



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, FEBRUARY 3, 2025 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES

- a. January 13, 2025

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. APPLICATION(S)

- a. **Application 24.83**; 20-26 Hibiscus Street; Certificate of Approval (CA) to add awnings to the contributing structure. (CONTINUED FROM JANUARY 13, 2025, HPB MEETING)

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 938-3711, fax a written request to (727) 942-5619, or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Planning and Zoning Department at (727) 942-5611 or clanford@ctsfl.us



**MINUTES
HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
JANUARY 13, 2025**

The Heritage Preservation Board of the City of Tarpon Springs, Florida, met in Regular Session in the City Hall Auditorium/Commission chambers, 324 E. Pine Street, on Monday, January 13, 2025 AT 6:30 PM with the Following Present:

Chairperson Philip Mrozinski
Vice-Chairperson William Sprecher
Member Michelle Ryan
Member Kathleen Hallett (Arrived at 6:40 P.M.)

ABSENT/EXCUSED: Rita Kaplan, Jean Dinoff

ALSO PRESENT: Caroline Lanford, AICP, CTP, Principal Planner
Andrew Dickman, AICP, 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

- a. November 4, 2024
See item 4b., as both minutes were taken together.
- b. December 2, 2024

MOTION: Vice-Chairperson Sprecher

SECOND: Member Ryan

to approve minutes as written

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

Yes: Member Ryan
Vice-Chairperson Sprecher
Chairperson Mrozinski

No: None

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

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

6. APPLICATION(S)

- a. **Application 24.78;** 154 Read Street; Certificate of Approval (CA) to demolish 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. 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.

Applicant:

Robin Hancock, of Cranebrook Incorporated, 623 E Tarpon Avenue, noted that before the flood from Hurricane Helene, it was feasible to restore the structure. She further noted that there was lead paint all over the building, which would make restoration more difficult, in its flood damaged condition.

Anthony Marterie, owner of 154 Read Street, noted that the flood was a surprise and the only feasible option was to demolish the structure.

MOTION: Member Sprecher

SECOND: Member Hallett

to approve the application as written

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

Yes: None

No: Member Hallett

Vice-Chairperson Mrozinski

Member Sprecher

Member Ryan

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

MOTION: Member Sprecher

SECOND: Member Ryan

to continue the application to the Heritage Preservation Meeting scheduled for February 3, 2025.

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

Yes: Member Hallett

Vice-Chairperson Mrozinski

Member Sprecher

Member Ryan

No: None

7. ELECTION OF OFFICERS

MOTION: Member Sprecher

SECOND: Member Ryan

to keep Phillip Mrozinski as chairperson of the Heritage Preservation Board

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

Yes: Member Hallett
Member Ryan
Vice-Chairperson Sprecher
Chairperson Mrozinski

No: None

MOTION: Member Hallett

SECOND: Member Michelle Ryan

to keep Bill Sprecher as vice-chairperson of the Heritage Preservation Board

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

Yes: Member Hallett
Member Ryan
Vice-Chairperson Sprecher
Chairperson Mrozinski

No: None

8. BOARD AND STAFF COMMENTS

There were no board or staff comments.

9. ADJOURNMENT

Chairperson Mrozinski adjourned the meeting at 08:01 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: 24.83 / 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.



