



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, JANUARY 13, 2025 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES

- a. November 4, 2024
- b. December 2, 2024

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. APPLICATION(S)

- a. **Application 24.78**; 154 Read Street; Certificate of Approval (CA) to demolish the contributing structure
- b. **Application 24.83**; 20-26 Hibiscus Street; Certificate of Approval (CA) to add awnings to the contributing structure.

7. ELECTION OF OFFICERS

8. BOARD AND STAFF COMMENTS

9. 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
NOVEMBER 4, 2024**

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, November 4, 2024 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Member Kathleen Hallett
Member William Sprecher
Member Rita Kaplan
Member Michelle Ryan

ABSENT/EXCUSED: Philip Mrozinski

ALSO PRESENT: Caroline Lanford, AICP, CTP, Principal Planner
Patricia McNeese, AICP, Planning Supervisor
Sharon Linsner, Esquire, Board Attorney
Kimberly Creighton, Board Secretary

CALL TO ORDER

Acting Chairperson Sprecher called the meeting to order at 6:32 P.M.

ROLL CALL

Board Secretary Creighton called the roll.

PUBLIC COMMENTS

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

QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Dickman 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.

APPLICATION(S)

1. **Application 24.50:** 36 N Spring Boulevard: Certificate of Approval (CA) to replace windows on the contributing structure.

Staff:

Ms. Lanford gave background information and noted that staff recommended denial of the project as presented by the applicant based on the review criteria as described in the staff report. If the Heritage Preservation Board (HPB) approved the application, the following conditions were recommended:

1. Tinted glass would not be used.
2. The Certificate of Approval expired in three (3) years if a building permit was issued for the project.

Applicant:

Michelle Ryan, 36 N Spring Blvd, noted that the constant repairs and the lack of skilled craftsman that were available to repair the windows made it very challenging to keep the wooden windows. She further noted that because she was requesting windows that could withstand hurricane impacts, there would be some tinting, as it was the nature of the impact resistant glass.

Public:

John Tarapani, 22 N Spring Boulevard, indicated that he encouraged the Board to approve the application.

MOTION: Member Hallett

SECOND: Member Kaplan

to approve app. 24.50 with Staff conditions except to allow the sheen as was typical with impact windows

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

Yes: Member Hallett
Member Sprecher
Member Kaplan
Member Ryan Abstained

No: None

2. **Application 24.61;** 155 E Tarpon Avenue, Certificate of Approval (CA) to construct a replacement balcony and restore transom windows on the contributing structure.

Staff:

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

1. The balcony and transom restoration will be constructed as illustrated in the application.
2. Any deviation from plans require consultation with City staff prior to construction and may require additional approvals from the HPB. Specific product information for building materials will be provided with the building application and reviewed for consistency by City staff.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Applicant:

Christy Howard, 915 Bayshore Drive, noted that she owned the building at 155 E Tarpon Avenue. She further noted that she wanted to keep the property historic, and she was excited to add aesthetic appeal to the building.

Public:

John Tarapani, 22 N Spring Boulevard, noted that he wanted to support the applicant's project and recommended that the board approve the application.

MOTION: Member Hallett

SECOND: Member Ryan

to approve Application 24-61 as presented to include staff recommended conditions

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

Yes: Member Sprecher
Member Hallett
Member Ryan
Member Kaplan

No: None

3. **Application 24.71;** 106 E Tarpon Avenue; Certificate of Approval (CA) to replace windows on the contributing structure.

Staff:

Ms. Lanford gave background information and noted that staff recommended denial of Application 24-71 as presented by the applicant based on inconsistencies with the review criteria as described in this staff report. If the Heritage Preservation Board (HPB) approves the application, the following conditions are recommended:

Tinted and/or reflective glass will not be used.

Masonry sills will be preserved.

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

Applicant:

Bill Lorenzo, 721 N Clark Avenue, noted that the current windows leak, and that they needed to replace all of them.

MOTION: Member Ryan

SECOND: Member Hallett

to approve application 24.71 with staff recommended conditions, except to allow the sheen as was typical with impact windows.

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

Yes: Member Sprecher
Member Hallett
Member Ryan
Member Kaplan

No: None

DISCUSSION ITEM

1. **Review of Land Development Code Amendment – Neighborhood Conservation Overlay District**

Staff:

Mrs. McNeese gave background information and noted that staff wanted to receive comments and a recommendation to move this ordinance forward to the Board of Commissioners. She stressed that this ordinance was intending to lay the groundwork for procedures for establishing neighborhood conservation overlays.

Public:

Tina Bucuvalas, of 115 Athens Street, indicated that she was in favor of the neighborhood conservation overlay and that she wanted her recommendations to be recognized.

Cynthia Tarapani, 22 N Spring Boulevard, noted that she was in favor of the ordinance but expected the Heritage Preservation Board to provide their feedback.

Georganna Frantzis, 55 Athens Street, noted that she was not speaking on behalf of the Planning and Zoning Board, but she noted that the information that had been discussed by the public at this meeting had been addressed. She further noted that she agreed with Mr. and Mrs. Tarapani's comments.

Upon consensus of the Heritage Preservation Board, this item was deferred until the

meeting scheduled for December 2, 2024.

BOARD AND STAFF COMMENTS

Mrs. McNeese indicated that there had been a fraudulent email sent to one of the Planning and Zoning Department's applicants. She further noted that the city would never ask an applicant to wire money or complete bank transfers for fees.

ADJOURNMENT

Chairperson Sprecher adjourned the meeting at 8:08 PM.

Chairperson

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



**MINUTES
HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
DECEMBER 2, 2024**

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, December 2, 2024 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Member Kathleen Hallett
Vice-Chairperson Philip Mrozinski
Member William Sprecher
Member Rita Kaplan

ABSENT/EXCUSED: Michelle Ryan

ALSO PRESENT: Caroline Lanford, AICP, CTP, Principal Planner
Patricia McNeese, AICP, Planning Supervisor
Sharon Linsner, Esquire, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

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

2. ROLL CALL

Board Secretary Creighton called the roll.

3. PUBLIC COMMENTS

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

4. MINUTES FOR APPROVAL

a. September 9, 2024

See Item number 4(b.), both items were taken together, one motion and one vote were made.

b. October 18, 2024

MOTION: None
SECOND: None

to approve the Minutes of September 9, and October 19, 2024, as presented.

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

Yes: Member Hallett
Chairperson Mrozinski
Member Sprecher
Member Kaplan
No: None

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Attorney Sharon Linsner read the quasi-judicial announcement and asked if the board had any ex-parte communication to disclose.

Mr. Mrozinsky noted that he and Mr. Sprecher spoke on the telephone about the recent natural disasters and this meeting. However, they did not speak about any specific applications on the agenda.

Ms. Linsner swore in all who wished to testify.

6. APPLICATION(S)

- a. **Application 24.60;** 121 E Tarpon Avenue; Certificate of Approval (CA) to replace three doors on the contributing structure.

Staff:

Ms. Lanford provided background information and noted that staff recommended that the HPB review the analysis presented in this staff report to determine if the unauthorized replacements satisfy review standards and guidelines or if additional actions or remedies are necessary.

Public:

John Tarapani, 22 N Spring Blvd, noted that he had competent and substantial evidence. He further noted that the applicant was disingenuous when he noted that the doors that were on the building were not original. He noted that he grew up on Tarpon Avenue, and he knew that the doors that were removed were the original historic doors. He further noted that the materials were available to replicate the doors, and he thought they should replace the doors with original materials and style.

Nancy Subic, 334 E Tarpon Avenue, noted that she did not think the application should be approved.

Staff:

David Gilson, Building Official for the City of Tarpon Springs, noted that he was not in favor of either party, but that the doors that were previously on the building appeared to be built out of dimensional lumber, which began being used in the 1950's.

MOTION: Member Sprecher

SECOND: Member Kaplan

to approve replacement of the doors.

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

Yes: Chairperson Mrozinski

Member Sprecher

Member Kaplan

No: Member Hallett

- b. **Application 24.72;** 41 N Ring Avenue; Certificate of Approval (CA) to demolish the contributing structure.

Staff:

Ms. Lanford provided background information and noted that staff recommended the HPB review the analysis presented in this staff report to determine if the demolition was consistent with review standards.

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

1. The parameters of DRGM Guideline 41 would be followed.
2. The local artisan-carved door would be salvaged.
3. The demolition permit would not be issued until there is an HPB approved plan for site development.
4. The Certificate of Approval would expire in three (3) years if a building permit was not issued for the project.

Applicant:

Cynthia Tarapani, 22 N Spring Blvd., noted that she was an expert in the field, gave a presentation and asked that the board approve the application to demolish this contributing, but historic, architectural, or culturally insignificant building. She further provided Exhibits "A" and "B". Ms. Tarapani, in a rebuttal to Mrs. Subic's indicated that the Historic District was not fixed in time, and she thought they should approve the application.

Public:

Nancy Subic, 334 E Orange Street, asked that that the board not allow this demolition.

MOTION: Member Sprecher

SECOND: Member Hallett

to approve with staff conditions and to amend condition 1. to say that the applicant should provide

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

Yes: Chairperson Mrozinski

Member Sprecher

Member Kaplan

No: Member Hallett

c. **Ordinance 2024-01: Review of Land Development Code Amendment – Neighborhood Conservation Overlay District(Application 22-112)**

Staff:

Mrs. McNeese gave background information and indicated that they were looking for the Heritage Preservation Board's input and approval to move the ordinance forward to the Board of Commissioners for adoption.

Public:

Tina Bucuvalas, 115 Athens Street, noted that she had extensive experience with historic and cultural preservation. She further indicated that this ordinance was good, but she would change a few things (which had been expressed to the city in writing).

MOTION: Member Sprecher

SECOND: Member Hallett

to advance Ordinance 2024-01 to the Board of Commissioners with the following changes:

1. Page 6, Section C2, should reflect more like D6

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

Yes: Member Kaplan

Member Hallett

Member Sprecher

Chairperson Mrozinski

No: None

7. BOARD AND STAFF COMMENTS

There were no additional board or staff comments.

8. ADJOURNMENT

Chairperson Mrozinski Adjourned the meeting at 08:36 PM.

Chairperson

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



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
January 13, 2025

STAFF REPORT, January 3, 2025

Application No. / Project Title: 24.78 / Marterie

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: Robin Hancock, Applicant/Marterie Family Trust, Owner

Property Size: 7,096 square feet

Current Zoning: RM (Residential Multi-Family)

Current Land Use: Residential Medium

Location / Parcel ID: 154 Read Street / 12-27-15-15228-000-0080

Architectural Type/District Status: Frame Vernacular / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Approval (CA) to demolish the contributing structure at 154 Read Street. The Florida Master Site File (FMSF) form for this structure (8PI1598) lists this property as built circa 1926. The wood frame home features a nearly full width, integral porch with concrete deck, supported by tapered wood posts on brick piers. The building is contributing to the local and National Register districts.

The Heritage Preservation Board approved Application 23-159 for the subject property at their regular meeting of March 4, 2024. The CA was issued to replace windows, doors, and roof, install pavers or brick tile over existing concrete steps to the porch, install new non-vented white vinyl soffit on gable eaves to match rake eaves, replace existing fascia board with woodgrain composite, and add new aluminum posts and larger fascia to the existing carport at 154 Read Street.

The applicant is seeking a CA to demolish the structure, stating that restoring the structure following flood damage from recent hurricanes is economically infeasible.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **denial** of the project as presented by the applicant based on the review criteria as described in this staff report. If the Heritage Preservation Board (HPB) approves the application, the following conditions are recommended:

1. The parameters of Historic District Design Review Guidelines Manual (DRGM) Guideline 41 will be followed.



2. 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 HPB is encouraged to refer to the DRGM, especially Chapter 4.13. 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>
2. The guidelines state that “the decision to demolish a historic structure is a measure of last resort and shall be based on the demonstration that there is no other feasible alternative.”
3. Guideline 41 provides for actions to be implemented should a demolition be approved. It is recommended that the Heritage Preservation Board (HPB) include these actions as conditions should they render a favorable decision on the demolition.
4. Guideline 42 states that demolition by neglect occurs when regular maintenance and repair of a property is not the result of a property owner’s financial inability to carry these actions out. The applicant has not provided any information regarding their financial inability to maintain and repair the property. Some of the items included in the construction estimate provided by the applicant are maintenance items or the result of deferred maintenance, such as “wiring and outlets to code.”
5. Article VII § 112.00 of the Land Development Code notes the following:
 - (A) Any person(s) owning, renting or managing a contributing structure, an historic, archaeological or cultural site or a traditional cultural property in an historic or cultural district shall not be permitted to cause such site(s), building(s) or structure(s) to deteriorate, become damaged, be vandalized or otherwise to fall into a state of disrepair by virtue of neglect and/or abandonment.
 - (B) Violations of this section will be referred to the Building Official for enforcement proceedings in accordance with the terms established for the Code Enforcement Board by Chapter 2, Article VIII and for the Board of Commissioners by Chapter 8, Article III of the Code of Ordinances for the City.
 - (C) The provision of this section shall be in addition to the provisions of the Standard Building Code and Standard Housing Code.

