

**JOINT HISTORIC PRESERVATION BOARD
AND PLANNING BOARD WORKSHOP MINUTES
September 5, 2024 – 1:00 PM**

HISTORIC PRESERVATION BOARD PRESENT:

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

PLANNING BOARD PRESENT:

Sam Angelides, Jr., Member
Terri Grocott, Member
David Hubbard, Member
Cindy Perry, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Ginny Bodkin, Deputy City Clerk; Brandon Berry, Senior Planner; Tara Salmieri, Consultant (via Zoom); Attorney Sharon Linsner, Dickman Law Firm (via Zoom)

Historic Preservation Board Chair Loughery called the workshop to order at 2:30 PM followed by the Pledge of Allegiance.

1. **Discussion Items** –

- a. Land Development Code Division 20: PAG PASS-A-GRILLE OVERLAY DISTRICT**
- b. Land Development Code Division 40: COMMUNITY REDEVELOPMENT DISTRICT - EIGHTH AVENUE (CRD-EA)**

Senior Planner Brandon Berry provided an overview of the two-year process that brought the Historic Preservation Board (HPB) to this point, in which they asked for discussion and feedback from the Planning Board. Mr. Berry's presentation outlined the goals of the amendments – better aligning district standards with purpose and intent, providing more robust design standards with qualified review, and to prevent unfettered lot consolidation that would not respect historic layout and character of the districts. His presentation is part of the record.

The presentation included a review of the major proposed changes to the PAG Overlay District (require building to the Overlay, strengthening review standards, driveways in rear when alley over 15 feet, lot consolidation requiring HBP review, and no accessory structures in the front yard) and the CRD-EA Eighth Avenue District (design standard implementation, screening of rooftop equipment, design review, maximum building length, and HPB review of lot consolidation). From this point, a workshop will be planned for the HPB and City Commission, and then will return to the Planning Board for a formal vote.

Mr. Berry introduced Consultant Tara Salmieri who had worked with the HPB over the two years; she appeared via Zoom to add input and answer questions. Chair Loughery expanded on some of the details of the proposed changes for the Planning Board.

Discussion ensued including the following:

- Although the HPB serves as an advisory board, the proposed amendments provide more guidance by tightening what already exists, makes it more visible to new residents, and allows matters to come before the board (residents).
- New builds in the Overlay will come before HPB,
- Differences building to overlay vs. underlying.
- Architectural review process and sequencing.
- Building height definitions and calculations; making height verbiage clear and consistent.
- Balcony/arcade consistency in verbiage overall and definitions.
- Adjustments to chain of review for lot splits for consistency.
- 20.10 reduced setbacks for contributing structures.
- Replacement of historic accessory structures.
- Parking.
- General clean-up of grammar, consistency, scrivener's errors.

Following the discussion Mr. Berry thanked all for their feedback and encouraged members to reach out to him with any questions.

2. Adjournment –

Chair Loughery adjourned the workshop at 2:19 PM.

These minutes were approved at the November 7, 2024, Historic Preservation Board meeting.