

**MINUTES
HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
MAY 5, 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, May 5, 2025, at 6:30 PM with the following present:

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

ABSENT/EXCUSED: Rita Kaplan

ALSO PRESENT: Caroline Lanford, AICP, CTP, Principal Planner
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. April 7, 2025

MOTION: Member Ryan

SECOND: Vice-Chairperson Sprecher

to approve minutes as corrected.

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

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

No: None

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.

6. APPLICATION(S)

- a. **Application 25.29; Certificate of Appropriateness (CA) to Replace a Door on a Contributing Structure; 101 Read Street**

Staff:

Ms. Lanford gave background information and noted that staff recommended approval of the application as presented by the applicant based on general consistency with the review criteria as stated in this staff report. If the Heritage Preservation Board voted to approve the proposed project, it was recommended that the approval be conditioned as follows:

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

MOTION: Member Ryan

SECOND: Member Hallett

to approve with the additional condition that the new door opening was not to change in size, that the replacement door was the same size as the previous door, and that the new fiberglass door had a fifteen (15) light configuration.

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

Yes: Member Ryan

Member Hallett

Vice-Chairperson Sprecher

Chairperson Mrozinski

No: None

- b. **Application 25.30; Certificate of Appropriateness to Demolish a Contributing Structure; 318 Banana Street.**

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 demolition was consistent with review standards. If the project was approved, staff recommended the following conditions:

1. The parameters of DRGM Guideline 41 will be followed.
2. The demolition permit would not be issued until there was an HPB approved plan for site development.
3. The Certificate of Approval expired in three (3) years if a building permit was not issued for the project.

Applicant:

Chris Coutroulis noted that he lived in Tampa and that the applicant did not reside in the home at 318 Banana Street, but needed proceeds from the sale of the home to fund her current living conditions in assisted living.

Michael Frangias noted that he was a resident of Pinellas County and that he was speaking in favor of the demolition and that the house was not worth the investment to fix it.

MOTION: Vice-Chairperson Sprecher

SECOND: Member Ryan

to approve the application as presented with staff-recommended conditions.

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

Yes: Member Ryan

Member Hallett

Vice-Chairperson Sprecher

Chairperson Mrozinski

No: None

7. BOARD AND STAFF COMMENTS

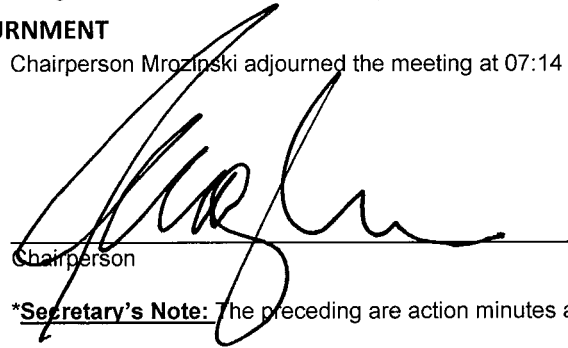
Ms. Lanford noted that she attended training, and learned new ways to help the Board.

Ms. Ryan asked if we could consider staff approval for some changes in material.

Ms. Lanford indicated that we could look at the Heritage Preservation Ordinance again but that she thought the board needed to review prominent changes.

8. ADJOURNMENT

Chairperson Mrozinski adjourned the meeting at 07:14 PM.



Chairperson

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