



Meeting Date: June 23, 2016

Agenda Item: 9-B

Report to Town Council

Topic: Resolution 2016-08, considering the designation of the Winterhaven Avenue public right-of-way as a local historic landmark and landmark site.

Recommended Motion: Approval of Resolution 2016-08.

Summary: Please see attached staff report.

Requested by: The Town of Ponce Inlet Historic and Archaeological Preservation Advisory Board.

Approved by: Ms. Witt, Town Manager



MEMORANDUM

TOWN OF PONCE INLET, PLANNING AND DEVELOPMENT DEPARTMENT

The Town of Ponce Inlet staff shall be professional, caring and fair in delivering community excellence while ensuring Ponce Inlet citizens obtain the greatest value for their tax dollar.

To: Jeaneen Witt, Town Manager
Through: Aref Joulani, Planning & Development Director 
From: Michael E. Disher, AICP, Senior Planner 
Date: June 13, 2016
Subject: Res. No. 2016-08: Proposed Local Historic Landmark Site Designation

Request: To nominate the street pavement within the Winterhaven Avenue public right-of-way as a Local Historic Landmark and Landmark Site
Applicant: Town of Ponce Inlet
Owner: Town of Ponce Inlet
Location: South and east of Winterhaven Park, approximately 140' east of S. Atlantic Ave.
Recommendation: Approval, as recommended by the Historic Board

MEETING DATE: June 23, 2016

AUTHORITY AND PROCESS

Section 6.6.8 of the Land Use and Development Code (LUDC) describes the process for designating landmarks, landmark sites, and historic districts (see **Attachment 1**). After receipt of a complete application and review by Staff, the Historic Board reviewed the proposed designation at its May 5, 2016 meeting and recommended approval to the Town Council. The Board reviewed the proposed nomination at a public hearing and based its decision on specific criteria, which are discussed further below. The Town Council may now choose to pass the resolution that officially designates the property and add it to the Local Historic Register.

PROPERTY OVERVIEW

The stretch of pavement known as Winterhaven Avenue is the last remaining piece of the original roadway that was once part of the 4.1-mile Ponce Inlet race course from 1948-1958. It is situated immediately south and east of Volusia County's Winterhaven Park, and can only be accessed through the park from Atlantic Avenue (see **Attachment 2**). This NASCAR-sanctioned race course began and ended at Beach Street, running two miles northward on the beach then back south on the road. The segment is located toward the north end of the original course (see **Attachment 3**). The pavement lies within the 80' right-of-way laid out as Ocean Shore Boulevard on the Winter Haven Beach subdivision plat in 1949 (see **Attachment 4**). The right-of-way segment in which the pavement lies measures approximately 335' in length by 80' in width. When the condominium

developments to the north and south were being developed, Ocean Shore Boulevard (renamed later as South Atlantic Avenue) was moved westward and widened, and the original right-of-way (approximately 1,500' to the north and south) was vacated, leaving only the remaining segment along this part of the course.



The historical significance of Winterhaven Avenue is described further in **Attachment 5**. The history of beach racing in Ponce Inlet is described in the Town's 2007 Historic Site Survey (see excerpt below).

During the mid-twentieth century, beach and road racing set the foundations for what we know as NASCAR today. By the close of the 1950s, automobile and motorcycle racing had grown into a spectator sport drawing thousands of people into the Ponce de Leon Inlet and Halifax River area (Wharton 2006:25). Auto racing became a staple of local entertainment shortly after the turn of the twentieth century, pulling drivers from the upper classes in America and Europe. The original racecourse started at the Main Street pier and ended at the inlet. It was on this track that Sir Malcolm Campbell of England set his world record speed of 276 miles per hour in 1935, before moving on to the Bonneville Salt Flats in Utah (Cardwell 2002:51; Davies 1995:52). The beach and road track located in Ponce Park was in use from the end of World War II until 1958, when the Daytona International Speedway was constructed (Figure 13; Cardwell 2002:80,105; Davies 1995:53). The Works Progress Administration (WPA) completed Atlantic Avenue down to Beach Street in the early 1930s, which served as the south turn of the beach and road course. The course started on Atlantic Avenue, just south of where the North Turn Barbeque and Grill is now, ran south down Atlantic Avenue to Beach Street, and then looped back to the north along the beach to the north turn. Many spectators enjoyed watching the race from the south turn, as often drivers failed to make the high-banked turn and

ended up rolling over it into the beach scrub. The last auto race in Ponce Park took place in 1958, although motorcycles continued to race the course until 1959 (Davies 1995:42, 53-54).

Letters of support for the nomination are provided from drivers who raced on this course, including Russ Truelove, Ray Chaiké, Vicki Wood, and John Allen. Also supporting the request is Buz McKim, Historian of the NASCAR Hall of Fame (see **Attachment 6**).

DISCUSSION

LUDC Section 6.6.8.C outlines six criteria for designation of properties as historic sites and landmarks. *One or more* of these criteria must be met for a designation to be made. They include:

1. Its value is a significant reminder of the cultural or archaeological heritage of the town, state or nation;
2. Its location is a site of a significant local, state or national event;
3. It is identified with a person who significantly contributed to the development of the town, state or nation;
4. It is identified as the work of a master builder, designer or architect whose individual work has influenced the development of the town, state or nation;
5. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance; or
6. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

According to the information in the application package, criteria numbers 1 and 2 are met.

Relationship to Development

In addition to the criteria above, nominations for local historic landmarks are also reviewed according to their relationship between the designation and existing and future plans for the development of the town. The property sits adjacent to the Atlantic Ocean and Winterhaven Park, which receives thousands of beach tourists per year. The property to the north and south has been developed with high-density residential condominiums. The property to west (west side of Atlantic Ave.) is a commercial development known as Fisherman's Harbor Village. The right-of-way abuts four beach-front properties to the east, which are developed with single-family and two-family residential units. The proposed designation is not intended to affect the access to these properties, nor their use, development, or sale in any way. The designation is also not intended preclude necessary maintenance of Winterhaven Avenue by the Town.

Designation of the property as a historic landmark is unlikely to influence future development, although it could possibly increase local tourism related to NASCAR racing, such as during the annual "Legends of Racing Parade" coinciding with "Speed Weeks" and the Daytona 500 race. The designation of the property would complement the existing historic sites at the North and South Turns of the former beach race course.

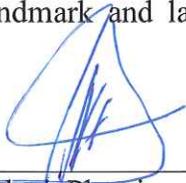
PUBLIC NOTICE

The Historic Board and Town Council meetings were noticed pursuant to the LUDC, including posting of the property, written notice to adjacent property owners, and publication in the Daytona

Beach *News-Journal* as well as on the Town's website. These efforts were made to ensure that the interested parties were aware of the application and for them to have an opportunity to comment. Staff received two e-mails and one phone call in response to the notification prior to the May 5, 2016 Historic Board meeting. Staff's responses to the e-mails are provided with this report (**Attachment 7**). One additional member of the public also spoke at the Board meeting (**Attachment 8**). The Town has not received any further comments or concerns from the public since the Historic Board meeting.

RECOMMENDATION

Based on the findings of this report and consideration of testimony at the public hearing held on May 5, 2016, the Historic and Archeological Preservation Board recommends *approval* of the designation of the street pavement in the Winterhaven Avenue public right-of-way as a local historic landmark and landmark site and adding the property to the Ponce Inlet Local Historic Register.



