



City of Tarpon Springs, Florida

Heritage Preservation Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

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

REGULAR SESSION AGENDA MONDAY, OCTOBER 13, 2025 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENTS
4. MINUTES
 - a. September 8, 2025
5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS
6. APPLICATION(S)
 - a. **Application 25-82; Certificate of Appropriateness to replace windows and doors at the contributing-altered structure; 325 E Lemon Street**
7. BOARD AND STAFF COMMENTS
8. 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 Planning and Zoning Department at (727) 942-5611 or clanford@ctsfl.us



**MINUTES
HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
SEPTEMBER 8, 2025**

The Heritage Preservation Board of the City of Tarpon Springs, Florida, met in regular session in the City Hall Auditorium/Commission Chambers, 324 E. Pine Street, on Monday, September 8, 2025, at 6:30 PM with the following Present:

Member Hector Cadena
Vice-Chairperson William Sprecher
Chairperson Philip Mrozinski

ABSENT/EXCUSED: Rita Kaplan, Kathleen Hallett

ALSO PRESENT: Caroline Lanford, AICP, CTP, Principal Planner
Ethan Evans, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

The Chairperson called the meeting to order at 6:30 P.M.

2. ROLL CALL

The Board Secretary called the roll.

3. PUBLIC COMMENTS

There were no members of the public who wished to speak.

4. MINUTES

- a. August 4, 2025

MOTION: Member Cadena

SECOND: Vice-Chairperson Sprecher

to approve the minutes from August 4, 2025, as presented.

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

Yes: Member Cadena,
Vice-Chairperson Sprecher
Chairperson Mrozinski

No: None

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

The Board Attorney 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.

6. APPLICATION(S)

- a. **Application 25-65; Certificate of Appropriateness to partially demolish the contributing primary structure for the purpose of constructing a new primary structure.**

Location: 226 N Grosse Avenue

Staff:

Ms. Lanford gave background information and indicated that staff recommended the HPB review the analysis presented in this staff report to determine if the proposed partial demolition and reconstruction was consistent with review standards.

If the project was approved, staff recommended the following conditions:

1. The parameters of DRGM Guideline 41 will be followed.
2. The demolition permit will not be issued until there was an HPB approved plan for site development.
3. The Certificate of Appropriateness expired in three (3) years if a building permit was issued for the project.

Applicant:

Mike Hanks, of 322 12th Ave. NE, St. Petersburg, noted that financially, they were unable to repair the house as it was in extremely poor condition.

MOTION: Vice-Chairperson Sprecher

SECOND: Member Cadena

to approve the partial demolition, as presented to include staff recommended conditions.

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

Yes: Member Cadena

Vice-Chairperson Sprecher

Chairperson Mrozinski

No: None

- b. **Application 25-64; Certificate of Appropriateness to create new openings in the contributing outbuilding, construct an access ramp at the contributing primary structure, and for landscaping.**

Location: 118 E Orange Avenue

Staff:

Ms. Lanford gave background information and noted that staff recommended approval of the project as presented by the applicant with the following condition:

1. The Certificate of Appropriateness will expire in three (3) years if a building permit has not been issued for the project.

Applicant:

Matthew Housh, 1555 E Lake Dr, Tarpon Springs, noted that they took over the project, and they are excited to breathe new life into the building.

MOTION: Vice-Chairperson Sprecher

SECOND: Member Cadena

to approve application 25-64 as presented.

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

Yes: Member Cadena

Vice-Chairperson Sprecher

Chairperson Mrozinski

No: None

7. BOARD AND STAFF COMMENTS

There were no Board or Staff comments.

8. ADJOURNMENT

Chairperson Mrozinski adjourned the meeting at 07:24 PM.

