



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, JANUARY 8, 2026
2:00 PM - CITY HALL AUDITORIUM**

CALL TO ORDER

Carl Demotses, Chairman

ROLL CALL

Bobbie Cole, Code Board Secretary

INVOCATION

Carl Demotses, Chairman

PLEDGE OF ALLEGIANCE

By all that is present during Code Board Hearing.

HEARING PROCEDURES

Carl Demotses, Chairman

SWEARING IN

Bobbie Cole, Code Board Secretary

NEW BUSINESS

1. **C-1 Case # 25-80000411**

**Juniper Development LLC
1098 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89946-007-0010**

Code Violations:

**8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
8-52 PROHIBITIONS**

2. **C-2 Case # 25-80000586**

**Federal Home Loan Mortgage Corporation Trustee
Freddie Mac Seasoned Loans Structured Transaction Trust
1107 Goshen Road
Tarpon Springs, FL 34689
PID 14-27-15-45180-004-0160**

Code Violations:

**8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS**

8-52 PROHIBITIONS

3. C-3 Case # 25-80000705

Haralambos I. Kitsos
1010 Hamilton Avenue
Tarpon Springs, FL 34689
PID 10-27-15-87822-009-0010

Code Violations:

8-52 PROHIBITIONS

42.00 PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS

4. C-4 Case # 25-80000719

Historical Properties Inc.
200 E. Tarpon Avenue
Tarpon Springs, FL 34689
PID 12-27-15-77778-401-0090

Violation Code:

212.00 BUILDING PERMITS

5. C-5 Case # 25-80000722

St. Mary USA LLC
4 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 12-27-15-89982-070-0101

Violation Codes:

212.00 BUILDING PERMITS

274.00 BUSINESS TAX RECEIPT REQUIRED

56.06 MOBILE FOOD DISPENSING VEHICLES; AS
ACCESSORY TO FOOD AND DRINK ESTABLISHMENTS.

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

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

6. C-6 Case # 25-80000585

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

Code Violations:

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

36.03 FENCES, WALLS, AND HEDGES

Fines Due

Daily Fine \$50.00 (9/10/2025 to current)

Satisfaction Fee \$10.00 (9/12/2025 to current)

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 FINES DUE. Request the Code Enforcement Board to accept the Affidavits of Compliance. There are no Affidavits of Compliance to be accepted for this Code Board Hearing .

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

Hearing Date: December 11, 2025

7. Code Enforcement Minutes for December 11, 2025

PUBLIC COMMENTS

Public comments will be 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 February 12, 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