Aref Joulani, Planning & Development Director

6-13-2016

Date



Michael E. Disher, AICP, Senior Planner

6-13-16

Date

Attachments

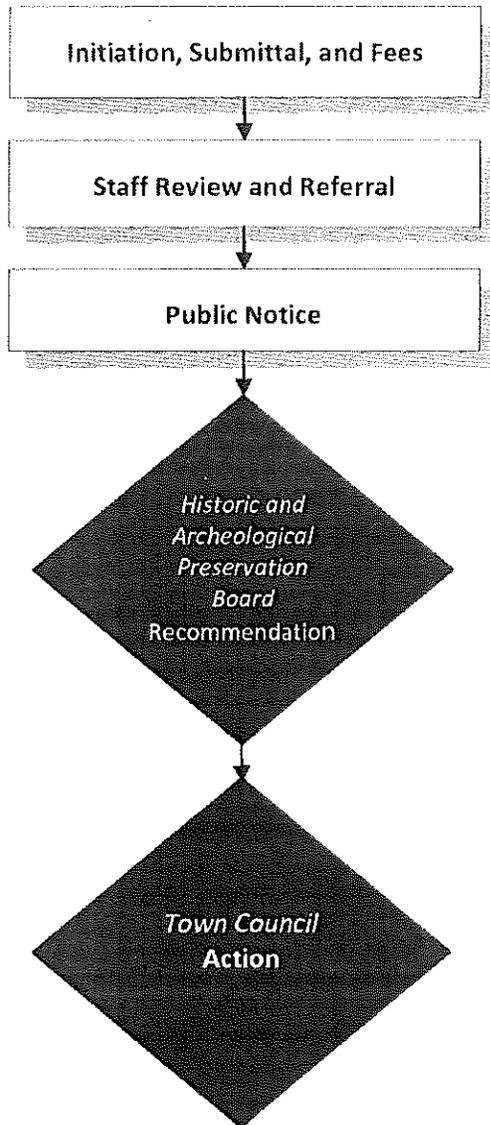
1. LUDC Section 6.6.8
2. Location Map
3. Aerial photo of historic race course
4. Winter Haven Beach subdivision plat
5. Historical narrative from application
6. Letters of support
7. Questions from public with Staff responses
8. Draft Historic Board meeting minutes, 5-5-16

ATTACHMENT 1

6.6.8 - Designation of landmarks, landmark sites, and historic districts.

- A. *Local register established.* A local register of historic places is hereby created as a means of recognizing and protecting various sites, buildings, structures, districts, and areas in the town as historic and/or archeologically significant. The register shall consist of those properties designated historic as prescribed in this section.
- B. *Authorization.* The town council may designate individual landmarks, landmark sites and historic districts to the local register after recommendation from the historic and archeological preservation board by resolution. Each designation of a landmark shall include a designation of a landmark site.

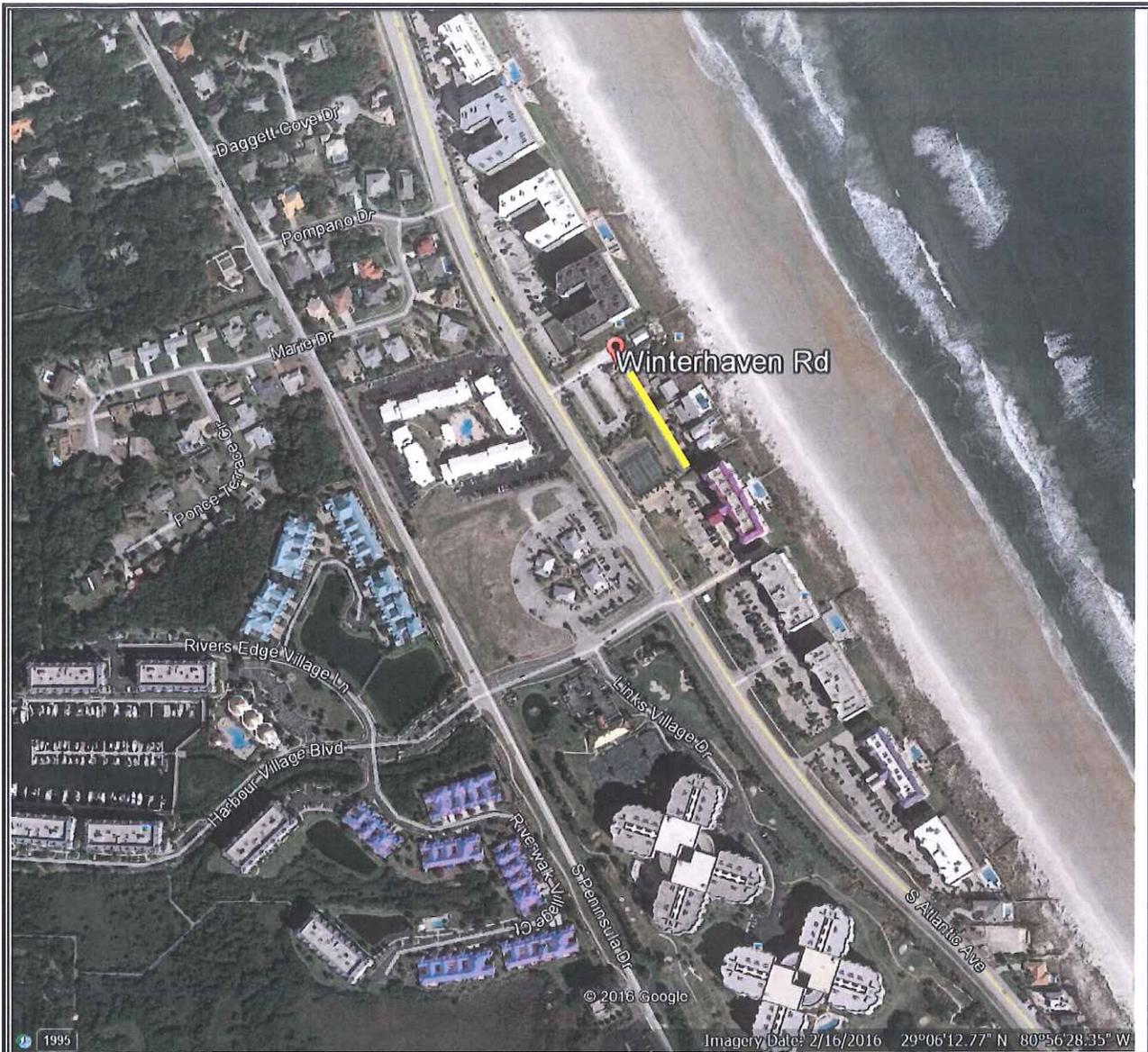
Figure 6-13 Designation of Landmarks, Landmark Sites, and Historic Districts Procedure



C. Procedures.

1. *Initiation, submittal, and fees.* See section 6.3.3. Additional submittal requirements are set forth in article 10.
2. *Staff review and referral.* Applicable pursuant to section 6.3.4.
3. *Public notice.* Published, written, and posted notice required pursuant to section 6.3.5. For district nominations, the written notice shall also advise property owners of their option to not be included.
4. *Action by review and decision-making authorities.*