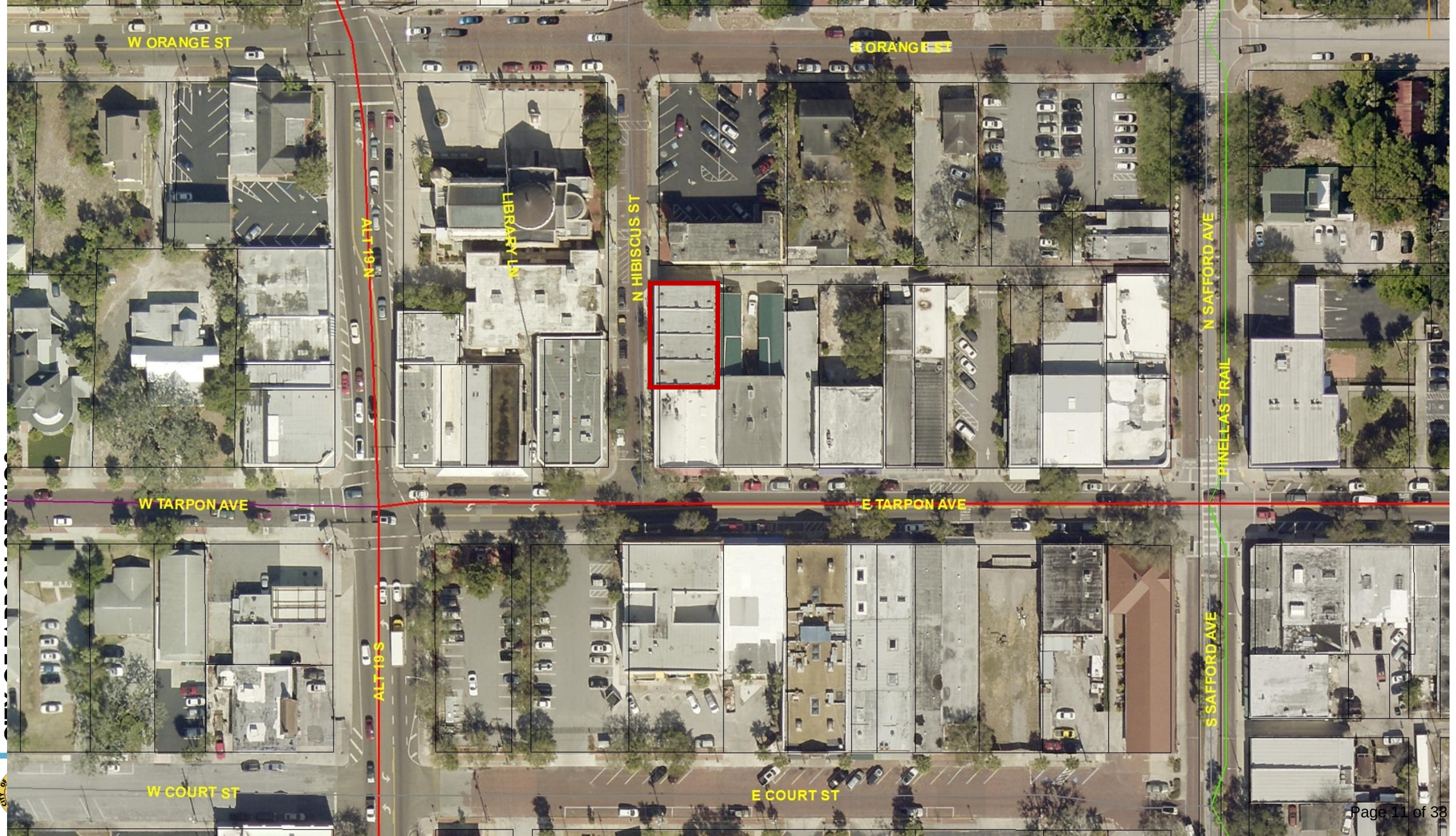
ATTACHMENTS:

