



SUMMARY MINUTES of the SPECIAL CALLED MEETING
of the HISTORIC PRESERVATION BOARD
VENETIAN CENTER
WEDNESDAY, NOVEMBER 18th, 2020 4:30 P.M.

The Historic Preservation Board of the City of Leesburg held its regular meeting Wednesday, November 18th, 2020 at Venetian Center. Chairman Henderson called the meeting to order at 4:38 p.m.

The following members were present:

Sanna Henderson
Joyce Hughes
Guy Ross
Stewart Kaplan

The following members were absent:

Paige Chassie
Skellie Morris
Vickie Lingerfelt
Merle Skinner

City staff present included Kandi Harper, Senior Planner, Sabrina Mitchell, Administrative Assistant II. and Careylee Murray, Planner.

Dan Miller gave a brief explanation for tonight's meeting and announced to the Board members the Lee School site on the agenda to be heard.

MINUTES

APPROVAL OF SUMMARY MINUTES OF December 11, 2019 HPB MEETING

Minutes from the December 11, 2019 meeting were presented for discussion/approval. Without objections or other discussions, **Commissioner Hughes motioned to APPROVE, Commissioner Ross seconded the motion. The motion CARRIED unanimously by a 4-0 vote.**

DISCUSSION

1. LEE SCHOOL PRESENTATION

Al Minner, City Manager on behalf of the City Staff and developer gave a detailed presentation of the Lee School project to recommend the demolishing of the North building on the Lee School property, plan; facilitate development of multi-family on 4.8 acre parcel; provide significant benefit to the community; Barry Mansfield has retained the Planning Consultants of LPG, outlining the development plan summary, provided pictures of the temporary site plans; and then reviewed the plans, and stated the City Staff Recommends Approval of the Quid-Pro-Quo, reviewed development quid-pro-quo; developer requirements, city receives a development project; invests in Downtown; remove slum and blight; conditions of Lee School; homelessness, plans provide multi-family units; downtown, market driven; not low income housing project; market gets quality homes and apartments, conforming/preferred; adopted master plan; multi-family development; downtown conforming/preferred development, preserve history, zero government financing, big return; City of Leesburg, developer; needs densities.

Al Minner, City Manager stated Dan Miller came up with plan for the Historic District Density Credit Proposal; promote new development and redevelopment in the Leesburg Historic District; enhances Commercial Business District (CDB) and entire community; meet criteria, developer increase density; 75%, reviewed criteria to earn density credits; approved; density credit proposal, Historic Preservation Board recommend demolition of north building; approval from Board, reviewed conditions; Board action required and City Commission approval, developer; require Performance Bond; not transferable, provide to City; prior to demolition permit issuance, and then reviewed the development plan time line.

Board Members and Dan Miller discussed if the Center for the Arts are able to do anything with the building, existing building be altered; visually, exterior stay the same; altered, cleaned up, holes in the walls; stay the same, enlarged or reduced, City Commission; override Board decision, zero government financial investment; no income, Dan Miller replied homes market rate, building; deteriorating, take good look at building; before makes decision, asked developer about taking one town house; turn into museum, cost of apartments, new release National monument, apartment rentals, roof, windows, will architectural approval come back before Board, and work on basement.

Mr. Miller stated the building has been empty for many years; many suiters come along; no ability to do anything, by demolition of smaller building, able to save; bigger building, difficult situation; convert to something else, remove blight, receive Performance Bond; help down town; tough decision, further time; further deterioration, and its right decision.

Al Minner, City Manager addressed comments from the Board stating, it will be a private multi-family subdivision, fix in historic state, exterior stay the same, new roof, tile, shingle, red brick, modern windows; historic look, authority to Dan Miller; review, upgraded exterior; façade reflects that architectural, holes in the wall stay the same, also Mr. Minner addressed the question regarding the City Commission can override the decision of the Historic Board, and no grants, cash money; deal for density credits, administrative authority to get new investments; no tax.

Chairman Henderson stated if anyone from the audience would like to ask a question.

John O’Kelley stated really good compromise for use of the property to help downtown Leesburg, to restore and keep Main building; lose the small one, and get the benefit of additional housing; he feels very comfortable about the project.

Barry Mansfield stated he is willing to talk about the basement further; not opposed to that, market value; upgrade whole area, look, start with nice townhouse, 230K-260K; cost to rent apartment, first home buyers and second, same; pricing, HOA, starter families; market value, Lee School apartment complex, existing wall; leave windows, roof, where they are; fix wall; leave undone, elevator; goes away, metal structure on side, canopies on the back, same building done; downtown Ocala, apartments; rental, looking into condos.

Maria with the Center for the Arts stated she has been in conversation with Barry Mansfield for a while, project; utilize as a tool, invest in trail system, housing; good fit in existing community, existing Lee School building; museum or basement, preserve building; big landmark and progress marker; need housing downtown, National registry; do we amend the files, and move monument closer to building,

Dan Miller replied he will do some research. The National Historic registry is just an honor.

Al Minner, City Manager stated it’s just a notification.

BOARD MEMBER ROSS made a MOTION for APPROVAL of the LEE SCHOOL – NORTH BUILDING DEMOLITION. BOARD MEMBER KAPLAN SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 4-0.

DISCUSSION ITEMS

2. STAFF APPROVED PERMITS

Miss Daisy signs - staff approved by Code; just for information.

PUBLIC COMMENTS

NONE

ANNOUNCEMENTS

Al Minner City Manager stated he appreciates the Board support on the Lee School project and thinks we are in a good position; new development.

Mr. Miller stated the way to preserve a building you have to develop and redevelop and thinks this is the best option, save the big building, unless it’s a National monument; you have to redevelop, made trips to see Barry Mansfield development and have confidence in him, also he stated it should come back before the Board for the architectural approval; and rest; don’t come back, best deal and a good deal, basement huge; very interesting; helps stabilize neighborhood, and has become blight.

THE NEXT SCHEDULED MEETING OF THE LEESBURG HISTORIC PRESERVATION BOARD IS DECEMBER 30TH, 2020 (AS NEEDED BASIS)

ADJOURNMENT

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

Meeting was adjourned at 5:21 p.m.

Sanna Henderson, Chair

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