known to me.

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

Emily Ellis
Notary Public

Parcel Summary (as of 04-Jun-2026)

Parcel Number
24-31-15-66042-001-0150

Owner Name
BURRILL, KEVIN D

Property Use
0110 Single Family Home

Site Address
10232 TARPON DR
TREASURE ISLAND, FL 33706

Mailing Address
10232 TARPON DR
TREASURE ISLAND, FL 33706-3125

Legal Description
PARADISE ISLAND 2ND ADD BLK 1, LOT 15

Current Tax District
TREASURE ISLAND (TI)

Year Built
1954

Living SF	Gross SF	Living Units	Buildings
1,978	2,610	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	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
08598/1704	$932,800	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	34/49

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$791,266	$681,623	$630,901	$656,623	$630,901

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
2024	Y	$1,275,906	$775,906	$725,906	$750,906	$725,906
2023	N	$1,381,119	$922,261	$922,261	$1,381,119	$922,261
2022	N	$1,044,777	$838,419	$838,419	$1,044,777	$838,419
2021	N	$814,256	$762,199	$762,199	$814,256	$762,199
2020	N	$692,908	$692,908	$692,908	$692,908	$692,908

2025 Tax Information

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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Mar-1994	$265,000	Q	I	SIMPSON MICHAEL G	BURRILL, KEVIN D.	08598/1704
31-Dec-1991	$260,000	Q	I	GRETCHEN MICHAEL P	SIMPSON, MICHAEL G.	07774/1015
14-Aug-1990	$249,900	Q	I	MAGURAN THOMAS M	GRETCHEN, MICHAEL P.	07353/1467
01-Jul-1987	$137,000	Q				06531/1725

2025 Land Information

Land Area: ≅ 9,640 sf | ≅ 0.22 acres

Frontage and/or View: Intracoastal

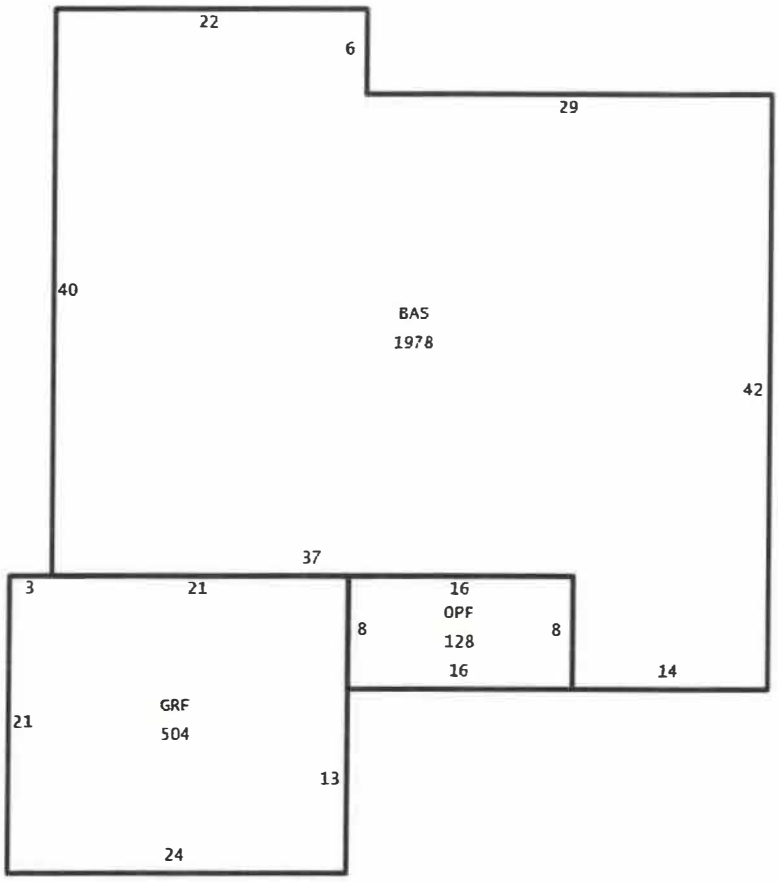
Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x135	$10,300	75.00	FF	1.1088	$856,548

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Concrete Tile/Metal
Year Built	1954
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Upgrade
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	9
Effective Age	38

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,978	1,978
Garage (GRF)	0	504
Open Porch (OPF)	0	128
Total Area SF	**1,978**	**2,610**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$17,000.00	1	$17,000	$11,050	2013
BT LFT/DAV	$7,500.00	1	$7,500	$4,875	2013
DOCK	$62.00	336.0	$20,832	$13,541	2013
PATIO/DECK	$28.00	950.0	$26,600	$10,640	1984
POOL	$59,000.00	1	$59,000	$23,600	1984

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
P42447-12	DOCK	11/05/2012	$0
201201438	DOCK	11/02/2012	$26,500

2025 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025
Pay this Amount	$10179.21

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R263519	* CL-0011680	TI

* SHELLPOINT MORTGAGE SERVICES

BURRILL, KEVIN D
10232 TARPON DR
TREASURE ISLAND, FL 33706-3125

PARCEL NO.: 24/31/15/66042/001/0150
SITE ADDRESS: 10232 TARPON DR, TREASURE ISLAND
PLAT: 34 PAGE: 49
LEGAL:
PARADISE ISLAND 2ND ADD
BLK 1, LOT 15

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	681,623	50,722	630,901	2,865.74
HEALTH DEPARTMENT	0.0713	681,623	50,722	630,901	44.98
EMS	0.8050	681,623	50,722	630,901	507.88
SCHOOL-STATE LAW	3.0450	681,623	25,000	656,623	1,999.42
SCHOOL-LOCAL BD.	3.2480	681,623	25,000	656,623	2,132.71
TREASURE ISLAND	3.8129	681,623	50,722	630,901	2,405.56
SW FLA WTR MGMT.	0.1831	681,623	50,722	630,901	115.52
PINELLAS COUNTY PLN.CNCL.	0.0175	681,623	50,722	630,901	11.04
JUVENILE WELFARE BOARD	0.8250	681,623	50,722	630,901	520.49