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Article VII § 110.00 of the Land Development Code states in Section (B), “When authorizing a Certificate of Approval for the issuance of a demolition permit, the Board shall consider the following criteria:

(1) The historic, architectural or cultural significance of the building or structure;

ANALYSIS: The building and property have no special significance beyond the fact that it is contributing to the National Register and local districts. See further discussion of the property in the context of the district (see item 2 below) and in the context of the architectural type (see item 4 below).

(2) The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group;

ANALYSIS: The subject building has no documented significance beyond contributing to the local historic district. The building is a contributing component to the historic ambiance of Read Street,



which is an eclectic mix of styles and construction eras. The subject block of Read Street includes the circa 1926 Mission-style former church to the immediate west of the subject property, four circa 1915 Craftsman homes, a circa 1925 Craftsman home, a circa 1905 Shingle home, a circa 1959 Masonry Vernacular home, a new build Craftsman style home, and a circa 1885 Gothic Revival home. While similar to the Craftsman style homes, the subject property is the only frame structure on this block of Read Street that does not exhibit Craftsman styling. Demolition of the structure would alter the historic streetscape and destroy a unique contributing component of the street. The HPB should determine if this alteration is significantly adverse.

(3) The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail, or unique location;

ANALYSIS: The building would not be impossible to reproduce including the design, texture, material and detail. The location/setting is not unique to a frame vernacular structure.

(4) Whether the building or structure is one of the last remaining examples of its kind in the district or in the city;

ANALYSIS: The subject property is the only 1920's Frame Vernacular building on this block of Read Street. While examples of Frame Vernacular buildings cover all periods of development in Tarpon Springs, the majority were constructed prior to 1915, with the earliest built around 1883. There are approximately 146 frame vernacular structures in the local historic district, and approximately 35 of these structures were constructed in the period between 1920 and 1929. Out of the 35 Frame Vernacular structures built in this period, there is no other extant example of a single-story, gable front residence with a nearly full width, integrated porch. The only similar structure in the local historic district from this time period is located at 225 Hibiscus Street, which in contrast to the subject property has a 1/3 width porch rather than nearly full width porch; a central, rather than off-center entryway; and metal, rather than wood and brick porch supports. The subject property is the only Frame Vernacular, single-story, asymmetrical, front-gabled residence with a nearly full width integrated porch with wood and brick porch supports from this time period in the local historic district. The HPB should determine if there is sufficient representation of single-story, 1920's residential Frame Vernacular style in the district.

(5) The future utilization of the site and/or group occupancy of the structure;

ANALYSIS: The subject property is located in the RM-Residential Multi-Family Zoning District, with Residential Medium Future Land Use. The applicant has not provided any information regarding the proposed future utilization of the site. The zoning and underlying land use would permit more dense and intense use of the property if the historic structure is demolished.

(6) Whether reasonable measures can be taken to save the building, structure or traditional cultural property; and

ANALYSIS: The applicant has not provided any evidence of efforts to save the building. No building permits for the structure have been issued since a roof replacement in 2002.



The applicant has provided estimates for rehabilitating and elevating the home. Some of the items included were included in the CA issued in March of 2024. The Scope of Work provided by the applicant proposes raising the structure 6 feet, while the structure received 26 inches of flooding. Staff concurs that elevating is a reasonable action to increase resiliency of the contributing structure, but it is not required to bring the structure up to code, due to the floodplain regulation exemption for historic structures. It may also be possible to reduce flood risks to the structure through a more modest increase in elevation or other flood risk adaptations.

The HPB should review the “Proposed Costs” document provided by the applicant carefully to determine if reasonable measures could be taken to return the building to use. The analysis should include consideration of:

- Code requirements
- Necessary vs. desired items
- Required items that are the result of neglect or deferred maintenance



Crane Brook, Incorporated
623 East Tarpon Ave.
Tarpon Springs Florida 34689

PROPOSED COSTS

Date	PROJECT
10/31/2024	ELEVATE/REPAIR 154 R...

CUSTOMER
405 Inness Drive Tarpon Springs FL 34689

LOCATION
154 Read Street Tarpon Springs, FL 34689

ITEM	DESCRIPTION	COST
DESIGN	DESIGN AND PLANS FOR PERMITTING	6,000.00
ENGINEERING	STRUCTURAL ENGINEERING	2,500.00
ENVIRONMENTAL	ABATEMENT FOR LEAD	5,600.00
01 FOOTERS	NEW FOUNDATION	100.00
CMU WALLS	WALLS TO 6 FT	20.00
02 SOIL TREAT	TERMITE TREATMENT OF SOIL ONLY	300.00
03 SLAB	NONE	15.00
DEMOLITION	SELECTIVE DEMOLITION OF FRONT PORCH AND CARPORT	7,000.00
DEMOLITION	EXISTING FRAME, SIDING, ELEC. PLUMB ECT	6,000.00
FRAME LABOR	BUILD FLOOR SYSTEM, REBUILD EXIST EXT WALLS TO ATTACH TO NEW FLOOR JOIST	32,400.00
FRAME MATERIALS	FLOOR SYSTEM	18,000.00
DRYWALL	REMOVE/REPLACE ALL INTERIOR DRY WALL	18,000.00
INSULATION	INSTALL WALLS AND CEILING	7,000.00
SIDING	REPAIRS TO EXISTING SIDING	5,000.00
CABINETS	SMALL KITCHEN INCLUDING COUNTER TOP	10,500.00
PAINT	INTERIOR AND EXTERIOR	18,000.00
STUCCO	INSTALL STUCCO ON THE NEW FOUNDATION	4,320.00
EXTERIOR DOORS	NEW EXTERIOR DOORS, MATCH HISTORICALLY	2,500.00
DECKING LABOR	BUILD PORCH AND STAIRS FOR EGRESS	8,000.00
DECKING MATERIAL	PORCH	7,000.00
HVAC		7,000.00
INTERIOR DOORS	INTERIOR DOORS AND TRIM	7,000.00
ROOFING	REMOVE AND REPLACE	7,000.00
FLOORING	VINYL PLANK	7.00
PLUMBING	PLUMBING OF NEW BATH AND KITCHEN	12,000.00
PLUMBING FIXTURES	BATH AND KITCHEN FIXTURES	3,200.00
SEWER CONNECTI...	NEW SEWER LINE	15.00
ELECTRICAL CONN...	NEW UNDERGROUND/DUKE RESIDENTIAL	600.00
ELECTRICAL	WIRING AND OUTLETS TO CODE	8,000.00
LIGHTING	FIXTURES AND FANS	1,600.00
MISCELLANEOUS	TO RAISE AND MOVE THE HOUSE	15,000.00
WALKS/PADS	DRIVE AND WALKS	6,000.00
TOTAL		



Crane Brook, Incorporated
623 East Tarpon Ave.
Tarpon Springs Florida 34689

PROPOSED COSTS

CUSTOMER
405 Inness Drive Tarpon Springs FL 34689

Date	PROJECT
10/31/2024	ELEVATE/REPAIR 154 R...

LOCATION
154 Read Street Tarpon Springs, FL 34689

ITEM	DESCRIPTION	COST
EXCAVATION	SILT FENCE, ROUGH AND FINAL GRADE, COMPACTION TESTING, DRIVE CUT	6,000.00
WINDOWS	WINDOWS	18,000.00
LANDSCAPING	IRRIGATION AND LANDSCAPING	12,000.00
UNFORSEEN	MISCELLANEOUS 5% OF SUB TOTAL 337,605	337,605.00
PROFIT & OVERHEAD	PROFIT AND OVERHEAD	337,605.00
SUPERVISION	SITE SUPERVISION	3,000.00
ORIGINAL COST	PURCHASE PRICE \$400,000	400,000.00
TOTAL		\$823,126.00



(7) Whether the building, structure or traditional cultural property is capable of earning a reasonable economic return on its value and whether the perpetuation of the building or structure, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

ANALYSIS: This standard compels that the Heritage Preservation Board compare the current property to the value of the restored property and analyze whether the cost of restoration is justified. In this particular case, this determination is complicated by the fact that the property was purchased by the current owner in 2023 at a cost of approximately \$513 a square foot, while the just market value at the time of purchase was \$318 a square foot, according to the Pinellas County Property Appraiser.

The Pinellas County Property Appraiser sets the 2024 just market value of the property at \$277,779. Staff cannot render an expert opinion regarding reasonable economic return and/or economic feasibility, however; the following facts can be established:

1. The entitlements available for this property allow for new development that could exceed its present value if the historic structure is demolished.
2. The property was acquired at a price significantly above its appraised value. The purchase price for the property in September of 2023 was \$400,000, despite having a just market value of \$248,159 in 2023 and \$172,188 in 2022, according to the Pinellas County Property Appraiser.
3. The property owner received a Certificate of Approval in March of 2024 to complete some of the work listed in the current scope of work, indicating that some of the property's deficiencies predate this application for demolition.
4. The determination of the economic feasibility of repair is complicated by the existential economic loss of acquisition at a value significantly higher than the just market value.

With respect to the current physical condition of the property, the HPB must determine if the physical deficiencies at the property are the result of neglect and/or deferred maintenance. For instance, the largest cost items in the "Proposed Costs" document are related to the replacement of the flooring system. The lifetime of any wood product depends on several factors including moisture intrusion, but regular inspection, maintenance, and repairs prevent the complete failure of a flooring system.

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. Staff has not received any responses to these notices.

ATTACHMENTS:

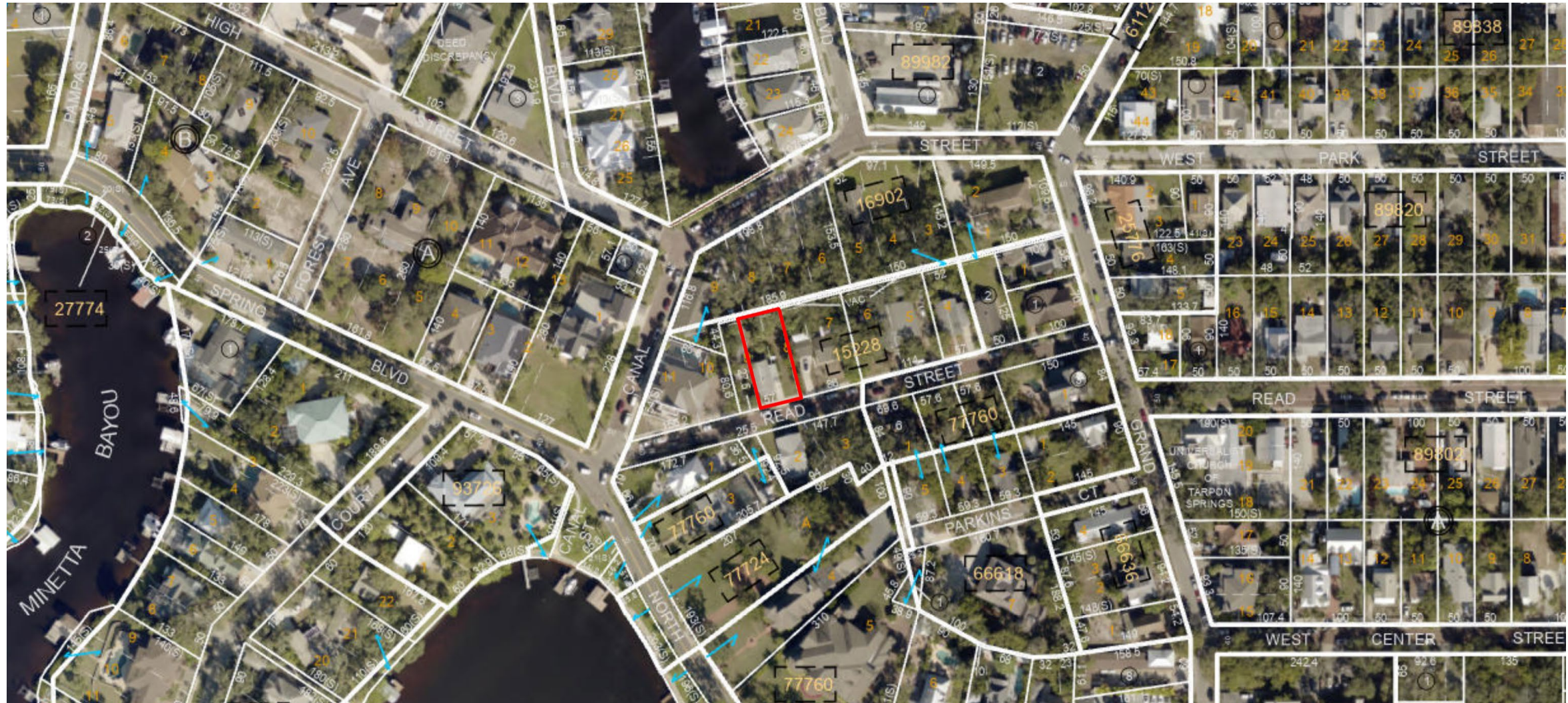
1. Slide Presentation
2. Florida Master Site File Form #8PI11852
3. Application

