



**MINUTES
PLANNING AND ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
DECEMBER 16, 2024**

THE Planning and Zoning Board OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN PLANNING AND ZONING BOARD IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON Monday, December 16, 2024 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Member Georganna Frantzis Member
Robert Rockelein
Member Derla Early
Member Susan Swenson
Alternate Member Lori Rainaldi Weaver

ABSENT/EXCUSED: Vice-Chairperson N. Mike Kouskoutis
Member Justin Vessey
Member Nick Zembillas

ALSO PRESENT: PATRICIA MCNEESE, AICP, PLANNING SUPERVISOR
ALLIE KEEN, AICP, PRINCIPAL PLANNER
ANDREW DICKMAN, ESQ, AICP, BOARD ATTORNEY
KIMBERLY CREIGHTON, BOARD SECRETARY

1. CALL TO ORDER

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

2. ROLL CALL

Board Secretary Creighton called the roll.

Acting Chairperson Frantzis asked for a motion to approve the absences of N. Mike Kouskoutis, Justin Vessey, and Nick Zembillas.

MOTION: Member Rockelein

SECOND: Member Frantzis

to approve the member's absences.

no vote was called

3. PLEDGE OF ALLEGIANCE

Acting Chairperson Frantzis led the Pledge of Allegiance to the Flag of the United States of America.

4. REFLECTION

Member Rockelein lead the reflection.

5. **ORDINANCES AND RESOLUTIONS**

- a. **Ordinance 2024-01; Land Development Code Amendment:** Amending Article VII, Heritage Preservation, and, Providing for Creation of Neighborhood Conservation Overlay Districts (Application 22-112) **(Legislative)**

Mrs. McNeese gave background information and noted that Staff proposed to amend Article VII with a new code section (118.00 NCO Neighborhood Overlay Conservation District) that utilized and referenced existing processes already established in Article VII of the Land Development Code. She noted that two new tables were added to the proposed Section 118.00, and were included in the agenda packet. Mrs. McNeese further noted that as proposed, the activities to be regulated (Exhibit B) were limited to demolition, new primary and accessory structures, and additions, but could be amended as necessary to capture additional activities whenever a new district was established. She explained that Exhibit C identified which specific activities from Exhibit B applied within an adopted overlay area; and that additional updates based on input from previous meetings and discussions were as follows:

- A Petition for Designation could be submitted by 51% of the land area as indicated by a vote of the property owners.
- Nomenclature and definitions were updated for internal consistency and state and national terminology.
- Edits for clarity

MOTION: Member Rockelein

SECOND: Member Early

to approve application 22-112, Ordinance 2024-01, with comments to staff about concerns with 51%

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

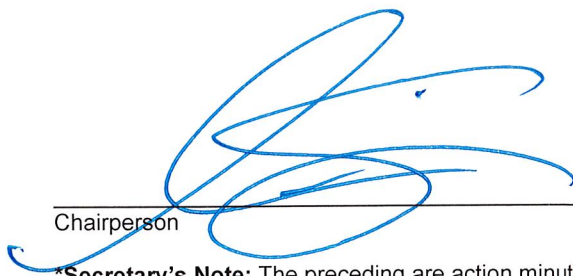
Yes: Member Frantzis
Member Rockelein
Member Early
Member Swenson
Alternate Member Rainaldi Weaver
No: None

6. **BOARD AND STAFF COMMENTS**

There were no additional staff or board comments.

7. **ADJOURNMENT**

Acting Chairperson Frantzis adjourned the meeting at 07:35 PM.



Chairperson

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