TOTAL MILLAGE	16.5501	GROSS AD VALOREM TAXES	$10,603.34

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

GROSS NON-AD VALOREM ASSESSMENTS	$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$10,603.34

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

2025 REAL ESTATE TAX

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* SHELLPOINT MORTGAGE SERVICES

BURRILL, KEVIN D
10232 TARPON DR
TREASURE ISLAND, FL 33706-3125

PARCEL NO.: 24/31/15/66042/001/0150
SITE ADDRESS: 10232 TARPON DR, TREASURE ISLAND
PLAT: 34 PAGE: 49
LEGAL:
PARADISE ISLAND 2ND ADD
BLK 1, LOT 15

Duplicate N/A 06/04/2026
Paid 11/26/2025 Receipt # 0-25-TAX-123562 $10,179.21

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706

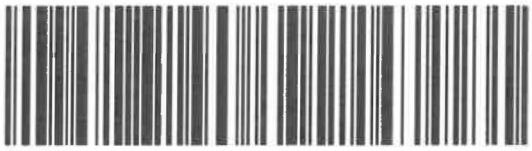


9214 8902 9562 6590 1619 9273 89

KEVIN D BURRILLL
10232 TARPON DR
TREASURE ISLAND FL 33706

FLOOD-006729-2025 | MARINE-006617-2025

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1619 9274 26

KEVIN D BURRILLL
8967 Silverthorn RD
LARGO FL 33777

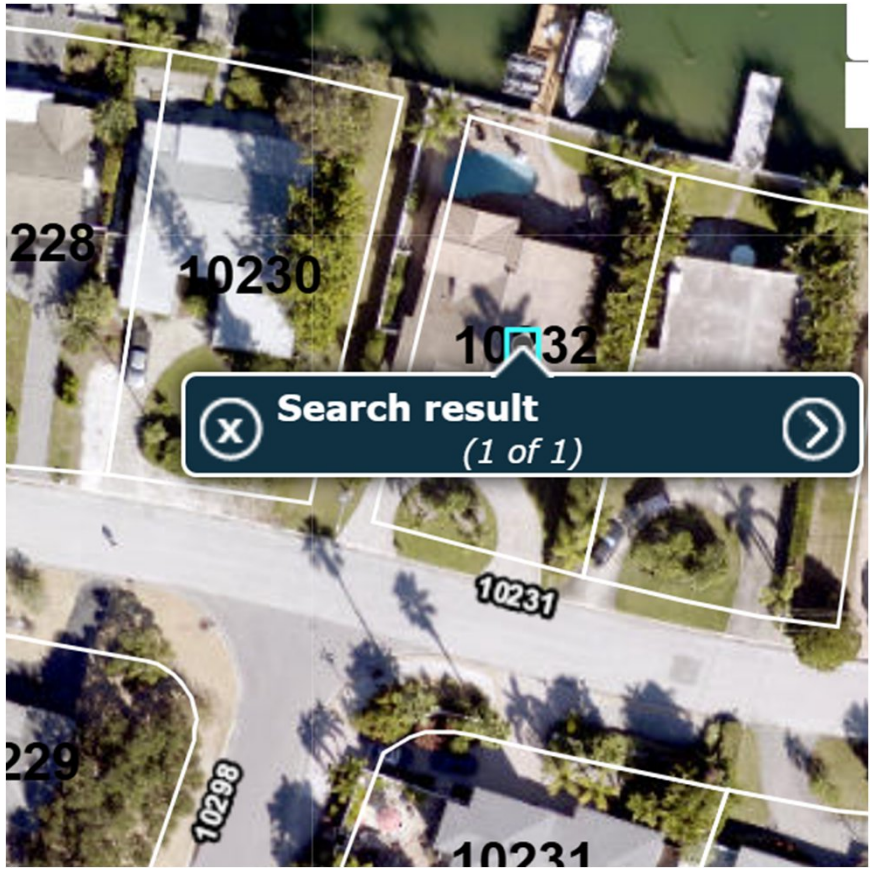
FLOOD-006729-2025 | MARINE-006617-2025

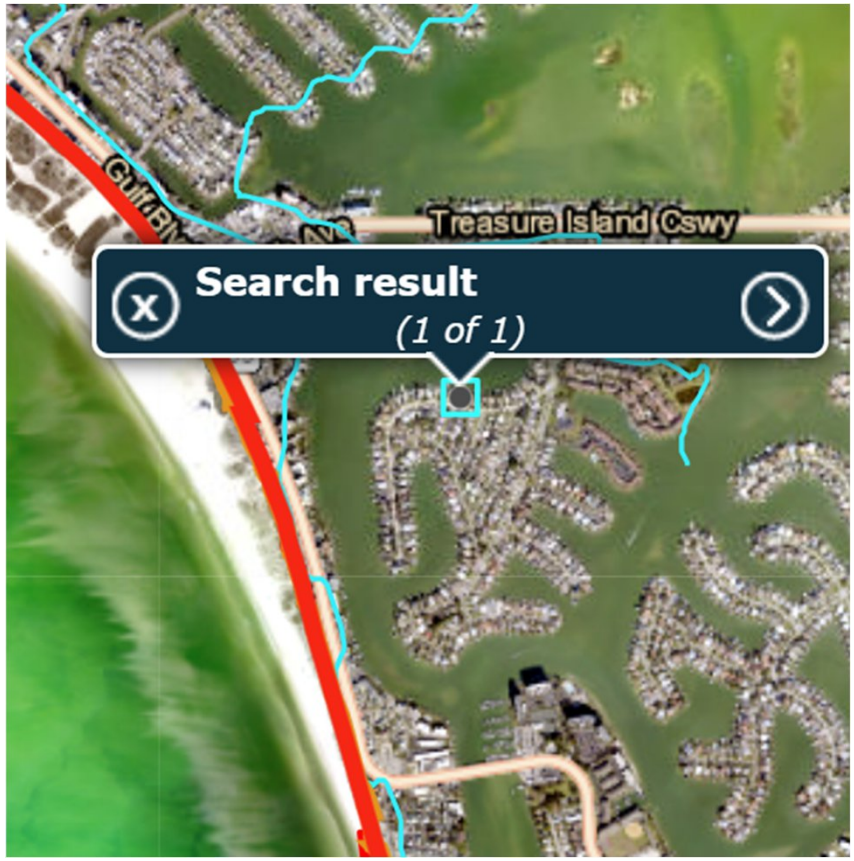
Code Enforcement Board

