

HISTORIC PRESERVATION BOARD WORKSHOP

MINUTES

October 17, 2023 – 10:00 AM

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

STAFF PRESENT: Matthew McConnell, Assistant City Attorney; Tara Salmieri, Consultant;
Brandon Berry, Senior Planner; Ginny Bodkin, Deputy City Clerk

Chair Loughery called the meeting to order at 10:00 AM and led the Pledge of Allegiance prior to the roll call.

1. Discussion Items –

a. LDC Division 20 - PASS-A-GRILLE OVERLAY DISTRICT and Division 40 - COMMUNITY REDEVELOPMENT DISTRICT - EIGHTH AVENUE Amendments

Chair Loughery opened the workshop by discussing removing the option to build to the underlying zones in Pass-A-Grille (PAG), the variety of styles of new builds in PAG, and using something similar to the 2009 PAG Pattern Book as a compatibility guide. He provided photos and a map that are part of the meeting record.

Consultant Tara Salmieri of Plan Active noted that the creation of a design guidebook was discussed at the October 5th meeting and is included on page 2 of her Memorandum in the meeting packet; the intention is for the guidebook to be used in design reviews. She also explained that Section 20.02 (Purpose and Intent) of the Land Development Code (LDC) states that the Overlay is the property within the PAG area south of 32nd Avenue. Senior Planner Brandon Berry added that there is not a specific Overlay map but the properties that are not included in the Overlay south of 32nd Avenue are the CRD-EA properties, the properties just south of 21st and north of 20th, the Marina, and Red, White, and Booze.

Ms. Salmieri explained that by dissolving the underlying zoning districts within PAG and utilizing only the Overlay, the Use portion of each district would remain. The Overlay preserves the Uses and Entitlements of the districts. She opined that as development escalates, it makes more sense to adopt the two amended LDC Divisions that are being discussed today and then request a clean-up/amendment of the zoning map, rather than trying to change zoning or expanding boundaries first. The Board can request something like an aesthetic vision project from the administration at a later time.

There was a brief discussion on the possibility of rewarding homeowners to keep and not demolish historic structures.

Ms. Salmieri began the page by page review of the proposed amendments to LDC Division 20 that were included in the meeting packet. Sections that were discussed included:

- Title will be changed to ...”Pass-A-Grille *Historic* Overlay District” and carry that through.
- 20.01 Purpose and Intent – Discussion on changing language to ‘to be compatible with the character of historic development’ vs. existing development. That would be changed in the design

checklist as well.

- 20.02: Definitions - New definitions were reviewed; some are required by Statute. Ms. Salmieri will add 'historic' reference to Compatible Design (h) and throughout the document as needed. Base Flood Elevation (BFE) was discussed; Mr. Berry clarified that Design Flood Elevation in Code is BFE plus 1 foot for residential anywhere in the City, which is being evaluated at this time.
- 20.10: Reduced Setbacks for Contributing Structures Granted a COA – 'renovations' was added. Ms. Salmieri can add 'respecting the historic setback/s of the area' to the checklist.
- 20.13: Applicability and Building Type Assignment – this new section talks about assigned underlying zoning district for Use only; housing additions were discussed. Accessory structures (2. a. II.) does include the prohibition of pools in front yards. Minimum/Maximum setbacks were discussed with the goal of removing the underlying zoning. Some new builds are blocking views of contributing structures; Ms. Salmieri will go view the two properties that were discussed for reference, but no changes were made.
- 20.14 Lot Split, Assembly of Parcels - Discussion on the definitions of lot and parcel - vacation of easements and rights of way should be addressed; Ms. Salmieri will confer with staff.

The Chair called for a brief recess at 11:56 AM. The workshop was reopened at 12:12 PM.

- 20.15 Permitted Building Types - House Small setbacks were discussed.
- 20.17 Building Height – Finished Grade was discussed, and how total height is determined were discussed. Lot fill was discussed. Mr. Berry clarified that Interior lots that are not past the limit of moderate wave action line, limited fill is allowed for lot stabilization; properties on the east side of PAG or on Gulf Way typically cannot have any kind of fill; however this may be changing.
- 20.18 Minimum Off-Street Parking Requirements – Access to and location of parking was added. Parcels abutting an alleyway of at least 15 feet cannot place parking in the front. Mr. McConnell suggested that a survey of the alleyways should be done at some point. Ms. Salmieri will look at some of the alley widths.
- 20.19 Alleyways (Driveways added) – Criteria has been added.
- 20.21 Screening of Elevated Buildings – Clarification has been added. Mulch clogging the drainage flappers was discussed. Ms. Salmieri can add language to indicate that mulch should be self-contained or remove mulch altogether; no decision was reached.
- 20.22 General Building Design (residential) – Garage Design elements to consider have been added, however this may be pulled as Statute says you cannot require any standards for garages. Roof-Based Mechanical Equipment requirements have been added.
- 20.24 Design Review and Required Drawings – This is where the guidebook would come in. Ms. Salmieri reviewed the requirements added to this section; some are Statutory. She recommended a City Staff Architect to conduct design reviews. A Waste Management Plan for new development of commercial properties was added.

Division 40 Community Redevelopment District – Eighth Avenue (CRD-EA) proposed amendment review followed:

- Purpose and Intent needs the historic character and compatibility added in style of the Overlay. Contributing (buildings that are 50+ years old) commercial properties were discussed
- 40.08 Building Height – Mr. Berry clarified that 35 feet is from BFE; add language that this is specified in LDC Division 7.

- There was lengthy discussion on why mixed use commercial properties of two stories are allowed BFE in addition to their flood proofed ground floor. FEMA requirements, ground floors, and BFE measurements on 8th Avenue were discussed at length but no conclusions were drawn. Ms. Salmieri indicated that she does not have the expertise to know those elements and City Administration would need to be consulted if any additional restrictions are added.

Member Dashiell thanked Mr. Berry for always being so helpful.

4. Adjournment – Next meeting – regular meeting November 2, 2023

Chair Loughery adjourned the workshop at 2:06 PM.

These minutes were approved at the November 2, 2023 Historic Preservation Board meeting.