



Notice of Public Meeting Historic Preservation Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706

5/7/2015

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 March 5th Meeting Minutes**
- 4. Election of Chair and Vice-Chair**
- 5. Action Items**
 - A. Case #2015-0013
Address: 107 20th Ave
Request: Application for Certificate of Appropriateness for PAG Overlay reduced
yard setbacks for addition
 - B. Case #2015-0014
Address: 104 7th Ave

Request: Application for Certificate of Appropriateness for alteration

C. Case #2015-0016

Address: 1402 Pass-a-Grille Way

Request: Application for Certificate of Appropriateness for addition

D. Case #2015-0017

Address: 2901 Pass-a-Grille Way

Request: (1) Application for Certificate of Appropriateness for renovations/additions and for PAG Overlay reduced yard setbacks and

(2) Recommendation to Board of Adjustment for variances

E. Case #2015-0018

Address: 2901 Pass-a-Grille Way

Request: FEMA Variance for renovations

6. Discussion Items

Pass-a-Grille Historic Resources Survey Update

7. 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

MARCH 5, 2015

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Sean Hurley, Member
Ingrid Jacobus, Vice Chairwoman (entered meeting at 3:31 p.m.)
Martin Lott, Chairman
Tina Douglass, 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 audience comments.

3. Review and Approval of February 5th Meeting Minutes

Member Douglass made a motion to approve the minutes of February 5th, 2015 as submitted. The motion was seconded by Member Marone and unanimously approved by a roll call vote.

4. Action Items

- A. Case #2015-0004
Address: 1402 Pass-A-Grille Way
Request: Application for Certificate of Appropriateness for Renovation

Ms. Chelsey Welden, Urban Planner, gave the Board an overview of Case No. 2015-0004. The applicant requested reducing the single-family residence to slab level in order to construct a FEMA-compliant home. The staff's opinion is that it would be a demolition of a historic structure. Staff recommended that if the Board approves the Certificate of Appropriateness, they do so upon the condition that the owner apply to remove the structure's local historic designation within 30 days of obtaining a building permit.

There was Board discussion between staff and the Board in regard to Case No. 2015-0004.

Chairman Lott asked the applicant to come forward and to state her name and address.

Lydia Runkel, 1402 Pass-A-Grille Way, explained the future plans for the property.

Chairman Lott asked the Board for comments or questions. There was Board discussion in regard to the case.

Chairman Lott asked for audience comments. There were no audience comments.

Member Marone made a motion to deny the Certificate of Appropriateness for Case No. 2015-0004 for reconstruction of the single-family residence located at 1402 Pass-A-Grille Way with the condition that the owner apply to remove its local historic designation within 30 days of obtaining a building permit related to this design. The motion was seconded by Member Jacobus and unanimously approved by a roll call vote (5 yeses - 0 nos).

Member Douglass made a motion to recommend to the Board of Adjustment to deny Case No. 2015-0004. The motion was seconded by Member Hurley and unanimously approved by a roll call vote (5 yeses - 0 nos).

B. Case #2015-0003
Address: 2306 Sunset Way
Request: Application for Certificate of Appropriateness for Demolition

Ms. Welden gave the Board an overview of Case No. 2015-0003. The applicant requested a Certificate of Appropriateness to demolish a single-family residence and an accessory structure. Staff stated the Board could not deny this request but could issue a stay of demolition for up to 30 days.

There was no Board discussion in regard to Case No. 2015-0003.

Chairman Lott asked the applicant to come forward and to state his name and address.

Kurt Hull, 3534 Swans Landing Drive, Land O' Lakes, Florida, explained the plans of constructing a new single family home with a coastal design.

Chairman Lott asked the Board for comments or questions. There was Board discussion in regard to the case.

Member Douglass made a motion to approve the Certificate of Appropriateness Case No. 2015-0003 for the demolition of the two structures located at 2306 Sunset Way. The motion was seconded by Member Hurley and unanimously approved by a roll call vote (5 yeses – 0 nos).

