

HISTORIC PRESERVATION BOARD MINUTES

April 3, 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; Ariana Wilson-Romo, Admin Assistant – City Clerk’s Office; Gilbert Martinez, Senior Planner; Lynn Rosetti, Contract Planner; Kristin Coman, Senior Planner; Laura Canary, Community Development Director

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

1. Approval of the Agenda –

Vice Chair Hockensmith requested the addition of three discussion items: public fundraising for city-owned historic facilities (Item 5c), an update on utility pole placements (Item 5d), and an update on the museum (Item 5e). Senior Planner Brandon Berry requested an informational item regarding 2103 and 2105 Gulf Way (Item 6b). Additionally, Member Dashiell requested a discussion item on waiving sod bonds (Item 5f).

Motion: Chair Loughery moved, and Member Young seconded the approval of the April 3, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. March 6, 2025 Meeting

Motion: Vice Chair Hockensmith moved, and Chair Loughery seconded the approval of the March 6, 2025 minutes as presented; the motion carried unanimously.

4. Action Items – The Administrative Assistant swore in all of those testifying.

a. Election of Officers 2025-26

Motion: Member Young moved, and Member Hurley seconded, and the motion carried 5-0 to reappoint William Loughery as Board Chair and Tia Hockensmith as Vice Chair for 2025-2026.

b. Local Historic Designation Case No. 24097: 410 87th Avenue

Christine Ann Wagner requests local historic designation of a single-family ranch residence constructed circa 1956, which Staff has determined would be contributing to a future North Beach historic district.

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. She noted an error and provided a handout with the correction which is made part of the record.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve Local Historic Designation case number 24097 for the single-family residence at 410 87th Avenue; The motion carried 5-0.

c. Local Historic Designation Case No. 25028: 103 18th Avenue

Carolyn Kadel for Pass-A-Grille Shores Condominium and associated unit owners requests local historic designation of the four-unit art modern structure.

Gil Martinez, Senior Planner reviewed the staff presentation for this application which is part of the meeting record. Staff recommendation was for approval of the application.

Carolyn Kadel, the applicant was present and thanked the Board for reviewing the case.

Motion: Member Young moved, and Member Hurley seconded to approve Case Number 25028 for the Local Historic Designation of the four-unit condominium building at 103 18th Avenue; The motion carried 5-0.

d. Certificate of Appropriateness for Demolition Case No. 25036 - 207 Gulf Way

The applicants are seeking demolition of the subject structure, one of a series built in the 1940s in the masonry vernacular style. The northern of the trio was placed on the Local Historic Registry in early 2025, and the southern approved for demolition due to storm damage in the same year. This subject structure was found by the City to have sustained substantial damage from Hurricanes Helene and Milton.

Senior Planner Brandon Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application without the stay on demolition.

Motion: Member Hurley moved, and Chair Loughery seconded to approve Certificate of Appropriateness Case Number 25036 with a waiver of stay; The motion carried 5-0.

e. Certificate of Appropriateness for Demolition Case No. 25037: 108 20th Ave

Walter Sowa, Jr. and Aristeia Sowa request to demolish a single-family residence and apartment outbuilding determined to be contributing structures to the Pass-A-Grille Historic District at the subject property.

Senior Planner Brandon Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application, without the 30 day stay.

Walter Sowa Jr, the applicant, was present and clarified board questions.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve Certificate of Appropriateness Case Number 25037 with a waiver of stay; The motion carried 5-0.

f. Recommendation of Ordinance 2025-08 to the City Commission

Mr. Berry reviewed a presentation which is made part of the record. His presentation focused on proposed language regarding building height. He explained that the ordinance was initially presented at last month's meeting, where the Board requested revisions to the height language, as it did not reflect what was originally adopted for the district in 2013. Mr. Berry researched the standards in place at that

time and found that the City used a term called "required flood elevation" to define building height. However, this term is not commonly used and lacks a formal definition. After consulting with the City Attorney's Office, Mr. Berry is now proposing that Section 40.8 be amended to address building height more clearly: height shall not exceed 35 feet above the required lowest floor elevation.

The Board asked questions.

Motion: Chair Loughery moved, and Member Hurley seconded to recommend approval of Ordinance 2025-08 to the City Commission; The motion carried 5-0.

5. Discussion Items -

a. Status of historic City facilities (standing item)

Mr. Berry informed the Board that staff is expected to present the scopes of work for the Warren Webster building, the Suntan Arts Center, and a demolition request for the bait shack and shuffleboard court clubhouse to the City Commission on April 22. He noted that approval for roof repairs at the Warren Webster building have been received. FEMA requires complete scopes of work before any contracts can be executed.

b. Historic Plaque Updates

Kristin Coman, Senior Planner, informed the Board that she has been researching the program, including who received plaques and which company produced them. She asked that any Board members with relevant information forward it to her.

c. Public Fundraising For City-Owned Historic Facilities – Added

Vice Chair Hockensmith informed the Board that she has heard discussions in the community regarding public fundraising for the reconstruction of the Merry Pier. She inquired if there is a policy on public fundraising for City-Owned property. Mr. Berry is not aware of any policies however he will address this with the City Manager and will bring back any information he receives.

d. Utility Pole Placement Update - Added

Vice Chair Hockensmith clarified that the Historic Preservation Board does not have the authority to approve or deny the installation of 5G towers. The Board may only provide recommendations or design-related requests. She inquired about the height of a pole recently installed on Maritana Dr. Mr. Berry stated staff have been speaking with the engineers and they will be lowering the height of the pole by about 10 feet. He informed the Board that staff approved three in the Pass-A-Grille community and one on Maritana Dr.

e. Museum Update – Added

Vice Chair Hockensmith shared that the Gulf Beaches Historical Museum will be having guided walking tours on April 19th at 10 AM and 11 AM. More information is available on their website. She also mentioned an event in May that will involve the Skyway bridge.

f. Sod Bond Waivers – Added

Member Dashiell inquired regarding the process for sod bonds as the City Commission recently approved waiving the sod bond fees. Mr. Berry clarified that the fees have been waived City-Wide, and the City will reimburse if a request is made. It is a lengthy process.

6. Information Items –

a. **Current Merry Pier Lease**

Information was included in the packet; the Board had no discussion.

b. **2103 and 2105 Gulf Way Lot Combination– *Added***

Mr. Berry stated by current code regulations and requirements, this item is just for information purposes and is not required to be brought to the Historic Preservation Board for review at this time. He reviewed a presentation which is made part of the record. The applicant is proposing to combine lots 106 and 107 of block J of Phillips Division, with a vacated alley, for single-family development purposes. This item will go to the City Commission for approval.

7. Adjournment – The next meeting is scheduled for May 1, 2025.

Chair Loughery adjourned the meeting at 3:56 PM.

These minutes were approved at the May 1, 2025, Historic Preservation Board meeting.