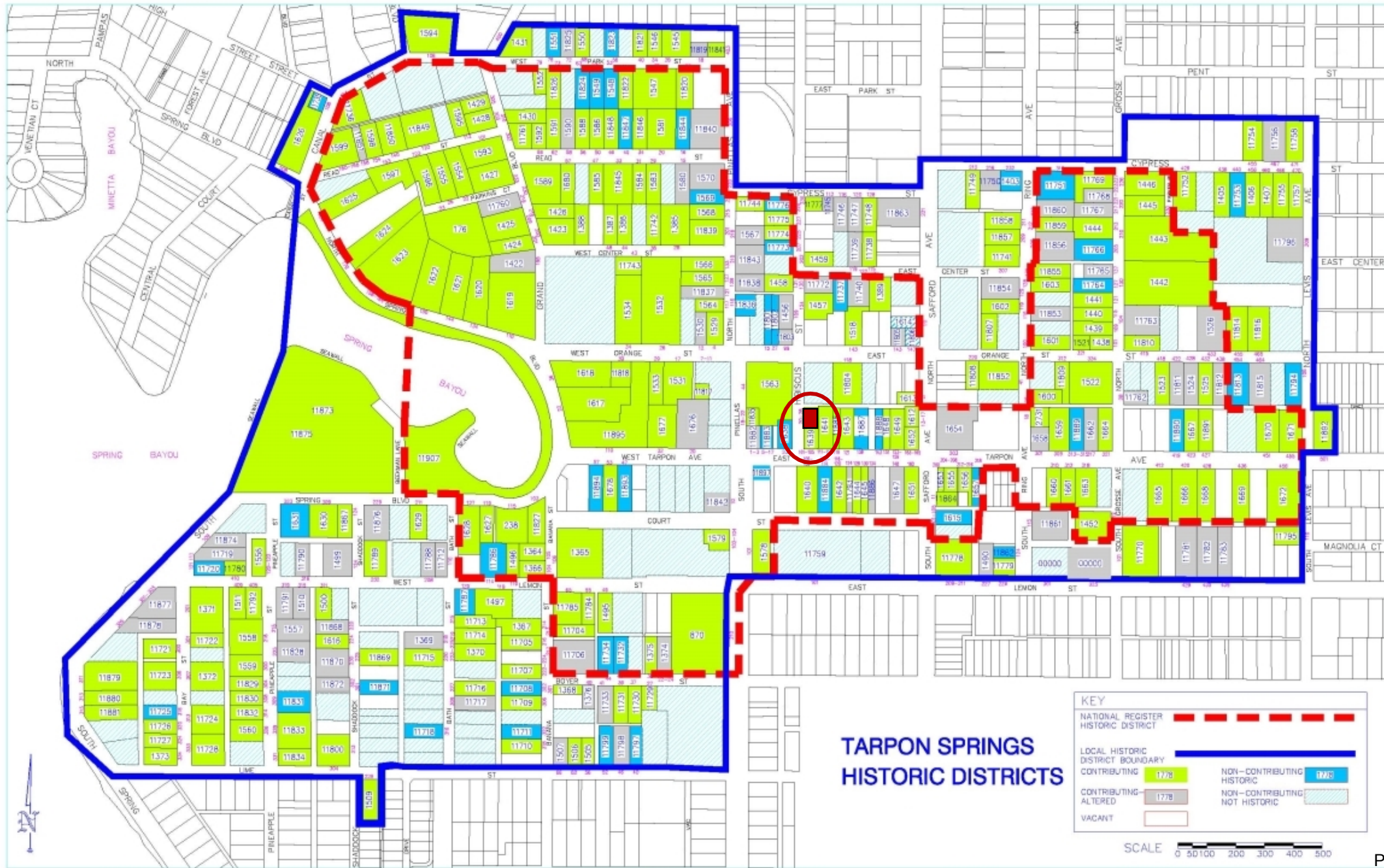
1. Slide Presentation
2. Florida Master Site File Form #8PI11771
3. DRAFT Restrictive Covenant
4. Application and supporting materials

