



Historic Architectural Review Commission Staff Report for Action Item 11

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: August 25, 2020

Action Item: Approval of Proposed changes to Chapter VI, Article u, “Decks, Patios, Hot Tubs and Pools” and Chapter IX, “Architectural Glossary,” of the Historic Architectural Guidelines. Proposed changes to Chapter 86, Section 86-9, “Definition of Terms,” of the Land Development Regulations.

Previous Reviews: June 23, 2020 Discussion Item- HARC

Executive Summary:

At both the November 2019 and January 2020 HARC meetings, the current Historic Architectural Design Guidelines for Decks, Patios, Hot Tubs and Pools were a topic of concern due to their somewhat confusing and conflicting nature. It was requested by Commission members that staff revisit the guidelines and propose amendments that would be more straightforward and in keeping with the character of the historic district.

First, the preamble was amended to make it clear that pools, hot tubs, spas and related equipment will not be permitted in the front or side yard of a property adjacent to the public right-of-way, as they would detract from the sense of time and place that sets our district apart from modern developments. There is also now a separate paragraph in the preamble dedicated to clarifying the importance of front and street-side yards in the historic district, and how excessive paving is not appropriate in these areas.

Next, vague wording, such as “should” or “may,” was omitted for clarification. Some concern was brought up in regard to the confusing nature of guidelines #3 and #6, particularly the phrase

“best efforts” in guideline #3 and the “rear half of the side yard” stipulation in guideline #6. As a result, guideline #3 was amended, and guideline #6 was omitted.

Other amendments included additions, omissions and changes to the text of some of the existing guidelines. For example, verbiage regarding landings required by the Florida Building Code was added to guideline #2, in order to differentiate “landings” from “decks,” and guideline #3 was changed to omit landscape as an appropriate screening technique accepted by HARC. Guidelines #4 and #5 were omitted entirely, as they were made redundant by the new text of the preamble.

Finally, glossary definitions for courtyards, decks, landings, patios, paving and ponds were added or amended, in order to provide clarification. The addition/amendment of these definitions also required amending the existing definitions for “courtyard” and “patio” in Chapter 86 of the LDRs, as the existing definitions are out-of-date and somewhat misleading.

Staff recommends the approval of the proposed changes to Chapter VI, Article u, “Decks, Patios, Hot Tubs and Pools” and Chapter IX, “Architectural Glossary,” of the Historic Architectural Guidelines (as referenced in Section 90-142 of the Land Development Regulations), as well as the proposed changes to Chapter 86, Section 86-9, “Definition of Terms,” of the Land Development Regulations. Staff is including the proposed timeline below for all required reviews:

June 23 - HARC discussion item - **DONE**

August 25 - HARC action item - will include the draft for resolution

September 17 - Planning Board

October 6 - City Commission First Reading

October 20 - City Commission Second Reading

DEO Rendering max of 45 days + 21 days for appeal

Florida SHPO max of 30 days concurrent with DEO - SHPO is required for all ordinances, guidelines or regulations pertaining HARC Commission as prescribed under the Certified Local Government agreement by the City and the State Historic Preservation Office.