

A Meeting of the **Historic Preservation Board** was held on **Thursday, July 9, 2009** beginning at 2:00 p.m. in City Hall at 155 Corey Avenue, St. Pete Beach, Florida.

PLEDGE OF ALLEGIANCE

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

ROLL CALL: Present: Mr. Hurley, Mr. Shavlan, Ms. Jacobus, Mr. White and Ms. Pletcher

DISCUSSION OF CODE CHANGE TO REQUIRE ALL CONTRIBUTING STRUCTURES TO HAVE A 90 DAY STAY PRIOR TO DEMOLITION TO EXPLORE ALTERNATIVES.

The Agenda was rearranged as Mr. Holley left the meeting early. Mr. Holley gave an update regarding demolition. In late 2004, the Commission adopted a provision in the Historic Preservation Ordinance that provided for the requirement for a hearing prior to the issuance of a demolition permit for any property that was designated as historic. Two different types of designations could be implemented – voluntary and involuntary. Involuntary would include a set of properties such as contributing structures that were designated by the City, as opposed at the request of the property owner. We are currently discussing what we previously implemented, that the Commission adopted, but was rescinded several months later. Nothing that was identified as being historic or being eligible for National Register designation could be demolished without first having a public hearing before the Historic Preservation Board. The Historic Preservation Board would have the opportunity to stay issuance of that demolition permit for a specified period of time, 90 days. The intent was to be able to pursue alternatives; tearing down, designating, variances from FEMA standards, or the possibility of a purchaser and relocation. If the property owner was insistent to demolish the building, they would be granted a demolition permit and proceed. This was a statutory requirement that was previously implemented by the Commission in late 2004 and was subsequently rescinded by the City Commission in early 2005. The public felt that the limitation was too intrusive on their individual property rights. Mr. Holley does not professionally endorse that perspective and thinks that the 90 day delay of demolition to consider alternatives is not an unreasonable restriction to impose.

Ms. Pletcher felt there is a lack of understanding of what the alternatives are in the district. This came about because of a demolition permit being pulled at 104 7th Avenue and the Zephaniah Philips property where 90 days does seem restrictive to a property owner. Can we get a release prior to 90 days? Mr. Holley noted, only if it is a designated historic structure. If it has been designated at the request of the owner, then the board would have to issue a Certificate of Appropriateness for Demolition. If the board chose not to do so, then the property owner would have the opportunity to withdraw their historic designation the way the ordinance is currently written.

A discussion of 104 7th Avenue was held where the owner wants to leave the property to his children and feels he is being forced by the neighbor and the City to something with it.

Mr. Shavlan made a motion that all property owners that are requesting a demolition permit have to come before the Historic Preservation Board and the board has the right to issue a 90 day stay on any contributing structure in the National Register and that the Planning Board be requested to consider that amendment to the Land Development Code. Further discussions followed the motion. Mr. Lickton mentioned to also add other contributing structures in the City. In the survey of 1983, the large map pinpoints various structures that were considered contributing throughout the City.

Betty Woods 103 5th Avenue spoke about the wording "involuntary designation." The board is to review demolition applications not involuntarily designating any property. In Pass-a-Grille there are many non-conformities when it comes to codes and there is a certain amount of unfairness. She is in favor of an established floor area ratio for Pass-a-Grille based on lot size. She would like to see the board have more control, but at the same time have limits.

The previous motion was amended by Mr. Shavlan to add contributing structures throughout the City. A discussion was held regarding contributing and designated properties. Mr. Holley referred to the 1983 survey and suggested that the wording be any property that falls within the Pass-a-Grille National Register District. Any property identified as historic in the 1983 City-wide Historic Resources Survey must come before the Historic Preservation Board. Mr. Shavlan added that the Historic Preservation Board may issue a stay up to 90 days prior to the issuance of the permit. Under no circumstances can the Historic Preservation Board issue a permanent stay.

At this point Ms. Hartley read back the proposed changes for Demolition Permits:

Section 28.11 Demolition Permits – Any application for the demolition of a structure in the inventory of contributing and non contributing resources for the Pass-a-Grille National Register District expansion whether they are locally designated or not as well as properties listed as historic in the 1983 Historic Resources Survey shall be reviewed by the Historic Preservation Board for a Certificate of Appropriateness.

Section B - The Historic Preservation Board may not deny a request for a Certificate of Appropriateness for a demolition permit, but shall impose a stay of demolition for up to 90 days in order to explore possible alternatives to the demolition of the structure.

A motion was made, seconded and a vote taken. In favor were Mr. Shavlan, Mr. White, Ms. Jacobus, Mr. Hurley and chairman Pletcher. The motion was unanimously approved.