MARTERIE APPLICATION #24.78

Heritage Preservation Board, January 13, 2025



LOCATION & CONTEXT







REQUEST

- Certificate of Approval to demolish the contributing structure
- Lot Size: 7,096 square feet
- Architectural Type/Style: Frame Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI1670
- Property Owner / Applicant: Marterie Family Trust, Owner/ Robin Hancock, Applicant

COPYRIGHT 2021
ALL RIGHTS RESERVED
A. Shimp II & Associates, Inc.
This document is the property of A. Shimp II & Associates, Inc. and is to be used only for the purpose intended. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of A. Shimp II & Associates, Inc. Any unauthorized use of this document is prohibited and may result in legal action.
DO NOT COPY OR REPRODUCE

© COPYRIGHT 2021
ALL RIGHTS RESERVED
George A. Shimp II & Associates, Inc.
Anyone copying this document in any manner without the
expressed consent of GEORGE A. SHIMP II & ASSOCIATES, INC.
shall be prosecuted to the full extent of the law.
— DO NOT COPY OR REPRODUCE —



CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON ESSENTIALLY MEETS THE STANDARDS OF THE FLORIDA SURVEYING BOARD AND THAT THE SURVEYOR HAS BEEN LICENSED BY THE FLORIDA SURVEYING BOARD.	JOB NUMBER: 203311 DATE RECEIVED: 8-25-2021
I HAVE REVIEWED THE SURVEY AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.	DRAWING FILE: 203311.DWG DATE DRAWN: 10-5-2021
I HAVE REVIEWED THE SURVEY AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.	LAST REVISION: N/A X REFERENCE: N/A
I HAVE REVIEWED THE SURVEY AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.	GEORGE A. SHIMP II AND ASSOCIATES, INCORPORATED LAND SURVEYORS, LAND PLANNERS 3104 N. DUSTY ROCKLEY AVE., SUITE D BOCA RATON, FLORIDA 33433 PHONE (561) 286-4444 FAX (561) 286-4455

FAÇADE JANUARY 2024



JANUARY 2024



JANUARY 2025



JANUARY 2025



JANUARY 2025



WATERLINE





154 READ STREET TARPON SPRINGS FL 34689

HOME OWNER: MARTERIE, ANTHONY J TRE, MARTERIE FAMILY TRUST
PROJECT: Exterior Modifications
ADDRESS: 154 Read Street
 Tarpon Springs Florida 34689

LEGAL DESCRIPTION : THE WEST 1/2 OF LOT 8 AND THE EAST 29.5 FEET OF LOT 9 AND THE VACATED ALLEY ADJACENT THERETO, J.K. CHEYNEY'S SUBDIVISION OF PART OF BLOCK 60, ACCORDING TO THE MAP OR PLAT THERE OF, RECORDED IN PLAT BOOK 3, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE: AE / BFE.=9'

BLDG CODE & STANDARDS

FOR COMPLIANCE: FBC 8TH EDITION (2020) RESIDENTIAL
ELECTRICAL CODE: ELECTRICAL TO COMPLY WITH 2017 NEC

WIND SPEED: 145 EXPOSURE "B", CATEGORY II, ENCLOSED

BLDG PERMIT#: LEVEL 1 ALTERATION

BUILDING AREA: LIV.
 Total 780 sq ft (NO CHANGE TO LIV. SQ FT)

ZONING AND SET BACKS

ZONING - CRM

SETBACKS:

FRONT 25'
 SIDE 7.5'
 REAR 20'



154 Read St - Google Maps, Page 1



FRONT EXISTING



FRONT PROPOSED MODIFICATIONS

MODIFICATIONS TO
154 READ STREET
TARPON SPRINGS FL

COVER SHEET

DRAWINGS PROVIDED BY:
CRANE BROOK INC
122 EAST ORANGE STREET
TARPON SPRINGS FL 34689
727-934-3442 / 727-930-1507

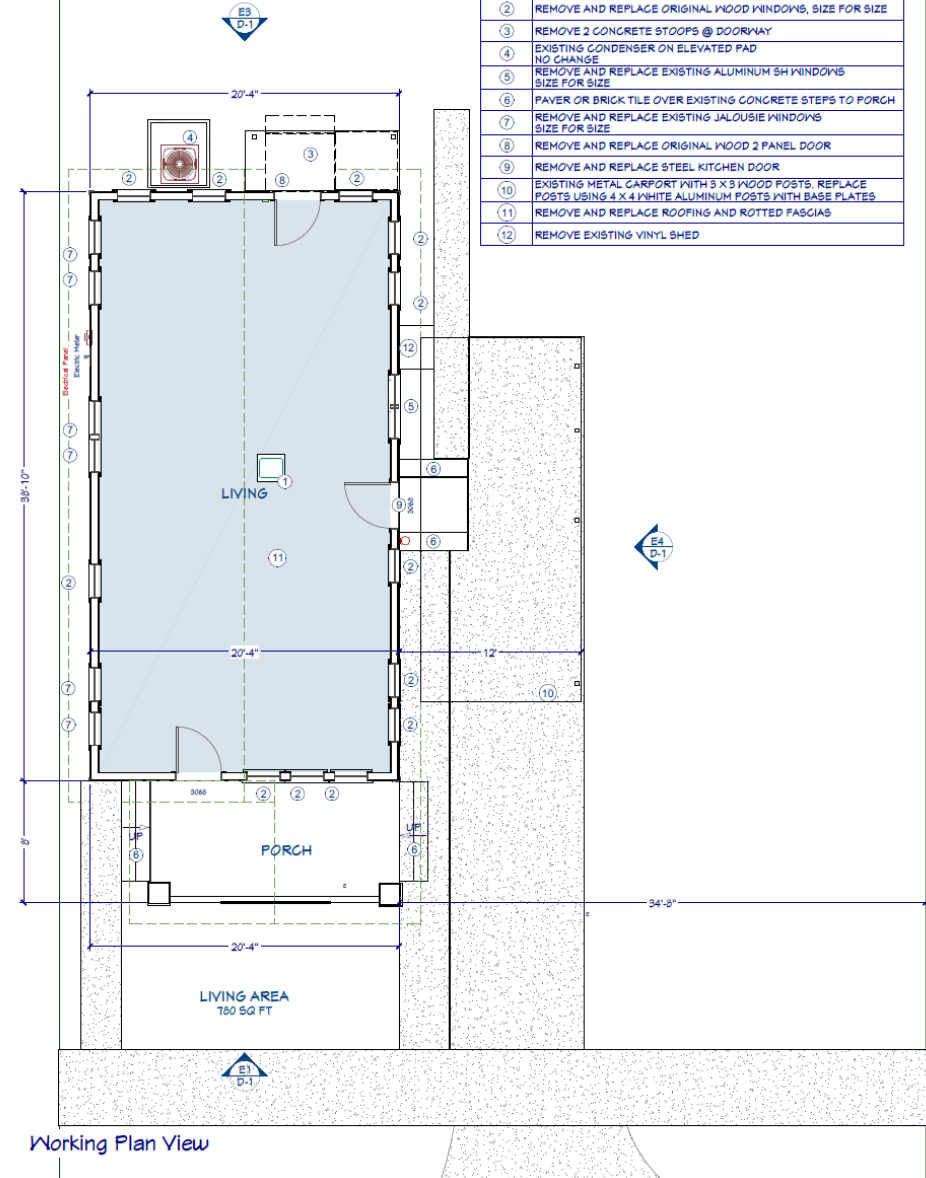
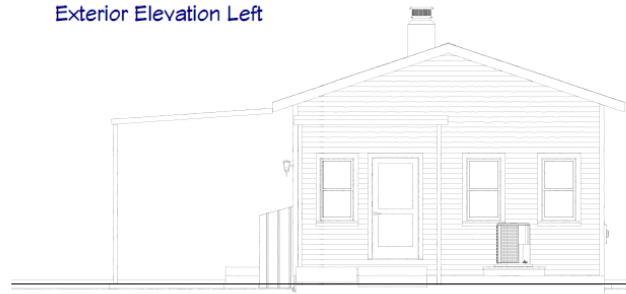
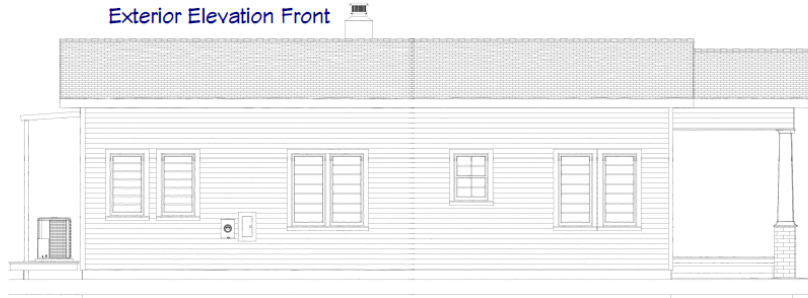
DATE:

12/20/2023

SCALE:

SHEET:

0



NOTE SCHEDULE	
①	REMOVE EXISTING NON FUNCTIONING CHIMNEY
②	REMOVE AND REPLACE ORIGINAL WOOD WINDOWS, SIZE FOR SIZE
③	REMOVE 2 CONCRETE STOOPS @ DOORWAY
④	EXISTING CONDENSER ON ELEVATED PAD NO CHANGE
⑤	REMOVE AND REPLACE EXISTING ALUMINUM SH WINDOWS SIZE FOR SIZE
⑥	PAVER OR BRICK TILE OVER EXISTING CONCRETE STEPS TO PORCH
⑦	REMOVE AND REPLACE EXISTING JALOUSIE WINDOWS SIZE FOR SIZE
⑧	REMOVE AND REPLACE ORIGINAL WOOD 2 PANEL DOOR
⑨	REMOVE AND REPLACE STEEL KITCHEN DOOR
⑩	EXISTING METAL CARPORT WITH 3 X 3 WOOD POSTS. REPLACE POSTS USING 4" X 4" UNFINISHED 2025 KINH-BASE PLATES
⑪	REMOVE AND REPLACE ROOFING AND ROTTED FASCIAS
⑫	REMOVE EXISTING VINYL SHED

MODIFICATIONS TO
154 READ STREET
TARPON SPRINGS FL

DEMOLITION/EXISTING
CONDITIONS

DRAWINGS PROVIDED BY:
CRANE BROOK INC
122 EAST ORANGE STREET
TARPON SPRINGS FL 34689
727-434-5442 / 727-560-7507

DATE:

12/20/2023

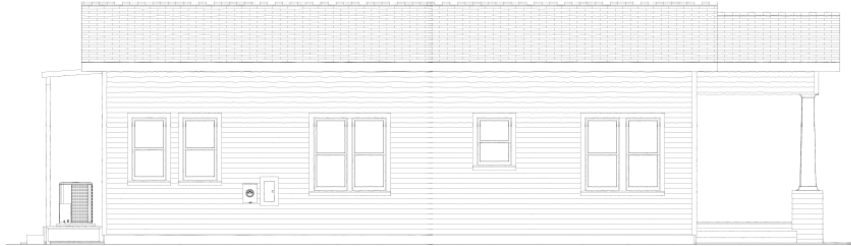
SCALE:

SHEET:

D-1



Exterior Elevation Front



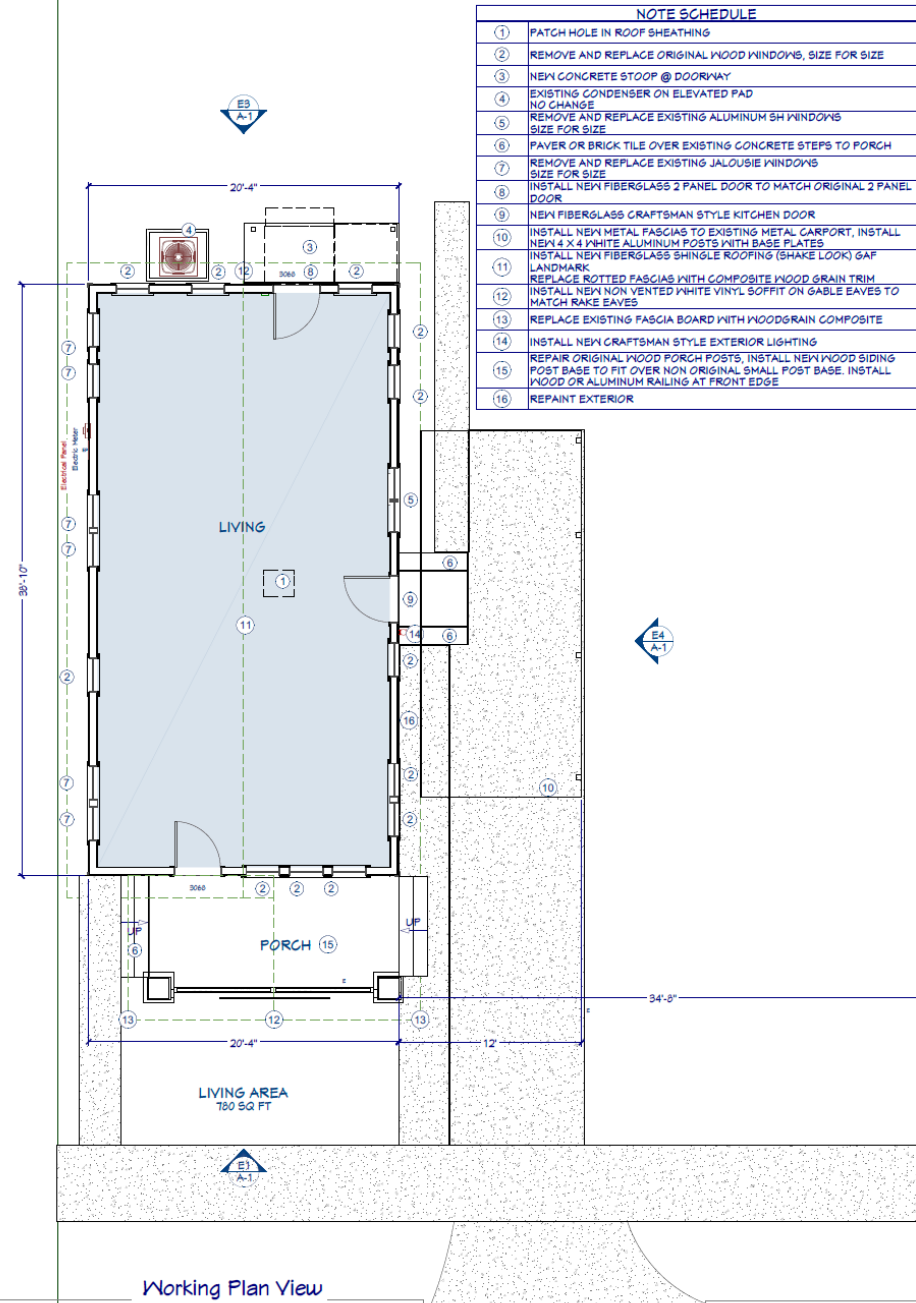
Exterior Elevation Left



Exterior Elevation Back



Exterior Elevation Right



NOTE SCHEDULE	
①	PATCH HOLE IN ROOF SHEATHING
②	REMOVE AND REPLACE ORIGINAL WOOD WINDOWS, SIZE FOR SIZE
③	NEW CONCRETE STOOP @ DOORWAY
④	EXISTING CONDENSER ON ELEVATED PAD NO CHANGE
⑤	REMOVE AND REPLACE EXISTING ALUMINUM SH WINDOWS SIZE FOR SIZE
⑥	PAVER OR BRICK TILE OVER EXISTING CONCRETE STEPS TO PORCH SIZE FOR SIZE
⑦	REMOVE AND REPLACE EXISTING JALOUSIE WINDOWS SIZE FOR SIZE
⑧	INSTALL NEW FIBERGLASS 2 PANEL DOOR TO MATCH ORIGINAL 2 PANEL DOOR
⑨	NEW FIBERGLASS CRAFTSMAN STYLE KITCHEN DOOR
⑩	INSTALL NEW METAL FASCIAS TO EXISTING METAL CARPORT, INSTALL NEW 4 X 4 WHITE ALUMINUM POSTS WITH BASE PLATES
⑪	INSTALL NEW FIBERGLASS SHINGLE ROOFING (SHAKE LOOK) GAP LANDMARK
⑫	REPLACE ROTTED FASCIAS WITH COMPOSITE WOOD GRAIN TRIM
⑬	REPLACE EXISTING FASCIA BOARD WITH WOODGRAIN COMPOSITE
⑭	INSTALL NEW CRAFTSMAN STYLE EXTERIOR LIGHTING
⑮	REPAIR ORIGINAL WOOD PORCH POSTS, INSTALL NEW WOOD SIDING POST BASE TO FIT OVER NON ORIGINAL SMALL POST BASE. INSTALL WOOD OR ALUMINUM RAILING AT FRONT EDGE
⑯	REPAINT EXTERIOR

MODIFICATIONS TO
154 READ STREET
TARPON SPRINGS FL

PROPOSED
MODIFICATIONS

DRAWINGS PROVIDED BY:
CRANE BROOKING
112 EAST ORANGE STREET
T27-550-7507

DATE:

12/20/2023

SCALE:

AS NOTED

SHEET:

A-1



NOTE SCHEDULE	
①	PATCH HOLE IN ROOF SHEATHING
②	REMOVE AND REPLACE ORIGINAL WOOD WINDOWS, SIZE FOR SIZE
③	NEW CONCRETE STOOP @ DOORWAY
④	EXISTING CONDENSER ON ELEVATED PAD NO CHANGE
⑤	REMOVE AND REPLACE EXISTING ALUMINUM SH WINDOWS SIZE FOR SIZE
⑥	PAYER OR BRICK TILE OVER EXISTING CONCRETE STEPS TO PORCH
⑦	REMOVE AND REPLACE EXISTING JALOUSIE WINDOWS SIZE FOR SIZE
⑧	INSTALL NEW FIBERGLASS 2 PANEL DOOR TO MATCH ORIGINAL 2 PANEL DOOR
⑨	NEW FIBERGLASS CRAFTSMAN STYLE KITCHEN DOOR
⑩	INSTALL NEW METAL FASCIAS TO EXISTING METAL CARPORT, INSTALL NEW 4 X 4 WHITE ALUMINUM POSTS WITH BASE PLATES
⑪	INSTALL NEW FIBERGLASS SHINGLE ROOFING (SHAKE LOOK) GAF LANDMARK REPLACE ROTTED FASCIAS WITH COMPOSITE WOOD GRAIN TRIM
⑫	INSTALL NEW NON VENTED WHITE VINYL SOFFIT ON GABLE EAVES TO MATCH RAKE EAVES
⑬	REPLACE EXISTING FASCIA BOARD WITH WOODGRAIN COMPOSITE
⑭	INSTALL NEW CRAFTSMAN STYLE EXTERIOR LIGHTING
⑮	REPAIR ORIGINAL WOOD PORCH POSTS, INSTALL NEW WOOD SIDING POST BASE TO FIT OVER NON ORIGINAL SMALL POST BASE. INSTALL WOOD OR ALUMINUM RAILING AT FRONT EDGE
⑯	REPAINT EXTERIOR



§ 112.00 - MAINTENANCE AND REPAIR OF CONTRIBUTING STRUCTURES, AND HISTORIC, ARCHEOLOGICAL OR CULTURAL SITES IN HISTORIC AND CULTURAL DISTRICTS.

(A) Any person(s) owning, renting or managing a contributing structure, an historic, archaeological or cultural site or a traditional cultural property in an historic or cultural district shall not be permitted to cause such site(s), building(s) or structure(s) to deteriorate, become damaged, be vandalized or otherwise to fall into a state of disrepair by virtue of neglect and/or abandonment.

(B) Violations of this section will be referred to the Building Official for enforcement proceedings in accordance with the terms established for the Code Enforcement Board by Chapter 2, Article VIII and for the Board of Commissioners by Chapter 8, Article III of the Code of Ordinances for the City.

(C) The provision of this section shall be in addition to the provisions of the Standard Building Code and Standard Housing Code.



4.13 Universal Guidelines for Demolition

Historic buildings throughout the Tarpon Springs Historic District contribute to the overall historical and physical significance of the district; the loss of any one of these historic buildings could have a negative impact on the integrity of the district as a whole. As such, demolition is strongly discouraged for any historic building within the historic district. Demolition results in a loss of architectural and historical integrity and can dramatically change the character of a block or historic district. Demolition is generally discouraged; however, it may be approved in certain situations.

The decision to demolish a historic structure is a measure of last resort and shall be based on the demonstration that there is no other feasible alternative. Demolition can have a significant impact on the historic context of the district. Many older buildings offer character and quality that cannot be economically replicated today. Older buildings can be retrofitted to provide modern amenities.

The City of Tarpon Springs Heritage Preservation ordinance sets the following criteria to be considered in the review of demolitions:

- The historic, architectural or cultural significance of the building or structure,
- The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group,
- The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location,
- Whether the building or structure is one of the last remaining examples of its kind in the district or in the city,
- The future utilization of the site and/or group occupancy of the structure,
- Whether reasonable measures can be taken to save the building, structure or traditional cultural property, and,
- Whether the building, structure, or traditional cultural property is capable of earning a reasonable economic return and whether the perpetuation of the building or structure, considering its physical condition, its location, and anticipated expense of rehabilitation would be economically feasible.

If the demolition is denied, then the property owner can apply for an economic hardship exception. The hardship exception requires information regarding the cost of the proposed construction, additional cost incurred to comply with recommendations of the Heritage Preservation Board, structural soundness, market value of the property before and after demolition, the economic feasibility of rehabilitation, and, for income-producing property, the capitalization rate based on net operating income.

Guideline 41. Guidelines for Demolition of Historic Properties

- a. Establish a permanent record of the property prior to demolition. The level of documentation and the person responsible for producing the documentation will be determined by the Tarpon Springs HPB.
- b. Identify salvageable building materials and potential buyers or recipients of salvaged material before demolition.
- c. Protect historic site features, including mature trees and potential archaeological resources.
- d. Ensure the safety of the adjacent properties and historic resources.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **denial** of the project as presented by the applicant based on inconsistencies with the review criteria. If the Heritage Preservation Board (HPB) approves the application, the following conditions are recommended:

1. The parameters of Historic District Design Review Guidelines Manual (DRGM) Guideline 41 will be followed.
2. 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 were received.



Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

Planning and Zoning Department
324 E Pine Street
Tarpon Springs FL 34689
(727) 942-5611

March 6, 2024

Mr. Anthony Marterie
405 Innes Drive
Tarpon Springs, FL 34689
(tjm@norcoast.com, robin@cranebrookinc.com)

RE: **Certificate of Approval – 154 Read Street
Application #23-159**

To Whom it May Concern,

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board, at their regular meeting of March 4, 2024, approved your request to replace windows, doors, and roof, install pavers or brick tile over existing concrete steps to the porch, install new non-vented white vinyl soffit on gable eaves to match rake eaves, replace existing fascia board with woodgrain composite, and add new aluminum posts and larger fascia to the existing carport at the contributing property at 154 Read Street. The following conditions of approval were specified:

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

Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted. In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP
Principal Planner

cc: File #23-159



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI1598

Recorder # 248

Recorder Date 2/18/09

Original ☐Update ☒

Site Name 154 Read Street Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Boom Times National Register Category Building

LOCATION and IDENTIFICATION

Address 154 Read Street

Vicinity of N side of Read between Grand and Spring

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327108 Northing 3114977 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1926 Circa ☒Alterations ☒ Date c.1970 Type/Location some windows replaced, deck rebuilt in concreteAdditions ☒ Date Unknown Type/Location rear extension in line with the original house and roof lineMoved ☐ Original Location

Use Original Private residence Use Present Private residence

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 1

Structural System Wood frame Exterior Fabric Weatherboard

Foundation Piers Foundation Materials Unknown Foundation Infill N/A

No. of Porches 1 Locations/Features nearly full width, integral, with concrete deck, supported by tapered wood posts on brick piers

Main Entrance (stylistic details): off-center entry under main porch

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Gable Roofing Materials Composition shingles

Secondary Structures ☒ Comments Metal carport Location east sideChimneys ☒ Number 1 Orientation East Location Ridge/Exterior Material BrickWood Windows ☒ Type DHS Light # 1/1Metal Windows ☒ Type SHS; Jalousie Light # 1/1

Exterior Ornament cornerboards, rafter tails, vents (lattice in gable end)

Condition Good Surroundings Residential

Narrative (general, interior, landscape, context; 3 lines only)

This asymmetrical façade residence has a front gable roof and separate 3/4 front gable porch supported by battered columns on brick piers. The soffits have been covered with aluminum panels.

Archaeological Remains Present ☐ FMSF Archaeological Site Form Completed (if yes, attach) ☐

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes ☐ No ☒ Likely, Need Information ☐ Insufficient Information ☐Potential Contributor to Nat. Reg. District? Yes ☒ No ☐ Likely, Need Information ☐ Insufficient Information ☐

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Boom Times-era and is representative of the development of the City of Tarpon Springs. Although this building has undergone some minor alterations, the majority of architectural details remain and the overall historic massing is retained. Therefore, this building would be considered a contributing resource to the NRHP and Local Tarpon Springs Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY ☐ yes ☐ no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References Olausen, Stephen A. FMSF form for 8PI1598. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #261, Facing NE

RECORDER INFORMATION

Recorder Name Janus Research

Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP





Location of 8PI1598
USGS Quadrangle: Tarpon Springs (1973 PR 1987)

0 500 ft.

