



MEETING MINUTES

Meeting Date: Thursday, November 15, 2018

Time: 9:30 AM

Pinellas County Planning Department Conference Room
310 Court Street, Clearwater

Members present:

Commissioner Charlie Justice (Chairman); Brian Smith (Vice Chair); Wally Clark; Gina Clayton; Phyllis Kolianos; Vincent Luisi; David MacNamee; Jim Parent; Claire Cohn (Alternate); and Estelle Lowenstein (Alternate). John Barie

Members absent:

Christopher Furlong

County staff in attendance:

Scott Swarengen, Long Range Planning Manager; David Sadowsky, Senior Assistant County Attorney; Allie Keen, Principal Planner

I. Call to Order and Introductions:

A regular meeting of the Pinellas County Historic Preservation Board was held in the Planning Department Conference Room at 310 Court Street, Clearwater, Florida on November 15, 2018. Commissioner Justice called the meeting to order at 9:30 AM.

II. Approval of Minutes:

Minutes of the August 15, 2018 meeting of the Historic Preservation Board were approved unanimously with no amendments.

III. Work Plan Updates/Discussion:

A. Historic Preservation Planner – County Staff (update)

Mr. Swarengen announced that the new Historic Preservation Planner Specialist, Tom Scofield, will begin next Monday (November 19th). A bio and resume were included in the agenda packet. Mr. Scofield has rich and robust Historic Preservation experience in Florida as well as the Mid Atlantic area. He has already expressed some interesting ideas and has a lot of interest in assisting to grow the County's Historic Preservation Program.

B. Old Palm Harbor Historic District Survey Update

Mr. Swearengen stated that the Old Palm Harbor Historic District Survey is wrapping up. Information on historic resources in the District has not been updated in close to 20 years. Also the Downtown Palm Harbor Master Plan is being updated, and the historic district survey will provide a better sense of the resources in the Downtown area including what has changed and if new resources should be brought in as contributing structures. The consultant will also provide some thoughts and recommendations on how to better manage the District recognizing that it is somewhat difficult to administer the Historic District, the guidelines, and the zoning simultaneously.

Mr. Swearengen continued saying that the Planning Department received the 1st draft of the historic district survey report in September. Comments and questions were supplied to the consultants. After the 2nd draft of the report was received additional comments were made as well mostly along the lines of requesting additional background information to support the recommendations. It is anticipated that the final draft may be received as early as tomorrow (November 16th). Copies of the final draft of the report will be provided to members of the Board for final inspection.

Mr. Swearengen explained that moving forward, the Architectural design guidelines will be reevaluated as previously discussed with the Board based on experience with various COA's that have come in. Proposed changes may include certain application requirements and how there may be a need to distinguish between residential and non-residential types of buildings. The new Historic Preservation Planner will be managing that portion of the project working with ideas, potential changes and working with the Board on reevaluating the architectural design guidelines. It is anticipated that there will be more discussions on this at the January meeting.

Member Smith asked a question about the review process for Old Palm Harbor. Mr. Swearengen answered by identifying the various regulatory layers in place including the Special Area Plan, which is the Future Land Use, and the zoning. There are two non-contiguous pieces of that zoning district. There is also the Historic District that doesn't match up with the other two layers. It is understood that properties within the Historic District are subject to the design guidelines, but properties outside the Historic District have also been subject to the guidelines. This creates unnecessary confusion and questions prompting the need to reevaluate this Historic District, and the various layers of the regulatory process.

C. Unincorporated Historic Resources Survey

Mr. Swearengen stated that Pinellas County was awarded a \$50,000 grant from the Florida Department of State, Division of Historical Resources to prepare a Historic Resource Survey for unincorporated Pinellas County. Enough funding is available to survey 150 properties although there are 1000's of potential resources in the County. The survey will be conducted by Cardno, Inc., the consultant who performed the Pinellas bridges survey that was recently completed. Staff is pleased with the work previously performed, their knowledge on the subject, and familiarity with Pinellas County. A Notice to Proceed is expected by next month

and this project will run thru the month of June. A scope is being developed with the Lealman area as the focus. The information collected should also be useful in preparing the new form based code for the Lealman area.

D. Historical Marker Program

Mr. Swearngen provided an update on historic markers that have already approved by the Board. The Tarpon Springs Historical District marker has been installed. This month the White Chapel marker in Old Palm Harbor should be installed. The second of the two markers for the Crystal Beach Path has yet to arrive--staff will follow up and see what the holdup is. Member Kolianos inquired where the Tarpon Springs marker had been installed. Mr. Swearngen said he will follow up with a list of where the markers have been installed. Construction must be completed at the South Ward School site before that marker can be installed. The Mary Pier marker text was approved by the Board in October, and waiting on FDHR approval to have that installed at St. Pete Beach. The next two historical marker applications anticipated are: Mt. Olive African Methodist Episcopal Church in Clearwater and Philippe Park in Safety Harbor.

Member MacNamee asked if the County could provide publicity when the markers are installed. Member Barie suggested that an effort be made to publicize the Historic Program in general and would like the Board to be included in any proposed changes to the Pinellas Historic Preservation Board homepage.

Mr. Swearngen mentioned that there is a map that shows locations for markers on the GIS portion of the County's website.

E. Future Preservation Summit

Mr. Swearngen suggested that the Board consider looking at April in 2019 to schedule the next countywide Historic Preservation Summit. A location in Safety Harbor has been recommended. Member Clayton spoke to a local Planning Consultant in Safety Harbor, who may assist in coordinating the program. A possible topic the effect of the rising economy and renewed development pressures on the small historic towns in Pinellas County. Topics that may be addressed include respecting current historic fabric as it relates to new construction identification of some tools and best practices. The conversation could be facilitated by someone from Dunedin, Tarpon Springs, Safety Harbor, or even Ybor City. A final location has not been determined, but suggestions so far include Safety Harbor Library or City Hall.

Mr. Swearngen suggested to include FAPA (Florida American Planning Association) as a means to reach out to possible participants.

IV. **Public Comments:**

No members of the public were present to provide comments.

V. **Board member comments:**

- It was noted that copies of *Preserving Florida's Heritage, Florida's Comprehensive Historic Preservation Plan* are available for HPB members.
- It was noted that the Fenway Hotel in Dunedin and Acacia Cemetery in Tarpon Springs were nominated for listing on the National Register of Historic Places. The state review committee recommended that additional information regarding architectural changes be provided for the hotel and that the cemetery be recommended for listing.
- A member mentioned that the Kellogg Hotel is up for sale.
- Member Barie told the Board that the St. Petersburg City Council will be voting that evening on the latest application for a local Historic District in the southeast area of St. Pete called Driftwood.

VI. **Chairman's comments:**

- Commissioner Justice stated he was at the Fenway Hotel ribbon cutting and informed the Board that a new commissioner has been elected to the BCC, Kathleen Peters.

VII. **Adjournment:**

The meeting was adjourned by Commissioner Justice at 10:26 a.m.



Commissioner Charlie Justice, Chairman
Pinellas County Historic Preservation Board



Cyndi Watkins, Administrative Support Specialist 2