

Historic Preservation Meeting Minutes

October 7, 2021 3:30 PM

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

EXCUSED: Chris Marone, Chair

STAFF PRESENT: Wesley Wright, Planning Manager; Andrew Dickman, City Attorney (by telephone); Lynn Rosetti, Senior Planner; Ginny Bodkin, Deputy City Clerk; Brandon Berry, Planner II, Jordan Elmore, Zoning and Permit Tech

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

1. Changes to the Agenda – Planning Manager Wesley Wright stated that agenda item 5c., Certificate of Appropriateness Case No. 21066 and Case No. 21074 would be moved to the November 4, 2021 meeting. Member Loughery asked to add a discussion item regarding the relationship of the CRD-EA/8th Ave zoning to Historic District and the Historic Preservation Board.

2. Audience Comments – Betty Rzewnicki, 3216 S. Maritana Dr., and President of the Don CeSar Property Owners Corporation, appeared to speak on behalf of those residents. She provided a brief history of Don CeSar Place neighborhood and hotel. She spoke against the proposed Don CeSar Hotel expansion.

The following residents also spoke in opposition to the Don CeSar expansion: Mary Beattie - 3500 Casablanca Ave., Michael Welch - 3410 E DeBazan, Ken Folsom - 3508 Casablanca Ave. Debra Schechner of Boca Ciega Isle Dr. commented on beach access and this Board's mission.

3. Approval of Minutes - Historic Preservation Board 9/02/2021 Minutes

Member Young moved and Member Loughery seconded the approval of the September 2, 2021 minutes as presented; the motion carried unanimously.

4. Presentations - a. The Don CeSar Hotel Addition

Thomas Fraher, General Manager of the Don CeSar Hotel, commented that honoring the past and the historical features of the hotel have been considered as the property seeks to remain relevant to their customer base. Jeff Connell, Architect with Design One Studio, introduced a short presentation on the Don CeSar Hotel and proposed ballroom addition to the north side of the property, to be used for weddings and banquets. Mr. Connell and Mr. Fraher answered Board questions regarding the project, including parking.

Member Loughery suggested that this is the type of historical project for which this Board should have an advisory role but does not. Senior Planner Lynn Rosetti spoke briefly about the Board's purview over locally designated landmarks and the Don CeSar Historic District.

5. Action Items

a. Design Review Case No. 21060: 2814 Pass-a-Grille Way - A design review for a new single-family residence at the subject vacant property proposed to be built to the

'House-Medium' building type of LDC Sec. 20.15.

Brandon Berry, Planner II, provided a detailed presentation of the elements of this Design Review Application, including plans and photographs. The presentation and staff report within the meeting packet will become part of these minutes.

Mr. Berry reviewed the staff recommendation, including architect certification, exhibits, and permitting required in Land Development Code (LDC) Secs. 20.22 and 20.24. Staff provided a list of five items to be addressed prior to the issuance of a building permit and other elevated building screening standards of LDC Secs. 20.21 and 20.22.

The Board members asked questions of staff following the presentation, Tony Huggins of JAH Architects LLC was present by telephone and also answered questions.

Member Young moved to continue this case for 30 days for the Applicant to make corrections according to staff recommendations and re-present in November. The motion was withdrawn.

Member Loughery made a motion that the application for Case No. 21060 be approved today and brought back to this Board for review once the staff recommendations have been incorporated into the design and permit application submitted. Member Young seconded and the motion carried 4-0.

b. Design Review Case No. 21068: 404 & 406 Pass-a-Grille Way - A design review for a two-story addition to an existing residence currently located at 404 Pass-a-Grille Way, which will extend onto the property of 406 Pass-a-Grille Way under common ownership.

Mr. Berry provided a detailed presentation of the elements of this Design Review Application, which included plans and photographs. A case summary and Staff Findings Report were included in the meeting packet. The presentation and meeting packet will become part of these minutes. Board members asked questions throughout the presentation. Staff is requesting Board review to ensure compatibility of the structure with the District.

Mr. Berry reviewed the staff recommendations, including a list of items in addition to typical zoning review related to lot conditions and setbacks. City Commission approval is required prior to any development that would constitute a lot assembly between the two proposed parcels.

Applicant's Architect, Ralph Lickton, of 1706 Pass-a-Grille Way, was present and answered Board questions.

Member Young moved and Member Loughery seconded approval of the Design Review Application for Case 21068 with all staff conditions fulfilled prior to permitting; the motion carried 4-0.

c. Certificate of Appropriateness Case No. 21066: 102 8th Ave & Case No. 21074: 702 Pass-a-Grille Way

Continued to the November 4, 2021 Historic Preservation Board meeting.

6. Discussion Items – a. Hexblock Paver Discussion

Mike Clarke, Public Works Director appeared and spoke regarding the removal of some existing hexblock pavers in Pass-a-Grille that are in bad condition (unsightly and trip-hazard) and replacing them with stamped concrete to replicate the same appearance. He suggested maintaining 10th Avenue near the Historic Museum as original. Board members asked questions and added comments. Mr. Clarke will bring back any further questions that may evolve and provide some photos and costs at a future meeting. Mr. Clarke also provided an update on the historic street signs; the first of two batches may be available in November.

b. Added Discussion: CRD-EA/8th Ave. Zoning

Member Loughery initiated discussion on the CRD-EA Zoning District (historic 8th Avenue) not coming under the purview of this Board. He read the Intent and Purpose of the CRD-EA District from the Land Development Code. The exclusion of this District from the Pass-a-Grille Overlay seems inconsistent and hampers this Board's purpose and duties as outlined in the Code of Ordinances, including the review of building permit applications.

Planning Manager Wesley Wright explained that other Districts are not included in the Overlay. He also explained that staff has researched Ordinance 2006-01, pertaining to an amendment to Division 28 of the Land Development Code. By scrivener's error, the word "district" was not removed, as it should have been, from Sections 28.10 (Building Permits) and 28.12(a) (Moving Permits). He distributed copies of the minutes of the Commission meeting in which that change was made, and indicated that staff will follow up.

Discussion continued to aesthetics and harmony within the historic district including elevations and scale and permitting in the historic district without full review. City Attorney Andrew Dickman commented by telephone that his legal advice would be to refrain from any discussion on matters to come before any Board without the Applicant/s present. He further suggested that this Board can make motions to bring forth to the City Commission.

Member Hockensmith moved, and Member Young seconded the request that City Staff revisit City Codes regarding the Pass-a-Grille Overlay and CRD Zoning and any extractions that remove the touch of the Historic Preservation Board; the motion carried 4-0.

7. Adjournment/Next Meeting – The next meeting is November 4, 2021.

Member Hockensmith moved for adjournment and Member Loughery seconded at 5:50 pm.

These minutes were approved at the November 4, 2021 Historic Preservation Board meeting.