

1. Agenda

Documents:

[PZB-HARB 09-13-2018 WORKSHOP AGENDA.PDF](#)

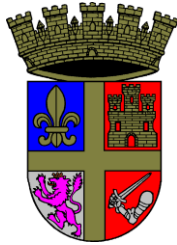
2. Meeting Materials

Documents:

[PACKETHARB09132018.PDF](#)

AGENDA

Planning and Zoning Board and Historic Architectural Review Board



Joint Workshop
City of St. Augustine, Florida

Thursday, September 13, 2018
2:00 pm

Alcazar Room
City Hall

-
- 1. Roll Call**
 - 2. General Public Comments for Items Not on the Agenda**
 - 3. Discussion and Public Comment Related to the King Street Design Standards Update.**
 - 4. Discussion and Public Comment Related to the Historic Preservation Master Plan.**
 - 5. Adjournment**

Notices: In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board
Historic Architectural Review Board

DATE: September 13, 2018

RE: **Item Number 3**
Discussion and Public Comment Related to the King Street Design Standards Update

The City is working through a public process with the help of a consultant to update the design standards for the three (3) entryways into the City. The design standards currently apply to private properties abutting San Marco Avenue, King Street, including West King Street to the intersection with Palmer Street and Pellicer Lane, and Anastasia Boulevard. This process is an attempt to clarify, reorganize, and update the design standards for the entry corridors. The first two (2) areas are complete, which include Anastasia Boulevard and San Marco Avenue. King Street is the final area to be updated.

The City has hired consultant Marquis Latimer + Halback, a Landscape Architecture and Planning firm, and their team to assist the City. Currently, the City has planners on staff, and the Historic Architectural Review Board (HARB) as an advisory Board to administer the standards.

Over the last month the consultant has initiated data collection, and an assessment of the existing conditions of private properties on King Street, and conducted a community meeting to garner public input. The Minutes from that meeting are attached.

As you are aware, the City is under pressure from potential development and the many visitors and St. Johns County residents who enjoy our city. Each area and aspect of the City feels this pressure in different ways. Residential neighborhoods, commercial businesses, tourism industries all have different perspectives on the needs of St. Augustine and its future. These pressures can also be a potential threat to our historic resources.

The consultant, and Staff are looking for feedback from the PZB and HARB regarding updated design standards for King Street.

If you have any questions, please let me know at (904) 209-4320, or askinner@citystaug.com or contact David Birchim at our office or dbirchim@citystaug.com.



Amy McClure Skinner
Deputy Director

MEETING MINUTES

Project: 18.23.0 King Street Entry Corridor Design Standards

Re: **Community Workshop**

Date: August 31, 2018 (meeting occurred from 5:00 pm to 7:00 pm on August 28, 2018)

Attendees:	COSA	David Birchim (Director)
		Amy Skinner (Project Manager + Deputy Director)
		Jenny Wolfe (Historic Preservation Officer)
	ML+H	Jeremy Marquis (Project Manager + Principal)
		Carter Gresham (Co-Project Manager)
		Dustin Felix
		Elijah George
		Jen Marvin
		Julie Farrell
	Participants	Commissioner Nancy Sikes-Kline
		Luke Brodersen
		Barry Broudy
		Joseph Cearley
		Celine Chileski
		Gregory Dettra
		David Downting
		Jim Escobar
		Sebastian Grose
		Jen Hand
		Bryson Hendrick
		Carol Hilton
		Ann Hughes
		Cindy Kern
		Misty Lake
		Bernie MacDonald
		Bruce Maguire
		Steven Mendoza
		Charles Pappas
		Karen Randlett
		Mark Sekunna
		Margaret Wallis
		Casey Welch
		Donna Wendler
		Virginia Whetstone
		Richard White

Introduction

The Marquis Latimer + Halback, Inc. and COSA team held a community workshop to help better understand the community's feelings, opinions, and vision for the future development along the King Street Entry Corridor. The following is a detailed summary of the discussions and conversations that took place.

General Comments

- NOTE: Desire for standards to be much stricter, and fundamentally enforceable.
- DISCUSS: Major need for clarity in the code to detail the criteria for site protection and site demolition.
- NOTE: "King Street is Local Local Local! These are independent businesses that cater to tourists and local homeowners alike."
- NOTE: East and West King (New Augustine at one point) are closer related to each other than to the historic district.
- DISCUSS: Possibility of moving powerlines underground.

Conditions

- NOTE: Both sides of King contain portions that seem rundown.
- NOTE: There is a neighborhood feel to the corridor (more so than in the other corridors).
 - NOTE: The businesses located along the corridor serve the locals first and foremost.
- DISCUSS: Focus of businesses recently has been grounded in survival, and less on improvements and renovations.
- NOTE: West King has the opportunity to serve as the arrival into the City but currently doesn't present one.
- King Street (East) is viewed as a downtown area, with established businesses, with eclectic and diverse styles
- NOTE: East of US 1 is an extension of downtown, while West King currently serves as a standalone district. Many believe it should be brought into the downtown atmosphere more.
- NOTE: Two different flavors exist along the corridor, however they're related enough to seem cohesive. Both share historic ties.
- NOTE: The commercial offerings of King Street seem different than the rest of downtown, creating a standalone feel.
- NOTE: West King is seen as a hipper area, hesitant about rapid growth but still emerging as a major district, and edgy (in a positive way).
- NOTE: West King has the most opportunity for growth and evolution.
- NOTE: Each side of the river has a unique personality.
- NOTE: Some community members believe that deteriorated homes on the south end of King Street should be able to be torn down to make way for additional parking.

Parking

- DISCUSS: Major need for more parking – possibly near the Broudy's lot.
- NOTE: Parking needs to be evaluated especially in the area between Riberia and Pellicer.

- DISCUSS: Location of parking should be flexible and exemptions from the requirements should be rare.
- DISCUSS: Clearer requirements on parking needed – possibly placing them in back.
 - NOTE: Numerous business owners stressed their need for parking at all businesses as many park in areas designated for businesses they're not visiting, thus limiting parking for other businesses.
 - DISCUSS: Satellite parking would help immensely.
 - DISCUSS: Possibility of parking on the first (open air floor) of a building.

Walkability:

- NOTE: Major desire for better pedestrian systems along the length of the corridor, with a major focus on wider sidewalks and more inviting streetscapes (pavers, seating areas, etc.). *This topic was brought up numerous times by community members.*
- NOTE: Possibility of self-guided walking tours of the areas.
- DISCUSS: Possibility of pedestrian flyover for safer crossing. This could serve as an entry element/sign for the City.
- NOTE: Need to focus on better lighting along West King for a better sense of security. East of the river could also benefit from this.

Activity

- DISCUSS: Desire to have a clear and welcoming integration of the Rail2Trails/River to Sea loop.
- DISCUSS: Desire for better biking paths. Possibility for creating a bikeshare program through the city.
- DISCUSS: West King may be a good candidate for a train station.
- DISCUSS: Major desire for café style seating along the corridor.
 - NOTE: Existing buildings may be too close to the street R.O.W. to allow for café dining, therefore street setbacks would have to be evaluated.

Landscape + Canopy

- DISCUSS: Need for more shade throughout the corridor (Crapes, oaks, etc.).
- NOTE: Introduce some color to the landscape.
- NOTE: Desire for palm-lined streets.
- NOTE: Most community members were split on whether planters would be successful. Some believe that planters would infringe upon a larger pedestrian system.
- DISCUSS: Improvements to the existing parks along the corridor may spur more growth and create a more inviting pedestrian experience.

