



**MINUTES
PLANNING AND ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
JULY 21, 2025**

The Planning And Zoning Board of the City of Tarpon Springs, Florida, met in Planning and Zoning Board in the City Hall Auditorium/Commission Chambers, 324 E. Pine Street, on Monday, July 21, 2025 AT 6:30 PM with the following present:

Chairperson N. Mike Kouskoutis
Vice-Chairperson Justin Vessey
Member Robert Rockelein
Member Derla Early
Member Susan Swenson
Member Lori Rainaldi Weaver
Alternate Member Matthew Collins

ALSO PRESENT: Patricia McNeese, AICP, Planning Supervisor
Allie Keen, AICP, Principal Planner
Andrew Salzman, ESQ, Board Attorney
Kimberly Creighton, Board Secretary

1. **CALL TO ORDER**

Chairperson Kouskoutis called the meeting to order at 6:30 P.M.
2. **ROLL CALL**

Board Secretary Creighton called the roll.
3. **PLEDGE OF ALLEGIANCE**

Chairperson Kouskoutis led the Pledge of Allegiance to the Flag of the United States of America.
4. **REFLECTION**

Mr. Vessey led the reflection.
5. **CONSENT AGENDA**

 - a. Minutes
 - i. April 21, 2025

MOTION: Member Rockelein
SECOND: Member Swenson

to approve April 21, 2025, meeting minutes as written.

Vote on Motion – Upon roll call vote, the motion passed as follows:

Yes: Alternate Member Collins
Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Vice-Chairperson Vessey
Chairperson Kouskoutis

6. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Salzman read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

7. ORDINANCES AND RESOLUTIONS

- a. **Application 2025-16;** Application for Annexation, Future Land Use Map Amendment, and Zoning Amendment for property located adjacent to 1267 N. Pinellas Ave - Fairview Blk 11, Lots 18 and 19 less Rd R/W and Fairview Blk 11, Lots 4 and 5 (**Quasi-Judicial/Legislative**):
 - i. **Ordinance 2025-10** Annexation (**Quasi-Judicial**)
 - ii. **Ordinance 2025-08** Future Land Use Map Amendment (**Legislative**)
 - iii. **Ordinance 2025-09** Rezoning (**Legislative**)

Staff:

Mrs. McNeese provided background information and noted that staff determined that the request did not meet the strict criteria of Section 208.00(G) of the Land Development Code (LDC) and advised the applicant accordingly. The applicant requested a public hearing and determination by the Board of Commissioners (Board) due to extenuating circumstances associated with the detached garage structure located on one of the parcels to be annexed, as noted above. The circumstances were summarized as follows:

1. The existing garage on Parcel ID# 01-27-15-27072-011-0040 (Lots 4 and 5, Fairview Subdivision) was built by a previous owner sometime after 2020 without the benefit of a building permit. Pinellas County initiated a Code Enforcement case on the property in 2023. The case was closed when the current annexation applicants, Mr. and Mrs. Slater, bought the property and paid the outstanding fines, resulting in the issuance of a Release of Lien. A new Pinellas County Code Enforcement case was initiated.
2. If annexed, the parcel would come into the City with an unpermitted (i.e., illegal) garage structure. The City would need to immediately initiate a Code Enforcement case to resolve the unpermitted structure. Planning staff identified a path forward to bring the garage into compliance with City regulations.

Given the above, staff were not opposed to this annexation since there was a potential remedy to the code violation, assuming the applicant followed through. There was a potential long-term benefit accrued to the City in bringing this section of the N. Pinellas Ave. corridor into the municipal limits. However, there would be a burden on the City to initiate and follow through with Code Enforcement action. The Board must decide if the burden on the City was excessive (i.e., "undue" as described in LDC Section 208.00(G)). The Board was asked to note that conditions could not be placed on any of the three ordinances associated with this annexation. The Board was also asked to note that at any time the demolition of the garage, or its relocation to the applicant's adjacent property at 1267 N. Pinellas Ave., would bring the property into compliance immediately. This item was placed before the Board at the applicant's request. He was asking that the Board consider the annexation request with the property in its current condition. There were some aspects of this annexation that could potentially accrue future planning benefits for the City. Those aspects notwithstanding, based on interpretation of the code criteria, the staff recommended denial of the following:

1. **Ordinance 2025-08** (quasi-judicial) to annex approximately 0.77 acres into the City of Tarpon Springs municipal boundary,
2. **Ordinance 2025-10** (legislative) to amend the Future Land Use Map (FLUM) from Pinellas County land use designation R/OG (Residential/Office General) to City of Tarpon Springs designation O (Office), and,
3. **Ordinance 2025-09** (legislative) to amend the Official Zoning Atlas from Pinellas County zoning district GO (General Professional Offices) to City of Tarpon Springs zoning district RO (Residential Office).

Applicant:

Frederick M Slater, 1267 N Pinellas Avenue, noted that he has lived in the area for years and he wanted to clean up the area that led to the city from the north.

MOTION: Member Rockelein
SECOND: Member Collins

to approve Application 25-16 with the condition that, once the property was legally under the City's jurisdiction that Code Enforcement, the Building Department, and the Board of Adjustment paths were set in stone for the applicant/owner to follow for a path of total compliance of the property under the City's codes, rules and regulations, if applicable.

Vote on Motion – Upon roll call vote, the motion carried as follows:

Yes: Alternate Member Collins
Member Rainaldi Weaver
Member Swenson
Member Rockelein
No: Member Early
Vice-Chairperson Vessey

Abstained: Chairperson Kouskoutis (Due to Conflict)

- b. **Ordinance 2025-07;** Rezoning request to rezone property from IPD (Industrial Planned Development) to IR (Industrial Restricted); 310, 320, & 340 Anclote Road (Application 25.28) **(Legislative) DEFERRED TO DATE CERTAIN OF AUGUST 18, 2025, REGULAR PLANNING AND ZONING BOARD MEETING**

8. **BOARD AND STAFF COMMENTS**

- a. Brief Introduction to the Process for Special Area Plan and "SmartCode" Update

Mrs. Keen gave background information and explained the general "refresh" of several of the City's downtown planning efforts. This refresh included the Sponge Docks and Community Redevelopment Area (CRA) Special Area Plan (SAP) and the Transect-Based Infill Code for the Sponge Docks and CRA (SmartCode). The goal was to create a single, consolidated document and vision that would help guide downtown's future. This unified document was referred to as "The Place to Be: by form, function, & design." She mentioned that the updates to the SmartCode and Special Area Plans were underway. She further noted that the consultant Inspire Placemaking and the Planning Department were planning community engagements and workshops to collaborate and work towards the updates.

9. **ADJOURNMENT**

Chairperson Kouskoutis adjourned the meeting at 08:24 PM.

Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.