

A Meeting of the **Historic Preservation Board** was held on **Thursday, September 24, 2009** beginning at 2:00 p.m. in City Hall at 155 Corey Avenue, St. Pete Beach, Florida.

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

ROLL CALL: Present: Mr. Hurley, Jr., Mr. Shavlan, Ms. Jacobus, Mr. White, Ms. Pletcher, Mr. Bonfield, Mr. Holley.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

The minutes for 5/7, 5/14, 6/8 and 8/20/2009 were unanimously approved.

STAFF PRESENTATION ON REGULATING BUILDING ENVELOPE

Ms. Hartley presented her findings on floor area ratio for second floor and third floor stories regulating bulk and mass. The Daylight Plan was explained regarding the angle of light. An example of what Fernandina Beach had done regarding height was discussed. The Longboat Key concept was mentioned which has been successful.

The question is, "What is the committee trying to accomplish for new construction?" A discussion was held on scraping the Point System and determine the things that are not wanted, such as vinyl siding. Staff will revise the draft to scrap the Point System and incorporate the angle of light, porch/balcony, original materials and garages which should finalize the project. For the next meeting, staff will present a final draft for approval and to decide if a joint meeting for discussion with the Planning Board is necessary.

Mr. Hurley commented that the board's concentration should be on preserving the District; a discussion followed.

At the Board's request, Mr. Bonfield spoke about the Coconut Inn application and that it is now a non-conforming use. When a Zoning Plan Use Change is applied for, the process is in the Code. The board's concern was they were not made aware of the issue and the impact it would have on the historical district. In the future, the committee can be sent notification of requested changes being considered. Further discussion was held on regulations regarding the traditional hotel district and Eighth Avenue.

Bette Woods, 103 5th Avenue spoke. The Caruso property is unique, being surrounded by residential properties; would like parking to be out of view.

Will Jacoby, 8100 Gulf Blvd. spoke. In his opinion, because a quasi-judicial hearing is going on, this is in the hands of the Commission and it is not in the best interest of the system for people to give public comments.

Mr. Hurley addressed Commercial Zoning vs. non-conforming structures and the restrictions.

Mr. Holley observed that the board wants to be included in the Land Use Change and the Rezoning process, and that the HPB Ordinance currently provides that the Board must make a recommendation on any variance to a designated property in the City. Mr. Holley stated that if it is the consensus of the Board to consider statutory modifications with respect to advisory authority on certain issues, he and Ms. Hartley will prepare a draft and present it at the next meeting; the Board was in agreement.

Joe Caruso, 1301 Gulf Way, owner of the Coconut Inn spoke. Wanted to dispel all rumors having to do with the Coconut Inn; invited everyone to visit his property, it is run in a safe manner. Renovations that were to be done have stopped. In his opinion, his business is known as a Question Mark to the City, he wants to protect his investment.

Ms. Hartley gave an update on Mr. Perez's property.

Staff will be writing a change to the current ordinance and solicited the types of application changes the Board wants to put in place. A discussion followed.

Clarification was made for the term Land Use which is the Comprehensive Plan Map and is different than zoning. A discussion was held on what will be on the ballot for the voters in the upcoming election.

A discussion was held on fractional ownership for new hotel construction.

THE NEXT MEETING

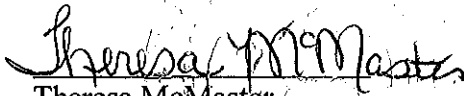
Thursday, October 1, 2009 at 2:00 p.m.

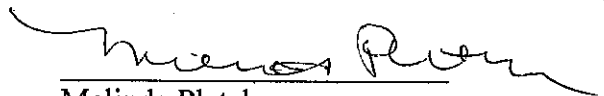
OTHER BUSINESS

Bette Woods, 103 Fifth Avenue spoke. When the Board looks at the Design Guidelines, consider the impact of what the design standards will be for half lots. Nothing can be done without a variance.

ADJOURNMENT

A Motion was made and seconded that the meeting be adjourned. Meeting adjourned at 4:00 p.m.


Theresa McMaster
City Clerk


Melinda Pletcher
Chairman