

HISTORIC PRESERVATION BOARD MINUTES

February 5, 2026 - 2:30 PM

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

STAFF PRESENT: Kristin Coman, Planning Manager; Attorney Chloe Berryman, City Attorney's Office; 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 –

Planning Manager Kristin Coman requested to add two action items - light fixtures on the Vina Del Mar Bridge and 10th Avenue Sidewalk Replacement (4.c. and d.). Member Dashiell asked to add discussion items on a historic plaque update and demolition fees (5.a. and b.). Member Loughery added discussion items on SB 180, the design guidebook status, and rooftop accessories (5.c., d., and e.).

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

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

3. Approval of Minutes – **a. Regular meeting minutes January 8, 2026**

Motion: Member Dashiell moved and Member Hurley seconded the approval of the January 8, 2026 minutes as presented; the motion carried 5-0.

4. Action Items –

- a. Certificate of Appropriateness for Exterior Maintenance No. 26015: 104 2nd Avenue**
Margot Fosnes, Owner, requests a Certificate of Appropriateness to replace a damaged door with one window and fibercement siding, replace aluminum siding with fibercement siding, and replace windows, at the front of 104 2nd Avenue (Local Historic Designation No. 31, listed October 2006).

Consultant Lynn Rosetti reviewed a presentation for this request which included request details, criteria, and photos. Her presentation is part of the meeting record. 104 2nd Avenue was constructed circa 1935 and was included in the 2015 historic survey update. The 2015 Florida Master Site File indicates that this building is a contributing resource in the National Register and the City of St. Pete Beach-designated Pass-a-Grill Historic District. Staff were in support of the request and suggested that the applicant address whether the siding will be the width of the vinyl that is being replaced or similar to the fibercement siding that adorns the rear of the structure.

Applicant Margot Fosnes appeared via Zoom and clarified that above the door is aluminum siding. The siding in question will be 3” Hardie board plank, similar to the shingles. The replacement window is the

same as those on the west side, which were installed in 2019.

Motion: Chair Loughery moved and Vice Chair Hockensmith seconded the approval of Certificate of Appropriateness for Exterior Maintenance No. 26015 at 104 2nd Avenue; the motion carried 5-0.

b. Proposed Addition of Solar Panel and Beacon to Stop Signs at 21st Avenue

Senior Planner Brandon Berry requested the Board's recommendation and input under Resolution 2023-04 on a proposal to modify the north- and south-facing stop signs only at the intersection of 21st Avenue and PAG Way. The project would include replacing the existing stop sign assemblies with taller poles that retain fluted design elements, installing a solar panel at the top of each pole, and replacing the current perimeter stop-sign lights with a red flashing stop beacon. The changes would be limited to the north- and south-facing stop signs. City Manager Fran Robustelli clarified to the Board that the pole would not have the historic aesthetic.

The Board supported the proposal to install the taller poles with solar panels and red flashing beacon stop signs on the north- and south-facing stop signs at 21st Avenue as an added safety measure to address ongoing stop-sign violations. They emphasized preserving the historic character where possible, noting that the east- and west-facing signs would remain on historic poles and that the new poles should be painted black to minimize visual impact. It was also requested that staff evaluate relocating the northbound stop sign closer to the roadway to improve visibility, if feasible and ADA-compliant, rather than relying solely on the beacon. The Board was in favor of proceeding with the improvements, provided visibility concerns are addressed, and the design details are carefully coordinated.

c. Light poles on Vina Bridge

Mr. Berry advised the Board that Public Services is ready to move forward with the lights on the Vina Del Mar Bridge and staff wanted to confirm the Board's May 2023 recommendation. The original options were displayed and that visual is part of the meeting record. The Board reaffirmed its prior recommendation to proceed with Option 4, selecting the slate/steel blue finish over black. Members expressed continued support for the design and encouraged staff to move forward. Public Services confirmed they are proceeding to production, with installation to occur once fabrication is complete.

d. 10th Avenue Sidewalk

Mr. Berry reported that Public Services will be replacing the sidewalk along the north side of 10th Avenue, creating an uninterrupted connection from the PAG Way sidewalk, and planting Washingtonian palms where the Australian pines had previously been in the northwest corner. He explained the options for pavers (color, size, timing) and asked the board for their input or recommendation.

