



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, SEPTEMBER 11, 2025
2:00 PM - CITY HALL AUDITORIUM**

CALL TO ORDER

Carl Demotses, 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

Carl Demotses, Chair

SWEARING IN

Clerk Bobbie Cole

ADDENDUM

Since September 2, 2025, the posting of the agenda for the code enforcement board hearing for September 11, 2025; the following are cases that have been added to the agenda.

1. 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.

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

2. CONSENT (AFFIDAVITS OF COMPLIANCE WITH NO FINES DUE)

The Respondent(s) in the following cases came 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.

C-2 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 Violation(s):

12-14. - NOISE—PROHIBITED GENERALLY.
8-41. - NUISANCE CONDITIONS.
179.01. - PERMIT REQUIRED.

3.

C-3 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. **AFFIDAVITS OF COMPLIANCE (WITH 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.

C-4 Case # 24-0000001

Mantex Partners LLC
319 Hope Street
Tarpon Springs, FL 34689
PID: 12-27-15-73674-000-0360

Code Violation(s):

212.00. - BUILDING PERMITS
105.1. - FLORIDA BUILDING CODE REQUIRED

5. **APPROVAL OF MINUTES**

Hearing Date: August 14, 2025

NEW BUSINESS

There are no new businesses to be heard at this time.

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 (Please see addendum)

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. There are no Affidavits of Compliance to be accepted at this time. (Please see addendum)

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. There are no Affidavits of Compliance to be accepted at this time. (Please see addendum)

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

Hearing Date:

6. August 14, 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 October 9, 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