

HISTORIC PRESERVATION BOARD

MINUTES

October 4, 2012

3:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Melinda Pletcher, Chairman
Martin Lott, Vice Chairman
Ingrid Jacobus, Member

ABSENT

Bill Thompson, Member (Excused)
Frank T. Hurley, Member (Excused)

ALSO PRESENT

Catherine Hartley, Senior Planner
Pamala Prell, Deputy City Clerk, MMC

1. Discussion Items

a. Update on Zephaniah Phillips Cottage

Senior Planner Catherine Hartley advised that Joe Caruso has agreed to move the cottage to his Coconut Inn property, in Pass-a-Grille, and to restore it based on the Secretary of the Interior's Standards. Senior Planner Hartley explained that he will need to appear before the Board for a Certificate of Appropriateness to move the cottage and for any renovations to the exterior of the cottage.

Senior Planner Hartley advised that his offer is pending upon an agreement with the City Commission regarding his pending litigation and rezoning of the property. Ms. Hartley advised that the City Commission will consider the offer in a shade meeting on October 9, 2012. Ms. Hartley

advised that the City Commission is required to take any action regarding the agreement at a public meeting.

Mr. Joe Caruso thanked Mr. and Mrs. Herman for their dedication and efforts in preserving the cottage. Mr. Caruso stated that this is a great opportunity to save the historic cottage and it will make a great addition to the Coconut Inn. Mr. Caruso advised that he was currently working on a site plan to submit to the City for placement of the cottage and that his offer is based on the City's approval of his offer.

Upon inquiry, Senior Planner Hartley advised that an engineer and an architect have determined that the cottage can be moved.

Senior Planner Hartley reported that she has toured the site that the house is going to be moved to and provided Mr. Caruso some old sketches of the cottage.

Mr. Caruso stated that he is very excited about the opportunity to restore the cottage and that it will be an exclusive rental property because of its historical value. He advised that when the cottage is not rented visitors can tour it and learn about its history.

Mr. Caruso advised that he will be required to eliminate one rental unit from the Coconut Inn in order to add the cottage as a rental.

Upon inquiry, Senior Planner Hartley advised that a new historical marker will be ordered for the cottage to include the date that it was moved to Mr. Caruso's property.

Mrs. Herman pointed out that the current historical marker references the fish camps and asked if an addition could be added to reflect the date the cottage was moved and the location that it was moved to.

Ms. Hartley stated that she would order an addition for the existing marker.

Mr. Herman stated that he would not demolish the structure until after the City Commission made a decision on the offer and he stressed that he thought it would be in the best interest of the City Commission to accept the offer.

Al Halpern, Boca Ciega Drive, suggested that the Board make a formal motion to forward to the City Commission showing their support for the moving and preserving of the cottage.

Member Lott made a motion that the Historic Preservation Board endorses the conceptual idea of relocating the cottage from 608 Pass-a-Grille Way, as proposed by Mr. Caruso, and that all parties work in concert and good faith to resolve any issues. The motion was seconded by Member Jacobus and unanimously approved by roll call vote.

The members each thanked Mr. and Mrs. Herman for their efforts in preserving the Cottage and Mr. Caruso for his willingness to move and restore the cottage.

b. Historic Preservation Tax Incentives

Senior Planner Hartley referenced Section 78 of the Code of Ordinances which offers historic tax exemptions. Mr. Hartley pointed out that the exemptions have been available for eight years and no one has taken advantage of them.

Senior Planner Hartley explained that one resident has filed an application for the exemptions and that application will be heard by the City Commission.

Senior Planner Hartley explained that to be eligible for the exemptions the property has to either be a contributing property in the National Register District or an individual property on the National Register of Historic Places such as the Don CeSar Hotel and the Beach Theater.

Senior Planner Hartley explained that the process to apply for the exemptions is:

1. Submit an application package and review the propose changes with City staff.
2. Appear before the Historical Preservation Board to request a Certificate of Appropriateness for exterior renovations.
3. When the renovations are complete and a Certificate of Occupancy is issued by the City, staff will inspect the property to make sure the renovation is complete and acceptable as well as document the renovations.
4. Appear before the City Commission to request the tax exemptions.

Ms. Hartley used the following example: If the value of the structure is \$100,000 prior to the renovations and after the renovations the value is \$700,000 the owner would be eligible for a 100% tax exemption for the

added value of the structure. Ms. Hartley pointed out that residential and commercial properties are both eligible for the exemptions and the exemption is for a ten-year period.

Senior Planner Hartley advised that the exemptions apply to the City's property taxes, Pinellas County's Property taxes, mosquito control; the Health Department, and the Pinellas Planning Council.

Senior Planner Hartley stated that she will be sending out a letter detailing the tax exemption information to make the residents aware of the benefits.

c. General Discussion

Chairman Pletcher suggested that the Board begin focusing on the preservation of the 8th Avenue Business District and work to make sure that the businesses thrive. Ms. Pletcher was concerned with the loss of tourist lodging units in Pass-a-Grille and the effect it will have on the merchants.

Chairman Pletcher suggested that the Planning Board review the current Pass-a-Grille zoning regulations to determine if the zoning is appropriate especially as it relates to preserving the tourist lodging facilities.

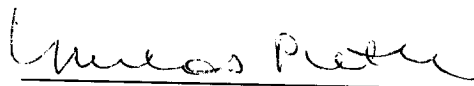
Mr. Caruso stated that if every current tourist lodging facility in Pass-a-Grille were given a grandfathered status they would be able to rebuild what they already had if something happens to the structure.

2. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 4:15 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Melinda Pletcher, Chairman

Minutes approved on: 11/11/12