

HISTORIC PRESERVATION BOARD MINUTES

March 6, 2025 - 2:30 PM

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

STAFF PRESENT: Brandon Berry, Senior Planner; Chloe Berryman, Interim City Attorney; Ginny Bodkin, Deputy City Clerk; Gilbert Martinez, Senior Planner; Lynn Rosetti, Contract Planner

Chair Loughery called the meeting to order at 2:30 PM. A quorum was established.

1. Approval of the Agenda –

Member Dashiell requested a discussion item on the businesses that are open in Historic Pass-A-Grille as item 5d., Chair Loughery requested a discussion on the Merry Pier and Shuffleboard Building as 5e., and Senior Planner Brandon Berry reported that the applicant for item 4a. withdrew their application.

Motion: Chair Loughery moved, and Member Young seconded the approval of the March 6, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. **February 6, 2025 Meeting**

Motion: Member Hurley moved, and Chair Loughery seconded the approval of the February 6, 2025 minutes as presented; the motion carried unanimously.

4. Action Items –

a. **Local Historic Designation No. 25001: 3512 Casablanca Avenue**

Jorge Allwood requests local historic designation of the single-family structure at 3512 Casablanca Avenue.

This item was withdrawn by the applicant.

b. **Local Historic Designation No. 24108: 3215 and 3217 E. De Bazan Avenue**

Deborah Warner for Deborah Warner Revocable Trust and Diane and Keven O'Brien requests local historic designation of the multi-family duplex structure at 3215 and 3217 E. De Bazan Avenue.

Senior Planner Gil Martinez reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Case Number 24108 for the Local Historic Designation of the duplex residential structure at 3215 and 3217 East De Bazan Ave. The motion carried 5-0.

c. Local Historic Designation No. 25011: 103 17th Avenue

Cheryl Callahan for Cheryl Callahan Revocable Trust requests local historic designation of the single-family structure at 103 17th Avenue.

Contract Planner Lynn Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval. Ms. Rosetti read a statement submitted by Applicant Cheryl Callahan, which is part of the meeting record.

Motion: Member Hurley moved, and Chair Loughery seconded to approve Local Historic Designation Case No. 25011 for 103 17th Avenue; the motion carried 5-0.

d. Local Historic Designation No. 25012: 3215 W. Maritana Drive

Gregory Kadel for Gregory Kadel Revocable Trust requests local historic designation of the single-family structure at 3215 W. Maritana Drive.

Mr. Martinez reviewed the staff presentation for this application which is part of the meeting record. Staff recommendation was for approval of the application.

Applicant Gregory Kadel appeared to answer any questions.

Motion: Member Young moved, and Vice Chair Hockensmith seconded to approve the Local Historic Designation of the single-family residential structure at 3215 West Maritana Drive. The motion carried 5-0.

e. Certificate of Appropriateness for Restoration No. 25017: 3401 Casablanca Avenue

Michael Julian of Michael Julian Residential Design, Inc for Brian and Jordan and Daniela Valbuena are requesting a Certificate of Appropriateness to construct a replacement patio cover to an existing exterior patio area on the locally designated structure at 3401 Casablanca Avenue.

Ms. Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Brian Jordan appeared to answer any questions.

Motion: Member Young moved, and Vice Chair Hockensmith seconded to approve Certificate of Appropriateness Case No. 25017 to replace the hurricane-damaged outdoor screened patio cover as proposed. The motion carried 5-0.

f. Certificate of Appropriateness for Demolition No. 25014: 1807 Pass-A-Grille Way

Victor Tonas and Wendy Hopwood requests a Certificate of Appropriateness for Demolition of the contributing single-family structure at 1807 Pass-a-Grille Way.

Senior Planner Brandon Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application.

Applicant Victor Tonas appeared and testified as to damage sustained from hurricanes and his desire to rebuild an elevated home.

Motion: Member Hurley moved, and Member Young seconded to approve Certificate of Appropriateness Case No. 25014 for demolition of the single-family residence at 1807 Pass-A-Grille Way, waiving the 30 day stay. The motion carried 5-0.

- g. Certificate of Appropriateness for Demolition No. 25010: 808 Pass-A-Grille Way**
Samuel Ervin, JVS Contracting for Mary Jo Micklitsch requests a Certificate of Appropriateness for Demolition of the two-story retail building and one-story outbuilding at 808 Pass-a-Grille Way.

Member Dashiell declared a voting conflict on this application due to a relationship with the applicant. A Form 8B is part of the meeting record. Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommendation was for approval of the application.

Motion: Chair Loughery moved, and Member Hurley seconded to approve the Certificate of Appropriateness Case No. 25010 for the demolition of the commercial structure at 808 Pass-A-Grille Way, waiving the 30 day stay. The motion carried 4-0, with Member Dashiell abstaining.

- h. Certificate of Appropriateness for Demolition No. 25031: 110 15th Avenue**
Samuel Ervin, JVS Contracting for Johnny Francisco of Tulia Homes Real Estate Dev LLC requests a Certificate of Appropriateness for Demolition of the two-story Hurley Park Apartments at 110 15th Avenue.

