

A Meeting of the **Historic Preservation Board** was held on **Thursday, October 9, 2008** beginning at 2:00 p.m. in City Hall at 155 Corey Avenue, St. Beach Florida.

CALL TO ORDER: The Meeting was called to order at 2:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL: Ms. McMaster called the roll. Present: Mr. White, Mr. Shavlin, Mr. Parent, Mr. Holley and Chairman Pletcher. Absent: Mr. Hurley, Jr.

REVIEW OF MINUTES: None available.

DISCUSSION OF ANNUAL WORK PROGRAM AND BOARD PRIORITIES

A document of 22 issues was presented for discussion. The first priority was Design Control. Having a critical resource list is a good idea. Chairman Pletcher expressed the Board's disappointment that the Design Guidelines are not moving forward. A motion was made and seconded that the chairman be authorized to draft a statement to the City Commission to address the matter.

Chairman Pletcher made copies from the web site as to what the Historic Board's responsibilities are. A current survey is necessary to address the historic structures. Mr. Holley mentioned that in 1987 there was a qualified comprehensive survey of historic resources, but we do not have a competent, professional, up-to-date inventory of historic structures and resources. Mr. Hurley has a copy of the map of the survey which has all of the numbers of the identified resources. The issue is having the expertise to make a reasonable determination if something merits historical significance and our staff does not have the technical competence.

DISCUSSION OF MODIFICATIONS TO SECTION 3.10 OF THE LAND DEVELOPMENT CODE SPECIFYING STANDARDS FOR RELOCATION OF EXISTING STRUCTURES

Chairman Pletcher mentioned that this was tabled during the planning meeting. A genesis was given by Mr. Holley of a property owner who desired to elevate their home to be FEMA compliant in order to do substantial renovation to the home. The previous ordinance that was in place did not allow elevation of homes unless they came into compliance with all provisions of the Zoning District including building set backs. The particular home sits on a small lot. The Planning Board said that the ordinance is too restrictive because we want to allow the homes to be elevated above base flood for the safety of the occupants and the security of their property; however, we don't want it to go too high because that creates issues of overshadowing. The Commission adopted an amendment that allowed the lowest floor of a building as defined by the FEMA flood zone in which the property is located to be elevated no more than six inches above base flood elevation as established by the FEMA Flood Insurance Rate Maps. That's the current ordinance. The essential differences between the ordinance currently in place in Section 310 of our code and the un-numbered one is that it changes the limitation instead of no more than six inches above, it becomes no less than six above with height being

limited only by the height standards for structures in the District. Many of the homes that may wish to be elevated are in areas where they would be contributing structures to the National Registry District or potentially eligible for individual historic designation. The physical safety of the citizens and the security of their property is of great concern. The un-numbered ordinance is intended to replace sub-section B, paragraph 3. If you elevate a historical building, would it retain enough integrity of location to still remain designated as historic? Could you add a second floor and it still remain historic? There was a lengthy discussion of replacing doors, windows and elevation on existing structures. There is not a standard of law that can be used to make this judgment; but a lot of different opinions. Many property owners in Pass-a-Grille are waiting on this issue to be finalized.

AUDIENCE PARTICIPATION

Ron Holehouse spoke about off-street parking, flood insurance, height, the lack of design guidelines, the ability to elevate structures and the 50% Rule and is in favor of the ordinance. To maintain a historical community it needs to be administratively written.

Bette Woods 103 – 5th Avenue spoke of her family's history with Pass-a-Grille dating back to the 1800's, her experiences of living here and the involvement of the city's specifications for structures. This area is in a floodplain and if any of the historic structures survive they would be the elevated ones. New construction on tiny lots has to be non-conforming, because they cannot conform to set backs; variances are granted to them, but they do not have limitations to parking underneath, just the existing structures, you are discriminating against old structures and not new. Historic Preservation should be granted the same benefit that a new construction is given. She has raised her house, but they are trying to get her to drop it down. This ordinance would solve Ms. Woods' problem. Ms. Woods is willing to share her photos of old properties with the Board.

A motion was made and seconded that we strongly support the adoption of the ordinance with the exclusion of Paragraph G. Motion carried 3-1.

GENERAL DISCUSSION

Mr. Holley included a copy of the Rules of Procedure for the Historic Preservation Board and the Board should transmit to him any recommendations or modifications to be put on the Agenda.

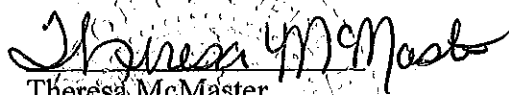
Vinyl siding is aesthetically inconsistent with the objective of the city in Pass-a-Grille. A motion was made and seconded that we ask the City Manager to reconsider putting vinyl siding on structure at the shuffleboard courts and prefer that they replace them with a more aesthetic consistency. Vote was unanimously approved.

Chairman Pletcher expressed that the Commission and the Planning Board be a part of the culture when something specifically impacts the historic district, that the Board be given the privilege to address it. A motion was made that we transmit communication to the Planning Board, the City Commission and the Community Development Director that

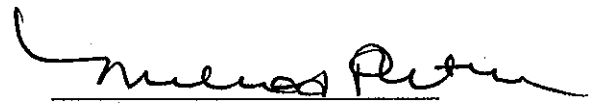
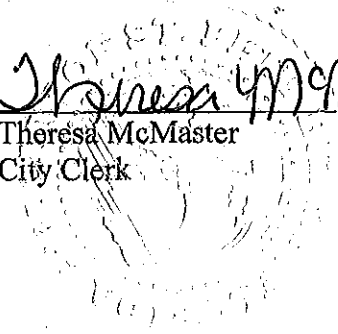
actions for legislation that affect the historic district as well as other historic assets, be presented and passed through the Historic Board. Vote was unanimously approved.

ADJOURNMENT

Meeting adjourned at 4:45 p.m.



Theresa McMaster
City Clerk



Melinda Pletcher
Chairman