



The CITY OF DAYTONA BEACH

Historic Preservation Board Agenda

August 17, 2021

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Tuesday, August 17, 2021
6:00 P.M.

NOTICE – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such 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. The City does not prepare or provide such a record.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1) **Call to Order**

2) **Roll Call**

3) **Approval of Minutes: 04/20/2020**

4) **A. Action Item: (Quasi-Judicial Hearing):**

DEV2021-093: A request by the Development and Administrative Services Department, Planning Division, for a historic overlay zoning district map amendment for the Peabody Auditorium located at 600 Auditorium Boulevard, Daytona Beach, Florida, 32118.

5) **Discussion Item:**

6) **Other Business:**

A. Heritage Preservation Trust Liaison- Mr. Trager

7) **Staff Update**

8) **Public Comments**

9) **Board Comments**

10) **Adjourn**

Next Meeting – September 21, 2021, 6:00 p.m. in the City Commission Chamber

REGULAR MEETING – HISTORIC PRESERVATION BOARD

Tuesday, April 20, 2021

Minutes for the Regular Historic Preservation Board meeting for the City of Daytona Beach, Florida, held on Tuesday, April 20, 2021, at 6:00 p.m. in Commission Chambers of City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida

Board Members present were as follows:

Mr. Dallas Peacock, Chair
Mr. James Daniels
Ms. Delia Krimmel
Ms. Tracey Remark
Mr. Warren Trager (arrived at 6:05 p.m.)
Mr. Roman Yurkiewicz

Board Members absent:

Dr. Daniel Stotland

Staff members present:

Mr. Steven Bapp, Planner
Ms. Kira Honse, Assistant City Attorney
Ms. Vanessa Trimble, Development Review Technician
Ms. Becky Groom, Board Secretary

1. **Call to Order**

Mr. Peacock, Chair, called the meeting to order at 6:00 p.m.

2. **Roll Call**

Roll was called with members present as listed above.

3. **Approval of Minutes:** March 16, 2021

Board Action:

A motion was made by Ms. Remark, seconded by Mr. Yurkiewicz, to approve the minutes of the March 16, 2021 Historic Preservation Board meeting, as presented. The motion carried (5-0).

4. **Action Item:**

- a. **DEV2021-019:** A Certificate of Appropriateness for 402 University Blvd., a vacant parcel in the Seabreeze Local Historic District, to allow new construction of a residential unit.

Mr. Trager arrived for the meeting at 6:05 p.m.

Included in the packet is a Conflict of Interest form signed by Board Member Roman Yurkiewicz, who is the architect on the project.

Staff Presentation:

Steven Bapp, Planner, presented the staff report that was included as part of the packet. Mr. Bapp stated the project is located at the southeast corner of University Blvd. and Oleander Avenue. Mr. Bapp stated illustrations of the proposed structure are included as part of the packet. Mr. Bapp stated the property is located in the Seabreeze Local Historic District; and the previous structure on the property was a contributing structure that was demolished on November 21, 2018. Mr. Bapp noted the colors for the structure are listed in the staff memorandum and the color pallets are also included in the packet as well as details on the stones to be used.

Applicant Presentation:

Roman Yurkiewicz stated he represents the applicant and is available to answer any questions the Board may have.

Ms. Remark stated she likes the overall design and the pavers that are planned for the front porch. Ms. Remark stated Red and Earth are shown as the colors for the front door but stated she thought the panels were glass.

Mr. Yurkiewicz stated there will be four glass panels and the Red and Earth will be the trim colors.

Ms. Remark asked if the shingles will be flat and if they will be multi-color.

Mr. Yurkiewicz stated the shingles will be architectural profile and will have minor variations in the color.

Ms. Remark stated the sliding glass door on the back is jarring and is way too modern for the structure. Ms. Remark stated perhaps inserts could be added to make the doors look like French doors. Ms. Remark noted this is a very visible corner.

Mr. Yurkiewicz stated the sliding glass doors are at the rear of the house and do not face the street. Mr. Yurkiewicz stated what is proposed is typical in order to allow maximum light. Mr. Yurkiewicz stated there will also be landscaping and fencing on the rear. Mr. Yurkiewicz stated there are two large Oak trees in the southwest corner that will be blocking the majority of the back yard.

