

HISTORIC PRESERVATION BOARD MINUTES

October 6, 2022 - 3:30 PM

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

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Lynn Rosetti, Contract Planner;
Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City Clerk; Tara Salmieri, Consultant, Plan Active Studio

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

- 1. Approval of the Agenda** – There were no changes.

Member Loughery moved and Member Young seconded the approval of the agenda as presented; the motion carried unanimously.

- 2. Audience Comments** – There were no general comments.

- 3. Approval of Minutes** - Historic Preservation Board regular meeting minutes 9/01/2022

Member Loughery moved and Member Young seconded the approval of the September 1, 2022 regular meeting minutes; the motion carried unanimously.

- 4. Presentations** –

a. Jettys and Alleys in Pass-a-Grille – Public Works Director Mike Clarke arrived a few minutes late; his presentation was moved to after item 5a. Chair Marone explained that this Board is seeking to be a part of the review or decision-making process on any projects that would alter any resources in Pass-a-Grille.

Mr. Clarke updated the Board on the following projects. The visuals he presented are part of the meeting record.

1st Avenue Fishing Pier – he showed the final design and explained the process to date – engineering evaluation, engineering report results, condemnation of pier, scope of work, presentation to City Commission to approve for funding, design review and approval. The Army Corps of Engineers has permitted that the project could go forward and bid process may begin.

Fire Station 22 Replacement – Engineers have inspected and deemed that the Station is no longer a viable, functional structure. Bringing the concept design to this Board for review was included in the scope of work. There will also be a public meeting.

Brief discussion that this Board would like to review structures that are not historic but are in the historic district.

Shell Alleyways - Mr. Clarke explained some of the challenges of maintaining the shell alleyways, particularly with water/weather. He showed a plan that was created by one of the City's engineering

firms based upon Public Works' study of the alleys. The plan has a concrete ribbon curb to sit exactly on the right of way line to provide horizontal stability and prevent shell material from migrating, with a slope to the center to control water flow.

The pavement of alleyways was briefly discussed; Public Works would not pave without presenting to this Board. The condominium at 403 Gulf Way paved theirs when they re-topped their parking lot, but Public Works had advised them not to.

Walkovers - The Chair mentioned that 5th Avenue does not have a walkover and beachgoers have created their own path in the sea oats. Mr. Clarke explained that walkovers have been reassigned to Parks and Recreation, but pointed out that in the long term, the Army Corps of Engineers (USACE) will be renourishing (resiliency renourishment) the beaches. All walkovers will be demolished and the concession stand may be removed. The Secretary of Civil Works has approved the process and is now in the federal budget. A preliminary design may come in June/July. Mr. Clarke expressed to them the City's position that recreating pedestrian access should be the responsibility of the USACE. It could be 2025 for this to come to fruition.

Seawalls – The Pass-a-Grille seawall at 1st to 12th Avenues is in final design; final recommendations on permitting should be available by Christmas; it may be a foot higher. Across the City there are 54 city-owned seawalls that have been prioritized for repair. Repaired walls will not be higher; replaced walls will be (5 have been completed in the DonCesar/Maritana area). The 17th Avenue seawall is about to go out for bids followed by the 36th Ave. street end. Seven seawalls have been identified that would be topped in a king tide scenario.

Don Cesar Boat Ramp – A 3-phase study will begin this fiscal year, which is fully grant funded.

There were no public comments on this item.

5. Action Items -

a. Local Historic Designation Case #22057 – 3411 East De Bazan Avenue – Contract Planner Lynn Rosetti provided a presentation on the request for local historic designation which included photos, a history of the property, and designation criteria. Staff was in support and recommended approval of the application. Her presentation is part of the meeting record.

Property owner Ana Carolina Piernavieja was present and provided additional comments.

Chair Marone moved and Member Young seconded the approval of Local Historic Designation of 3411 East De Bazan Avenue, Case #22057 as presented; the motion carried unanimously.

6. Discussion Items -

a. City Historic Resource List – Pursuant to last month's meeting, Chief Operating Officer Jennifer McMahon had included a list of Pass-a-Grille City Resources for which this Board would like project review privileges, in addition to contributing structures. The list (in the meeting packet) was reviewed and the Board asked, by consensus, to add streetlight fixtures and bulbs to the list as #11.

Assistant City Attorney McConnell explained that if specifics go into an ordinance, they must be amended any time there are changes. He suggested instead of codifying, bringing the list to the City Commission to consider creating a City policy authorizing the list.

Consistency was discussed in terms of lighting and the commercial use of rights of way. Curb cuts were discussed.

Chair Marone left the meeting at 4:48 PM and turned his duties to Vice Chair Hurley.

b. Contributing and Locally-Designated Properties – Mr. McConnell explained this goes hand in hand with the previous item; the list of these properties included in the packet are part of this Board's purview for review. Ms. McMahon shared that the historic property designation plaques are coming back; a letter can be sent to owners of all contributing and designated properties to see if they are interested.

c. Walking Tour Discoveries and 9th Ave/CRD-EA – Consultant Tara Salmieri had included a memorandum in the meeting packet which summarized observations and Board comments from the Pass-a-Grille Walk last month. She reviewed parcel lots on 8th and 9th Avenues. She spoke about lot assembly and reviewed a list of ideas she had compiled for the CRD-EA District, which included potential additional requirements, including a suggestion to limit maximum building length and width and lot assembly to compliment the historic district.

There is a challenge legally and administratively regarding not applying the BFE (base flood elevation) measurement to 8th and 9th Avenues. Instead of prohibiting things, incentives can be created to get to the same place, by looking at height in a different way.

Discussion ensued on BFE and Grade. Removing or reducing rights is not usually favored legally or by elected officials. Current Code is 35 feet plus BFE. Ms. Salmieri explained that she does not have a recommendation on height and the Board may make any recommendations they want to the Commission. A maximum number of floor heights and stories can be added vs. removing height. A Code change that added BFE from approximately 2017 was discussed; Mr. McConnell will locate it for Ms. Salmieri's review.

Arcade space between homes and parking lots at The Hurricane were discussed.

Ms. Salmieri mentioned the Application for PAG Overlay District Design Review that she included in the packet; she would like to revive this for the Board to have the standards and the reviewer's information in front of them for reviews that will come before them.

Her next step will be to draft the revisions to the PAG Overlay (it would become a zoning district, keeping uses) and bring a 1st draft, possibly in January.

7. Next Meeting/Adjournment – The next meeting will be held November 3, 2022; staff will provide an update on the status of the Commission adopting the 2015 Survey recommendations.

The Vice Chair adjourned the meeting at 5:45 PM.

These minutes were approved at the November 3, 2022 Historic Preservation Board meeting.