

HISTORIC PRESERVATION BOARD
SPECIAL MEETING MINUTES
January 27, 2026 - 9:00 AM

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

STAFF PRESENT: Kristin Coman, Planning Manager; Ralf Brookes, City Attorney; Frances Robustelli, City Manager; Ariana Wilson-Romo, Exec. Assistant Clerk's Office; Brandon Berry, Senior Planner; Laura Canary, Community Development Director

Chair Loughery called the meeting to order at 9:01 AM. A quorum was present.

1. Approval of the Agenda –

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the agenda as presented; the motion carried 5-0.

2. Audience Comments –

Dave Feinberg, 1407 Pass-A-Grille Way, commented on 8th Ave. and the CRD-EA timeline. There was a Q&A period between the Chair and Mr. Feinberg. He clarified that he was not part of the Holloway Hotel project; he just sold the property.

The City Attorney requested the Clerk swear in all those testifying before the board.

3. Action Items –

- a. **Recommendation on Board of Adjustment Case No. 25142 for 702 Pass A Grille Way**
As authorized at the January 13, 2026 regular meeting of the City Commission, Staff requests a recommendation from the Historic Preservation Board to the Board of Adjustment regarding Unnecessary & Undue Hardship Variance Case No. 25142 for 702 Pass A Grille Way.

Senior Planner Brandon Berry reviewed the presentation for this request, which included maps, hardship criteria, and next steps. His presentation is made part of the record. He also provided the staff report prepared for Variance Case No. 25142, which was included in the Board of Adjustment meeting packet ahead of their scheduled hearing.

Board members requested clarification on where the conditions originated. Staff clarified that these conditions were worked out with the City Attorney from case law. The following four conditions were proposed strictly for the extension requested:

1. The subject request is found to meet the criteria for issuance of an unnecessary and undue hardship variance based on the use of the property necessitating long-term parking that could be disruptive to the historic and maintained mixed-use development pattern of Eighth Avenue, and the physical constraints of the rear alleyway. Acquisition of additional property to the subject zoning lot currently comprised of Lot 17, Block 6, Morey Beach Subdivision,

- or change in use of the property that is associated with new construction or redevelopment of one or more primary use buildings on the property, shall nullify the subject variance approval.
2. The development shall be installed with a “right turn only” sign at the egress from the property to Pass A Grille Way.
 3. A three-foot-wide landscaping buffer containing appropriate shrubs, hedge, and trees, or fence or wall compatible with the architecture of the development, shall be installed along the entire southern side of the retained driveway. The buffer, fence or wall shall be installed at least five feet in height, except where in conflict with the visibility standards of Land Development Code Sec. 6.21. or where actual and documented site visibility issues are present.
 4. Until such times as the subject driveway access to Pass A Grille Way is eliminated, the lodging development shall be permitted two fewer on-street-4B-H tags than authorized by Section 82-202 of the Code of Ordinances, as may be amended. This condition is based upon the number of parking spaces that could be provided on the street were the subject driveway is to be eliminated.

Applicant Brandon Tecklenburg was present and displayed photos of properties that his company has remodeled in the historic district. He also displayed a video showing four utility poles that impede the alleyway. The photos and video Mr. Tecklenburg displayed were made part of the record. He clarified that during a medical emergency, emergency vehicles would not be able to reach the property. He emphasized that this property was presented to him as commercial, and stated that had he known about these complications, he wouldn't have purchased. He requested the board stay on topic to the request and reiterated his scheduled hearing with the Board of Adjustment.

There was discussion regarding why the property was rezoned from ROR to CRD. Mr. Tecklenburg stated that these changes were made prior to his ownership. Chair Loughery expressed frustrations over a proposed development not fitting the historic district.

Greg Murtagh, 258 Sunset Way, part-owner and Pass-A-Grille resident, was present via Teams and requested Chair Loughery clarify comments made regarding “not building to the historic character”. He clarified that he is not the developer, just an owner. He expressed frustration that the board has made comments regarding zoning, stating that those are conversations for the Planning Board. He reiterated that he is here for the request for the driveway.

Member Dashiell clarified some comments that were made to the Historic Preservation Board on August 21, 2025, regarding the proposed development design for this property. She stated that at that meeting, Chair Loughery asked if they were open to working with the Historic Board to create a more historic look. The individuals at that meeting stated that the mid-century modern look was the direction ownership would like to go in, leaving no room for conversation. Chair Loughery added that DevMar, the developers, have already submitted proposed plans to staff, with a modern urban structure. City Attorney Brookes suggested adding a condition that the modern urban look be modified to meet the general historic appearance and character of Pass-a-Grille.

Vice Chair Hockensmith noted that this request pertains to granting access to a platted property that has had historical access in this manner. Vehicle access via the alleyway is not practical or reasonable. She also urged the board members to exercise caution on the topic as the conversation is weighing the line of property rights.

Mr. Tecklenburg clarified that he is not requesting a variance to demolish or build; they are simply asking for the driveway to be the primary driveway. He expressed concerns with Board members and noted that he felt a member should recuse themselves since a family member lives a few doors down. The City Attorney did not comment.

Planning Manager Coman stated that if approved by the Board of Adjustment, the variance would carry with the land with any future development. She clarified that this board should be looking at the subject variance, the same variance that the Board of Adjustment will review, not the DevMar design.