CEB# FLOOD-006729-20205|MARINE-006617-2025

10232 TARPON DR., TREASURE ISLAND, FL 33706

Zoning Map


228
10230
10232
Search result
(1 of 1)
10231
229
10298
10231


Treasure Island Cswy
Search result
(1 of 1)

Courtesy Notice

- Coordinated site visit – 12/16/2025
- Mailed Unknown Status Letter – 12/16/2025
- Codes Violated: Sec. 18-37 Unhealthful accumulation declared a public nuisance 66-104.1 Work done without a permit and Sec. 68-495 – Minimum property standards

Notice of Violation

- Notice posted: 02/05/2026
- Codes: 18-37, 66-104.1 and 68-495.
- Proof of Property Ownership: 02/05/2026
    - PCPAO
    - Tax Collector Printout
    - Warranty Deed
- Affidavit of Service: 02/05/2026
- Pictures dated: 02/05/2026
- Compliance Date: 02/12/2026

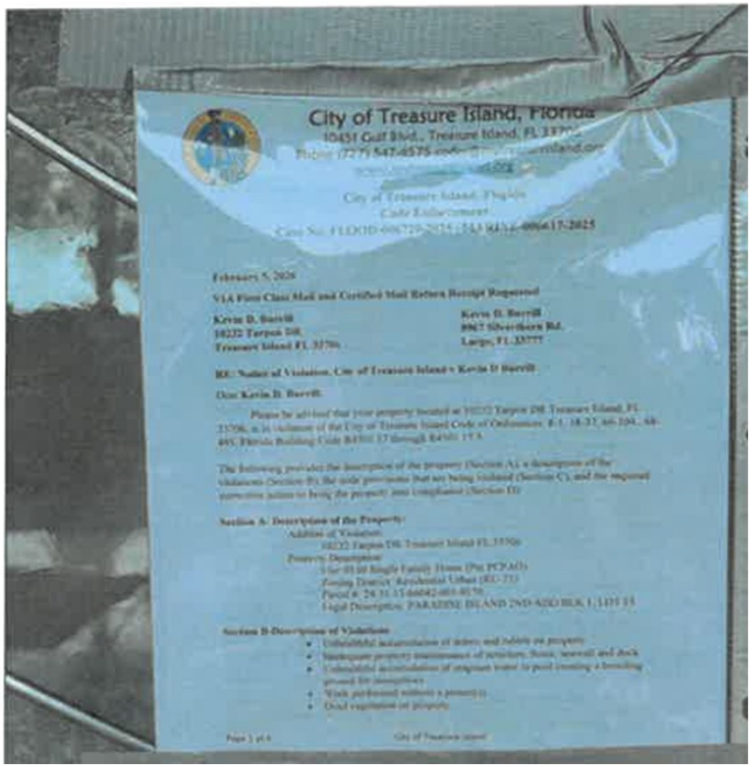
NOV PHOTOS





NOV PHOTOS CONT.





Notice of Hearing

- Posted Date: 06/04/2026
- Codes: 18-37, 66-104.1, 68-495.
- Proof of Property Ownership: 006/04/2026
    - PCPAO
    - Tax Collector
- Affidavit of Service: 06/04/2026
- Pictures Dated: 04/09/2026, 05/28/2026, 06/04/2026

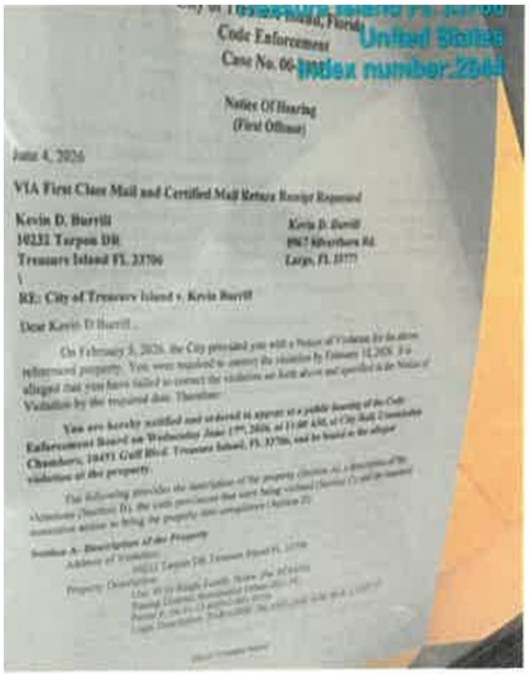
NOH Pictures





NOH Pictures Cont.