- a. *Historic and archeological preservation board public hearing and recommendation.*
 - (1) Upon submittal of a complete application, the historic board shall schedule a public hearing on the proposed designation at the next available meeting. The board shall make a recommendation to the town council with a written report on the property or district under consideration. Applications for designation shall be recommended for approval or denial or modification. The historic board may vote to defer its decision for an additional 30 days.
 - (2) If the historic board recommends a designation, it shall explain how the proposed landmark or historic district qualifies for designation under the criteria in this section. This evaluation may include references to other buildings and areas in the town and shall identify the significant features of the proposed landmark or historic district. The report shall include a discussion on the relationship between the proposed designation and existing and future plans for the development of the town.
 - (3) For historic district applications, property owners may opt out of the proposed district by submitting a notarized letter to the town stating they are the owner of their parcel and wish to not be included. In such cases, the board may recommend modification of the proposed district boundary based on the input of property owners received before or during the hearing.
 - b. *Town council action.*
 - (1) The town council shall approve, modify or deny the proposed designation within 60 days of the board recommendation. If a designation is made, the comprehensive plan, including the future land use map, shall thereafter be amended to contain the designation in accordance with F.S. § 163.3177.
 - (2) The planning and development department shall notify each applicant and property owner of the decision within 30 days of the town council action and shall arrange that the property or historic district is added to the local register and recorded with the county clerk.
5. *Criteria for designation.* The board shall recommend, and the town council shall make a decision based on the following criteria:
- a. Its value is a significant reminder of the cultural or archeological heritage of the town, state, or nation;
 - b. Its location is a site of a significant local, state, or national event;
 - c. It is identified with a person who significantly contributed to the development of the town, state or nation;
 - d. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the town, state or nation;
 - e. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;
 - f. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;
- And for historic districts,
- g. Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development; or
 - h. Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
 - i. It has the support of all property owners within the proposed district boundary.
6. *Amendments and rescissions.* The designation of any landmark and landmark site or historic district may be amended or rescinded through the same procedure utilized for the original description.



Case No.: 2016-0187

Applicant: Town of Ponce Inlet

Property Address/Location: South and east of Winterhaven Park, approximately 140' east of S. Atlantic Ave.

Summary of Request: To nominate Winterhaven Avenue as a Local Historic Landmark and Landmark Site



ATTACHMENT 2

LOCATION MAP

TOWN OF PONCE INLET



ATTACHMENT 3



IPION
®

**JUNE — JULY
1956**

The unique 4.1-mile race course at Daytona . . . two miles down the beach at left and two miles up the asphalt highway at right joined by two hair-pin turns. This aerial photo, taken in mid-race, shows how the original starting field of 78 cars had spread out along the course.

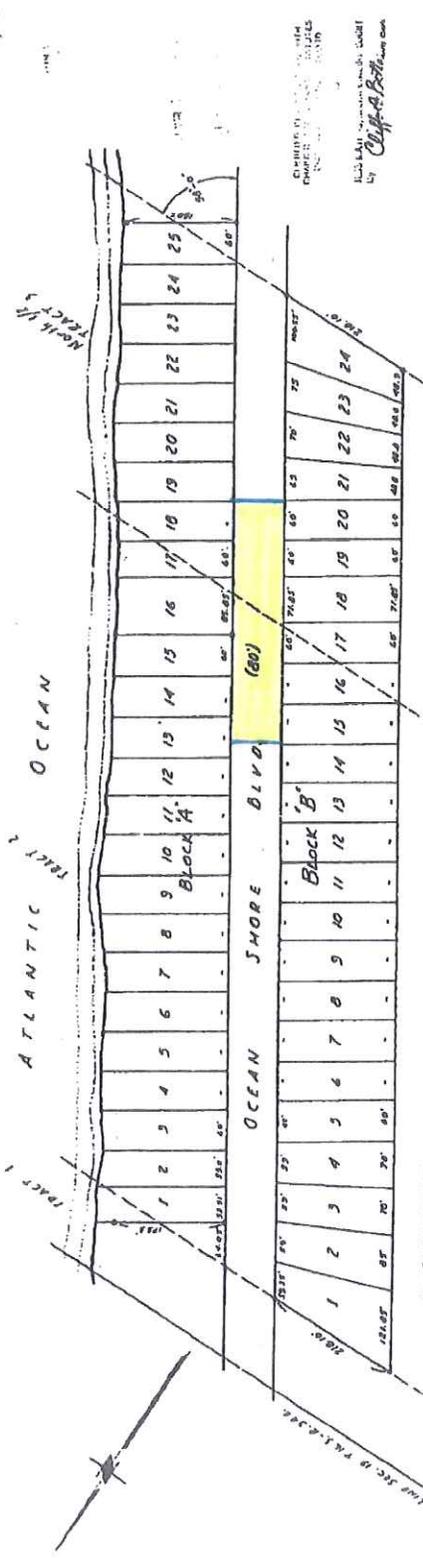
South Turn Marker
(stop sign)

Winter Haven Park

Racing's North Turn Rest.
4511 S. Atlantic Ave

RECEIVED
MAR 8 2016

MAP BOOK 11 PAGE 173



I HEREBY CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND ALTHOUGH THAT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY THE SURVEY LAWS OF THE STATE OF FLORIDA.

REGISTERED LAND SURVEYOR #185

STATE OF FLORIDA } S.S.
 On this day, personally appeared to me, a Notary Public, for the State of Florida, the said J. M. H. STEPP, JR., as at and among whom I was present, who executed the foregoing certificate, or copies.

DATE: 1-13-1949
 My Commission expires: 1-13-1952

As per map recorded in Map Book 11, Page 171, Public Records of Volusia County, Florida, Thence South and parallel to the South line of said Thrift Tract #1, a distance of 116.00 feet, more or less, to the high water mark of the Atlantic Ocean, a distance of 52.85 feet, or less, to a point, said point being in a line extending at right angles to the East line of said Atlantic Avenue, and passing through the point of beginning of this description; South 81° 12' 00" East, line extending at right angles to South Atlantic Avenue, a distance of 34.68 feet, more or less to the point of beginning.

Beginning at the intersection of the South line of Thrift Tract #1 (Map Book 11, Page 171, Public Records of Volusia County, Florida) with the East line of South Atlantic Avenue (Map Book 11, Page 171, Public Records of Volusia County, Florida) (Green Shore Blvd.) an 80 foot street as now laid out; Thence East along the South line of said Thrift Tract #1, a distance of 141 feet to a point; Thence West along the South line of said Thrift Tract #1, a distance of 102.63 feet to the East line of said Atlantic Avenue; Thence North along the East line of said Atlantic Avenue, a distance of 56.03 feet to the point of beginning, all according to map recorded in Map Book 11, Page 171, Public Records of Volusia County, Florida.

We further certify that we have caused a survey and re-establishment of the monument shown hereon and that we hereby fix same for Public Record.

WITNESS my hand and seal of my office as Notary Public for the State of Florida, this 13th day of January, 1949.

J. M. H. STEPP, JR.
 Notary Public

STATE OF FLORIDA } S.S.
 I, the undersigned, J. M. H. STEPP, JR., hereby certify that we are the owners, including any reversion rights appertaining thereto, of the following described land to wit: SUBDIVISION 1850, portion of the South one half of said Tract 2, described as follows:

Beginning at a point in the East line of South Atlantic Avenue (Green Shore Blvd.) on 80 foot street as now laid out, a distance of 116.00 feet, more or less, to the high water mark of the Atlantic Ocean, a distance of 52.85 feet, or less, to a point; Thence East along the South line of said Thrift Tract #1, a distance of 141 feet to a point; Thence West along the South line of said Thrift Tract #1, a distance of 102.63 feet to the East line of said Atlantic Avenue; Thence North along the East line of said Atlantic Avenue, a distance of 56.03 feet to the point of beginning, all according to map recorded in Map Book 11, Page 171, Public Records of Volusia County, Florida.

Beginning at a point in the East line of Thrift Tract #1 (Map Book 11, Page 171, Public Records of Volusia County, Florida) with the East line of South Atlantic Avenue (Map Book 11, Page 171, Public Records of Volusia County, Florida) (Green Shore Blvd.) an 80 foot street as now laid out; Thence East along the South line of said Thrift Tract #1, a distance of 141 feet to a point; Thence West along the South line of said Thrift Tract #1, a distance of 102.63 feet to the East line of said Atlantic Avenue; Thence North along the East line of said Atlantic Avenue, a distance of 56.03 feet to the point of beginning, all according to map recorded in Map Book 11, Page 171, Public Records of Volusia County, Florida.

