Historic Preservation Meeting Minutes

March 4, 2021 3:30 PM

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

EXCUSED: Chris Marone, Chair

STAFF PRESENT: Lynn Rosetti, Senior Planner
Ginny Bodkin, Deputy City Clerk
Brandon Berry, Planner II
Jennifer McMahon, Parks and Recreation Director

Vice Chair Hurley called the meeting to order at 3:30 PM.

1. **Changes to the Agenda –** There were no changes.

2. **Audience Comments** – There were no audience comments.

3. **Approval of Minutes -** Historic Preservation Board 2/04/2021 Minutes

Member Loughery moved, and Member Hockensmith seconded the approval of the February 4, 2021 minutes as presented; the motion carried unanimously.

4. **Action Items**

   a. Case 21007 - Certificate of Appropriateness - Request for a Certificate of Appropriateness at 203 Gulf Way for the demolition of two existing residential structures (one unit each) which are contributing resources to the Pass-a-Grille National Register Historic District.

Mr. Berry reviewed a presentation on the request for a Certificate of Appropriateness (COA) for demolition of the two residential structures, which included maps, photos and plans. He reviewed the criteria for COAs, demolition permits, and points of consideration for the Board. He explained that with respect to the proposed demolition, the Board cannot deny demolition, but for contributing structures, they may impose a stay of up to thirty (30) days. Staff recommended approval of the requested demolition.

Board members asked questions following the presentation regarding heights and grade calculations. Matt Schoeppe of Design Build appeared for the applicant to provide additional information and answer questions.

Member Loughery moved and Member Young seconded to approve the Certificate of Appropriateness for Case 21007 at 203 Gulf Way for the demolition of the two existing residential structures, which are included in the Florida Master Site File of historic properties. The motion passed unanimously.

b. Case 21015 - Design Review at 2803 Sunset Way New single-family residence (vacant land)

Mr. Berry reviewed a slide presentation of photos and renderings of the subject and abutting properties and a design checklist that staff had evaluated. He reviewed requirements for new builds at time of permitting and height and elevations of the project.

Mike McCoy of McCoy Residential Designs appeared on behalf of the applicant and spoke about building heights and base flood elevation and was available for Board questions.

Member Young moved and Member Loughery seconded to support Staff's analysis and recommendation of this Design Review based on the residential design requirements in Division 20, Pass-a-Grille Overlay District, of the Land Development Code, and be brought back for further review after the requirements and recommendations have been integrated into the design. Motion carried 4-0.

c. Case 21016 - Design Review at 1305 Gulf Way New single-family residence (vacant land).

Mr. Berry presented a detailed review of the subject property including the design checklist on the elements of the design and the requirements.

Staff will require that the applicant either add a porch or stoop that meets the Pass-a-Grille Overlay District Private Frontage standards, or submit a landscaping plan along with the building permit application to ensure that the Common Yard standards are being met. Staff would like to see more variation in window arrangement along the Gulf Way frontage and ensure that no more than 20% of the area being screened (ground floor) may be transparent. An architect should certify design standards found in the LDC.

Member Young moved and Member Loughery seconded to support Staff's analysis and recommendations for Case 21016 based on the residential design requirements in Division 20, Pass-a-Grille Overlay District, of the Land Development Code and brought back for further review after the requirements and recommendations have been integrated into the design. Motion carried 4-0.

5. Discussion Items

a. Warren Webster Renovations Interior Renovations to the flooring of this Locally Designated Historic Landmark located at 1500 Pass-a-Grille Way

Ms. McMahon explained that Tropical Storm Eta water damage destroyed the flooring in the building; it is currently down to the original concrete. Polished concrete or terrazzo are being considered as replacement and she asked for Board input. Following discussion, the preference was for terrazzo flooring if insurance will offset some of the cost.

Ms. McMahon met with the concrete contractor regarding sidewalks at Hurley Park and requested Board input on potentially adding a fitness zone/pad at the same time in the available 20’ x 50’

space. Following discussion, board consensus was for a playground area with a bike rack/s.

b. Status of the Parklet Program In relation to the Pass-a-Grille Historic District

Ms. McMahon reported that the Planning and this Board's recommendations were considered by the Commission, who approved the Parklet Program effective in January. Parklets on 8th Avenue will not be allowed, but other areas could apply (no applications to date). Any application would require a community meeting for business and resident input. Per Member Loughery's request, Ms. McMahon will confer with the City Manager to have applications reviewed by this Board prior to a community meeting.

c. Parking on 8th Avenue in the Pass-a-Grille Historic District With consideration to the change in COVID-19 restrictions and the beginning of the season.

Ms. McMahon reported that parking ordinances have been changed and the temporary fence on 8th Avenue will be removed with Tow/No Parking signs placed in that area for evening hours. The tow contract and sign verbiage are in attorney review. Discussion followed on the loss of those parking spaces when they are in demand. Ms. McMahon will confer with the Transportation Director on a timeline and why it was done this way and will report back.

d. Shuffleboard Clubhouse Renovations Progress Report on the renovations at the Shuffleboard Clubhouse

Ms. Rosetti reported that a Purchase Order is pending for the removal of lead-based paint which was found on windows and in restrooms; once this work has begun, the contractor will mobilize the remaining renovation with completion possibly in March.

e. Merry Pier Historical Marker Update on the status of the marker's installation

Public Works Director Mike Clarke indicated the marker is in storage in Public Works and installation is being coordinated with renovation of the Merry Pier and the seawall rehabilitation to be completed in approximately a year. Discussion followed on the protracted timeline; Ms. McMahon will check into the possibility of having this done sooner.

f. Freebee Charging Station New Freebee Charging Station at Hurley Park

Ms. Rosetti reported that activation is pending the installation of a Duke Energy meter - all other work is complete. A discussion followed on the Freebee coverage area; Ms. McMahon explained that service should be expanded by next March.

g. New FEMA Maps Update New FEMA Maps Update - overview and discussion of map changes. The effective date of these maps is February 28, 2021.

Mr. Berry reviewed a presentation on the new FEMA Maps including LiMWA (Limit to Moderate Wave Action), Construction Standards, Zones, and the effects to buildable heights in some areas of the City. Community Development is looking at establishing parity of standards going forward.

Following that item, Member Young summarized a conversation she had with Commissioner Grill regarding the historic street markers in Pass-a-Grille vs. the entire City. She had the opportunity to explain the Historic District Overlay, this Board's responsibility to promote the history, and that the signs were only intended for Pass-a-Grille, not the entire City. She will be asking for an update on the sign project.

6. **Next Meeting/Adjournment -** The next meeting is April 1, 2021.

Member Loughery moved and Member Young seconded the adjournment of the meeting at 5:15 PM.

These minutes were approved at the April 1, 2021 Historic Preservation Board meeting.