

**HISTORIC PRESERVATION COMMISSION (HPC) MEETING  
THURSDAY, JUNE 9, 2022 9:30 A.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**A G E N D A**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
  - A) [March 10, 2022](#)
- 3. NEW BUSINESS**
- 4. OLD BUSINESS**
  - A) Historic Preservation Flyer
- 5. PUBLIC COMMENTS**
- 6. MEMBER'S MATTERS**
- 7. CHAIRMAN'S MATTERS**
- 8. ADJOURNMENT**

This is a Public Meeting. Should any interested party seek to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings made which includes the testimony and evidence upon which the appeal is to be based. Anyone who needs a special accommodation for this meeting may contact the City's Americans with Disabilities Act (ADA) Coordinator at 978-4920 at least 48 hours in advance of the meeting.

**HISTORIC PRESERVATION COMMISSION (HPC) MINUTES  
THURSDAY, MARCH 10, 2022 9:30 A.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Jessica Francis, Chairman; Diane Miller, Vice Chairman; Members: Melinda Murphy and John Roberts **Also Present:** Jenny Flanigan, Assistant City Attorney and Tammy Bursick, City Clerk

**1. CALL TO ORDER**

Mrs. Miller called the meeting to order at 9:34 a.m.

**2. APPROVAL OF MINUTES**

**A) December 9, 2021**

**Ms. Murphy made a motion to adopt the minutes. Mr. Roberts seconded the motion and they passed unanimously.**

**3. NEW BUSINESS**

**4. OLD BUSINESS**

**A) Historic Preservation Flyer**

Mrs. Francis went over the changes made to the Historic Preservation flyer that the Commission discussed at their last meeting. She said that it was mostly just changing some of the photos. She said once the Commission approves the flyer then they will have the Planning and Development Department print the flyers in color and they can begin distributing them.

Ms. Murphy pointed out that under local designations it should say "associated with."

Mrs. Francis said she would make that change.

**Mrs. Miller made a motion to approve the flyer with this one (1) change made. Ms. Murphy seconded the motion and it passed unanimously.**

Ms. Murphy commented that she was relatively new to this area and asked if they have historic districts.

Mr. Jason Jeffries, Planning and Development Director, explained that the way the Code has been rewritten it only allows for individual properties to be designated. This decision was made when they adopted the Historical Designation Ordinance. He said that their Ordinance is very strict compared to what some other cities have.

**B) Review of the Website**

The Committee discussed the website and said they would like to see some more pictures on the website showing the actual homes that are historic or could be designated historic.

Ms. Murphy suggested having a picture of the property where they just designated it as an historic property site.

Mr. Jeffries said they would take a picture and put it on the website once the site has been finished.

Mrs. Miller asked how many homes are on the National Registry in Vero Beach.

Mr. Jeffries was not aware of any that were on the National Registry. He briefly explained what is required for a home to be on the National Registry and the tax incentives for doing it.

Ms. Murphy asked if there was a map available showing the historic homes on it.

Mr. Jeffries said she could go on the City's website under historic properties and there is a survey that was done in 1990, which shows the historic homes. He commented that was 32 years ago and things may have changed since then. He said over time some homes are not maintained or altered, which could cause them to lose their integrity. He said also in their Comprehensive Plan it shows the historical sites. He will pull that page out of the Comprehensive Plan and make it available on the City's website under historical properties.

Mr. Jeffries mentioned that Mrs. Anna Brady has always advocated to people to put properties on the register and is a good source for them to work with. Also, the Historical Society should take more of a role in putting properties on the register. He said that is not this Committee's role because they are hearing the cases from people requesting to be on the register. Those hearings are quasi-judicial and there cannot be any outside ex parte taking place.

Ms. Jenny Flanigan, Assistant City Attorney, read out of the Code where it talks about the duties of this Commission and they can make recommendations concerning the National Register.

Mr. Jeffries brought up the property located at 1110 Royal Palm. He said they are looking at applying to be on the National Register so the property owner can take advantage of the tax credits. The property owner needs to document the inside of the structure so the entire structure meets the national register standards. If he does proceed with that it will come to the HPC first for their recommendations to the State Preservation office.

Ms. Murphy asked if this Committee was allowed to nominate a building to go on the National Register.

Mr. Jeffries said they are when the recommendations come before the Committee. He explained that the Local Registry is initiated by the property owner and the National Registry may be different.

Ms. Murphy brought up the Patio Restaurant and noted that it has been sold. She wondered if the City has been informed of it.

Mrs. Francis noted that the Patio Restaurant is on the National Registry and the new owners can demolish it if they wanted to.

Mr. Jeffries pulled up the map showing the different properties on the National Registry and said that the Patio Restaurant is not on the Local or National Registry.

Mrs. Tammy Bursick, City Clerk, read into the record a letter sent to the HPC from Mrs. Rosemary White (attached to the original minutes).

The Commission had a brief discussion on the Power Plant (Big Blue).

Mr. Jeffries commented that some time back he met with Mr. Paul Weaver who did the 1990 survey and gave him a tour of the Power Plant to get his thoughts on it. He felt it was possible to restore the Power Plant and it might be eligible to go on the National Registry. Mr. Weaver suggested working with an architect out of Jacksonville who would be knowledgeable about the design of the Power Plant. Mr. Jeffries said that he needs to do more research on that. He said another reason to put the Power Plant on the National Historic Registry is so the developer could pursue tax credits. He said you have to maintain the integrity of the structure to get those tax credits. He reported that the City is putting out an Request for Information (RFI) this week and they will be able to see what the developers are looking for and if they should pursue putting the Power Plant on the National Registry. He reiterated that they have to maintain the integrity of both the inside and the outside of the building. Mr. Jeffries talked about the old Diesel Plant and said that it is on both the National and State Registry and the integrity of the building has remained. If the Power Plant was to be designated it would come to this Committee for recommendations.

#### **5. PUBLIC COMMENTS**

None

#### **6. MEMBER'S MATTERS**

Ms. Murphy commented on all the new people moving into the community who do not know what is historical and what is not. She was told that maps showing the historical properties can be picked up at MainStreet Downtown and at the Chamber of Commerce.

#### **7. CHAIRMAN'S MATTERS**

#### **8. ADJOURNMENT**

**Mr. Roberts made a motion to adjourn today's meeting at 10:17 a.m. Ms. Murphy seconded the motion and it passed unanimously.**

/tb