



SUMMARY MINUTES of the SPECIAL CALLED MEETING
of the HISTORIC PRESERVATION BOARD
CITY HALL

WEDNESDAY, JANUARY 11th, 2023 4:30 P.M.

The Historic Preservation Board of the City of Leesburg held its regular meeting Wednesday, January 11th, 2023 at City Hall. Chairman Henderson called the meeting to order at 4:30 p.m. The following members were present:

Sanna Henderson
Guy Ross
Vickie Lingerfelt

The following members were absent:

Paige Chassie
Ciara Bender

City staff present included Sabrina Mitchell, Administrative Assistant II., Christine Rock, Senior Planner and Melissa Medders, Planner.

MINUTES

APPROVAL OF SUMMARY MINUTES OF October 26, 2022 HPB MEETING

Minutes from October 26, 2022 meeting were presented for discussion/approval. Without objections or other discussions, **BOARD MEMBER LINGERFELT motioned to APPROVE, BOARD MEMBER ROSS seconded the motion. The motion CARRIED unanimously by a 3-0 vote.**

NEW BUSINESS

1. 410 WEST MAIN STREET – EXTERIOR ALTERATIONS

Dan Miller gave a brief explanation for tonight's meeting and noted that there are two items under new business items on the agenda.

Dan Miller, introduced the first new item on the agenda, and stated Christine Rock, Senior Planner will be present the maps then gave a background and explanation of the property; corner on 5th and Main, built in 1947, three story building, under 6000' square feet; useful space; goal is to have some commercial uses on the first floor, offices on the second floor, and some residential on the third floor, true mixed; downtown use, here to get the Board approval on exterior changes; change some windows, went over pictures of the windows; style correct for time period, more energy efficient, significant amount of money in the inside, paint exterior of the building; basically same color, Staff standpoint; works out really well, paint; canopy, replace windows, mixed use property, City

Commission did approve a resolution to give them a façade sign and landscape grant; Board approval; to make official, proposed exterior; drawings of windows, applicants were at one of the previous meetings; not able to make it today; Staff is fully in support of the windows and paint job.

Board Members and Mr. Miller discussed owner of the builder; Dan Miller replied a group called Palace Partners, LLC; basically there doing everything on the inside; no concerns; Historic standpoint, exterior just come downs to painting and renewing those windows, Staff standpoint; really good project; City, owners from here; Dan Miller replied Arlington, Virginia; history of doing similar buildings, North Carolina, mill; converted into apartments, gave several examples; work done, met with City Commission and the City Manager, grant money; awarded to help fund the renovations; under current grant program, how many apartments top floor; Dan Miller replied the plan is for apartments to be on the top floor; don't know exact number; inside building; very beautiful inside; make several apartments, not going to be able to exceed any density control, new elevator; Dan Miller replied he hopes so; Staff standpoint fully in support of this project; bring before Board, hopefully we get your vote of approval; basically they won't look that much different; Dan Miller stated that's correct.

Chairman Henderson entertained a motion, and stated any other discussion from the Board.

BOARD MEMBER ROSS made a MOTION for APPROVAL of the 410 WEST MAIN STREET – EXTERIOR RENOVATIONS BOARD MEMBER LINGERFELT SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 3-0.

2. 207 LEE STREET – REQUEST FOR DEMOLITION (SOUTH BUILDING)

Dan Miller introduced the new business item two on the agenda and stated City Manager, Al Minner will be making a presentation in regard to the Lee School.

