



Legislation Text

File #: 17-553, Version: 1

TO: Mayor and Commissioners
FROM: Timothy Stillings, Planning, Zoning and Building Director
THROUGH: Chief Neal de Jesus, Interim City Manager
DATE: July 6, 2017

APPEAL OF THE HISTORIC PRESERVATION BOARD (HPB) APPROVAL OF A CERTIFICATE OF APPROPRIATENESS (COA 2017-131) FOR 799 NE 2ND AVENUE, DEL-IDA PARK HISTORIC DISTRICT (QUASI-JUDICIAL HEARING)

Recommended Action:

Motion to Approve the Certificate of Appropriateness, as presented, based upon positive findings with Land Development Regulation (LDR) Section 2.4.6(H)(5) (COA Findings).

Background:

At its meeting of May 3, 2017, the Historic Preservation Board (HPB) considered a Certificate of Appropriateness (COA) for an associated Class II Site Plan Modification for a landscape plan and hardscape plan for the non-contributing property located at 799 NE 2nd Avenue, Del-Ida Park Historic District. The Board approved the COA request based upon positive findings with Land Development Regulation (LDR) Section 2.4.6(H)(5) (COA Findings) on a unanimous vote.

The appeal was requested by the City Commission at its meeting of June 6, 2017.

Project Description:

The property consists of Lots 1 & 2, Block 12, Del-Ida Park and is situated at the southeast corner of NE 2nd Avenue and George Bush Boulevard. The structure is a 2,000 square foot (single story) masonry vernacular style structure completed in September 1950 according to the City building records. It is considered a non-contributing dwelling within the Del-Ida Park Historic District. The property is zoned RO (Residential Office) and is currently in use as an office.

In 2015, the property was purchased and the new owner began renovations and updates to the structure which included new windows that were administratively approved via a building permit. In 2016, COA 2016-075 was approved by the HPB for the installation of horizontal Hardie Board plank siding to the exterior of the structure. Then in 2017, a new sign face was administratively approved via a building permit. Finally, in 2017, COA-116 was administratively approved for the installation of new black, aluminum, louvered shutters.

The current request involved approval of a new landscape and hardscape plan and will be the final phase of improvements involved with the conversion of the subject property from the former Dr. Domeyer's dentist's office to a general office for I.V. Access.

Upon reviewing the Board action and backup documentation, positive findings were made for the

COA request by the HPB, positive findings were not made for the landscape plan. It is noted that pursuant to LDR Section 2.4.5(G)(1)(b), findings are not required for Class II Site Plan applications as no review of Performance Standards as listed in LDR Section 3.1.1 is necessary; however, such application requires action by a Board. The requirements for Landscape Plan Findings, as listed in LDR Section 2.4.5(H)(5), are as follows:

Findings: At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

- (a) Objectives of landscaping regulations Section 4.6.16;
- (b) Site and landscape design standards pursuant to Section 4.6.16

An overall determination of consistency with respect to the above items is required for a landscape plan to be approved.

An overall determination of consistency and positive findings can be made with respect to the landscape plan as the plan meets the Objectives and Site & Landscape design standards as outlined in LDR Section 4.6.16.

Based upon the above, formal approval of the Class II Site Plan Modification for the Landscape Plan associated with COA 2017-131 is needed; thus, staff recommends the item be scheduled for the next available Historic Preservation Board meeting for formal action.

The HPB Staff Report for the COA request from May 3, 2017 is attached.

City Attorney Review:

Approved as to form and legal sufficiency.

Finance Department Review:

N/A

Funding Source:

N/A

Timing of Request:

N/A