



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 AGENDA THURSDAY, DECEMBER 11, 2025 2:00 PM - CITY HALL AUDITORIUM

CALL TO ORDER

Carl Demotses, Chairman

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, Chairman

SWEARING IN

Clerk Bobbie Cole

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

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 with fines due to being accepted during this Code Board Hearing.

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.

1. **C-1 Case # 25-80000436**
Estudio Kohon USA LLC
218 N Pinellas Avenue
Tarpon Springs, FL 34689
Parcel ID:12-27-15-60228-000-0050

VIOLATION CODE(S):

212.00 - BUILDING PERMITS
105.1 - FLORIDA BUILDING CODE

2. **C-2 Case # 25-80000391**
Luggers Backup LLC
607 Island Drive
Tarpon Springs, FL 34689
Parcel ID: 12-27-15-53352-005-0020

VIOLATION CODE(S):
212.00 - BUILDING PERMITS
105.1 - FLORIDA BUILDING CODE

3. **C-3 Case # 25-80000471**

Home SFR Borrower IV LLC
1400 Poinsettia Avenue
Tarpon Springs, FL 34689
Parcel ID: 11-27-15-88254-000-0250

VIOLATION CODE (S):
212.00 - BUILDING PERMITS
105.1 - FLORIDA BUILDING CODE

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 are no cases requesting a reduction of fines due to be heard at this time.

MINUTES

4. SEPTEMBER 11, 2025 AND OCTOBER 9, 2025

PUBLIC COMMENTS

BOARD AND STAFF COMMENTS

The next code enforcement board hearing will be held on January 8, 2026, 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