Ms. Remark stated the plans indicate the trees will be removed.

Mr. Yurkiewicz stated he plans to preserve the trees if possible.

Ms. Remark stated if the Oak trees remain, she has no problem with the sliding glass doors.

Ms. Remark commented on the proposed stone and stated rusticated block is what is used on most homes in the neighborhood. Ms. Remark stated she feels what is proposed is mostly used in retail construction, such as the RaceTrac gas station.

Mr. Yurkiewicz stated he disagrees that what is proposed is a commercial stone. Mr. Yurkiewicz stated the proposed stone is visible in many places in the Seabreeze neighborhood. Mr. Yurkiewicz stated what is proposed was the choice of the client during the design process, and in his professional architectural opinion, it is a nice product.

Mr. Yurkiewicz asked Ms. Remark if she had any type of architectural training or knowledge.

Ms. Remark stated she has land development knowledge, she has historic knowledge through seminars, but she is not an architect.

Mr. Yurkiewicz stated there are several homes in the neighborhood that have the same stone.

Ms. Remark stated there are not several; there are only four.

Ms. Remark distributed copies of pictures of rusticated stone noting where it has been used in the neighborhood.

Ms. Remark stated many homes in the neighborhood have the driveways placed adjacent to the side property line. Ms. Remark stated she

understands the proposed structure will be a duplex and is glad to see the driveway is not planned for the rear of the structure.

Ms. Remark spoke about the existing Oak trees and stated she has spoken with a certified arborist from the University of Central Florida. Ms. Remark stated the arborist indicated root treatment can be done to preserve the trees. Ms. Remark stated the trees are healthy even though they look like they are leaning. Ms. Remark stated the trees are not diseased and are not infected with pests but do have some wind damage.

Mr. Yurkiewicz stated the trees are wind-swept and are valuable to the site.

Mr. Bapp stated landscaping plans are exempt from this review. Mr. Bapp stated if it is determined that the tree is historic, the Chief Building Official would review the plans when the applicant applies for a Building Permit; and if it is determined that the historic tree must be removed, the City Commission would make the final determination on the removal of the tree.

Ms. Remark stated in 2019 the State of Florida passed FS 163.05 which allows a certified arborist or a Florida licensed landscape architect to make a determination on private property that if a tree could cause damage to persons or property, the local Code does not apply. Ms. Remark stated many residents will be upset if the trees are removed and noted an arborist or landscape architect could make the determination to have the trees removed without authorization from the city.

Mr. Bapp stated there is no public notice requirement for removal of a historic tree. Mr. Bapp stated an application for a building permit would require a survey of the trees that are on site.

Mr. Yurkiewicz stated the intention is to keep the trees and noted they are in the building setback. Mr. Yurkiewicz stated the trees should be safe.

Mr. Peacock stated there should be a note on the plans that the trees are to be preserved.

Mr. Yurkiewicz stated it will be noted for permitting that the trees are to be preserved.

Mr. Peacock asked about the rusticated stone.

Ms. Remark stated she is concerned about the proposed stone blending in the neighborhood and feels it is more modern looking.

Mr. Yurkiewicz stated he has a different opinion and feels what Ms. Remark likes has more of a commercial appearance to him.

Mr. Peacock asked if what is proposed is what the owner wants.

Mr. Yurkiewicz stated yes.

Mr. Peacock stated he likes the stone that is proposed.

Ms. Krimmel stated she supports the proposed stone since she feels the front surface area seems minimal and the overall quantity of texture and colors coincide.

Mr. Trager stated he likes the cultured stones.

Public Comments:

Brian Case, 942 N. Wild Olive, Daytona Beach, Florida stated he lives one block to the east of the proposed development and is pleased to see the property developed. Mr. Case stated he is pleased to see the trees will be protected as best possible. Mr. Case expressed concern about a duplex with each unit having 4 bedrooms only having two single-car garages and asked where people will park. Mr. Case noted other residences in the area are owner-occupied and there are only four rental units in the area.

Erin Karl, 942 N. Oleander, Apt. 3, Daytona Beach, Florida stated she lives directly west of the property. Ms. Karl stated she is concerned about the trees and is pleased to see the trees will be preserved.