Landmarks

- NOTE: Flagler Towers (at main campus and dormitories) serve as major visual landmarks along the corridor.
- NOTE: Opportunity to focus views towards the waterfront areas and to the San Sebastian River.
- NOTE: Bridge, while short, is a landmark and a threshold along the corridor.
- DISCUSS: Two dividing elements along the corridor.

- Bridge across the San Sebastian River
 - U.S. Route 1 and King Street intersection
- NOTE: Markland House could also serve as a style-giving element.
- The Water Plant and Mid-Century architecture serve as icons along West King.

Setbacks

- NOTE: Variation of setbacks is a positive – helps add some interest to the urban cores.
- DISCUSS: Larger setbacks help preserve views, but can disrupt a pedestrian thoroughfare and deter people from visiting a business.
- NOTE: Larger setbacks should be acceptable west of Palmer.
- DISCUSS: Variation in scales – larger east of the river, smaller on the west side.
- DISCUSS: Lack of buildings near the railroad tracks creates an urban deficiency.

Signage

- NOTE: Some respondents mentioned accepting neon signage and lighting along King Street.
- DISCUSS: Desire for a more cohesive sense of branding along the corridor.
- NOTE: Possibility of a welcome sign at the railroad crossing as it is the true legal boundary of the City.

Styles + Color

- NOTE: Interesting geometries and facades tend to be placed west of the river.
- DISCUSS: Some feel that the retro look and styling works along West King Street.
 - NOTE: Much more of a creative feel.
 - NOTE: Mix of industrial functions, offices, galleries, etc. Would be a great place for incubators.
- DISCUSS: Possibility of murals, especially on structures that can be seen from some distance away, to emphasize the art. Each breakout table discussed allowing murals along the corridor. Will be discussed further at Joint Board Sessions and other review periods.
- DISCUSS: West King's railroad history is extremely important and should be celebrated.
- NOTE: Desire to better unite east and west King Streets to create a more cohesive aesthetic.
- NOTE: Desire to stay away from the beachy/coastal color palette.
 - NOTE: Possibility of focusing on the 'working waterfront' feel.
- DISCUSS: Usage of local materials should be preferred.
- DISCUSS: Lighting should be era and style appropriate.
- NOTE: Need for fencing or screening around eyesores.
- DISCUSS: There seems to be a progression of development/styles as one moves east along the corridor. Newer, more modern buildings are placed in West King, while the older, more historic buildings fade in closer to the eastern terminus.
- NOTE: If we are to focus on masonry vernacular, let's also maintain and require craftsman detailed finishes.
- DISCUSS: Possibility of allowing more architectural flexibility in West King as opposed to King.
- NOTE: This is an area to live/work/play. It should look that way – extend First Friday on both sides!

- NOTE: The area west of Palmer needs a unifying theme or aesthetic – feels Old Florida, but needs a more apparent unifying factor.
- DISCUSS: Allow and highlight views down side streets along West King, as they serve as a reminder of the residential areas immediately behind the commercial buildings.
- DISCUSS: Feeling of a cohesive character dissipates west of Palmer Street.
- NOTE: Need a color palette to work from – let there be diversity, but let's work within some palette. The palette must be large enough to not dissuade development.
- NOTE: Architecturally, West King has a richness in detailing that should be expanded (windows, roof shapes, facades, glazing) juxtaposed with more traditional styles, creating an interesting style experience.
 - NOTE: There's a cultural diversity here that you don't get in most other places in the City.
 - NOTE: The West King area also has much more topographical variation than other portions of the city. This creates a unique feeling to that side of the corridor.
 - NOTE: Are there any vistas in West King that could benefit from this topographic relief?

<CG>



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King Street: Entry Corridor Guidelines Update

JOINT SESSION | 09.13.18

 **Marquis Latimer + Halback**
LANDSCAPE ARCHITECTURE · PLANNING



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— EST. 1565 —

Welcome + Team Introduction

JOINT SESSION | 09.13.18



Our Team



CITY OF
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Amy Skinner

Deputy Director + Project Manager

David Birchim, AICP

Director, Planning + Building Department

Jenny Wolfe

Historic Preservation Officer



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Jeremy Marquis, RLA

Project Manager + Principal in Charge

Carter Gresham

Co-Project Manager + Guidelines

Pat Tyjeski

Standards Team Lead

Elijah George, RLA

Mapping + Graphics

Jen Marvin

Community Outreach

Andrew Castanheira

Community Outreach



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

What is the purpose of the standards?

- Maintain **unique character** along King Street/W King Street
- Guide **public and private development activities**
- Encourage **economic development**
- Guide architecture that **complements and furthers the character of the neighborhood(s)**
- Address **open space and site design** of private property



LEFT | Current aerial of King Street



Why are we updating the standards?

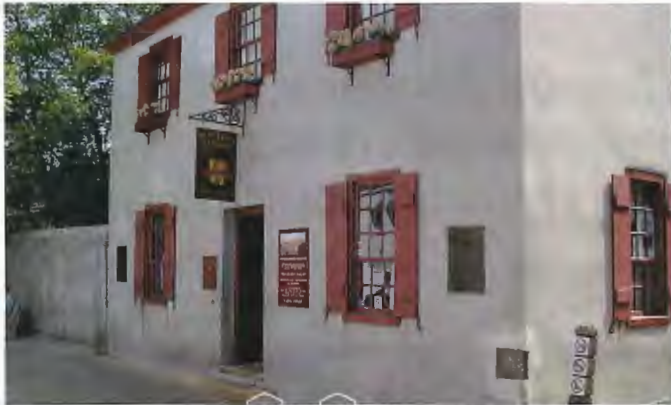
- Isolating King Street, as it is fundamentally different
Time to address the unique architecture, character, and setting of King Street
- Updating after **18+ years**
Know what works, what can be improved, areas that need clarification
- Define what is a requirement (*standard*) versus recommendation (*guideline*)



LEFT | Current Entry Corridor Guidelines, January 2000



Style + Character



Images by others.

St. Augustine Historic District

- *Muted color palette*
- *Colonial architectural style*
- *Single tier building facades*
- *Spanish Tile*
- *Cedar shake*



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Style + Character



Images by others.



Early Anastasia Boulevard

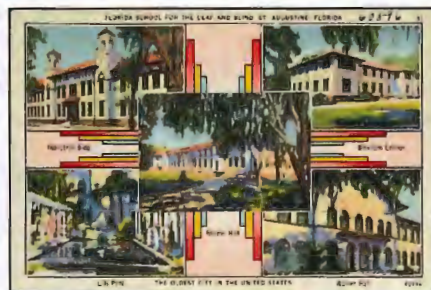
- *Highway commercial*
- *"Characteristics of mid-century American architecture"*
- *Funky, eclectic style*
- *"...originally designed as an extravagant planned community"*
- *Signage is important*
- *Horizontal development pattern*



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Style + Character



Images by others.

Early San Marco Avenue

- *Mix of styles*
- *Historic structures, especially along southern end of corridor*
- *Signage is important*
- *"...neighborhood-oriented shopping, retail, and dining district."*
- *Numerous uses and retail districts*



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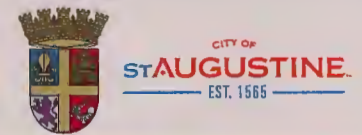
Style + Character

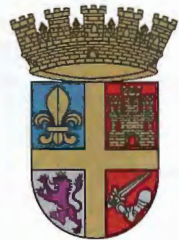


Images by others.

Early King Street

- *Diversity in styles, especially west of the San Sebastian*
- *Predominantly commercial with residential scattered throughout*
- *Original oak canopy*
- *More Spanish influences east of the San Sebastian*





Site Inventory + Analysis

JOINT SESSION | 09.13.18



Where is the King Street Corridor?



