



Notice of Public Meeting Historic Preservation Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706
11/6/2014
3:30 p.m.

Call to Order
Pledge of Allegiance
Roll Call

Regular Meeting Agenda

1. **Changes to the Agenda**– Agenda items to be added, moved or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order.
2. **Audience Comments** - Comments shall be limited to three minutes per person to issues not on the agenda.
3. **Review and Approval of October 2nd Meeting Minutes**
4. **Action Items**
 - A. Election of Chairman and Vice-Chairman
 - B. Recommendation to the Board of Adjustment for Case #2014-0045

Applicants request variances from Section 23.5 of the Land Development Code to permit the reduction of required parking from 4 spaces to 3 spaces and Section 40.8 of the Land Development Code to permit the relocation of a historic structure beyond the mandatory 0 - 2 ft. front yard (build to) setback line.
5. **Discussion Items**
 - A. Project Updates
6. **Adjournment**

APPEAL

If a person decides to appeal any decision made at this meeting, he or she will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting 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.

AMERICANS WITH DISABILITIES ACT

In Accordance with the Americans with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than four days prior to the meeting for assistance.

The public is cordially invited to attend. All agenda material is available for review at City Hall.

HISTORIC PRESERVATION BOARD

MINUTES

OCTOBER 2, 2014

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Martin Lott, Chairman
Ingrid Jacobus, Vice Chairwoman
Tina Douglass, Member

ABSENT:

Sean Hurley, Member
Chris Marone, Member

ALSO PRESENT:

Chelsey S. Welden, Urban Planner
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no comments from the audience.

3. Review and Approval of September 2, 2014 Minutes

Member Douglass made a motion to approve the minutes of the September 2, 2014 meeting as written. The motion was seconded by Member Jacobus and unanimously approved by a roll call vote.

4. Action Item

- a. Case #2014-0040
Address: 102 27th Avenue

Application for Local Historic Designation of two structures

Chelsey Welden, Urban Planner, explained the property consists of a single family residence and a detached garage in the rear. Both structures were considered contributing in the 2003 survey and they're eligible to be designated locally.

Chairman Lott asked if there was anyone who wanted to speak on behalf or against this application.

Wendy and David Lockhart, 102 27th Avenue, spoke about the history of the two structures being used as servant quarters in the past.

Chairman Lott commended the Lockharts for the property's landscaping and renovations and added the property is a worthy historic example.

Member Douglass made a motion to approve the Application for Local Historic Designation of the two structures located at 102 27th Avenue. The motion was seconded by Member Jacobus and unanimously approved by a roll call vote.

5. Discussion Items

- a. Ms. Welden spoke with the State Historic Preservation office to obtain an update on the grant. Ms. Welden was informed there was an error in the amount of the grant. The amount previously stated was \$42,050; the correct amount will be \$41,050. The \$1,000 will be taken off the amount budgeted for surveying structures and will make it up by in-kind contributions.
- b. The budget was approved for this next fiscal year and the Pass-A-Grille Master Plan was approved within the budget.

The next meeting will be November 6, 2014 at 3:30 p.m.

6. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 3:50 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Martin Lott, Chairman

Minutes approved on: _____

Staff Report

Action Item B. – Recommendation to the Board of Adjustment for Case #2014-0045

Description of Issue: Applicants request variances from Section 23.5 of the Land Development Code to permit the reduction of required parking from 4 spaces to 3 spaces and Section 40.8 of the Land Development Code to permit the relocation of a historic structure beyond the mandatory 0 - 2 ft. front yard (build to) setback line. Because the structure has local historic designation, the Historic Preservation Board must make a recommendation to the Board of Adjustment before the variances can be granted.

Applicant: Carl & Jacqueline Hollenback

Agent: Ralph Lickton

Address: 101 8th Avenue

Zoning: CRD-EA

Year Built: 1915

Staff Report

This house, commonly known as the Zephaniah Philips house, previously received variances to the front yard setback and number of required parking spaces. Case #2013-0039 approved a setback of 27 ft. in lieu of the required 0 - 2 ft. and Case #2012-0052 allowed them to have 3 parking spaces in lieu of the required 4 spaces. However, these variances expired because their building permit lapsed. Now the owners want to pull a new building permit for renovations (approved by Certificate of Appropriateness Case #2012-0050), but they cannot do so without getting the variances approved again.

