



# 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](mailto:cityclerk@ctsfl.us) at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or [TarponCode@tspd.us](mailto:TarponCode@tspd.us)



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## CITY OF TARPON SPRINGS, FLORIDA A Political Subdivision of the State of Florida **AFFIDAVIT OF NON-COMPLIANCE**

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement Officer Michael Rolleston, who, being first duly sworn, deposes and says:

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Inspector for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 25-80000585 in which violations of City code identified on the property located at 25 W. Martin Luther King Junior Drive, Tarpon Springs, FL 34689 also described as 13-27-15-89946-010-0070 (hereinafter the "Property" ).
4. That on **September 9, 2025**, I inspected the Property to determine whether compliance with city ordinance **8-40, 8-41, and 36.03**, had been achieved on or before **September 9, 2025**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **September 9, 2025**, I determined it was not in compliance as ordered.

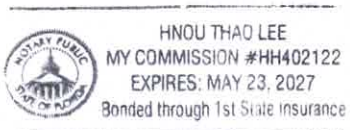
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
FURTHER AFFIANT SAYETH NAUGHT

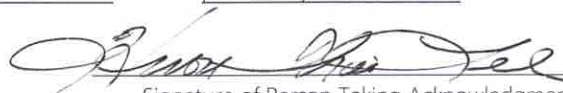
  
\_\_\_\_\_  
Code Enforcement Inspector Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 9th day of September, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced      N/A.

(NOTARY SEAL)



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

Hnou Thao Lee  
\_\_\_\_\_  
Name of Acknowledger Typed or Printed  
NOTARY  
\_\_\_\_\_  
Title



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## CITY OF TARPON SPRINGS, FLORIDA A Political Subdivision of the State of Florida **AFFIDAVIT OF COMPLIANCE**

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement Officer Michael Rolleston, who, being first duly sworn, deposes and says:

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 25-80000410 in which violations of City code identified on the property located at 750 S Pinellas Ave., Tarpon Springs, FL 34689, also described as 13-27-15-89946-009-0010 (hereinafter the "Property" ).
4. That on **September 1, 2025**, I inspected the Property to determine whether compliance with 12-14, 8-41, and 179-.01, had been achieved on or before **September 3, 2025** as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **September 1, 2025**, it was determined to be in compliance.

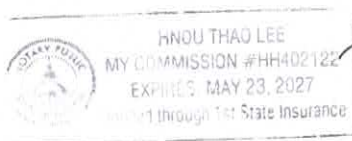
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHER AFFIANT SAYETH NAUGHT.

  
\_\_\_\_\_  
Code Enforcement Supervisor Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 4th day of September, 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



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

Hnou Thao Lee  
\_\_\_\_\_  
Name of Acknowledger Typed or Printed

NOTARY  
\_\_\_\_\_  
Title



# Tarpon Springs Police Department Code Enforcement Division

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## CITY OF TARPON SPRINGS, FLORIDA A Political Subdivision of the State of Florida **AFFIDAVIT OF COMPLIANCE**

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement Officer Michael Rolleston, who, being first duly sworn, deposes and says:

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 25-80000558 in which violations of City code identified on the property located at 1401 Burnt Oak St., Tarpon Springs, FL 34689, also described as 24-27-15-62934-003-0400 (hereinafter the "Property" ).
4. That on **September 7, 2025**, I inspected the Property to determine whether compliance with city ordinance 133.02, 8-52, 36.02, and IPMC301.1, had been achieved on or before **September 9, 2025**, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on **September 7, 2025**, it was determined to be in compliance.

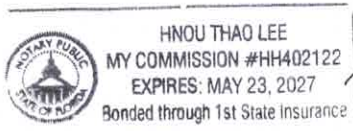
I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
FURTHER AFFIANT SAYETH NAUGHT.