Code Enforcement
Case No. 06-

Notice Of Hearing
(First Offense)

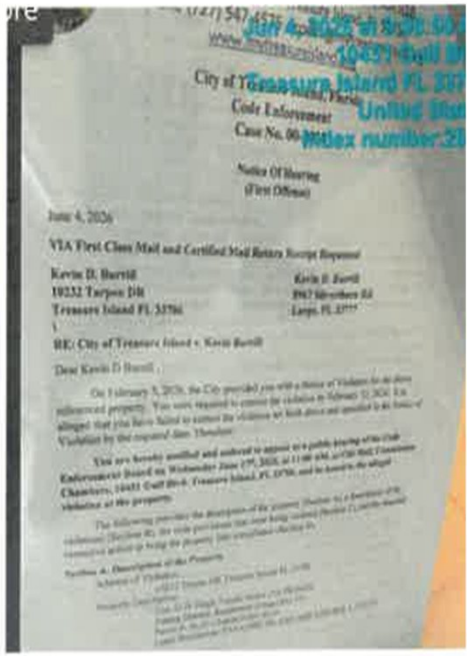
June 4, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Kevin D. Burrill
10232 Tarpon DR
Treasure Island FL 33706

RE: City of Treasure Island v. Kevin Burrill

Dear Kevin D Burrill ,



Code Enforcement
Case No. 06-

Notice Of Hearing
(First Offense)

June 4, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Kevin D. Burrill
10232 Tarpon DR
Treasure Island FL 33706

RE: City of Treasure Island v. Kevin Burrill

Dear Kevin D Burrill ,

Staff Recommendation

Staff recommends the property owner, Kevin D. Burrill be found as a first-time violator and given 10 days to correct the violation.

The steps required to correct the violations include:

- Remove all debris and rubble from property
- Perform and maintain maintenance on structure, dock, fence and seawall
- Maintain the pool in such a way that there is no stagnant water and it is not conducive to the breeding of mosquitoes
- Apply for all permits required. Schedule and pass all required inspections

Proposed Motion

- In the case FLOOD-006729-2025|MARINE-006617-2025, I move that the Code Enforcement Board find that the Respondent was/was not present and based on the testimony and evidence received, it is evident that a violation does/does not exist and therefore, the Respondent, Kevin D. Burrill is/not found to be a first-time violator of the Treasure Island Code of Ordinances 18-37, Sec 66-104.1 and 68-495 and is ordered to meet the requirements listed above

Conclusion

- Code Compliance finds this property remains out of compliance and the property owner; Kevin D. Burrillhas taken no steps towards addressing the violations shown in the order:

- Staff recommends allowing the property owner 10 days to bring the property into compliance.

AGENDA ITEM NO. IX.5

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	June 17, 2026
SUBMITTED BY:	Tia Payton, Administration
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	Discussion of the City Commission's adoptions of Ordinance 2016-13

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
ORD 2026-13

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, UPDATING AND AMENDING ARTICLE III ENTITLED "CODE ENFORCEMENT" IN CHAPTER 2 OF THE CODE OF ORDINANCES; PROVIDING FOR A DEFINITIION OF "IRREPARABLE AND IRREVERSIBLE" VIOLATIONS; PROVIDING FOR CLARIFIYING LANAGUAGE REGARDING MEMBERSHIP, QUALIFICATIONS, EX PARTE DISCLOSURES AND CONFLICTS OF INTEREST OF CODE ENFORCEMENT BOARD MEMBERS, QUALIFICATIONS OF A SPECIAL MAGISTRATE, ENFORCEMENT AND HEARING PROCEDURES, LEGAL COUNCIL TO THE CODE ENFORCEMENT BOARD, AUTHORIZATION FOR ADMINISTRATIVE FEES, CRITERIA FOR REDUCTION AND ELIMINATION OF FINES, EACH PARTY TO PAY FOR THEIR OWN COSTS AND ATTORNEY FEES IN AN ACTION TO FORECLOSE A LIEN; CORRECTING SCRIVENOR ERRORS AND AMBIGUOUS AND OUTDATED LANGUAGE THROUGHOUT THE ARTICLE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2024, Hurricanes Helene and Milton caused damage to residences and businesses throughout the City of Treasure Island; and

WHEREAS, in view of the increase in code enforcement complaints and resulting cases, the City Commission recognized the need to update and amend its existing code enforcement procedures in order to more efficiently address uncorrected violations endangering the health, safety and welfare of its residents.

WHEREAS, the City Commission has reviewed the proposed changes and based on input from the public and City staff has determined that adoption is in the best interest of the City and its residents.

NOW, THEREFORE, THE CITY OF TREASURE ISLAND, FLORIDA DOES ORDAIN:

SECTION 1. That the above "WHEREAS" clauses are incorporated herein by reference as legislative findings and that Article III – Code Enforcement is amended to read as follows:

DIVISION 1. – GENERALLY

Sec. 2-106. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Code enforcement board means the City of Treasure Island Municipal Code Enforcement Board.

Code *officer, or Code inspector* means any employee or authorized agent of the city whose assigned responsibilities include inspecting for or enforcing, or both, violations of this Code, including but not limited to occupational license, fire, building, land development and sign codes of the city.

~~*Irreparable and Irreversible shall* mean violations that constitute a threat to the public health, safety, and welfare or cause or threaten irreparable harm to the public or to protected resources, including but not limited to alteration, or neglect of a designated historic resource, the unauthorized removal of protected or mature canopy trees, destruction or alteration of wetlands, native habitat, or environmentally sensitive lands, because such harm cannot be adequately compensated through monetary damages.~~

"Irreparable or Irreversible" shall mean a violation that causes harm, damage, or injury that cannot be repaired, remedied, corrected, or fixed, including but not limited to alteration or neglect of a designated historic resource, unauthorized removal of protected or mature canopy trees, or destruction or alteration of wetlands, native habitat, dunes and dune vegetation or environmentally sensitive lands. A finding that a violation is 'irreparable or irreversible' must be supported by competent substantial evidence and specific written findings.

Repeat violation means a violation of a provision of this Code by a person who has previously been found to have violated the same provision within five years prior to the violation.

Sec. 2-107. - Intent.

The intent of this article is to create a local government code enforcement board in order to promote, protect and improve the health, safety and welfare of the citizens of the city by providing for an equitable, expeditious, effective and inexpensive method of enforcing the codes, including but not limited to occupational licenses, fire, building, land development and sign codes in force in the city.

Sec. 2-108. - Optional enforcement.

The provisions of this article shall in no way be construed to limit the power of the city to proceed in any other civil or criminal proceeding or in any other forum to obtain enforcement of its code provisions. The city may, by ordinance, adopt an alternate code enforcement system which gives special masters designated by the city

commission the authority to hold hearings and assess fines against violations in addition to or in lieu of the code enforcement board.