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name ANTHONY MARTERIE		Email TJM@NORCOAST.COM	
Address 405 INNESS DR			
City TS	State FL	Zip 34689	
Phone 4159875781	Fax	Cellular	

Applicant

Name ROBIN HANCOCK		Email ROBIN@CRANEBROOKINC.COM	
Address 623 E TARPON SVE			
City TS	State FL	Zip 34689	
Phone 727-580-7507	Fax	Cellular	

Agent (if applicable)

Name Same as applicant		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

General Information

Property Location or Address 154 READ ST TS FL 34689			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s) 12 27 15 15228 000 0080	Current Designations of Property <table border="1"> <tr> <td>Land Use Category residential medium</td> <td>Zoning District CRM</td> </tr> </table>	Land Use Category residential medium	Zoning District CRM
Land Use Category residential medium	Zoning District CRM		
Current Use of Property Vacant	Contributing Structure? ☒ YES ☐ NO		

Type of Proposed Activity: [please check all that apply]

- | | | | |
|--|---|--|--------------------------------------|
| ☒ Demolition | ☐ Relocation * | ☐ Structural Addition | ☐ Driveway |
| ☐ Renovation | ☐ New Construction | ☐ New Roof | ☐ Other _____ |

*** If Relocation, please indicate new location:**

New Property Location or Address			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s)	Current Designations of Property <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1920	Architectural Style FRAME VERNACULAR	Porches? ☒ YES ☐ NO
Original Use SFR	Present Use SFR	Proposed Use
Roof Type & Material FIBERGLASS SHINGLE		Exterior Siding Material WOOD

Previous Additions or Modifications: [please describe and include dates]

ALUMINUM CARPORT EXT DOORS ROOFING CONCRETE DRIVE

Description of Proposed Work:

DUE TO HURRICANE MILTON FLOODING DAMAGE, HOUSE TO BE DEMOLISHED.

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

POOR- FLOOR SYSTEM, UNDERLAYMENT, WOOD FLOORING IRREPAIRABLE. DRYWALL FINISH DAMAGED.

ALL EXTERIOR DOORS AND SOME WINDOWS ARE DAMAGED BEYOND REPAIR. CONSTRUCTION COSTS TO REPAIR IS NOT ECONOMICALLY FEASIBLE.

HOUSE NOW HAS APPARENT MOLD AND INSIDE WALLS AS WELL.

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☐ Completed original application with digital copies of all application documents
- ☒ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☐ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that ROBIN HANCOCK is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: _____	Title Holder/Property Owner: <u>ANTHONY MARTERIE</u>
Date: <u>10/30/2024</u>	Title Holder/Property Owner: <u><i>Anthony Marterie</i></u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 30 day of OCT., A.D., 2024
by ANTHONY MARTERIE, ~~who is personally known~~ to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.



DOREE ANN LESTER
Notary Public
State of Florida
Comm# HH498421
Expires 2/29/2028

NOTARY PUBLIC

Name: _____

Signature: _____

Stamp: _____

DOREE ANN LESTER

[Signature]

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

In reviewing an application for a Certificate of Approval, the Board shall consider the following Standards for Review:

- (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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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 which 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.*
- (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.*
- (10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.*
- (11) The impact upon archaeological sites shall preserve the integrity of the site.*

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Erica Contreras

WITNESS

PRINT NAME: Sabrina Layne

154 Read St Properties LLC

By:

Carlos J. Mazariegos, Manager

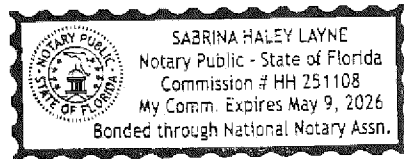
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of September, 2023 by Carlos J. Mazariegos, Manager of 154 Read St Properties LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Sabrina Layne
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: X

Type of Identification Produced: photo ID



Crane Brook, Incorporated
623 East Tarpon Ave.
Tarpon Springs Florida 34689

PROPOSED COSTS

Date	PROJECT
10/31/2024	ELEVATE/REPAIR 154 R...

CUSTOMER
405 Inness Drive Tarpon Springs FL 34689

LOCATION
154 Read Street Tarpon Springs, FL 34689

ITEM	DESCRIPTION	COST
DESIGN	DESIGN AND PLANS FOR PERMITTING	6,000.00
ENGINEERING	STRUCTURAL ENGINEERING	2,500.00
ENVIRONMENTAL	ABATEMENT FOR LEAD	5,600.00
01 FOOTERS	NEW FOUNDATION	100.00
CMU WALLS	WALLS TO 6 FT	20.00
02 SOIL TREAT	TERMITE TREATMENT OF SOIL ONLY	300.00
03 SLAB	NONE	15.00
DEMOLITION	SELECTIVE DEMOLITION OF FRONT PORCH AND CARPORT	7,000.00
DEMOLITION	EXISTING FRAME, SIDING, ELEC. PLUMB ECT	6,000.00
FRAME LABOR	BUILD FLOOR SYSTEM, REBUILD EXIST EXT WALLS TO ATTACH TO NEW FLOOR JOIST	32,400.00
FRAME MATERIALS	FLOOR SYSTEM	18,000.00
DRYWALL	REMOVE/REPLACE ALL INTERIOR DRY WALL	18,000.00
INSULATION	INSTALL WALLS AND CEILING	7,000.00
SIDING	REPAIRS TO EXISTING SIDING	5,000.00
CABINETS	SMALL KITCHEN INCLUDING COUNTER TOP	10,500.00
PAINT	INTERIOR AND EXTERIOR	18,000.00
STUCCO	INSTALL STUCCO ON THE NEW FOUNDATION	4,320.00
EXTERIOR DOORS	NEW EXTERIOR DOORS, MATCH HISTORICALLY	2,500.00
DECKING LABOR	BUILD PORCH AND STAIRS FOR EGRESS	8,000.00
DECKING MATERIAL	PORCH	7,000.00
HVAC		7,000.00
INTERIOR DOORS	INTERIOR DOORS AND TRIM	7,000.00
ROOFING	REMOVE AND REPLACE	7,000.00
FLOORING	VINYL PLANK	7.00
PLUMBING	PLUMBING OF NEW BATH AND KITCHEN	12,000.00
PLUMBING FIXTURES	BATH AND KITCHEN FIXTURES	3,200.00
SEWER CONNECTI...	NEW SEWER LINE	15.00
ELECTRICAL CONN...	NEW UNDERGROUND/DUKE RESIDENTIAL	600.00
ELECTRICAL	WIRING AND OUTLETS TO CODE	8,000.00
LIGHTING	FIXTURES AND FANS	1,600.00
MISCELLANEOUS	TO RAISE AND MOVE THE HOUSE	15,000.00
WALKS/PADS	DRIVE AND WALKS	6,000.00
TOTAL		

Crane Brook, Incorporated
623 East Tarpon Ave.
Tarpon Springs Florida 34689

PROPOSED COSTS

Date	PROJECT
10/31/2024	ELEVATE/REPAIR 154 R...

CUSTOMER
405 Inness Drive Tarpon Springs FL 34689

LOCATION
154 Read Street Tarpon Springs, FL 34689

ITEM	DESCRIPTION	COST
EXCAVATION	SILT FENCE, ROUGH AND FINAL GRADE, COMPACTION TESTING, DRIVE CUT	6,000.00
WINDOWS	WINDOWS	18,000.00
LANDSCAPING	IRRIGATION AND LANDSCAPING	12,000.00
UNFORSEEN	MISCELLANEOUS 5% OF SUB TOTAL 337,605	337,605.00
PROFIT & OVERHEAD	PROFIT AND OVERHEAD	337,605.00
SUPERVISION	SITE SUPERVISION	3,000.00
ORIGINAL COST	PURCHASE PRICE \$400,000	400,000.00
TOTAL		\$823,126.00

August 29, 2024

Crane Brook Inc.
Ms. Ann Lester
Project Coordinator
122 East Orange Street
Tarpon Springs, FL 34689

**RE: LEAD-BASED PAINT SCREENING AT THE RESIDENTIAL STRUCTURE
WINDOW AREAS LOCATED AT 154 READ STREET IN TARPON SPRINGS,
FLORIDA**

Dear Ms. Lester:

Greenfield Environmental, Inc. (GE) has completed the lead-based paint screening at the above-referenced residential structure window areas. The survey was conducted on August 22, 2024 by Max Adamski. The lead screening was conducted in order to detect accessible lead-based paint at the interior and select exterior areas of the structure prior to upcoming renovations. Painted walls, soffit, fascia boards and window components were surveyed at the structure. All window areas at the structure were inspected. GE inspected the painted surfaces at the areas, which may be impacted during upcoming renovation activities.

The EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. Painted surfaces to be impacted during renovation activities should be analyzed for lead-based paint prior to disturbing these painted building components.

The lead-based paint survey was performed utilizing a Sci Aps XRF series lead analyzer, which is accepted by the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Housing and Urban Development (HUD). The XRF device was calibrated prior to and following our testing activities.

Eighteen (18) sample points were assessed with the XRF unit. A reading of 1.0 mg/cm^2 or greater with the Niton unit qualifies the paint as lead-based paint. The XRF results are located in **Appendix A**.

REGULATORY DEFINITIONS

HUD/EPA

Defines lead-based paint as coatings where the concentration of lead is equal to or greater than either 1.0 milligram of lead per square centimeter of surface area (1.0 mg/cm²) when tested by XRF or 0.5% by weight when analyzed by laboratory methods.

OSHA

Does not have a definition of lead-based paint. OSHA addresses lead that can become airborne if coatings containing any concentration of lead are disturbed during construction activities.

FINDINGS

The XRF results indicated that one (1) of the painted surfaces tested at the structure was determined to be a lead-based paint component. Lead-based paint was found at the south and east exterior white painted wooden window frames.

In addition, lead-containing paint was found at select painted surfaces tested, in which OSHA lead regulations do apply for personnel that will conduct renovation/construction operations. Please refer to **Appendix A** for all XRF lead sample locations and results.

CONCLUSIONS AND RECOMMENDATIONS

Lead-based paint was found during the lead-based paint screening at select building exterior window frame surfaces. These painted surfaces should not be scraped or damaged by untrained personnel. If these areas are to be disturbed, all work should be conducted by properly trained/certified personnel that are using proper engineering controls and proper protective equipment. Lead-containing paint was also present at select surfaces tested.

To comply with OSHA lead regulation 29 CFR 1926.62, this report should be made available to personnel that will conduct renovation operations at the structure. This regulation considers coatings that contain measurable amounts of lead to be lead-based paint and mandates protective measures when a construction/painting or demolition project involves the disturbance of painted components in such a way as to cause airborne emissions of lead particulates (sanding, scraping, grinding, etc.). These protective measures include: hazard communication training, personnel protection (respirators, protective suits, etc.), engineering controls and personnel air monitoring until results of the personnel monitoring indicate airborne lead concentrations below the Action Level (AL) of 30 micrograms per cubic meter as an eight-hour time weighted average (TWA).

LIMITATIONS

This sampling letter report has been prepared by GE in a manner consistent with industry standards exercised by members of the profession practicing under similar conditions. No other warranty, expressed or implied is made. The intent of this report is to assist the client in locating lead-based paint (LBP).

GE's interpretations and recommendations are based upon the results of the sampling and are in compliance with environmental regulations. This report was prepared solely for the use of **Crane Brook Inc.** and is not intended for use by third party beneficiaries. The client, shall indemnify and hold GE harmless against any liability or any loss arising out of or relating to reliance by any third party on any work performed thereunder, or the contents of this report.

GE is pleased to have been of assistance to you on this project and we look forward to working with you in the future. If you have any questions or if we can be of any further service, please do not hesitate to call us at (727) 896-1266.

Sincerely,

GREENFIELD ENVIRONMENTAL, INC.



Max Adamski
Project Manager



Nicholas Barron
EPA Certified Lead Risk Assessor
#LBP-R-I157098-2

1526-0800_LeadLetter
Enclosure

APPENDIX A
XRF RESULTS

**RESIDENTIAL STRUCTURE
WINDOW RENOVATION AREAS
154 READ STREET
TARPON SPRINGS, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm ²)
C-1	Calibration	Standard Reference Material 2571	-----	White	-----	0.00
C-2	Calibration	Standard Reference Material 2573	-----	Red	-----	0.90
C-3	Calibration	Standard Reference Material 2572	-----	Yellow	-----	3.3
1	Exterior West	Window Trim	Wood	White	Good	0.020
2	Exterior South	Window Trim	Wood	White	Good	0.018
3	Exterior East	Window Trim	Wood	White	Good	0.00
4	Exterior North	Window Trim	Wood	White	Good	0.00
5	Exterior West	Window Frame	Metal	White	Good	0.42
6	Exterior South	Window Frame	Wood	White	Good	3.5
7	Exterior East	Window Frame	Wood	White	Good	3.1
8	Exterior North	Window Frame	Wood	White	Good	0.4
9	Exterior	Windowsill	Wood	White	Good	0.00
10	Exterior	Windowsill	Wood	White	Good	0.00
11	Exterior North	Fascia Board	Metal	White	Good	0.00
12	Exterior South	Fascia Board	Metal	White	Good	0.00
13	Exterior East	Fascia Board	Metal	White	Good	0.00
14	Exterior West	Fascia Board	Metal	White	Good	0.00
15	Exterior South	Soffit	Wood	White	Good	0.00
16	Exterior South	Soffit	Wood	White	Good	0.00
17	Interior East	Window Trim	Wood	White	Good	0.00
18	Interior West	Window Trim	Wood	White	Good	0.00

APPENDIX B
CERTIFICATIONS

United States Environmental Protection Agency

This is to certify that



Nicholas E Barron

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires September 29, 2024

LBP-R-1157098-2

Certification #

July 23, 2021

Issued On



Adrienne Priselac, Manager, Toxics Office

Land Division

United States Environmental Protection Agency

This is to certify that



Greenfield Environmental, Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires February 17, 2026

NAT-17768-1

Certification #

February 03, 2021

Issued On

A handwritten signature in black ink that reads "Michelle Price".

