

HISTORIC PRESERVATION BOARD MINUTES

June 6, 2024 - 2:30 PM

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

ABSENT: Danielle Dashiell, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Ginny Bodkin, Deputy City Clerk;
Brandon Berry, Senior Planner

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

1. Approval of the Agenda –

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the June 6, 2024 agenda as presented; the motion carried unanimously.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes – a. **May 2, 2024 Regular Meeting**

Motion: Member Hurley moved, and Member Hockensmith seconded the approval of the May 2, 2024 regular minutes as presented; the motion carried unanimously.

4. Action Items –

a. Certificate of Appropriateness No. 24021: 107 29th Ave

Applicant requests a Certificate of Appropriateness to remove and replace an existing 5x16' rear open balcony with an 8x16' rear covered balcony on a single-family structure that is contributing to the Pass-A-Grille Historic District. This request is made pursuant to LDC Sec. 20.10. and would result in a rear setback to the balcony addition of approximately 12'-1".

Senior Planner Brandon Berry reviewed a PowerPoint presentation of this request; the presentation is part of the meeting record. The application and related materials along with staff review, findings and recommendations were included in the meeting packet.

Staff recommended approval with three conditions: 1) the existing wrought iron railing be reused or an identical replica, 2) existing white columns be reused, and 3) decorative support columns be reused. The request will move on to the Board of Adjustment after this Board.

Sean Roney of Roney Design Group testified on behalf of the Applicant. The Applicant was agreeable to the conditions, but would like a square column vs. round. The Board asked questions of Mr. Roney.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Certificate of

Appropriateness Case No. 24021 with the conditions that the wrought iron rails be reused or similar, the decorative support columns be used, corner corbels be used, and square columns be allowed; the motion carried unanimously.

b. Design Review No. 24036: 1003 Gulf Way

Applicant requests a design review for a new three-story single-family residential structure constructed to the House-Medium building type of the Pass-A-Grille Overlay District (LDC Sec. 20.15.).

Mr. Berry reviewed a brief presentation on this request; the presentation is part of the meeting record. The application and related materials along with staff review, findings and recommendations were included in the meeting packet. The plans have gone through Zoning review several times.

Staff recommendation was for approval with the condition that any major alterations to the residence while under construction, including significant exchange or alteration of façade materials, window design, or frontage elements or colors, as determined by staff, shall require this case to return to the Historic Preservation Board.

The Board members asked questions of Mr. Berry regarding siding and height. Chair Loughery opined on mass and scale of new homes and harmony with the historic district. Designer Michael McCoy of McCoy Residential Designs, Inc. appeared on behalf of Applicants Craig & Rhonda Reuther and answered questions.

Motion: Member Young moved, and Chair Loughery seconded to approve Design Review Case No. 24036 with the condition that any major alterations of the residence while under construction including façade materials, window design, or frontage elements or colors, as determined by staff, shall require this case to return to the Historic Preservation Board, and encourage the use of historic design elements where possible; the motion carried unanimously.

5. Discussion Items

a. Rezoning of CG-1 and INS Parcels in Pass-A-Grille

Discussing the rezoning of properties within Pass-A-Grille outside of the Historic Overlay District into the District, particularly the properties between 19th and 20th Avenues along Pass-A-Grille Way.

Mr. Berry explained that this is a continuation from last month's discussion. The Staff Agenda Report in the meeting packet explained the two ways to rezone a property located out of the Overlay District: 1) extend the Pass-A-Grille Historic Overlay District boundary to the parcels; 2) create, or determine a suitable alternative zoning, that would be appropriate for the parcels. Rezoning would not require significant modification to the Overlay but would either need to work within the parameters of the Commercial General future land use of the parcels, or request a future land use amendment, which is significantly time consuming and require a more significant impact evaluation. If the Board would like staff to move forward, they would need general direction.

Discussion followed. Instead of new zoning, adding specifics for a commercial area was considered. Board consensus was to keep the parcels in the Overlay but amend the standards in the commercial area (CG-1/PAG). Chair Loughery suggested the possibility of removing the Fire Station from the Overlay. This would come before the City Commission in a few months after the August election.

6. Informational Items—

a. 3101 & 3105 Pass-A-Grille Way Zoning

Discussing recent rezonings of 3101 and 3105 Pass-A-Grille Way, as requested by the Historic Preservation Board.

Mr. Berry explained that none of the zoning staff currently employed by the City were present when the change was made; the properties may have been excluded due to being the southernmost portion of Block B, Don Ce-Sar Place (Resolution 2021-02). Chair Loughery stressed that this is a good example of why changes South of 32nd Avenue should come before this Board.

b. Alleyway Widths in Pass-A-Grille

Mr. Berry explained that staff had prepared a map showing the width of alleyways in Pass-A-Grille, as requested by the Board; it was included in the meeting packet.

Discussion followed on curb cuts and the potential of changing Section 20.18(c)(1) “Parcels abutting an alley of at least fifteen feet width” to “at least ten feet in width” during the workshop anticipated for September.

c. Proposed Amendments to the LDC Divisions 20 & 40

Updated drafts of proposed amendments to LDC Division 20 (PAG Overlay) and 40 (CRD-EA) inclusive of changes discussed at the May meeting were included in the meeting packet.

The inclusion of street ends in the Overlay was discussed. A few minor adjustments to the drafts were discussed.

Staff will address any amendments with Ms. Salmieri prior to the workshop.

7. Adjournment – The next meeting was scheduled for July 11th 2024. Member Young stated that she would not be able to attend the July meeting and Chair Loughery was also unsure of his availability. It was decided that instead of meeting in July, staff will send the updates discussed today to the Board members for the August meeting, which will have several other items.

Member Hockensmith announced the July 4th Golf Cart Parade beginning at 9:00 AM.

Chair Loughery adjourned the meeting at 4:02 P.M.

These minutes were approved at the August 1, 2024, Historic Preservation Board meeting.