VAVLAS APPLICATION #24-83

Heritage Preservation Board, January 13, 2025







REQUEST

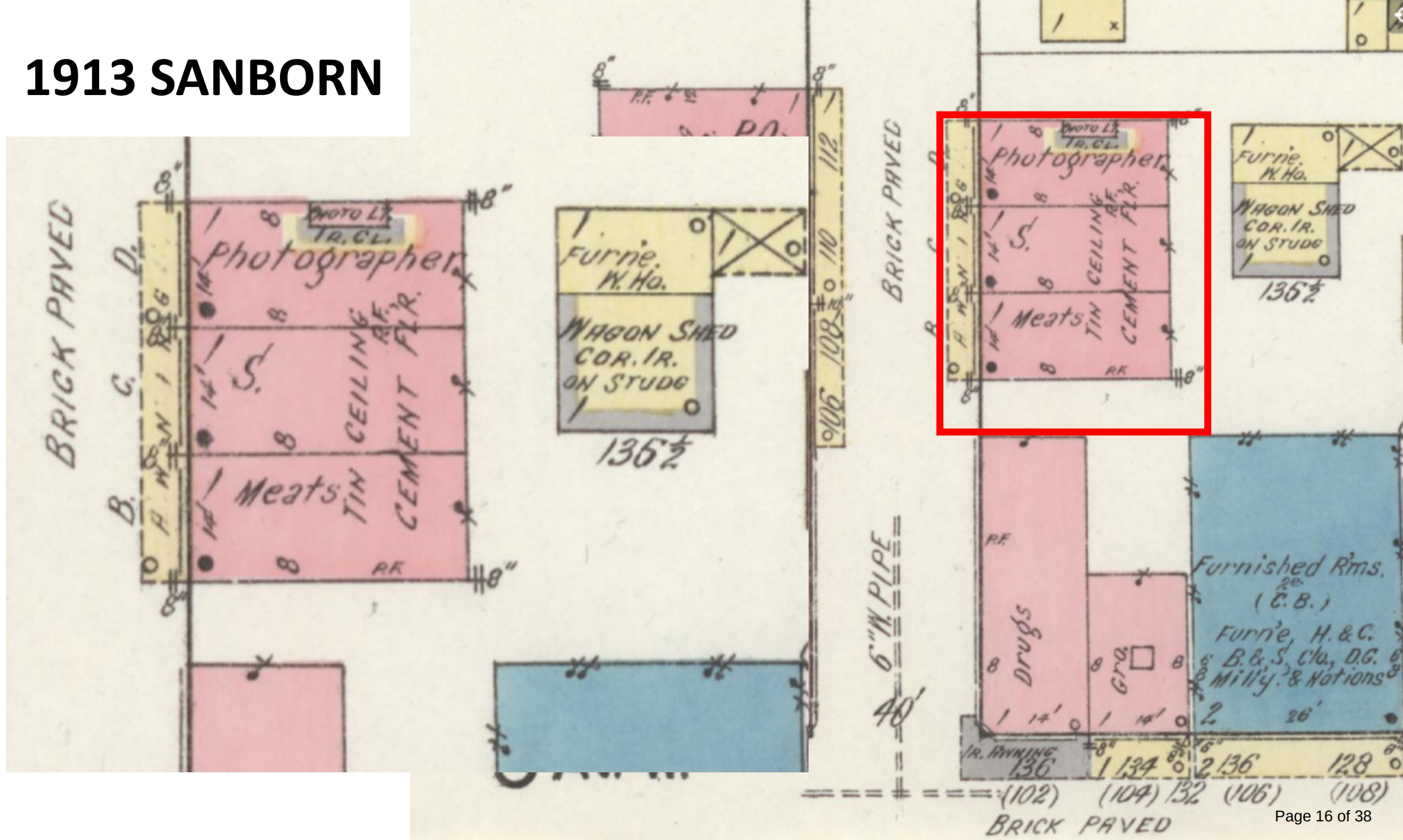
- Certificate of Approval for installation of awnings at 20-26 Hibiscus Street.
- Lot Size (front building): approximately 4,000 square feet
- Architectural Type/Style: one-part masonry vernacular storefront
- District Status: Contributing
- Florida Master Site File No. 8PI1639
- Applicant / Owner: Nomiki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



