

Historic Preservation Meeting Minutes

May 6, 2021 3:30 PM

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

EXCUSED: Chris Marone, Chair

STAFF PRESENT: Lynn Rosetti, Senior Planner; Ginny Bodkin, Deputy City Clerk; Jordan Elmore, Zoning and Permit Tech

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

1. Changes to the Agenda – Member Young asked to add a discussion item regarding the freeze on development in Pass-a-Grille and Member Hockensmith asked to add a discussion item on historical street signs and a street marker on 10th Avenue.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes - Historic Preservation Board 4/01/2021 Minutes

Member Young moved, and Member Loughery seconded the approval of the April 1, 2021 minutes as presented; the motion carried unanimously.

4. Election of Officers

a. Chair and b. Vice Chair

Member Loughery moved, and Member Young seconded the appointment of Chris Marone as Committee Chair for 2021-2022; the motion carried unanimously.

Member Loughery moved, and Member Young seconded the appointment of Sean Hurley as Committee Vice Chair for 2021-2022; the motion carried unanimously.

5. Action Items

**a. 21032 - 105 6th Ave Local Historic Designation
Continued to June 3, 2021**

Vice Chair Hurley moved and Member Young seconded to continue Case 21032, the Local Historic Designation of 105 6th Avenue, from today until June 3, 2021. The motion carried unanimously.

**b. 21031 & 21030 - 105 6th Ave FEMA Variance and COA
Continued to June 3, 2021**

Vice Chair Hurley moved, and Member Loughery seconded to continue Case 21031 & 21030 – 105 6th Avenue FEMA Variance and COA until June 3, 2021. The motion carried unanimously.

**c. 21009 & 21008 - 504 Pass-A-Grille Way FEMA Variance and COA
Request to renovate an existing duplex into a single-family residence.**

Senior Planner Lynn Rosetti reviewed the exhibit list for the presentation that she provided on these two requests for 504 Pass-a-Grille Way. The presentation included historic photographs and a list of the proposed changes for the Certificate of Appropriateness. Ms. Rosetti reviewed the Secretary of Interior Standards and how the proposal complies with them.

The property owner had also requested a recommendation to the Board of Adjustment for a variance to add an entry to the north side of the residence where a deteriorating chimney structure needs to be demolished. The proposed entry steps encroach into the secondary street setback by 4.9 feet.

Following a review of Floodplain Variance Criteria, Ms. Rosetti reviewed staff findings and their recommendation to approve the Certificate of Appropriateness and related FEMA variance as well as a positive recommendation to the Board of Adjustment for a 4.9ft encroachment into the secondary street side setback.

Matt Schoeppe of Florencia Design Build appeared to answer questions regarding the variance for the new side entry and other Board inquiries.

Member Young moved and Member Loughery seconded the approval of the requested Certificate of Appropriateness for Case 21008, as presented by staff. The motion carried 4-0.

Member Loughery moved Member Young seconded the approval of the FEMA Variance for Case 21009, subject to the condition that the Board of Adjustment approve a 4.9-foot encroachment into the required 5-foot secondary street setback for new entry stairs. The motion carried unanimously.

6. Discussion Items

Member Young referred to the 180-day moratorium on the building of new homes in Pass-a-Grille. Ms. Rosetti explained the moratorium is only for new construction in terms of waterfront rear setbacks due to possible conflicts within the Pass-A-Grille Overlay standards.

Community Development Director Wesley Wright appeared and provided details of the moratorium, explaining that the Pass-A-Grille Overlay was created in 2003. The related Standards were created in 2017 and provide for additional setback affordances for residential properties if certain criteria are met. There is a five-foot discrepancy and the goal is uniformity. The matter will go before the City Commission after the Planning Board and this Board review.

Member Hockensmith inquired about a historic street marker on 10th Avenue that has an image of the Gulf Beaches Museum. Mr. Wright confirmed that it is not a new sign and that per the Commission budget workshop, the other historic street signs may still be considered.

h. Next Meeting/Adjournment - The next meeting is June 3, 2021.

Member Hockensmith moved and Member Young seconded adjournment at 4:30 PM.

These minutes were approved at the June 3, 2021 Historic Preservation Board meeting.