



NOTICE OF PUBLIC MEETING

The **St. Pete Beach Planning Board** and the **Historic Preservation Board** will hold a **Special Joint Workshop** on **Monday February 8, 2010 from 7:00 – 9:30 P.M.** in the City Commission Chambers in City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

Agenda

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Discussion Items**
 - a. Proposed changes to Section 20 of the Land Development Code: Pass a Grille Overlay to implement limited design standards establish new setbacks consistent with the existing fabric of Pass-a-Grille.
 - b. Proposed changes to Section 28 of the Land Development Code: Historic Preservation regarding variance and demolition requests for contributing structures; changing the name of the board to the Aesthetic and Historic Review Board, consistent with policy 2.6.1 of the Future Land Use Element of the Comprehensive Plan.

In accordance with the Americans with Disabilities Act and Florida Statutes 186.26, persons with disabilities needing special accommodation to participate in this proceeding should contact the Public Services Department no later than seven days prior to the proceedings at (727) 363-9248 for assistance; if hearing impaired, contact the Florida Relay Service Number (800) 955-8771 (TDD).

If any person decides to appeal any decision made at this hearing, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). The City does not furnish verbatim transcripts. Interested parties should make the necessary arrangements for verbatim transcripts.

**HISTORIC PRESERVATION BOARD
AND
PLANNING BOARD
SPECIAL JOINT WORKSHOP**

February 8, 2010

CALL TO ORDER

The Meeting was called to order by Chairman Jacoby at 7:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Ron Holehouse
Martin Lott
Don Breitweiser
Will Jacoby, Chairman
Frank T. Hurley, Jr.
Marvin Shavlan
Ingrid Jacobus
Tom DeYampert
Melinda Pletcher, Chairman

NOT PRESENT

Linda Chaney

ALSO PRESENT

Catherine Hartley, Senior Planner

DISCUSSION ITEMS

Proposed changes to Section 20 of the Land Development Code.

Catherine Hartley briefly explained the proposed changes to the Joint Boards. Chairman Pletcher stated that the Historic Preservation Board basically has come up with a reason for the design overlay for Pass-a-Grille and what they wanted to try to accomplish.

The Board expressed their desire to designate a certain area as a Historical District by offering incentives to make it understandable to staff and the

community. Give the property owner the right and ability to increase livable space to make it worthwhile to make the investment. How do you get people to want to buy into Pass-a-Grille and be able to improve the property so they can really live in it with their families and give them that incentive to make that a controlled investment. Maintaining the integrity of the structure, they should be encouraging the development of people living outdoors and living in their yard. People are afraid of the designation and what they may have to give up. It was suggested that they try to preserve as much as possible of the inventory that sits on the ground today and give people some benefit to encourage them not to tear down. If the property is designated historical, then it is now conforming. The incentives they are now offering is not working.

The three incentives the Boards suggested giving for designation are: if the property is now conforming regardless of the size and shape; there is no limitation on the number of square feet; more lenient setbacks for the front yard, secondary front yard, side yard and rear yard. Whatever they plan to do has to be reviewed by the Planning Board and the Historic Preservation Board. It was suggested that the applicant hire the City approved architect to inspect the property, if they are adding to its structure, as to its historical status before it is approved for designation.

Catherine Hartley will draft the proposed changes and additions to Section 20 of the Land Development Code and provide each Board member with a copy via email prior to the next meeting.

It was decided that this matter would be placed on the Agenda at the next Planning Board Meeting, beginning at 4:30 pm on February 24, 2010.

AUDIENCE COMMENTS:

Bette Woods, 103 5th Avenue. Mrs. Woods strongly suggests that the Boards adopt a floor area ratio for new construction that is the same as the historic structures no matter what's on the lot. If it's a historic structure, it would seem that the amount of additions could only go up to the floor area ratio, instead of another 1,000 feet.

Robert Pletcher. He is concerned about the different size lots in Pass-a-Grille.

Don Pelligrino, 103 25th Avenue, reminded the Boards that one size does not fit all. Even though the Board didn't talk about new construction, he does have some concerns about what he was seeing in the size of new constructions.

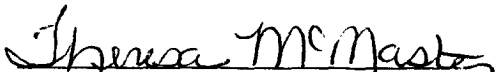
Having a potential 5' front setback and a 10' rear setback, he believes they are simply substituting one size mass for probably a larger size mass.

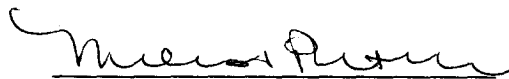
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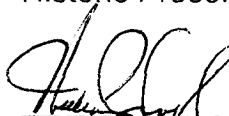
Bette Woods, 103 5th Avenue, said that it's the Duffy Subdivision between 5th and 6th and believes that it was subdivided in the 30s or thereabouts.

ADJOURNMENT:

There being no further business to come before the Boards, the Meeting was adjourned.


Theresa McMaster, City Clerk


Melinda Pletcher, Chairman
Historic Preservation Board


Will Jacoby, Chairman
Planning Board

Minutes approved on: 3-3-10 HPB