Emily Nice, 941 N. Oleander, Daytona Beach, stated she lives across the street from the subject property and would like to see the trees remain. Ms. Nice stated she is concerned the contractor may remove the trees during construction. Ms. Nice stated this block of Oleander does not have a stormwater system and water accumulates on the right-of-way when it rains. Ms. Nice expressed concern about parking for the proposed structure.

Mr. Yurkiewicz stated every effort will be made to not destroy the trees.

Mr. Peacock stated Ms. Nice may want to take her concerns about the trees to the Building Department.

Ms. Remark stated regarding historic trees, who would make the decision to engage an arborist and set up a hard barrier.

Mr. Bapp stated when the applicant applies for a Building Permit, a tree survey must be provided. Mr. Bapp stated there are industry standards for barrier protection and marking of trees.

Mr. Yurkiewicz spoke regarding the sliding glass doors and stated grids could be added.

Ms. Remark stated the site plan will be changed to indicate the trees will be preserved.

Board Action:

A motion was made by Ms. Remark, seconded by Mr. Trager, to approve **DEV2021-019**: A Certificate of Appropriateness for 402 University Blvd., a vacant parcel in the Seabreeze Local Historic District, to allow new construction of a residential unit, in accordance with the staff report as presented, and noting the site plan will indicate the trees are to be preserved and a change will be made to the sliding glass doors. The motion carried (5-1, with Mr. Yurkiewicz abstaining).

b. **Action Item:** Nomination of a Vice Chair

Mr. Bapp stated Robert Fort has resigned from the Board and a replacement needs to be named for Vice Chair.

Board Action:

A motion was made by Mr. Peacock, seconded by Mr. Trager, to appoint Tracy Remark to serve as Vice Chair. The motion carried (6-0).

5. **Discussion Item:**

There were no discussion items.

6. **Other Business:**

a. Heritage Preservation Trust Liaison – Mr. Trager

Mr. Trager stated Nancy Long has resigned and a replacement has been named.

7. **Staff Update:**

Mr. Bapp stated one application has been received to fill the vacancy on the Board. Mr. Bapp stated the application will be forwarded to the City

Commission and there should be a new Board member at the next meeting.

Mr. Bapp stated Mr. Yurkiewicz and Mr. Daniels will need to submit applications to the City Clerk if they would like to continue to serve. Mr. Yurkiewicz stated he would like to continue to serve but Mr. Daniels indicated he no longer wishes to serve.

8. **Public Comments:**

There were no public comments.

9. **Board Comments:**

Ms. Remark stated the agenda for the Board meeting was not on the City's website until Monday.

Mr. Bapp stated the agenda was on the website but many of the agendas had been archived so it was briefly not available to the public.

Ms. Remark thanked Mr. Bapp for the additional documents and site plans for the agenda item this evening.

Mr. Peacock commended Ms. Remark for all of the research she did for the agenda item.

10. **Adjourn**

There being no further business, the meeting was adjourned.

Dallas Peacock, Chair

Becky Groom, Board Secretary

Agenda Item 4 (Quasi-Judicial Hearing)

ZONING MAP AMENDMENT TO HO (HISTORIC OVERLAY)