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Building Our Foundation

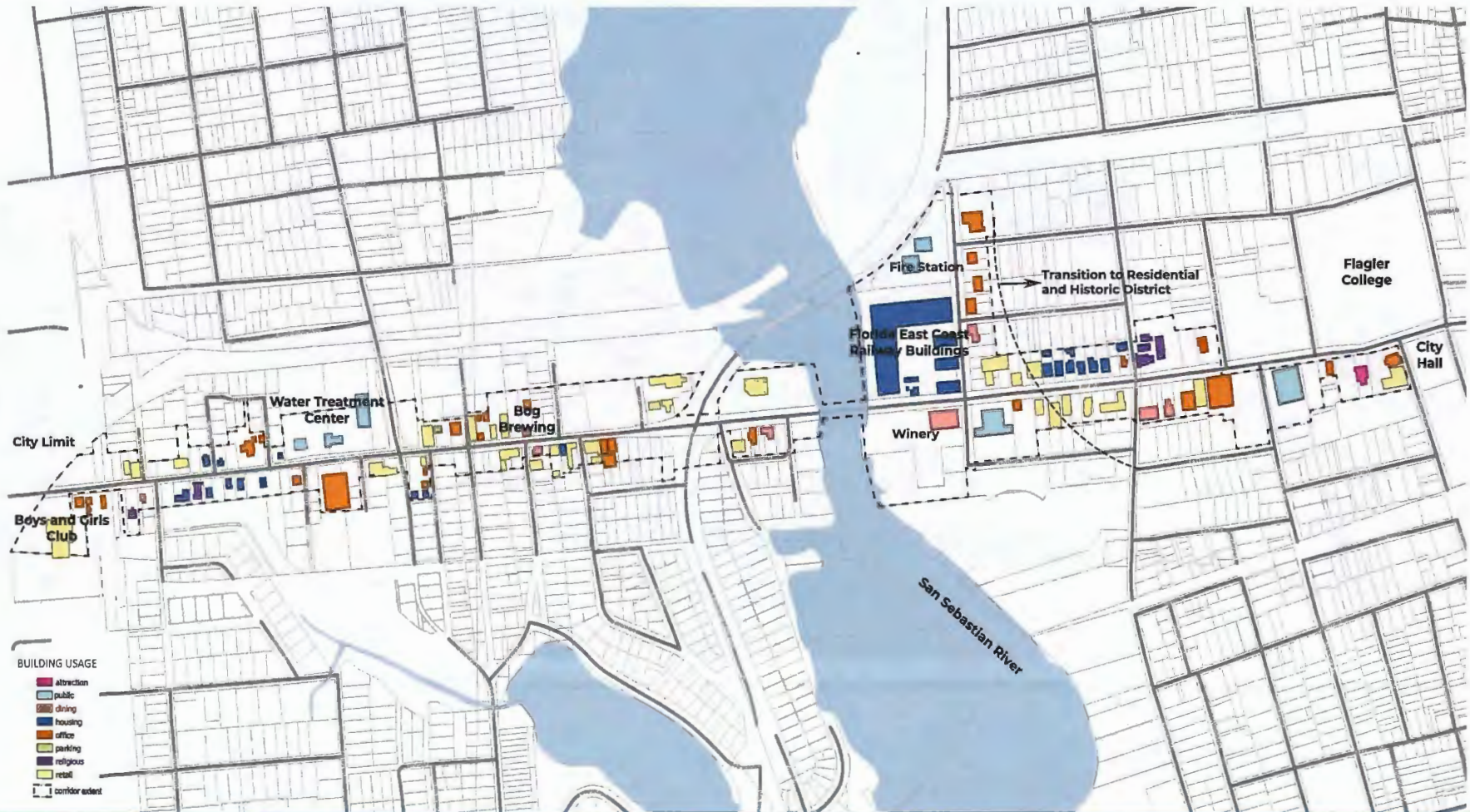
JOINT SESSION | 09.13.18



Zoning



Building Use



Year Built



Architectural Styles



Sanborn Maps



Free Response Survey

- Open until Sept 14th
- Free response, allowing open ended answers, both in depth and concise.
- Summaries will be released after the survey closes, however some in progress takeaways include:
 - Railroad-centric identity
 - Diversity of uses and styles
 - Increased focus on the water
 - No clear sense or moment of entry
 - Area to live and work
 - Focus on preserving the 'artsy feel' and creating a more pedestrian friendly experience
 - Bikeability



Community Workshop

- Large turnout of around thirty community members, both residents and business owners
- Major desire for a **more clear identity** of the corridor
- Focus on **locally centered businesses**
- **Diversity of styles** in West King and Downtown
- **Numerous icons** along the corridor
- Need for **more pedestrian friendly** streets
- Desire to maintain the **variation in setbacks**






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Questions

JOINT SESSION | 09.13.18






Question 1

Is the current height restriction of 35' successful? Should this apply to all portions of the corridor?






Question 2

Should viewshed protection clauses be included in the Standards? Which viewsheds?





Question 3

Should the Standards address the corridor overall, or should additional code be added to address intricacies (i.e. Piccolata on San Marco Avenue)?



Question 4

Should there be
definite segments of
architecture along King
Street?



Next Steps . . .

08/28/18	Community Workshop
09/13/18	Joint Meeting HARB + PZB Joint Session 2:00 – 4:00 pm Alcazar Room
Early Dec.	30 Day Comment Period Begins on DRAFT Standards
01/09/19	Presentation PZB + HARB
01/17/19	Presentation HARB
03/05/19	Final Presentation PZB
03/25/19	City Commission Meeting





We want to hear from you!

Carter Gresham

Marquis Latimer + Halback, Inc.
carter@halback.com

Jeremy Marquis

Marquis Latimer + Halback, Inc.
jeremy@halback.com

Amy Skinner, Deputy Director

City of St. Augustine
askinner@citystaug.com





King Street : Entry Corridor Guidelines

Zoning

August 16, 2018



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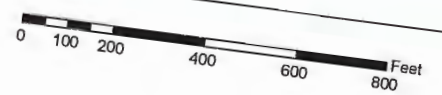
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King Street : Entry Corridor Guidelines

Development Era

August 16, 2018



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Marquis Latimer + Hall



King Street : Entry Corridor Guidelines

Building Usage
August 16, 2018



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Marquis Latimer + Halpern
LANE



City Limit

Water Treatment Center

Bog Brewing

Fire Station

Florida East Coast Railway Buildings

Flagler College

Boys and Girls Club

City Hall

Winery

San Sebastian River

- Building Styles
- frame vernacular
 - masonry vernacular
 - second empire
 - spanish colonial influence
 - commercial w/ moorish influence
 - moorish revival
 - queen anne
 - midcentury modern
 - bungalow
 - mediterranean revival
 - spanish colonial revival
 - modern commercial
 - garage/auto mechanic
 - no data
- corridor extent

King Street : Entry Corridor Guidelines

Building Styles
August 16, 2018



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Marquis Latimer + Halpern
LANDSCAPE ARCHITECTS



King Street : Entry Corridor Guidelines

1910 SANBORN MAP

August 7, 2018



0 100 200 400 600 800 Feet



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LANDSCAPE ARCHITECTURE · PLANNING

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: HARB Members, PZB Members

DATE: September 13, 2018

RE: **Staff update regarding the Historic Preservation Master Plan**

A draft copy of the 2018 St. Augustine Historic Preservation Master Plan is being distributed for your review and is also available on the city's website. A supplement to the Plan was compiled to provide a narrative of the process and context for the recommendations. The focus of the joint meeting and future meetings will be on the Plan only, however. During the joint HARB and PZB meeting is an opportunity for the two boards to discuss the shared goals of the city's historic preservation program and identify tools to implement those goals. A full analysis or recommendation of the Plan is not expected for the joint meeting. Staff will guide the joint meeting through a summary update in preparation for their separate, future meeting.