Angela Covington, who represents the applicant, was present via Teams and stated that inappropriate comments had been made today by this board. There are eight criteria to be met for this variance, and Mr. Tecklenburg has submitted paperwork on each point as requested. She requested that the Board make a recommendation.

Member Young requested clarification on how the Board could have this case come back for review. City Attorney Brookes clarified that a condition requesting architectural renderings for design review return to the Historic Board for review could be included. Manager Coman requested that they clarify the stage at which they would like to review the case.

Melinda Pletcher, 2281 East Vina Del Mar, was present and commented on the board review process. She supports a recommendation from the Historic Board.

Vice Chair Hockensmith exited the meeting at 10:35 AM. She did not return.

Dave Feinberg stated he disagreed with adding conditions regarding the design without design choices available.

Marty Nora, 555 Gulf Way, commented on the potential parking spots that are up for risk, adding that he would prefer any future development to have the historic look to match 8th Ave.

Chair Loughery requested clarification on the parking passes. Mr. Berry confirmed that based on the unit count, the property would be able to receive 16 parking passes regardless of whether a parking garage exists or not. Discussion ensued regarding precedents on curb cuts in the CRD. Chair Loughery noted that subsection 6 of the Board of Adjustment staff report states the application did not meet the request; however, Land Development Code Section 3.12 requires that all conditions be satisfied.

The board discussed conditions.

Motion: Member Young moved to recommend the Board of Adjustment grant an unnecessary and undue hardship variance for the property at 702 Pass A Grille Way, with the following conditions:

- 1. Allow a three-foot curb cut with the ability to shift the curb cut or driveway north to accommodate a three-foot wide landscape buffer.**
- 2. The property forfeits all street parking passes.**
- 3. Provide a three-foot landscape buffer on the southern side containing appropriate shrubs, hedge, and trees or fence or wall compatible with the architecture of the development, and it shall be installed along the entire southern side of the retained driveway. The buffer, fence, or wall shall be installed at least 5 feet in height except where in conflict with the**

visibility standards of the land development code section 6.21 or where actual and documented site visibility issues are present.

- 4. Architectural renderings and designs be presented to the Historic Preservation Board for historical design review prior to site plan approval.**

There were discussions regarding the motion on the floor and the staff recommended conditions.

Motion: Member Young moved to amend the motion on the floor to add the following condition: 5. The development shall be installed with a right-turn-only sign at the egress from the property to Pass-A-Grille Way.

The motion died for lack of a second.

To allow staff to prepare a written recommendation for the Board of Adjustment, Chair Loughery called a recess at 11:10 AM and reconvened at 11:24 AM.

A handout was prepared and distributed with the proposed conditions as stated earlier by Member Young. This was made part of the record.

Chair Loughery raised concerns with the wording used in condition #1 as it suggested that the criteria had been met. He requested it be reworded. The board discussed.

Mr. Tecklenburg clarified the existing landscaping buffers. He also shared some comments about the parking spaces potentially being taken and the hardships with a right turn only. Ms. Coman added that there is a double yellow line, which does not allow you to turn left.

Ms. Covington added that these conditions should be added upon development. City Attorney Brookes clarified that the language currently reads “following the development of the property”.

The board discussed changes and additions to the drafted staff report.

To allow staff to make the necessary edits, Chair Loughery called a recess at 12:03 PM and reconvened at 12:18 AM.

A new handout was distributed and was made part of the record. City Attorney Brookes noted a few errors.

Chair Loughery requested the staff report be shared with the Board of Adjustment members ahead of their scheduled meeting tomorrow.

Motion: Member Young moved to approve the recommendation as follows for Variance Case No. 25142 to the Board of Adjustment, as authorized at the January 13, 2026 regular meeting of the City Commission to maintain an existing driveway connection from the property to Pass-A-Grille Way following redevelopment of the property. The Historic Preservation Board finds that the subject variance request does not meet criteria 3.12.(b)(1)a.2&6. of the Land Development Code. The Historic Preservation Board recommends approval to maintain the existing driveway connection only if all of the following five conditions are included in the approval:

1. **Acquisition of additional property to the subject zoning Lot 17, Block 6, Morey Beach Subdivision, or change in use of the property that is associated with new construction or redevelopment of one or more primary use buildings on the property, shall render the subject variance approval null and void.**
2. **The development shall be installed with a “right turn only” sign at the egress from the property to Pass A Grille Way.**
3. **A three-foot wide landscaping buffer containing appropriate shrubs, hedge, and trees, or fence or wall compatible with the architecture of the development, shall be installed along the entire southern side of the retained driveway. The buffer, fence or wall shall be installed at least five feet in height, except where in conflict with the visibility standards of Land Development Code Sec. 6.21. or where actual and documented site visibility issues are present.**
4. **While the subject driveway access to Pass A Grille Way is utilized for site access. The lodging development shall be permitted no on-street 4B-H tags otherwise authorized by Section 82-202 of the Code of Ordinances, as may be amended.**
5. **Architectural renderings shall be provided for design review of future development by the Historic Preservation Board prior to site plan approval.**

Member Dashiell requested to correct “the existing driveway” vs “an existing driveway” in the first paragraph third sentence down.

Motion: Member Young moved, and Chair Loughery seconded to amend the motion to change the word ‘an’ to ‘the’ in the first paragraph, last sentence; the motion carried 4-0.

4. Adjournment – The next meeting is scheduled for February 5, 2026.

Chair Loughery adjourned the meeting at 12:32 PM.

These minutes were approved at the March 5, 2026, Historic Preservation Board meeting.