

HISTORIC PRESERVATION BOARD WORKSHOP MINUTES

April 7, 2022 – 1:00 PM

PRESENT: Chris Marone, Chair
Tia Hockensmith, Member
Bill Loughery, Member
Holly Young, Member
ABSENT: Sean Hurley, Member

STAFF PRESENT: Wesley Wright, Planning Manager; Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City Clerk; Lynn Rosetti, Contract Planner

Chair Marone called the workshop to order at 1:07 PM.

1. Introduction of Consultants

Planning Manager Wesley Wright explained that the City Commission allocated funds for consultants to work with this Board for these workshops. Three senior planners/senior architectural historians have been hired from Cardno - Lorrie Viola, Lucy Jones, and Kimberly Hinder. Staff has been in discussions with them regarding current standards, zoning and the Pass-a-Grille Overlay. Ms. Viola was introduced. She and the other consultants will listen in the workshops and will be able to formulate ideas or recommendations based on the workshops; they would be able to assist in visualizing structures with regard to mass, scale and height, and can create examples.

2. Discussion Items

a. CRD-EA on 8th Avenue - Presentation and Discussion regarding the CRD-EA on 8th Avenue, and examination on how and why the CRD-EA was established, including a review of the provisions of its establishment, history of related Code amendments, measurement of building height within its boundaries and present and future CRD-EA concerns and direction.

Mr. Wright began a review of the presentation including a recap of Workshop #1 and topics for today's discussion. The presentation will become part of the workshop record.

- Role of the Administrative Official (City Manager)
- Historic Timeline of Pass-a-Grille Overlay
- General Discussion CRD-EA
 - o Example - Compare and Contrast Requirements Div. 20 Land Development Code Boutique Hotel v. CRD-EA – 109 8th Avenue
- **Discussion** (these topics may come as recommendations to the Commission): The CRD-EA does not have the option to build to the Overlay • some areas are neither historic nor in the Overlay • expanding the Board's review abilities without changing City Codes, i.e. changing everything South of 31st Avenue to be included in the historic district (referencing 2015 survey and report) • building heights on 8th Avenue • measuring height from top down, not bottom up • economic feasibility of current owners making properties resaleable within a prescribed maximum height, possibly 35 feet from sidewalk to top • ancillary rooftop structures currently need Conditional Use Permits • staff will measure and compile current CRD-EA structure heights from sidewalk up as reference • setbacks • empty lots – requiring clear space or setbacks when combining lots • developing the character of 9th Avenue, including combining properties • staff will prepare examples of what kind of structures could

- be built on 9th Avenue under current codes (maximum allowable)
 - From these workshop discussions, the Board will create action items for their regular agendas to create recommendations to be considered by the City Commission
- 3. Next Meeting 5/05/2022** – Topic will be the areas zoned commercial that are not in the Overlay or zoned historic - areas that are ROR/PAG including the marina on the North side of 19th Avenue.
- 4. Adjournment** – The workshop was adjourned **at 3:00 PM.**

These minutes were approved at the June 2, 2022 Historic Preservation Board meeting.