

1                                   **HISTORIC NEW SMYRNA BEACH**  
2                                   **PRESERVATION COMMISSION (HPC)**  
3                                   **MINUTES**  
4                                   **MARCH 9, 2011**  
5                                   **COMMISSION CHAMBERS**  
6                                   **210 SAMS AVENUE, NEW SMYRNA BEACH, FLORIDA**

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8 Chair Ronald Sayyah called the March 9, 2011 meeting to order at 5:31 p.m.

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10                                   Answering to roll call:  
11                                   Ronald Sayyah - Chair  
12                                   Nancy Ryan  
13                                   Jean Mayo

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15 Allene Teague and Greg Mercurio were absent.

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17 Kathy Ruding and Lillian Wilson had submitted letters of resignation to the City Clerk and  
18 the Board acknowledged.

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20 Also present were staff members Gail Henrikson, Planning Manager and Recording  
21 Secretary Debbie Jenkins.

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24                                   **APPROVAL OF MINUTES**

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26 **Regular Meeting February 9, 2011.**

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28 **Ms. Mayo made a motion to approve the minutes as written; seconded by Ms. Ryan.**  
29 **Motion passed unanimously on roll call vote 3-0.**

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32 The Board members discussed whether to table the election of officials until the April  
33 meeting.

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35 **Ms. Ryan made a motion to continue the election of officials until the May meeting;**  
36 **seconded by Ms. Mayo. Motion passed unanimously on roll call vote 3-0.**

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38 There was discussion concerning the replacement of the two open positions and it was noted  
39 that for the past two meetings the attendance was low.

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41                                   **PUBLIC PARTICIPATION**

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43 In accordance with the City Commission Resolution #11-89, a three-minute limitation is in  
44 effect unless otherwise granted by the HPC.

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46 Mike Logan, currently residing in Edgewater but visiting New Smyrna Beach, stated that he  
47 had worked for Howard County, Maryland on their Historic Conservation Committee and  
48 gave a brief background regarding his experience. He stated that he was seeking to get  
49 involved with the Community and would be interested in applying to the board.

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Ms. Henrikson stated that according to the bylaws, a board member either had to work or reside within the city limits to serve on a board. She stated that due to low attendance, the board may want to look into the revising the bylaws to address that issue.

**HBOD – 532 NORTH RIVERSIDE DRIVE**

Ms. Henrikson gave her report on the Historic Building Overlay for 532 North Riverside Drive. She stated that the Historic Building Overlay for 532 North Riverside Drive was heard at the last Planning and Zoning Board Meeting and that the Board had recommended approval to the City Commission.

Ms. Ryan said she had spoken with applicant and that she favored the proposed project.

Ms. Mayo agreed.

Mr. Sayyah stated that he had visited the property and gave a brief description of his tour.

Ms. Henrikson stated the house was all up to code and no improvements would be necessary.

Mr. Sayyah commented that another benefit to the proposed project would be less people coming and going on a regular basis.

**Ms. Ryan made a motion to approve with the four conditions made by staff; seconded by Ms. Mayo. Motion passed unanimously on roll call vote 3-0 with the following conditions:**

- 1. No signage allowed on building.**
- 2. Restriction on size of signage as follows:  
Maximum total size of allowable signage is 32 square feet with a maximum width of 8 feet and a maximum height of 7 feet.**
- 3. The sign must be installed within 6 months.**
- 4. The property owner's must obtain a Business Tax Receipt for the Assisted Living Facility within six months.**

**COMMENTS FROM COMMISSION MEMBERS AND CITY STAFF**

Ms. Henrikson stated that the demolition for 217 Esther Street was approved by the City Commission and that the demolition would need to be completed within 120 days from January 13<sup>th</sup>. She stated the design for the replacement building would need to come back before the HPC for approval.

94 Ms. Henrikson stated that a new Planner has been hired and he will be trained for working  
95 with the Historic Preservation Commission.

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97 Ms. Henrikson commented on the workshop held at the Atlantic Center For the Arts  
98 regarding Historic and Art Overlay Districts. She stated she would include a copy of the  
99 material with next month's packet.

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102 ADJOURNMENT

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104 Being no further business, the meeting adjourned at 5:46 p.m.

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