C. Case #2015-0008
Address: 2901 Pass-A-Grille Way
Request: Application for Local Historic Designation

Ms. Welden gave the Board an overview of Case No. 2015-0008. The applicant requested an application for local historic designation and wants to renovate and improve the property. Staff's opinion is that the structure located at 2901 Pass-A-Grille Way meets the requirements for local historic designation pursuant to Division 28 of the Land Development Code.

There was Board discussion in regard to Case No. 2015-0008. Member Douglass commented on Ms. Weatherly's massive landscape removal, including the removal of five Washingtonians that were located in a City easement. Ms. Welden informed the Board that Ms. Weatherly did obtain a tree removal permit from the Public Services department. Board discussion followed in regard to tree removal permits.

Chairman Lott stated the applicant was not present. Chairman Lott asked the Board for comments or questions. There was no further Board discussion in regard to the case.

Member Jacobus made a motion to approve the Application for Local Historic Designation for the structure located at 2901 Pass-A-Grille Way, Case No. 2015-0008. The motion was seconded by Member Douglass and was unanimously approved by a roll call vote (5 yeses – 0 nos).

5. Discussion Items

Ms. Welden informed the Board the following information:

- There will be a new Community Development Director, Jennifer Bryla. Ms. Bryla's first day of employment will be March 10, 2015.
- There were no updates pertaining to the Historic Resources Survey Project.
- The next Historic Preservation Board meeting will be April 2, 2015.

Member Douglass informed the Board that she will not be able to attend the April 2, 2015 meeting.

6. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 4:10 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Martin Lott, Chairman

Minutes approved on: _____

Staff Report

Action Item A. – Application for Certificate of Appropriateness for PAG Overlay Reduced Yard Setbacks

Case #: 2015-0013

Applicant: Patrick & Lauren Dufour

Address: 107 20th Ave

Zoning: RLM-2/PAG

Year Built: 1953

Description: This contributing masonry vernacular structure is a one-story single family residence. It has a hipped roof, a decorative wooden frame, and a brick chimney. The applicants want to enclose their carport in the rear and extend it by 7 feet. The addition would encroach about 7 ¾ feet into the required 20 foot rear yard setback, so the applicants would like to take advantage of the PAG Overlay reduced yard setback which is 10 feet for rear yards.

Staff Comments:

It is staff's opinion that the rear addition would fit in with the current footprint of the surrounding houses. On the same block, 2 out of the other 3 houses have accessory structures that abut the alleyway and would therefore be encroaching according to current land development regulations.

Motion: "I move to approve/deny Certificate of Appropriateness Case #2015-0013, including Pass-a-Grille Overlay reduced rear yard setbacks."

