



## Legislation Text

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**File #:** 17-1510, **Version:** 1

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**TO:** Honorable Mayor & Members of the North Port Commission

**FROM:** Peter D. Lear, CPA, CGMA, City Manager

**TITLE:** Discussion and Possible Action on the Establishment of City of North Port Historic Preservation and Cultural Advisory Board.

### **Background Information**

#### **History**

As the City of North Port has grown, many of the residents of the community have expressed a desire to recognize its historic, archaeological, and cultural resources, particularly after the fiftieth anniversary of the community in 2009. In May of 2015, City Commission held a workshop to discuss the potential establishment of a Historic Preservation Board and a Local Register of Historic Places. Staff was directed to work toward the creation of an ordinance that would establish a Historic Preservation Board and provide the parameters for its function and responsibilities. Subsequent to this, on March 7, 2017, during discussion about the establishment of a Local Register of Historic Sites and Structures (approved by Commission on that date), Commission asked staff to bring recommendations for the establishment of a "Historic and Cultural Advisory Board" by July of 2017 (Attachment 1). As part of this request, staff was directed to also show how nearby communities incorporate similar boards and the typical responsibilities of these boards. On September 7, 2017, at its regularly scheduled meeting, Commission provided additional guidance in relation to what types of items that it is looking for in relation to information that will help guide its future decision making for this topic and asked that this item be brought before Commission by December 2017 for further discussion.

#### **Background**

Planning Staff has reviewed the historic preservation regulations for Sarasota and Charlotte counties and its municipalities. These are included as Attachments 2 through 6. While there are many similarities between the various regulations, owing in part to the requirements set forth by the Florida State Historic Preservation Office's (SHPO) Certified Local Government (CLG) program (Included as Attachment 7), each jurisdiction sets forth different responsibilities for its historic preservation organization and has somewhat different requirements in relation to the types of expertise that are required as part of their membership. While the number of members (between 5 and 7 members) may vary, each community looks for expertise in each of several disciplines, including historic preservation, planning, archaeology, architecture, land use law, the business community, as well as the community at-large. Many of these communities recognize that the expertise that may be needed might not exist in their community, the enabling legislation typically includes language that allow for a set number of members of the committee to not be residents of the community (usually no more than half of the membership.)

#### **Pros and Cons**

While there are several benefits to creating a historic and cultural preservation board, there is also a need to understand the potential issues that might be real or perceived by a community that would create such a program. These can be summarized as follows:

#### **Pros:**

- Values appreciate faster in a good market and remain stable
- Maintain sense of history and place for a community
- Properties that are in a historic district may qualify for local, state, and/or federal tax incentives for qualifying properties
- Enhancement and protection of the community's visual appeal
- Allowing for the creation of organization associated with a historic district that bring people together through its activities
- Improve tourism attractiveness for unique assets like Warm Mineral Springs
- Improve eligibility for state and federal grant programs and technical assistance
- The historic preservation regulations may allow for re-creation of buildings on footprint in some situations, as long as they are of a similar design

**Cons:**

- Historic Preservation Districts and designations may impose additional restrictions and requirements on development
- Remodeling and renovation tends to be more expensive for contributing properties to a historic district or for historic buildings due to limitations on materials and design
- Limitations on development
- The creation of a historic district may disallow changes to streetscape that are inconsistent with the historic character or the development of public infrastructure, including road widenings, that may impose upon the historic character
- Restrict where new development may occur in a City with limited areas for non-residential development
- Depending on how a board or committee is structured, may put decision making in another board or body
- Consider the potential for litigation related to takings under the Bert Harris Act

**Recommendation**

Staff recommends that Commission consider the following options:

- 1) Create a Citizens Advisory Committee to work with staff in the creation of specific enabling legislation related to the creation of a Historic Resources and Cultural Advisory Board and its roles and responsibilities.
- 2) Have Commission direct staff to create enabling legislation related to the creation of a Historic Resources and Cultural Advisory Board and its roles and responsibilities.

In addition, the Commission can choose not to take additional action on this item at this time. Staff contacted Mr. Chris Sterner as discussed at the Commission meeting and invited him to this meeting. Also, attached, Attachment 9, is the presentation from Mr. Sterner that was discussed.

**Strategic Plan**

Preservation of Historic Resources  
Quality of Life

**Financial Impact**

None at this time. This may be determined as a part of any application for historic designation for an individual property.

**Procurement**

N/A

**Attachments:**

1. Minutes from March 7, 2017 Commission Meeting
2. Charlotte County Historic Preservation Code
3. Sarasota County Historic Preservation Code
4. City of Sarasota Historic Preservation Code
5. City of Venice Historic Preservation Code
6. City of Punta Gorda Historic Preservation Code
7. Florida State Historic Preservation Office Certified Local Government Requirements
8. PowerPoint Presentation
9. Preserving North Port History

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