

# **HISTORIC PRESERVATION TASK FORCE**

Location: **Pinellas County Planning Department Conference Room**

Date: **February 26, 2007**

Time: **11:00 a.m.**

Attendees: Commissioner Karen Seel, Brian Smith, Jan Luth, Sam Casella, Becky Neilsen, Cynthia Tarapani, Wally Clark, Kim Hinder, Terry Fortner and Bob Jeffrey. Staff: David Walker and Marcel Mohseni. Guest: Richard Easterbrook, Director FPAN (Florida Public Archeology Network at the University of South Florida)

## **I. Call to Order – 11:05 a.m.**

Commissioner Seel called the meeting to order and started with introductions around the room. Mr. Easterbrook gave an overview of PAN at MOSI through FSU and his interest in this task force.

## **II. Minutes – January 17, 2007**

Moved, seconded and passed that minutes be approved as presented.

## **III. Review of Community Workshops and Comments Received**

- Had three workshops in February in three different locations within the County
- Attendance was quite good with St. Petersburg and Tarpon Springs being best attended
- One of the goals was to increase public awareness and believe that was accomplished
- Many of the suggestions were of an environmental/historic nature (citrus groves, etc.) which will probably not fit our normal process.
  - When the consultant comes onboard, with mapping historic features, perhaps they would look at some of the very old agricultural uses – other than the Taylor property which we are probably going to preserve as a citrus growing area and/or Orange Blossom Groves.
  - Perhaps a case could be made for a site by relaying that historic things happened there that relate to Florida, not just a grove – except to save from development – what happened at that site.
  - “What is historic” and “what needs to be preserved” has not been fully evolved yet on the state or the national level and people aren’t looking at cultural landscape as something that gets listed on the National Register
    - Article in newspaper a couple of years ago – “Of The World’s Most Endangered Sites” [Kentucky Bluegrass Landscape was on the list] – a cultural landscape and listed on the international list as one of the most endangered heritage sites in the world. So there is definitely some thinking moving towards cultural landscapes
    - Not many other places have the pressure on the land as in Pinellas County so national, state, etc. haven’t started going in that direction. Perhaps we should look at this.
    - Beginning interest in rural preservation and protection of open space – there’s a whole body of law in planning regarding open space preservation – but it has to go back into history as to why it should be a historic preservation issue
    - If there was a long-standing orange grove, and the owner wanted to save it (or a portion of it), it may be eligible for some assistance (perhaps) as a grove with agricultural significance from times past, because it was a key Florida industry and document the 50 years. The more you can document - an early pioneer family, etc. – the more, the better. Another property would be the Belleview Biltmore Golf Course – it’s over 100 years old – so it is a historic landscape and designated as such.

- Another area suggested was Schools. General agreement that it was important. It is embedded into community life.
  - If it isn't in the "Community Life" narrative, then we need to add the word "schools"
  - Need to get the School Board on board – example would be Gibbs High School
  - School Board's stance - we provide education – we don't do preservation
  - Could qualify for historic preservation funds when renovating a historic school site however, it may conflict with school mandates of class size, minimum land requirements, parking, etc.
  - If you can't keep it as a school perhaps a new purpose of the building – look into other partnerships
- St. Pete Meeting – one of the questions that came up – timeframe and what are the next steps.
  - We did promise that the draft Ordinance would be posted online for comments in the next month or so – just a reminder.
  - Click from home page to Ordinance and click to a place for public comments
  - Since we have email addresses for many who attended, we should email those people in addition to putting online

#### **IV. County Historic Preservation Ordinance – copy attached**

- Cyndi prepared drafts of the Ordinance
- Discussion of most recent draft of Ordinance attached
  - Sections 1 and 2 – why preservation is important
  - Section 3 (4) Important to include the economic impact as part of Ordinance
  - Section 3 (7), (8) and (9) – need more discussion
  - Section 4 – more discussion
  - Section 5 – this group has not discussed this, so this is really a first draft
- Section 3 (1) – how will someone ten years from now know what the definitions of each of these terms? Perhaps attach a list of brief definitions.
- Section 3 (9)
  - Does that apply to only unincorporated areas or also to the municipalities?
    - It would apply to within the municipalities and unincorporated but only if the municipality decided to allow the demolition and it had countywide significance – then the county would also have to approve it.
    - Need some legal advice to make sure the county can do that. (Commissioner Seel will have legal staff to look at it) Perhaps if it is recognized as a countywide charter issue, we can implement it and then the cities would have to opt out, or another way to get around this would be an Interlocal Agreement with all 24 cities that would agree to this.
  - "Within one year of adoption...shall develop an ordinance to restrict..."
    - If people know you are developing an ordinance that's going to restrict demolition, may run in before adoption of ordinance and pull a demolition permits and therefore stimulate demolition permits and much precedence for that happening.
    - Need to enact a moratorium – during development of the ordinance
    - How to protect things that aren't on the inventory yet
    - Develop criteria for the moratorium?
  - Section 3 (8) – Directives that go into rezoning and changing of Future Land Use – using these safeguards may be a way to evaluate and protect preservation.
    - Perhaps another bullet that says Preservation Public Policy shall be evaluated when Plan Amendments and rezoning are considered. This will call less attention to a moratorium and perhaps give the municipalities some time to adopt an ordinance.