Code Enforcement Supervisor Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 8th day of September 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

(NOTARY SEAL)



Signature of Person Taking Acknowledgment

Hnou Thao Lee  
Name of Acknowledger Typed or Printed

NOTARY  
Title



# Tarpon Springs Police Department Code Enforcement Division

"Building a Better Future through Excellence in Policing"



## CITY OF TARPON SPRINGS, FLORIDA

A Political Subdivision of the State of Florida

## AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned, personally appeared, Code Enforcement Officer Michael Rolleston, who, being first duly sworn, deposes and says:

1. That I am over 18 years of age and not a party to this action.
2. That I am employed as a Code Enforcement Officer for the City of Tarpon Springs, Florida.
3. That I am familiar with the Code Enforcement Case Number 24-00000001 in which violations of City code identified on the property located at 319 Hope St., Tarpon Springs, FL 34689, also described as 12-27-15-73674-000-0360 (hereinafter the "Property" ).
4. That on September 4, 2025, I inspected the Property to determine whether compliance with city ordinance 212.00 and 105.01, had been achieved on or before September 4, 2025, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on September 4, 2025, it was determined to be in compliance.

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
FURTHER AFFIANT SAYETH NAUGHT.

Code Enforcement Supervisor Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

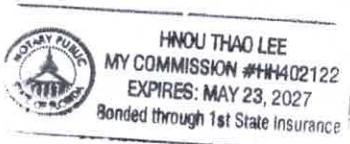
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 5th day of September 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

Signature of Person Taking Acknowledgment

Hnou Thao Lee  
Name of Acknowledger Typed or Printed

NOTARY  
Title

(NOTARY SEAL)



MINUTES  
CODE ENFORCEMENT BOARD  
August 14, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, August 14, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	RICHARD PERFIDIO	VICE CHAIR
	BECKY ARCHER	MEMBER
	MICHAEL MATTIA	MEMBER
	STEVEN OGLE	MEMBER
	GEORGE STEFFEN	MEMBER
	ETHAN ABERCROMBIE	MEMBER
	ROBERT PAUL	ALTERNATE, 1
	MARGARET KERN	ALTERNATE, 2
ALSO PRESENT:	ANDREW SALZMAN	BOARD ATTORNEY
	BOBBIE COLE	CITY CLERK'S OFFICE REPRESENTATIVE
	MICHAEL ROLLESTON	CODE ENFORCEMENT INSPECTOR
	HNOU LEE	CODE ENFORCEMENT REPRESENTATIVE

**CALL TO ORDER:**

Vice Chair Perfidio called the meeting to order at 2:00 p.m.

**ROLL CALL:**

Ms. Cole called the roll.

**INVOCATION:**

Vice Chair Perfidio gave the invocation.

**PLEDGE OF ALLEGIANCE:**

Vice Chair Perfidio led the Pledge of Allegiance to the Flag.

**HEARING PROCEDURES:**

Vice Chair Perfidio reviewed the hearing procedures and asked that all cell phones be turned off or silence.

**SWEARING IN:**

Ms. Cole swore in all witness testifying in their respective cases.

**NEW BUSINESS:**

**1. CASE NO.25-80000585 – ANTHONY MARCELLO TRUSTEE – ANTHONY MARCELLO  
25 W. M. L. KING JR. DRIVE – 13/27/15/89946/010/0070**

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Michael Rolleston, Code Enforcement Inspector testified on behalf of the City. The Respondent was not present.

MOTION: MR. OLGE  
SECOND: MS. ARCHER

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, and viewing the evidence five (5) exhibit submitted by the City it was evident that Anthony Marcello Trustee and Anthony Marcello was in violation of City Code(s) 8-40, 8-41 and 36.03.

CONCLUSION OF LAW: Anthony Marcello Trustee and Anthony Marcello was in violation Section(s) 8-40 8-41 and 36.03 of the Tarpon Springs City Code.

