HISTORIC PRESERVATION BOARD MINUTES

December 6, 2021 2:00 PM (moved from December 2nd)

PRESENT: Chris Marone, Chair
Sean Hurley, Vice Chair
Bill Loughery, Member
Tia Hockensmith, Member

EXCUSED: Holly Young, Member

STAFF PRESENT: Wesley Wright, Planning Manager; Alex Rey, City Manager; Andrew Dickman, City Attorney; Ginny Keeter-Bodkin, Deputy City Clerk; Lynn Rosetti, Senior Planner

Chair Marone called the meeting to order at 2:00 PM.

1. **Changes to the Agenda** – Planning Manager Wesley Wright asked the Chair to move the Hexagon Block Sidewalk presentation to Discussion Item 6a.

2. **Audience Comments** – There were none.

3. **Approval of Minutes -** Historic Preservation Board 11/04/2021 Minutes

Chair Marone moved and Member Loughery seconded the approval of the November 4, 2021 minutes as presented; the motion carried unanimously.

4. **Presentation – Hexagon Block Sidewalks and Australian Palms -** moved to Discussion

5. **Action Items**

   a. **Review Authority of the Historic Preservation Board**

Mr. Wright began the discussion of the three items moved forward from the November meeting:
a. 8th Avenue CRD/Overlay clarifications
b. Building permit types that this Board may review per the Land Development Code
c. Authority of the Historic Preservation Board

Chair Marone inquired about the recommendations put forth to the City Commission at the last meeting. City Manager Alex Rey indicated that in discussions with the City Attorney, it became evident that it would be premature for the Commission to take action prior to noticing the affected property owners. He added that the prospective owners of the Holloway Hotel asked to be at this Board's next meeting to address various concerns raised by residents.

City Attorney Andrew Dickman reiterated that this and all other boards operate under (notwithstanding Florida Statutes) the Comprehensive Plan, the Code of Ordinances and the Land Development Code. He cited City Code 22-206, which states that this Board is under the jurisdiction and control of the City Commission. The City Commission is the elected legislative body that would enact anything that this advisory board would work under. If the City Commission has the desire to adopt legislation giving this Board greater authority, definitive language must be presented to them,

keeping in mind that creating any further regulation of property rights becomes a legal risk. This should be methodically worked out and not rushed. The Commission directed the City Attorney and City Manager to work with this Board to formulate the specific changes they should consider.

Discussion followed on:

- The mechanics to create authority for this Board to review permits for new construction, renovation, and remodeling in the CRD-EA District
- The Board would like the ability to see what is being done prior to permits being issued; previous projects were cited; interpretations should be clear to protect the commercial district
- Holding workshops where property owners are noticed that the Historic Preservation Board may have more power over their geographic area
    a) Define exactly what would come to the Board for review and what would trigger that
    b) Define criteria that would be reviewed, costs and applications
    c) Define level of projects this Board wants to review and define the criteria for review
    d) Once completely defined, bring to the City Commission to see if they wish to proceed
- Zoning of CRD-EA District; is it in the Overlay?
- Purposes for which the Pass-a-Grille Overlay was created
- Is the Overlay successful? Who is taking the option? City Staff will compile that data
- Mass and scale allowable in Overlay vs. other zoning districts
- Code Section 28.2, Board Purpose and Intent includes "encouraging the design and construction of new structures, buildings and developments … to be in harmony with, and to preserve the integrity of, the historical district, echoing design elements of size, height and scale of existing historic structures." How is that done with no advance knowledge?
- Code Section 20.24, Pass-a-Grille Overlay states that the City may request review by the Historic Preservation Board to ensure compatibility of new construction or additions within the PAG Overlay District. The intent is in the Codes.

Following that discussion, Senior Planner Lynn Rosetti presented a summary of topics that Board members had submitted for consideration, and they added their comments accordingly. Her presentation will become part of the meeting record.

The Board members clarified that they would like the authority to review permits for any new building construction and additions between 32nd and 1st Avenues being built to the Pass-a-Grille Overlay District, including locally designated and contributing structures. The Pass-a-Grille Overlay map was reviewed and will become part of these minutes. The City Attorney and City Manager will meet to construct definitive questions and requests, based on today's discussions, to bring to the City Commission to see if they are interested in the Board continuing the pursuit of being granted such authority.

6. Discussion Items – a. Australian Pine Trees and Hexagon Block Sidewalks

Public Works Director Mike Clarke appeared to receive the Board's recommendations on the sidewalks south of 32nd Avenue. There are currently several different styles and designs, some of which need replacement, including 10th Avenue, where the Australian Pine tree roots in the right-of-way have pushed through, causing damage and potential hazard. He presented some photographs of that area. Australian Pines are an invasive species and cannot be replaced.

Board consensus, following discussion, was to keep any existing hex blocks, replace those on 10th Avenue with any remaining available surplus, and future replacements due to breakage or damage should be with the stamped hex block design and in the hex block frame for consistency.

Board consensus was to replace the unstable Australian Pines with Sabal or other Florida friendly palm species of a comparable size. Tina Douglas of 2811 Pass-a-Grille Way gave public comment that she did not favor crepe myrtles.

Mr. Clarke explained that as there is a landscaping design review happening simultaneously at the public park between 9th and 10th Avenues; these recommendations will be put forth to Chief Operating Officer Jennifer McMahon for consideration in conjunction with those improvements.

6. Adjournment/Next Meeting – The next meeting is January 6, 2022.

Chair Marone moved and Member Loughery seconded adjournment at 4:30 pm.

These minutes were approved at the January 6, 2022 Historic Preservation Board meeting.