- Perhaps in Comp Plans, statements like .... When considering rezoning or future land use change ... is there a historic resource on site; can this project be done in another location where the historic resource can remain in place, etc. This is more a part of Section 3 (7) and also in Section 4 (c).
- Also need to attach the Tool Box that we've developed – perhaps that's where we should put the moratorium issue

*Very important that is written into the ordinance relating municipalities is one that places the county in the position of being helpful. When municipalities WANT the County's help, the County will be there! Therefore, rules need to be very clear so the municipalities can and will come to the County for assistance and know what to expect. Perhaps in Section 3 (5)*

- Section 4 (b) – “CLG program established .... Park Service.” Need to identify/define Certified Local Government Program. Who would train municipalities? The State runs the program, and should be fairly easily done by municipalities. (Commissioner Seel wants there to be an exhibit to refer to)
- Last **WHEREAS** – perhaps there needs to be a notebook with all the reports, exhibits, etc. Perhaps a short narrative, then a copy of the PowerPoint presentation and then behind that the other documents that of this task force, who is on it and their qualifications, professional strengths, etc. Also need to include a simple, clear process of how to – written in such a clear way that “they” could have tax credits, if we did a moratorium, etc. etc. Tailor-made to Pinellas County but should be a one-on-one presentation much like Pinellas By Design. Perhaps also make it an addendum to Pinellas By Design.
- Back to Section 3 (5) – language added to the effect that when considering plan amendments and rezonings that the presence of historic resources should be carefully considered and evaluated ... (also in Section 3 (6), (7) and Section 4 (c))
- Section 4 –
  - Opening statement to include ... County being available to help, etc.
  - Strike “municipalities shall...” in sections a – e

*Perhaps we should do “education and encouragement” and then move to an Interlocal Agreement once those components are complete, then we can have a notebook and everything in place.*

- Section 5 –
  - Implementation – what is the timetable that this task force will continue to meet or would a committee be appointed soon?
    - No discussion by this group at this time and this section is a first draft for discussion purposes
    - Once ordinance is adopted – would the County terminate this task force and appoint a committee? Is that what we want or do we want to extend the task force for a longer period of time?
    - Natural break from task force to committee is on adoption of ordinance, the BCC to appoint. Same people (or some people) on task force may serve on committee.
    - Perhaps suggest a “number” for the committee structure (usually in multiples of 7) and 13 might be better than 27 – or a “not less than” or “not more than” number. Committee feels that “not less than 7 nor more than 15” is a good number and that would include the County Commissioner – not necessarily as the chair. The committee should elect the chair.
    - Need to have a mixture of experts in field with elected officials from the municipalities and County. Not a large group so everyone could take part – in a

large group that doesn't happen. More important that those who serve are interested/knowledgeable of historic preservation.

- How was this committee formed – discussion followed.
- Perhaps this task force needs to stay in force for another year through the education elements and get the notebook together and then we will be able to education the committee.
- Section 2 (d) – change to “... enhances the value...” instead of “increases in the taxable value...”
- Section 5 – Committee makeup should include “... representation from the Pinellas County Historical Commission...” and “community advocates and county and municipal representatives”.
- Cultural Assessment Survey Work has to be done whenever there is a redevelopment project – if you are tearing down a building and digging a big hole in the ground for support structure for the next building – it requires some sort of assessment for cultural resources. There are some counties/cities that have in ordinance – Sarasota County, Pasco County, Dade County, St. Johns County, St. Augustine, etc. Should be something in ordinance regarding this? Where would it go? They do get tricky – many pot holes once in place. You may want to put something in the ordinance that references archaeological sites so people know there are other issues and concerns – depending on what direction. Joan Deming and Richard Easterbrook will come up with some language. This will be important during the County's rebuild projects.

#### **SUMMARY of changes:**

Page 1 – same

Page 2 – Section 2(d) changed to “private investment in historic sites and enhances the value of the historic areas.”

Page 3 - Paragraph 1 - want to attach the local criteria as an addendum.

Page 4 – Rich will draft some archaeological language for sub-paragraph 7 and add language about evaluation done during zoning and land use plans (Sec. 3.6 & 3.7)

Page 4 – Section 3.9 – check into legality of demolition and opt-out on moratorium ... “County shall evaluate an ordinance”

Page 4 –talk more about the County-assisted training and support information which would include the notebook, brochure, etc., to municipalities.

Page 4, Section 4 (a) – (e) – striking “municipality shall”

Page 5, Section 5. Implementation – changing to “Historic Preservation Advisory Board” in two places, plus insert “no less than 7 members and no more than 15 members, including a member of Board of County Commissioners” Last sentence, strike “Pinellas County Historical Commission” Also, “The Pinellas County Historic Preservation Task Force shall be appointed to complete the initial education and information resources.”

New draft will be completed by Cyndi, emailed to the group, posted on the web for feedback.

How long a comment period do we want? One month.

#### **V. Confirm Consultant Selection Committee for Countywide Historic file**

- Working with Purchasing Department – the County would be doing the hiring and the committee would assist the selection of the survey. Two or three members of this committee to serve. Volunteers? Joan Deming, Becky and Wally reviewed the RFP so should go to selection. Jan and Marcel will represent the County on this committee.

#### **VI. Other Business**

- **Next meeting** – plan to meet monthly and keep it to an hour. Commissioner Seel will let everyone know her scheduled appointments and then we'll try to see what days of week are best and best time of day. Planning Department Conference Room is okay. Next meeting will be in April.
- **Other** –
  - Comp Plan Sub-committee established long ago, but not met to date. Cyndi, Bob, Jay, Sam and Brian as intermediary. (Brian will get with Gordon Beardslee regarding possible GOPs and Brian will get with sub-group)
  - March 26 is National Preservation Week and many of us will be in Tallahassee
  - Rich Esterbrook will come to another meeting to make presentation on PAN's mission.

**VI. Adjournment – 12:40 p.m.**