

CITY OF ORMOND BEACH

FLORIDA

PLANNING

MEMORANDUM

TO: Chairman Shapiro, and Historic Landmark Preservation Board
(HLPB) Members

FROM: S. Lauren Kornel, AICP, Senior Planner

DATE: June 27 , 2012

SUBJECT: Administrative Review for COA for Alteration – 25 Riverside Drive
(The Casements – Local Landmark)

The HLPB meeting scheduled for July 16, 2012, has been **cancelled**. Staff has not received any new cases that warrant a public hearing at this time. However, there was one Certificate of Appropriateness (COA) determination completed for the above-mentioned property. Below is a brief summary of the case that was administratively reviewed in June 2012 to determine if a COA for alteration would be appropriate.

25 Riverside Drive: The subject property is a designated local landmark located at 25 Riverside Drive east of the Intracoastal Waterway. In response to a request by the Casements staff to construct a gazebo on the north lawn of the subject property, planning staff completed an administrative review to determine if a COA for alteration would be warranted.

The Casements staff indicated that their request for a new gazebo is in response to the planning of the upcoming Casements Centennial Celebration of the subject property. The purpose of the gazebo is to mark the 100th birthday of the Casements and to create a permanent small outdoor covered space/structure for small events. According to the Land Development Code, under Section 2-71 D.1.a.(6), accessory structures not exceeding 150 square feet are exempt from review for a COA. The Casements staff has advised that the gazebo will not exceed 150 square feet and the design of the structure will be in keeping with the historic integrity of the Casements in a manner that adds visual interest to the site. Based on those factors, a determination was made that no COA for alteration for review by the Board would be required. The Casements staff has indicated that they intend to continue to coordinate with Planning Staff as the project evolves and plans are finalized.

The next regularly scheduled meeting will be held on **Monday, August 19, 2012**, at 4:00 p.m. in the Training Room at City Hall. Should you have questions, I may be reached at (386) 676-3345 or at kornel@ormondbeach.org.

cc: Ann-Margret Emery, Deputy City Attorney
Ric Goss, AICP, Planning Director
Meggan Znorowski, Office Manager