

HISTORIC PRESERVATION BOARD MINUTES

April 6, 2023 - 2:30 PM

PRESENT: Sean Hurley, Vice Chair
Tia Hockensmith, Member
Bill Loughery, Member
Danielle Micklitsch, Member

EXCUSED: Holly Young, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Brandon Berry, Senior Planner
Lynn Rosetti, Contract Planner; Matthew McConnell, Assistant City Attorney;
Contract Architect Jim Wehner; Ginny Bodkin, Deputy City Clerk

Vice Chair Hurley called the meeting to order at 2:30 PM and welcomed new Board member Danielle Micklitsch.

1. Approval of the Agenda –

Member Loughery moved and Member Hockensmith seconded the approval of the agenda as presented; the motion carried unanimously.

2. Audience Comments –

Bev Jackson of 2804 Pass-a-Grille Way gave public comment on behalf of the Friends of Pass-a-Grille. She thanked the Board for recent progress on various projects and the City Commission for powers granted to this Board. She asked for various updates including City Codes for big box home development, FEMA Laws effect on height, size and scale of commercial and residential projects, waterproofing ground floors to help reduce scale, City Commission vote on the 2015 Survey, how lots are joined to create the bigger projects, a reminder to include size, scale and neighborhood character in all discussions.

3. Approval of Minutes – a. Meeting minutes 2/02/2023

Member Loughery moved and Member Hockensmith seconded the approval of the February 2, 2023 regular meeting minutes; the motion carried unanimously.

4. Action Items -

a. Election of Officers 2023-24

Motion: Vice Chair Hurley moved, and Member Micklitsch seconded the appointment of Member Loughery as Board Chair for 2023-24; the motion passed unanimously, and Member Loughery accepted.

Motion: Vice Chair Hurley moved, and Member Micklitsch seconded the appointment of Member Hockensmith as Board Vice Chair for 2023-24; the motion passed unanimously, and Member Hockensmith accepted.

The appointments will take effect at the next meeting.

b. Certificate of Appropriateness for Demolition #23008: 108 21st Ave.

Contract Planner Lynn Rosetti reviewed a presentation for this request, including exhibits. Her presentation is part of the meeting record. She reviewed the staff findings and their recommendation for approval of the permit. The Board may impose up to a 30 days stay to discuss preservation incentives or demolition alternatives with the applicant.

Member Loughery explained to the applicant that this Board does not have the ability to stop the demolition, and the applicant chose not to speak.

Motion: Member Loughery moved and Vice Chair Hurley seconded to approve the Certificate of Appropriateness for Case No. 23008 without a stay; the motion passed unanimously.

c. Design Review #23005: 108 21st Ave.

Senior Planner Brandon Berry explained this is the companion review for 108 21st Avenue. He reviewed a presentation detailing the design review including renderings, layout, site plans, and landscaping plans. The presentation is part of the meeting record. He reviewed the additional requirements for zoning approval and staff recommendations for approval. A letter in opposition was received from a neighbor.

Jim Wehner, St. Pete Beach Consulting Architect, explained the staff review process and details of the design review as outlined in the staff report which was included in the meeting packet.

Applicant representative Nate Meyer of NJM Architects appeared and answered Board questions regarding ceiling heights, pool variance, and windows. Staff also answered questions during this time regarding setbacks, mass of the structure, and variances. Assistant City Attorney McConnell reminded the Board members that they are relying on expert testimony of their own architect.

Motion: Member Loughery moved, and Member Micklitsch seconded to accept the design proposed under Case No. 23005 after the applicant successfully addresses the four mandatory items provided in the staff report and the four remaining recommendations with any additional review handled by staff; the motion passed unanimously.

d. Certificate of Appropriateness for Demolition Case No. 23007 - 2701, 2703, & 2707 Pass-a-Grille Way

Ms. Rosetti reviewed a detailed presentation for this case, including exhibits. She reviewed details of the three homes on the property as part of her presentation, which is part of the meeting record. Ms. Rosetti spoke on some of the points included in her detailed staff report, which was included in the meeting packet. She noted that this request is part of a 2022 Settlement Agreement between the property owner and the City. Staff recommendation was for approval of the requested Certificate of Appropriateness for Demolition.

Applicant's Attorney Katie Cole of Hill, Ward, Henderson appeared. She indicated that a presentation had been submitted which detailed the evidence supporting the demolition even absent any settlement agreement. The Board's review is for demolition approval only today. Demolition does not include the dock. The Board may impose a stay.

The Board asked questions of Ms. Cole to assist in their determination. There was no public comment.

Motion: Member Loughery moved, and Vice Chair Hurley seconded to approve the requested Certificate of Appropriateness for the Demolition (Case No. 23007) of residential structures at 2707 (2701, 2703, 2707) Pass-a-Grille Way as requested with no stay; the motion passed unanimously.

e. Vina Del Mar Bridge Lightpoles

Chief Operating Officer Jennifer McMahon explained that the existing lights on the bridge cannot be saved due to significant age and weather-related damage. There are temporary lights there now for safety. Staff has been researching replacement options. Communication and sample photos had been sent to the Vina Del Mar (Vina) Board President in February; the response was in favor of black poles similar to the new lights in Pass-a-Grille.

Nicole Kurant, Public Works Engineer, reviewed a presentation showing various replacement options. Her presentation is part of the meeting record. She explained the constraining factors and noted that no ‘off the shelf’ poles will fit the footprint and they will need to be customized. Once the Board chooses an option, she would secure estimates and bring to the City Commission for further review. The Board asked questions regarding the options including repair and replacement options that had been investigated.