Beginning from the above described property, the following described parcel, to wit:

Beginning at a point 116.03 feet East of the East line of South Atlantic Avenue (Green Shore Blvd.) on 80 foot street as now laid out; Thence East along the South line of said Thrift Tract #1, a distance of 141 feet to a point; Thence West along the South line of said Thrift Tract #1, a distance of 102.63 feet to the East line of said Atlantic Avenue; Thence North along the East line of said Atlantic Avenue, a distance of 56.03 feet to the point of beginning, all according to map recorded in Map Book 11, Page 171, Public Records of Volusia County, Florida.

WINTER HAVEN BEACH
 A SUBDIVISION IN TRACT 2
 AND THE NORTHERLY ONE HALF
 OF TRACT 3, THRIFT TRACTS
 SUBDIVISION

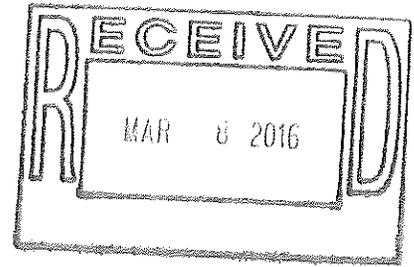
Approved for Record
 J. M. H. STEPP, JR.
 Notary Public

MONEYPENNY & STEPP, INC.
 REGISTERED ENGINEERS AND SURVEYORS
 DAYTONA BEACH, FLORIDA

SCALE: 1" EQUALS 100' JAN. 29, 1949

ATTACHMENT 5

Town of Ponce Inlet
Designation of Historic Landmark Site
Winterhaven Road



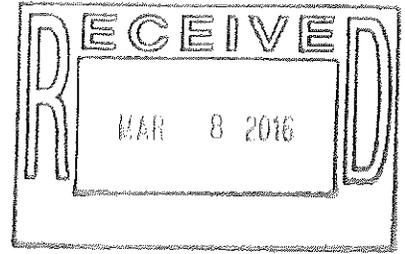
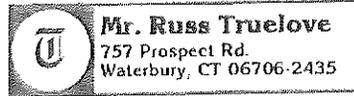
Historical Significance:

On February 15, 1948, beach racing began on the Ponce Inlet Course. NASCAR's first race was the first contest held on the course. The course was 4.1 miles long. It would travel north on the hard packed sand, turning left through the banked sand North Turn, and then travel south on the two lane paved Atlantic Avenue (a public road) until the racers reached the start/finish line at the sand banked South Turn, completing one lap. NASCAR competed on the beach course until 1958. The motorcycles also raced on the course from 1948 until 1960. While the two lane paved Atlantic Avenue was moved west and converted to a four lane road, a small section of the original asphalt road portion of the beach/road course remains. This small strip of asphalt runs south from the south boarder of Winterhaven Park and ends at a condominium property line.

Construction Dates:

The beach course was completed in 1948.

ATTACHMENT 6



To Whom it may Concern

March 11,2014

In the 1950's as a race car driver, I had the pleasire to race with the National Association of Stock Car Racing (NASCAR) on the Ponce Inlet beach/road course. Vehiles racing on the 4.1 mile course would travel North on the hard packed sand for two miles then turning left through the bankled sand North turn, then travel South on the two lane paved Atlantic Avenue (a public highway) two miles until they reached the start/finish line at the sand backed South turn, thus completing one lap.

While the two lane Atlantic Avenue was moved West and conerved to a four lane highway, a small section of the original asphalt highway portion of the beach/road course remains. This small strip runs south from the South boarder of Winterhaven Park, dead ending at a condominium property line. I verify that this porion of asphalt was part of the original beach /road course that I raced on in the 1950's

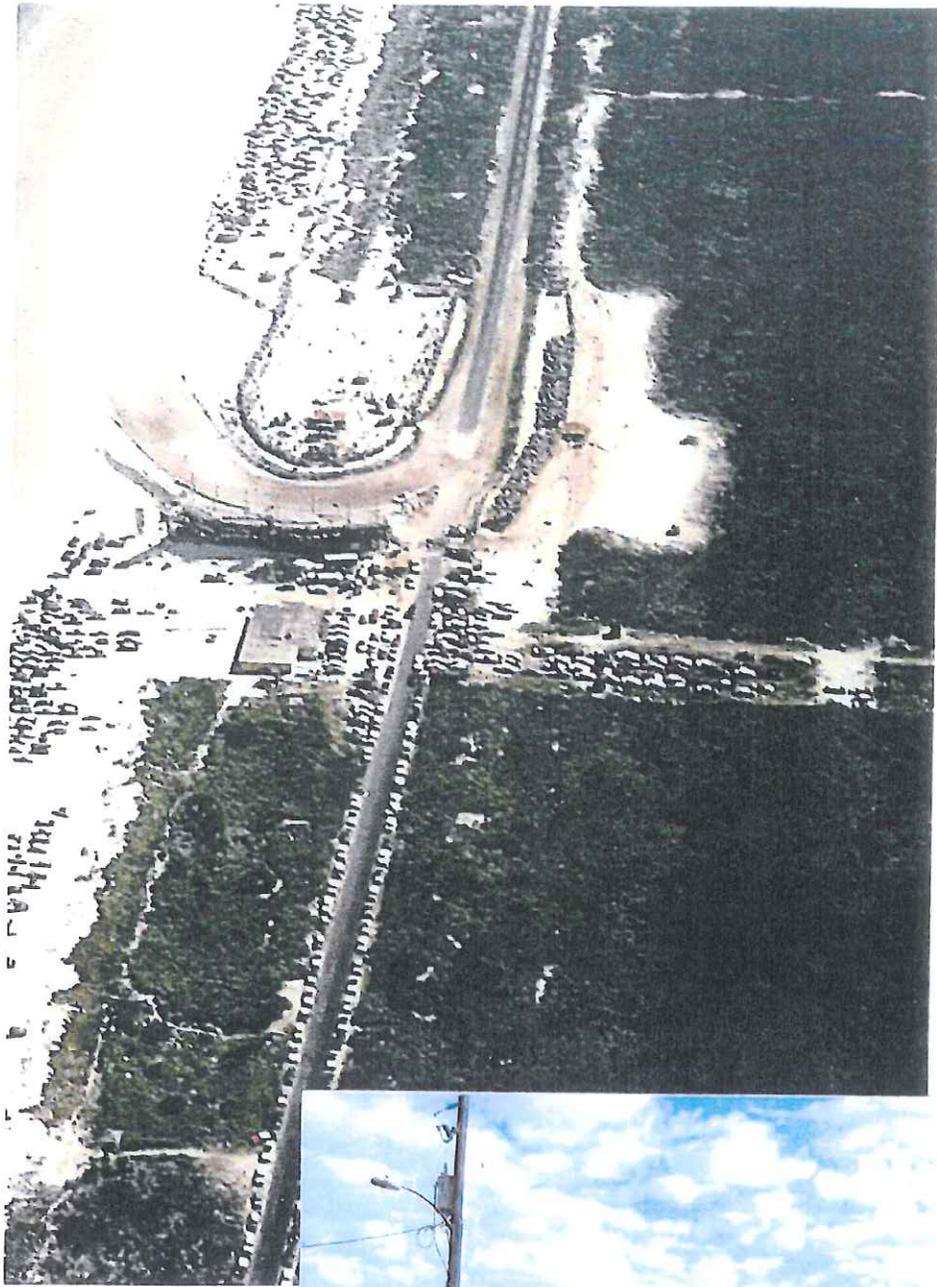
I partispated in NASCAR Races on the beach /road course in the year's 1953,1955, 1956 and 1957. Enclosed are copies of Pictures we took from an aircraft during one of the races in Feb 1956 .Also, a picture taken on that small strip of the original asphalt beach/road course with the same reconditioned 1956 Race car. I drove it in the 1956 NASCAR Grand National Race.