DEV2021-093

600 Auditorium Blvd – Peabody Auditorium – HO Designation

STAFF REPORT

TO: Historic Preservation Board Members

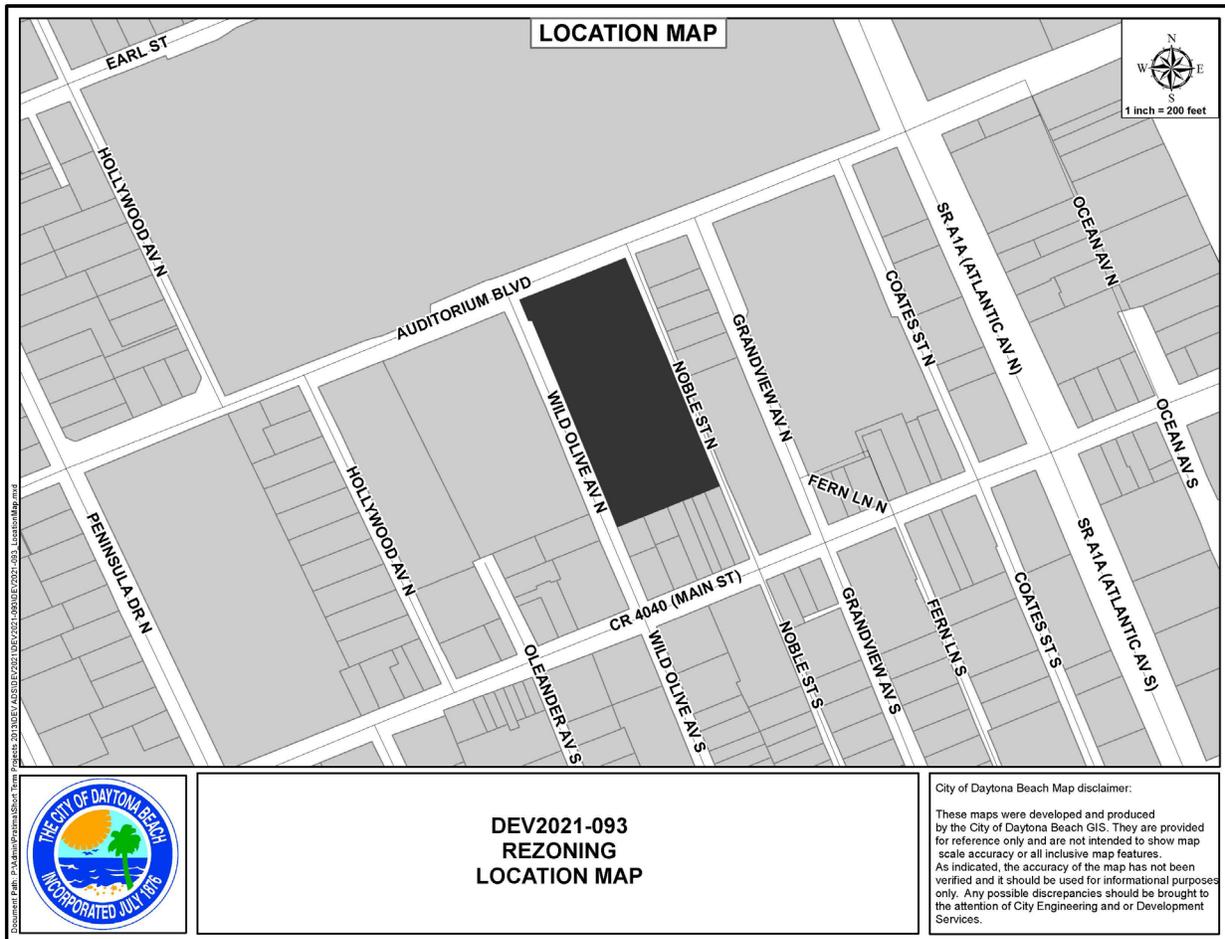
FROM: Steven E. Bapp, AICP, Historic Preservation Planner

DATE: August 2, 2021

SUBJECT: Rezoning (DEV2021-093) – 600 Auditorium Blvd to designate HO (Historic Overlay) under 3.4.E LDC

PROJECT REQUEST

A request by the Development and Administrative Services Department, Planning Division, for a historic overlay zoning district map amendment for the Peabody Auditorium located at 600 Auditorium Boulevard, Daytona Beach, Florida, 32118.

