

HISTORIC PRESERVATION BOARD WORKSHOP MINUTES

July 7, 2022 – 1:00 PM

PRESENT: Chris Marone, Chair
Bill Loughery, Member
Holly Young, Member

EXCUSED: Tia Hockensmith, Member
Sean Hurley, Vice Chair

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City Clerk; Tara Salmieri, Plan Active Studio; Mike Clarke, Public Works Director

Chair Marone called the workshop to order at 1:03 PM.

1. Changes to the Agenda

Ms. McMahon announced that there will be changes to the agenda. Following publication of the agenda staff met with Cardno and developed presentations to address some of the Board's previous discussions and concerns. There will be two presentations – Mike Clark, Director of Public Works will speak about Sea Level Rise and Tara Salmieri of Plan Active Studio will review a presentation about Built Projects in the Pass-A-Grille (PAG) Overlay, followed by a discussion on concerns and guidance on height and density.

2. Sea Level Rise Presentation/Discussion

Mike Clarke presented a graphic created to provide context for the following presentation on the Overlay and how sea level rise will affect Pass-A-Grille (PAG). The graphic included three bar charts (representing North American Vertical Datum 1988 (NAVD88) elevations, mean low, low water (MLWW) tide elevations, and sea level rise projections), a NOAA Sea Level Tracker depiction of sea level rise inundation in PAG at three feet of rise, tide charts, predictions by year, and other datum references. The graphic is part of the meeting record. He spoke about upcoming high tides, base flood elevation, and seawall height requirements in City Codes (five feet above sea level) and the effects that high tides and storm surge will have whether up to Code or not. A Q&A period followed.

3. Presentation - Built Projects Pass-a-Grille (PAG) Overlay Review

Tara Salmieri, Consultant from Plan Active Studio, explained that she led the PAG Overlay Code project when it was created. She confirmed with the Board that they have discussed the rationale of the Overlay and understand it.

She reviewed a sampling of six projects (homes) that technically came in under the PAG Overlay. The criteria in that are assessed in the Overlay are Building Type Height, Landscape Requirements, Landscape and Architecture Screening Elevated Buildings, Private Frontage, and Architecture Requirements. She reviewed standards per the Land Development (LDC) – Dimensional Requirement by Building Type (Sec. 20.15), Landscape Standards – Front Buffers (Sec. 20.20), Screening of Elevated Buildings (Sec. 20.21), Private Frontage (Sec. 20.16) and Definitions of Architectural Elements (Sec. 20.02).

The following Overlay properties were reviewed and whether they met the standards from the LDC and any notable issues:

1002 Pass-A-Grille Way

1405 PAG Way

2401 PAG Way

2504 Sunset Way

2609 Sunset Way

1305 Gulf Way (still under construction and may be too early to evaluate)

Ms. Salmieri answered questions throughout her presentations. She noted during discussion that that most successful builds have a template for site plans with a data table.

Following the Overlay properties, Ms. Salmieri reviewed a graphic of Underlying Zoning Development in PAG (RLM-2 and RU-2) regarding dimensions of lot width, front, side, rear, lot coverage and height. she continued to an assessment of two homes built to the underlying Zone using the LDC standards:

2803 Sunset Way

203 Gulf Way

She summarized what she had reviewed. Staff and the City make sure that the Overlay intent is being met; a checklist, site plan table, and architectural review would be helpful. Ms. McMahon explained that the City has retained an architect to review project plans as requested.

Question/discussion about the option of removing the underlying zoning to keep just one standard. Mass and architectural features (i.e. tiering) were discussed. Higher and skinnier builds keep views and vistas. Landscaping softens the first floor.

4. Discussion Concerns/Guidance on Height and Density

Board Chair Marone began a discussion on whether the Overlay is working and if it is a tool the City wants to keep. Would removing it and creating design standards be more effective (for residential vs. multi-family)? Ms. Salmieri recommended undertaking a review of each section of the Overlay deciding what to keep, change or remove, and look at uses in the underlying zone and cross reference. Outline criteria. Attorneys can write it once the basis is decided. Making the Overlay mandatory is another option and underlying zoning becomes only for use.

Discussion followed on next steps and how to proceed with recommendations to the City Commission regarding the Overlay, criteria, and advantages/disadvantages therein; also follow up on CRD-EA and specific height measurements on 8th Avenue and whether 9th Avenue should be included in CRD-EA.

Assistant City Attorney McConnell added comment to keep in mind that other Boards are involved (i.e. LDC amendments go through the Planning Board) and there are statutory requirements on advertising proposed amendments. What this Board can do right now is determine (with Cardno) new construction guidelines in the Historic District (not just Pass-A-Grille).

Member Loughery suggested another workshop to review the Overlay ordinance and underlying

zone ordinance and go through what is good and should be removed and how the City would enforce the guidelines. Ms. McMahon noted that there could be a separate public meeting for discussion perhaps at Warren Webster.

There was a brief discussion that this Board would like the option to hold their regularly scheduled meetings even if there no staff agenda items - i.e. items that the Board asked to be added to today's regular agenda during the last meeting. Ms. McMahon asked that staff be informed of desired topics.

The next Workshop agenda will be the Overlay ordinance.

The next regular meeting items will be a presentation on the existing heights of buildings on 8th Avenue followed by a discussion with a possible action to recommend to the City Commission a repeal of the provision of the ordinance that sets the height standard in the CRD-EA at 35 feet and specifically replaces it with a height standard that is provisionally 35 feet with no consideration for base flood elevation or any other calculation, with the 35 feet measured from a specific point to a specific point. A recommendation on the 2015 Survey will also be an agenda item.

5. Next Meeting 8/04/2022

6. Adjournment – The workshop was adjourned at 3:11 PM following an announcement that the IT Department needed immediate access to the Chambers.

These minutes were approved at the August 4, 2022 Historic Preservation Board meeting.