

HISTORIC PRESERVATION BOARD MINUTES

December 4, 2025 - 2:30 PM

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

ABSENT: Danielle Dashiell, Member
Holly Young, Member

STAFF PRESENT: Kristin Coman, Planning Manager; Attorney Chloe Berryman, City Attorney's Office; Ginny Keeter-Bodkin, Deputy Clerk; Brandon Berry, Senior Planner; Gil Martinez, Senior Planner

Chair Loughery called the meeting to order at 2:30 PM. A quorum was not present. City Attorney Berryman confirmed that action items could be moved to a date certain of January 8, 2026 and the members present could proceed with discussion or information items.

1. Approval of the Agenda –

Action items 4. a.-d. would not be heard. Vice Chair Hockensmith asked to add a Gulf Beaches Historic Museum informational item and Planning Manager Kristin Coman asked to add an informational item on city-owned resources.

2. Audience Comments – No one came forward for comment.

3. Approval of Minutes – **a. Regular meeting minutes November 6, 2025**

Minutes of the November 6, 2025 meeting will be approved at the January meeting.

4. Action Items –

a. Local Historic Designation No. 25138: 406 72nd Avenue

Mielad Moosapanah, owner, requests Local Historic Designation of the single-family structure located at 406 72nd Avenue.

This item will be on the January 8, 2026 agenda.

b. Local Historic Designation No. 25098: 3211 E. DeBazan Avenue

Thomas and Beverly McGuckin, owners, request local historic designation of the three-unit, two-building residential structures on the subject property

This item will be on the January 8, 2026 agenda.

c. Certificate of Appropriateness for Elevation No. 25099: 3211 E. DeBazan Avenue

Thomas and Beverly McGuckin, owners, request a Certificate of Appropriateness to elevate the primary two-family structure, convert the rear casita structure to a garage, and make other associated improvements.

This item will be on the January 8, 2026 agenda.

- d. Certificate of Appropriateness for Demolition No. 25140: 103 1/2 & 105 1/2 1st Avenue**
Suncoast Wrecking and Asset Recovery, LLC for Marilyn Nolan requests a Certificate of Appropriateness for Demolition of 103 1/2 & 105 1/2 1st Ave, the two locally-designated accessory dwellings on the subject three-dwelling property. The primary residence at 103 1st Ave is not proposed for demolition.

This item will be on the January 8, 2026 agenda.

5. Discussion Items –

All presentations are made part of the meeting record.

a. Design Review No. 25144: 2604 Pass A Grille Way

Sam Angelides for Kevin and Lois Quinn requests design review of a new residence being constructed to the House-Medium design standards of the Pass-A-Grille Overlay District.

Senior Planner Brandon Berry presented the details of this design review including proposed site plan, elevations and floor plans. Setback and landscaping requirements have been met. The plan is for single-family use. Staff commented that the rendering shows stucco siding at the ground floor, but the elevation shows lap siding. Staff found that lap siding provides more consistency and should be used. They also commented that the applicant should provide clear height distance, width, and depth for the porch plans to show that frontage dimensional requirements are met. The Applicant should provide a side setback of the upper deck to ensure that the five-foot setback is met.

Sam Angelides, Jr. appeared for the applicants and testified that they plan to use lap siding, and they have met with the project architect on the dimensional requirements. The board members expressed positive feedback.

b. Design Review No. 25145: 404/406 Pass-A-Grille Way

Sean Roney of Roney Design Group for Steven and Cynthia Cureton requests design review for a two-story addition on the northern side of an existing three-story residence, subject to the House-Large building type. This request is a successor to Design Review No. 21068, which was accepted by the Historic Preservation Board in late 2021.

Mr. Berry reviewed the presentation for this design review including the proposed site plan, and renderings of the existing and proposed facades. The ground floor will be used for storage.

Staff comments were that the blank wall façade beneath the infinity pool edge should be better integrated with the upper stories through similar siding material, arch-like treatment, or other visual reference. The current design meets zoning limitations, but the owner should be aware that lot combination will increase side setback requirements for future development (7' vs 5'). The design consultant's only major comment was that she would like to see some kind of treatment below the infinity pool glass edge because that wall contrasts significantly with the rest of the structure and does not have the archway similarity the rest of the ground floor shares with the upper new living level. Shake siding may not be appropriate, some other kind of architectural detailing to the space beneath the pool would create a better visual integration with the upper floor.

Mr. Berry confirmed the procedures for lot combinations and splits. The board members had positive feedback on the proposed design.

c. Design Guidebook: Front content

Staff is including an early draft of the design guidebook front content for Historic Preservation Board review

The members provided feedback to staff on the front content of the design guidebook as presented in the agenda packet including changing any usage of ‘PAG’ to ‘Pass-A-Grille’, striking ‘potential’ residents, and some punctuation and duplication corrections. Staff will bring the next draft, with photos, to the January meeting.

6. Information Items

a. Conditional Use Permit 25133: 804 Pass-a-Grille Way

Request for outdoor elevated seating decks associated with a proposed new-constructed restaurant at 804 Pass-a-Grille Way located within the CRD-EA zoning district

Senior Planner Gil Martinez explained that this request will go before the City Commission on 12/9/26. He reviewed a presentation on the request which included renderings, floor plans, and number of seats. He reviewed the hours of operation; no live or amplified music is proposed.

b. Board of Adjustment Case No. 25142: 702 Pass-a-Grille Way

Brandon Tecklenberg of 702 PAG WAY LLC requests an unnecessary & undue hardship variance to allow the retention of a primary driveway access from Pass A Grille Way following redevelopment of 702 Pass A Grille Way (Sec. 40.4).