Mr. Berry reviewed the staff presentation for this demolition request, which is part of the meeting record. Staff recommendation was for approval of the application but suggested that the applicant acknowledge that the property cannot be redeveloped with a multi-family structure unless the form, mass, and developed square footage of the structure remain the same after development.

Applicant John Francisco appeared and testified that he will be building a single-family home.

Motion: Member Young moved, and Chair Loughery seconded to approve the Certificate of Appropriateness Case No. 25031 for demolition of the apartment building at 110 15th Ave., waving the 30 day stay. The motion carried 5-0.

- i. Recommendation of Ordinance 2025-07 and 2025-08 to the City Commission**

Mr. Berry explained that the amendments in the meeting packet reflected the same content reviewed by the Historic Preservation Board and City Commission at their joint workshop in January 2025 with the two notable changes to Ordinance 2025-07 regarding driveways in new development and pools/accessory structures. Following recommendations from this Board, Staff would bring these amendments to the Planning Board (Local Planning Agency) for review in mid-2025, after the Design Guidebook has been completed. Staff intends to bring any significant changes back to the Board for review prior to implementation.

The Board asked questions on timing and whether Ms. Salmieri could provide the guidebook to the members in advance of the next meeting, so the Board can be prepared for discussion. Member Hurley raised concerns regarding changes to the Division 40 height verbiage since the last review; he contended that a total of 25 feet above BFE had been agreed upon. Mr. Berry can work on that and re-present at the next meeting.

Motion: Young moved, and Member Hurley seconded to recommend approval of Ordinance 2025-07 to the City Commission. The motion carried 5-0.

No action was taken on Ordinance 2025-08 pending changes.

j. Recommendation of Hurley Park design to the City Commission

Acting Recreation Director Mandy Edmunds reviewed a brief presentation on the Hurley Park design which included a project history, funding, and playground design and location. The presentation is part of the meeting record. The Board asked questions.

Motion: Chair Loughery moved, and Member Hurley seconded to recommend approval of the playground layout to the City Commission. The motion carried 5-0.

5. Discussion Items -

a. Design Review Case No. 25034: 106 18th Avenue

Staff requested Historic Preservation Board input on a new residence constructed to the House-Medium standards of the Pass-a-Grille Overlay District at 106 18th Avenue. Mr. Berry reviewed a presentation, which is part of the meeting record. He also reviewed Staff and Consultant comments, which were part of the presentation.

Applicant/Owner Dennis Johnson of Tampa appeared to answer Board questions and testified as to portions of the design. The Board did not see any reason to bring this review back again.

b. Design Review No. 24095: 1303 Gulf Way

Staff requested Historic Preservation Board input on a new residence constructed to the House-Medium standards of the Pass-a-Grille Overlay District at 1303 Gulf Way. Mr. Berry reviewed a presentation, including staff and consultant comment, which is part of the meeting record. Chair Loughery opined that the application seemed incomplete based upon the comments. Mr. Berry indicated that this can be brought back prior to permitting.

Applicant/Owners Daniel Currea and Audean Ross were present to answer Board questions and expressed that they would like to speak to the Consultant personally for better understanding.

c. Historic Plaque Update

Mr. Berry explained that Staff has been speaking with the vendor about individually numbering the plaques; cost will be approximately \$100 - \$125 per plaque.

d. Open Businesses in Historic Pass-A-Grille (Added)

Member Dashiell reported that previous guests and some new have come back to the Keystone Motel and expressed their surprise and happiness with the many local businesses being open and operational. She read a list of the open businesses: Bamboozle / ETC., Brass Monkey, Coconut Inn, Dody's, Evander Preston's, Havana Inn, Inn On The Beach, Island Life Pass-A-Grille, La Tortuga, Little Room

of Art, Paradise Grille, Paradise Sweets, Paradise To Go, Paradiso, Red, White & Booze, Sable Palms, Shadracks, Shaners, The Dewey, The Keystone Motel, The Hurricane, The Wharf.

e. Merry Pier and Shuffleboard Building (Added)

Chair Loughery opined that the Merry Pier may take 2-3 years to rebuild due to the City's priorities and other projects, yet it is iconic to Pass-A-Grille. He explained that he is proposing getting the private sector involved in the rebuilding of the Merry Pier. Chair Loughery explained some of the steps he has taken to date, and that some individuals have come forward with offers of financial support. He questioned whether the demolition of the shuffleboard building, and Merry Pier were combined in demo cost. This would not be a Historic Preservation Board led initiative, but he wanted to mention it as a member of the community. He asked for input or ideas to follow up next month. City Attorney Berryman cautioned that any conversation with other Board members outside of a public meeting that might touch on official Board duties would be a violation of the Sunshine Law.

Member Hockensmith suggested adding permanent agenda items for oaths and ex-parte disclosures for any quasi-judicial items and a regular agenda item on any city-owned historic resource updates, if applicable.

6. Adjournment – The next meeting is scheduled for April 3, 2025.

Chair Loughery adjourned the meeting at 4:37 PM.

These minutes were approved at the April 3, 2025, Historic Preservation Board meeting.