

# 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:** November 1, 2012

**SUBJECT:** Administrative Review for COA for Alteration - 208 Central Avenue (Pace Center for Girls - Volusia/Flagler )

The HLPB meeting scheduled for November 19, 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 October, 2012 to determine if a COA for alteration would be appropriate.

**208 Central Avenue:** The subject property is listed as a local historic landmark and is city-owned. In response to a request by the Pace Center for Girls (Flagler-Volusia), lessee, to replace two doors on the exterior of the main structure on the subject property, staff completed an administrative review to determine if a COA for alteration would be warranted.

The request to replace two doors at the subject property is in response to maintenance and security issues. On October 31, 2012, I visited the subject property and noted that one steel door on the south east corner of the property was in a deteriorated condition as a result of rust. The other door I observed on the north facing side of the primary structure was in better condition but also could be replaced as a matter of maintenance. The doors are likely not original to the structure. According to the Land Development Code, maintenance activities such as replacement of doors may be approved without a Certificate of Appropriateness by the Planning Director. Since the replacement of the doors are matters of maintenance and security, and no detriment to the historic structure is expected, an administrative determination was made that no COA for alteration for review by the Board would be required.

The next regularly scheduled meeting will be held on **Monday, December 17, 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](mailto:kornel@ormondbeach.org).

cc: Ann-Margret Emery, Deputy City Attorney  
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Meggan Znorowski, Office Manager