Al Minner, City Manager gave detailed presentation of the subject property and stated back in 2019 this topic came before the Board; City came up with a concept to put together a program that gave Density Bonus Credits for certain types of developments that will benefit downtown, we worked with Mr. Mansfield; with all Boards to put together the Lee Street Villages, 63 unit complex, allowed demolition of the North School; approved by all parties involved, COMP plan amendment, Commission; approved, PUD on the books, Board heard the case in 2019, PUD; approved May 24, 2001, unfortunately to economic conditions, COVID, and supply issues; Mr. Mansfield is back requesting demolition of both facilities, Lee School meets the definition of slum and blight, it hasn't been able to be developed in a private sector; economic reasons, don't see it being developed in the private sector, crossroads that the community is at, some Historical attachment to the facility, City stand back and not let the facility be demolished, South building will continue to decay, Staff, myself, and office recommend that you allow the demolition of the South school; both school buildings; need to remove slum and blight, ensure development occurs, promote commerce downtown activities, plan Mr. Mansfield brought forth to the Historic Board, Planning & Zoning, as well as the City Commission; promoted by all of our codes and our masterplans, develop workforce housing; no winning strategies with these schools, City needs to look at if we aren't permit the Bldg. be knocked down then we need to fund fixing it; ownership or purchase it or redevelop ourselves; Recommend; demolition, if the property not there; modify PUD, configuration; different, preliminary design, if you approve demolition would go before the Commission, to modify PUD; before demolition occur; at least Phase 1 of this plan has to be developed; build that strip of duplexes, or multi units; west side of the property; along Perkins Street, far west side of the property; once in dry-in phase, building built, far along enough in construction; allows developer to finish construction, knock down the building; clean site; market and sell; built, revised site plan;

change configuration, site plan; better plan; eternal road structure, went over site plan with the Board, required retention with a little piece for recreational, went over floor plans; rough concept, better external views; add in PUD, some brick, lattice worker, sidings, architectural features; so that the buildings all have vernacular, quad buildings; vary based on this plan; 4; get it in, 5 and 6 other spots, each unit different, Historical context in the district; Historic Board allows demolition; modify PUD, change of buildings, holding of 63 units, ensuring the Florida vernacular concept, not allowing demolition of any of the buildings, until the Phase 1 is done; PUD, modified to the Commission sometime in February, based on approval; demolition; Mr. Mansfield start with design, permitting, and hopefully get construction started; demolition not permitted until dry-in; Phase 1, happy to answer any questions; Al Minner, City Manager addressed the Board concerns and stated due to economic reasons, economy changed; approved demolition, numbers didn't work out, building frustrating; City prospective constantly with developer trying to keep building closed in; developer doing a good job, constant fight, think this building and site is an anchor on our community, doesn't help promote Leesburg; good light, doesn't help our town, understand Historic importance, continue to enforce the building stay up; City need to back up money; stay there, commercial capital system; not promoting the building; rebuilt, School Board sold, each year facility becomes more in disrepair, significant funds; 3M to 4M to fix; usable; Al Minner, City Manager stated you didn't give Mr. Mansfield permission to tear down the building, until development started; language in PUD.

Board Members and Dan Miller discussed when was PUD done, plan on all that property for recreation, deal on what approved before, door and windows; standing open, why didn't Mr. Mansfield tear down the first building; Board permission, DRA, unit sizes, independent living, different units; places next to Mote Morris House on 11th Street; similar, modular; completely different, wants to thank Mr. Mansfield for trying, walk through; facility for retirement; changed, mixed ages, rental property, subject property; high school, goes way back, general consensus; get to build, hopefully good design, have something that commemorate; school there, park; tells about the school; really nice; let Board know plans, crush brick; save them for, use for road base; tear it down first; build roads first, plans; motion, deadline; construction; Phase 1, approval date of the PUD, 18 months; start date, City Commission approve PUD, quorum, recommendation; decrease the number.

