



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, MARCH 12, 2026
2:00 PM - CITY HALL AUDITORIUM**

CALL TO ORDER

Carl Demotses, Chairman

ROLL CALL

Bobbie Cole, Code Board Secretary

INVOCATION

A Code Board member will do the invocation.

PLEDGE OF ALLEGIANCE

A Code Board member will do the invocation.

HEARING PROCEDURES

Carl Demotses, Chairman

SWEARING IN

Bobbie Cole, Code Board Secretary

NEW BUSINESS

1. C-1 Case # 26-80000758

Peter Kousathanas
1508 Poinsettia Avenue
Tarpon Springs, FL 34689
PID 11-27-15-88254-000-0070

Violation Code(s):

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

2. C-2 Case # 24-80000323

Ronald Lee Arahoo Jr.
Jeanette Anne Arahoo
Lakeview Drive (VL)
Tarpon Springs, FL 34688
PID 17-27-16-31356-002-0010

Violation Codes:

41.00 Parking Commercial Vehicles Residential

212.00 Building Permits

3. **C-3 Case # 25-80000734**

Anthony Esposito
Deena Esposito
527 Doric Court
Tarpon Springs, FL 34689
PID 11-27-15-03834-000-0150

Violation Codes:

8-52 (A) PROHIBITIONS
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS

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

4.

C-4 Case # 25-80000586

Federal Home Loan Mortgage Corporation Trustee
Freddie MAC Seasoned Loans Structured Transaction Trust
1107 Goshen Rd
Tarpon Spring, FL 34689
PID 14-27-15-45180-004-0160

Violation Codes:

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

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. 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 FINES DUE. Request the Code Enforcement Board to accept the Affidavits of Compliance.

5. **C-5 Case # 25-80000722**

St. Mary USA LLC
4 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89946-010-0070

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

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

Board minutes to be approved by code board members. Hearing Date: February 12, 2026

6. February 12, 2026 Board minutes

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 April 9, 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