

HISTORIC PRESERVATION BOARD MINUTES

October 5, 2023 - 2:30 PM

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

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Matthew McConnell, Assistant City Attorney; Kristin Coman, Senior Planner; Brandon Berry, Senior Planner; Amber LaRowe, City Clerk; Ariana Wilson, Admin. Assistant Clerk's Office; Lynn Rosetti, Consultant

Chair Loughery called the meeting to order at 2:30 PM.

1. Approval of the Agenda – Member Hockensmith asked to add local events and announcements from the Gulf Beaches Historical Museum and Chair Loughery asked to add a discussion item on the status of alleyway trash pickup in the historic district.

Motion: Member Hockensmith moved, and Member Hurley seconded the approval of the agenda with the additions; the motion carried unanimously.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes – a. **Meeting minutes 9/9/2023**

Member Micklitsch moved, and Member Young seconded the approval of the September 9, 2023 regular meeting minutes as presented; the motion carried unanimously.

4. Action Items –
Attorney McConnell reminded the Board of quasi-judicial procedures for site-specific cases.

City Clerk LaRowe swore in all those testifying.

a. Local Landmark Designation #23059: Keystone Hotel (801 Gulf Way)

Consultant Lynn Rosetti reviewed a presentation that included exhibits, photos, and zoning criteria. Her presentation is made part of the record. Staff recommendation was for approval.

Attorney McConnell asked if there were any ex-parte communications. Member Micklitsch stated due to a conflict of interest she would not be voting on this item and would be filing a form 8b; she stepped down from the dais until after the vote.

Property owner and Applicant, Mary Jo Micklitsch appeared and spoke about some of the history with the property.

Member Young moved and Member Hockensmith seconded the approval of the Local Landmark

Designation #23059: Keystone Hotel; the motion carried unanimously.

b. Design Review #23077: 2814 Pass-a-Grille Way

Attorney McConnell asked if there were any ex-parte communications or site visits for this case.

Senior Planner Brandon Berry reviewed a presentation detailing the design review including renderings, layouts, and site plans. The presentation is made part of the record. Mr. Berry also noted that the Applicant had submitted a newer design earlier in the week and provided a design with additional frontage landscaping earlier in the day but staff have not been able to review it.

He reviewed additional staff requirements and recommendations for approval of case #23077.

Ron Wilson, Applicant, appeared and answered Board questions regarding future variances, and ceiling heights. Staff also answered questions during this time regarding variances and setbacks.

Member Young moved and Member Loughery seconded to have staff work with the applicant regarding the staff recommendations for Case #23077 and to bring it back to the Board once all the recommendations have been integrated into the design; the motion carried unanimously.

5. Informational Items

a. Lot Split #23079:102 15th Ave

Mr. Berry gave a presentation which included lot surveys. The presentation is made part of the record.

Property owner, Dave Feinberg, provided some information on the lot including some history on the property and the objective of the lot split.

b. Gulf Beaches Historical Museum local events and announcements (added)

Vice Chair Hockensmith announced an event coming up called Party Under the Lights on 8th Ave this Saturday, October 14th, and announced The Gulf Beaches Historical Museum mini-style fish broil on November 4th from 11 AM -3 PM.

6. Discussion Items

a. Trash pick up in Historic District (added)

Chair Loughery questioned why there was a sudden change in trash pick up in the historic district alleyways and voiced some of the concerns and complaints that residents have shared with him. Member Micklitsch echoed those concerns and asked for some background information on this change. Attorney McConnell urged Board members and anyone watching to go watch the last 30 minutes of the September 26th City Commission meeting where Mike Clarke, Public Works Director, spoke in depth about the change and what to expect. This change was initiated by Waste Connections due to injuries, truck issues, and alleyway maintenance. Attorney McConnell urged Board members to speak to their Commissioner and invited them to submit public comments at the upcoming City Commission Meeting.

Resident Amy Loughery, gave a public comment regarding the trash pickup and how it has affected her two businesses on 8th Ave.

b. Grants (added)

Ms. Rosetti announced that St. Pete Beach has been awarded a grant to conduct historic survey work. Per the grant, all Don CeSar properties 50 years or older are to be surveyed with the inclusion of as many properties in the Belle Vista neighborhood as well. Ms. Rosetti shared some maps that show there appear to be 194 properties in Don CeSar and 476 properties in Belle Vista which will ultimately all be surveyed. The maps are made part of the record.

7. Adjournment – Next meeting November 2, 2023

Chair Loughery adjourned the meeting at 4:42 PM.

These minutes were approved at the November 2, 2023, Historic Preservation Board meeting.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Micklitsch Danielle Nicole</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Historic Preservation Board</i>	
MAILING ADDRESS <i>2373 W Vine Del Mar Blvd</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>St. Pete Beach</i>	COUNTY <i>Pinellas</i>	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>October 5, 2023</i>		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Danielle Michlitsch, hereby disclose that on October 5, 20 23:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☒ inured to the special gain or loss of my relative, Mary Jo Michlitsch _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Daughter of business owner requesting historic designation.
I recused myself and stepped down from the board during voting.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

October 5, 2023
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.