

A Meeting of the **Historic Preservation Board** was held on **Thursday, March 5, 2009** 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: Present: Mr. Hurley, Jr., Mr. Shavlin, Mr. Parent, Mr. White, Chairman Pletcher.

PLEDGE OF ALLEGIANCE

CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness for an 83 sq.ft. addition to the rear of 3215 West Maritana Drive is to be considered. Ms. Hartley gave a briefing of the property. The property was voluntarily designated in 2007 and FEMA granted a variance. The Board felt that all of the criteria had been met. **A motion was made and seconded that the application be approved. Motion was unanimously approved. The owner appreciated the Board's help.**

DISCUSSION OF 1st DRAFT OF PASS-A-GRILLE OVERLAY STANDARDS FOR NEW CONSTRUCTION – YARDS, PORCH PLACEMENT, AND ATTACHED AND DETACHED GARAGES.

An existing Overlay is already in the Land Development Code. Basically, a number of variations over a certain geographic area can be done and not having to change each individual Zoning District. There is a blanket standard for things like height, set backs and landscaping.

The properties south of 32nd Avenue in Pass-a-Grille are in the Overlay. There are eight different Zoning Districts in that area and eight different Future Land Use Categories. There are two different books and sets of guidelines that control Land Use. One is the Comprehensive Plan which is the Future Land Use Designation and the other is the Zoning Code; the Overlay would be the one slipped in between. Some communities can do use, but we should deal with that as a long range planning issue.

The reason for not suggesting that we get into use for the Overlay is because we already have an existing Comprehensive Plan that establishes what you can do, what kind of uses you can do on the property, how many units per acre you can build and how many square feet you can have on the property. Land Use will tell you how many units you can build per acre, how many square feet (the floor ratio), and the specific set of uses. In St. Pete Beach if you want to do an overall change, you have to go through a lot of hoops which Ms. Hartley named. It is easier for an individual property owner to come and ask for a single change to their property. If it is less than five parcels it does not have to go to the voters. If it is less than ten acres it doesn't get reviewed by the State. At this time Ms. Hartley suggested that we concentrate on design and how things sit on a lot. The language in the Overlay defers everything to the existing Zoning District which defeats the purpose of the Overlay. The language should be changed and we should do some actual Standards and get an Amendment to the Code.

A few years ago a consultant did footprints of the buildings for the whole city. Graphics were presented by Ms. Hartley describing the basic four types of lots, and what you can do on them. Next month Ms. Hartley will deal with fences and landscaping and at a later date the Board will look at Architectural Design from all angles.

STAFF REPORT – UPDATE OF PASS-A-GRILLE DESIGN STANDARDS PROJECT: REMAINING SECTIONS TO BE COMPLETED

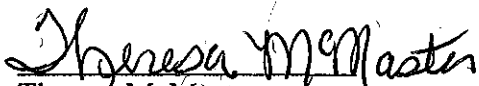
Ms. Hartley gave an update of the project. Use, Density and Intensity is in the Map showing the Special Area Plan addressing issues on 8th Avenue and the South half of 9th Avenue with some properties non-conforming in use. The goal of the Special Area Plan is to amend the Comprehensive Plan. The Plan does not address how steps sit on a property, it does not address design, Zoning would do that. Discussion was held regarding shading on the map which excluded some areas and that it should be expanded. Expansion can be done at a later time. It was suggested that to keep the community informed of changes prior to implementation that a mailing be sent to the community rather than the current process of giant ads in newspapers. Ms. Pletcher would like to have an address list of contacts to mail correspondence to. Ms. Hartley offered to provide the Board members a synopsis of the major changes from existing to what we want to do.

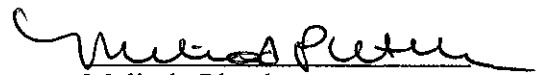
The Don CeSar issue for inclusion in the historic district was discussed. Ms. Hartley spoke of communication with the Department of State, Division of Historical Resources regarding the Don CeSar to becoming a part of the Pass-a-Grille Historic District. A re-survey of every property would have to be done. A grant would help to do a re-survey, but money is not available at this time. It was decided to put this issue on the back burner. The Woods' issue for a variance was denied by the Board of Adjustment. Mr. Parent mentioned that he has to resign from the board. Having been a board member introduced him to a lot of history in the City and how things work within the City.

A dedication of the Shuffleboard Court Building to Mr. Hurley will be on March 21, 2009.

ADJOURNMENT

Meeting adjourned at 4:00 p.m.


Theresa McMaster
City Clerk


Melinda Pletcher
Chairman