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch



Prepared by and return to:

Sabrina Layne
atCause Title Agency
314 South Missouri Avenue
Ste 201
Clearwater, FL 33756
(727) 339-7728
File No 2023-163-SL

Parcel Identification No 12-27-15-15228-000-0080

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of September, 2023 between 154 Read St Properties LLC, a Florida Limited Liability Company, whose post office address is 1037 Roundstone Place, Palm Harbor, FL 34683, of the County of Pinellas, State of Florida, Grantor, to Anthony J. Marterie, Trustee of The Marterie Family Trust dated March 15, 2010, whose post office address is 405 Inness Drive, Tarpon Springs, FL 34689, of the County of Pinellas, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

The West Half of Lot 8 and the East 29.5 feet of Lot 9, Block 60 and the vacated alley adjacent thereto, J.K. Cheyney's Subdivision, according to the plat thereof, as recorded in Plat Book 3, Page 16 of the Public Records of Pinellas County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

FULL POWER AND AUTHORITY IS HEREBY GRANTED TO THE TRUSTEES OR ITS SUCCESSORS TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER, ASSIGN, SATISFY OR OTHERWISE TO MANAGE OR DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THE FLORIDA STATUTE 689.071 AND FLORIDA STATUTE 689.073.

154 READ STREET / SCOPE OF WORK

CRANE BROOK INCORPORATED CBC1252143
623 EAST TARPON AVE. TARPON SPRINGS FL 34689

TO ELEVATE THE STRUCTURE, CONSTRUCT A BLOCK FOUNDATION APPROX 6' HIGH, WILL NOT BE VISUALLY IN KEEPING WITH THE SURROUNDING NEIGHBORHOOD.

EXISTING LOWEST LIVING = 5 FT RECVD 26" OF FLOODING (7.25')

RAISING 6 FT MIN.

NEW LOWEST LIVING = 10.5 FT. / REQUIRED BFE + FREE-BOARD ELEVATION OF 10'.

IT IS OF MY OPINION THE FOLLOWING:

1. A RAISING AND REPAIR OF THIS STRUCTURE WOULD NOT REMAIN IN KEEPING WITH THE NEIGHBORHOOD
2. RAISING DOES NOT REMAIN IN KEEPING WITH THE LOOK OF THE NEIGHBORHOOD
3. IN ORDER TO BE BROUGHT TO CODE COMPLIANCE FOR USE AS A SINGLE FAMILY DWELLING, FULL REPLACEMENT OF ALL MATERIALS IS REQUIRED MAKING RESTORATION IRRELEVANT
4. STRUCTURE DOES NOT HAVE ANY SIGNIFICANT HISTORICAL DETAILS THAT ARE DIFFICULT TO REPRODUCE
5. SOME MATERIALS HAVE EXCEEDED THEIR USEFULNESS
6. CURRENT STRUCTURAL ELEMENTS DO NOT MEET ANY BUILDING, ELECTRICAL, PLUMBING OR MECHANICAL CODES
7. COSTS TO REPAIR AND ELEVATE ARE ESTIMATED AT \$423,126 PLUS THE PURCHASE PRICE OF \$400,000 (AS PER THE TAX RECORDS).
A TOTAL COST OF \$823,126 FOR 780 SQ FT OF LIVING SPACE IS UNABLE TO CREATE AN ECONOMIC RETURN

CS CamScanner
Page 59 of 90









CITY OF TARPON SPRINGS
HERITAGE Preservation board
January 13, 2025

STAFF REPORT, January 3, 2025

Application No. / Project Title: 24.83 / Nomiki Vavlas
Staff: Caroline Lanford, AICP CTP
Principal Planner
Applicant / Owner: Nomiki Vavlas
Property Size: 7,100 square feet (building)
Current Zoning: T5b (Tarpon Ave Main Street)
Current Land Use: Community Redevelopment District
Location / Parcel ID: 20-26 Hibiscus Street / 12-27-15-64998-000-0031
Architectural Type/District Status: Masonry Vernacular/Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Approval (CA) to install awnings over the unsympathetic window additions at 20-26 Hibiscus Street. This project was suggested by the Pinellas County Historic Preservation Specialist as a potential remedy for unsympathetic alterations at the subject property.

The masonry vernacular commercial structure with three storefronts at 24 Hibiscus Street was constructed circa 1913. The masonry vernacular commercial structure at 20 Hibiscus Street was constructed circa 1919 with a matching storefront. The Florida Master Site File (FMSF) form for this structure (8PI11771) and Sanborn maps note past use of 20 Hibiscus Street as the Tarpon Springs Leader Newspaper. The building was stuccoed circa 1980, and the four storefronts have been subsequently altered.

The applicant was issued a Certificate of Approval (CA) for application 22-139 at the regular meeting of the Heritage Preservation Board (HPB) on March 6, 2023. The HPB approved the request to replace windows and doors at the storefronts as presented in the application with the following conditions:

1. Maintain the existing recessed configuration of the two remaining alcove entryways.
2. The cornice will be restored.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

It was discovered through the inspection process that what has been constructed is substantially different from the plans presented at the March 2023 HPB meeting:

1. 12 new windows (3 above each storefront) were added.



2. Single entry doors were utilized for each storefront, rather than double entry doors as noted in the March 2023 plans.
3. Additional aluminum framing was added to all storefront windows that was not included in the March 2023 application.
4. The original storefront cornice has been stuccoed over, rather than restored as shown in the March 2023 application and included in the conditions of the March 2023 CA.
5. The depth of the alcove entryway at 22 Hibiscus Street has been reduced from its original configuration.
6. Reflective glass has been used on all storefronts, in conflict with the requirements of Chapter 4.3.b of the *Transect-Based Infill Code For The Sponge Docks And Community Redevelopment Area* ("Smart Code") to use clear glass.

A hold was placed on the building permit in October 2023, and the applicant was notified that they could either comply with the CA or present the modified project for HPB review. An application for an after-the-fact CA was denied by the Heritage Preservation Board in June 2024. The applicant appealed the HPB decision to the Board of Commissioners, who, at their September 17, 2024 meeting, deferred decision-making pending more information.

Following the Board of Commissioners request for additional information, staff conferred with the Pinellas County Historic Preservation Specialist to seek advice on appropriate remedies. Through this consultation and discussions with the applicant, the HPB is being asked to consider the addition of awnings to cover the new windows and return the building to a more historic state. A restrictive covenant is also recommended to require compliance with CA 22-139 in the future, specifically the restoration of the storefront cornice.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of the project as presented by the applicant, based on consistency with the review criteria as detailed in this staff report.

If the Heritage Preservation Board approves the proposed project, it is recommended that the approval be stated with the following conditions:

1. A restrictive covenant will be placed on the land requiring the restoration of the historic storefront cornice.
2. 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 (Board) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially Guidelines 1, 2, 3, 4, 5, 75, 76, and 87. 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: The proposed alteration would add awnings to the contributing structure. These awnings would be consistent with awnings found throughout the historic district on commercial buildings of similar architectural style and character.

(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 applicant is proposing installing awnings to mitigate new windows that were inconsistent with the original character and architecture of the building.

(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 relationship of the structure with the scenic character and active pedestrian experience along Hibiscus Street has been significantly altered by the replacement of storefronts. The application of awnings would mitigate the new, unsympathetic windows and return the storefronts to a more historical appearance.

(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: Not applicable to this project.

(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 project meets the Secretary's standards, in particular:

9. New additional, 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.

(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 generally complies with the City of Tarpon Springs Comprehensive Zoning and 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. Staff has not received any responses to these notices.



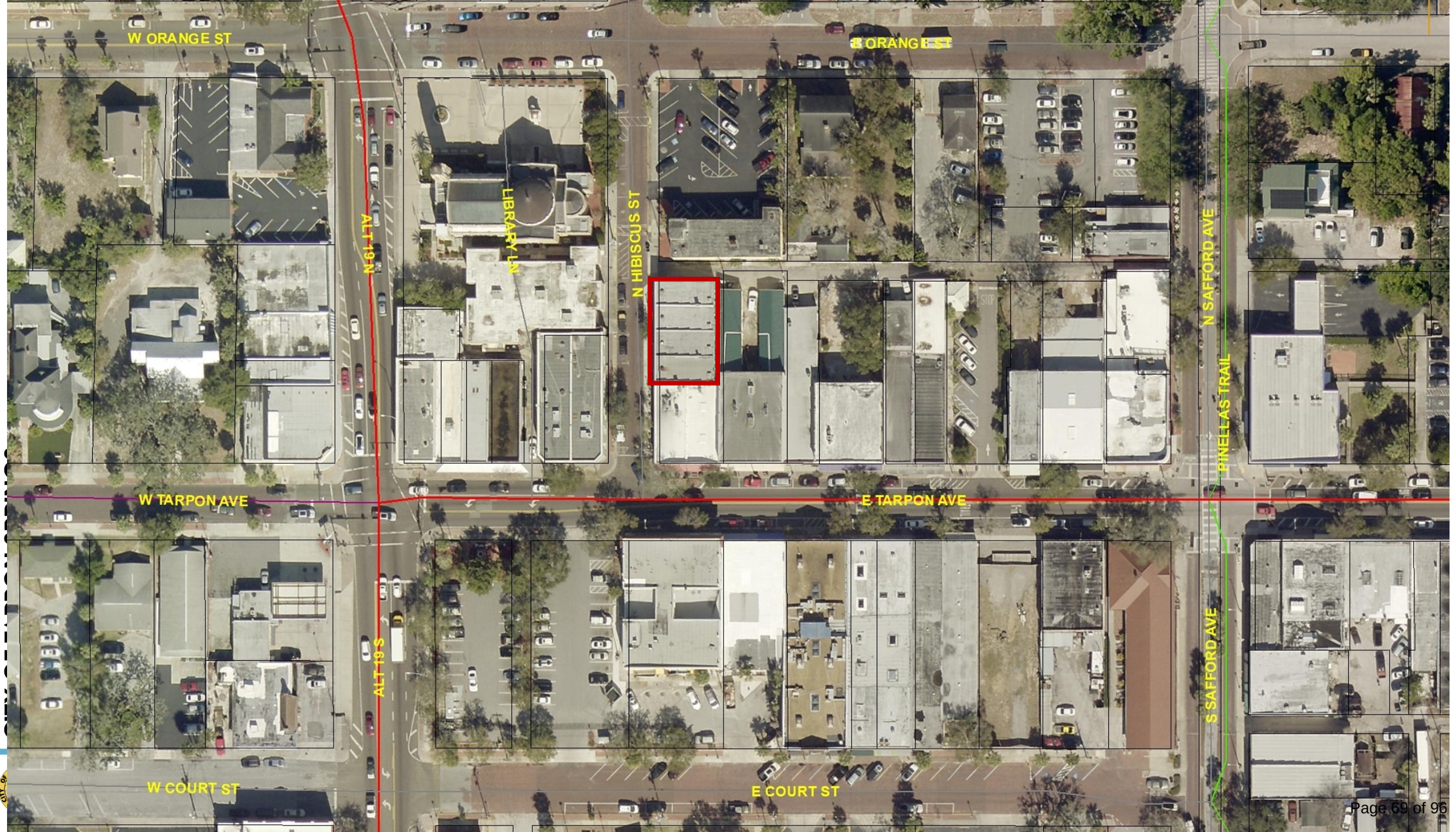
ATTACHMENTS:

1. Slide Presentation
2. Florida Master Site File Form #8PI11771
3. DRAFT Restrictive Covenant
4. Application and supporting materials

