

HISTORIC PRESERVATION TASK FORCE

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

Date: **May 14, 2007**

Time: **3:30 p.m.**

Attendees: Commissioner Karen Seel, Brian Smith, Sam Casella, Becky Nielsen, Cynthia Tarapani, Wally Clark, Kim Hinder, Jan Luth, Joan Deming, Robert Ray and Bob Jeffrey. Staff: David Walker, Gordon Beardslee and Marcel Mohseni.

I. Call to Order – 3:35 p.m.

Commissioner Seel called the meeting to order. She advised the committee that Dominic Luisi had submitted his resignation because of time constraints and the committee would accept it with regrets.

II. Minutes – April 2, 2007

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

III. County Historic Preservation Ordinance – finalization

- Changes to the ordinance are underlined
- Summary pages also attached
- ‘Database’ changed to ‘Register’ throughout
- Page 4, Paragraph 7 – added new paragraph (see attached)
- Page 7, first page of Exhibit. Wanted to clarify – have to meet criteria number one always (has to be 50 years old) and then meet one or more of the remainder
- ‘City’ changed to ‘Municipality’ throughout
- Page 6 – revised the different fields that the Advisory Board would like to have represented
- Page 4 – The County would establish the demolition procedures – what about the cities? That would be left up to the attorneys – it could be an opt-in or opt out.
- Page 4, Number 9 – The potential for an ordinance to apply long term countywide, would protect the highest strata of those properties that had countywide, state or national significance – like the Biltmore, for example. If that ordinance was in effect, then the County would be able to prevent that demolition.
- Commissioner Seel did say that a moratorium on demolitions could be implemented legally and regulation of the demolition may “possibly” be implemented countywide for that municipal option per the Countywide Charter or the Countywide Planning Authority. The CPA and the Charter are reserved for more traditional planning documents rather than regulatory efforts – not to the exclusion of the idea that the Countywide Plan could be amended to provide for historic preservation and that rules can be developed that would have a regulatory effect. *“We have not crossed that line yet and it would be recommended that municipal buy-in on such an effort be secured prior to crossing that line.”* She further suggested that we make a presentation to each city or invite them to a meeting to have a discussion.
- Page 6, Section 5 – Task Force as appointed by resolution shall be the Historical Preservation Advisory Board for an initial term (rather than say one year or two years, etc.) to get through the beginning.
- Page 2, Section 2-A – ‘Preservation site’ – might want to change that to “Preservation Site or Object” – you may have an object that is not located on a site. Use Historic Resource – then all is covered.

- Page 3, Section 2 and Section 4 - Historic Preservation Goals seems unclear. Change the word Goal to Policy (which is already established)
- Page 4, Item 6 and Page 5, Letter C – Discussion on evaluate versus determine – no changes after discussion.
- SUMMARY:
 - Section 2-A - ‘The preservation of these historic resources educates...’
 - Page 3, Number 2 – ‘...support the historic preservation policies...’
 - Page 3, Number 3 – ‘...will be pursued ~~through for this goal~~ include...’
 - Page 3, Number 4 – ‘federal income tax credit, ~~this goal shall also pursue~~ other financial....’ ‘...and the State of Florida shall be pursued.’
 - Page 6, Section 5 (second paragraph) ‘...Preservation Advisory ~~Committee~~ Board...’
- Motion made, seconded and carried to adopt the Ordinance as edited today. Motion carried.

IV. Consultant Selection Procedure

- Brian Smith reported to the committee (see Memo attached)
 - Marcel Mohseni reviewed the Memo and letter form New South & Associates.
 - We will be dealing with the Atlanta Office of NSA
 - We’re doing this with local money but this sets us up so the following year we can do a grant application with the state and show this background and will put us in a good position for a grant the following years for more work.
 - In addition to their report and recommendations on other future surveys, we will have an updated survey form (electronically) and how does this connect with the GIS Register where someone could go into the Register and type “show me all the Victorian homes designed by XX architect”? Is that the next step? When it’s in the County’s GIS system we will have to provide that staff, but that would be in the next step. We will have to work with our GIS people. Concerned about Section 3 Paragraph 1 ... ‘The Register of Historic Resources...’ NSA will be putting other and newer data into the system. Then all we will need is a system where we can just go in and ask – that will be County computer people to do that.
 - Who is going to review the submittal by the consultant? It says ‘the County’ – but who in the County? The Task Force? Seeing a PowerPoint presentation and critiquing a document are two different things.
 - Would like to have written reports during the process to make sure everything is going the way we envisioned.
 - Perhaps a couple from this committee could track progress and keep full committee apprised. If committee decides to go in that direction, Jan Luth volunteered, along with others.
 - However, it was agreed to have them report to the entire committee at each benchmark – try to schedule both meetings so the entire committee and the consultant would be together, then when not possible, just a couple of volunteers from the committee...at least for the critical parts – NOT micro-managing, but at critical points, then at two-thirds the way through, etc.
 - Excellent time to come to the committee would be at the end of Task 3. We could see what the GIS will look like and make sure everyone is comfortable.