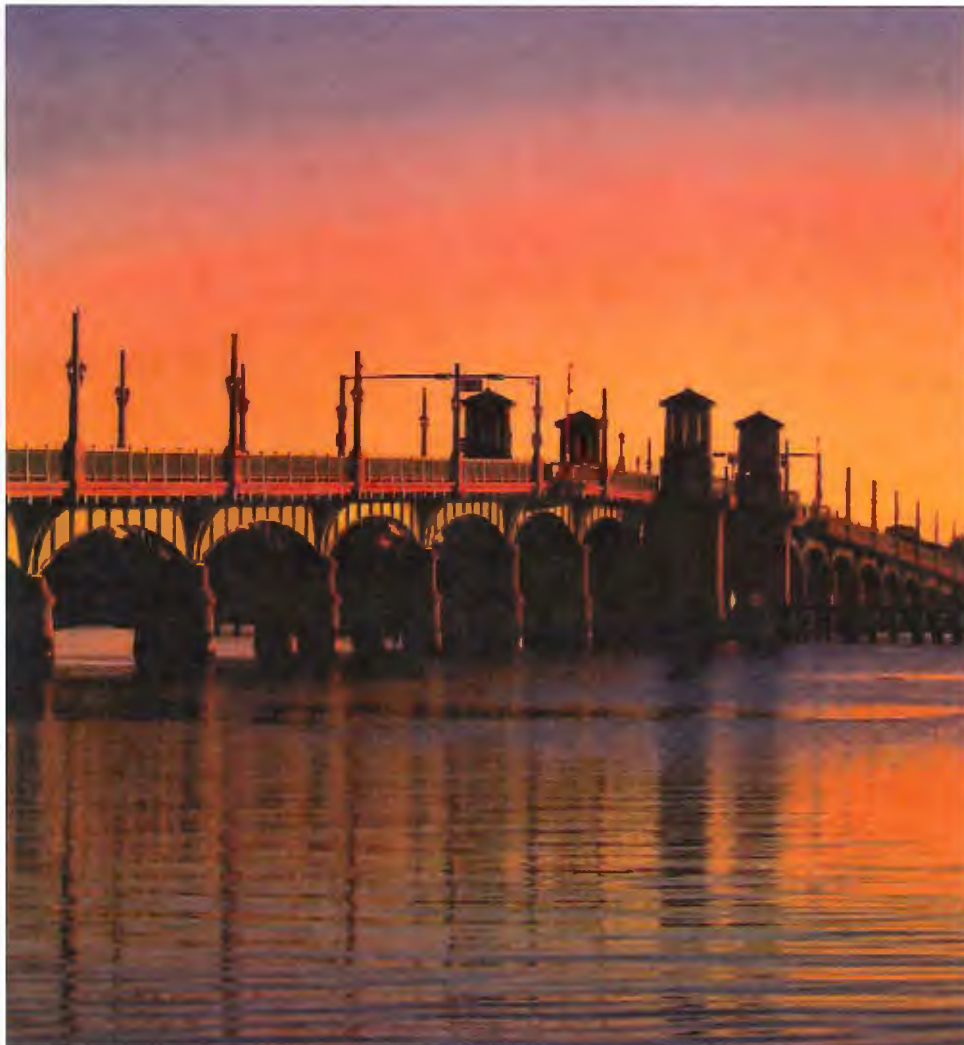
The first step in development of the Plan was a special HARB meeting with a presentation by the National Alliance of Preservation Commissions (NAPC) speaker in 2015 to introduce preservation plans as a community tool. Subsequent public workshops and meetings were held to identify the concerns that the plan should address and how it should be structured. A consultant was hired to compile this information and bring expertise to develop the proposed Plan presented to you now. Over 15 public meetings or workshops have been held and two surveys were conducted during the process followed by a period of HARB discussions regarding proposed edits in response to HARB member and public input. The current status of the project is the presentation of the final draft document.

For the purposes of the joint meeting:

- 1) Staff will provide a summary of the Plan's development as an update and outline the organization of the proposed strategies and tasks
- 2) Excerpted tasks from the Plan which mutually affect HARB and PZB responsibilities will be presented to illustrate how the Plan can be implemented
- 3) The following Power Point presentation will guide the meeting and digital copies of any parts of the Plan can be projected on the screen as requested during the meeting
- 4) The meeting is intended as a summary and update to prepare each board for their upcoming meeting: September 20, 2018 HARB and October 2, 2018 PZB

Jenny Wolfe

Jenny Wolfe
Historic Preservation Officer



City of St. Augustine HISTORIC PRESERVATION MASTER PLAN:

