



# 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, MAY 14, 2026  
2:00 PM - CITY HALL AUDITORIUM**

**CALL TO ORDER:**

Carl Demotses, Chairmen

**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 # 25-80000687**

Michael V. England  
1309 Cromwell Drive  
Tarpon Springs, FL 34689  
PID 23-27-15-92009-000-0480

Code Violations:

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

8-52 PROHIBITIONS

**2. C-2 Case # 26-80000753**

Louis Kokalis  
120 Athens Street  
Tarpon Springs, FL 34689  
PID 12-27-15-15264-000-0410

Code Violations:

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

8-52 PROHIBITIONS

**3. C-3 Case # 26-80000788**

Tyler J. Smith  
1003 Lake Avoca Drive  
Tarpon Springs, FL 34689  
PID 03-27-15-72382-000-0260

Code Violations:  
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY  
8-41 NUISANCE CONDITIONS

4. **C-4 Case # 26-80000773**

Michael Bruce Marlowe  
Michelle E. Marlowe  
1019 S. Florida Avenue  
Tarpon Springs, FL 34689  
PID 14-27-15-00000-330-0900

Code Violation:  
36.02 Swimming Pools,  
303.1 IPMC Swimming Pools  
212.00 Building Permits

5. **C-5 Case # 26-80000802**

Joseph J. Merino  
Kathleen F. Merino  
1390 Red Oak Dr  
Tarpon Springs, FL 34689  
PID 24-27-15-62934-005-0210

Code Violation:  
SWFMD PHASE III WATER RESTRICTIONS 20-42, 40-43, 20-44

6. **C-6 Case # 26-80000815**

Robert Marshall  
739 Gulf Road  
Tarpon Springs, FL 34689  
PID 14-27-15-43074-002-0010

Code Violation:  
SWFMD PHASE III WATER RESTRICTIONS 20-42, 20-43, 20-44

7. **C-7 Case # 26-80000819**

Janetta M. Twerell  
1202 E. Oakwood Street  
Tarpon Springs, FL 34689  
PID 07-27-16-99612-022-0010

Code Violation:  
SWFMD PHASE III WATER RESTRICTIONS 20-42, 20-43, 20-44

**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.

**8. C-8 Case # 26-80000758**

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

Code Violations:

8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS

8-52 PROHIBITIONS

Fine Due:

Daily Code Enforcement Fine \$50.00 (4/09/2026 – 4/10/2026)

Satisfaction Fee \$10.00

Estimated Fine Due: \$60.00

**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. 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: April 9, 2026

**9. CEB MINUTES - APRIL 9, 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 June 11, 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@ctsf.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