



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



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 25-80000436 in which violations of City code identified on the property located at 218 N. Pinellas Avenue., Tarpon Springs, FL 34689, also described as 12-27-15-60228-000-0050 (hereinafter the "Property").
4. That on April 1, 2025, I inspected the Property to determine whether compliance with city ordinance 212.00 and 105.1, had been achieved on or before April 1, 2025, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on April 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 Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 14th day of November 2025,, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

Signature of Person Taking Acknowledgment

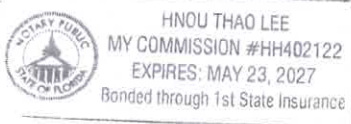
Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title

(NOTARY SEAL)





Tarpon Springs Police Department Code Enforcement Division

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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 25-80000391 in which violations of City code identified on the property located at 607 Island Drive., Tarpon Springs, FL 34689, also described as 12-27-15-53352-005-0020 (hereinafter the "Property").
4. That on September 25, 2025, I inspected the Property to determine whether compliance with city ordinance 212.00 and 105.1, had been achieved on or before September 25, 2025, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on September 25, 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 Officer Signature

STATE OF FLORIDA
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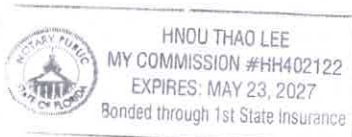
Hnou Thao Lee

Name of Acknowledger Typed or Printed

NOTARY

Title

(NOTARY SEAL)





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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 25-80000471 in which violations of City code identified on the property located at 1400 Poinsettia Avenue, Tarpon Springs, FL 34689, also described as Parcel ID 11-27-15-88254-000-0250 (hereinafter the "Property").
4. That on November 17, 2025 I inspected the Property to determine whether compliance with city ordinance 212.00 and 105.1, had been achieved on or before November 17, 2025, as ordered by the Code Enforcement Board.
5. That upon re-inspection of the Property on November 17, 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 Officer Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

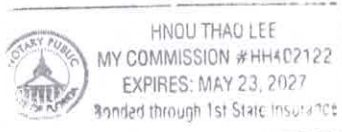
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 2nd day of December 2025, by Code Enforcement Officer Michael Rolleston, who is personally known to me or who has produced N/A.

Signature of Person Taking Acknowledgment

Hnou Thao Lee
Name of Acknowledger Typed or Printed

NOTARY
Title

(NOTARY SEAL)



MINUTES
CODE ENFORCEMENT BOARD
SEPTEMBER 11, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, SEPTEMBER 11, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

PRESENT:	CARL DEMOTSES	CHAIR
	MICHAEL MATTIA	VICE CHAIR
	RICHARD PERFIDIO	MEMBER
	BECKY ARCHER	MEMBER
	STEVEN OGLE	MEMBER
	GEORGE STEFFEN	MEMBER
	ETHAN ABERCROMBIE	MEMBER
	ROBERT PAUL	ALTERNATE, 1
	MARGARET KERN	ALTERNATE, 2

ALSO PRESENT:	ETHAN EVANS	BOARD ATTORNEY
	BOBBIE COLE	CITY CLERK'S OFFICE REPRESENTATIVE
	MICHAEL ROLLESTON	CODE ENFORCEMENT INSPECTOR
	HNOU LEE	CODE ENFORCEMENT REPRESENTATIVE

CALL TO ORDER:

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

ROLL CALL:

Ms. Cole called the roll.

INVOCATION:

Chair Demotse gave the invocation.

PLEDGE OF ALLEGIANCE:

Chair Demotse led the Pledge of Allegiance to the Flag.

HEARING PROCEDURES:

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

SWEARING IN:

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

AFFIDAVITS OF NON-COMPLIANCE:

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

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

MOTION: MR. PERFIDIO
SECOND: MR. ABERCROMBIE

To accept the Affidavit of Non-Compliance for
Case No. 25-80000585.

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. Steffen	Yes
Mr. Ogle	Yes
Ms. Archer	Yes
Mr. Perfidio	Yes
Dr. Mattia	Yes
Mr. Demotses	Yes

AFFIDAVITS OF COMPLIANCE:

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

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

MOTION: MR. OLGE
SECOND: MR. PERFIDIO

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

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. Steffen	Yes
Mr. Ogle	Yes
Ms. Archer	Yes
Mr. Perfidio	Yes
Dr. Mattia	Yes
Mr. Demotses	Yes

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

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

MOTION: MR. PERFIDIO
SECOND: MR. OLGE

To accept the Affidavit of Compliance for
Case No. 25-80000558.

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. Steffen	Yes
Mr. Ogle	Yes
Ms. Archer	Yes
Mr. Perfidio	Yes
Dr. Mattia	Yes
Mr. Demotses	Yes

4. CASE NO. 24-00000001 – MANTEX PARTNERS, LLC – 319 HOPE STREET – 12/27/15/73674/000/0360

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

MOTION: MR. PERFIDIO
SECOND: MR. OGLE

To accept the Affidavit of Compliance for Case No. 24-00000001.

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. Steffen	Yes
Mr. Ogle	Yes
Ms. Archer	Yes
Mr. Perfidio	Yes
Dr. Mattia	Yes
Mr. Demotses	Yes

APPROVAL OF MINUTES – AUGUST 14, 2025

MOITION: MR. OGLE
SECOND: MR. PERFIDIO

To accept the Minutes as written for August 14, 2025.

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

PUBLIC COMMENTS:

No Public comments.

BOARD AND STAFF COMMENTS:

None.

ADJOURNMENT:

Chair Demotses adjourn the meeting at 2:17 p.m.

CARL DEMOTSES, 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.*

MINUTES
CODE ENFORCEMENT BOARD
OCTOBER 9, 2025

THE CODE ENFORCEMENT BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, ON THURSDAY, OCTOBER 9, 2025 AT 2:00 P.M. WITH THE FOLLOWING:

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

CALL TO ORDER:

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

ROLL CALL:

Ms. Cole called the roll.

INVOCATION:

Chair Demotses gave the invocation.

PLEDGE OF ALLEGIANCE:

Chair Demotses led the Pledge of Allegiance to the Flag.

HEARING PROCEDURES:

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

SWEARING IN:

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

AFFIDAVITS OF NON-COMPLIANCE:

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

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

MOTION: MS. ARCHER
SECOND: MR. PAUL

To accept the Affidavit of Non-Compliance for
Case No. 25-80000505.

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

APPROVAL OF MINUTES:

No minutes.

PUBLIC COMMENTS:

Debra Webber at 1258 Pinecrest Drive, on the lack of upkeep of the common areas in Pointe Alexis.

BOARD AND STAFF COMMENTS:

Chair Demotses announced that this was the last meeting for Mr. Perfidio and Ms. Archer. Also, express his gratitude for their time they served on the Board.

ADJOURNMENT:

Chair Demotse adjourn the meeting at 2:17 p.m.

CARL DEMOTSES, CHAIR

ATTEST:

K.MICHELE MANOUSOS, CMC
DEPUTY CITY CLERK & COLLECTOR

UNOFFICIAL

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.*