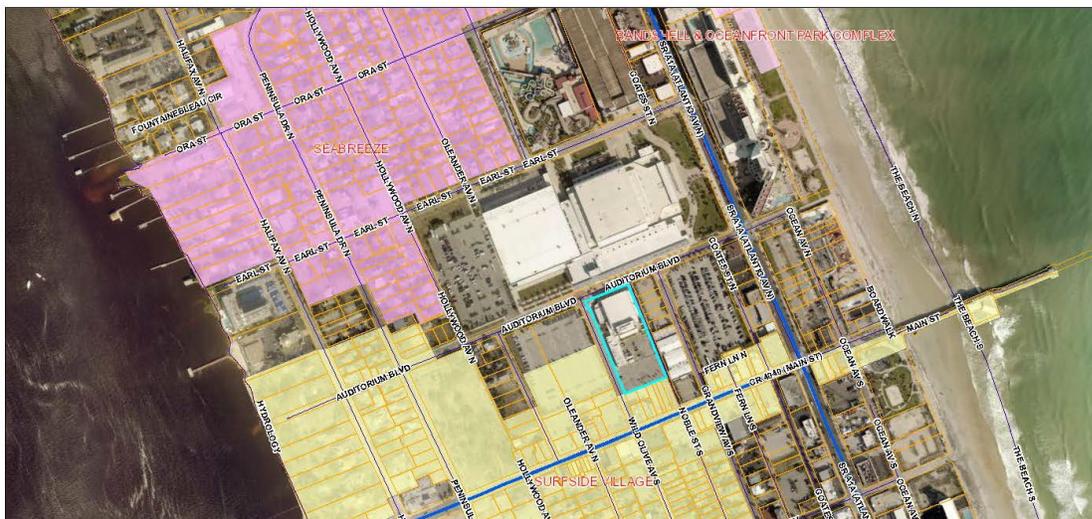


PROJECT DESCRIPTION



The existing structure on the property (*above*) broke ground 1947 and was dedicated October 6, 1949. When the City conducted the original Historic Overlay surveys, the Peabody Auditorium was less than 50-years old, and not eligible for classification as a contributing structure. The City now is requesting a Historic Overlay (HO) Zoning District Map Amendment due to its cultural significance to the City for over 75 years.

Peabody Auditorium and National Districts Proximities



PROJECT ANALYSIS

Land Development Code Section 3.4.E provides a uniform means for reviewing and deciding proposals to designate historic sites and historic districts on the local register of historic places and to amend the Official Zoning District Map to classify land containing such sites and districts as a Historic Overlay district.

This is a staff request thus a neighborhood meeting was not required (3.3.B.3.a). Review of and the decision on an application for designation of a historic site or district and classification of land containing such site or district as a Historic Overlay zoning district shall be based on compliance of the proposed zoning classification and associated standards with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards, and on findings that a site proposed to be classified as historic or designated as a contributing historic site within a district, or a structure or landscape feature located on the site, **meets at least three** of the following criteria:

1. The character, interest, or value of the site is related to the development, heritage, archaeological, or cultural characteristics of the community, county, state, or country.
The original auditorium, a frame structure, was a 2,200-seat auditorium, constructed on property donated by Simon J. Peabody in 1919. Sergei Rachmaninoff, Paderewski, and the John Philip Sousa Band were among the early performers in the theatre before it was destroyed by the largest fire on record in Volusia County, Florida.
2. The site was the location of a significant local, county, state or national event.
The Peabody is rich in entertainment history, having hosted performances by Frank Sinatra, Liberace, Red Skelton, Liza Minelli, Shirley MacLaine, Elvis Presley, Bob Newhart, B. B. King, Tony Bennett, James Taylor, Bill Cosby, Arthur Fiedler and the Boston Pops, Margo Fonteyn, Rudolf Nuryev, Tom Jones, Louie Armstrong, Jackie Mason, Itzhak Perlman, Gregory Peck, Simon & Garfunkel, Kenny Rogers, Willie Nelson, Jerry Seinfeld, Al Hirt, Sammy Davis Jr., Engelbert Humperdinck, David Copperfield, Michael Bolton, Johnny Cash and Dave Brubeck. Acclaimed Broadway musicals and touring productions have included Cats, A Chorus Line, 42nd Street, STOMP, Hair, Evita, Riverdance, The Producers, Chicago, Rent, Spamalat and many other Broadway hits.
3. The site is readily identified with a person or persons who significantly contributed to the development of the community, county, state, or country. **Simon J. Peabody, a successful businessman who called Daytona Beach home from 1907 until 1933, founded the original Peabody Auditorium. Mr. Peabody's vision was to bring the arts and culture to the booming Daytona Beach area and have a theater comparable to those found in larger cities.**
4. The site is distinguished by an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
The Auditorium follows the architectural trend of early post-World War Two civic buildings. The building is classified as the International Architectural Style and is unique to other structures of the surrounding area.