Since both the North and South turns have been dedicated and marked as historic sites , I believe the remains of the original two lane avenue should also be appropriately marked a historical site.

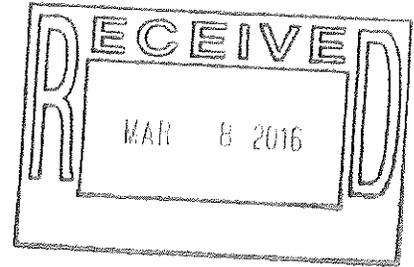
Sincerely,

Russ Truelove

A handwritten signature in cursive script that reads "Russ Truelove".



Ray Chaike
6104 Springdale Road
Cincinnati, OH 45247



March 20, 2014

To Whom It May Concern, in 1954, 1955, and 1956, as a race car driver, I had the pleasure to race with the National Association of Stock Car Racing (NASCAR) on the Ponce Inlet beach/road course. Vehicles racing on the 4.1 mile course would travel north on the hard packed sand, turning left through the banked sand North Turn, and then travel south on the two lane paved Atlantic Avenue (a public highway) until they reached the start/finish line at the sand banked South Turn, thus completing one lap.

While the two lane paved Atlantic Avenue was moved west and converted to a four lane highway, a small section of original asphalt highway portion of the beach/road course remains. This small strip of asphalt runs south from the South boarder of Winterhaven Park, dead ending at a condominium property line. I verify that this section of asphalt was part of the original beach/road course that I raced on so many years ago.

Since both the North and South turns have been dedicated and marked as historic sites, I believe the remains of the original two lane Atlantic Avenue should also be appropriately marked as a historical site.

Sincerely,

Ray Chaike

A handwritten signature in cursive script that reads "Ray Chaike". The signature is written in dark ink and is positioned below the printed name.

Vicki Wood

February 14, 2016

To Town of Ponce Inlet

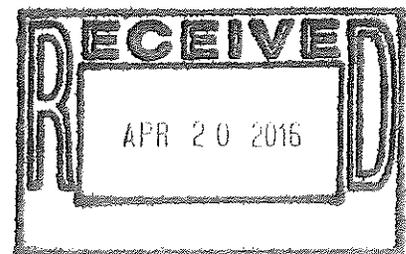
I am 97 years old and one of the few remaining people that participated on the beach racing course in Ponce Inlet. I participated in NASCAR sanctioned speed runs on the beach between 1955 and 1961 and hold the record at 150.375 miles per hour.

The remaining piece of the black top portion old race course may seem small and insignificant, but it is an important piece of NASCAR and beach racing history that I would like to see saved.

Yours Truly



Vicki Wood



John Allen
1 Oceans West Blvd 16B4
Daytona Beach Shores, FL 32118

February, 15, 2016

To Whom It May Concern

I am writing this letter in regards to the small remaining portion of the old Atlantic Avenue that was part of the original Beach / Road Course. This small stretch of road that parallels the beach and the 'new' Atlantic Avenue is significant to the history of the National Association of Stock Car Racing (NASCAR).

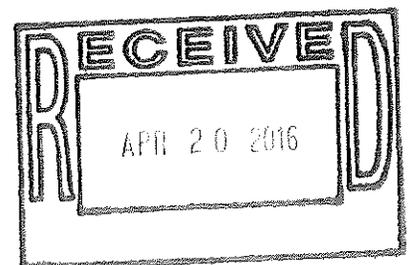
I actually raced in 1956, 1957 and 1958, in NASCAR sanctioned races, on the Beach/ Road course in Ponce Inlet. Those races ran North up the beach to the North turn and then travelled South down the original Atlantic Avenue.

I believe saving this piece of racing history is important, as this is where NASCAR and major league automobile racing began.

Yours Truly



John Allen





JoAnne Hamilton
86 Ocean Way Dr.
Ponce Inlet, FL 32127
April 12, 2016

Dear JoAnne,

This letter is in reference to a small strip of asphalt which lies alongside State Road AIA in Ponce Inlet, FL. This item is the last remaining piece of original asphalt from the days of NASCAR races on the beach. That course had a total length of 4.1 miles with the north turn located just south of the present Racing's North Turn Restaurant. The south turn lay two miles south at the Beach St. approach to the beach. This piece of paving is located approximately half way between these two points in front of what were known as the "three houses": the only structures on that stretch of beachfront during the 1950s.

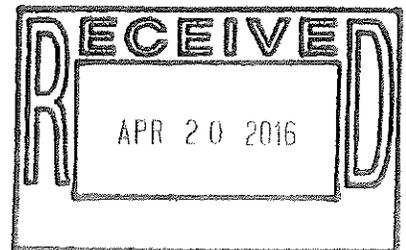
I moved to South Daytona, FL with my family in February 1965 and I well remember going down to the site of the old beach-road course and dreaming of what it must have been like to experience a race on that track. Quite a bit of the original north turn still existed at that time and most of the original asphalt of AIA was still there and was driven upon daily. I always wondered how those brave drivers raced on that narrow, undulating road at speeds of well over 100 mph, while spectators lined each side of the road. Amazing! Over the years, with the progress that has come to Ponce Inlet, (i.e. beachfront condos, the relocating and repaving of AIA, etc.) this is the lone surviving section of the original racing surface.

JoAnne, I wholeheartedly applaud your efforts. I support this cause and am available to help in any way I can. This small section of asphalt is an important part of racing history. It should be saved and commemorated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Buz McKim".

Buz McKim
Historian, NASCAR Hall of Fame



ATTACHMENT 7

From: [Disher, Mike](#)
To: [Hunt, Peg](#); [Zengotita, Amy](#)
Subject: FW: Winterhaven Park ownership
Date: Friday, April 29, 2016 8:57:18 AM

FYI.

- Mike D.

From: Stephanie Johanns [<mailto:stephanie.johanns@mjohanns.com>]
Sent: Friday, April 29, 2016 8:34 AM
To: Disher, Mike
Subject: RE: Winterhaven Park ownership

Thank you for this information and thanks especially for attaching the application and staff report. It was interesting to read all the letters and information about this landmark site. My main concern was the possibility that this designation might somehow limit our ability to use the road but from reading all of this, I do not think that is the case. So unless I am wrong about that, my husband and I would be strong supporters of this proposal.

Believe it or not, I actually have a racing background! From the age of 7, I won 30 trophies driving a quarter midget racing car and went on to become a sprint car owner. I have also been a track announcer and a NASCAR racing official when I was the head scorer at a dirt track in NE. So it means a lot to me that we live in the in-field of the original Daytona Speedway! Thanks again for your help!

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: "Disher, Mike" <mdisher@ponce-inlet.org>
Date: 4/27/2016 5:17 PM (GMT-05:00)
To: Stephanie Johanns <stephanie.johanns@mjohanns.com>
Cc: "Joulani, Aref" <ajoulani@ponce-inlet.org>, "Zengotita, Amy" <azengotita@ponce-inlet.org>, "Hunt, Peg" <phunt@ponce-inlet.org>
Subject: RE: Winterhaven Park ownership

Ms. Johanns,

Thank you again for your question about the ramifications of the proposed historic designation. It has been passed along to the Historic Board along with other public comments received.

The land in question is a strip of public right-of-way measuring approximately 335' long by 80' wide. The landmark itself is the roadway pavement within that right-of-way which was part of the original NASCAR beach race course from 1948-1958. The proposed historic designation does not include any privately owned property or buildings. It is also not intended to include private improvements within the public right-of-way such as driveways.

