

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

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES

- a. February 3, 2025

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

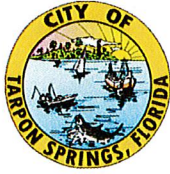
6. APPLICATION(S)

- a. **Application 25.02;** 108 N Ring Avenue; Certificate of Appropriateness (CA) for the installation of a freestanding and a wall sign on the contributing structure
- b. **Application 25.03;** 219 Grand Boulevard; Certificate of Appropriateness (CA) to replace the windows of the contributing-altered structure

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
MARCH 3, 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, March 3, 2025 at 6:30 PM with the following present:

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

ABSENT/EXCUSED:

ALSO PRESENT: Patricia McNeese, AICP, Planning Supervisor
Andrew Salzman, Esq., 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. February 3, 2025

MOTION: Vice-Chairperson Sprecher

SECOND: Member Hallett

to approve the minutes from February 3, 2025, as presented.

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

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

No: None

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

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

6. APPLICATION(S)

- a. **Application 25.02;** 108 N Ring Avenue; Certificate of Appropriateness (CA) for the installation of a freestanding and a wall sign on the contributing structure

Staff:

Mrs. McNeese gave background information and indicated that staff recommended approval of the project as presented by the applicant based on the review criteria as described in this staff report, with the following condition:

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

Applicant:

Joe Kokolakis, 134 Buena Vista, noted that they moved Santek out of the Kokolakis construction building because of their growth, and they needed a sign at 108 N Ring Avenue.

MOTION: Member Ryan

SECOND: Vice-Chairperson Sprecher

to approve application 25.02 as presented, to include staff recommended conditions

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

Yes: Member Kaplan

Member Ryan

Member Hallett

Vice-Chairperson Sprecher

Chairperson Mrozinski

No: None

- b. **Application 25.03;** 219 Grand Boulevard; Certificate of Appropriateness (CA) to replace the windows of the contributing-altered structure

Staff:

Mrs. McNeese provided background information and indicated that staff recommended approval 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 subject front door will be retained by the owner or donated to architectural salvage.
2. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Applicant:

Mike and Cassie Gallagher, 219 Grand Boulevard, noted that they wanted the home to look better and be more protected.

MOTION: Vice-Chairperson Sprecher
SECOND: Member Hallett

to approve application 25.03 as presented to include staff recommended conditions.

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

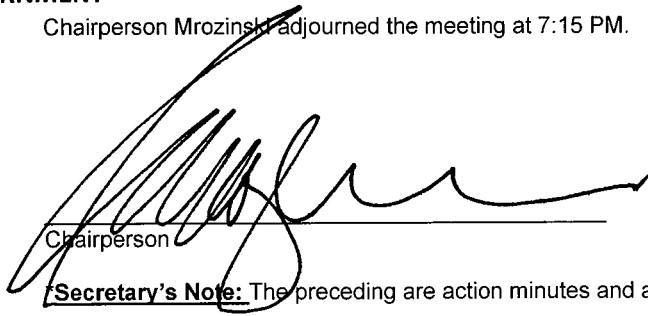
Yes: Member Kaplan
Member Ryan
Member Hallett
Vice-Chairperson Sprecher
Chairperson Mrozinski
No: None

7. BOARD AND STAFF COMMENTS

Mrs. McNeese noted that she handed out flyers for the board, and indicated that it was important for people to follow Connect Tarpon Springs, so they could receive updates regarding Elevate Florida.

8. ADJOURNMENT

Chairperson Mrozinski adjourned the meeting at 7:15 PM.



Chairperson

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