

Historic NSB Preservation Commission Meeting

March 8, 2023

Video of the meeting can be found [here](#).

Board members present: Joanna Mahood (chair), Lianne Bennett, Dr. Angeline Barretta-Herman, Douglas Toth, Stephanie Thomas-Rees and Katherine Kaufman. **Absent:** Terry Bledsoe.

Others Present: Senior Planner Robert Mathen, City Attorney Carrie Avallone, Development Services Director Shane Corbin, and Development Services Coordinator Stephanie Ferrara.

APPROVAL FOR THE MINUTES for the December 14, 2022 meeting was continued to the next meeting.

Public Participation:

Karen Abbott, 200 North Peninsula Avenue, stated that she was unaware her home was to be discussed at the meeting until she spoke with Shane earlier. She also expressed concern that her personal information and photos of the home were posted on the internet. Ms. Abbott stated that she lived in the home for 10 years before making the difficult decision to tear down the home and rebuild, with the intent of building a home that looks like it has 'always been there.'

Nelson McDonald, 257 Minorca Beach Way, supports height restrictions and believes that they are imperative toward the goal of preserving long term values. He stated that on North Peninsula there are examples of what we will have without height restrictions and doesn't feel this is best for our town.

ZT-8-22: Height Restrictions and Aggregation of parcels in National Registered Historic Districts

The Planning and Zoning Commission voted 4-1 to recommend approval of zoning text amendments that would limit building heights and prohibit lot aggregation within the Historic Districts. The next step in the process will be for the City to hold public meetings to discuss the proposed amendments. Commissioner Barretta-Herman expressed concern about the number of adjacent properties that were not included in the historic district, such as the County building on the corner of Canal Street and Riverside Drive. Commissioner Toth asked if the reason for this was known. Mr. Mathen stated that possibly in 1990 when the districts were created, those properties asked not to be included in the historic district. City Attorney Avallone explained that the National Districts are voluntary and that restrictions based on those districts without having gone through rezoning would create 'takings' issues, and for that reason her office would not be recommending approval of the proposed amendments. If local historic districts were in place, these restrictions could be put in place.

COA-1-22: City Code of Ordinances, Chapter 50, Historic Preservation

The State of Florida, Bureau of Historic Preservation sent a letter notifying the city that they have completed their review of the proposed updates to Chapter 50 of the City Code of Ordinances. The next step will be for the city to hold public meetings to discuss the proposed updates to the ordinances. Commissioner Barretta-Herman asked whether the objections raised in a letter sent to the Commission were being addressed, and whether factually incorrect information being disseminated would be clarified. City Attorney Avallone stated that they are working diligently to get the facts out to the community. Mr. Mathen said that the objections they have heard will be addressed at the community meeting.

200 North Peninsula Avenue

This property is located within the Coronado Historic District, and the city has issued a building permit for a new home on this site. The proposed 2-story home with a 1-story detached garage will have a metal roof and windows that are designed to mimic those of older homes in the district. Other materials

and design elements are in keeping with the design styles of the historic districts. Commissioner Barretta-Herman and Chair Mahood thanked the property owners for their efforts to keep the design compatible with the historic district.

Committee Comments

Commissioner Barretta-Herman mentioned the New Smyrna Beach Residents' Coalition Home Tour on March 16th and asked for support for this event.

Commissioner Bennett stated that March is Florida Archaeological month.

Chair Mahood asked the commissioners to email Stephanie with any considerations for commission goals for the next year and stated that these could be discussed at the next meeting.

Staff Comments

Mr. Mathen provided a current Local Landmark map. Chair Mahood asked if we would be nominating a new local landmark this year and suggested the field at the Airport. Staff will look into that. Commissioner Barretta-Herman also suggested The Buena Vista motel and the Lloyd house on Live Oak Street, which was the city's first hospital.

The process has started to identify applicants for the 2023 Donnadine Miller awards (buildings that are 50 years old or older).

The next meeting is scheduled for June 14, 2023