Your property is not included in the area proposed for historic designation. The proposed designation of Winterhaven Avenue would not affect the permitted uses or zoning of your property in any way. Designation of Winterhaven Avenue would not restrict modifications to your property or the sale of

your property to any person.

The application was filed by the Town of Ponce Inlet on behalf of the Ponce Inlet Historic & Archeological Preservation Board, in accordance with the Ponce Inlet Land Use and Development Code and the Town's historic preservation program. The purpose of this program is to recognize, protect and enhance properties with historic, archeological or aesthetic significance that are reminders of past eras, events and persons important in local, state or national history, or that provide significant examples of architectural styles of the past, or that are unique and irreplaceable assets to the town and its neighborhoods, or that provide this and future generations examples of the physical surroundings in which past generations lived [Section 4.13]. Designating properties to the Local Historic Register is the primary means of recognizing and protecting such historic sites and structures.

Based on other sites on the Local Historic Register, it is possible that a historic marker might be installed in the future if the designation is approved by the Town Council. However, to this point there have been no official discussions about such a marker for this location. There is no money budgeted for a historic marker at this location in the current fiscal year. The Town Council would only allocate money in future budgets for such a marker if the property is first designated as a Local Historic Landmark.

In general, designating property as historic can yield various direct benefits such as increased property values and eligibility for restoration grants and tax incentives. Indirect benefits may also accrue to properties in the vicinity. Below are links to various sources explaining the benefits of historic preservation:

<http://preservewa.org/Benefits-Historic-Preservation.aspx>

http://www.historicroads.org/sub1_2.htm

<http://blog.preservationleadershipforum.org/2015/04/16/old-places-economics/#.Vx9gxzArKUK>

A copy of the application and staff report are attached.

Ms Johans, I hope this information is helpful. I would also encourage you to attend the Historic Board meeting as advertised on the notice you received. The Board's role is to make a recommendation to the Town Council. The final decision is up to the Town Council. The next available Town Council meeting after the Historic Board meeting would be on June 16, 2016. Please feel free to contact me if you have any additional questions.

Sincerely,

Michael E. Disher, AICP, CNU-A
Senior Planner
mdisher@ponce-inlet.org

TOWN OF PONCE INLET
Planning and Development Department
4300 South Atlantic Avenue
Ponce Inlet, FL 32127
Ph • 386-236-2172 Fx • 386-236-2190

The Town of Ponce Inlet staff shall be professional, caring, and fair in delivering community excellence while ensuring Ponce Inlet citizens obtain the greatest value for their tax dollar.

* * *

PLEASE NOTE: Please do not send any personal e-mail to this address. Florida has very broad public records laws. Most written communication to or from Town of Ponce Inlet officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Stephanie Johanns [<mailto:stephanie.johanns@mjohanns.com>]
Sent: Monday, April 25, 2016 7:56 AM
To: Disher, Mike
Subject: RE: Winterhaven Park ownership

Hi, Mike. I don't know if you would be the one to answer this question but do you know the ramifications of the proposed historic designation to our part of S Atlantic? We love the fact that we live on the last remaining piece of the original Daytona 500 track so we'd like to be supportive but we don't know what kind of obligations or restrictions might come with that. Do you know or can you point us in the right direction? Thanks!

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: "Disher, Mike" <mdisher@ponce-inlet.org>
Date: 2/29/2016 1:17 PM (GMT-05:00)
To: Stephanie Johanns <stephanie.johanns@mjohanns.com>
Subject: Winterhaven Park ownership

Ms. Johanns, it was a pleasure meeting you at the Ponce Inlet Community Day this past Saturday. I'm responding to your question about the ownership of Winterhaven Park in Ponce Inlet, and whether it was owned or leased by the County or the Town. According to the Volusia County Property Appraiser's web site, the park is owned by Volusia County.

Please feel free to contact me if you have any additional questions.

Sincerely,

Michael E. Disher, AICP, CNU-A
Senior Planner
mdisher@ponce-inlet.org

TOWN OF PONCE INLET
Planning and Development Department
4300 South Atlantic Avenue
Ponce Inlet, FL 32127
Ph • 386-236-2172 Fx • 386-236-2190

From: [Disher, Mike](#)
To: [Randy Giles](#)
Cc: [Joulani, Aref](#); [Zengotita, Amy](#); [Hunt, Peg](#)
Subject: Winterhaven Avenue Public Hearing
Date: Wednesday, April 27, 2016 4:53:02 PM
Attachments: [Winterhaven Local Landmark Application - 3-8-16.pdf](#)
Importance: High

Mr. Giles,

Thank you for your questions. They will be passed along to the Historic Board along with any other public comments received. I have attempted to answer your questions in order below.

1. The application was filed by the Town of Ponce Inlet at the request of a member of the Ponce Inlet Historic & Archeological Preservation Board in accordance with the Ponce Inlet Land Use and Development Code and the Town's historic preservation program. The purpose of this program is to recognize, protect and enhance properties with historic, archeological or aesthetic significance that are reminders of past eras, events and persons important in local, state or national history, or that provide significant examples of architectural styles of the past, or that are unique and irreplaceable assets to the town and its neighborhoods, or that provide this and future generations examples of the physical surroundings in which past generations lived [Section 4.13]. Designating properties to the Local Historic Register is the primary means of recognizing and protecting such historic sites and structures.
2. The land in question is a strip of right-of-way measuring approximately 335' long by 80' wide. The landmark itself is the roadway pavement within that right-of-way which was part of the original NASCAR beach race course from 1948-1958. The proposed historic designation does not include any privately owned property or buildings. It is also not intended to include private improvements within the public right-of-way such as driveways.
3. To this point there have been no discussions about a historic marker or directional sign from Atlantic Avenue, although it is logical to assume there may be a historic marker in the future if the designation is approved by the Town Council. There is no money budgeted for a historic marker at this location in the current fiscal year. The Town Council would only allocate money in future budgets for such a marker if the property is first designated as a Local Historic Landmark. Based on the available Town records, Winterhaven Avenue is a public right of way. It is remnant of the original Ocean Shore Boulevard that ran through this location. The 80'-wide right-of-way was created in 1949, and this stretch of right-of-way has not been vacated to the adjacent property owners, which means it still exists as public right-of-way. According to the Town's Public Works Manager, this segment of the road is a local Town road.
4. In general, designating property as historic can yield various direct benefits such as increased property values and eligibility for restoration grants and tax incentives. Indirect benefits may also accrue to properties in the vicinity. Below are links to various sources explaining the benefits of historic preservation:
<http://preservewa.org/Benefits-Historic-Preservation.aspx>
http://www.historicroads.org/sub1_2.htm
<http://blog.preservationleadershipforum.org/2015/04/16/old-places-economics/#.Vx9gxzArKUk>
5. Your property is not included in the area proposed for historic designation. The proposed designation of Winterhaven Avenue would not affect the permitted uses or zoning of your property in any way. Designation of Winterhaven Avenue would not restrict modifications to your property or the sale of your property to any person. It is also not intended to affect private improvements such as driveways within the public right-of-way.
6. According to the Town Attorney, the designation of a roadway as a Local Historic Landmark Site will not affect the legal procedures required to condemn private property through the eminent domain process. That said, the application was NOT filed with the intent to acquire private property as part of any eminent domain action. The right-of-way in question is already owned by the public. The application was filed only by the Town and NOT in conjunction with any other governmental entity. It was NOT filed in order to expand any public park or natural resource such as Winterhaven Park or the Atlantic Ocean beach. It was filed only with the intent to recognize the significance of the historic race course and ensure its long-term protection for the future as part of the Town's

historic racing heritage.

