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High Springs, Florida 32643

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**HIGH SPRINGS HISTORIC PRESERVATION BOARD
COMMISSION CHAMBER
AGENDA**

September 18, 2023

6:30 P.M.

CALL BOARD TO ORDER: BOARD CHAIR- DONALD ALDERMAN
PLEDGE OF ALLEGIANCE: BOARD CHAIR- DONALD ALDERMAN
ROLL CALL: PLANNING TECHNICIAN – KRISTYN ADKINS
APPROVAL OF MINUTES: July 17, 2023

NEW BUSINESS:

- 1. Z23-000051 – CERTIFICATE OF APPROPRIATENESS – AWNINGS FOR WATERSHED RESTAURANT**

AJOURN

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLAN BOARD WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMODATIONS TO PARTICIPATE IN CITY MEETING SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 23718 W US HWY 27 HIGH SPRINGS, FLORIDA 32643. TELEPHONE (386) 454-1416 EXT 7237

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**HIGH SPRINGS
HISTORIC PRESERVATION BOARD
MEETING MINUTES
JULY 17, 2023**

Meeting called to order by Chair Alderman at 8:22PM.
Pledge of Allegiance: Chair Alderman

ROLL CALL PLAN BOARD:

Chair Donald Alderman – Present
Vice-Chair Bradley Riddle – Present
Member Tim Bolliger - Present
Member Hector Tapanes - Present
Member Mark Bertocci – Absent

STAFF PRESENT:

Ashley Stathatos, City Manager
Scott Walker, City Attorney
Kevin Mangan, Public Information Officer
Kristyn Adkins, Planning Technician

Motion Member Riddle to approve the May 30, 2023 meeting minutes. Seconded by Bolliger. Motion passed 4-0.

NEW BUSINESS:

**1. Z23-000045 – CERTIFICATE OF APPROPRIATENESS – EDUCATORS MURAL
(HEART OF HIGH SPRINGS)**

Staff spoke of the item and stated that Kelly Barber was there as the representative for the Heart of High Springs on the project.

Chair Alderman asked if it was one of the originally approved Wall Dogs murals. Mr. Barber stated it was one of the murals painted 'without a home' during the event. Ms. Stathatos stated commission voted on this location. Ms. Stathatos spoke of the process, site plans, and

mural ordinance. Member Bolliger asked if this was part of the murals that were reviewed by historic board. Mrs. Adkins stated no, it was not reviewed by historic board as it was not being attached to any surfaces or locations, but it was painted during the festival. Member Bolliger stated he was against putting murals on City property.

Mrs. Adkins asked Ms. Stathatos for clarification on the site plan and whether it was an additional site plan that is reviewed by the plan board, or the site plan contained within the COA application that the board was currently reviewing. She said there was not one for the plan board to review separately, but that Commission would review an additional site plan based on the motion they made at the meeting approving the location.

Member Tapanes asked who was paying for the landscaping. Member Riddle said according to the application the Heart of High Springs is paying for everything.

Member Riddle asked regarding the picture included in the packet that represented where the mural would go. He stated his concerns on the size of the mural, placement of the mural, blocking vision from within the school, and potential issues with adding dirt because of the elevation. Mr. Barber stated it would be engineered similar to the welcome sign they did off of 441. Chair Alderman spoke of his concern for blocking the area typically used for Pioneer Days.

Mr. Barber asked if they were against it on the property at all, or if maybe a different location but on the same site would work better. Member Tapanes stated his opinion was the mural needed to be between the Heart of High Springs and a private entity, not the City. Member Bolliger spoke of setting precedent for murals on City property. Chair Alderman spoke of first amendment, and stated that he did agree with the board members on that.

Mr. Barber asked the City Attorney whether he thought this decision would set a precedent. Mr. Walker spoke of the rules regarding murals in the historic district, and that the board and commission had a little more discretion of things within the district. He spoke of historic board being advisory to the commission. He spoke of how commission could take that recommendation and approve, deny, or modify as they so choose, but it was still within historic boards' right to give an opinion. He spoke of the discretion the code gave for murals in the historic district, and that murals are individually reviewed.

Mrs. Stathatos asked whether the COA stopped at historic board if denied, or if it still moved on to commission based on the mural ordinance.