Acknowledgements

Executive Summary

Key Terms

Chapter 1 Introduction

*Chapter 2 Historical Development of the Built
Environment*

Chapter 3 The City Today

Chapter 4 Historic Preservation in St. Augustine

Chapter 5 Historic Preservation Strategies

Chapter 6 Implementation

Appendices

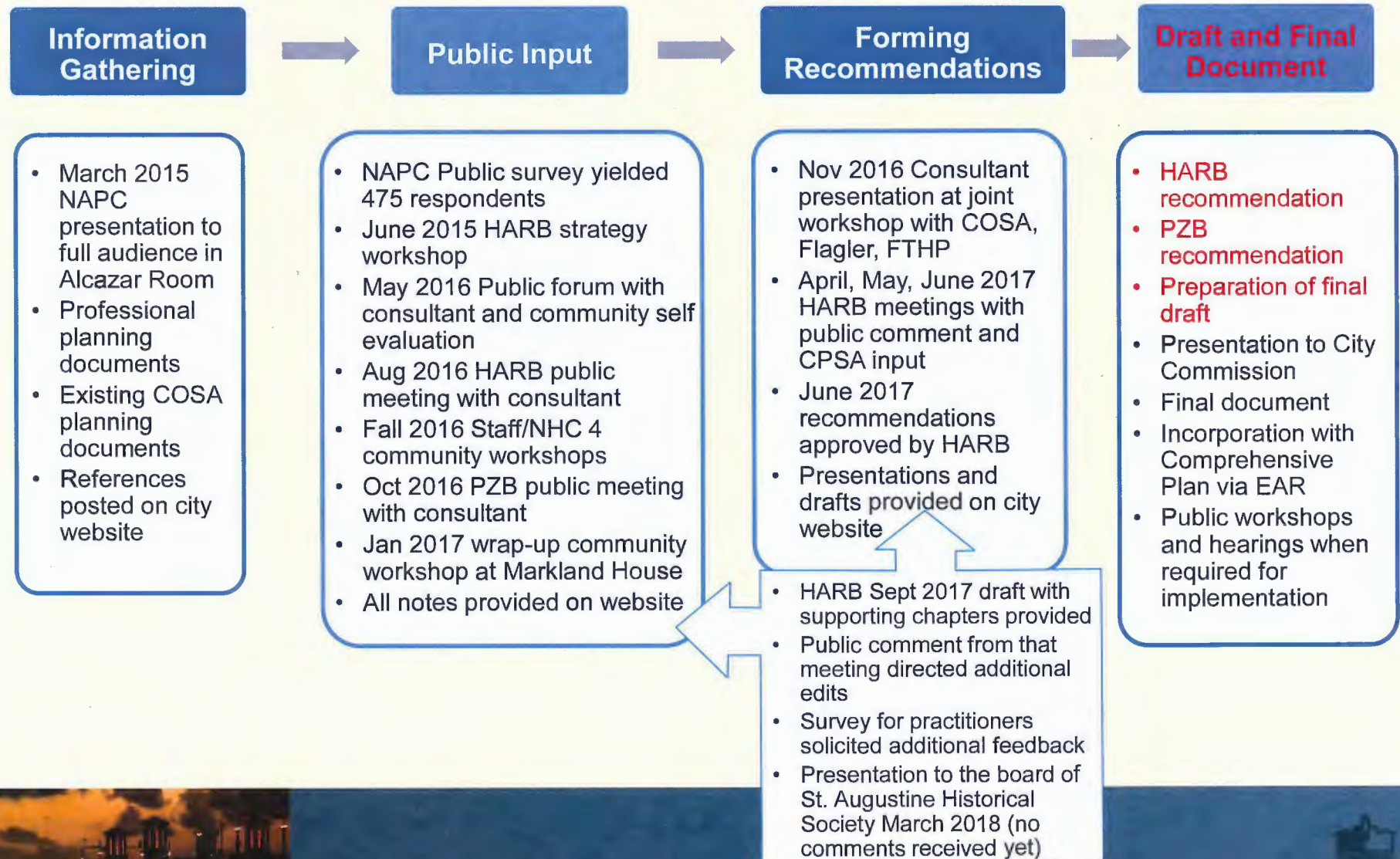
HPMP Supplement



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— EST. 1565 —

Timeline Review

Measuring project development phases since project inception FY 2015



Guiding Principles of the Master Plan:

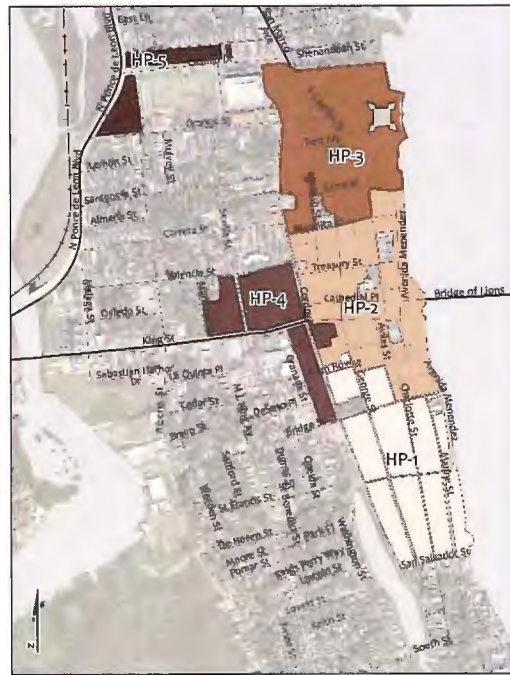
- Chapter 28 City Code: HARB is responsible for participating in adoption of existing codes, ordinances, procedures and programs to reflect policies and goals designed to conserve historic districts; and advise property owners and local government agencies concerning the property protection, maintenance, enhancement and preservation of resources designated under the city code
- Chapter 6 City Code: Finding that areas of the city are important for historic and archaeological resources and contribute to the understanding of historical significance of the city and therefore implements the Archaeological Preservation Ordinance
- Comprehensive Plan, Historic Preservation Element: Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, preservation, continued use and adaptive reuse of existing historic structures
- Comprehensive Plan, Historic Preservation Element includes identification and preservation of archaeological resources
- Previous benchmark for the city's preservation program was the 1986 Comprehensive Plan