Following discussion, the Board recommended reusing any existing, salvageable 16-inch hex pavers, primarily the historic red and gray blocks, for the affected sidewalk section, rather than ordering new materials or using stamped concrete. Members thought that Public Works likely has sufficient matching pavers already in storage to complete the repair promptly and cost-effectively. Staff were asked to confirm available inventory with Public Services and report back, with the goal of proceeding quickly and maintaining consistency with the historic hex-paver. It was suggested to discuss a new supplier at the next meeting.

5. Discussion Items –

a. Historic Plaques Update (Added)

Ms. Coman has reached out to the supplier to confirm pricing; they have increased slightly (to \$249). She reported that she is updating the application form and preparing the first batch of letters to go out. Payments for plaques will go directly to the supplier (with the application form) and the plaques will ship to the city. Ms. Coman will provide a status update at a future meeting.

b. Demolition Fees (added)

Member Dashiell opined that the current demolition fees are too low. Mr. Berry explained that the City has undertaken a city-wide fee study including zoning, site plans, CUPs, applications, etc. Many fees will likely be tied to more justified staff costs and, for example, advertising. The current \$50 fee will not cover those costs.

c. Future of Meetings in re: SB 180 (Added)

Chair Loughery asked for an update on the bill, and Mr. Berry explained that the law is currently retroactive through October 27, 2027, but proposed amending legislation could roll back the most restrictive moratorium provisions to the end of June 2026. The amendment has advanced through committees but has not yet been finalized.

Board members and staff agreed that the Historic Board's current and proposed work, including recent workshops and design guideline updates, would not be adversely affected by SB 180 or its potential amendment. Chair Loughery emphasized that the bill should not halt ongoing planning efforts and encouraged continued progress on policy discussions and future improvements, so the City is well positioned once the restrictions expire or are eased.

d. Design Guidebook Update

Mr. Berry reported that the Board has completed its portion of the work and that only a few minor corrections from last month's recommendations were made. No substantive changes to the content or title have occurred since the Board's last review. Consultant Tara Salmieri is finalizing the book, and it will be brought back to the Board for review and consent prior to proceeding to the City Commission for adoption as part of the ordinance. The guidebook is intended to function similarly to the building type illustrations in Section 20.15 of the LDC, providing schematic examples and relevant design standards rather than regulatory setback or height requirements.

Chair Loughery emphasized the importance of completing the guidebook promptly, citing the length of time the project has been underway and the continued pace of redevelopment. Staff will follow up with Ms. Salmieri for a clearer status update. Members requested a pre-meeting view of the materials so that they would be prepared to discuss at the next meeting and eliminate the need to wait an additional month. City Attorney Chloe Berryman clarified that Board members may review materials in advance but should not discuss them outside a noticed meeting. Members may communicate questions or requests for clarification to staff prior to the meeting, but substantive discussion and consensus-building must occur during the public meeting.

e. Rooftop Accessories

Chair Loughery raised concerns about the interpretation of rooftop accessories and how they are applied under the City's height regulations. He mentioned increasing public concern about the apparent height of certain recently constructed homes and questioned whether portions of recessed upper levels or rooftop elements may exceed the maximum permitted height, or whether they are being classified as allowable rooftop accessories. Existing code definitions related to rooftop features were discussed, including references within the height definition to elements such as chimneys, elevator shafts,

mechanical equipment, and other non-habitable areas. While definitions exist, the language is vague and subject to interpretation, particularly when applied to larger rooftop structures that include walls and ceilings or are designed for active use.

The Board expressed concern that the distinction between traditional rooftop appurtenances (i.e., chimneys or mechanical shafts) and more substantial rooftop spaces may be unclear, especially as more projects seek to incorporate usable rooftop areas. Members emphasized the need to ensure that rooftop elements do not function as an additional story beyond what is permitted by height limits. The Board requested that staff prepare a presentation for the next meeting outlining current code definitions related to rooftop accessories/appurtenances, and how staff interprets and applies those definitions in practice with examples of recent residential and/or commercial projects illustrating the interpretation. They would like clarification on how height compliance is evaluated when rooftop elements are recessed or partially enclosed; that information would help them respond to citizen questions and help ensure consistent and transparent application of the code as rooftop designs become more prevalent. Staff acknowledged the request and agreed to bring the requested information back to the next meeting.

6. Adjournment – The next meeting is scheduled for March 5, 2026.

Chair Loughery adjourned the meeting at 3:35 PM.

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