



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, APRIL 9, 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

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 # 26-80000743

Barbara Farantatos
1721 Mandalay Drive
Tarpon Springs, FL 34689
Parcel ID 10-27-15-34135-000-0060

Violation Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS

2. C-2 Case # 25-80000727

Pierre Fred William
1217 E. Lemon Street
Tarpon Springs, FL 34689
Parcel ID 07-27-16-99612-006-0160

Violation Codes:
36.03 FENCES, WALLS, AND HEDGES
212.00 BUILDING PERMITS

OLD BUSINESS

3. C-3 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

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.

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

Fines Due:
Daily Code Enf. \$25.00 (2/23/2026 – 3/23/2026)
Satisfaction Fee \$10.00
Estimated Fines Due: \$735.00

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.

5. C-5 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

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

6. CEB Meeting Minutes - March 12, 2026

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 May 14, 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