NOTE: **Report Outline** – In the **WHEREAS** clauses in the Ordinance, it says ... ‘The Task Force has filed its report with the County Commission. Cyndi has put together a Table of Contents with Agendas, Meetings in the Community, the Criteria, What the Cities have to date, Scope of Work, etc. This all needs to be pulled together with a little

introduction and anything else we can think of to add to it. Perhaps we also list some websites that can be viewed and then we would not have to put it here – since many of those documents are in color. Jan says we can get several copies of some of these documents free from the state – Commissioner Seel said to ask for 50 copies of whatever we decide we want in this, i.e. Cultural Report, the Economic Impact Statement.

V. Other Task Force Activities

- Web Site – it is up-to-date with current agenda and minutes. Don't put the ordinance online until it gets through the attorneys office again.
- Brochure – Subcommittee (Kim, David, Jan & Sam) met and talked about what we wanted to accomplish.
 - Trying to figure out what this “toolbox” should look like. Most important is that we keep it simple and straight-forward and there is a target audience that really involves 5 things: 1) the individual - the homeowner, the business owner, the building owner, 2) the coalition groups – neighborhood associations, business committees, etc., 3) regulatory group – the governments/municipalities, 4) special interest groups – the non-profits, the educational groups, the advocacy groups, and 5) the development community.
 - In creating the toolbox we could start with scenarios “I just bought an old house I want to designate it”, “I want to save my historic neighborhood”, “the old church on the corner is being proposed for demolition” – in writing each of those case scenarios, we would give some examples on how those could be handled and then each of the different topics we could suggest, i.e., using local preservation ordinances, or the ad valorem tax program, etc.
 - Then the next section would give you a general overview of that. Perhaps each one of those topics would be a foldout brochure with enough general information to understand how it really works and the resources to take you to the additional information that you would need, i.e. the National Trust, the Florida Trust or the State Bureau of Historic Preservation. This approach will appeal to a wider variety but will give them enough information without getting too thick and voluminous. Finally, for partners in the funding, thought about going for grants (Economic Studies or the Florida Trust) could actually fund the development of this and that would help purchase a consultant, etc.
 - Those are the general thoughts. If you agree, our next step would be to establish a list of the topics, the scenarios and the topics that would be explained. Sort of a FAQs and the answer might take you to another part of the toolbox.
 - General discussion followed.
 - Get any scenarios you would like to see, please get them to us so we can continue setting up the toolbox.

NOTE: Commissioner Seel announced that on the Agenda for the County Commission tomorrow ... the City of St. Petersburg is the first city to adopt tax exemptions as a financial incentive for improving historic buildings (primarily homes) and are getting ready to improve the historic Pennsylvania Hotel under this program, and they are also going to construct a new 7-story building attached to the hotel, but that building doesn't qualify for the incentive –right now there are 33 historic properties with a total taxable value of \$5.4 million. In 2006, the annual deferred amount of taxes for the County was almost \$30,000 and the City deferred almost \$36,000. With the two properties that they are proposing, the County taxes deferred annually would be almost \$15,000. So this

City is doing a great job and what a grand example for the rest of the cities to see that it is working and that these incentives do make a difference.

VI. Next Meeting

- Local Staff Meeting (Economic Development, Planning, and Mayors and staff, i.e., heads of departments) before we go to the County Commission. For our next meeting, let's go through the ordinance, review what has been done by the Task Force. I will send out the invitation to them along with the Consultant information, the revised ordinance and the points that were made about the resources the consultant has. Jan Luth offered Heritage Village as this should be a large group. Hopefully the first Monday in June, however, date not set; need to do some checking with staff calendars.

VII. Adjournment – 4:45 p.m.