The variances were previously approved with the following conditions. Staff recommends that they be included again:

1. **No parking within the approved 27 ft. front yard setback.**
2. **The site plan submission shall include an outside seating plan and front courtyard details including amenities related thereto.**

Motion: "I move to recommend approval/denial of Board of Adjustment Case #2014-0045 regarding two variances at 101 8th Avenue, including previously-approved conditions."

Case History

November 1, 2012 – Case #2012-0050 was approved by the Historic Preservation Board. Applicant applied for and received a Certificate of Appropriateness to relocate and renovate the ZP House from Pass-A-Grille Way to the current location on 8th Avenue. The Board also recommended the approval of a setback variance request to the Board of Adjustment.

November 15, 2012 – Case #2012-0051 was approved by the Historic Preservation Board. This approval authorized a FEMA variance.

November 28, 2012 – Case #2012-0052 was approved by the Board of Adjustment. The variance allowed the house to have a front yard setback of 27 feet. The Development Order for that request prohibited parking in front of the structure and required a site plan that included an outdoor seating plan and front courtyard details including amenities related thereto.

August 13, 2013 – Case #2013-0029 was approved by the City Commission to re-use a locally designated historic structure for two-family residential use pursuant to the CRD-EA zoning category with the following conditions: Applicant will advise all potential tenants of the secondary impacts related to residing in a commercial corridor and will include a relevant statement in all rental agreements. The ZP historic marker on Pass-A-Grill Way shall either be removed or relocated to the 8th Avenue site. The courtyard shall be developed as noted in the 'Proposed Landscape/Hardscape Plan' and is encouraged to be available for public use at owner discretion.

September 25, 2013 – Case #2013-0039 was approved by the Board of Adjustment approving a variance to reduce the required parking from 4 spaces to 3 spaces.

Relevant Land Development Code Provisions

I. Division 28 - Historic Preservation

Sec. 28.13. - Variances.

(a) Notwithstanding the provisions of Article II of Chapter 22, section 22.41 of the City Code of Ordinances and section 3.13 of the Land Development Code, no board of authority shall have power to authorize a variance request for any property designated under this division unless a certificate of appropriateness has been granted for said property by the historic preservation board, as applicable.

Sec. 28.14. - Review of requests for variances.

(a) All requests for a variance for a designated historic property under this division shall be presented to the historic preservation board, which shall upon review submit its objection, recommendation and comment to the board considering the request. The historic preservation board shall establish rules for reviewing such requests.

(b) Before recommending that a variance be granted, the historic preservation board shall find that:

- (1) The variance shall be in harmony with the general appearance and character of the community.
- (2) The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- (3) The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.

(c) In recommending the granting of variances, the historic preservation board may also recommend any appropriate conditions necessary to protect and further the interest of the area and abutting properties, including but not limited to:

- (1) Landscape materials, walls and fences as required buffering.
- (2) Modifications of the orientation of any openings.
- (3) Modifications of site arrangements.

II. Division 3 – Administration of the Land Development Code

Sec. 3.12. - Variances.

(a) *Authority and approval criteria.*

(1) The appropriate board of authority may authorize variances to the land development regulations if the applicant is able to demonstrate the following conditions:

- (a) The existence of conditions and circumstances that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same district which have complied with these regulations without hardship; that the strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building; and the peculiar conditions and circumstances are not the result of the actions of the applicant; and

- (b) Neither a nonconforming use of neighboring lands, structures or buildings, legal or illegal, in the same district, nor a permitted use in adjacent districts shall be considered as grounds for issuance of a variance; and
- (c) The proposed variance will not have the effect of changing any district boundary on the zoning map, nor constitute the granting of a nonconforming use. Under no circumstances shall a variance permit an increase in development density or permit a use not specifically permitted in the district; and
- (d) The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting the variance, the appropriate board of authority may prescribe any conditions and safeguards it deems necessary or desirable as a condition of approval of the variance application; and
- (e) The appropriate board of authority finds as a reasonable conclusion that hardship would unnecessarily result from a literal enforcement of the provisions of the land development regulations as set forth in the application, and the variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

Exhibit A. View across 8th Avenue



Exhibit B. From rear toward 8th Avenue



Exhibit C. From 8th Avenue along Alley (Sea Horse Restaurant to right)