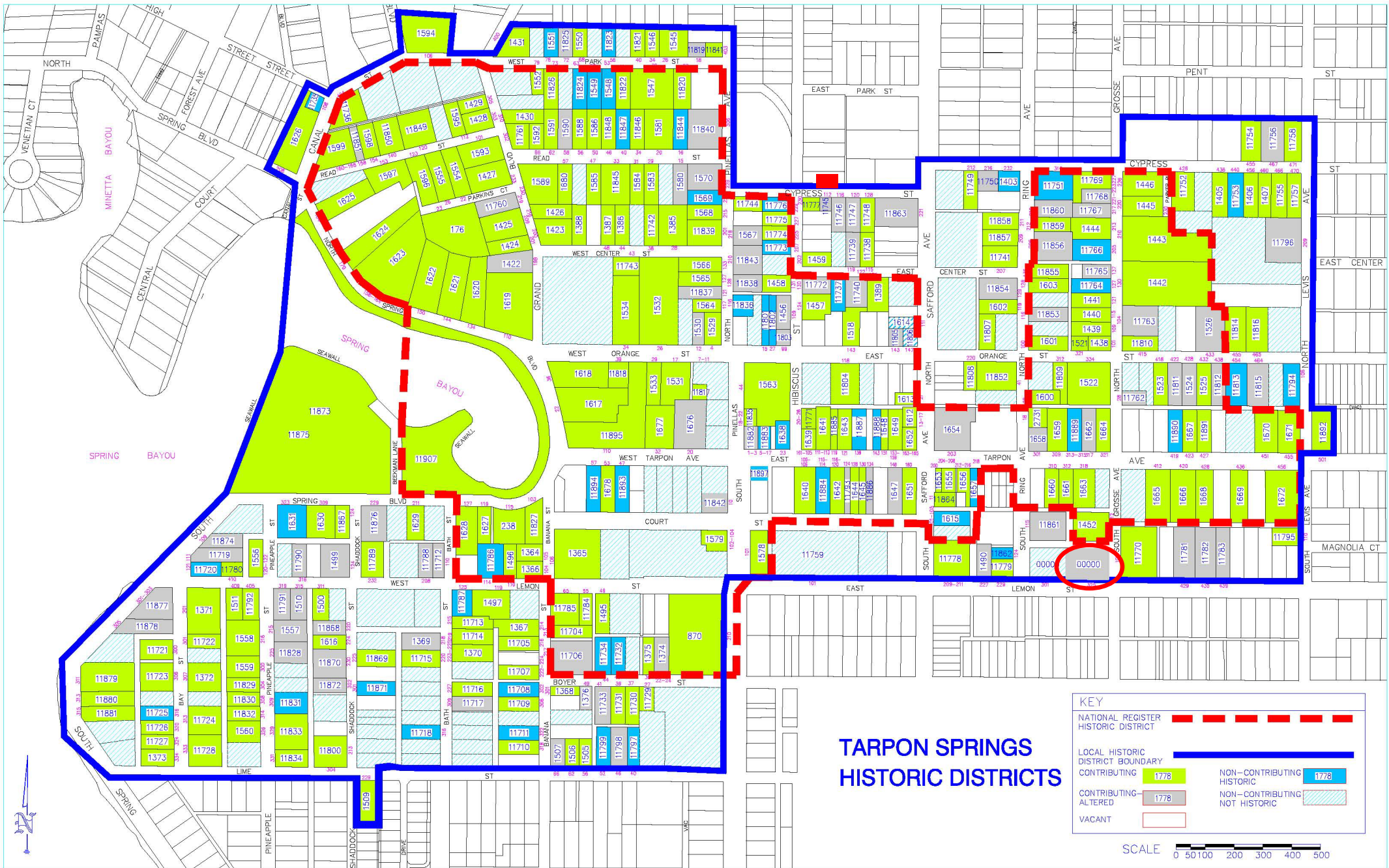
Chairperson

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

SPIEGEL APPLICATION #25-82

Heritage Preservation Board, October 13, 2025





PROPERTY INFORMATION

- Lot Size: 18,226 square feet
- Current Zoning: Special Area Plan, T4b Residential + Industrial/Office
- Downtown Gateway Character District
- Location / Parcel ID: 325 E Lemon Street / 12-27-15-77778-402-0270
- Architectural Type/Style: Masonry Vernacular
- District Status: Contributing-Altered
- Florida Master Site File: 8PI14891
- Applicant / Owner: Benjamin Spiegel, agent / Driftline Holdings, LLC, owner

REQUEST

Certificate of Approval to:

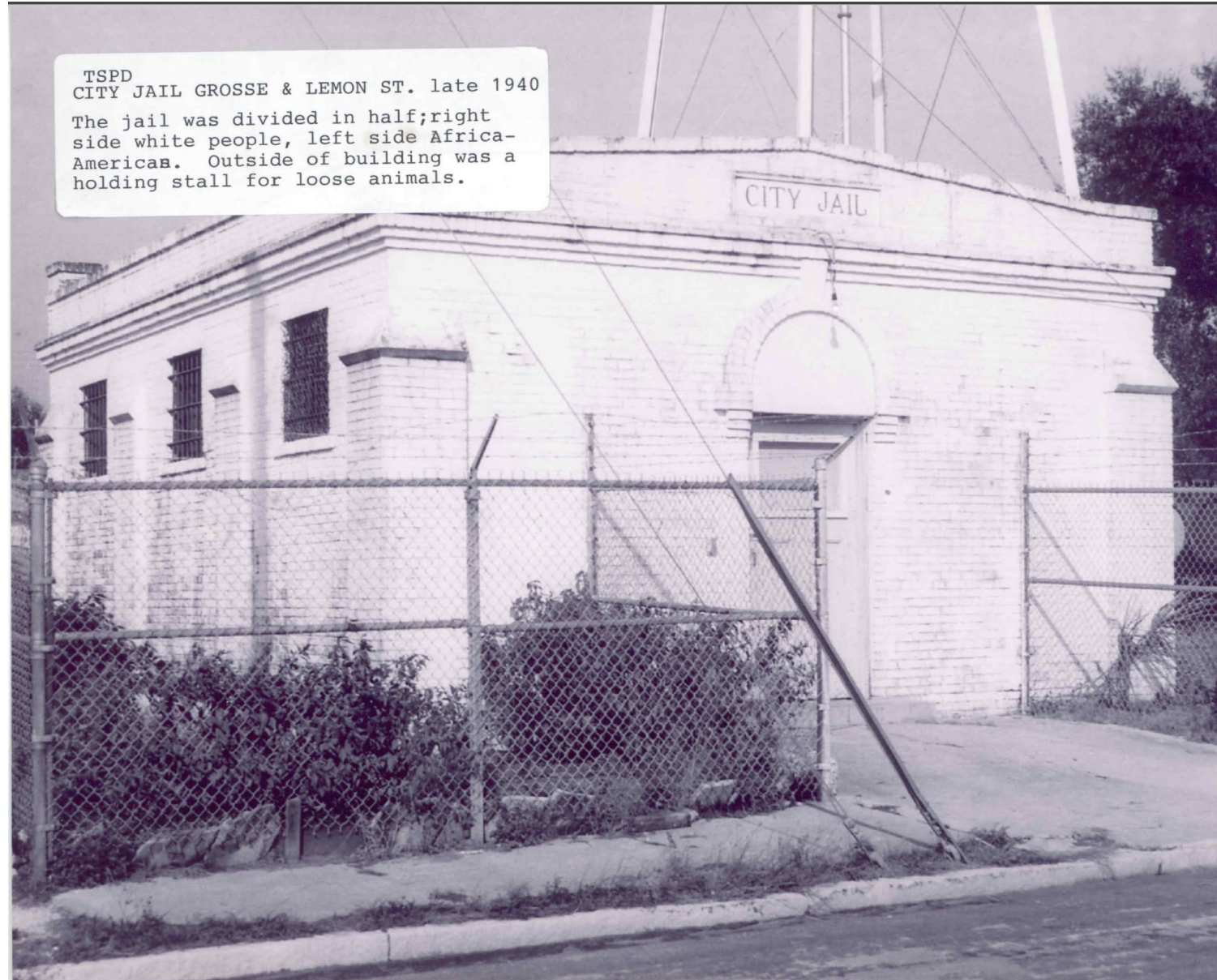
- Replace two windows in existing window opening locations and a non-original storefront door.