Sec. 2-109. - Conflict of interest and Ex Parte Communications.

(a) No person who is or may become a party or a witness to a hearing before the code enforcement board shall communicate with any member of the code enforcement board concerning that violation except at the hearings provided for in this article. This restriction shall extend to any person appearing or interceding on behalf of a party, whether or not such person may have a direct, personal or financial interest in the property that is the subject of the alleged violation.

(b) No member of the code enforcement board shall communicate with any party, witness, representative of a party, or interceding person concerning any alleged violation except at the hearings provided for in this article.

(c) Any member of the code enforcement board that has a prohibited conflict of interest in the matter before the board shall make that disclosure at the beginning of the hearing, refrain from participation in that case, and file a Form 8b pursuant to Florida Statutes 112.3143, as may be amended, but must vote unless the board member is found by the majority of the board to be prejudiced and biased upon presentation of a motion to disqualify the member for prejudice or bias.

(d) Failure on the part of a member of the code enforcement board to comply with the provisions of this section shall constitute grounds for removal of such member from the code enforcement board by the City Commission.

Sec. 2-110. - Public records searches relating to code enforcement board liens.

(a) The city manager or ~~his~~ designee is authorized to pay for and obtain a public records search for the purpose of determining whether to request authorization to institute a lien foreclosure proceeding without the necessity of any action by the city commission whenever the unpaid amount of a lien assessed by the code enforcement board exceeds $100.00.

(b) No public records search for the purpose of determining whether to request authorization to institute a lien foreclosure proceeding shall be obtained where the unpaid amount of the lien is less than $100.00.

DIVISION 2. - CODE ENFORCEMENT BOARD; SPECIAL MAGISTRATES

Sec. 2-131. - Membership.

(a) The code enforcement board shall consist of seven members, each to be appointed by a majority of the city commission by resolution for a term of three years.

(b) Any code enforcement board member may be reappointed upon approval by a majority of the city commission, except that no appointed member shall serve longer than six consecutive years, unless, upon the sixth year of expiration there is no available and qualified candidate to replace said expiring member, in which case, the appointment may be renewed beyond six consecutive years for an additional term. Partial terms shall not be counted toward the six-year term limitation.

(c) Appointments to fill vacancies shall be for the unexpired term of office.

(d) Members of the code enforcement board shall be residents of the city at the time of their appointment and throughout the term of office. Any member who is no longer a resident of the city shall be automatically removed, and that vacancy filled as provided in this section. Residency shall be determined by the City Commission at the time of appointment or removal.

(e) The city commission may appoint up to two alternate members to the code enforcement board to serve on the board in the absence of board members.

Sec. 2-132. - Removal of members.

(a) If any member of the code enforcement board fails to attend two of three successive hearings, without cause and without prior approval of the chair~~man~~

of the code enforcement board, the board shall declare the member's office vacant, and the vacancy shall be filled as provided in section 2-131.

(b) Board members may be removed with or without ~~for~~ cause by the city commission after discussion at a public meeting ~~hearing~~. Vacancies by such removal shall be filled as provided in section 2-131.

Sec. 2-133. - Categories of members.

Appointments to the code enforcement board shall be made, consistent with the Charter, on the basis of demonstrated experience or interest in the subject matter jurisdiction of the board in the sole discretion of the city commission. The membership of the board shall, whenever possible, consist of an architect, business person, engineer, general contractor, subcontractor and a realtor.

Sec. 2-134. - Oath of office.

Upon appointment, each member of the code enforcement board shall, before entering upon discharge of his duties of office, take an oath of office.

Sec. 2-135. - Organization.

(a) The members of the code enforcement board shall elect a chair~~man~~ from among its members, who shall be a voting member.

(b) The presence of four or more members shall constitute a quorum. A simple majority vote of members present and voting is required for official action by the code enforcement board.

(c) Board members shall serve without compensation but may be reimbursed for such travel, mileage, and per diem expenses as may be authorized by the city commission or as otherwise provided by law.

Sec. 2-136. - Powers.

The code enforcement board shall have the power to:

(1) Adopt rules for the conduct of its affairs ~~hearings~~.

(2) Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by the police department or by other individuals authorized to serve process.

(3) Subpoena evidence to a hearing.

(4) Take testimony under oath.

(5) Issue orders having the force of law commanding whatever steps are necessary to bring a violation into compliance as provided in this Article.

(6) Authorize the abatement of first time violations or repeat violations as provided herein.

Sec. 2-137. - Special magistrate.

In addition to the code enforcement board established hereunder, ~~all~~ code enforcement violations, at the option of the city manager or designee ~~attorney~~, may be prosecuted before a special magistrate, appointed by the city commission. The special magistrate shall be a licensed Florida attorney in good standing ~~serve in addition to the code enforcement board,~~ or individuals who have sufficient knowledge, training, experience or education to perform the duties and responsibilities as provided herein, and upon appointment shall be vested with all of the duties, authorities and obligations imposed upon the code enforcement board herein or as otherwise provided in the Code of Ordinances.

DIVISION 3. - ENFORCEMENT PROCEDURE

Sec. 2-161. - Hearings.

(a) The code enforcement board shall adopt rules for governing the conduct of its hearings ~~affairs~~ not inconsistent with the provisions of this section.

(b) The chair~~man~~ may call hearings of the code enforcement board. ~~Hearings may also be called by written notice signed by at least three members of the code enforcement board.~~ The code enforcement board may, at any properly noticed hearing, set a future hearing date.

(c) Minutes shall be kept of all hearings, specifically including the vote of each member upon each question, by the code enforcement board. All hearings and proceedings shall be open to the public. All testimony shall be under oath and mechanically recorded.

(d) The city shall provide a hearing room and such clerical and administrative personnel as may be reasonably required by the code enforcement board for the proper performance of its duties.