5. The site is the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country. **Not Applicable**
6. Elements of design, detailing, materials, or craftsmanship render the site architecturally significant. **Not Applicable**
7. The site is listed in the National Register of Historic Places administered by the National Park Service of the U.S. Department of the Interior or any successor agency as a historic place or as a contributing site or structure within a historic district. **Not Applicable**
8. The site, because of its unique location or singular physical characteristics, is an established or familiar visual feature. **As stated earlier in this report, the Auditorium follows the architectural trend of early post-World War Two civic buildings. The building is classified as the International Architectural Style and is unique to other structures of the surrounding area. The historical sites and district surveys conducted in the early 1990s overlooked the structure due to its less than 50-year-old construction date at the time. Due to this factor, fewer and fewer post World War Two International Style buildings remain in the condition of the Peabody Auditorium.**
9. The site is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance. **Not Applicable**

RECOMMENDATION

The proposed application meets more than three of the criteria listed for a Historic Overlay (HO) Zoning District Map Amendment in accordance with LDC 3.4.E.

Staff recommends approval of the request for a Historic Overlay (HO) Zoning District Map Amendment for 600 Auditorium Boulevard known as the Peabody Auditorium.

A majority vote of the Historic Preservation Board members present and voting is required to recommend approval to the City Commission.

The item is anticipated to be heard by the Beachside Redevelopment Board for an advisory recommendation on September 8, 2021.

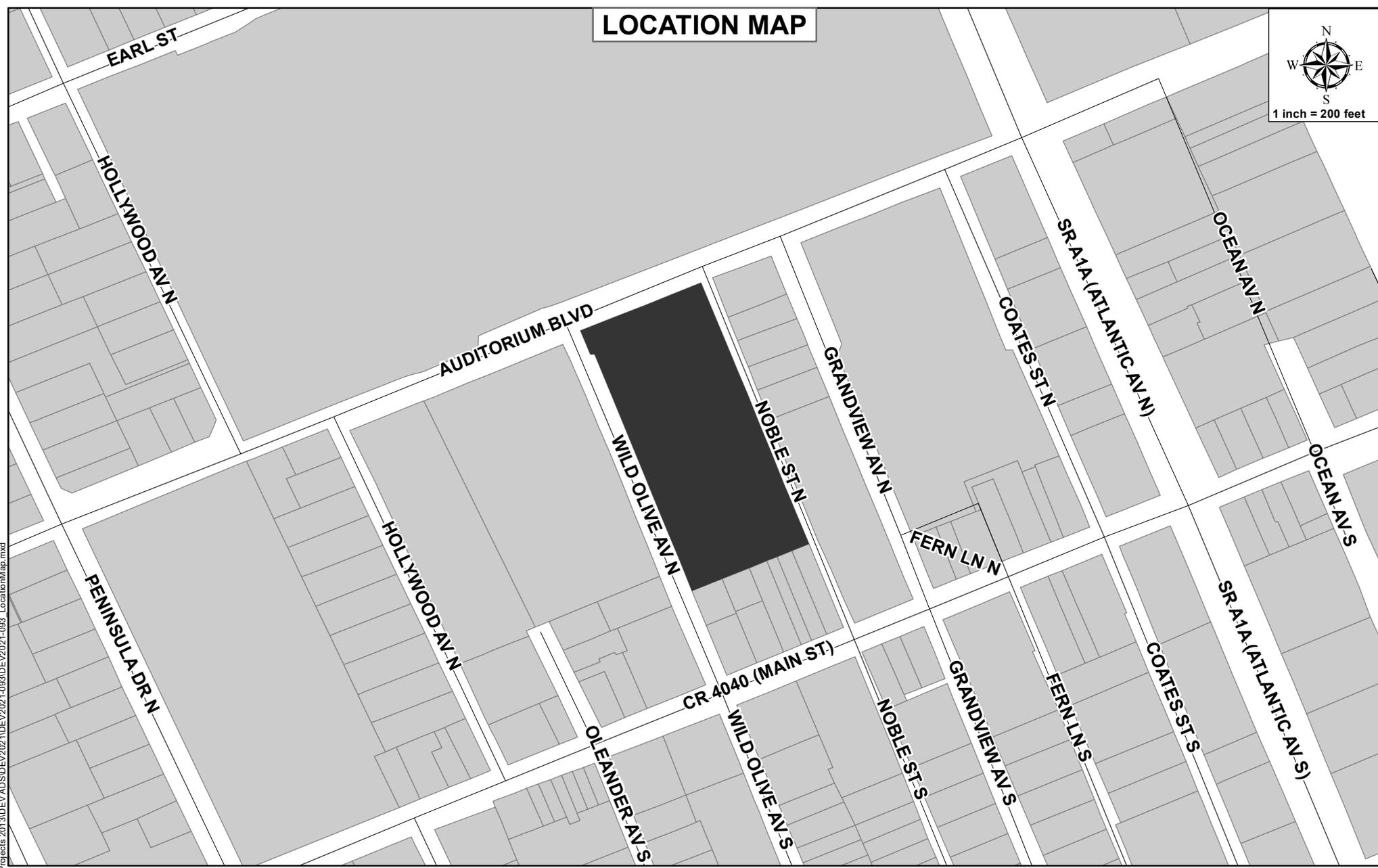
The item is anticipated to be heard by the Planning Board for an advisory recommendation on September 23, 2021.