325 E LEMON STREET – FLORIDA MASTER SITE FILE

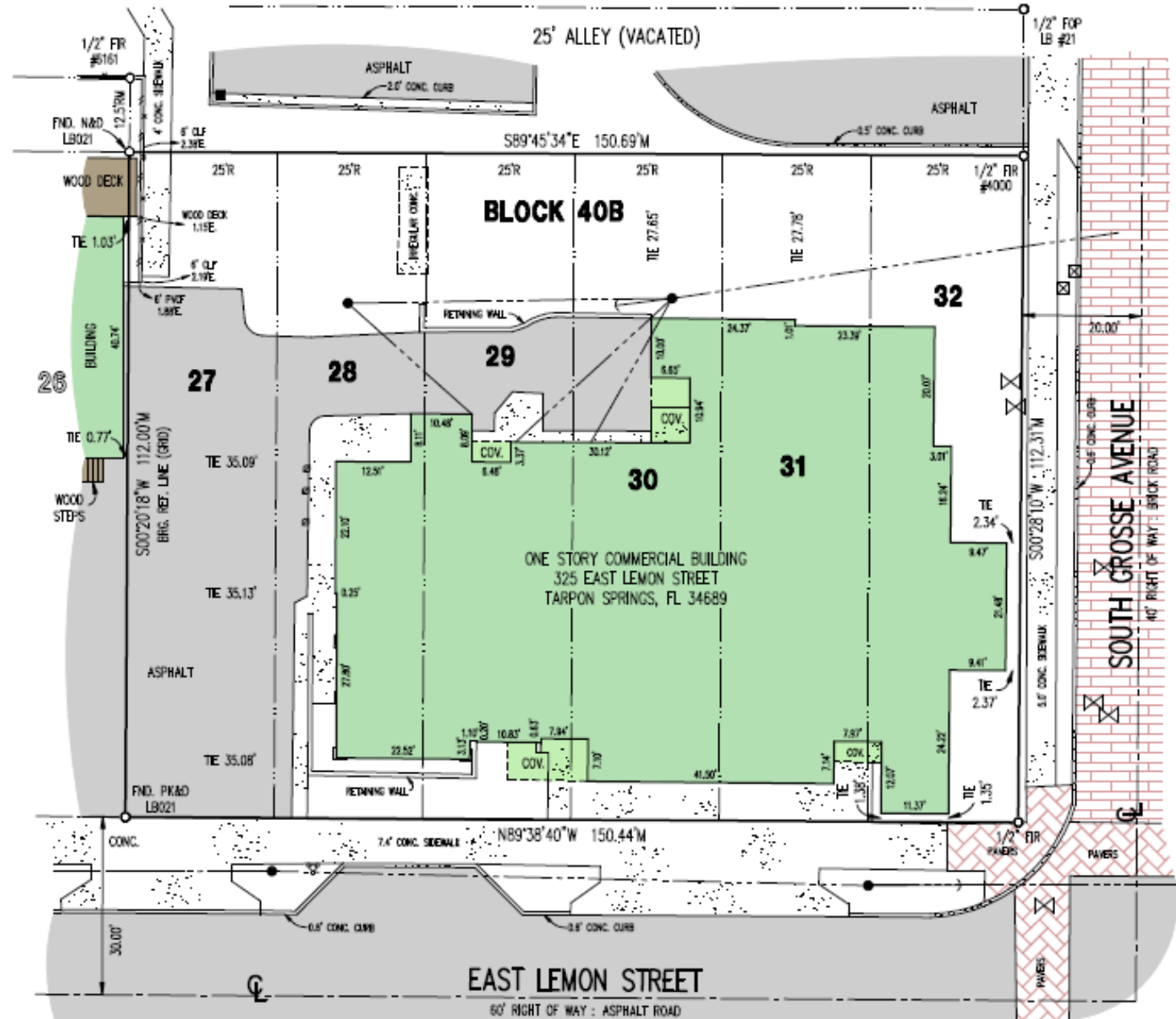


325 E LEMON STREET – HISTORICAL PHOTO

TSPD
CITY JAIL GROSSE & LEMON ST. late 1940
The jail was divided in half; right side white people, left side Africa-America. Outside of building was a holding stall for loose animals.