Barry Mansfield gave a detailed presentation and stated when we first started pre Covid spent 200K on the Bldg., renovate, permit issued, issues; structure nothing good in the Bldg. not usable, structure; exterior open; structure on roof; not sound, spent so much money on the Bldg. trying to make viable for 14 apartments; not enough money to cover that; taking away from all the other Bldgs., Covid; stopped project, tried to keep most of it up; windows; not broke, doors; not busted through, once every other month; boarding up the Bldg., fencing up, court case; 3 people arrested, Police authority; arrest, damaging the Bldg., hard to make the project; to investor, Bldg. there; not make any money, City buy the Bldg., too much work, Bldg. some value; sentimental value, structure and construction; don't see value, City of Leesburg money, businessman can't afford to do it; for just 14 apartments, can't tear interior walls; brick outside; center hallway, main; starting to collapse, boiler; starting to collapse, not feasible, can't afford to do that anymore, good news, green space; low end of property, DRA; spread some of the units out, civil engineer, make condense; bigger green area, lower not wet area; dog park, playground, corner where school located; across the street from church, whole area; green, 1 acre and quarter Bldg.; more condense, DRA area bigger, the townhouses face the street; internal road; drive behind, park in back, 200K; save Bldg., wasting your money, first preliminary, 3 bedrooms, 2 story, 1st story kitchen; like Beacon College; newer, garage; 1st floor cost, market rate; under 280K, independent living when started; market stopped, money too expensive, front different, inside; same, some flipped, affordable; 3 bedroom upstairs and downstairs kitchen area, bathroom, living area, garage; ran out of money, mixed ages; whomever wants to purchase; market needs to be; if someone wants to buy and lease; not opposed.

John O'Kelley introduced himself for the record and stated he was a member of the Board for about 21 years, he has been thinking about this building for a very long time, as much as we hate to see these buildings go what good are they going to be if they are not used; unless the City step forward and have a use for the South building; only other alternative, get rid of the issues that are there, disappointed as we all are just can't make this work; couple years ago, understand as a builder; done some development, issues, appreciate Mr. Mansfield trying to make it work, units for sale or lease; investor can buy one and decide to rent; rental property, unless deed restriction; prevent that; don't recommend, owner of property has a right to lease or sell, think about how many units being built before the demo; few more or have a performance bond, 5 units; not working, performance bond requirement, demolition; Al Minner, City Manager replied we do and that's the change in lieu of the performance bond; construction start; how many units; Al Minner, City Manager replied 63 units; mixed use; how many units built before demolition.

Al Minner, City Manager replied wasn't that requirement; changing PUD, doesn't have bond requirement in it, read the PUD; we left out the requirement of the bond in the PUD; Dan Miller stated the Historic Board saw the plan; allowed for demolition before the City Commission saw it; City Commission; added, Historic saw it before the City Commission; added Al Minner, City Manager stated we have to go back and modify, updated site plan with the requirement no demolition until Phase 1; done how many units; west side; Al Minner, City Manager stated less than what it is now; Barry Mansfield stated he wants to do at least 8; plans provided; Dan Miller stated more on previous plan, reduces the number of entrances, rear loaded homes, fronts facing each other, Planning standpoint; more of a community; Al Minner, City Manager went over site plan; Barry Mansfield stated he need to build a least a road, need utilities, spending money; whole project or not, builders; DRA, DEP new code, secure DRA first, hold own water, green area; water not go off, St. Johns with this build DRA; project won't start, want to make it a nice project; Mr. O'Kelley stated a lot of views on site plan; same density, a little space; all one location; Mr. Mansfield replied he agrees with Mr. O'Kelley; a lot of congestion; Al Minner, City Manager stated that's the purpose of the PUD; design, spoke with developer about a little park; Barry Mansfield; agreed, put in PUD, flower garden, monument, 3x2 stone, image of old school use to be, similar Veterans Park; smaller scale, save cornerstone; embedded in one the buildings.

Dan Miller stated currently there is a monument there plus a couple of plaques on the wall; cornerstone, really easy to place, a couple Historic plaques on the Bldg.