Member Riddle asked whether the applicant would consider any other location, such as the community school instead. Mr. Barber stated they wanted it downtown with the other murals being walking distance. He spoke of the subjects of the mural and how they belonged at the old school. Member Riddle asked if they had any other private businesses interested in

housing the mural. Mr. Barber said there were a couple that would probably take it in a heartbeat but this is where they were really hoping it would be placed.

Member Bolliger asked what staff recommended on this item. Ms. Stathatos stated she would let Mrs. Adkins make a recommendation on this one. Mrs. Adkins stated that based on the criteria in code, it does allow for murals to be placed on front facades in special circumstances, and that it was complicated because it had already been approved as a location by commission. Mrs. Stathatos stated she did not focus on the location in the review as that was determined by commission to be OK. Mrs. Adkins explained the reason it went to commission first was to get permission to be placed on City property, and they weren't technically looking at the historic district side just the location, and now that it is to historic board, they were reviewing it under the mural ordinance guidelines.

Mrs. Adkins explained that within their recommendation of approval they could add conditions, and also stated that if they were to recommend denial they needed to state which part of the ordinance it did not meet.

Member Tapanes asked if the COA is approved then does the mural become City-owned? Member Riddle responded no, within the packet it stated it was not owned by the City but the City could have them remove it at their expense. Mrs. Stathatos spoke of the option to have a separate agreement with them since it is City property.

Mr. Walker spoke of this being different than the normal cases they would see due to the City being the property owner, and Commission's role in making decisions for the City. Member Bolliger spoke regarding how the mural was painted during the Wall Dogs festival without a mural permit, so they did not have control over the height, etc. and how it seemed like they were just bending rules after the fact.

Ms. Stathatos spoke of the option to recommend it not be placed on city property, and that Commission decides whether it moves forward or not.

Member Riddle gave the example of how tall the mural is by using the commission chambers as a reference. Chair Alderman spoke of a previous iteration of the mural that was smaller and located somewhere else on the building.

Mrs. Adkins asked the City Attorney for clarification on the process. She stated that the process they were following was for a COA/mural permit and typically the COA ends with historic board, so does this still go to commission to be reviewed due to section 7.12.05 in the ordinance. Mr. Walker stated no matter what the outcome was of the historic board, that the mural ordinance stated it goes to commission for review. When it comes to murals, the historic board makes a recommendation to commission.

Motion Member Tapanes to deny Z23-000045. Seconded by Member Bolliger.

The board spoke of their opinion that this mural belonged on private property, not on City property.

Motion passed 4-0.

Citizen Andrew Miller spoke on the item and stated that he had talked to people within the Douglass Neighborhood, and recommended the applicant reach out to Lee's preschool as a potential location.

Motion Member Bolliger to adjourn the meeting. Seconded by Member Riddle. Meeting adjourned at 8:52PM.

NEW BUSINESS ITEM #1:
Z23-0000051 - CERTIFICATE OF
APPROPRIATENESS - AWNINGS FOR
WATERSHED RESTAURANT



Planning Department
23718 W US HWY 27, High Springs FL 32643
386-454-7322

CERTIFICATE OF APPROPRIATENESS - APPLICATION
BOARD APPROVAL

Attach plan, sketch, materials list, colors, and any information to determine appropriateness of the project. If not provided, this will delay the application process.

DATE: 9/6/2023 Boys Awning Service
APPLICANT: WATER SHED RESTAURANT
PROJECT LOCATION: 23591 NW 184 ROAD
OWNER'S NAME: GLENN REBECCA GAVITT
TAX PARCEL NUMBER:
DESCRIPTION OF PROJECT: (2) AWNINGS

PERMIT NO.: 223-000051
PHONE: 352-226-3808 Keith

LIST OF MATERIALS AND COLORS:
1"X1" SQUARE FRAME ALUM. COVERED IN DARK BROWN
PATIO 500

APPLICATION FEE: \$100.00 (Must submit fee with application)

I HEREBY CERTIFY that I am the simple owner of record of the above described property (or have attached my authority) to apply for this permit.

Keith McKinney
Applicant Signature

Keith
Print Name

NOTE: Building and/or other permits may be required before proceeding with project. The appropriateness approval expires within one year of approval date. If work is discontinued for a six month period or longer the project will be considered abandoned.