7. The application was NOT filed to restrict the future potential development or uses of the property at 4589 Winterhaven Avenue.
8. A copy of the actual application is attached. Also included are several letters of support submitted after the initial application date.
9. To obtain a verbatim record of the meeting, you would need to hire a court reporter, such as through Volusia Reporting (<http://volusiareporting.com/>).

Mr. Giles, I hope this information is helpful. As mentioned above, your questions have been forwarded to the Historic Board and are part of the public record of this application. I would also encourage you to attend the Historic Board meeting as advertised on the notice you received. The Board's role is to make a recommendation to the Town Council. The next available Town Council meeting after the Historic Board meeting would be on June 16, 2016. Please feel free to contact me if you have any additional questions.

Sincerely,

Michael E. Disher, AICP, CNU-A
Senior Planner
mdisher@ponce-inlet.org

TOWN OF PONCE INLET
Planning and Development Department
4300 South Atlantic Avenue
Ponce Inlet, FL 32127
Ph • 386-236-2172 Fx • 386-236-2190

The Town of Ponce Inlet staff shall be professional, caring, and fair in delivering community excellence while ensuring Ponce Inlet citizens obtain the greatest value for their tax dollar.

* * *

PLEASE NOTE: Please do not send any personal e-mail to this address. Florida has very broad public records laws. Most written communication to or from Town of Ponce Inlet officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

-----Original Message-----

From: Randy Giles [<mailto:randygls@yahoo.com>]
Sent: Friday, April 22, 2016 7:59 PM
To: Disher, Mike
Subject: Winterhaven Avenue Public Hearing

Michael,

My wife and I are the owners of 4597A South Atlantic Avenue (Winterhaven Avenue). We received your letter and notice of the public hearing today.

I have some initial questions for you. First who filed the application for a local historic landmark site, a current property owner located on Winterhaven Avenue, the Town of Ponce Inlet, or someone else?

What is being considered a historic landmark the land location, buildings on the land, the road on our land? Why would any of those be considered historic? My house was built in 2009 so I assume that cannot be historic since there are no other structures on my property.

Would there be a sign placed on or near the property indicating the local historic landmark designation? What would the sign say? Would there be a sign directing people off the current South Atlantic Avenue to Winterhaven Avenue to see the historic landmarks? Would Winterhaven Avenue become a publicly supported road or require general public access going forward?

What would be the potential benefits of a historic landmark designation beyond that recognition?

Would a historic landmark site designation change or restrict future potential uses or change the zoning of my property in any way? If so how specifically? Would future modifications to my property require additional prior approvals or be restricted? Would the sale of my property be restricted in the future in any way or to any person?

Would historic landmark designation make it easier for the city, county, state, or other entity to acquire my property through use of eminent domain laws? Is this historic landmark designation the first step in an eminent domain or other process to acquire properties on this street for addition to Winterhaven Park or for some other city, county, or state purpose?

Is this being done now to restrict the future potential development uses of the property at 4589 Winterhaven Avenue which is currently for sale?

Can I get an emailed copy of the actual application?

Your letter indicates that if we want to appeal any decision made that we need to ensure that a verbatim record of the proceeding is made. How can we do that. Do we need to have someone record the meeting or is there a service we can go ahead and pay for?

Michael thanks for offering to let me send you questions by email. I really appreciate it. Please do not take anything I am asking in the wrong way. I am just trying to get some facts to understand the impact now and in the future as well as the intent of those filing the application. I can assure you we will be thoughtful and consider the position of those filing the application carefully.

Regards,

Randy Giles
301-832-1889

Sent from my iPad



Town of Ponce Inlet
**HISTORIC & ARCHAEOLOGICAL PRESERVATION
ADVISORY BOARD**
REGULAR MEETING MINUTES
May 5, 2016

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

1. CALL TO ORDER: Pursuant to proper notice, Chairperson Campbell called the meeting to order at 10:00 AM in the Council Chambers, 4300 S. Atlantic Avenue, Ponce Inlet, Florida.

2. PLEDGE OF ALLEGIANCE: Chairperson Campbell led the attendees in the Pledge of Allegiance.

3. ROLL CALL & DETERMINATION OF QUORUM:

<u>Board members present:</u>	<u>Board members absent:</u>
Ms. Hamilton	Ms. Jerson
Chairperson Campbell	Ms. LaBarre
Vice-Chairperson Finch	

A quorum was established with three (3) Board members present; Ms. Jerson and Ms. LaBarre were absent.

- Staff members present:
- Mr. Disher, Senior Planner
 - Mr. Hand, Town Attorney
 - Ms. Hunt, Town Board Secretary
 - Ms. Zengotita, Parks/Rec and Museum Educator

4. ADOPTION OF AGENDA: Vice-Chairperson Finch moved to adopt the agenda as presented; seconded by Ms. Hamilton. This motion PASSED 3-0, consensus.

5. APPROVAL OF MINUTES:

a. April 7, 2016 – Vice-Chairperson Finch moved to approve the April 7, 2016 meeting minutes as presented; seconded by Ms. Hamilton. This motion PASSED 3-0, consensus.

6. REPORT OF STAFF:

- a. Amy Zengotita, Parks/Recreation and Museum Educator provided the following report:
- Museum attendance for April was 173;
 - the Green Mound FL Historic Marker has been installed in the Ponce Preserve on the North trail; and
 - two digital displays have been installed at the Museum.

7. CORRESPONDENCE & COMMUNICATIONS: None.

8. OLD BUSINESS: None.

9. NEW BUSINESS:

45 a. *Consideration of nomination of Winterhaven Road to the Local Register of Historic*
46 *Places* – Attorney Hand began by stating that this is a quasi-judicial proceeding, in which the
47 Board acts as a "judge" and can only make decisions based on competent testimony and
48 evidence presented at the hearing today. Attorney Hand swore-in the witnesses and asked for
49 ex-parte disclosure(s):

50
51 Chairperson Campbell stated that she rode by the site yesterday, so she could visualize the
52 area shown on the map; Ms. Hamilton stated that she initiated this nomination process, is
53 familiar with the area, knows the neighbors well, and has worked on this for a long time; and
54 Vice-Chairperson Finch had nothing to disclose.

55
56 Mr. Disher referred to the staff report dated April 20, 2016 (**Attachment #1**), which outlines the
57 nomination for the historic designation of the area of pavement known as Winterhaven Road
58 (aka Winterhaven Avenue). The Board is being asked to consider this nomination for
59 recommendation to the Town Council. The Council's decision to designate the property would
60 be in the form of a Resolution.

61
62 Mr. Disher noted that this piece of asphalt was part of the race course used in the 1940's and
63 1950's. He stated that when the condominiums were being developed to the north and south,
64 Oceanshore Boulevard (later renamed South Atlantic Avenue) was moved westward and
65 widened, leaving only the remaining segment along this part of the original course. He noted the
66 historical significance of this area as it relates to NASCAR. Mr. Disher noted that letters of
67 support were provided from drivers who raced on this course, along with a NASCAR historian.

68
69 Mr. Disher noted that as required by LUDC section 6.6.8.C, criteria #1 and #2 are met. He
70 added that this designation would complement the existing historic sites at the North and South
71 Turns of the former beach race course.

72
73 Mr. Disher confirmed that due public notice was provided and that staff provided answers to
74 questions received by affected owners. He covered the questions and answers and noted that
75 the intent of the designation is only to recognize a piece of history that is significant to the Town.
76 He noted that the designation is not intended to limit use of the road nor restrict any kind of use
77 or development of adjacent private property. The road is public property and it is the town's
78 responsibility to maintain the roadway. It is being recognized for its historic value and
79 significance. The designation is also not intended to restrict any improvements within the right-
80 of-way, for example the driveways. He noted that staff is recommending approval of this
81 request, which will be scheduled for Town Council consideration on June 23, 2016.