(e) Each case before the code enforcement board shall be presented by one or more code inspectors who are charged with the responsibility for inspection and/or enforcement of the specific code section alleged to have been violated.

(f) The code enforcement board shall proceed to hear the cases on the agenda for that day; however, the code enforcement board may, in its discretion, continue any case until the next agenda upon a showing of good cause at the time of or prior to the scheduled hearing. The code enforcement board shall take the testimony from the code inspector, the alleged violator, and any other witnesses. Both sides shall have a right to give testimony, present witnesses and to cross-examine adverse witnesses, in person or through their attorney. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings.

(g) After conclusion of the hearing, the code enforcement board shall issue findings of fact based upon the evidence or record, and conclusions of law. A finding that a violation is 'irreparable or irreversible' must be supported by competent substantial evidence and specific written findings. A specific finding that the violation presents an imminent threat of substantial injury to persons or property is required before the owner loses the opportunity to correct the violation and should otherwise be given a reasonable opportunity to cure a violation. Immediate enforcement without a cure period should be reserved for truly dangerous circumstances such as structural collapse, hazardous conditions, or other emergencies where delay would endanger people or property. The board shall issue an order affording the proper relief consistent with the powers granted in this division. The finding shall be by motion approved by a majority of those present and voting, except that at least four of those members of the code enforcement board must vote for the action to be official. The order may include a notice that it must be complied with by a specified date and that a fine may be imposed and administrative fee may be imposed, under the conditions specified in section 2-164, the cost of repairs may be included along with the fine, if the order is not complied with by that date. The Order shall advise any aggrieved party, including the city, of the right to appeal an order of the

special magistrate or code enforcement board to the circuit court within 30 days of execution of the order to be appealed pursuant to Florida Statutes 162.11 and the Florida Rules of Civil Procedure, as may be amended. A certified copy of such order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest or assigns if the violation concerns real property; and the findings in the order shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest or assigns. If an order is recorded in the public records pursuant to this subsection and the order is complied with by the date specified in the order, the code enforcement board shall issue an order acknowledging compliance that shall be recorded in the public records. A hearing is not required for the issuance of an order acknowledging compliance.

(h) All hearings and deliberations before the code enforcement board shall be open to the public.

(i) If the owner of property which is subject to a code enforcement proceeding transfers ownership of such property between the time the notice of violation was served and the time of the hearing, such owner shall:

a. Disclose, in writing, the existence and the nature of the proceeding to the prospective transferee.

b. Deliver to the prospective transferee a copy of the notices and other materials relating to the code enforcement proceeding received by the transferor.

c.Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceeding.

d. File a notice with the special magistrate administrative division of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within five days after the date of the transfer.

A failure to make the disclosures described in subsections a., b. and c. before the transfer creates a rebuttable presumption of fraud. If the property is transferred before the hearing, the hearing shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is held.

Sec. 2-162. - Legal counsel to the code enforcement board.

The City ~~attorney~~ shall provide legal counsel to the code enforcement board as needed. ~~The city manager is authorized to retain legal counsel to~~ The city attorney shall assist code officers in their preparation of cases and serve as prosecutor for those cases deemed appropriate.

Sec. 2-163. - Enforcement procedure.

(a) It shall be the duty of the code inspectors to initiate enforcement proceedings of the city's Code of Ordinances. No member of the code enforcement board shall have the power to initiate such enforcement proceedings.

(b) Except as provided in subsections (c), (d) and (e) ~~and (d)~~ of this section, if a violation of the Code of Ordinances is found, except in the case of a repeat violation, the code inspector shall provide a Notice of Violation to ~~notify~~ the violator and give ~~him~~ a reasonable time to correct the violation.

(c) Should the violation continue beyond the time specified for correction in the Notice of Violation, the code inspector shall ~~notify the code enforcement board and request~~ schedule a hearing before the code enforcement board or special magistrate. The code enforcement board, through its clerical staff, shall provide public notice of the ~~schedule~~ a hearing, and ~~written~~ notice of such hearing shall be ~~hand delivered or mailed as~~ provided in accordance with section 2-161 to the violator by the code enforcement officer. ~~At the option of the code enforcement board, notice may additionally be served by publication or posting as provided in section 2-161.~~ If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector in the Notice of Violation, the case may be presented to the code enforcement board even if the violation has been corrected prior to the hearing; and the notice shall so state. The notice shall also state that if the alleged violator fails to appear, that the hearing will still take place. ~~in his absence.~~

(d) If an alleged repeat violation is found, the code inspector shall notify the violator of same, but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify the code enforcement board and ~~request~~ schedule a hearing. The code enforcement board, through its clerical staff, shall ~~schedule a~~ notice the public hearing and the code enforcement officer shall provide notice pursuant to section 2-161. The case may be presented to the code enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the alleged violator has been properly noticed and fails to appear before the code enforcement board, the code enforcement board may proceed with the hearing.

(e) If the violation presents a serious threat to the public health, safety, or welfare, or if the violation is irreparable or irreversible, the code inspector shall notify the violator of same, but is not required to give a violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a violation that presents a serious threat to the public health, safety, or welfare, or a violation that is irreparable or irreversible, shall notify the code enforcement board and schedule a hearing. The code enforcement board, through its clerical staff, shall notice the public hearing and the code inspector shall provide notice pursuant to section 2-161. The case may be presented to the code enforcement board even if the violation(s) has (have) been corrected prior to the board hearing, and the notice shall so state. If the alleged violator has been properly noticed and fails to appear before the code enforcement board, the code enforcement board may proceed with the hearing. If the Code Board determines that a violation that was noticed

as irreparable or irreversible is a violation but not an "irreparable or irreversible" violation then the Code Enforcement Board shall make a finding of violation and provide a reasonable time to bring the property into compliance.