VAVLAS APPLICATION #24-83

Heritage Preservation Board, January 13, 2025







REQUEST

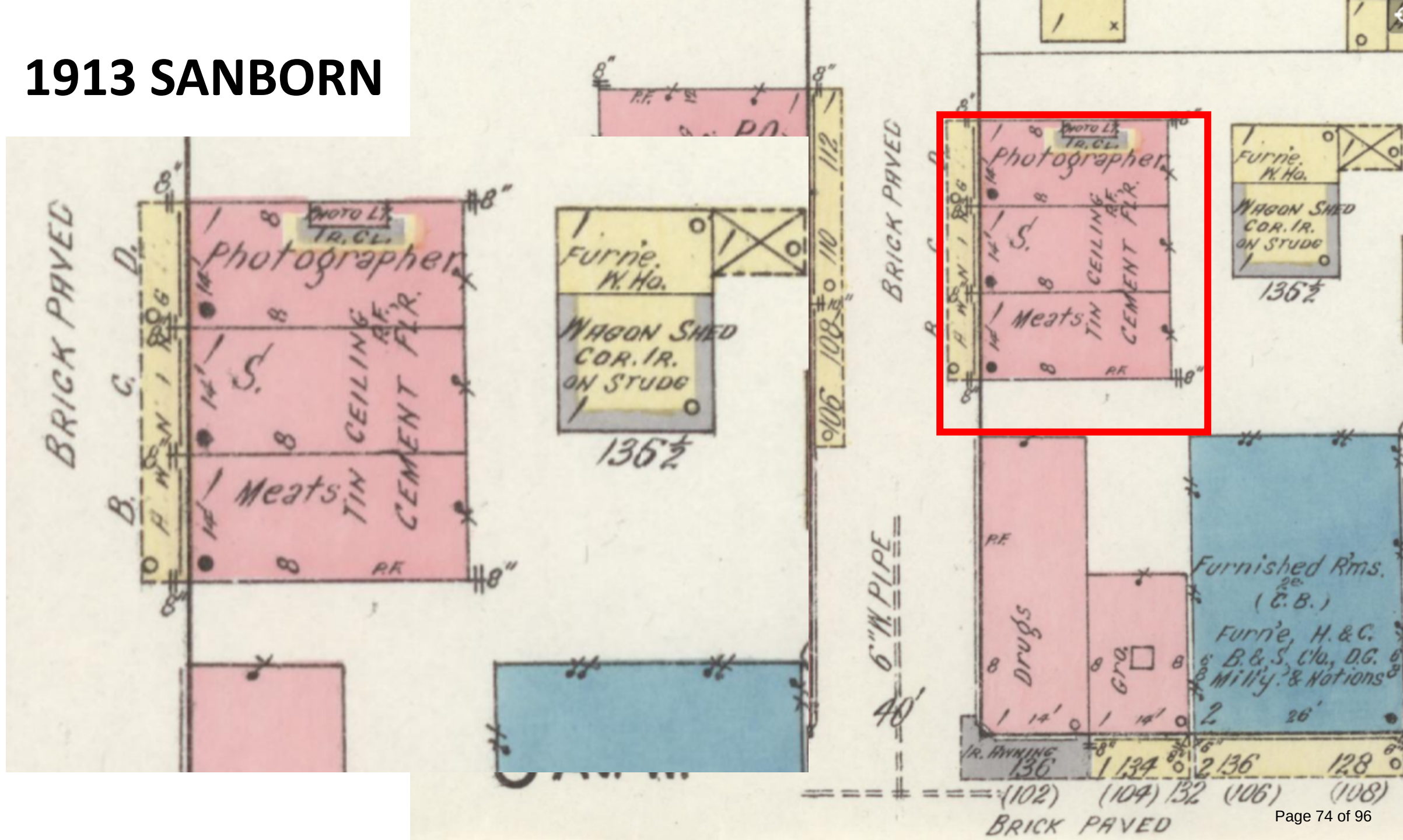
- Certificate of Approval for installation of awnings at 20-26 Hibiscus Street.
- Lot Size (front building): approximately 4,000 square feet
- Architectural Type/Style: one-part masonry vernacular storefront
- District Status: Contributing
- Florida Master Site File No. 8PI1639
- Applicant / Owner: Nomiki Vavlas



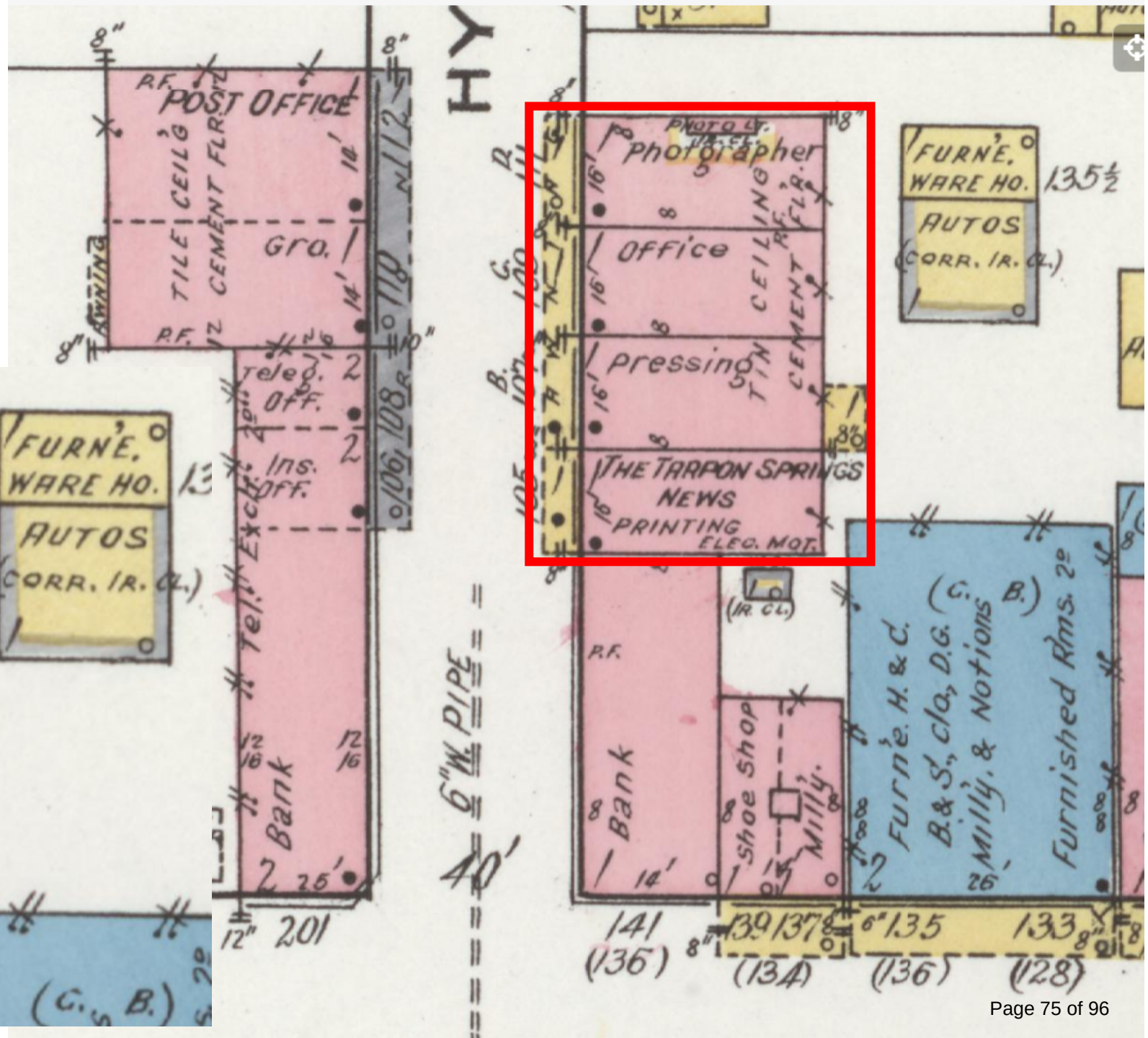
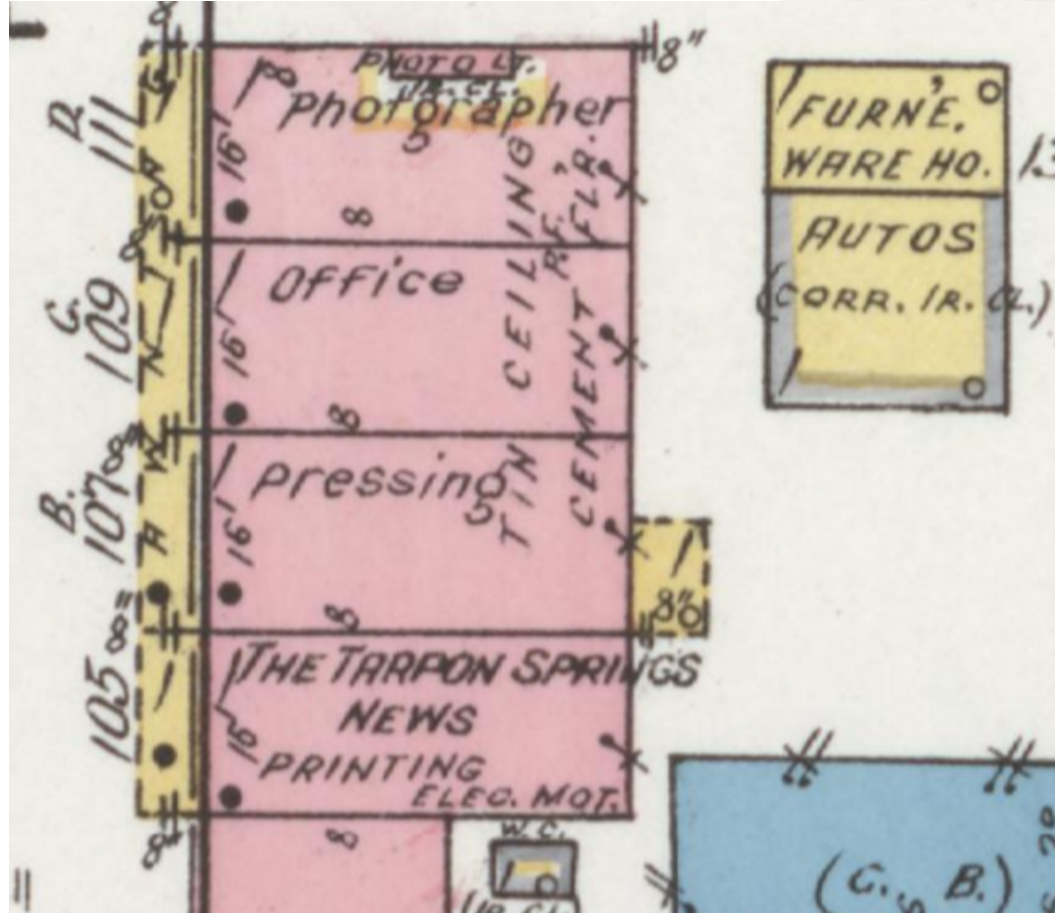
FLORIDA MASTER SITE FILE



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



1919 SANBORN



Hand-drawn floor plan of a building with four rooms. The plan includes dimensions, material notes, and a yellow strip on the left with handwritten measurements.

Rooms and Features:

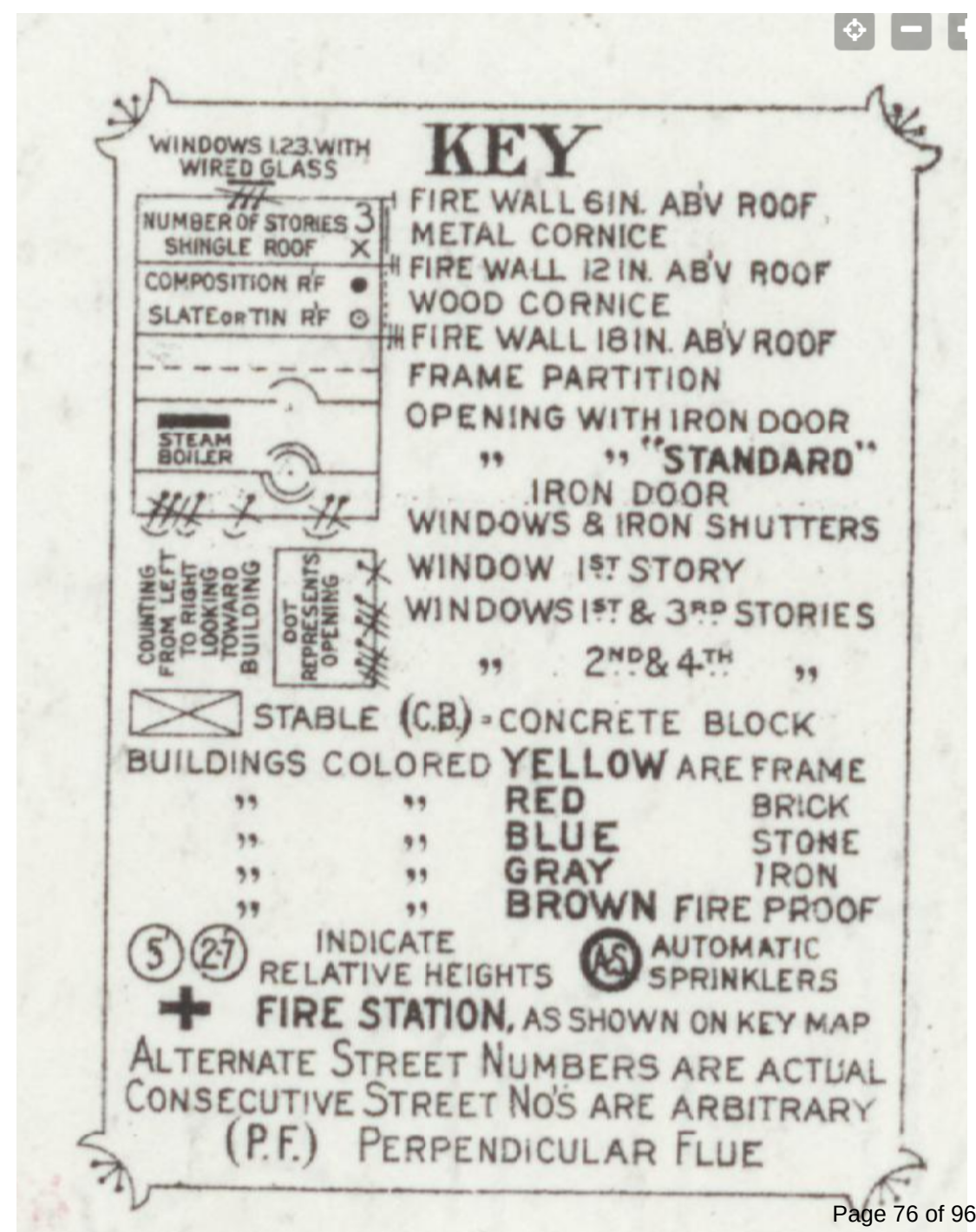
- Photographer:** Located at the top. Dimensions: 16' x 8'. Material note: PHOTOGRAPHY.
- Office:** Located below the Photographer room. Dimensions: 16' x 8'. Material note: CEILING CEMENT.
- Pressing:** Located below the Office room. Dimensions: 16' x 8'. Material note: TIN.
- The Tarpon Springs News Printing:** Located at the bottom. Dimensions: 16' x 8'. Material note: ELEC. MOT.