ARCHAEOLOGY ZONES



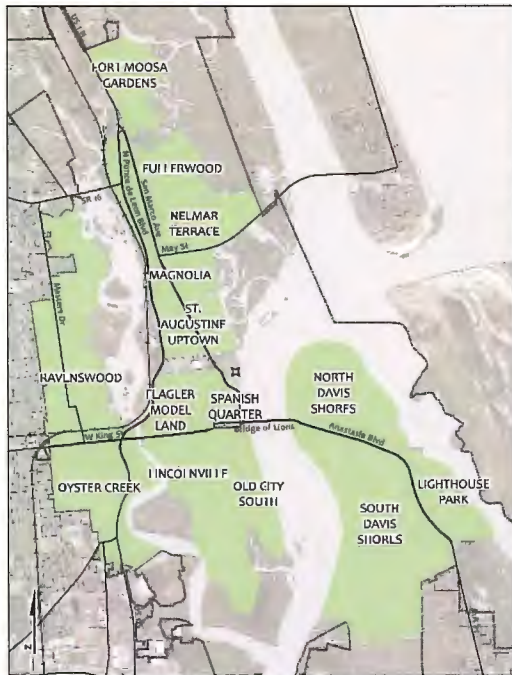
LOCAL HP ZONES



CITY STEWARDSHIP



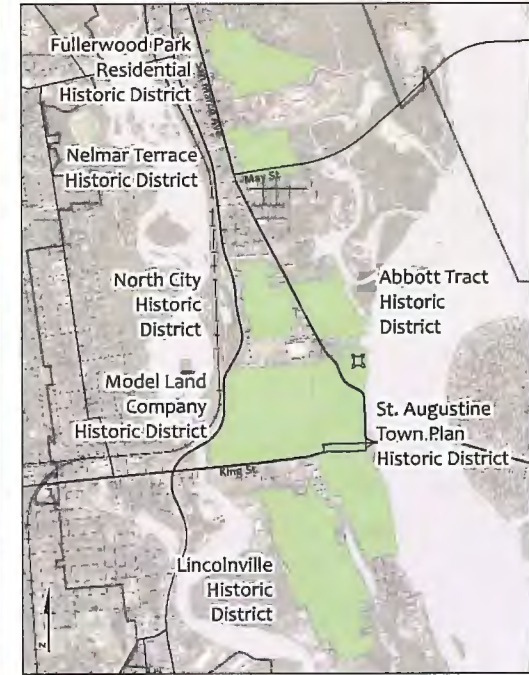
NEIGHBORHOODS



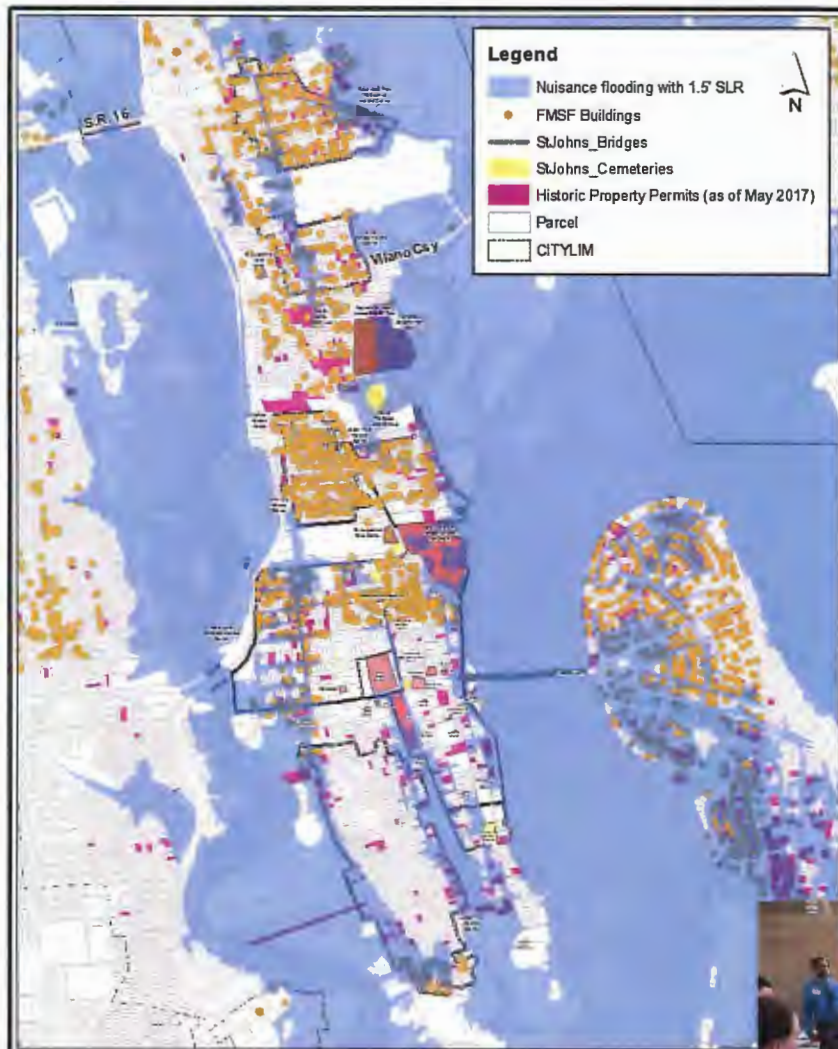
HISTORIC INVENTORY



NR HISTORIC DISTRICTS

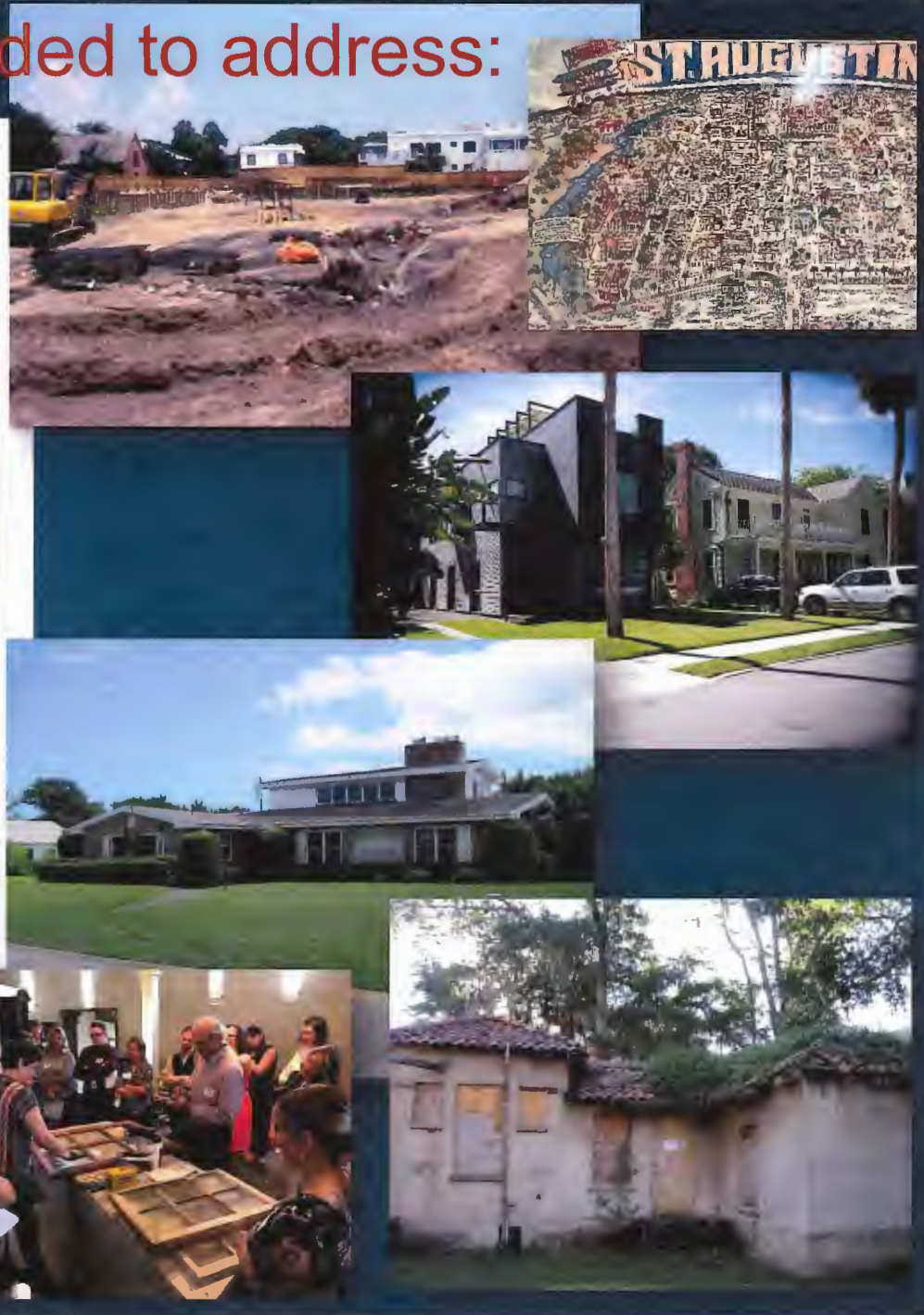


What the strategies needed to address:



City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1085

2018 GRANT
FL DEO Report with 1.5 SLR



Community self evaluation:

Appendix A: SWOT Analysis

Historic Preservation Master Plan Public Forum

May 19, 2016

<p>Strengths</p> <ul style="list-style-type: none"> Archaeological/historical resource Brand as the "Oldest City in the US" Core of professional preservationists, and related fields Local historic preservation districts City of "firsts" Demolition Ordinance Passionate Community Core of Volunteers (particularly in archaeology) Walkability, Connectivity Only 17th Century Fortification in the US Accessibility of Local Government Political Strength Presence of the following: National Park Service, Flagler College, University of Florida 	<p>Weaknesses</p> <ul style="list-style-type: none"> Tell the whole story of St. Augustine, including areas outside of Downtown Lack of enforcement Demolition by neglect Lack of preservation incentives No Florida tax credit program No design review for many historic areas in the City (i.e. Lincolnville) Addressing traffic congestion Tourism pressure Zoning deviates from the original intent of the neighborhoods Restoration vs. renovation issues Inappropriate infill Need more support for the archaeology program Contractors are not trained in preservation – there is a need for more education in that industry Sometimes community support for historic preservation is absent
<p>Threats</p> <ul style="list-style-type: none"> Perception of St. Augustine as a tourist attraction, as well as associated parking issues Apathy in the community – a belief that "someone else will do it" Not recognizing individual buildings – erosion of the historic fabric Viewing St. Augustine as a money making opportunity Edges and Corridors under attack – New construction is out of scale, has large massing and inappropriate architecture Documenting outlying historic areas/ neighborhoods Demographic composition (little diversity) Cost of living/ affordability Need to attract more high-paying jobs (but where to put new industry?) No rental market Development from St. Johns County encroaching on St. Augustine Vacation rentals clogging up market and encroaching on neighborhoods 	<p>Opportunities</p> <ul style="list-style-type: none"> Educational outreach to next generations to show the value of preservation St. Augustine Historical Society is working to involve local schools Move away from restrictive regulations – instead provide motivation for preservation St. Augustine is very recognizable and has a high-status Provide a webinar for development professionals Provide a workbook or introduction to historic property owners Chapter 12 of the Florida Building Code Create a broad educational process for historic neighborhoods Neighborhood Zoning Workbooks as a tool for creating design guidelines specific to neighborhoods Identifying the character of neighborhoods St. Augustine Livability Group One size fits all doesn't work for the neighborhoods Flagler College Educational Programs – many are free to the public

