

HISTORIC PRESERVATION BOARD MINUTES

August 1, 2024 - 2:30 PM

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

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Ginny Bodkin, Deputy City Clerk;
Kristin Coman, Community Development Director; Brandon Berry, Senior
Planner; Lynn Rosetti Contract Planner

Chair Loughery called the meeting to order at 2:30 PM. A quorum was established.

1. Approval of the Agenda –

Chair Loughery asked to add two items - setting a date for a workshop on Divisions 20 and 40 proposed amendments, and a discussion on the Commercial Zone in Pass-A-Grille (PAG) that is not in the Overlay. He also asked for an update on the PAG garbage pickup from Public Works Director Mike Clarke at the September meeting.

Motion: Chair Loughery moved, and Member Dashiell seconded the approval of the August 1, 2024 agenda with the additions; the motion carried unanimously.

2. Audience Comments – There were no general audience comments.

3. Approval of Minutes – a. **June 6, 2024 Regular Meeting**

Motion: Member Young moved, and Vice Chair Hockensmith seconded the approval of the June 6, 2024 regular minutes as presented; the motion carried unanimously.

4. Action Items –

a. **Unnecessary and Undue Hardship Variance #24040 (Recommendation): 3112 Pass A Grille Way**

Staff seeks a recommendation of approval, approval with conditions, or denial, from the Historic Preservation Board to the Board of Adjustment regarding the reinstallation of a 34x52" sign on the front of 3112 Pass A Grille Way which is not zoned for such a sign type.

Community Development Director Kristin Coman 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 that the sign not now or in the future be permitted internal illumination, and that other existing signs that were placed without permits (A-frames, LED sign) be removed as a condition of approval. The application went before the Technical Review Committee and will go before the Board of Adjustment.

Member Hurley inquired if he should recuse himself from the vote as he is the owner/operator of another non-conforming business; Assistant City Attorney McConnell advised that if he or his business were not owners of this business, were not going to benefit, and he could make a vote based on today's presentation, it was not necessary. A discussion followed on whether a property loses nonconforming status after a property has been abandoned.

Motion: Chair Loughery moved, and Member Young seconded to recommend approval of the Unnecessary and Undue Hardship Variance for Case #24040 to the Board of Adjustment with the conditions as pictured and displayed with regard to size, the removeable pole under the eaves, no internal illumination, and any unpermitted signs be removed; the motion carried unanimously.

b. Certificate of Appropriateness for Demolition #24045: 2311 Pass A Grille Way

The property owner is requesting a Certificate of Appropriateness (COA) to demolish this contributing property to the Pass-a-Grille National Register Historic District and locally designated historic structure (11/2/1995) and to replace it with a new single-family residential structure to be constructed to the House-Large standards of the Pass-a-Grille Overlay District (LDC Section 20.15).

Contract Planner Lynn Rosetti reviewed a presentation on this request; the presentation is part of the meeting record. A staff report, application, floor plans, photos and the Florida Master Site File were included in the meeting packet. She reviewed demolition permit criteria in the Land Development Code.

Staff recommended approval of the requested Certificate of Appropriateness for Demolition, Case No. 24045, for a deteriorating Local Landmark that is also a contributing residential structure to the Pass-a-Grille National Register Historic District. Staff recommended that any demolition approval be conditioned upon the Historic Preservation Board's approval of a related residential design review.

Architect Joy Douglas testified on behalf of the Applicant regarding structural, safety, and code issues with the structure. She found it to be unsalvageable in her inspection. The Applicant has offered some of the historical features to the Pass-A-Grille Museum. Board discussion followed.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded approval of the Certificate of Appropriateness for Demolition Case #24045 of a residential structure at 2311 Pass-A-Grille Way with the condition that there be a 30 day stay. The motion carried 5-0.

c. Design Review #24044: 2311 Pass A Grille Way

Staff requests Historic Preservation Board review of a new residence at 2311 Pass A Grille Way, that is proposed to be constructed to the House-Large building type.

Senior Planner Brandon Berry reviewed a presentation on this request; the presentation is part of the meeting record. The presentation included the site plan, elevation renderings, photos, summary and recommendations. The presentation is part of the meeting record. A staff report, revised application, and agent authorization were included in the meeting packet. Consultant Tara Salmieri had previously reviewed the plans. Staff recommendation was for approval with three conditions as outlined in the meeting packet.

