



## AGENDA MEMORANDUM

*Planning Department*

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City Council Regular Meeting Date: December 6, 2022

**To:** City Council  
**From:** Craig J. Chandler, Planning Supervisor  
**Date:** August 26, 2022

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**SUBJECT:** Application HPN-2022-36

### **PROPOSAL:**

Nomination for placement of the original structure at Priscilla Murphy Center (1019 Periwinkle Way) on the Local Register of Historic Landmarks. A copy of the Nomination form submitted by Gus Simmons esq. on behalf of property owner Priscilla Murphy Center Condo Association is provided as **Attachment A**.

### **BACKGROUND:**

A local register of historic landmarks is created as a means of identifying and classifying various archeological and historic sites, buildings, structures and objects as historically, archaeologically or architecturally significant (LDC Sec. 98-31). Maintenance, as well as periodic review and update, of this list is stated under goals number one and three in the Plan for Historic Preservation (Section 3.2.4 of the Sanibel Plan). A copy of the Local Register of Historic Landmarks is provided as **Attachment B**.

The effect of listing on the local register, as provided in City Council Resolution 92-111 (**Attachment C**), the Land Development Code and Sanibel Plan includes:

- (1) Not including ordinary maintenance, no alteration, construction activities, relocation or demolition shall take place except in accordance with a Certificate of Appropriateness – a long-form development permit procedure that includes Historical Preservation Committee review and Planning Commission approval.
- (2) Recognition for owners.
  - a. Available photographs and historic documents to owners shall be provided to owners.

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- b. The city manager's is authorized to issue an official certificate of historic significance to the owner of the property; and to issue and place official signs denoting that such structure is listed on the local (historic) register.
- c. Provide a portfolio of aids in attaining recognition and benefits from private and public agencies for guidance in attaining grant awards or tax credits.
- d. Provide a life membership in the Sanibel Historical Society and suitable recognition at the Island historical Museum.

(3) Conveniences.

- a. Structures listed on the local (historic) register are entitled to modified enforcement of the building code.
- b. Considerations to ensure continued visual access to privately owned historic resources.

(4) Financial considerations.

- a. Applications initiated by the property owner to place that owner's property upon the local historic register or to obtain a certificate of appropriateness for historic rehabilitation or preservation shall be exempt from payment of fees.
- b. Opportunities to attain benefits from private and public agencies, such as grant awards or tax credits.
- c. The city will provide appropriate technical assistance for analysis of certified rehabilitation work involving restoration and preservation.
- d. City Council is authorized to accept a preservation easement in appropriate cases where the owner wishes to grant an easement for preservation purposes, such as for the façade of a building.

**ANALYSIS:**

On June 2, 2022, the Historical Preservation Committee held discussion and providing advisory analysis and recommendation relative to the subject application to place the original building of the Priscilla Murphy Center on the Local Register of Historic Landmarks. A memorandum from Chair Gleason dated June 22, 2022, is provided as **Attachment D**.

On June 28, 2022, Planning Commission held a public hearing for the subject nomination to be considered as a long form development permit. Planning Commission Resolution 22-17 Recommends approval of the nomination for inclusion on the local historic register pursuant to three (3) adopted conditions. A copy of Planning Commission Resolution 22-17 Is included as **Attachment E**.

**PROCEDURE:**

A recommendation from Planning Commission (and Historical Preservation Committee) shall be submitted to City Council for action pursuant to section 82-31, regarding amendment of the

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Sanibel Plan Historic Preservation Element (Section 3.2.4), as referenced in LDC Section 98-33.

At the August 16, 2022, City Council meeting, discussion was held regarding the subject nomination. A motion passed unanimously to direct staff to prepare a draft ordinance for First Reading at the September 6, 2022, City Council meeting.

**FUNDING SOURCE:** N/A

**RECOMMENDED ACTION:**

Move to schedule ordinance for Second Reading and public hearing at December 6, 2022 City Council Meeting.

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