Mr. Berry reviewed a presentation of this variance request including aerial plans. The requested variance is to allow the property at 702 PAG Way to retain its existing front curb cut following redevelopment. Under LDC Section 40.11, “Parcels abutting an alley shall not place parking in the front yard of the zoning lot, nor will be provided driveway access from the main thoroughfare. Parking may be placed in the rear or side yard. Access shall be provided via the alley.” Because this lot has access to the 10-foot east–west alley at the rear, the applicant must obtain a variance to keep the front driveway. The existing curb cut is 17 feet wide, and the proposed redevelopment would increase it to 20 feet at the property line. Although the alley contains some encumbrances, it remains an active public right-of-way and could serve as the required access point if the variance is denied. The site plan submitted over the summer is currently under review but is pending the outcome of the variance decision. If the variance is denied, the applicant could still proceed with redevelopment using alley-only access or by redesigning the parking configuration. The request will proceed with the Technical Review Committee on 1/7/26 and the Board of Adjustment on 1/28/26.

Chair Loughery raised concerns about the accuracy and completeness of the variance narrative submitted by the applicant that repeatedly claims the existing driveway predates the 2013 CRD zoning but noted that this property was *intentionally excluded* from the CRD at that time and remained zoned ROR. He opined that it is misleading to imply the driveway was grandfathered under CRD standards. The Chair requested that staff research and provide the full zoning history, including when and why the property was rezoned to CRD, whether the rezoning was approved specifically to combine the parcel with two adjacent CRD parcels for the now-defunct Holloway Hotel project, and why the zoning was never

reverted once that project fell through. He opined that the applicant is attempting to benefit from CRD zoning (allowing 17 units) while avoiding CRD requirements such as alley access, effectively “picking and choosing” between ROR and CRD standards. He stated that most CRD properties also lack usable alley access and receive emergency services from the street, so the applicant’s hardship claim is inconsistent with conditions faced by other CRD parcels. He asserted that any hardship is self-created through the prior rezoning and should not support a variance. He requested that city staff ensure the Board of Adjustment is provided with complete zoning background so it can properly evaluate whether the conditions result from the applicant's or prior owner's actions. Staff confirmed they will look into the zoning history and City Attorney Chloe Berryman noted that when the variance comes before the Board of the Adjustment for consideration, it is the Applicant’s burden to demonstrate, by substantial competent evidence, that all the criteria are met.

Vice Chair Hockensmith noted that the applicant’s submitted video (which is part of the meeting record) was helpful in understanding the conditions of the rear alley. While she typically conducts drive-bys for agenda items, she would not have measured the alley or observed the specific obstructions without the video. She emphasized that the applicant did not create the rear-alley navigation obstacles, such as utility poles and equipment, and therefore did not create that hardship. Emergency vehicles, she said, can access the property from PAG Way and do not need to use the alley, so emergency access was not a concern. Focusing strictly on the issue before the board - whether the property can retain its front driveway - she observed that the rear alley is clearly difficult to use, and the front driveway had previously been approved and has become essential for access. Evaluated in isolation, she would support allowing the driveway to remain because the hardship associated with the rear access was not created by the applicant. Mr. Berry confirmed that the alleyway is less than 10’ in places.

Applicant Tecklenberg appeared via zoom and stated that he and his partners purchased the property in June 2022 and did not create the zoning or access issues being discussed. He explained that the seller, the seller’s agent, and city staff all represented the property to him as *commercial*, and no concerns were raised about ROR zoning or alley-access requirements before the purchase. He emphasized that had he known about these complications, he likely would not have bought the property. He described the alley as too narrow, approximately 9 feet wide, to function safely as primary access, noting that even a tow truck could not reach the rear of the property after Hurricane Helene. He also stated that neighboring residents do not want vehicles using the alley for through-traffic.

The applicant said the front driveway along PAG Way has existed for decades and was legally paved and permitted in 2010. At no point during due diligence was he informed that future redevelopment would require abandoning the front driveway in favor of alley access. He expressed frustration with what he described as inaccurate statements made at a July meeting. His request is simply to retain the existing PAG Way driveway as originally represented to him when he purchased the property.

- c. Building Permit for New Residential Construction: 2707 Pass-A-Grille Way (former Busch Estate)** Staff is presenting a substantial revision to the development of the residence at 2707 Pass-A-Grille Way for informational purposes. This development meets the setbacks and other standards of the underlying zoning district (RU-2) and will not be presented as a design review.

Mr. Berry reviewed a presentation on this request which included floor plans and renderings; the request has been significantly modified since it was first submitted in 2023. The revision is conditionally approved pending a revised elevation showing the bottom floor is adequately screened (80%+ opacity)

from PAG Way. The subject development meets the RU-2 setback standards and is not otherwise subject to design review.

The board members had positive feedback on the proposed design.

d. Gulf Beaches Historic Museum Updates (added)

Vice Chair Hockensmith reported ongoing work in the garden at the museum each morning at 9 AM and encouraged residents to participate. On Sunday evening 12/7/25 the Light the Museum event will begin at sunset and refreshments will be served.

e. City-owned Resources (added)

Ms. Coman reported that staff will be seeking direction from the City Commission on 12/9/25 on the Merry Pier and the PAG Park house relocation and will provide an update to the board in January.

7. Adjournment – The next meeting is scheduled for January 8, 2026.

Chair Loughery adjourned the meeting at 3:33 PM.

These minutes were approved at the January 8, 2026, Historic Preservation Board meeting.