Yellow Strip (Left):

- Handwritten measurements: 105, 107, 109.
- Handwritten labels: B, C, D, A, N.

Box (Right):

- Text: FURN. WARE HO. AUTOS (CORR. I.R. 4.)



BACKGROUND 20-26 HIBISCUS STREET

- 11/21/2022 Renovation/Remodel Permit Application Submitted
- 11/29/2022 HPB Application for a Certificate of Approval received to remove storefront door and fixed glass, reframe at 90-degree angle for additional interior space (the same as the work done at 101 E Tarpon Avenue that staff previously recommended for denial, but was approved by HPB)
- 12/13/2022 P&Z Conducts site review, notices work has begun, but storefront/glass is covered and does not appear altered
- 12/14/2022 Property owner calls P&Z to inform of revealed original façade under the stucco, wants to revise project to preserve
- 1/9/2023 Property owner notifies P&Z that they would like to revise the project to replace the storefronts rather than restore



BACKGROUND 20-26 HIBISCUS STREET (continued)

- 3/6/2023 HPB issues conditional approval for storefront replacement
- 7/6/2023 Technical Review Committee approves the project as presented
- 10/13/2023 It is discovered that work is not within the parameters of the HPB CA
- 10/25/2023 The applicant is notified that they can either alter construction to conform with the CA or present the modified project to the HPB
- 06/03/2024 HPB denies after-the-fact permit
- 09/17/2024 Applicant appealed decision to Board of Commissioners, who deferred decision-making pending more information
- 09/2024 Staff consulted County Historic Preservation Specialist to determine appropriate remedies











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.



Guideline 87. Awnings

- a. Awnings should be mounted to historic masonry buildings through the mortar joints rather than through masonry units wherever possible.
- b. Awnings should be appropriate to the architectural style, or, historically accurate.

It is generally not appropriate to:

- obscure or hide significant historic features or details with awnings. This includes windows, cornices, architectural trim, and entryway features such as transoms.



Figure 132: Awnings on 101 East Tarpon Avenue.





PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #24-83, with the following conditions:

1. A restrictive covenant will be placed on the land requiring the restoration of the historic storefront cornice.
2. 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.



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11771

Recorder # 161

Recorder Date 2/16/09

Original ☒Update ☐

Site Name 20-26 N Hibiscus Street Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Spanish-American War National Register Category Building

LOCATION and IDENTIFICATION

Address 20-26 N Hibiscus Street

Vicinity of E side of Hibiscus between Tarpon and Orange

City Tarpon Springs County Pinellas

Ownership Private-corporate Subdivision Block # Lot #

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327574 Northing 3114707 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1913 Circa ☒Alterations ☒ Date c.1980+ Type/Location south storefront replaced, stucco applied, storefronts altered at north endAdditions ☒ Date c.1920 Type/Location south end store constructed to match existingMoved ☐ Original Location

Use Original Commercial Use Present Vacant

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 1

Structural System Concrete block Exterior Fabric Stucco

Foundation Slab Foundation Materials Poured concrete Foundation Infill N/A

No. of Porches 0 Locations/Features N/A

Main Entrance (stylistic details): four storefront entries, second from south end intact

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Shed Roofing Materials Built-up roof

Secondary Structures ☐ Comments Not applicable LocationChimneys ☐ Number 0 Orientation N/A Location N/A Material Not applicableWood Windows ☐ Type Light #Metal Windows ☒ Type Fixed Light # Storefront

Exterior Ornament fabric awnings

Condition Fair Surroundings Commercial

Narrative (general, interior, landscape, context; 3 lines only)

This building consists of four stores with continuous fabric awning and stucco bands at the parapet. Tarpon Springs News was located in the south store originally.

Archaeological Remains Present ☐ FMSF Archaeological Site Form Completed (if yes, attach) ☐

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes ☐ No ☒ Likely, Need Information ☐ Insufficient Information ☐Potential Contributor to Nat. Reg. District? Yes ☒ No ☐ Likely, Need Information ☐ Insufficient Information ☐

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of commercial architecture in Tarpon Springs during the Spanish-American War-era and is representative of the development of the City of Tarpon Springs. Although this building has undergone some minor alterations, the majority of architectural details remain and the overall historic massing is retained. Therefore, this building would be considered a contributing resource to the NRHP and Local Tarpon Springs Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY ☐ yes ☐ no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #55, Facing SE

RECORDER INFORMATION

Recorder Name Janus Research

Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP





Location of 8PI1771

USGS Quadrangle: Tarpon Springs (1973 PR 1987)

PREPARED BY AND RETURN TO:
X

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that MICHAEL H VAVLAS & NOMIKI M VAVLAS as Trustees of the MICHAEL H. and NOMIKI M. VAVLAS REVOCABLE TRUST, hereinafter referred to as "Owners", are the owners of certain real property located in the City of Tarpon Springs, Pinellas County, Florida, more particularly described as follows:

Lot 3A, according to plat of OWNERS DIVISION of Block 66 and East 100 feet of Block 65 of original Town of Tarpon Springs, as recorded in Plat Book 19, Pages 77 and 78, of the Public Records of Pinellas County, Florida.

ALSO

Begin at the Southwest corner of Lot 3A according to plat of OWNER'S DIVISION of Block 66 and East 100 feet of Block 65, of the original Town of Tarpon Springs, as recorded in Plat Book 19, Page 77 and 78, Pinellas County Records run North 142.5 feet for a Point of Beginning, run North one (1) foot; thence East fifty (50) feet; thence South one (1) foot, thence West fifty (50) feet to the Point of Beginning.

Parcel Identification Number: 12-27-15-64998-000-0031

Said Owners do hereby make the following Declaration of Restrictive Covenants (hereinafter the "Declaration") covering the said Property, specifying that this Declaration shall constitute a covenant running with the land, and that this Declaration shall be binding upon the said Owners and upon all persons deriving title by, through or under the said Owners, and their assigns and successors in title. These restrictions shall be for the benefit of and limitation upon all present and future owners of the Property described herein, and shall be for the benefit of the City of Tarpon Springs, Florida, a municipal corporation of the State of Florida. The restrictions placed on the said land, and constituting a covenant running with the land, are as follows:

1. The Owners have applied for building permits to reconstruct storefronts at the subject Property. A conditional Certificate of Approval was issued for the reconstruction of storefronts at the Property in accordance with ARTICLE VII § 109.00 of the Land Development Code. It was determined that completed construction did not comply with the conditions of the Certificate of Approval. Because the historic structure was inappropriately modified without the knowledge of the City of Tarpon Springs and the Owners have applied to the City of Tarpon Springs for development permits to allow for such construction activities, the restrictions contained herein are placed on the future use and development of the Property. The Owners have agreed for the benefit of the abutting property owners and for the benefit of the City of Tarpon Springs to condition any future construction activities. Except for the willingness of the Owners to place these restrictions on the Property, the City of Tarpon Springs would not have found it to be in the public interest to issue any development permits for the proposed improvements on the Property.

2. The following conditions shall apply to the reconstruction of the storefronts at the subject property:

a. Any future construction requiring a Certificate of Approval will require the restoration of the historic storefront cornice to be visible on the building façade.

3. The Owners warrant and represent that they are the sole and exclusive fee simple owners of the Property. The Owners further represent that there are no other persons with a legal or equitable interest in the Property and that this Declaration will be superior to any and all mortgages, or any other liens or encumbrances now on the Property and will not be subject to any other legal or equitable interest relative to the Property.

4. The Owner represents that nothing contained in this Declaration of Restrictive Covenants is barred or prohibited by any other contractual arrangement to which they are now a party, or by any statute or rule of any governmental agency, of any third party or by the rights of contract vendees, lien holders, mortgage holders or any other party with a direct or contingent interest in the Property, whether legal or equitable.

5. The City of Tarpon Springs is deemed to have a beneficial interest in this Declaration. No modifications or amendments to this Declaration shall be effective without the joinder and consent of the City of Tarpon Springs, which joinder and consent shall be solely within the discretion of the City of Tarpon Springs and shall be in written form appropriate to be recorded in the public records of Pinellas County, Florida. The City of Tarpon Springs shall be fully entitled to enforce the covenants and restrictions herein contained.

6. In the event that any of the covenants or restrictions contained in this Declaration are violated by the Owners, or their successors or assigns, if such violation is not corrected within five calendar days from the date of notification of such violation, unless such correction is impossible within such period of time, the City may proceed with such legal remedies as are necessary, including the use of the office of the City Attorney, to correct such violation, and the Owners, their successors and assigns shall be liable for any costs incurred, including attorneys fees and court costs, whether such fees are expended or costs incurred in demanding enforcement of this Declaration or if proceedings are brought in a court of competent jurisdiction by the City in the enforcement of the provisions of this Declaration.

7. Enforcement of this Declaration may be by action at law or in equity against any person or persons violating or attempting to violate any portion of this Declaration, either to restrain violation, or to require by injunction or otherwise, compliance with the limitations on the use of the Property as is herein above set forth, or to restrain violation of a covenant or restriction, or to recover damages. The party bringing the action or suit shall be entitled to recover, in addition to all costs allowed by law, such sum as the court may adjudge to be reasonable for the services of its attorney at trial or appellate levels. The City of Tarpon Springs shall be entitled to institute enforcement of this Declaration under this paragraph pursuant to its beneficial interest in the restrictions and covenants set forth herein.

8. An invalidation of any portion of this Declaration by a judgment of a court of competent jurisdiction shall in no way affect any of the other provisions of this Declaration, which shall remain in full force and effect.

9. This Declaration shall be recorded in the public records of Pinellas County, Florida.

10. This Declaration shall remain in full force and effect during all times that the structure on the Property is used for any purposes.

11. That the Owners and their successors in title hereby give and grant unto the agents and representatives of the City of Tarpon Springs, the right to enter upon the Property at reasonable times and upon notice to the Owners and their successors in interest in order to inspect the subject Property to insure that the provisions of this Declaration are being complied with in full by the persons then in possession of the Property.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of _____, 2025.

Signed, seals, and delivered in our presence:

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared MICHAEL H VAVLAS, who () is personally known to me or () has produced _____ as identification; and that he severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

Notary Public

My Commission Expires:

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared NOMIKI M VAVLAS, who () is personally known to me or () has produced _____ as identification; and that she severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

Notary Public

My Commission Expires:

DRAFT

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Nomiki Vavlas		Email nvavlas@vhpenterprises.com	
Address 1403 Circle Drive			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Applicant

Name Bokova Industrial Center, Inc		Email nvavlas@vhpenterprises.com	
Address 20 Hibiscus Street			
City Tarpon Springs		State Florida	Zip 34689
Phone 727-421-7716	Fax 727-942-1450	Cellular 727-421-7716	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 20 Hibiscus Street			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s) 12/27/15/64998/000/0031	Current Designations of Property <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		
Current Use of Property office	Contributing Structure? ☐ YES ☐ NO		

Type of Proposed Activity: [please check all that apply]

- | | | | |
|--|---|--|-----------------------------------|
| ☒ Demolition | ☐ Relocation * | ☐ Structural Addition | ☐ Driveway |
| ☒ Renovation | ☐ New Construction | ☐ New Roof | ☐ Other |

* If Relocation, please indicate new location:

New Awnings over windows

New Property Location or Address			
Legal Description (attach additional sheets as necessary)			
Tax Parcel Number(s)	Current Designations of Property <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table>	Land Use Category	Zoning District
Land Use Category	Zoning District		

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1895	Architectural Style masonry vernacular	Porches? ☐ YES ☒ NO
Original Use George McAroy	Present Use Office Commercial	Proposed Use Office
Roof Type & Material Flat	Exterior Siding Material Stucco	

Previous Additions or Modifications: [please describe and include dates]

New Awnings over windows

Description of Proposed Work:

New Awnings over windows

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☒ Completed original application with digital copies of all application documents
- ☒ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☒ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Nomiki Vavlas is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 12/13/24

Title Holder/Property Owner: Nomiki Vavlas

Date: _____

Title Holder/Property Owner: _____

Date: _____

Title Holder/Property Owner: _____

Date: _____

Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 13 day of December, A.D., 2024
by Nomiki Vavlas, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Nomiki Kambourakis

Signature: Nomiki Kambourakis

Stamp: _____