Member Micklitsch shared some of the feedback she had received from Vina residents; they had not been made aware of the presentation that was sent to the Vina President.

Anda Shannon of 262 Hermosita Drive gave public comment that input on the lights should be from Vina residents, not just this Board. She provided some photos of samples from other fabricators that she has investigated on her own. Board members asked questions. Ms. McMahon suggested she give her designs to Ms. Kurant/Public Works.

It was determined to table this item until the next meeting to allow staff to investigate and allow Vina residents to meet separately.

Lisa Wright of 78th Avenue and Turtle Trackers gave public comment regarding sea turtle lighting standards and the Pinellas County protection ordinance.

Motion: Member Loughery moved, and Member Micklitsch seconded to continue this item until the May meeting to allow staff look into options and give Vina Del Mar residents more time for their input; the motion passed unanimously.

f. Pass-a-Grille Fire Station design Preference

Assistant City Manager and CFO Vince Tenaglia explained the ongoing process of the renovation of Fire Station 22 over the last few years. The City is chasing grant funding for half of the cost; \$2 million is readily available and funded. The City is proceeding with preliminary plans; a formal RFP was issued a couple of years ago and former Board Chair Marone was on the evaluation Committee. Sweet Sparkman Architecture was selected on their qualifications, proposal and experience in historic areas. Two preliminary renderings are available for Board input/recommendations.

Mr. Tenaglia introduced Architect Todd Sweet and Project Designer Cole Mears. This is a pre-design Project. Mr. Sweet explained that this property is not in the Overlay District, but historic conformity is important to the character and integration into the area. Mr. Sweet cited some of the other historic projects the firm has completed. A 3-D model was presented, and Mr. Mears reviewed a complete presentation of two options, which is part of the meeting record. Mr. Mears answered Board questions regarding compliance with the District and Overlay, setbacks, and other concerns throughout. Option B would require additional parking and some variances.

Board discussion ensued. Member Loughery favored Option A for its fit with the scale and aesthetic of the area. Fire Chief Kilpatrick added comments and indicated that Option A would include community space, which is preferred.

Contract Architect Jim Wehner addressed some of the variances that would be required.

Motion: Member Hockensmith moved, and Member Loughery seconded the recommendation of Pass-a-Grille Fire Station Option A from the presentation to the City Commission; the motion passed unanimously.

Chair Hurley called a short recess at 4:59 PM and reconvened the meeting at 5:04 PM.

g. Policy Change Resolution

Ms. McMahon introduced Nancy Bostock, a consultant to the City. Ms. Bostock explained that she was tasked with looking at 20 years of history on the Board's roles and authorities. She had reviewed the City Charter, ordinances, LCD, Comprehensive Plan, proclamations, and 400 meeting videos. There was no evidence of lost documents or grant of expansion of authority that went under the radar. Everything has been codified. Code Section 22-211 is basically unchanged since its inception. She explained the spreadsheet of her findings that were included in the packet. She complimented this Board on their consistency on procedure and effectiveness. She provided an additional document outlining the four actions this Board can take for their review; it is part of the meeting record.

Ms. McMahon asked for Board comment on the nine recent policy change items on page 153 in the packet, that would be eligible for inclusion in the resolution. Any decision will go to the City Commission for final approval.

Mr. McConnell will combine these elements into resolution form for Board review and finally as a permanent written record.

Motion: Member Loughery moved, and Member Hockensmith seconded to recommend that Staff draft a resolution addressing the listed recent policy changes and return it to this Board for consideration; the motion passed unanimously.

5. Discussion Items

a. (Added) Maps

Member Loughery asked staff to provide the most current copies of the PAG Overlay, and Historic District maps in order to present them here, to show what areas are/are not in the Historic District, comparatively. He would like as a discussion item for next month. The Board concurred.

b. (Added) 9th Avenue Park

Vice Chair Hurley asked for an update on the 9th Avenue Park plans and any updates. Ms McMahon explained that with resident input in mind, the City has pivoted and focused on intersections with pavers and pedestrian friendliness. Washingtonian palms will be added to the right of way across from the park, and only dead trees will be removed. Soil mitigation is being conducted to check the condition. An updated design will hopefully be available next month. Not a lot will be done to the shuffleboard area. Ms. McMahon indicated that any questions may be sent to her.

6. Informational Items

a. Gulf Beaches Historical Museum stabilization

Ms. Rosetti explained that the Gulf Beaches Museum came forward to ask for Certificate of Appropriateness for renovations. Discussions with the County regarding the barracks and stabilization work is required. She showed the scope of work which was included in the meeting packet. They would like to get started prior to the rainy season. Staff anticipate a Certificate of Appropriateness application for siding and window replacement at a forthcoming meeting.

Motion: Member Loughery moved, and Vice Chair Hurley seconded to allow the City to issue building permit for first five items on scope of work; the motion carried unanimously.

b. New Residence: 1703 Pass-a-Grille Way

Mr. Berry showed some of the plans from the meeting packet regarding this new residence, which will be built to the RLM-2 District standards.

Following the last item, Mr. McConnell reviewed what items should be included in the next meeting: lights for Vina Del Mar bridge, Pass-a-Grille maps, and a draft resolution.

Ms. McMahon reported that approval was received today from the Department of Environmental Protection to remove the problematic dune crossover at 4th Avenue and replace with steps from the wall to avoid safety issues. Work by City staff will begin on Monday and all parking lots south of 4th Avenue will be closed off. Work should be done by Thursday.

7. Adjournment/Next Meeting – May 4, 2023

The Chair adjourned at the meeting at 5:47 PM.

These minutes were approved at the May 4, 2023 Historic Preservation Board meeting.