

HISTORIC PRESERVATION BOARD MINUTES

November 2, 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 (via Zoom); Kristin Coman, Senior Planner; Brandon Berry, Senior Planner; Ginny Bodkin, Deputy City Clerk

Chair Loughery called the meeting to order at 2:32 PM.

1. Approval of the Agenda – Member Loughery asked to add discussion items on an update to the Pass-A-Grille (PAG) alleys/garbage pickup and the concession stand at Hurley Park. Chief Operating Officer Jennifer McMahon added updates on sod at the Hurley Dog Park and the parking sensors. Senior Planner Brandon Berry asked to add an update on the property at 2814 Pass-A-Grille Way.

Motion: Member Hockensmith moved, and Member Young 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. **October 5, 2023 Regular Meeting & October 17, 2023 Workshop**

Motion: Member Young moved, and Chair Loughery seconded the approval of the October 5th and October 17th minutes as presented; the motion carried unanimously.

4. Action Items –

a. **Consideration and Approval of Meeting Dates for 2024**

Staff distributed an updated list after emailing the Board; the March date was corrected to March 7, 2024.

Motion: Member Loughery moved, and Member Young seconded the approval of the Board meeting dates for 2024, including March 7th; the motion carried unanimously.

5. Discussion Items

a. **October 17th Workshop Debriefing**

Ms. McMahon explained that Staff wanted to get feedback from the Board regarding the October 17th workshop – how it went, anything missing, additional thoughts or anything to discuss – to ensure staff and Board are on the same page. The CRD-EA portion has not yet been completed. Mr. Berry reviewed a marked up copy of LDC Division 20 Overlay Ordinance from the workshop section by section to ensure all of the changes were captured. Alleyways and parking were discussed. Board consensus was

that all parking should be in the back of a property through the alley, if applicable vs. on the street.

Limitations on enforcing design standards were discussed. Mr. McConnell explained to the Board that this is still a work in progress. The ramifications of Senate Bill 250 (which restricts proposing or adopting more restrictive amendments to a comprehensive plan or land development code until October of 2024) are not yet known. Building height and garages were discussed. Mr. Berry spoke about expanding the existing design review book from the early 2010's. The Board, by consensus, felt that the summary from the workshop included everything that they intended. Chair Loughery suggested reviewing the CRD-EA District/Division 40 at their next workshop.

b. Resolution 2023-04: Historic Preservation Board Duties

Attorney McConnell reported that the City Commission adopted the Resolution as presented at their last meeting; it will be added to the member guidebook and to the City website.

c. Historic Preservation Survey Grant Updates

Ms. McMahon reported that a bid solicitation has been put out for survey companies for the Don CeSar Place and Belle Vista historic survey grants. Consultant Lynn Rosetti attended a Belle Vista Neighborhood meeting last week and spoke to the attendees about the grant/s. Ms. McMahon explained that volunteers will be sought from residents and possibly the Board once a company is awarded and details become available.

d. Trash and Alleys (added)

Ms. McMahon reported that City Manager Saunders and Public Works Director Mike Clark drove through all of the alleys with Waste Connections staff to assess what the issues are. From that excursion, Public Works is formulating a report on what improvements need to be done. The report may be ready for the City Commission's meeting on November 14th. Member Loughery added comments on his observations as he had joined in the drive. Educating the homeowners and enforcement were discussed.

e. Hurley Park Concession Stand (added)

Ms. McMahon confirmed that some design work had been done; Commissioner Marone and others suggested painting, updating and making the structure usable. After fall or spring ball, volunteers may be sought. Mold remediation has been done. Commissioner Marone has the key and Chair Loughery can meet with him. Design funds are not budgeted at this time. Obtaining Local Historic Designation for the concession stand was also discussed.

f. Sod (added)

Ms. McMahon reported that the dog park area at Hurley Park is currently mulch, which is constantly moving out of the boundaries. The City is going to replace with sod and irrigation; she wanted the Board to be aware.

g. Parking Sensor Update (added)

Ms. McMahon reported that the current contract is being terminated; there is a 90-day window to uninstall the sensors before tourist season.

h. Update 2814 Pass-a-Grille Way (added)

Mr. Berry provided a visual for this property that he had just received today. The image is part of the meeting record. He spoke about some of the changes that have taken place. A variance will be needed; this may go to the Board of Adjustment in December or January. Ms. Coman can bring it back to this Board for recommendations to be included in the Board of Adjustment's hearing packet.

6. Informational Items -

a. 2707 Pass-a-Grille Way: New Residence

In continued effort to share with the Historic Preservation Board new developments in Pass-a-Grille that would not otherwise be under their purview, Mr. Berry reviewed the plans for this property with the Board; the plans are part of the meeting record. The Board reviewed and discussed.

b. 102 8th Ave (La Tortuga): New Commercial Pool

In the effort to share with the Board new developments in Pass-a-Grille that would not otherwise be under their purview, Mr. Berry reviewed the commercial pool and lot plans proposed for this property. This has not yet gone for a zoning review. The pool is considered a guest amenity at the hotel. The Board discussed the plans.

7. Gulf Beaches Historic Museum -

Member Hockensmith reported that Saturday, November 4th from 11:00AM to 3:00PM, the Museum will celebrate their 30th anniversary with a small mullet festival with a fish spread competition and live music.

8. Adjournment – Next meeting December 7, 2023

Chair Loughery adjourned the meeting at 4:30 PM.

These minutes were approved at the February 2, 2024 Historic Preservation Board meeting.