



City of Tarpon Springs, Florida

Code Enforcement Board

324 East Pine Street

Tarpon Springs, Florida 34689

(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

REGULAR SESSION AGENDA

AGENDA

THURSDAY, SEPTEMBER 10, 2026

2:00 PM - CITY HALL AUDITORIUM

CALL TO ORDER

ROLL CALL

REFLECTION

PLEDGE OF ALLEGIANCE

HEARING PROCEDURES

SWEARING IN

NEW BUSINESS

1. C-1 Case 26-80000908

Andriana Koulianos
Panormitis Koulianos
11 Tarpon Drive
Tarpon Springs, FL 34689
PID 11-27-15-87786-006-0130

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

2. C-2 Case 26-80000909 - PULLED

Arturo Gonzalez Jr.
Kimberly R. Carapelluci
1074 Greywood Avenue
Tarpon Springs, FL 34689
PID 23-27-15-76447-000-0730

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

3. C-3 Case 26-80000910.

Brittney D. Lange
1091 Rolling Oaks Avenue
Tarpon Springs FL, 34689
PID: 23-27-15-76447-000-0450

In Violation Of City Code:

4. **C-4 Case 26-80000912 - PULLED**

John Witte
Sara Witte
1484 Gopher Loop
Tarpon Springs FL 34689

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

5. **C-5 Case 26-80000868 - PULLED**

SWOP LLC
1254 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89780-000-0030

In Violation Of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
8-52 PROHIBITIONS

6. **C-6 Case 26-80000893**

Felix Dayan Frades Llin
715 Virginia Avenue
Tarpon Springs, FL 34689
PID 13-27-15-64188-001-0030-715

In Violation Of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
8-52 PROHIBITIONS

7. **C-7 Case 26-80000895**

Matthew L. Watson
307 Shaddock Street
Tarpon Springs, FL 34689
PID 13-27-15-06120-002-0200

In Violation Of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
8-52 PROHIBITIONS

8. **C-8 Case 26-80000932 - PULLED**

Jade N. Estrela
Fabiano Estrela
505 Timber Lane
Tarpon Springs, FL 34689
PID 24-27-15-62944-000-0300

In Violation Of City Codes:

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

9. **C-9 Case 26-80000934**

Kyle Dobbs
615 Bayside Drive
Tarpon Springs, FL 34689
PID 06-27-16-06113-000-1190

In Violation Of City Codes:
133.02 - APPLICABILITY AND MAINTENANCE OF TREES FOR ALL
PROPERTIES WITHIN THE CITY
8-52 PROHIBITIONS

AFFIDAVITS OF COMPLIANCE (NO FINES DUE)

10. **C-10 Case 25-80000861**

Lynda M. Allen
399 Dixie Highway
Tarpon Springs, FL 34689
PID 01-27-15-37278-000-0210

In Violation Of City Codes:
42.00 PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
(Board Order Compliance Deadline August 6, 2026, Permit)

In Violation Of City Codes:
8-52 PROHIBITIONS
IPMC 303.1, 212.00
(Board Order Compliance Deadline 27, 2026, Permit)

11. **C-11 Case 25-80000862**

1919 North Pinellas Avenue, LLC
1943 N. Pinellas Avenue
Tarpon Springs, FL 34689
PID 01-27-15-00950-001-0030

In Violation Of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 NUISANCE CONDITIONS
139.01 DUMPSTER AND SCREENING REQUIREMENTS

REQUEST FOR REDUCTION

12. **C-12 Case 25-80000505**

Geneve Taylor Estate
504 E. Morgan Street
Tarpon Springs, FL 34689
PID 13-27-15-64944-006-0030

In Violation Of City Codes:
8-40 DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41 NUISANCE CONDITIONS
40.00 PARKING OR STORAGE OF ABANDONED VEHICLES
20-22 MANDATORY CONNECTION

Fines Due:

\$21,600.00 (Daily Fine 75.00. Starting Date: 10/01/2025 To 7/16/2026)

\$10.00 (Satisfaction Fee)

Fines Due Total: \$21,610.00

MINUTES

13. Code Enforcement Board Minutes From August 13, 2026

PUBLIC COMMENTS

BOARD AND STAFF COMMENTS: The next Code Enforcement Board Hearing will be held on October 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