SURVEY



325 E LEMON STREET – FAÇADE



325 E LEMON STREET – WEST ELEVATION



325 E LEMON STREET – EAST ELEVATION



325 E LEMON STREET – SOUTH ELEVATION



325 E LEMON STREET – EAST SIDE ADDITION (FIREHOUSE)



325 E LEMON STREET – SUBJECT ENTRYWAY



325 E LEMON STREET – SUBJECT ENTRYWAY



325 E LEMON STREET – SUBJECT WINDOW OPENINGS



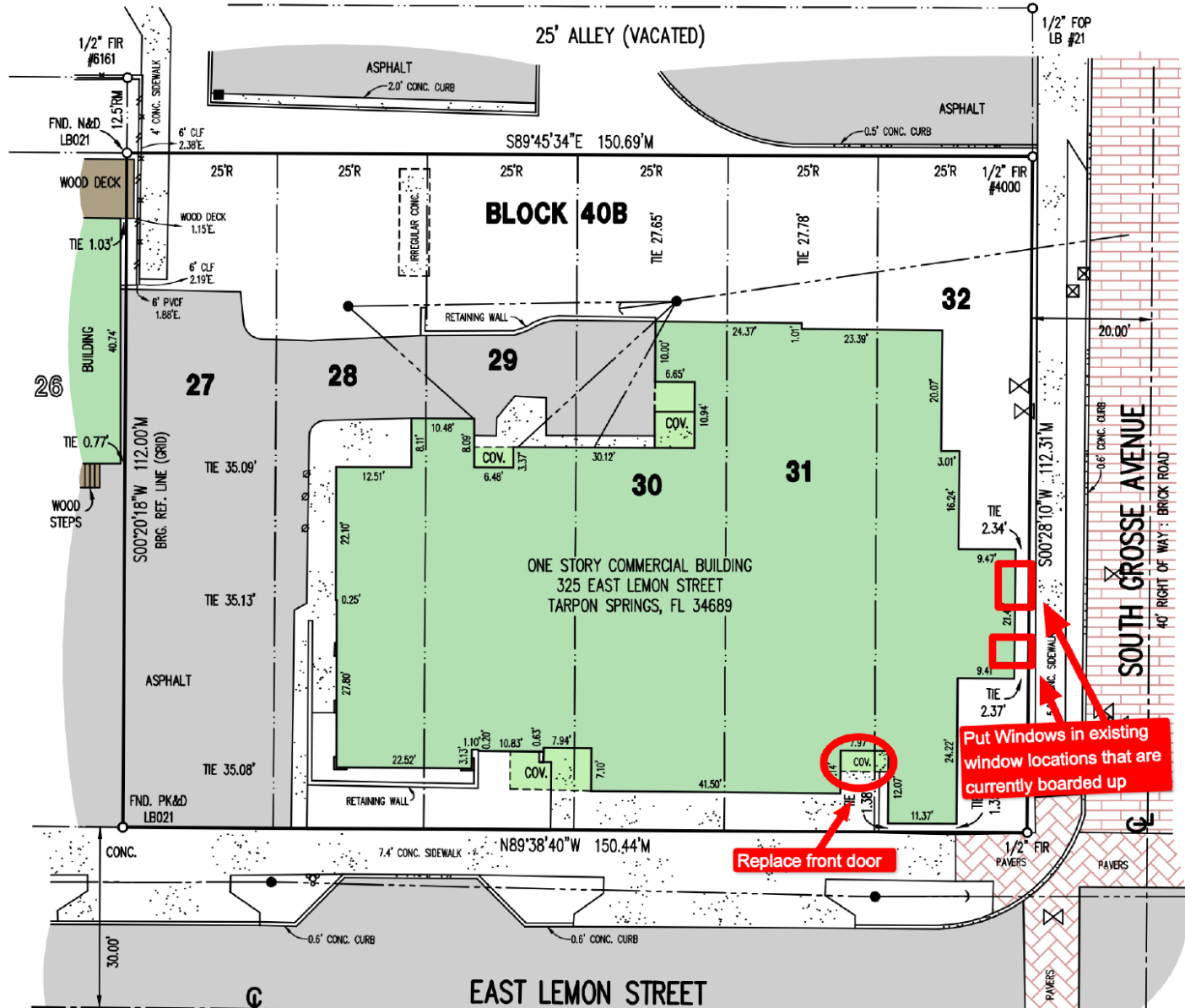
325 E LEMON STREET – CONTEXT LOOKING WEST



325 E LEMON STREET – CONTEXT LOOKING SOUTH



325 E LEMON STREET – PROPOSED PROJECT



325 E LEMON STREET – PROPOSED PROJECT



WINGUARD® VINYL

Single Hung Window

Perfect for bedrooms, kitchens, and bathrooms, this window features ComfortLift handles and is designed for easy exterior cleaning.

- Multi-chamber frame provides outstanding energy savings
- Stylish ComfortLift handles allow for easier lifting and window management
- Welded sash corners create a strong seal for durability and longevity
- Stainless steel assembly screws withstand salty air environments

[Request A Quote](#)

325 E LEMON STREET – PROPOSED PROJECT



- Door opening: 72" X 80"
- Frame dimensions: 75-1/2" x 81-3/4"
- Rough opening: 76" X 82"

Package Includes:

- Doors
- Frame
- Tempered Glass
- Locking Hardware
- Door Closers
- Threshold

Tempered Glass:

- Glass is installed before shipping
- Standard 3/16" clear tempered
- We have other thicknesses available, please email for availability.

Hinges: Offset Pivot Hinge

Other Notes:

- DOOR IS FULLY ASSEMBLED AND WELDED FOR SUPERIOR CONSTRUCTION
- Frame is shipped KD (knocked down, requires minor assembly)

Shipping & Tax:

- Please call for our current lead times.
- Freight is calculated in addition to the door price. ALL PRICES ARE FOB OUR DOCK.
- Sales tax will be charged in Georgia.
- We ship to the entire United States.

[Installation Instructions for Frame / Door](#)
[Terms and Conditions](#)

STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.

