



Cover Memorandum/Staff Report

File #: 25-113

Agenda Date: 2/11/2025

Item #: WS.2.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Director of Development Services
THROUGH: Terrence R. Moore, ICMA-CM
DATE: February 11, 2025

ATLANTIC AVENUE HISTORIC RESOURCE SURVEY

Recommended Action:

Receive a presentation from City staff of the Atlantic Avenue Historic Resource Survey and provide direction on next steps.

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.

In October of 2023, 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. 10 meetings with individuals representing 22 properties were held to review the survey and discuss the recommendations.

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. Videos of the event are available on the City's website on the Historic Preservation page.

On February 20, 2024, City Staff provided information on potential incentives for preservation to the City Commission at a workshop. It should be noted, Ordinance No.14-24, revising In Lieu of Parking Fee regulations incorporated some of the incentives for historic properties discussed at this workshop.

Staff will present a overview of the potential district and present alternatives to creating a new historic district, including a Conservation Area and other potential Land Development Regulation amendments to maintain the character of Atlantic Avenue. Staff will also seek direction on options for preserving Veteran's Park.