



# 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 10, 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

### ADDENDUM

1. Since April 1, 2025, the release of the agenda for code board hearing on April 10, 2025, the following are cases that have been added to the agenda.

C-2 Case # 24-80000355

C-3 Case # 16-80000372

C-4 Case # 21-80000394

### NEW BUSINESS

2. **C-1 Case # 25-80000436**

Estudio Kohon USA, LLC  
218 N. Pinellas Ave.  
Tarpon Springs, FL 34689  
PID:12-27-15-60228-000-0050

#### **Violation(s):**

212.00 - BUILDING PERMIT

105.1 - FLORIDA BUILDING CODE

### 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

3. **C-2 Case # 24-80000355**

KDA Properties LLC  
199 Grand Blvd.  
Tarpon Springs, FL 34689  
PID 12-27-15-77760-000-0018

**Violation(s):**

NFPA 101, LIFE SAFETY CODE

**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.

4. **C-3 Case # 16-80000372**

Brandon T. Smith-Gillespie  
David I. Smith-Gillespie  
1145 Riveredge Dr.  
Tarpon Springs, FL 34689  
PID 06-27-16-75861-000-1490

**Violation(s):**

IPMC 303.1 - SWIMMING POOL/SPA/HOT TUB  
IPMC 9-1 - PROPERTY MAINTENANCE CODE

**Fines Due:**

**\$305,644.25** (Daily fine \$100.00 as of 11/29/2016 - April 10, 2025, and other admin fees)

5. **C-4 Case # 21-80000394**

Brandon T. Smith-Gillespie  
David I. Smith-Gillespie  
1145 Riveredge Dr.  
Tarpon Springs, FL 34689  
PID 06-27-16-75861-000-1490

**Violation(s):**

8-40. - DUTY OF MAINTENANCE OF PRIVATE PROPERTY.  
8-52 - PROHIBITIONS.  
IPMC 303.2 - SWIM POOL ENCLOSURE

**Fines Due:**

**\$33,887.46** (Daily fine \$50.00 as of 9/10/2021 - April 10, 2025, and other admin fees)

**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.

6. **C-5 Case # 25-80000394**

Victoria L. Kearney  
Janet R Bridges

705 Bayshore Dr.  
Tarpon Springs, FL 34689  
PID 11-27-15-27612-002-0020

**Violation(s):**

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 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 May 8, 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](mailto: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](mailto:TarponCode@tspd.us)