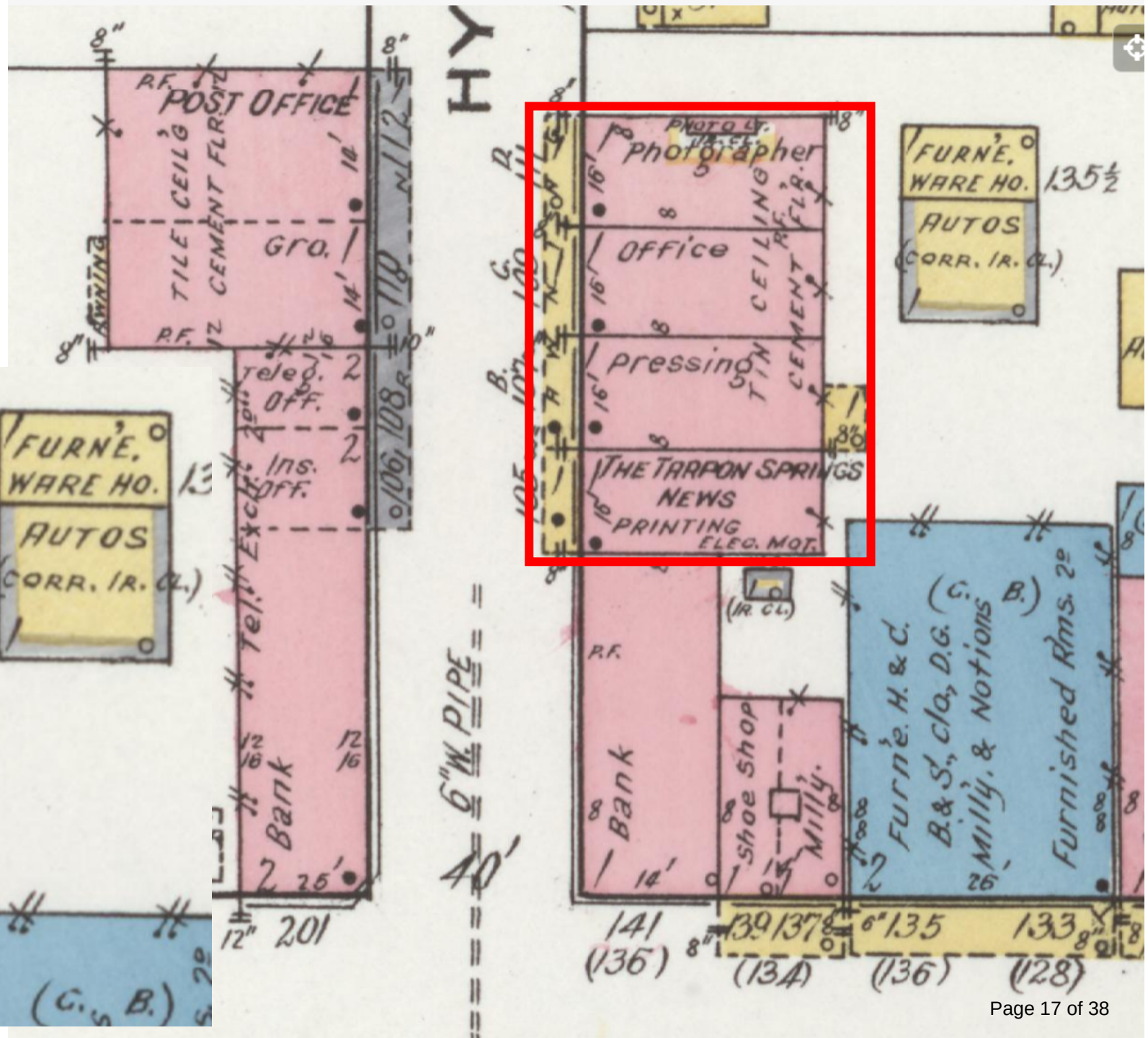
