

A Meeting of the **Historic Preservation Board** was held on **Thursday, December 4, 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.

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

PLEDGE OF ALLEGIANCE

INTRODUCTION

Ms. Pletcher introduced the new Senior Planner in the Community Development Department, Ms. Catherine Hartley, to Mr. Parent and Mr. Hurley. Ms. Hartley gave a history of her background and her experience in historical planning. Ms. Pletcher mentioned that Ms. Hartley has become involved at Pass-a-Grille exploring some of the issues, and files concerning District 4 and that the Board is excited to have her.

DISCUSSION OF GRANT OPPORTUNITIES

Ms. Hartley spoke of Grant applications that would be due December 15, but the State Budget does not have funding. Grant opportunities from the Division of Historical Resources are looking very slim. In the upcoming spring and summer cycles there is a Waterfronts Florida Program; any coastal county in the State of Florida Municipality is eligible to apply. In her previous employment she was a Waterfronts Manager at Fernandina Beach, they applied and received a grant. When she went into the private sector she did a parking study for Bradenton Beach and some of the communities. \$25K is allotted once a year for a two year funding cycle to be used for planning such as Design Guidelines. Once a Waterfronts community you are always one and are expected to participate in a state-wide program educating new communities from your experiences. There is also the Florida Main Street Program with a grant of about \$10K. A benefit of being in these programs is having connections, technical assistance and big points on other grant applications. Discussions were had about our applying to the programs and how to use the funding if approved. It was suggested that Ms. Hartley summarize and present the Grant ideas to the Commission to see if they want to pursue it. Mr. Holley suggested that we make a motion to recommend that the City apply to participate in these programs. Motion was made and unanimously approved.

SCOPE OF WORK FOR PASS-A-GRILLE LAND DEVELOPMENT REGULATIONS

Ms. Hartley gave a presentation. In-house and time-frames for each item were discussed. Code requirements are being reviewed. Drawings would have to be farmed out. Educating the community about the value of Pass-a-Grille is essential. Ms. Hartley will work with the Board to hear what the community wants prior to drafting regulations. Community involvement for input is a practical process, however, we have built upon their concerns and we should now move forward. Mr. Holly mentioned that enforceable regulations that legally control what you do when a new building is constructed has not been done. Building height was addressed. Mr. Holly mentioned that an amendment allowing an increase in building height in any Zoning District or Division of the Land Development Regulation must be approved by voter referendum. The maximum building height for non-residential buildings in the Pass-a-Grille Overlay is 35 feet above base flood. There is not a 50 foot height allowable anywhere in the Pass-a-Grille Overlay.

REVIEW OF DOCUMENTS PROVIDED TO MEMBERS:

1. HISTORIC DISTRICT BOUNDARY MAP WITH CONTRIBUTING STRUCTURES - A map of the historical district expansion from 2003 was given out showing contributing and non-contributing structures. A discussion was had regarding the possibility to include the Don Cesar in the historic district as it is one of the most historic buildings in the City? Ms. Hartley will investigate this.

2. LIST OF LOCALLY DESIGNATED PROPERTIES - Ms. Hartley presented a list up to year 2003. Discussion was had about any properties that voluntarily chose to be designated since 2003. Ms. Pletcher mentioned that two properties within the last five years were designated.

3. "PASS-A-GRILLE'S HISTORIC HERITAGE" PROVIDED BY THE PASS-A-GRILLE COMMUNITY ASSOCIATION - Ms. Bette Woods provided data which was included in the packet given out and also a copy of the Sanbourne maps. The quality of the Sanbourne maps were not clear. At a later date, Ms. Hartley will provide color-coded copies available from the University of Florida web site.

4. DISCUSSION REGARDING THE STATUS OF THE ZEPHENIAH PHILLIPS COTTAGE - The cottage is for sale and is possibly under contract. Moving and preserving the cottage is being discussed. The current owner is willing to give \$10K towards the cause with community matched funds. Mr. Hurley mentioned that the structure was looked at by Bob Roy, a historian, a few years back. Ms. Hartley has a copy of the letter on file, but it is not a detailed recording. We need to consider what parts of the structure are historic, what's been added through the years, and what the cost would be to restore and move it. Ms. Hartley has been in touch with a former colleague, Mr. Myles Bland, discussed the problem with him and asked if he could send a cost estimate for his time to come here to analyze the structure. Ms. Hartley has a dilemma; the correct address 608 Pass-a-Grille Way is not recorded in the National Registry, but 612 with two out buildings. The 608 address is mentioned in the text of the National Registry Application for the expansion of the district, but it is not on the contributing structure sheet. The short term plan is to make sure it is not torn down. It would probably be relocated across the street from the Gulf Beach Historical Museum. Commission support would be necessary for a long term program to preserve and utilize the building.

ADJOURNMENT

Meeting adjourned at 4:00 p.m.


Theresa McMaster
City Clerk


Melinda Pletcher
Chairman