ORDER: It was the Order of the Board that Anthony Marcello Trustee and Anthony Marcello shall comply with Code of the City of Tarpon Springs Section(s) 8-40, 8-41 and 36.03 by September 9, 2025. If Anthony Marcello Trustee and Anthony Marcello do not comply within the time specified, the Board may order a fine of \$50.00 a day for each day the violation continue to exist, plus the cost for prosecuting the case.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Ms. Kern	Did not Vote
Mr. Paul	Did not Vote
Mr. Abercrombie	Yes
Mr. Demotses	Yes
Mr. Steffen	Yes
Mr. Ogle	Yes
Dr. Mattia	Yes
Ms. Archer	Yes
Mr. Perfidio	Yes

**NEW BUSINESS (con't):**

**2. CASE NO.25-80000558 – HARRY PATSALIDES – ANA PATSALIDES – 1401 BURNT OAK STREET  
24/27/15/62934/003/0400**

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Michael Rolleston, Code Enforcement Inspector testified on behalf of the City. Respondent was not present.

MOTION: MR. ABERCROMBIE  
SECOND: MR. OGLE

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, and viewing the evidence five (5) exhibit submitted by the City it was evident that Harry Patsalides and Ana Patsalides was in violation of City Code(s) 133.02 8-52, 36.02 (swimming pool) IPMC 301.1.

CONCLUSION OF LAW: Harry Patsalides and Ana Patsalides were in violation Section(s) 133.02, 8-52 36.02 (swimming pool) and IPMC 301.1 of the Tarpon Springs City Code.

ORDER: It was the Order of the Board that Harry Patsalides and Ana Patsalides shall comply with the Code of the City of Tarpon Springs Section(s) 133.02, 8-52, 36.02 (swimming pool), IPMC 301.1 by September 9, 2025. If Harry Patsalides and Ana Patsalides do not comply within the time specified, the Board may order a fine of \$75.00 a day for each day the violation continue to exist, plus the cost for prosecuting the case.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Ms. Kern	Did not Vote
Mr. Paul	Did not Vote
Mr. Abercrombie	Yes
Mr. Demotses	Yes
Mr. Steffen	Yes
Mr. Ogle	Yes
Dr. Mattia	Yes
Ms. Archer	Yes
Mr. Perfidio	Yes

**NEW BUSINESS (con't)**

**3. CASE NO. 25-80000505 – GENEVA TAYLOR ESTATE – 504 E. MORGAN STREET  
13/27/15/64944/006/0030**

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Michael Rolleston, Code Enforcement Inspector testified on behalf of the City. Victoria Kearney, Respondent testified.

MOTION: MR. OLGE  
SECOND: MR. STEFFEN

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, and viewing the five (5) exhibit submitted by the City it was evident that Geneva Taylor Estate was in violation of City Code(s) 8-40, 8-41, 40.00 and 20-22.

CONCLUSION OF LAW: Geneva Taylor Estate was in violation Section(s) 8-40, 8-41, 40.00 and 20-22 of the Tarpon Springs City Code.

ORDER: It was the Order of this Board that Geneva Taylor Estate shall comply with the Code of the City of Tarpon Springs Section(s) 8-40, 8-41, 40.00 and 20-22 by September 30, 2025. If Geneva Taylor Estate do not comply within the time specified, the Board may order a fine of \$75.00 a day for each day the violation continues to exist, plus the cost for prosecuting the case.

Vote on Motion: Upon roll call vote, the motion carried as follows:

Ms. Kern	Did not Vote
Mr. Paul	Did not Vote
Mr. Abercrombie	Yes
Mr. Demotses	Yes
Mr. Steffen	Yes
Mr. Ogle	Yes
Dr. Mattia	Yes
Ms. Archer	Yes
Mr. Perfidio	Yes

**AFFIDAVITS OF COMPLIANCE:**

**4. CASE NO. 23-80000090 – DOLORES G. KAUFMAN – 1205 CASTLEWORKS LANE  
14/27/15/34767/008/0150**

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Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City.

