

HISTORIC PRESERVATION BOARD MINUTES

May 2, 2024 - 2:30 PM

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

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City Clerk; Brandon Berry, Senior Planner; Lynn Rosetti, Consultant

Chair Loughery called the meeting to order at 2:30 PM.

1. Approval of the Agenda –

Chair Loughery asked to move Informational Items (#6) before Discussion Items (#5) as some of that information may intersect.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the May 2, 2024 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes – a. **March 7, 2024 Workshop and Regular Meeting**

Motion: Member Young moved, and Chair Loughery seconded the approval of the March 7, 2024 regular and workshop minutes as presented; the motion carried unanimously.

4. Action Items –

a. **Election of Officers 2024-25**

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded to re-appoint Bill Loughery as Board Chair for 2024-25; the motion carried unanimously.

Motion: Chair Loughery moved, and Member Micklitsch seconded to re-appoint Tia Hockensmith as Board Vice Chair for 2024-25; the motion carried unanimously.

5. Discussion Items

a. **Land Development Code Division 20 & 40 - Draft Review**

Consultant Tara Salmieri appeared via Zoom to review with the Board the changes they had discussed previously using the marked-up document and updated table of those changes, which were all included in the meeting packet.

Division 20 – Ms. Salmieri went through the substantive changes that had been discussed in Division 20. Questions and the correction of scrivener’s errors were addressed throughout:

- Pass-A-Grille Historic Overlay District to be referred to as PAGHOD
- Sec. 20.01, existing “historic contributing structures” replaced “development including the area”
- Sec. 20.07(b), added the word “livable” to “any new construction cannot exceed the existing livable developed square footage” and clarified the Board to review lot combination in 20.07(d)
- Sec. 20.10, footnote added to Front Yard Setback (not to exceed three’ variation)
- Sec. 20.14, changed the title to add vacation of easements and/or rights-of-way
- Sec. 20.18, a footnote will be added Use of Design Guidebook added to/cited as appropriate in Secs. 20.22, 20.23 and 20.24
- Ms. Salmieri will add a footnote to IN-Institutional Building “height may be increased upon Historic Preservation Board review”
- Sec. 20.18, remove “fifteen feet”
- Sec. 20.19(e)(2), add “and reviewed by the Historic Preservation Board” at the end

Division 40 - Ms. Salmieri went through the substantive changes that had been discussed in Division 40. Questions and the correction of scrivener’s errors were addressed throughout:

- The Purpose and Intent was updated to be compatible with Div. 20
- Sec. 40.8, added that BFE is included in thirty-five feet maximum height
- Sec. 40.13, section title updated to be compatible with Div. 20
- Sec. 40.14(d), added arcades as one of the preferred design features
- Sec. 40.15, added the use of the design book

The next step, following the finalization of these Land Development Code amendments, would be a workshop with the City Commission. Attorney McConnell will bring this up to the Commission at their May 14th meeting. The members were amenable to an earlier start in the day.

b. Flood Mitigation Options for Historic Buildings

Consultant Lynn Rosetti reviewed the Secretary of the Interior's 2019 (new) guidelines for rehabilitating historic properties in floodplain areas in a workshop format. Her presentation is part of the meeting record. She included the Secretary of the Interior’s Guidelines on Flood Adaption for Rehabilitating Historic Buildings in the meeting packet for Board review. The possibility of a future Town Hall was discussed.

c. Historic Grant Status

Ms. Rosetti provided updates on current and pending historic survey grants. The Belle Vista and Don Cesar neighborhood surveys are underway for a minimum of 330 properties; the properties were chosen by mapping and ages. A two-month extension has been granted due to delays.

Ms. Rosetti reported that the Corey Avenue Historic Resources Study is 21st on the list for funding provided by the State of Florida; the list is made part of the meeting record.

She recently toured Corey Avenue and other areas of the City with two historic preservation experts from the Florida Department of State Bureau of Historic Preservation; they opined that Corey Avenue might be eligible as a Main Street project; Chief Operating Officer Jennifer McMahon added that there must be a ‘buy in’ by all of the businesses and a Main Street Manager.

d. Mixed use Redevelopment Along Eighth Avenue

Mr. Berry explained that the City received a question regarding the redevelopment of a single-family residence that exists behind a commercial structure on 8th Avenue. They are looking at redeveloping the residence only, not the single-story structure out front. The Land Development Code is not crystal clear whether that is permitted. Mr. Berry referred to Sec. 40.2(a), where it is allowed as a component of a vertically mixed-use development and Sec. 40.4 which would allow a new construction single family home when it is historically designated. The current structure and residence are local landmarks. Mr. Berry asked for general Board feedback on having a typical mixed-use development or having a more horizontal mix.

Discussion followed with Board consensus being that reconstructing or remodeling what is already there is allowable, but new construction is prohibited.

6. Informational Items (these items were heard first) –

a. Exclusion of properties east of 19th through 21st Ave from the Pass-a-Grille Overlay District

This item was included to provide context for the exclusion of the commercial properties east of Pass-A-Grille Way between 19th and 21st Aves when the current zoning map was adopted in 2003, as requested by the Board at a previous meeting.

Senior Planner Brandon Berry explained a bit of a disconnect between the zoning district, which says all properties south of 32nd are intended to be within the Overlay, and what is adopted through the zoning map. His research found in minutes from 2003 that it was intentional to leave the properties between 19th and 21st out as well as the fire station and the two properties at 3101 and 3105 Pass-A-Grille Way, which went from institutional to residential medium zoning in 2019. Discussion ensued. Mr. Berry confirmed that height restrictions in the Pass-A-Grille Overlay applies for all zoning districts. Chair Loughery stressed that height matters should come before the Historic Preservation Board; every building permit in the historic district should be reviewed by the Board. The tightening of the zoning maps should be considered going forward, with the possible consideration of a special zone for commercial areas. Chair Loughery asked to add this as a discussion item at the next meeting.

b. New residences: 3101 & 3105 Pass-A-Grille Way

This item was included to provide, for informational purposes, new home plans for 3101 and 3105 Pass-A-Grille Way. These properties underwent rezoning and subdivision in 2018 through 2020 and are located in the RM Residential District outside of the Pass-A-Grille Overlay District, but are located south of 32nd Ave.

The Board discussed the properties; Mr. Berry explained that any property in the Overlay must comply with those height restrictions. These properties pick up three additional feet by falling outside of it; the greatest height of the two is forty-nine feet from grade to the pitch of the roof. These are the only south of 32nd that Mr. Berry was aware of that can do this. Chair Loughery stressed all building permits should come to the Historic Preservation Board for review.

7. Adjournment – Next meeting June 6, 2024, and then July 11th.

Member Dashiell spoke about a Rate of Growth Ordinance (ROGO) in Marion County that she had been reading about, which addresses hurricane evacuation and responsible growth. She will forward some of the information for review.

Chair Loughery adjourned the meeting at 4:52 P.M.

These minutes were approved at the June 6, 2024, Historic Preservation Board meeting.