The item is anticipated to be heard by the City Commission for a first reading on October 6, 2021 and for second reading on October 20, 2021 (Public Hearing).

LOCATION MAP



1 inch = 200 feet



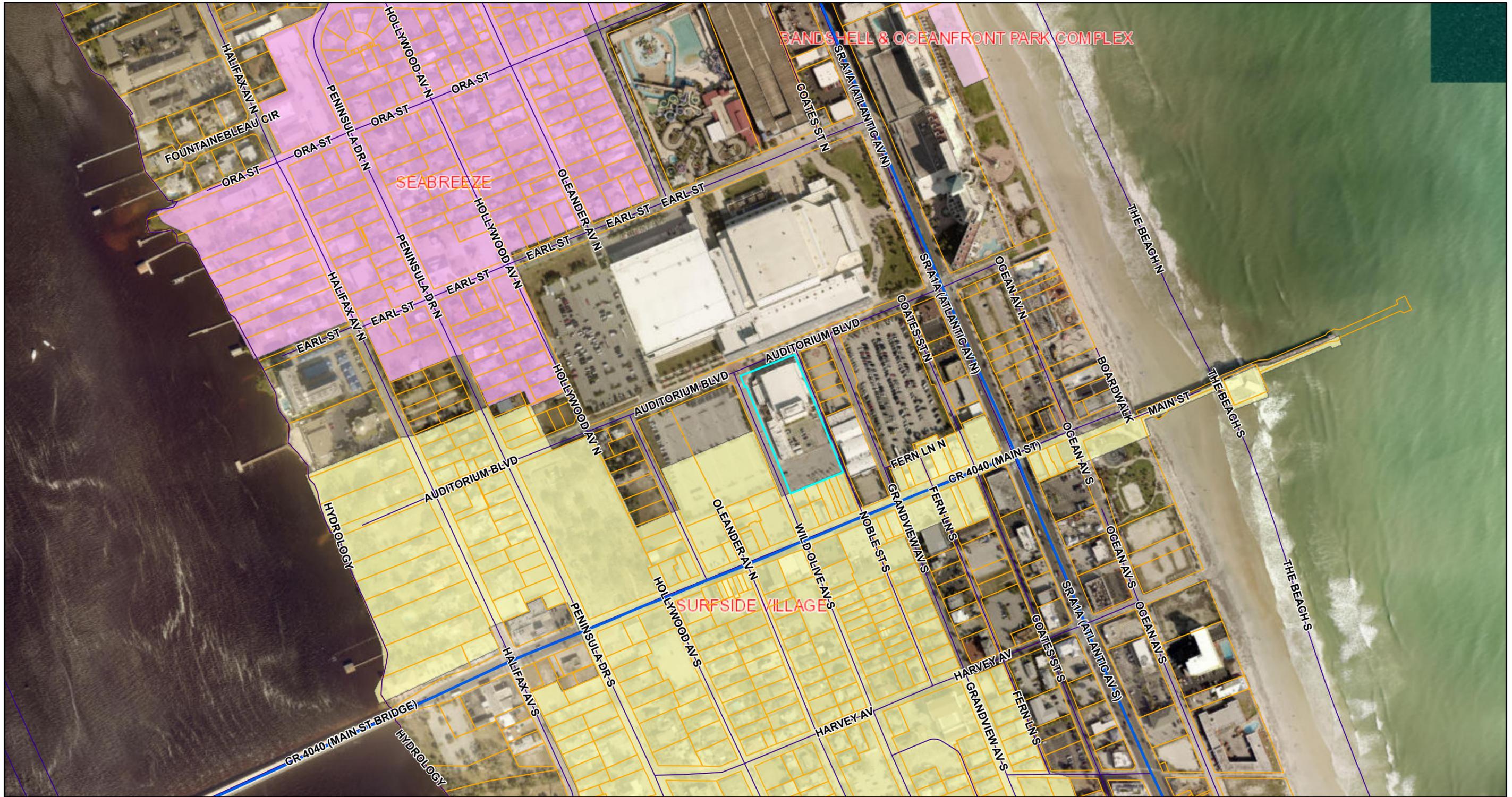
Document Path: P:\Admin\Pratima\Short Term Projects 20\3\DEV AD\DEV2021-093\DEV2021-093_LocationMap.mxd