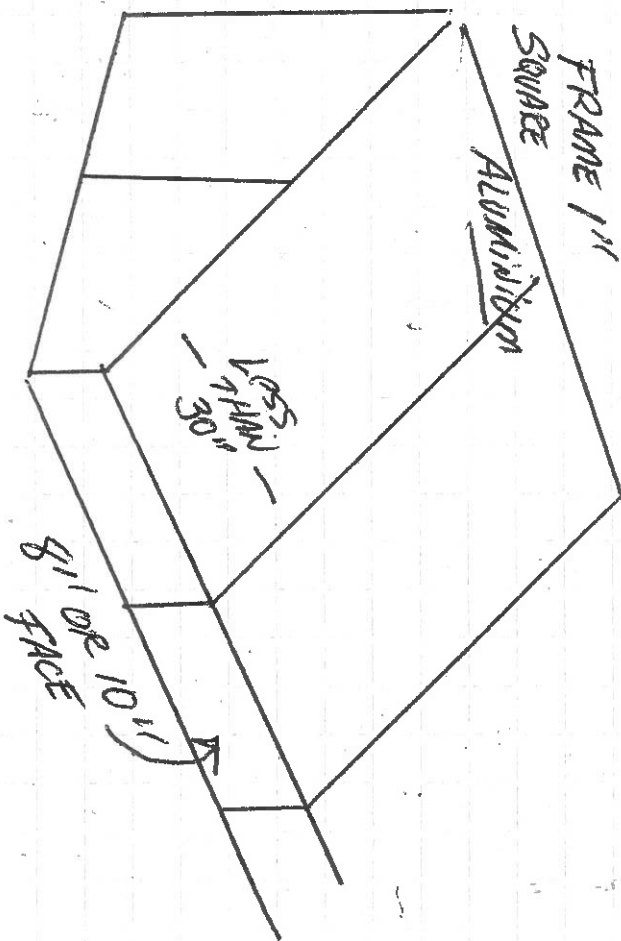
STAFF USE ONLY: APPROVED NOT APPROVED

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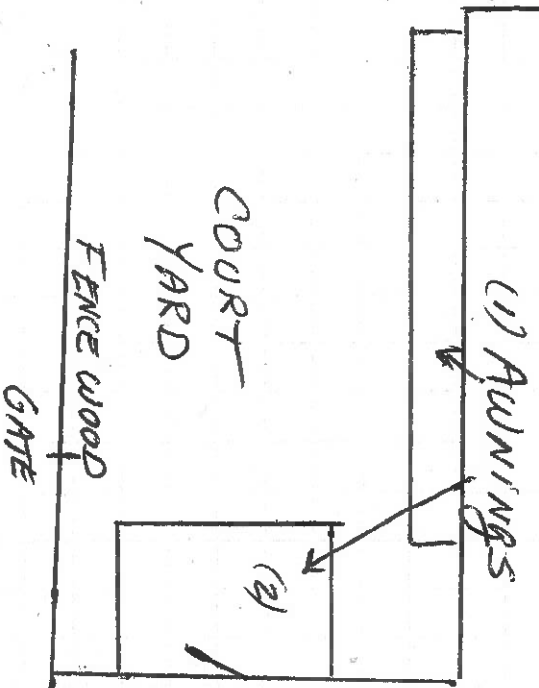
DATE

WATERSHED RESTAURANT
 23591 NW 184 RD
 High Springs, FL 32643

- (1) 18.29' wide
38" WALL 5' OUT
- (2) 24 1/6" wide 10' OUT
1 POLE CENTER
1 POLE LEFT SIDE
- (1) MOUNTS TO BLOCK
TAPCON OR SLEEVE ANCHOR
- (2) MOUNTS TO WOOD
WITH 2" WOOD SCREWS



COVERED IN DARK BROWN
 PATIO 502



Boys Awning Service
 2808 NE 21st Way
 Gainesville, FL 32609

(18)

Patio 500®

Roll Width: 61 inches • Weight: 17.5oz/yard²
Put Up: 50 yards

Patio 500® has exceptional resistance to mildew and UV rays making this waterproof fabric the perfect choice for awnings, canopies and commercial installations in sunny, high humidity areas. Made with wick and craze resistant polyester weft-inserted warp knit scrim, Patio 500 has a matte, linen-like finish that combines long-lasting good looks with exceptional dimensional stability and superior strength. It accepts graphics including heat-sealed and inset fabrics, silk screening, hand painting, appliqué and more. Pressure sensitive adhesive vinyl graphics are not recommended. Made in the USA. 5-Year Limited Warranty (excluding pattern 513 Clear).

Flame retardant: CSFM Title 19, NFPA-701-99,
ASTM E84-81A Flame Speed Rating Class A