~~(e) If the code inspector has reason to believe that a violation presents a serious threat to the public health, safety or welfare, or if the violation is irreparable or irreversible in nature, the code inspector shall make a reasonable effort to notify the alleged violator of the violation and of the hearing and may immediately schedule a hearing with notice to notify the code enforcement board and request a hearing. The code enforcement board shall conduct a hearing to determine if a violation exists and may enter appropriate orders.~~

Sec. 2-164. - Administrative fines; costs of repair; liens.

(a) If the code enforcement board or special magistrate finds that a violator has failed to comply with an order of the code enforcement board, the code enforcement board may order the violator to pay a fine for each day the violation continues past the date of compliance established by the code enforcement board or special magistrate. Such a fine shall not exceed $250 per day.

(b) If the code enforcement board or special magistrate finds that a violator has committed a repeat violation, the code enforcement board may order the violator to pay a fine for each day the repeat violation exists. Such a fine shall not exceed $500 per day.

(c) Notwithstanding the provisions of subsections (a) and (b), if the violation is irreparable or irreversible, the fine shall not exceed $5000 per violation.

(d) If the violation presents a serious threat to the public health, safety, or welfare, or is an appeal of a nuisance as provided in Section 18-38, the code enforcement board or special magistrate shall notify the city commission, which shall be authorized to authorize the city staff or city contractors to take the minimum corrective action necessary to abate and eliminate the immediate danger, and has the authority to protect residents during emergencies to take the minimum actions necessary to prevent unnecessary intrusion onto private property and ensures government action remains narrowly tailored to the specific danger being addressed. These minimum actions are intended to bring the property into compliance and make it safe for the occupant and the public. Upon request by the City, the code enforcement board or special magistrate may charge the violator with the costs incurred by the city in addition to the fine described in subsections (a), (b), and (c) and the administrative fee described in subsection (e).

(e) The City may establish an administrative fee to defray the costs of investigation and prosecution of code enforcement cases before the code enforcement board or special magistrate. Upon request by the City, the code enforcement board or special magistrate may charge the violator the administrative fee established by the city in addition to the fine described in subsections (a), (b), and (c) and the costs described in subsection (d). The administrative fees and costs can be established as an estimated flat fee of $350 per violation or for more complex cases by the actual administrative costs and fees and

included in the Order setting penalties, adminstrative costs and fees with include the estimated time and costs that were incurred by the city in investigating, prosecuting, and abating the violation, including but not limited to:

a. staff time associated with investigating and noticing a violation, including but not limited to site visits, office time, meetings with the violator, complainants, witnesses, and others, phone calls, and preparation of all notices.

b. staff time associated with preparing a case to be presented before the code enforcement board, including but not limited to office time, meetings with violators, witnesses and others, phone calls, and preparation of all notices.

c. staff time associated with presenting a case before the special magistrate, including but not limited to office time, meetings with violators, witnesses, and others, phone calls, and preparation of all notices.

d. staff time associated with filing lien foreclosure or other litigation, including but not limited to office time, meetings with property owners and others, phone calls, and preparation of all notices.

e. the amount of time spent by the code board or special magistrate to review and hear the violation and prepare orders.

f. Costs of postage for required mailings, including but not limited to certified mailings.

g. Costs of recording.

h. All costs of abatement.

i. the amount of attorney hours and fees for legal services related to all of the above-listed activities, or otherwise relating to the investigation, prosecution, or abatement of the violation, the foreclosure of a lien, or other related litigation by the city attorney.

(f) Any order imposing fines, costs, or administrative fees under this Section shall include a statement that the fines, costs, or administrative fees may be subject to reduction or elimination as provided in Section 2-166.

~~(a) The code enforcement board and special magistrate, upon notification by the code inspector that an order of the code enforcement board has not been complied with by the set time or, upon finding that a repeat violation has been committed, may order the violator to (1) pay a fine in an amount specified in this section for each day the violation continues past the date set by the code enforcement board or special magistrate for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by~~

~~the code inspector; and (2) an administrative fee to be established by the City Commission to defray the costs of prosecution before the code enforcement board or special magistrate. Any order imposing a fine or administrative fee shall include notice to the violator that the fine or administrative fee may be reduced or eliminated in accordance with Section 2-166.~~

~~In addition, if the violation is a violation described in section 2-163(d)(e) or appeal of a nuisance as provided in Section 18-38, the code enforcement board or special magistrate shall notify the city commission, which shall be authorized to may abate the violation by making make all reasonable repairs or actions required to mitigate bring the property into compliance or safe for the public and charge the violator with the reasonable cost of the repairs along with the fine and administrative fee imposed pursuant to this Section. If a finding of a violation or a repeat violation has been made as provided in this section, a hearing shall be necessary for issuance of the order imposing the fine and administrative fee. If after due notice and hearing the code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine and administrative fee as specified in this section. subsection (b) of this section.~~

~~(b) A fine imposed pursuant to this section shall not exceed $250.00 per day for a first violation and shall not exceed $500.00 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (a) and administrative fees. However, if If the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000.00 per violation.~~

Sec. 2-165. - Factors determining amount of fine.

In determining the amount of fine authorized by section 2-164, if any, the code enforcement board shall consider the following factors:

(1) The gravity of the violation;

(2) Any actions taken by the violator to correct the violation; and

(3) Any previous violations committed by the violator at the subject property or any other property in the city.

Sec. 2-166. - Reduction, elimination of fine, administrative costs and fees or lien.

(a) The ~~code enforcement board~~ City Commission may reduce or eliminate a fine and administrative costs and fees or liens imposed by it pursuant to section 2-164.based on the factors set forth in subsection (b). The request to reduce or eliminate a fine, administrative costs and fees or lien shall only be made after ~~within 60 days of~~ correcting the violation for which the fine, administrative costs and fees or lien was assessed and the property is brought into full compliance with the code. ~~If the violator fails to appear before the code enforcement board because of a lack of he did not receive actual notice of the hearing of the on his violation, and so long as the lack of actual notice was not the~~

~~result of the violator's own act or omission, the code enforcement board may consider a request to reduce or eliminate a fine or administrative fee notwithstanding the request is untimely made.~~ A purchaser of the property from the violator may request a reduction or elimination of the fine from the City Commission after acquiring title to the property encumbered by the lien only after the violation for which the fine administrative costs and fees or lien was assessed is corrected and the property is brought into full compliance with the code.