DESIGN GUIDELINES REVIEW MANUAL

Guideline 81. Replacing Commercial Doors

- a. Where replacement is necessary, the new door should match the historic door in placement, size, type, and configuration wherever possible.
- b. When restoring missing historic doors, it is encouraged to use pictorial evidence to produce the replacements. A salvaged replacement in the same style that fits the opening or a new door in a complementary style are also appropriate choices.
- c. Where code compliance requires a specific, non-historic door configuration, err on the side of simplicity.
- d. Maintain the historic door opening size and surrounding trim, including sidelights and transoms. Do not alter the size of the opening to fit a smaller or larger door unless required by code.

DESIGN GUIDELINES REVIEW MANUAL



Guideline 78. Replacement Windows for Commercial Properties

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile. The number of windowpanes and the approximate muntin and mullion profile should match the historic window.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for historic properties. Aluminum, aluminum-clad wood, and fiberglass are appropriate replacement materials and may be approved if the appearance is complementary to the existing historic windows and architectural style.
- c. Maintain the historic window opening size and surrounding trim. Do not alter the size of the historic window opening to accommodate larger or smaller windows. Do not remove or cover surrounding trim, including wood and masonry details.
- d. Maintain the window type. For example, it is not recommended to replace operable windows such as double-hung windows with fixed windows but this should be reviewed on a case by case basis.

It is generally not appropriate to:

- use removeable, snap-in, or “between the glass” muntins



Figure 126: Replacement windows on the second floor of the Meres Building match the historic window openings and type but not material.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #25-82. If the HPB approves the project, the following conditions are recommended:

1. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. No responses to the notices have been received.



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
October 12, 2025

STAFF REPORT, October 3, 2025

Application No. / Project Title: 25.85 / Spiegel
Staff: Caroline Lanford, AICP CTP
Principal Planner
Applicant / Owner: Benjamin Siegel, agent /DRIFTLINE HOLDINGS LLC owner
Property Size: 18,226 square feet
Current Zoning: T4b Residential + Industrial/Office,
Downtown Gateway Character District
Future Land Use: Activity Center
Location / Parcel ID: 325 E Lemon Street / 12-27-15-77778-402-0270
Architectural Type/District Status: Masonry Vernacular / Contributing-Altered

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Approval to replace an exterior storefront door and two windows in existing window opening locations on the subject contributing-altered property. The Florida Master Site File (FMSF) 8PI14891 notes the brick cornice, interior brick chimney, and asymmetrical fenestration and massing. The asymmetry of the subject structure is a product of its expansion and reuse over its lifetime. The original portion of the structure is located on the west side of the extant building was originally the town jail.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of the application as presented by the applicant based on general consistency with the review criteria as stated in this staff report. If the Heritage Preservation Board approves the proposed project, it is recommended that the approval be conditioned as follows:

1. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially Guidelines 1, 2, 3, 4, and 59. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>



REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

- (A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- (B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: Not applicable to this project.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS: The proposed project meets this standard of review, as the use of a 15-lite French style replacement door is consistent with the original architectural style of the property.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: The replacement of the door would not alter the aesthetics of the historic streetscape or the contributing structure's relationship with the streetscape. The proposed use of a 15-lite door is consistent with the original architecture of the subject property and does not present an aesthetic disruption.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: Not applicable to this project.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: Not applicable to this project.



(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: Not applicable to this project.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: The proposed project does not strictly meet this standard of review, as the DRGM notes that "If a replacement door is necessary, the new door should match the original as closely as possible in material, size, and style." (page 135).

A 15-lite wood door that replicates the design of the original doors would be the most sensitive replacement at the subject property. The proposed fiberglass door has a similar visual quality to a wood door and could be considered a suitable replacement, as the original design of the exterior door will be maintained with the use of a 15-lite French style door.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

ANALYSIS: Not applicable to this project.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ANALYSIS: The following standards are applicable to this project:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.



9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project does not strictly meet the intent of the Secretary's standards, as the use of fiberglass and contemporary glass alters the historic character of the subject property. However, it is staff's opinion that the visual impact will be minimal, and the replacement of the door will contribute to the longevity of the contributing structure.

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The project is generally consistent with the Historic Preservation Element of the Comprehensive Plan. The project conforms to the requirements of the Land Development Code.

(11) The impact upon archaeological sites shall preserve the integrity of the site.

ANALYSIS: No archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. No responses were received.

ATTACHMENTS:

1. Slide Presentation
2. Florida Master Site File Form #8PI1593
3. Application and supporting materials



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PI14891
Field Date 4/20/2023
Form Date 6/12/2023
Recorder #

[X] Original
[] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 325 E Lemon Street Multiple Listing (DHR only)
Survey Project Name Union Academy CRS Survey # (DHR only)
National Register Category (please check one) [X]building []structure []district []site []object
Ownership: [X]private-profit []private-nonprofit []private-individual []private-nonspecific []city []county []state []federal []Native American []foreign []unknown

LOCATION & MAPPING

Street Number 325 Direction E Street Name Lemon Street Type Street Suffix Direction
Cross Streets (nearest / between)
USGS 7.5 Map Name TARPON SPRINGS USGS Date 1975 Plat or Other Map
City / Town (within 3 miles) Tarpon Springs In City Limits? [X]yes []no []unknown County Pinellas
Township 27S Range 15E Section 12 1/4 section: []NW []SW []SE []NE Irregular-name:
Tax Parcel # 12-27-15-77778-402-0270 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone []16 [X]17 Easting []8 []3 [] Northing []2 []8 []
Other Coordinates: X: 327882.9315 Y: 3114554.348 Coordinate System & Datum NAD 1984
Name of Public Tract (e.g., park) No

