



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 13, 2025
2:00 PM - CITY HALL AUDITORIUM**

CALL TO ORDER

Chair Julie Wade

ROLL CALL

Clerk Bobbie Cole

INVOCATION

A Code Board member will do the invocation.

PLEDGE OF ALLEGIANCE

By all that is present during Code Board Hearing.

HEARING PROCEDURES

Chair Julie Wade

SWEARING IN

Clerk Bobbie Cole

NEW BUSINESS

1. C-1 Case # 25-80000391

**Luggers Backup, LLC.
607 Island Drive
Tarpon Springs, FL 34689
PID 12-27-15-53352-005-0020**

**Violation Code(s):
212.00 - BUILDING PERMITS.
FLORIDA BUILDING CODE 105.1 - REQUIRED**

2. C-2 Case # 25-80000394

**Victoria L. Kearney
Janet R. Bridges
705 Bayshore Drive
Tarpon Springs, FL 34689
PID 11-27-15-27612-002-0020**

**Violation Code(s):
8-40 - DUTY OF MAINTENANCE OF PRIVATE PROPERTY
8-41 - NUISANCE CONDITIONS**

3. **C-3 Case # 25-80000395**

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

Violation Code(s):

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

4. **C-4 Case # 25-80000410**

**Tarpon Plaza Realty Trust
Varnavas Zagaris Trustee
750 S. Pinellas Avenue
Tarpon Springs, FL 34689
PID 13-27-15-89946-009-0010**

Violation Code(s):

**12-14 - NOISE—PROHIBITED GENERALLY
8-41 - NUISANCE CONDITIONS
179.01 - PERMIT REQUIRED**

5. **C-5 Case # 25-80000428**

**Nomiki M. Vavlas
Michael Vavlas
1403 Circle Drive
Tarpon Springs, FL 34689
PID 03-27-15-87858-000-0500**

Violation Code(s):

20-93 - ILLICIT DISCHARGE

ADDENDUM

AFFIDAVITS OF NON-COMPLIANCE AND SECOND ORDERS

6. **C-6 Case # 23-80000238**

**Christine WeissPeter Kousathanas
543 E. Spruce Street
Tarpon Springs, FL 34689
PID 12-27-15-89982-006-0108**

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

7. **C-6 Case # 23-80000238**

**Christine Weiss
Peter Kousathanas
543 E. Spruce Street
Tarpon Springs, FL 34689**

Violation Code(s):

8-22. ACCUMULATIONS OF TRASH ON PRIVATE PROPERTY

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY

8-41. - NUISANCE CONDITIONS

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. There are no cases for Affidavits of Compliance.

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 cases for Affidavit of Compliance to be accepted.

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 to request for reduction of fines due.

MINUTES

Hearing Date: There are no minutes to be approved at this time.

PUBLIC COMMENTS

Open to the public after all code enforcement cases have been heard by the board members.

BOARD AND STAFF COMMENTS

The next Code Enforcement Board Hearing will be held on April 10, 2025, 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