Ideas for Historic Preservation in St. Augustine

- 6 month zoning moratorium
- Let neighborhoods tell their story
- Education the public about the local historic preservation process, legislation, etc.
- Recognize the importance of address sea level rise
- Enforce the code
- Preserve the essence of St. Augustine for the future
- Educate through coloring books – accessible education
- Avoid spot zoning
- Issues with noise and garbage on north St. George Street
- Eliminate billboards and overhead power lines
- Keep living history alive
- Reduce number of tourists/impact on historic structures
- Bring historic preservation education component into schools

Historic Preservation Master Plan: Strategies (Chapter 5)

Reviewed and approved with modifications by HARB June 2017

A. City-Wide Planning

1. *Incorporate Historic Preservation Elements in All Neighborhood, District & City-Wide Planning Initiatives*
2. *Incorporate Historic Preservation and Archaeology in all City Planning Initiatives*

B. Historic Resource Inventory

1. *Prepare Historic Resource Documentation*
2. *Utilize Documentation to Prioritize Designations & Resources*
3. *Utilize Documentation to Identify Endangered Properties, Landscapes & Vistas*
4. *Increase Access to Documentation*
5. *Prepare Detailed Documentation of the Most Significant Resources*

C. Historic Preservation, Conservation & Zoning

1. *Correlate Historic Preservation & Zoning Requirements*
2. *Consider Form-Based Zoning for National Register Historic Districts*
3. *Establish Zoning Overlays to Protect Vistas around Historic Resources*
4. *Balance Flood Mitigation & Historic Neighborhood Character*
5. *Revise HARB Application Review Procedures*
6. *Revise Architectural Guidelines for Historic Preservation & Associated Ordinances*

D. Reducing Historic Building Demolition

1. *Limit Properties that are Eligible for HARB Demolition Approval*
2. *Supplement Financial Hardship Review Process*
3. *Reduce Demolition-by-Neglect*
4. *Limit Replacement Building Size*
5. *Discourage After-the-Fact Demolition Applications*
6. *Clarify Demolition Review Requirements & Processes*

E. Economics

1. *Integrate Preservation into Commercial Revitalization*
2. *Create Preservation Reinvestment Opportunities*
3. *Promote Preservation Programs and Incentives*
4. *Promote Preservation Programs to Encourage Affordable Housing in Historic Neighborhoods*

F. Hazard Mitigation

1. *Participate in the Disaster Mitigation Planning Process*
2. *Plan Historic Preservation Disaster Response*

G. Archaeology Program

1. *Expand Archaeology Program*
2. *Enhance Support of the Archaeology Program*

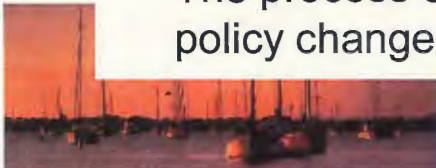
H. Education & Advocacy

1. *Increase Awareness of the Value of St. Augustine's Architectural, Archaeological & Cultural Resources*
2. *Increase Awareness of How Historic Preservation Positively Affects the City*

Historic Preservation Master Plan: Strategies (Chapter 5)

Reviewed and approved with modifications by HARB June 2017

- Each category A (City-wide Planning) through H (Education and Advocacy) is detailed with A. Goals, A.1 Strategies, and A.1.1 Tasks
- The goals could translate to the Comprehensive Plan
- Historic preservation includes archaeological preservation so they are integrated where applicable and the specific strategy for the Archaeology Program refers to unique aspects of this city program
- Specific tasks may require a policy change and associated public hearings for the policy to be adopted and implemented
- Many tasks will require additional evaluation to determine if, how, and when the task can be implemented
- The strategies presented in the Plan are meant as a starting point to improve existing programs and policies and develop new programs and policies
- The process of implementation will require evaluation of the benefits and risks when policy changes are considered



Historic Preservation Master Plan: Implementation (Chapter 6)

Reviewed and approved with modifications by HARB June 2017

Implementation chapter was re-organized from version presented in previous draft

- *Ranking of tasks was removed and converted to a **Project Type** and allowed tasks to be organized into groups of tasks across different Strategy themes*
- *Project type assignment can be an indication of required sequence, priority, or may be stand alone task related to the type of work required with other tasks*
- *Notes were added regarding the nature of the task: **Sustained** or **Terminal**; and indicates if code updates and additional public hearings would be required during the implementation process*

First steps indicate more specific directions on how to begin the task

Project Type 1 includes identification of unrecorded resources, threatened resources, resources eligible for designation, expanding archaeology program, and improving the city-wide administration policies

Implementation will be evolving to account for new information, completion of tasks, and public input through required public hearings and board workshops

The following excerpts from the implementation matrix will illustrate the first steps of implementing the recommended tasks:



STRATEGY	TASK	FIRST STEPS	Participants			More Information		
			City Staff	Outside Personnel	Community ¹	Update Required ²	Project Parameter	Reference Page
TYPE 1 PROJECT								
C. Historic Preservation, Conservation & Zoning								
C.1 Correlate Historic Preservation & Zoning Requirements	C.1.2 Ensure Use Designation that Promotes Preservation and Reuse of Existing Buildings	a. Identify buildings that are unusual for neighborhood / streetscape, i.e. white elephants during reconnaissance survey (B.1) b. Assess whether use designation should be modified	x		x		T	5.16
C.5 Revise HARB Application Review Procedures	C.5.1 Ensure Existing and Future Designated Properties are Clearly Identified as Historic	a. Develop a GIS-based historic resource inventory b. Update inventory as new properties are designated c. Provide on-line access to historic resource maps and database	x	x			S	5.19
	C.5.8 Ensure Compliance with HARB Approvals	a. Provide training to Building Inspection and Building Permitting staff on typical HARB requirements b. Update training as new requirements enacted and when AGHP updated	x				S	5.20



STRATEGY	TASK	FIRST STEPS	Participants			More Information		
			City Staff	Outside Personnel	Community*	Update Required†	Project Parameter	Reference Page
TYPE 2 PROJECT								
C. Historic Preservation, Conservation & Zoning								
C.1 Correlate Historic Preservation & Zoning Requirements	C.1.1 Revise Zoning to be Consistent with Neighborhood Character	a. Identify conflicts between zoning designation and site/streetscape planning b. Secure funding and engage consultant c. Modify zoning to be consistent with neighborhood character		X		Y	T	5.15
	C.1.3 Ensure Zoning Promotes Preservation and Reuse of Existing Buildings	a. Identify characteristics of a property that make reuse or adaptation difficult b. Assess zoning incentives in exchange for long-term preservation	X		X	X	S	5.16
C.3 Establish Overlays to Protect Vistas around Historic Resources		a. Identify vistas to and from historic resources and at boundaries b. Modify zoning code to recognize vista properties and how to protect views to and from	X		X	X	T	5.17
C.4 Balance Flood Mitigation & Historic Neighborhood Character	C.4.1 Limit Height of First Occupied Floor to Reduce Overall Elevated Building Height	a. Establish a procedure to require applicants to identify base flood elevation b. Establish a design flood elevation height that meets or exceeds code requirements	X	X		X	T	5.18
	C.4.2 Limit Curb Widths for Residential Properties and Street-Facing Garage Doors	a. Assess traditional curb-cut widths and street-facing garage doors in neighborhoods b. Correlate zoning ordinance with neighborhood character (C.1, C.2)	X	X		X	T	5.18
	C.4.3 Require Screening for Elevated Foundations and Raised Equipment	a. Incorporate screening requirements in AGHP (C.6) b. Assess and establish visual screening outside of HARB- regulated properties (C.6)	X	X		X	T	5.18