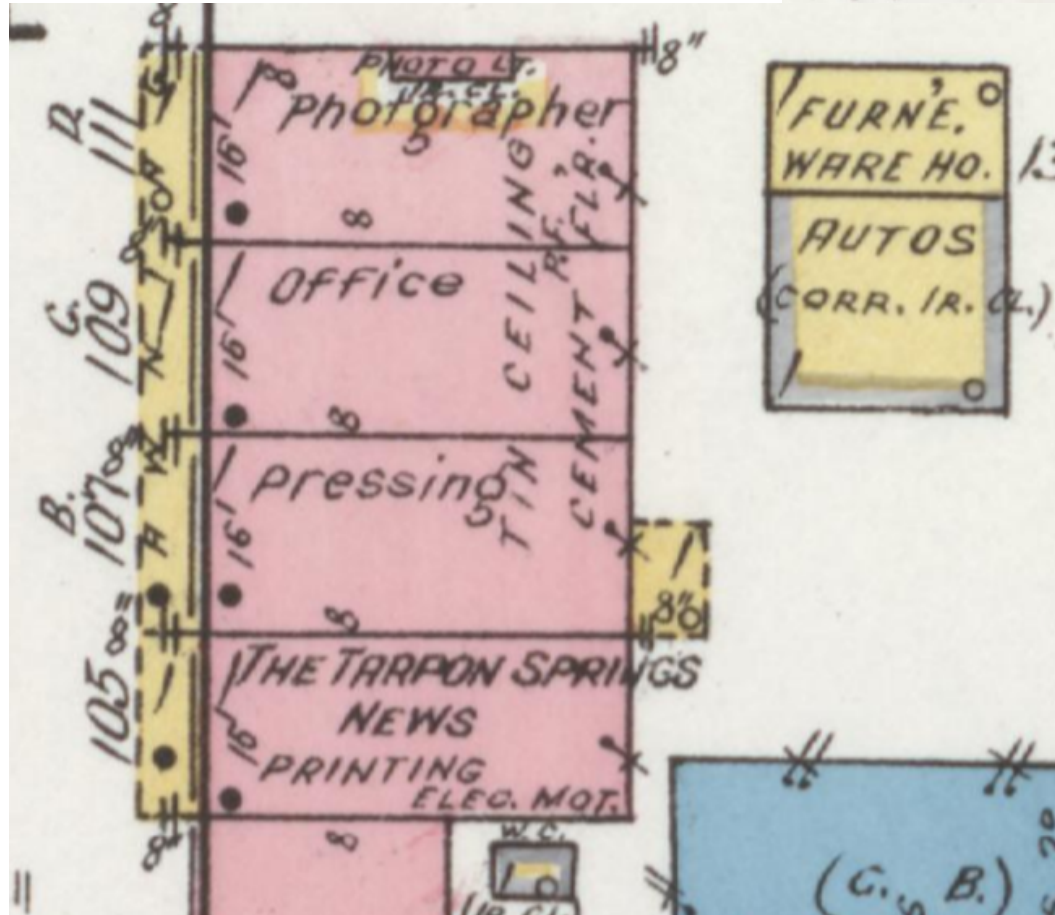
FLORIDA MASTER SITE FILE



