



City of Tarpon Springs, Florida

Code Enforcement Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

REGULAR SESSION AGENDA THURSDAY, AUGUST 14, 2025 2:00 PM - CITY HALL AUDITORIUM

CALL TO ORDER

Richard Perfidio, Vice Chair

ROLL CALL

Clerk Bobbie Cole

INVOCATION

A Code Board member will do the invocation.

PLEDGE OF ALLEGIANCE

By all that is present during Code Board Hearing.

HEARING PROCEDURES

Richard Perfidio, Vice Chair

SWEARING IN

Clerk Bobbie Cole

ADDENDUM

In addition to the agenda for Code Board Hearing Thursday, August 14, 2025, there is going to be an election for a Chairperson and a Vice Chairperson.

1. NEW BUSINESS

Elections

The election of a Chairperson and a Vice Chairperson.

NEW BUSINESS

2. C-1 Case # 25-80000585

Anthony Marcello Trustee
Anthony Marcello
25 W. Martin Luther King Junior Drive.
Tarpon Springs, FL 34689
PID 13-27-15-89946-010-0070

Code Violation(s):

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.
8-41. - NUISANCE CONDITIONS.
36.03. - FENCES, WALLS, AND HEDGES.

3. C-2 Case # 25-80000558

Harry Patsalides
Ana Patsalides
1401 Burnt Oak Street
Tarpon Springs, FL 34689
PID: 24-27-15-62934-003-0400

Code Violation(s):

133.02. - APPLICABILITY AND MAINTENANCE OF TREES FOR ALL PROPERTIES WITHIN THE CITY.
8-52. - PROHIBITIONS
36.02. - SWIMMING POOLS
IPMC 301.1

4. C-3 Case # 25-80000505

Geneva Taylor Estate
504 E. Morgan Street
Tarpon Springs, FL 34689
PID 13-27-15-64944-006-0030

Code Violations(s):

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41. - NUISANCE CONDITIONS
40.00. - PARKING OR STORAGE OF ABANDONED VEHICLES
20-22. - MANDATORY CONNECTION

AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

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

AFFIDAVITS OF COMPLIANCE (FINES DUE)

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

5. C-4 Case # 23-80000090

Dolores G. Kaufman
1205 Castleworks Lane
Tarpon Springs, FL 34689
PID 14-27-15-34767-008-0150

Code Violations(s):

8-59. - DECLARATION OF CHRONIC NUISANCE PROPERTY ACTION PLAN
8-51. - DEFINITION
8-50. - INTENT
8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41. - NUISANCE CONDITIONS
8-52. - PROHIBITIONS
40.00. - PARKING
8-22. - ACCUMULATIONS OF TRASH ON PRIVATE PROPERTY

AFFIDAVITS OF COMPLIANCE (NO FINES DUE)

The respondent(s) in the following cases did not come into compliance by the date ordered by the

Code Enforcement Board. There are NO FINES DUE. Request the Code Enforcement Board to accept the Affidavits of Compliance.

6. **C-5 Case # 25-80000543**

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

Code Violations(s):

212.00- BUILDING PERMITS
FLORIDA BUILDING CODE 105.1 REQUIRED
LAND DEVELOPMENT CODE 141.01
6-64.8. STOP WORK ORDER VIOLATION

7. **C-6 Case # 25-80000410**

Tarpon Plaza Realty Trust
Varnavas Zagaris Trustee
Discount Grocery Store
750 S Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89946-009-0010

Code Violations(s):

12-14. NOISE—PROHIBITED GENERALLY.
8-41. - NUISANCE CONDITIONS.
179.01. - PERMIT REQUIRED.
43.00. - USE OF RECREATIONAL VEHICLES OR VEHICLE TRAILERS FOR STORAGE.

REQUEST FOR REDUCTION

REQUEST FOR REDUCTION The Respondent(s) in the following cases did not come into compliance by the date ordered by the Code Enforcement Board and there are fines due. Respondent(s) request the Code Enforcement Board for a reduction in fines due. There is no case requesting a reduction of fines due.

MINUTES

Approval of minutes from the previous hearing dates:

8. April 10, 2025 - May 8, 2025 - June 12, 2025 - July 10, 2025

PUBLIC COMMENTS

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

BOARD AND STAFF COMMENTS

The next Code Enforcement Board Hearing will be held on September 12, 2025 at 2:00 p.m.

ADJOURNMENT

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 938-3711, fax a written request to (727) 942-5619, or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or TarponCode@tspd.us