HISTORY

Construction Year: 1963 [X]approximately []year listed or earlier []year listed or later
Original Use Firehouse From (year): 1963 To (year):
Current Use BAR From (year): To (year): 2023
Other Use From (year): To (year):
Moves: []yes [X]no []unknown Date: Original address
Alterations: [X]yes []no []unknown Date: Nature Windows infilled
Additions: [X]yes []no []unknown Date: Nature Add.s to north and east
Architect (last name first): Builder (last name first):

Ownership History (especially original owner, dates, profession, etc.)
Currently owned by Silverking Brewing Leasing Co. LLC. Acquired from Community Redev Agency of City of Tarpon Springs 2018; unknown prior

Is the Resource Affected by a Local Preservation Ordinance? [X]yes []no []unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Brick 2. Stucco 3. Block-concrete
Roof Type(s) 1. Built-up 2. 3.
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Glass block, rows of 6; window bays infilled with concrete block; fixed metal frame windows flanking entry

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cornice, interior brick chimney, large garage bay, asymmetrical fenestration and massing, brick pilasters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Paved sidewalk

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details)
South elevation, in recessed bay, paired glass and metal frame doors w/ transom and sidelights

Porch Descriptions (types, locations, roof types, etc.)
N/A

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource
PI14891 is a 1 story Bar Building with Masonry Vernacular style, constructed in 1963 with an irregular-shaped plan.

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
 FL State Archives/photo collection city directory occupant/owner interview plat maps
 property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
 cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
 other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)
Does not individually meet Criteria A or B; no significant historical associations determined. Not eligible under C; not exemplary for its type or style. Retains integrity to contribute to a district.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization PaleoWest Archaeology
Document description Field Notes File or accession #'s Proj. No. 23-0012
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Althea Wunderler-Selby Affiliation PaleoWest Archaeology
Recorder Contact Information 916 E Park Ave Tallahassee | 850-296-3669 | awunderlerselby@paleowest.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

CHRONICLE™
HERITAGE

**Tarpon Springs
Union Academy
Neighborhood
Cultural Resources Survey**

Esri World Imagery
State of Florida (2022)
NAD 83, UTM Zone 17

- Crosstown Study Area
- Union Academy Study Area
- Newly Recorded Structure
- Previously Recorded Structure

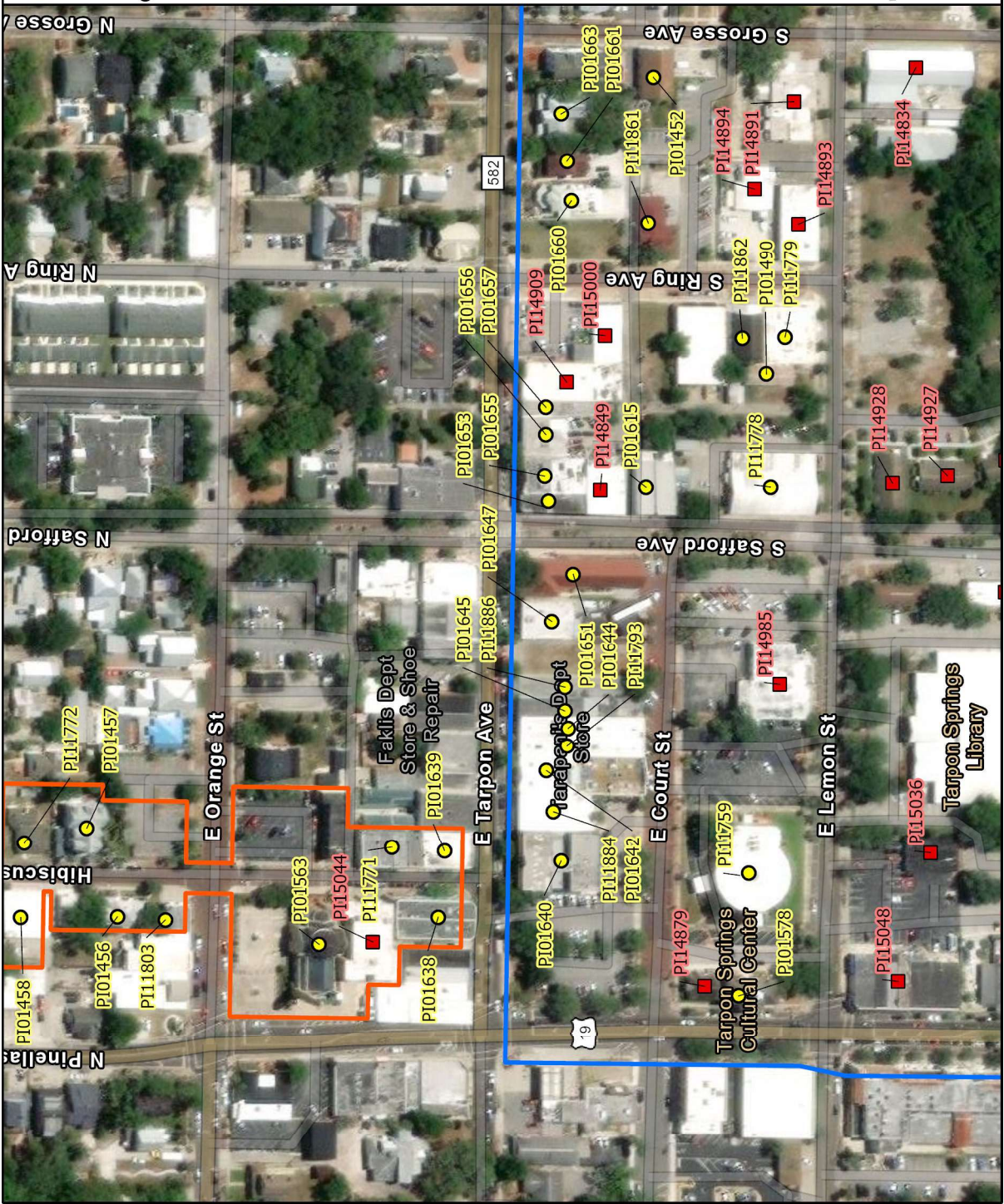
Feet: 0, 150
Meters: 0, 50
Scale: 1:2,500