82
83 Chairperson Campbell opened board comment by asking for staff to identify the property on the
84 north – Mr. Disher said that is the Volusia County Winterhaven Park's boardwalk and restrooms.
85 She then asked if those identified as #405 on the staff report map are tennis courts. Mr. Disher
86 said those tennis courts are owned by the condominiums.

87
88 Hearing no other Board comments, Chairperson Campbell closed Board comment and opened
89 public comment.

90
91 Stephanie & Mike Johanns, 4597-B S. Atlantic Avenue - stated her support of this nomination
92 and asked if it would prohibit a moving van from using the roadway. Mr. Disher said no, there is
93 no intent to limit use of the road. Mr. Johanns stated it is an honor to live here and offered his
94 support and provided a brief history of his wife's involvement in racing while living in Nebraska.
95 He thanked staff and board for their work on this and commended Mr. Disher, stating that he
96 has been *outstanding* to work with.

97

98 Tawna Kramer, 4595 S. Atlantic Avenue – stated her support of this nomination and asked if
99 anyone is considering the access of visitors to see the roadway (she mentioned that park and
100 beach visitors sometimes park all over the street and private property) and noted that it is a
101 dead-end road. She asked if there was intent to mark it or fence it to keep visitors from taking
102 pieces of the roadway for souvenirs.

103
104 Ms. Hamilton said “we’re well aware of that” and many drivers consider this area as sacred
105 ground. She said there is quite a process that the town must go through and that if a marker or
106 fencing is installed in the future, it will be done in a non-intrusive manner.

107
108 Hearing no other requests for public comment, Chairperson Campbell closed public
109 participation.

110
111 Chairperson Campbell asked if this will fall under the Historic Road Ordinance. Mr. Disher said
112 the Town has a Scenic Roadway Ordinance, and separate Resolutions were created for those
113 roads (Sailfish Drive and Beach Street); this is not the intent here.

114
115 Ms. Hamilton moved to recommend approval of the application for nomination of Winterhaven
116 Road as a Local Historic Landmark Site as it meets two of the criteria per LUDC section 6.6.8.C;
117 seconded by Vice-Chairperson Finch. This motion was APPROVED 3-0, voice-votes.

118
119 **10. BOARD DISCUSSION:** None.

120
121 **11. PUBLIC PARTICIPATION:** None.

122
123 **12. ADJOURNMENT:** The meeting was adjourned at 10:20 AM.

124
125 Prepared and submitted by,

126
127
128 _____
129 Peg Hunt, Town Board Secretary

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

RESOLUTION 2016-08

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PONCE INLET, VOLUSIA COUNTY, FLORIDA, DESIGNATING THE STREET PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY KNOWN AS WINTERHAVEN AVENUE AS A LOCAL HISTORIC LANDMARK AND LANDMARK SITE PURSUANT TO SECTION 6.6.8 OF THE LAND USE AND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 4.13 of the Town of Ponce Inlet Land Use and Development Code (LUDC) establishes the Town’s intent to recognize, protect and enhance buildings, landmarks, and sites within the town that have specific historic, archaeological, or aesthetic significance, resulting in increased property values, increased economic benefits to the town and its residents, the promotion of local interests, educational and cultural enrichment of human life and the fostering of civic pride; and

WHEREAS, the Town Council has directed the Historic Board to recommend appropriate historic designations for historic resources in Ponce Inlet; and

WHEREAS, the applicant, the Town of Ponce Inlet, wishes to designate a certain segment of roadway as a historic landmark and landmark site, and add it to the Ponce Inlet Local Register of Historic Places; and

WHEREAS, the segment of road now known as Winterhaven Avenue and previously known as Oceanshore Boulevard was part of the original beach and road race course in Ponce Inlet from 1948 until 1958, when the Daytona International Speedway was constructed. The course ran on Oceanshore Boulevard and the beach between Beach Street and where Racing’s North Turn Restaurant is now;

WHEREAS the North Turn Beach Approach and South Turn Beach Approach have been previously designated by the Town as local Historic Sites for their significance to local racing history;

WHEREAS, Winterhaven Avenue is a 335-foot-long, 80-foot wide public right-of-way, platted in 1949 with the Winter Haven Beach subdivision, MB 11, PG 193, public records of Volusia County, FL., and located south and east of Winterhaven Park, approximately 140 feet east of S. Atlantic Avenue.; and

WHEREAS, the designation of Winterhaven Avenue is not intended for regulatory purposes, but rather to recognize and promote the rich cultural and historic significance of the site.

46 **WHEREAS**, Winterhaven Avenue abuts four privately owned properties to the east and
47 serves as their sole means of access. The designation of the street pavement within the
48 Winterhaven Avenue public right-of-way is not intended to restrict access to these properties or
49 affect their future use, development, or sale in any way. The designation is not intended to
50 preclude necessary maintenance of Winterhaven Avenue by the Town.

51
52 **WHEREAS**, the Town has received letters of support from former race car drivers of
53 the original beach course and from the NASCAR Hall of Fame historian for the nomination; and

54
55 **WHEREAS**, at its May 5, 2016 meeting, the Historic and Archeological
56 Preservation Board reviewed and recommended approval of designating the street
57 pavement in Winterhaven Avenue public right-of-way as a historic landmark and landmark
58 site, and its addition to the Ponce Inlet Local Register of Historic Places; and

59
60 **WHEREAS**, all procedural and notice requirements mandated by the Ponce Inlet
61 Land Use and Development Code (LUDC) have been followed and satisfied; and

62
63 **WHEREAS**, the Town Council of the Town of Ponce Inlet, Florida, hereby
64 determines that the criteria set forth in LUDC Section 6.6.8.C have been met, such that the
65 property shall be designated as a historic landmark and landmark site and added to the
66 Ponce Inlet Local Register of Historic Places.

67
68
69 **NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF**
70 **THE TOWN OF PONCE INLET, FLORIDA AS FOLLOWS:**

71
72 **SECTION 1.** The street pavement within the 335-foot long segment of
73 Winterhaven Avenue public right-of-way, as further described on Exhibit "A," is hereby
74 designated as a historic landmark and landmark site and is added to the Ponce Inlet Local
75 Register of Historic Places.

76
77 **SECTION 2.** The designation shall not restrict access to abutting private properties,
78 nor affect their future use, development, or sale. The designation shall not preclude necessary
79 maintenance of Winterhaven Avenue by the Town.

80
81 **SECTION 3.** Winterhaven Avenue may be recognized on official Town documents,
82 promotional material authorized by the Town, and appropriate signage as recommended by the
83 Historic Board.

84
85 **SECTION 4.** This Resolution shall take effect immediately upon its adoption.

86
87
88 It was moved by _____ and seconded by _____
89 that said Resolution be passed. A roll call vote of the Town Council on said motion resulted as
90 follows:

92 Mayor Smith, Seat #1 _____
93 Councilmember Milano, Seat #2 _____
94 Vice-Mayor Hoss, Seat #3 _____
95 Councilmember Perrone, Seat #4 _____
96 Councilmember Paritsky, Seat #5 _____

97
98 Adopted this ____ day of _____, 2016.
99

Town of Ponce Inlet, Florida

Gary L. Smith, Mayor

105 ATTEST:

106
107
108 _____
109 Jeaneen Witt, CMC
110 Town Manager/Town Clerk

EXHIBIT "A"

The street pavement within the 80-foot-wide public right-of-way lying between the south 30 feet of Lots 13 to Lot 18, Block A and Lots 15-20, Block B of Winter Haven Beach subdivision, MB 11, PG 193, public records of Volusia County, FL.