(b) Factors for consideration for reduction or elimination of a fine, administrative costs and fees or lien shall include following:

(1) The gravity of the violation.

(2) Any actions taken by the violator to correct the violation, including the responsiveness and cooperation of the violator.

(3) Any previous violations committed by the violator, or any legal entity directly or indirectly under the control of the violator.

(4) The time incurred by the city in investigating, prosecuting, and abating the violation, including but not limited to:

a. staff time associated with investigating and noticing a violation, including but not limited to site visits, office time, meetings with the violator, complainants, witnesses, and others, phone calls, and preparation of all notices.

b. staff time associated with preparing a case to be presented before the code enforcement board, including but not limited to office time, meetings with violators, witnesses and others, phone calls, and preparation of all notices.

c. staff time associated with presenting a case before the special magistrate, including but not limited to office time, meetings with violators, witnesses, and others, phone calls, and preparation of all notices.

d. staff time associated with filing lien foreclosure or other litigation, including but not limited to office time, meetings with property owners and others, phone calls, and preparation of all notices.

e. the amount of time spent by the code board or special magistrate to review and hear the violation and prepare orders.

f. Costs of postage for required mailings, including but not limited to certified mailings.

g. Costs of recording.

h. All costs of abatement.

i. the amount of attorney hours and fees for legal services related to all of the above-listed activities, or otherwise relating to the investigation, prosecution, or abatement of the violation, the foreclosure of a lien, or other related litigation by the city attorney.

Sec. 2-167. - Fine constitutes lien.

A certified copy of an order imposing a fine and administrative costs and fees shall be recorded in the public records of the county and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property; but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this division shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit to foreclose on a lien filed pursuant to this division, whichever first occurs. A lien arising from a fine imposed pursuant to this division runs in favor of the city commission, and the city commission may execute a satisfaction or release of lien entered pursuant to this section. Upon filing and recording of such a lien, the lien shall ~~be and constitute a lien superior in dignity to all other liens and encumbrances of whatever kind and character save and except ad valorem taxes levied and assessed by the city, county or state, and shall~~ remain a lien against ~~each such~~ any real or personal property owned by the violator until paid.

After three months from the filing of any such lien remaining unpaid, the code enforcement board or special magistrate may authorize the city attorney to foreclose on the lien. No lien created pursuant to the provisions of this section may be foreclosed on real property which is homestead under Fla. Const., art. X, § 4.

Sec. 2-168. - Duration of lien.

No lien provided under section 2-167 shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction. In an action to foreclose on a lien, each party shall pay for their own costs or attorney fees incurred in the litigation. In the event of mediation, the parties shall divide the cost of a mediation. ~~the prevailing party is entitled to recover all costs, including a reasonable attorney's fee, that it incurs in the foreclosure.~~ The city commission shall be entitled to collect all costs incurred in recording and satisfying a valid lien. ~~The continuation of the lien effected by the commencement of the action shall not be good against creditors or subsequent purchasers for valuable consideration without notice unless a notice of lis pendens is recorded.~~

Sec. 2-169. - Appeal.

An aggrieved party, including the city commission, may appeal a final administrative order of the code enforcement board to the circuit court pursuant to Florida Statutes section 162.11 as may be amended and the Florida Rules of Appellate Procedure as may be amended. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the code enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Sec. 2-170. - Notices.

(a) All notices required pursuant to this article shall be provided to the alleged violator by certified mail, return receipt requested; by hand delivery by a law enforcement officer or code inspector; or by leaving the notice at the alleged violator's usual place of residence with any person residing there who is above 15 years of age and informing such person of the contents of the notice.

(b) In addition to providing notices as set forth in subsection (a) of this section, ~~at the option of the code enforcement board~~, notice may also be served by publication as follows:

(1) Such notice shall be published once during each week for four consecutive weeks (four publications being sufficient) in a newspaper of general circulation in the county. The newspaper shall meet such requirements as are prescribed under F.S. ch. 50 for legal and official advertisements. Proof of publication shall be made as provided in F.S. §§ 50.041 and 50.051.

(2) In lieu of publication as described in subsection (b)(1) of this subsection, such notice may be posted for at least ten days in at least two locations, one of which shall be the property upon which the violation is alleged to exist and the other of which shall be at city hall. Proof of posting shall be by affidavit of the person posting the notice, which affidavit shall include a copy of the notice posted and the date and places of its posting.

(c) Notice of publication may run concurrently with or may follow an attempt or attempts to provide notice by hand delivery or by mail. Evidence that an attempt has been made to hand deliver or mail notice in compliance with this section, together with proof of publication as required in this subsection, shall be sufficient to show that notice requirements of this division have been met without regard to whether or not the alleged violator actually received such notice.

SECTION 3. Conflict. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Severability. Should any section, paragraph, clause, sentence, item, word or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part hereof, not so declared to be invalid.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon its adoption.

FIRST READING AND PUBLIC HEARING on 19 **day of** May **2026.**

SECOND READING AND PUBLIC HEARING on 8 **day of** June **2026.**

PUBLISHED in the Tampa Bay Times on 27 **day of** May **2026.**

The foregoing ordinance was offered during the meeting of the City Commission of the City of Treasure Island, Florida, sitting on the 8 day of June, 2026 by Commissioner Vasquez who moved its adoption; was seconded by Commissioner Clark and upon roll call, the vote was:

YEAS: Vasquez, Clark, Czyszczon, Doctor

NAYS: —

ABSENT OR ABSTAINING: Dickey

John Doctor, Mayor

ATTEST:

Lisa Marie V. Kennedy, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

Vose Law Firm, City Attorney
RALF BROOKES ESQ.