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



1919 SANBORN



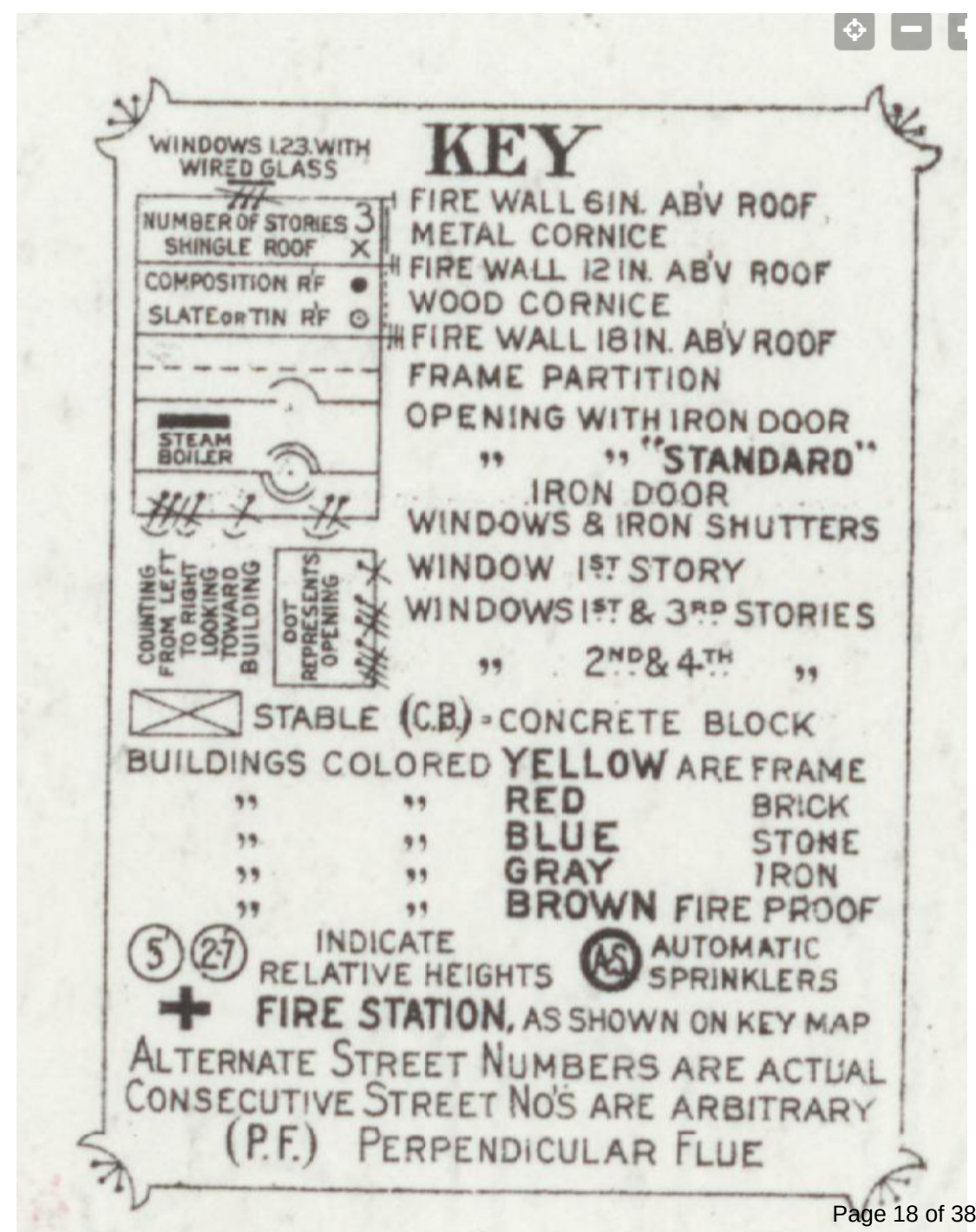
Hand-drawn floor plan of a building with four rooms:

- Photographer**: Dimensions 16' x 8'. Notes: PHOTO LG., 112' CL., 118".
- Office**: Dimensions 16' x 8'. Notes: CEILING CEMENT, 112' CL.
- Pressing**: Dimensions 16' x 8'. Notes: TIN, CEMENT, 112' CL.
- THE TARPON SPRINGS NEWS PRINTING**: Dimensions 16' x 8'. Notes: ELEC. MOT., 112' CL.

A small bathroom labeled **W.C.** is located between the Pressing and News Printing rooms.

To the right of the main building is a separate structure labeled **FURN. WARE HO. AUTOS (CORR. IR. CL.)**.

A yellow vertical strip on the left contains handwritten measurements and labels: B.C., 107, 109, 111, D, A, N, 105.





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: _____

