



**MINUTES
PLANNING AND ZONING BOARD
CITY OF TARPON SPRINGS, FLORIDA
FEBRUARY 24, 2025**

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, February 24, 2025 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Alternate Member Lori Rainaldi Weaver
Member Susan Swenson
Member Derla Early
Member Robert Rockelein
Member Georganna Frantzis
Vice-Chairperson Justin Vessey
Chairperson N. Mike Kouskoutis

ABSENT/EXCUSED: Member Nick Zembillas, Chairperson Merlin Seamon

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

1. CALL TO ORDER

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

2. ROLL CALL

Board Secretary Creighton called the roll.

3. PLEDGE OF ALLEGIANCE

Mr. Kouskoutis led the Pledge of Allegiance to the Flag of the United States of America.

4. REFLECTION

Mr. Vessey led the reflection.

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

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

6. ORDINANCES AND RESOLUTIONS

- a. **Resolution 2025-15; Conditional Use** for an gaming arcade in the HB (Highway Business) Zoning District; 40114 US Highway 19 N (Application 24-80)(**Quasi-Judicial**)

Staff:

Mrs. McNeese provided background information and noted that staff recommended that the Planning and Zoning Board review the application and take action to approve, approve with conditions, or deny Resolution 2025-15. If Resolution 2025-15 was approved, staff recommended adding the following as conditions of approval:

1. The applicant shall obtain a local business tax receipt and keep it active.
2. Operating hours are limited to 1:00 p.m. to 10:00 p.m.
3. Opaque or "blackout" window treatments or coverings shall be prohibited on all windows. All window surface treatments shall be clear/transparent to ensure full visibility into the business space.
4. This use is prohibited from serving alcoholic beverages. The City will not approve an alcoholic beverage license application.
5. The owner shall restrict use of the business to patrons of at least 18 years of age, or higher if required by state law, and shall clearly post such restriction at the customer entrance.
6. The applicant shall obtain, and submit proof of, all required state and local licenses with the application for a local business tax receipt.

Applicant:

Habbeeb Nizar Najjar, noted that Salam Jaber, 9552 Trumpet Vine Road, Trinity, was going to speak on his behalf. Mr. Jaber noted that the conditions recommended by staff were acceptable.

MOTION: Vice-Chairperson Vessey

SECOND: Member Rockelein

Approve Resolution 2025-15, with all conditions except condition 3.

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

Yes: Vice-Chairperson Vessey

No: Alternate Member Rainaldi Weaver

Member Swenson

Member Early

Member Rockelein

Member Frantzis

Chairperson Kouskoutis

MOTION: Member Frantzis

SECOND: Member Robert Rockelein

Approve Resolution 2025-15, with all conditions

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

Yes: Alternate Member Rainaldi Weaver

Member Swenson

Member Early

Member Rockelein

Member Frantzis

Chairperson Kouskoutis

No: Vice-Chairperson Vessey

- b. **Resolution 2025-13; Conditional Use** for a Tourist Home in the RM (Residential Multifamily) Zoning District; 1529 Riverside Drive (Application 24-88)(**Quasi Judicial**)

Staff:

Mrs. Keen provided background information and noted that should the Board choose to approve Resolution 2025-13, staff recommended the following conditions:

1. The property shall remain a single-family residence rented as a single living unit.
2. Maximum occupancy shall be no more than 10 people.
3. All guest parking shall be accommodated within the garage and driveway and is not permitted on the front lawn or street.
4. Quiet hours shall be observed between 10:00 P.M. and 9:00 A.M. daily.
5. The property owner or designee (hereafter, "responsible party") shall be available in a timely manner to respond to inspections, complaints, or other problems related to the tourist home use of the property. The duties of the responsible party include:
 - a. Be available by telephone at the posted phone number to handle any issues arising from the tourist home use,
 - b. If necessary, be willing and able to come to the tourist home following notification from an occupant, owner, law enforcement, or city official to address issues related to the tourist home use.
 - c. Be authorized to receive service of any legal notice on behalf of the owner for any violations of City laws, ordinances, or the terms of this conditional use.
 - d. Otherwise, regularly monitor the tourist home property to assure compliance with City laws, ordinances, and the terms of this conditional use.
6. The property owner must provide an affidavit that the following has been posted on the back or, next to, the main entrance door, or, on the refrigerator at the tourist home property:
 - a. The name, address and phone number of the tourist home responsible party,
 - b. The maximum allowable occupancy of the tourist home in accordance with the terms of this conditional use.
 - c. The maximum number of vehicles that can be parked in the designated parking areas of the tourist home in accordance with the terms of this conditional use.
 - d. The noise standard in accordance with the terms of this conditional use,
 - e. The days of trash pickup and recycling, and,
 - f. The location of the nearest hospital.
7. The applicant shall obtain and maintain a City of Tarpon Springs business tax receipt for the use. At the time of application, the applicant shall provide the contact information for the "responsible party" as listed in Condition #5 above and shall provide an affidavit attesting to compliance of the tourist home with Condition #6 above. If the tax receipt lapses for a period of more than six (6) months, a new review of the conditional use will be required.

Applicant:

The applicant was not present to answer questions.

Public:

Eric Gardener, 1501 Riverside Drive, noted that he was against the application.

William Nolan, 1664 Citrine Trail, noted that he was against this application.

John Pratt, 1533 Riverside Drive, spoke in a neutral manner regarding the application.

MOTION: Member Frantzis
SECOND: Member Swenson

To deny Resolution 2025-13.

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

Yes: Alternate Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Member Frantzis
Vice-Chairperson Vessey
Chairperson Kouskoutis
No: None

- c. **Ordinance 2025-01; Land Development Code Amendment:** Amending Article IV Special Regulations, Section 56.05 Mobile Food Dispensing Vehicles, Temporary (Application 24-85) **(Legislative)**

Staff:

Mrs. McNeese gave background information and noted that staff recommended approval of Ordinances 2025-01 amending Article IV Special Regulations, Section 56.05 Mobile Food Dispensing Vehicles, Temporary.

Charles Rudd, City Manager, noted that he was in favor of this change.

Public:

Irene Manglis, 1307 Meres Boulevard, yielded her time to allow her co-worker to read two letters in favor of the ordinance.

Tonya Pulorinos, 1307 Meres Boulevard, spoke in favor of passing the ordinance.

Angelina Christopoulos, 1406 Forde Avenue, spoke in favor of passing the ordinance.

Jane Harrington, 1021 Jamaica Way, spoke in favor of passing the ordinance.

Margo Lee, 221 N Safford Avenue, spoke in favor of passing the ordinance.

Mayor Koulias, 515 Peninsula Avenue, spoke in favor of passing the ordinance.

MOTION: Member Rockelein
SECOND: Member Swenson

To approve ordinance 2025-01; as written.

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

Yes: Alternate Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Vice-Chairperson Vessey
No: Member Frantzis
Chairperson Kouskoutis

- d. **Ordinance 2025-02; Land Development Code Amendment**; Amending Article IV Special Regulations, Section 59.00 Docks, Piers, and Shoreline Stabilization Structures (**Legislative**)

MOTION: Member Rockelein
SECOND: Alternate Member Rainaldi Weaver

to approve Ordinance 2025-02, as written.

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

Yes: Alternate Member Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Member Frantzis
Vice-Chairperson Vessey
Chairperson Kouskoutis
No: None

- e. **Ordinance 2025-03; Land Development Code Amendment**; Amending Article XI Sign Regulations, Section 192.02 Temporary Banners (**Legislative**)

MOTION: Member Rockelein
SECOND: Member Early

to approve Ordinance 2025-03, as written.

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

Yes: Alternate Member
Rainaldi Weaver
Member Swenson
Member Early
Member Rockelein
Member Frantzis
Vice-Chairperson Vessey
Chairperson Kouskoutis
No: None

7. **BOARD AND STAFF COMMENTS**

- a. Update and Discussion of Smartcode Revision Process

Mrs. McNeese noted that there was going to be a discussion about the Special Area Plan, but it had to be postponed.

The board thanked the staff for their hard work.

8. **ADJOURNMENT**

Chairperson Seamon Adjourned the meeting at 10:15 PM.

Chairperson

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