

HISTORIC PRESERVATION BOARD MINUTES

January 8, 2026 - 2:30 PM

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

ABSENT: Tia Hockensmith, Vice Chair

STAFF PRESENT: Kristin Coman, Planning Manager; Ralf Brookes, City Attorney; Frances Robustelli, City Manager; 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 present.

1. Approval of the Agenda –

Member Young confirmed the next meeting date as Thursday, February 5th. Senior Planner Kristin Coman asked to add a discussion item on the applicability of CRD-Eight Avenue Height; Chair Loughery asked to add a discussion item on the variance request for 702 Pass-A-Grille Way to go before the Board of Adjustment on 1/28/26.

Motion: Member Hurley moved and Member Young seconded the approval of the agenda as amended; the motion carried 4-0.

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

3. Approval of Minutes – **a. Regular meeting minutes November 6 and December 4, 2025**

Chair Loughery asked that the reference made to LDC 40.11 be verbatim, using the word ‘shall’ in item 6.b. in the December 5th minutes and the Clerk acknowledged.

Motion: Member Dashiell moved, and Member Young seconded to approve the November 6 minutes as presented and December 5, 2025 meeting minutes as amended; the motion carried 4-0.

4. Action Items –

Ms. Coman pointed out for the record that the action items are the same as from the previous meeting that did not have a quorum present.

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.

Senior Planner Gil Martinez reviewed the presentation for this request which included photos, character-defining features, and staff findings. Staff were in support of the application to designate the structure at 406 72nd Avenue as a local historic resource and recommended approval.

Property owner Mielad Moosapanah appeared vis zoom but had nothing to add.

Motion: Member Young moved, and Member Hurley seconded to approve Local Historic Designation Case No. 25138 for the residence at 406 72nd Avenue; the motion carried 4-0.

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

Senior Planner Berry explained that this is the first of two requests at this property today. He reviewed photos and staff findings. Staff were in support of the request as the structures reflect the broad cultural, economic, and social history of the Don CeSar Place neighborhood, due in part to their historic function as housing for Veteran Administrator workers at the time of it serving as VA headquarters following World War II, and they recommended approval.

Applicant representative Sam Angelides, Jr. appeared for the homeowners and requested that the board delay action on this item until after the following item for approval of the Certificate of Appropriateness for Elevation was heard and they agreed by consensus.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Local Historic Designation Case No. 25098 to designate the two residential structures at 3211 E. DeBazan Ave. as local historic residences; the motion carried 5-0.

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.

Mr. Berry reviewed a presentation on the request, which included a background analysis on the current and proposed property features and three mock-up renderings of the front of the structure with the proposed elevation. The presentation is part of the meeting record.

Staff were in support of the request to elevate with the following recommended conditions:

- Keep as proposed the existing building footprint and rear driveways.
- Keep existing Casita at current elevation and convert it from studio to garage.
 - Keep front pathways and historic circular patio, adding front staircase for access and front balconies, compliant with required setbacks: 17' to front balconies and stairs.
- Use shrubs and greenery to minimize visual effect of elevation in the front.
- Build rear staircases and balconies to access rear doors.

Chair Loughery asked questions regarding FEMA compliance and local historic designation once the structure is elevated. Attorney Brookes stated that future changes would come back before the board.

Mr. Angelides showed an additional rendering of the rear of the casita, which is part of the meeting record. The board was in favor of the first of the three elevation renderings that were included in the meeting packet.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve Certificate of Appropriateness Case No. 25099 for the improvements to the structures at 3211 E. DeBazan Avenue; the motion carried 4-0.

Chair Loughery amended his motion for approval of the approval of Certificate of Appropriateness Case No. 25099 for the improvements to the structures at 3211 E. DeBazan Avenue to include the staff recommended conditions and selection of the first elevation rendering with the steps in the center. Member Dashiell seconded and the amended motion carried 4-0.

- 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.

Senior Planner Brandon Berry reviewed a presentation for this request, which included a background and analysis, aerial and ground photos, pre-hurricanes and current, and staff findings. As the subject structures were destroyed in the 2024 hurricanes and were deemed unsafe by the city's Building Department, staff found that the restoration of the units would be unreasonable in their current states. Staff were in support of the request to demolish the buildings without a stay, pending applicant acknowledgement of development limitations on reconstructed living square footages.

Owner Marilyn Nolan appeared and acknowledged the rebuild limitations. The owner's realtor, James Assenheimer appeared and inquired about demolishing the third structure. Chair Loughery and staff advised that a demolition approval could not happen today because it had not been applied for, permitted or on the agenda. Ms. Coman indicated that staff would be willing to meet to discuss options. Mr. Assenheimer added comments regarding being unable to sell the property to date.

