



Cover Memorandum/Staff Report

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Item #: WS.2.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Director of Development Services
THROUGH: Terrence R. Moore, ICMA-CM
DATE: February 20, 2024

ATLANTIC AVENUE HISTORIC RESOURCES SURVEY UPDATE AND HISTORIC PRESERVATION INCENTIVE DISCUSSION

Recommended Action:

Receive a presentation from City staff and provide direction regarding potential incentives for historic preservation and the Atlantic Avenue Historic Resources Survey.

Background:

In 2021, the City Commission directed staff to prioritize the study of the Atlantic Avenue corridor for potential historic integrity. The Cultural Resource Assessment and Survey known as the "Atlantic Avenue Historic Resource Survey" was completed and presented to the City Commission for review and direction. On July 19, 2022, the City Commission directed staff to proceed with the creation of a new historic district along E. Atlantic Avenue from Swinton Avenue east to the Intracoastal Waterway.

On April 19, 2023, the Historic Preservation Board (HPB) reviewed the Atlantic Avenue Historic Resources Survey designation report and set a public hearing date for June 7, 2023.

On June 7, 2023, the HPB recommended approval of Ordinance No. 26-23, creating the "Atlantic Avenue Historic District", which would be generally located along E. Atlantic Avenue from Swinton Avenue to the Intracoastal Waterway.

On June 19, 2023, PZB voted 3 to 1 to recommend approval of Ordinance No. 26-23 to the City Commission.

In response to property owners' concerns, the City Commission directed Staff to hold additional public outreach prior to consideration of the ordinance.

On October 26 and 27, 2023, City Staff held the Atlantic Avenue Historic District Symposium. The Symposium brought together panelists with expertise in historic preservation from architectural, economic, legal, and cultural perspectives. The second part of the symposium was dedicated to question and answer sessions.

Additionally, in advance of the symposium, City Staff direct mailed invitations to every property owner to meet individually to review details specific to their property, discuss their concerns, and hear what incentives or benefits would be meaningful and worthwhile to property owners.

Staff will provide an overview of potential incentives that have been identified through this process and seek direction on which, if any, to include in the effort.