DEV2021-093 REZONING LOCATION MAP

City of Daytona Beach Map disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

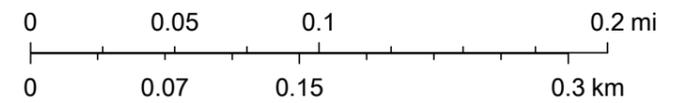
Peabody Auditorium and National Districts Proximities



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|-----------------------------|-------------------------------------|---------------------------|
| EXISTING | BANDSHELL & OCEANFRONT PARK COMPLEX | SOUTH ATLANTIC |
| Centerline | BETHUNE COOKMAN COLLEGE | SOUTH BEACH STREET |
| Parcel | CITY ISLAND BALL PARK | SURFSIDE VILLAGE |
| National Register Districts | EL PINO PARQUE | SW DAYTONA BLACK HERITAGE |
| <all other values> | SEABREEZE | |

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State of Florida, Maxar, Pratima Strong

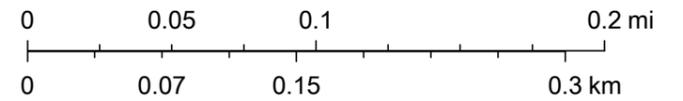
Peabody Auditorium and Area FLU



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|------------------------|----------------------|-------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------|
| EXISTING | PUB PRI ENT PARK MIX | PARKS RECREATION | Mixed Use Medium | Existing Potential Parks | I-95 ROW | Office Transition |
| Centerline | PROPOSED MARINA | OFFICE RESIDENTIAL | HI INT MIXED USE | Golf | Level 1 Residential | Tourist Accomodations |
| Parcel | SURF VILLAGE | OFFICE | Retail | General Industrial | Level 2 Residential | Urban Transition |
| Future Land Use | RETAIL | LEV 2 RESIDENTIAL | Interchange Commercial | Government / Institution | Level 3 Residential | Volusia County Land Use |
| Professional - Office | RIVERFRONT MIXED USE | LEV 3 RESIDENTIAL | Commercial Amusement | Church | Local Service Industry | |
| BOARDWALK ENT | PEDESTRIAN ORI USE | LEV 1 RESIDENTIAL | Buff Area / Passive Park | Schools | Low Intensity Commercial | |
| RIVERFRONT LODGE | MED INT MIXED USE | COMM MIXED USE | Conservation | Hospital | Low Intensity Urban | |
| TRANSITIONAL OVER | PUBLIC INSTI | Commercial Transitional | Potential Environmental Significant | Cemetary | Mixed Use | |



State of Florida, Maxar, Pratima Strong

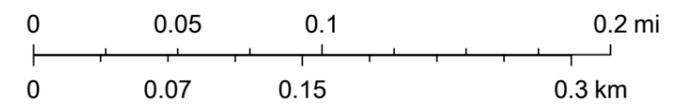
Peabody Auditorium and Redevelopment Areas



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- | | |
|---|---|
|  EXISTING Redevelopment Zones |  Main Street Redevelopment Zone |
|  Centerline |  Midtown Redevelopment Zone |
|  Parcel |  Ballough Road Redevelopment Zone |
| |  Downtown Redevelopment Zone |
| |  South Atlantic Redevelopment Zone |

1:4,514



State of Florida, Maxar, Pratima Strong