Barry Mansfield, he plans on getting a crusher and using it for the base; spirit of the Bldg. not leaving the premise; crush brick, Board can have whatever they want; crush on site, sentimental, Bldg. not leaving the premise, won't demo anything until; bank loan, some bricks; pavers; Dan Miller stated if enough good one to be cross walk, Public concern; work on inside stairs and hardwood floors be saved; Barry Mansfield stated he can't save it; Dan Miller stated a couple years ago; tour, since last meeting, deteriorated, damaged; significantly. Al Minner, City Manager stated for the record the conditions that need to be included; motion, demolition; goes away, 36 months; Barry Mansfield replied construction start; in 18 months, pull permit; Al Minner, City Manager stated approval date of the PUD; City Commission; approval.

Chairman Henderson entertained a motion, and stated any other discussion from the Board.

BOARD MEMBER ROSS made a MOTION for APPROVAL of the 207 LEE STREET – REQUEST FOR DEMOLITION (SOUTH BUILDING) WITH THE FOLLOWING CONDITIONS LISTED BELOW BOARD MEMBER LINGERFELT SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 3-0.

Motion made with the following conditions as follow:

1. Approval of immediate demolition of north building.
2. Rezoning of the property to PUD.
3. Phase 1 must be started within 18 months of date of approval of PUD, to include pulling a building permit.
4. Approval of demo of south building when Phase 1 is at the “dry in” stage of construction.
5. A Memorial Park is required, to include the existing cornerstone of the north building, 2 memorial plaques, and the memorial marker located on the southeast corner of the property.

Dan Miller stated Staff would like to thank Mr. Minner for the presentation, Mr. Mansfield for doing his best on this project, and the Board; understand very clearly how difficult this decision was to make; know you understand his position on this project.

Al Minner, City Manager gave the Board a status report and a detailed explanation about the quorum for the Board; City Code, Advisory Boards, composition of each Board, most recent Airport, and Recreation Board; appoint, Historic Board mentioned in Section 2; rules of engagement, definition of majority, and quorum; amount of people out of a Board; meet, Historic Board; no composition in the Code, own Section; City Code, Section 30; recognize Historic community, State funding, grant money; follow rules, issued certificate of appropriateness; appropriate to tear down the building, trouble with quorum; 6 members; by City Commission, Code if you don't show up to a certain amount of meetings; off Board, gave notice to Board member; left 5 members, 3 of 5 quorum; majority of members present; 2 for quorum; asked Grant Watson, City Attorney to write Ordinance to amend Chapter 30; reviewed/approved by City Commission; make new City Ordinance; define composition of the Historic Board, recommendation to do Historic like Airport/Recreation Board; easy for Commission; one time of a year; different rules/regulations; local Planning agencies, decrease the number; send to State; recommendation, live in Leesburg; Board member.

Barry Mansfield stated he appreciates the Board and he knows this is hard work; ran for City Council for the City of Ocala; it's been one year, hard to find people to volunteer; commends Board for all their hard work.

ANNOUNCEMENTS

Chairman Henderson mentioned the house on 9th Street on the left-hand side was a really nice house for the next Historic House of the month; Dan Miller replied he will go by the house and then the Board Members made a motion to place the yard sign at this location for the Historic Award.

BOARD MEMBER ROSS made a MOTION for APPROVAL of the house on 9th STREET - FOR THE NEXT HISTORIC HOUSE OF THE MONTH BOARD MEMBER LINGERFELT SECONDED the MOTICN which CARRIED UNANIMOUSLY by a vote of 3-0.

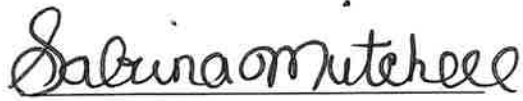
THE NEXT SCHEDULED MEETING OF THE LEESBURG HISTORIC PRESERVATION BOARD IS FEBRUARY 22ND, 2023 (AS NEEDED BASIS)

ADJOURNMENT

Motion to adjourn made by Board Member Ross and seconded by Board Member Lingerfelt.

Meeting was adjourned at 5:45 p.m.


Sanna Henderson
Sanna Henderson, Chair


Sabrina Mitchell
Sabrina Mitchell
Administrative Assistant II
Planning & Zoning Division
Community Development Department