Crossstown Study Area
Union Academy Study Area

Project Location

State of Florida, Earthstar Geographics, Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swisstopo, Geotechnologies, Inc., IGN/INRS, USGS, EPA, NPS, US Census Bureau, Esri, DeLorme, NAVTEQ, Microsoft

For Official Use Only.
Public Disclosure of Archaeological Site Locations is Prohibited (§4 USC 307103)









Certificate of Appropriateness Form



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete this form fully and [DOWNLOAD \(print button\)](#) to submit with the associated development application. Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

Project Name*

Project Location*

325 E Lemon Door and Window update

325 E Lemon St Tarpon Springs



Type of Activity (Check all that apply)*

- Awnings
- Deck/Patio
- Demolition
- Driveway
- New Construction
- Parking Lot
- Relocation*
- Renovation
- Roof
- Signs
- Structural Addition
- Windows/Doors/Solar Panels

***If Relocation, provide the following information:**

New Address / Location

Address / General Location



New Tax Parcel ID

Parcel ID from Pinellas County Property Appraiser

New Land Use

-- Select One --
Choices are Alphabetized
[Lookup Land Use](#)



New Zoning

-- Select One --
Choice are Alphabetized
[Lookup Zoning](#)

[Lookup Parcel ID](#)

Year Built*

1963

Architectural Style*

Old Tarpon Firehouse



Porches*

- Yes
- No



Original Use*	Present Use*	Proposed Use*
City Property	commercial	commercial

Roof Type*	Roof Material*	Exterior Siding Material*
Flat	TPO	Concrete block

Previous Additions or Modifications*

Building was converted into the fire house around 1963

Description of Proposed Work*

Im proposing putting windows back into their original locations. Currently the window holes are boarded up with rotted wood. Im also proposing installing a new door into the existing front door location of the fire house side of the building. the current door isnt stable and is rotted

For Relocation or Demolition

Describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible.

Heritage Preservation Board (HPB) Review Standards

Please note, in reviewing an application for a Certificate of Appropriateness, the Board must consider the standards outlined in [LDC Section 109.01\(B\)](#).

Electronic Signature Agreement*

By checking the "I Agree" box below, you agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

I Agree

Electronic Signature*

Date*

Benjamin Spiegel

9/11/2025

Steps to Download Form

1. Click the **'Print Only'** button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to **'PDF'**.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at [727-942-5611](tel:727-942-5611).

Commercial Double Storefront Door – 6’0” X 6’8” (72” X 80”)



- Door opening: 72" X 80"
- Frame dimensions: 75-1/2" x 81-3/4"
- Rough opening: 76" X 82"

Package Includes:

- Doors
- Frame
- Tempered Glass
- Locking Hardware
- Door Closers
- Threshold

Tempered Glass:

- Glass is installed before shipping
- Standard 3/16" clear tempered
- We have other thicknesses available, please email for availability.

Hinges: Offset Pivot Hinge

Other Notes:

- DOOR IS FULLY ASSEMBLED AND WELDED FOR SUPERIOR CONSTRUCTION
- Frame is shipped KD (knocked down, requires minor assembly)

Shipping & Tax:

- Please call for our current lead times.
- Freight is calculated in addition to the door price. ALL PRICES ARE FOB OUR DOCK.
- Sales tax will be charged in Georgia.
- We ship to the entire United States.

[Installation Instructions for Frame / Door](#)
[Terms and Conditions](#)

Anodized Finish (Clear or Bronze)

Clear Clear



Add to cart

SKU: 67-DD-CFGOP-1 Categories: [6'0" x 6'8" Double Doors](#), [Doors](#), [Double Doors](#)

Additional information

Additional information

Weight	475 lbs
Dimensions	90 x 48 x 30 in
Anodized Finish (Clear or Bronze)	Clear , Bronze
Brand	Storefront Doors USA
Manufacturer	Storefront Doors USA
Frame Material	Aluminum
Glass	Tempered Clear Glass



WINGUARD® VINYL

Single Hung Window

Perfect for bedrooms, kitchens, and bathrooms, this window features ComfortLift handles and is designed for easy exterior cleaning.

- Multi-chamber frame provides outstanding energy savings
- Stylish ComfortLift handles allow for easier lifting and window management
- Welded sash corners create a strong seal for durability and longevity
- Stainless steel assembly screws withstand salty air environments

[Request A Quote](#)

WinGuard® Vinyl Single Hung Window Features

ENERGY EFFICIENT

Multi-chamber frame provides outstanding insulation

ADDED STRENGTH

SecureConnect corner keys add strength and durability

EASE OF OPERATION

Constant-force balance system for fingertip opening



View Options

Interior

Exterior

Open

Close

	Configurations	+
	Frame Colors	+
	Grid Options	+
	Glass Tints	+

Note: This tool only includes our most popular options. To get the full list and exact color matching, please ask your authorized PGT dealer.