STRATEGY	TASK	FIRST STEPS	Participants			More Information		
			City Staff	Outside Personnel	Community ⁴	Update Required ²	Project Parameter	Reference Page
TYPE 2 PROJECT								
D. Reducing Historic Building Demolition								
D.1 Limit Properties Eligible for HARB Demolition Approval		a. Modify ordinance to reflect review based on designation and level of significance (B.2)	X			X	T	5.25
D.2 Supplement Financial Hardship Review Process	D.2.1 Require Exploration of Reasonable Adaptations	a. Modify ordinance to reflect review based on designation and level of significance (B.2) b. Modify ordinance to establish a procedure and timeframe for exploration	X			X	T	5.25
	D.2.2 Establish a Separate Financial Hardship Review Process	a. Establish protocol to complete financial hardship review prior to design review b. Modify ordinance to reflect review based on designation and level of significance (B.2)	X			X	T	5.26
	D.2.3 Require Demonstration that the Sale/ Relocation of a Property is Not Feasible	a. Modify ordinance to reflect review based on designation and level of significance (B.2) b. Establish criteria/timeframe to demonstrate whether sale of a property is feasible and modify ordinance	X			X	T	5.27
	D.2.4 Establish Mechanism for City- Engaged Expertise	a. Modify ordinance to reflect review based on designation and level of significance (B.2) b. Establish a rate structure for City-engaged expertise to be paid by applicant	X			X	T	5.27
	D.3.1 Require Correction of Unsafe Conditions	a. Modify ordinance to reflect review based on designation and level of significance (B.2)	X			X	T	5.27
D.3 Reduce Demolition-by- Neglect	D.3.2 Require Mitigation Bank Funding for Historic Preservation and Archaeology Projects (E.2.4)	a. Analyze and develop a mitigation rate table for demolition b. Modify ordinance to establish mitigation bank, funding mechanisms and approved expenditures		X		X	T	5.29
	D.3.3 Establish Mechanism for City - Engaged Expertise	a. Modify ordinance to reflect review based on designation and level of significance (B.2) b. Establish a rate structure for City-engaged expertise to be paid by applicant	X			X	T	5.29



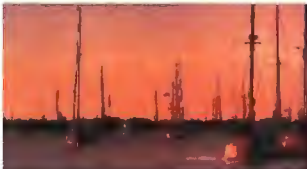
STRATEGY	TASK	FIRST STEPS	Participants			More Information		
			City Staff	Outside Personnel	Community ¹	Update Required ²	Project Parameter	Reference Page
TYPE 2 PROJECT								
D.4 Limit Replacement Building Size		a. Establish limitation for replacement building size and modify ordinance	x			x	T	5.30
D.5 Discourage After-the-Fact Demolition Applications	D.5.1 Require Mitigation Bank Funding for City Historic Preservation and Archaeology Projects (E.2.4)	a. Analyze and develop a mitigation rate table for demolition b. Modify ordinance to establish mitigation bank, funding mechanisms and approved expenditures		x		x	T	5.30
	D.5.2 Require Reconstruction of the Building Envelope	a. Modify ordinance to require reconstruction of building envelope if required by HARB	x			x	T	5.30
	D.5.3 Delay Permits and Certificate of Occupancy for Replacement Building	a. Develop a permit and Certificate of Occupancy delay protocol and modify ordinance	x			x	T	5.31
D.6 Clarify Demolition Review Requirements & Processes	D.6.1 Clarify Demolition Review Requirements	a. Prepare a worksheet and submission checklist for demolition applications b. Modify to reflect ordinance updates	x				T	5.31
	D.6.2 Clarify Pre- Demolition Requirements	a. Clarify required documentation options b. Prepare a worksheet clarifying documentation and submission requirements	x			x	T	5.31
	D.6.3 Establish a Procedure for Staff Review of Non- Locally Designated Properties	a. Identify criteria, process and submission requirements for Staff review b. Modify ordinance to reflect process for Staff review following approval on HARB consent agenda	x			x	T	5.31



STRATEGY	TASK	FIRST STEPS	Participants			More Information		
			City Staff	Outside Personnel	Community ¹	Update Required ²	Project Parameter	Reference Page
TYPE 2 PROJECT								
E. Economics								
E.2 Create Preservation Reinvestment Opportunities	E.2.1 Pursue State Legislative Action to Modify Tourist Tax Programs	a. Lobby the state legislature to amend language of Tourist Impact Tax and Tourist Development Tax b. Establish mitigation bank fund (E.2.4)	x	x		x	T	5.34
	E.2.2 Establish Historic Preservation Revolving Fund	a. Identify non-profit entity to manage program b. Identify criteria for funding monitoring procedure and criteria for recapturing funds c. Secure initial funding		x	x		T	5.34
	E.2.3 Create Budget to Offset Building Permit Fees	a. Identify criteria for fee waiver b. Secure funding		x		x	T	5.34
	E.2.4 Establish a Preservation and Archaeology Mitigation Bank Fund	a. Modify ordinance to establish a dedicated Mitigation Bank Fund b. Establish criteria for expenditures		x		x	T	5.34
E.3 Promote Preservation Programs & Incentives	E.3.1 Develop Informational Brochures	a. Develop brochure explaining available funding and criteria b. Distribute to property owners	x				T	5.35
E.4 Promote Preservation Programs to Encourage Affordable Housing in Historic Neighborhoods	E.4.2 Establish an Unnecessary Hardship Review Process	a. Identify criteria for identifying low income requirements b. Establish a review procedure and modify ordinance as required		x		x	T	5.36



STRATEGY	TASK	FIRST STEPS	Participants			More Information		
			City Staff	Outside Personnel	Community ⁹	Update Required ⁹	Project Parameter	Reference Page
TYPE 3 PROJECT								
C. Historic Preservation, Conservation & Zoning								
C.2 Consider Form-Based Zoning for National Register Historic Districts		a. Develop a methodology for creating historic preservation conservation districts and associated review procedures b. Engage neighborhood groups to identify boundaries and what is regulated c. Prepare abbreviated guidelines describing what is regulated for each conservation district		X	X	X	T	5.17
C.6 Revise Architectural Guidelines for Historic Preservation & Associated Ordinances	C.6.1 Revise AGHP to be More User Friendly	a. Evaluate AGHP to determine required modifications b. Secure funding and engage consultant c. Post updated AGHP online		X	X		T	5.21
	C.6.2 Create Guidelines for Individual Historic Districts as Needed	a. Evaluate whether AGHP addresses resources within all historic districts including those identified in reconnaissance survey (B.1.1) b. Secure funding & engage consultant		X	X		T	5.21
	C.6.3 Address Newer Materials and Technologies	a. Evaluate AGHP to determine required modifications b. Secure funding and engage consultant		X	X		T	5.21
	C.6.4 Remove Mandates for Specific Building Styles for New Construction in HP- 1, HP-4 and HP-5	a. Amend AGHP to reflect modification	X	X	X	Y	T	5.22
	C.6.6 Include Sustainable Design Methods and Techniques	a. Evaluate AGHP to determine required modifications b. Secure funding and engage consultant		X	X	X	T	5.23
	C.6.7 Expand Staff Review of Minor Applications	a. Define Staff review associated with significance of building, existing conditions and proposed modification b. Secure funding to engage consultant c. Modify AGHP and ordinance to direct non-compliant applications to HARB	X	?	X	X	T	5.23





Where to next?

- *Substance of the Historic Preservation Master Plan will be reviewed in more detail at the September 20, 2018 HARB meeting (approximately 5:30)*
- *Planning and Zoning Board recommendation*
- *City Commission presentation*

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