Architect Joy Douglas answered questions from the Board regarding the compatibility of the design with the Pass-A-Grille Overlay.

Motion: Vice Chair Hockensmith moved, and Member Young seconded to approve the review of Design Review for Case #24044 with the two of the requested staff conditions that; 1) The Applicant explore Florida friendly understory trees as an alternative to the foxtail palms, utilizing the palms only in cases where alternatives would pose issues with visibility or proposed construction, and 2) Any significant alterations to the building, including exchange of materials, window locations, or expansion of the structure under the current scope, would require the request to return to the Historic Preservation Board. The motion carried 5-0.

d. Certificate of Appropriateness #24050: 315 Corey Avenue (Beach Theatre)

Applicant requests a Certificate of Appropriateness to complete facade improvements inclusive of window wall replacement, and illuminated marquee and shadow box sign installation, at this locally-designated historic resource. Applicant also seeks a recommendation to the Board of Adjustment regarding variance requests for the property to be permitted five signs instead of the maximum of three (LDC Sec. 26.33), and with all four newly-installed signs to have internal illumination which is not permitted along Corey Ave (LDC Sec. 26.33.(e)).

Ms. Rosetti reviewed a presentation on this request; the presentation is part of the meeting record and included a zoning map, photographs, COA criteria per the LDC, staff findings, and recommendation. A staff report, photos, elevation information, floor plans, and the application package were included in the meeting packet. Staff found the proposed Certificate of Appropriateness to be consistent with the City's LDC Code and recommended approval of the proposed Certificate of Appropriateness (Case No. 24050) for the Beach Theatre located at 315 Corey Avenue.

Architect Britt Hayes of Bodziak Hayes Architects appeared on behalf of the Applicant and provided additional information to the Board and answered questions. Ms. Coman clarified that the variance request included five signs where three are allowed and illuminating them. The request will go before the Board of Adjustment.

Owner Hanna Hoffman added information on the number of original signs.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve the Certificate of Appropriateness #24050 for the Beach Theater on Corey Avenue to replace the 1970's window wall system described in the application and staff report and recommend approval of the variance requests to the Board of Adjustment. The motion carried 5-0.

Motion: Chair Loughery moved, and Member Young seconded to recommend the approval of the five illuminated signs to the Board of Adjustment. The motion carried 5-0.

5. Discussion Items

a. 2004 Pass A Grille Way: Facade Alterations Rezoning of CG-1 and INS Parcels in Pass-A-Grille

Staff has been presented with a facade alteration proposal for 2004 Pass A Grille Way, which formerly

contained Gennaro's and the Leaping Llama Cafe. Feedback from the Historic Preservation Board is requested.

Mr. Berry explained that this item is presented for general input and does not require a Certificate of Appropriateness as the structure is not listed as contributing to the Pass A Grille Historic District.

Architect Sean Barber of EMPAD Architecture appeared on behalf of the Applicant and answered questions from the Board members.

Board consensus was favorable for the façade alterations as presented.

6. Informational Items–

a. Land Development Code Division 20 & 40 Amendments

Presenting modifications to the proposed amendments to LDC Division 20 and 40 that were discussed by the Historic Preservation Board at the June 2024 meeting.

The meeting packet included the proposed, marked up versions of the Division 20 (PAG Pass-A-Grille Historic Overlay District) and Division 40 (Community Redevelopment District - Eighth Avenue (CRD-EA)) for a final review by the Board. Mr. Berry asked if there were any further questions or comments and none were brought forward.

Workshop Scheduling (added) – Chief Operating Officer Jennifer McMahon will check Consultant Tara Salmieri's availability to attend the September 5th meeting with a possible 1:00 PM workshop with the Planning Board prior to the regular Historic Preservation meeting, pending their availability.

Pass-A-Grille Commercial Area in Overlay (Added) – Mr. Berry explained that previous discussion found that there would be two options – the special zoning district, or part of the Overlay – and consensus was leaning more toward potentially amending the Overlay and then zoning those properties into it. Rezoning would take more time than Code language changes, with the need to go through other Boards, and advertising. Board consensus was to table this until the proposed Design Book is discussed.

b. Adjournment – The next meeting was scheduled for September 5, 2024.

Chair Loughery adjourned the meeting at 4:35 PM.

These minutes were approved at the September 5, 2024, Historic Preservation Board meeting.