Motion: Member Young moved, and Chair Loughery seconded to approve Case No. 25140 for demolition of 103 1/2 & 105 1/2 1st Avenue with no stay; the motion carried 4-0.

5. Discussion Items –

a. Design Guidebook - Front Content

Mr. Berry asked for board feedback on the draft introductory pages of the guidebook and selection of photos that were included in the meeting packet. He indicated the guidebook is the last element to be completed to allow the revisions to Divisions 20 and 40 to move forward.

Chair Loughery expressed concern with including the photo of 109 17th Ave., as it shows a 4-story structure, however other members suggested it is a good example of how to reduce the 'boxlike appearance' of homes. Mr. Berry will reword the title of the Renovated and Historically-Elevated Residences sections for clarity; staff will bring hard copies of the front content of the guidebook to the next meeting.

b. Applicability of CRD-EA Height (added)

Ms. Coman explained that at the 12/16/25 City Commission meeting there was an added discussion item regarding how building heights are calculated in the CRD-EA. Staff has prepared a presentation for Commission review for their meeting next Tuesday and Commissioner Maldonado requested that the Historic Preservation Board give their input as to what challenges they see in that regard. She asked if the board would be amenable to Chair Loughery presenting whatever challenges they would like to call out, in bullet point form, and they were in favor.

Chair Loughery expressed concerns and challenges with how and why ROR became CRD-EA and BFE began being added to height (and if that was literally intended). The members discussed and shared their understanding of how that evolved. The Chair expressed concern with how the historic look and feel of Eighth Avenue can be maintained for the future. City Attorney Ralf Brookes commented that in the early 2000's, on many of the barrier islands, there was a movement to measure height (instead of from the ground elevation of the nearest road) from base flood elevation for FEMA requirements and the city councils recognized they were doing that so that residents and businesses did not lose a floor. It was a trade-off at the time.

Following the discussion, Mr. Berry reviewed the points that the board wanted to have addressed with the City Commission:

- At adoption or some point, the intent for height measurement in CRD-EA was from grade (not BFE) to a maximum of 35 feet.
- Commercial is permitted to be built at grade with a flood proofed ground floor.
- For design reviews, renderings need to be scaled appropriately to adjacent buildings on 8th Avenue, using the data that the city has in-house, rather than generic buildings.

The members agreed with those points.

Motion: Member Hurley moved that the Chair of the Historic Preservation Board attend the January 13, 2026 City Commission to present the bullet points discussed today and identified by staff. Member Young seconded the motion, which carried 4-0.

c. 702 PAG Way variance (added)

Chair Loughery raised concerns about the handling of a variance request for 702 Pass-A-Grille Way, which seeks relief from alley-use requirements and is scheduled for a January 28 Board of Adjustment hearing. He noted that the item previously came before the Historic Preservation Board (HPB) as informational only but argued that was procedurally incorrect. Citing Article 7, Section 22-211 of the City Code, Chair Loughery emphasized that the HPB has a mandatory duty (“shall”) to make recommendations to the Board of Adjustment on variance requests affecting historic resources. He asserted that properties within the historic district constitute historic resources and that the HPB should formally review and provide recommendations on such variances, rather than members acting as private citizens.

Staff responded that recommendations on quasi-judicial matters must occur at a properly noticed meeting with due process for the applicant, and therefore a recommendation could not be made at the current meeting. Staff also noted potential ambiguity between different code sections - particularly between provisions applying to “designated historic properties” versus properties within a historic district. City Manager Frances Robustelli requested time for the City Attorney’s office to prepare a legal analysis. She

cautioned against altering procedures in mid-process due to active projects and applicant timelines.

Board members agreed that no recommendation had previously been made and that the item had been informational only. Staff suggested that, as an alternative path, the City Commission could formally review the matter and refer to the HPB for recommendation, if they felt that was appropriate. A potential plan discussed was for staff to seek direction from the City Commission and, if authorized, schedule a special HPB meeting prior to the January 28 Board of Adjustment hearing, with proper notice to the applicant.

The discussion concluded with staff agreeing to review the applicable code sections, consult with legal counsel, and report back on the appropriate process and next steps.

6. Adjournment – The next meeting is scheduled for February 6, 2026.

Chair Loughery adjourned the meeting at 4:37 PM.

These minutes were approved at the February 6, 2026, Historic Preservation Board meeting.