Design options

Glass

Hardware

Grid Patterns

Screens

Color

GLASS OPTIONS
Impact Resistant

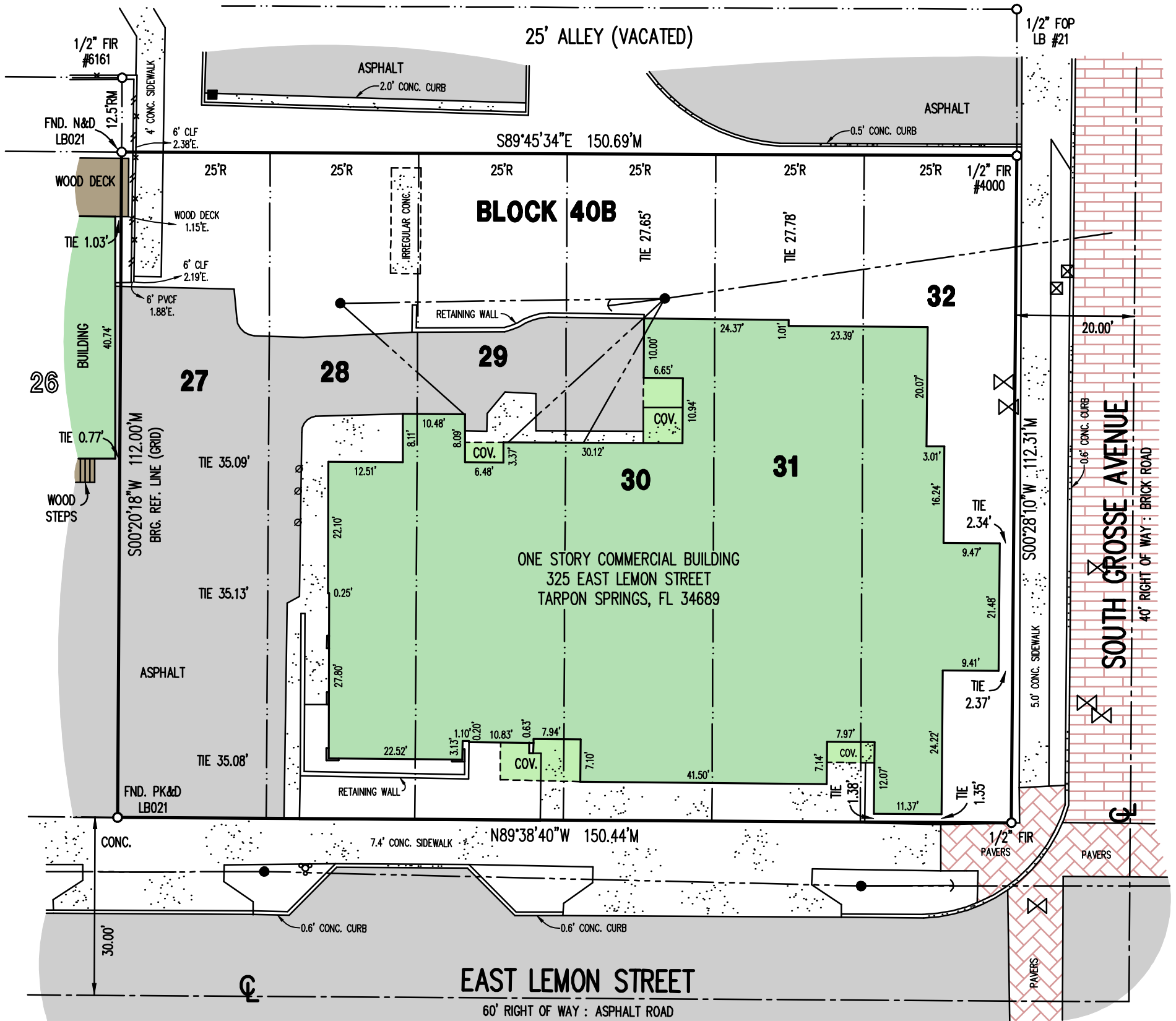
PREMIUM GLASS OPTIONS
Tempered Glass, Privacy Glass (Obscure, White Interlayer, or Obscure with White Interlayer)

THERMAL ENHANCEMENTS
Argon Gas (requires insulating glass), High Performance Low-E

BOUNDARY SURVEY

LEGEND

- ☒ - WATER METER
- ⊗ - WATER VALVE
- - UTILITY POLE
- ⊕ - LAMP POST
- - - OVERHEAD UTILITY WIRE(S)
- ← - GUY ANCHOR
- ∅ - BOLLARD



PROPERTY DESCRIPTION:

LOTS 27 THROUGH 32, INCLUSIVE, BLOCK 40B, LOT OF A.P.K. SAFFORD'S SUBDIVISION OF BLOCK NO. FORTY TARPON SPRINGS HILLSBOROUGH COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

ALSO DESCRIBED AS:

LOTS 27 THROUGH 32, INCLUSIVE, BLOCK 40B, LOT OF A.P.K. SAFFORD'S SUBDIVISION OF BLOCK NO. FORTY TARPON SPRINGS HILLSBOROUGH COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE:

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, FLORIDA, MAP NUMBER 12103C 0019H, REVISED 8/24/2021.

PREPARED FOR:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FOUNDATION TITLE & TRUST, LLC

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GREGORY A. SHIMP, PSM6161
 GREGORY A. SHIMP, PROFESSIONAL SURVEYOR & MAPPER No. 6161
 THIS SURVEY IS NOT COMPLETE OR VALID UNLESS ATTACHED TO SURVEYOR'S REPORT.

JOB NUMBER: 240022

DRAWING FILE: 240022.DWG

LAST REVISION: N/A

DATE SURVEYED: 2/1/2024

DATE DRAWN: 2/1/2024

X REFERENCE: N/A



GREGORY A. SHIMP, PSM, LLC
 PROFESSIONAL SURVEYOR & MAPPER

7234 SHARPSBURG BLVD., NEW PORT RICHEY, FL 34653

PHONE (727) 859-2161

www.gregshimp.com

gregshimp@gmail.com

LB 7981