Mr. Shavlan inquired about the house at Sunset Way and 28th which was razed and looks unsightly. Staff will follow up on this for the status of enforcement action.

DISCUSSION OF STANDARDS FOR ALLEYWAYS -- REQUIRED DRIVE AISLE.

Mr. Holley mentioned that the City Commission referred this issue simultaneously to the Historic Preservation Board and the Planning Board for discussion. The issue arose with the case of a private property owner who did a substantial refurbishment on 11th Avenue and planted vegetation including palm trees on the City portion of the right of way of the alley that was adjacent to the property. The City requested that the plantings on the City property area be removed. The property owner consulted with some of the elected officials. A discussion was held at the Commission Meeting and asked staff to bring the issue to the Historic Preservation Board's attention and solicit feedback in the process to handle the issue. Mr. Holley has had discussions with Mr. Bonfield and Mr. Hallock. The concern is the proliferation of non standard items in the right of way. Mr. Holley made a recommendation that any materials, plants or other items that would be placed on the City right of way would only be done with the expressed permission of the City Manager. Anything that is placed on the right of way should be reviewed and approved by the City.

After much discussion a motion was made and seconded that the board suggest to the City Commission that there shall be no plantings allowed in the alley of Historic Pass-a-Grille unless approved by the City Manager. A vote was taken and unanimously passed.

DISCUSSION REGARDING DESIGN STANDARDS FOR NEW CONSTRUCTION (PATTERN BOOK) FOR THE PASS-A-GRILLE OVERLAY -- SCORING SYSTEM.

Ms. Hartley revisited the scoring system of the pattern book. Plans were pulled for the properties at 2805 Sunset Way, 2810 Sunset Way, 106 29th Avenue and 2813 Sunset Way. Modifications were done and the score changed to 75. The only one scoring above 75 was 2813, scoring 78. The structure south of the Don CeSar at 3212 El Centro, scored only 73. Staff will score some other properties discussed and bring the results to the next meeting. Mr. Lickton had concerns regarding the scoring process and felt it might be considered discriminatory. Has staff consulted the City Attorney if this is a viable method? This goes back to the same question that you would ask your appointing commissioners, are you will to further tighten up the Historic LDR; is the scoring process going to be mandatory? Ms. Pletcher explained that the scoring process would bypass all the typical issues and score a certain amount of points and approval would be done at the desk; if not approved, then you would come to the Historic Preservation Board. The building Mr. Lickton recently designed did not score well; flat roofs scored zero and some other items. How do we score the rear of homes with glass facing the Gulf? It was suggested that only the front and side elevations be scored. Mr. Hurley feels that stronger wording is needed in Ordinances. He gave an example of what is used in two other historical districts, Key West and Cambridge, Massachusetts, where they are very strict.

We should not give prospective buyers/builders much leeway for building in the district. A commercial component will be added to the Pattern Book for the next meeting.

DISCUSSION OF ZONING DISTRICT FOR 8TH AVENUE.

Ms. Hartley's interpretation on Page 3 for set backs on the side yard was mentioned by Mr. Shavlan and followed with much discussion.

Design for 8th Avenue can be made as astringent as we would want it to be. The basic zoning component has to be in because we are establishing a new district based on the Special Area Plan.

The issue of Transient Parking was discussed for residential and food service areas. The board was in agreement to leave it as is.

Once the Pattern Book is completed it goes to the Planning Board as a Code change then to the City Commission for approval. There are three public hearings, one at the Planning Board level and two at the Commission level. The Score Sheet and the Point System need further work and will be discussed at the July 30 meeting. The Zoning and Pattern Book will be submitted as a package.

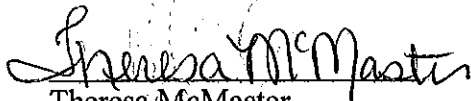
The question of using Gulf Carts was raised by Ms. Jacobus. Ms. Hartley left out the Gulf Carts issue because the Code would have to be changed to allow the vehicles to drive on the streets. Ms. Pletcher mentioned that Mr. Holley and the Police Chief are working on this. A question was asked about the *electric car* seen on Gulf Boulevard, what is it? It is a Free Taxi used strictly on St. Pete Beach. Advertising on the car and tips are the means of income.

DATE OF NEXT MEETING

The next meeting is July 30, 2009.

ADJOURNMENT

A Motion was made and seconded that the meeting be adjourned. Meeting adjourned at 5:00 p.m.


Theresa McMaster
City Clerk


Melinda Pletcher
Chairman