



Monday, June 16, 2025

3:30 P.M.

Ocean Park Fire and Rescue Squad Building  
3769 E. Stratford Road

**MEMBERS PRESENT:**

Bob Magoon (Chair), Andrea Lindemann (Vice-Chair), Ed Amorosso, Morgan Ayers, Windy Crutchfield, Phil Davenport, Bill Hearst, Aubrey Moore, Bill Prince, Cole Trower, Amanda Wong, Planning Commissioner John Coston, Planning Commissioner Holly Cuellar

**MEMBERS ABSENT:**

Joe Bovee, Sandy Cohen, JB Maas, Reese Longwater, and Ashtyn Ricks

**CITY STAFF PRESENT:**

Alexis Bailey – Planning, Katie Shannon – Public Works, Diamond Royster – City Attorney

**CALL TO ORDER:**

Chair Magoon called the meeting to order at 4:00 P.M. as there was a student presentation

**MOTION TO APPROVE THE MINUTES FROM 5/15/25 MEETING:**

Motion by Mr. Davenport, seconded by Mr. Amorosso. The meeting minutes were approved unanimously.

**CHAIR’S REPORT:**

- Chair Magoon discussed that a representative of the Police Department will be in attendance at meetings going forward to provide comments and updates.

**PRESENTATIONS/DISCUSSIONS**

- 1) Chair Magoon introduced Planning Commissioner Walter Camp and Sadie Mixer student member from the Transition Area/Interfacility Traffic Area Citizen’s Advisory Committee (TA/ITA CAC). Commissioner Camp discussed the inclusion of student members into City Council appointed boards and committees. Miss Mixer discussed her experience as the first student member appointed to the TA/ITA CAC and played her video “A Story of Student Voice.”

- Resident asked how interested students could find information about joining boards and commissions.
  - Mrs. Ayers asked about where the video can be viewed.
  - Resident recommended student members be made voting members on boards and commissions.
- 2) Chair Magoon introduced Clay Bernick from the Friends of Live Oaks who discussed the live oaks to be planted in recognition of the students appoint by City Council to boards and commissions.
- 3) Brandon Hackney with the Department of Planning and Community Development provided a presentation on Houseboats and a proposed Text Amendment for Houseboats.
- Mrs. Ayers asked whether commercial marinas want to have houseboats.
  - Mr. Davenport asked whether houseboats would have dedicated addresses and whether people occupying houseboats would be counted in voting districts.
  - Mr. Amorosso asked whether commercial marinas were inquiring about houseboats.
  - Mrs. Ayers asked about houseboats being used as short term rentals.
  - Councilman Cummings asked about the definition of houseboats from the state code.
  - Vice Chair Lindemann asked what the difference between a residence and dwelling.
  - Councilman Schulman asked if Staff have looked at how other cities are addressing houseboats.
  - Councilman Schulman asked about requiring information to address derelict vessels and information to contact the owner.
  - Mr. Tower discussed concerns with houseboats relating to water safety, lack of availability of commercial slips, and possible illegal activity.
  - Chair Magoon discussed asked whether Staff has identified any existing houseboats.
  - Resident asked whether a houseboat would be taxed and registered as a vessel.
  - Mr. Tower asked what the next steps were.
  - A member of the public asked if a commercial marina is being proposed to be developed with houseboats.
  - Mr. Bourdon asked about how the state distinguishes houseboats from other boats.

- 4) Brent McKenzie with the City Manager's Office provided a presentation on the 2025 General Assembly Update and Legislative Agenda Process.
  - Mr. Tower asked about HB636 a bill relating to wind, solar, or battery storage developments allowing City Council opposition to be overturned.
  - Councilman Schulman asked about legislation relating to speeding and speed cameras.
- 5) Councilman Schulman provided a briefing on the Lynnhaven Boat Ramp Update including the safeguards implemented including fees, cameras, speed bumps, and signage.
  - Mrs. Crutchfield asked about the plan in the interim for the new drop down signs and the creation of an incident count to be provided to the commission.
  - Mr. Davenport stated that he believes part of the issue is that there are not enough boat ramps to which Councilman Schulman agreed.
  - Mrs. Ayers asked if the data provided in the weekend report was available from past years.
- 6) Eddie Bourdon provided a presentation on the Brikel, LLC Conditional Rezoning Project on 2421 Pleasure House Road.
  - Vice Chair Lindeman asked why they were requesting a Conditional Rezoning to A-24 not A-12.
  - Chair Magoon asked about the width of the planting strip between the parking spaces, the proposed color scheme, and the proposed bump outs located on the rear.
  - Mrs. Crutchfield asked about whether a sidewalk will be installed.
  - Mr. Trower made a motion to recommend approve of the Brikel, LLC project. Mr. Amorosso seconded. Motion passed unanimously.

Morgan Ayers left at 5:15 p.m.

Councilman Cummings left at 5:00 p.m.

## COMMITTEE REPORTS

- COMMUNICATIONS AND OUTREACH COMMITTEE – Mrs. Crutchfield discussed a meeting taking place with the business community.
- DESIGN & PROJECT OUTLOOK COMMITTEE – Vice Chair Lindemann said they were reviewing a project on Paige Avenue.
- INFRASTRUCTURE COMMITTEE – No meeting has taken place
- STUDENT COMMITTEE – No updates, Student members Audrey Moore and Amanda Wong expressed their gratitude for their time on the BAC.

- LYNNHAVEN BOAT RAMP SUBCOMMITTEE – Chair Magoon asked Mrs. Royster to go over the process of appointing members to subcommittees, discussion took place regarding the appointment of noncommission members to a special committee which Mrs. Royster explained per Section 6 of the Rules and Procedure is permissible, Mrs. Crutchfield introduced the Lynnhaven Boat Ramp Subcommittee Initial Report which was tabled to the July meeting, Vice Chair Lindemann asked that prior to the July meeting for noncommission members seeking to be placed on the subcommittee to submit talent bank applications and that Mrs. Royster draft a change in process for the process of appointing non-commission members to committees, Wendy Crutchfield made a motion to nominate Bill Hearst to the Lynnhaven Boat Ramp Subcommittee. Vice Chair Lindemann seconded. The motion passed unanimously.

Councilman Schulman left at 6:14 p.m.

Phil Davenport left at 6:15 p.m.

Planning Commissioner John Coston left at 6:30 p.m.

#### STAFF REPORTS

- Planning: No discussion
- Public Works: No discussion

#### OLD BUSINESS

- No discussion

#### NEW BUSINESS

- No discussion

#### PUBLIC COMMENTS

- Resident asked whether Mrs. Crutchfield could appoint members to the Lynnhaven Boat Ramp Subcommittee. Mrs. Royster explained the process for appointing members and that members of the public can provide discussion and feedback without being appointed to the subcommittee as long as there are public comments listed on the agenda.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 6:46 P.M.

Bob Magoon, Chair

Alexis Bailey, Planner I