Mayor's Advisory Group:

Historic Preservation Ordinance

Items in Ordinance being addressed in Staff-proposed revisions

- Cleans up spelling errors, outdated names of departments and official titles, makes numbering system consistent throughout document
- Adds more definitions for terms used throughout ordinance, including definitions for: Contributing Structure, Demolition by Neglect, Ground Disturbing Activity, Historic Preservation Chief, Integrity, Non-Contributing Structures, Staff
- Provides a recurring opportunity for municipalities to create their own board and remove themselves from County jurisdiction
- Turns the current "encouraged" guidelines for running local preservation programs into required standards
- Provides a procedure for notifying the BCC when municipalities are not in compliance with our ordinance as required (currently there is no procedure)
- Provides a way to return jurisdiction to the County for those municipalities that no longer want to run their own program (currently there is no procedure)
- Adds archaeologist and engineers to list of people that could be appointed to the HP Board
- Clarifies that the Board must annually elect a Chair. Adds a term limit of two consecutive terms to serve as Chair.
- Adds notification requirements to appropriate County Commissioners and local municipal officials in the event County Staff is performing an official survey of an area
- Requires providing notification to appropriate County Commissioners, local municipal officials, and affected property owners in the event an official survey determines there are eligible resources
- Requires the appropriate County Commissioner be added to list of officials who are currently notified when designation reports are filed with the Board and when designations are approved by HP Board
- Defines what "filed with the Board" means for submittals of designation reports
- Clarifies that the HP Board has the authority to initiate designations
- Clarifies that it is within the HP Board's authority to direct staff to perform research and to provide recommendations to the Board
- Provides a requirement that a condominium or a cooperative board's official position on designation must be submitted to the HP Board with any request to designate
- Adds the website as a way to provide more information to property owners and interested citizens as it relates to designation reports

- Clarifies that the designation of a property does not preclude an owner from requesting approvals on alterations, demolitions, or additions to historic properties
- Includes "ground disturbing activities" as something prohibited in the moratorium phase (for archaeologically sensitive areas)
- Clarifies when an economic hardship case can be made (current language already identifies when hardship materials are supposed to be submitted to staff – previous to a hearing)
- Makes economic hardship section consistent with the hardship definition
- Requires hardship case to include statement as to whether a property is the primary homesteaded property or not for the individual
- Provides a simpler process for economic hardship claims as it relates to restoration or repair work
- Provides criteria for the HP Board to use when considering economic hardship claims
- Identifies types of conditions HP Board may utilize when approving Certificates to Dig (archaeology)
- Provides for a time-specific validity date for Certificates to Dig
- Provides a clearer, more detailed appeals process
- Provides for a stay on any demolition or alterations to a property going through the appeals process
- Extends the period of time in which to file an appeal to 30 days
- Increases the current appeal fee ($100) to be more consistent with zoning appeal fees
- Allows HP Chief to include a recommendation on any appeals being considered by the Board of County Commissioners
- Requires that the HP Staff's recommendation to the HP Board be a part of the appeal package
- Clarifies who is responsible for notifying interested parties of upcoming appeals
- Defines what "qualified professional staff" means
- Adds the review of National Register nomination applications to list of Board duties (already required by State)
- Adds descriptive language for what would be considered "demolition by neglect"
- Clarifies that the County shall be responsible for filing Ad Valorem tax exemption application covenants and providing copies to the owners