MOTION: MR. OLGE  
SECOND: MS. ARCHER

To accept the Affidavit of Compliance for  
Case No. 23-80000090.

Vote on Motion: Upon vote take viva voce, the motion carried unanimously.

**5. CASE NO. 25-80000543 – MICHAEL KIRKWOOD – 135 N. RING AVENUE  
12/27/15/13189/000/0100**

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Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City.

MOTION: MR. STEFFEN  
SECOND: MR. OLGE

To accept the Affidavit of Compliance for  
Case No. 25-80000543.

Vote on Motion: Upon vote take viva voce, the motion carried unanimously.

**6. CASE NO. 25-80000410 – TARPON PLAZA REALTY TRUST – VARNAVAS ZAGARIS TRUSTEE  
750 S. PINELLAS AVENUE - 13/27/15/89946/009/0010**

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Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City.

MOTION: MR. OLGE  
SECOND: MR. STEFFEN

To accept the Affidavit of Compliance for  
Case No. 25-80000410.

Vote on Motion: Upon vote take viva voce, the motion carried unanimously.

**AFFIDAVITS OF COMPLIANCE (con't):**

**6. CASE NO. 25-80000410 – TARPON PLAZA REALTY TRUST – VARNAVAS ZAGARIS TRUSTEE  
750 S. PINELLAS AVENUE - 13/27/15/89946/009/0010**

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Michael Rolleston, Code Enforcement Inspector, testified on behalf of the City.

MOTION: MR. OLGE  
SECOND: MS. ARCHER

FINDING OF FACT: After hearing testimony of Michael Rolleston, Code Enforcement Inspector, it was evident that Tarpon Plaza Realty Trust and Varnavas Zagaris Trustee was in violation of City Code(s) 43.00, 12-14 and 179.01.

CONCLUSION OF LAW: Tarpon Plaza Realty Trust and Varnavas Zagaris Trustee was in violation Section(s) 43.00, 12-14 and 179.01 of the Tarpon Springs City Code.

ORDER: It is the Order of this Board that Tarpon Plaza Realty Trust and Varnavas Zagaris Trustee shall comply with Section(s) 43.00, 12-14 and 179.01 Code of the City of Tarpon Springs by September 3, 2025. If Tarpon Plaza Realty Trust and Varnavas Zagaris Trustee do not comply within the time specified, the Board may order a fine of \$50.00 a day for each day the violation continues to exist, plus the cost for prosecuting the case.

Vote on Motion: Upon vote take viva voce, the motion carried unanimously.

**APPROVAL OF MINUTES – APRIL 10, 2025 – MAY 8, 2025 – JUNE 12, 2025 – JULY 10, 2025**

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MOITION: MR. OGLE  
SECOND: MR. STEFFEN

To accept the Minutes as written for April 10, 2025, May 8, 2025, June 12, 2025 and July 10, 2025

Vote on Motion: Upon vote take viva voce, the motion carried unanimously.

**ADDENDUM:**

**ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON**

The following nominations for Chairperson was: Carl Demotses

The vote taken viva voce, the motion carried as unanimously and Mr. Demotses was elected Chairperson.

The following nominations for Vice Chairperson was: Michael Mattia

The vote taken viva voce, the motion carried as unanimously and Mr. Mattia was elected Vice Chairperson.

1ST DRAFT

**PUBLIC COMMENTS:**

No Public comments.

**BOARD AND STAFF COMMENTS:**

None.

**ADJOURNMENT:**

Vice Chair Perfidio adjourn the meeting at 2:32 p.m.

\_\_\_\_\_  
RICHARD PERFIDIO, VICE-CHAIR

ATTEST:

\_\_\_\_\_  
K.MICHELE MANOUSOS, CMC  
DEPUTY CITY CLERK & COLLECTOR

**CITY CLERK'S NOTE:** *This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.*