Exhibit A. Front of Structure



Exhibit B. Carport

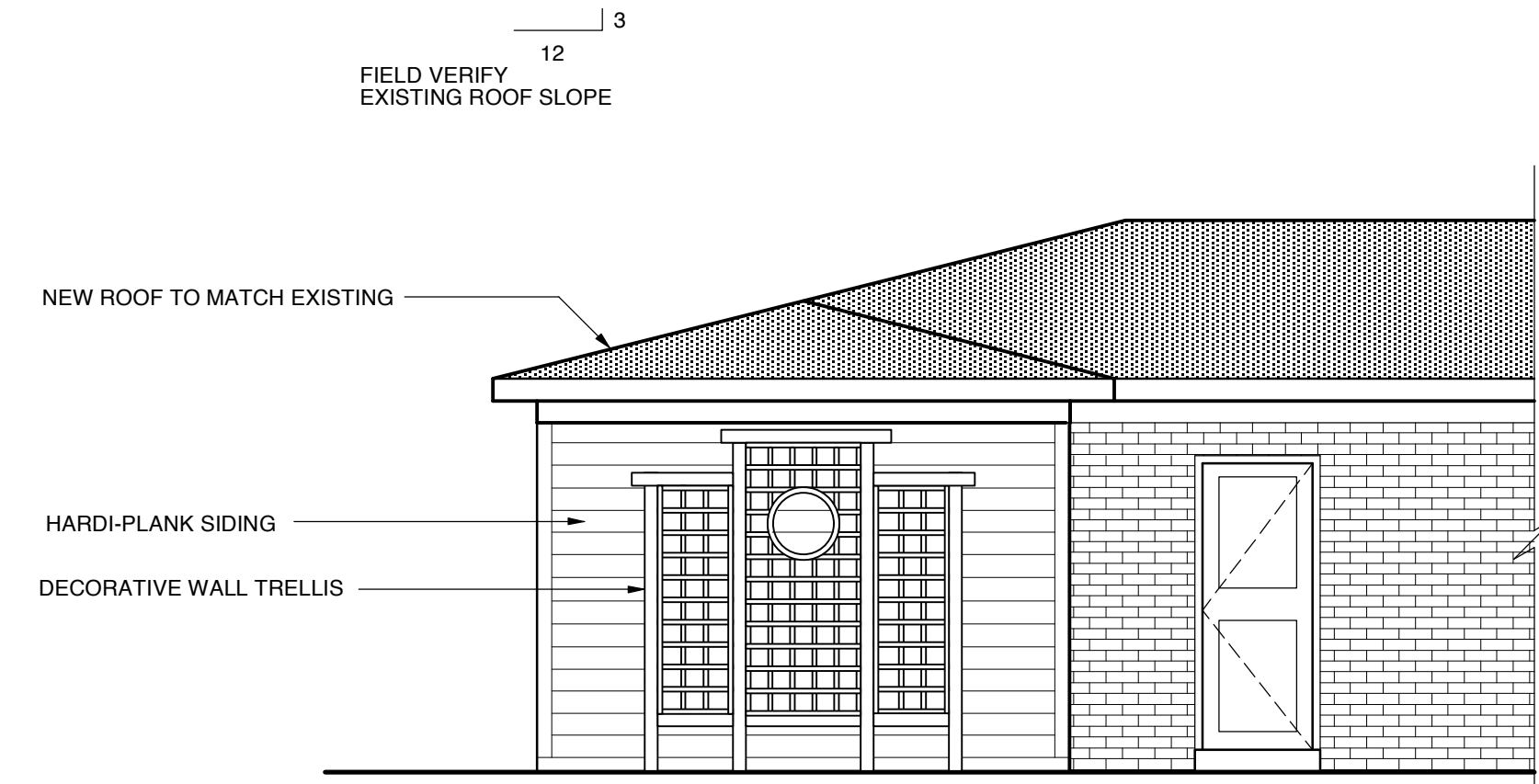


Exhibit C. Alleyway



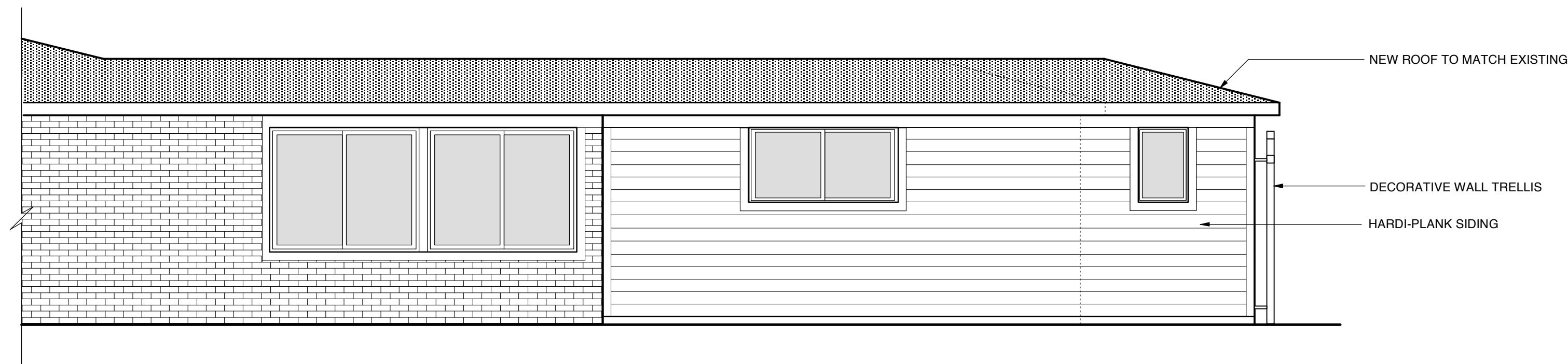
Exhibit C. Existing Footprints





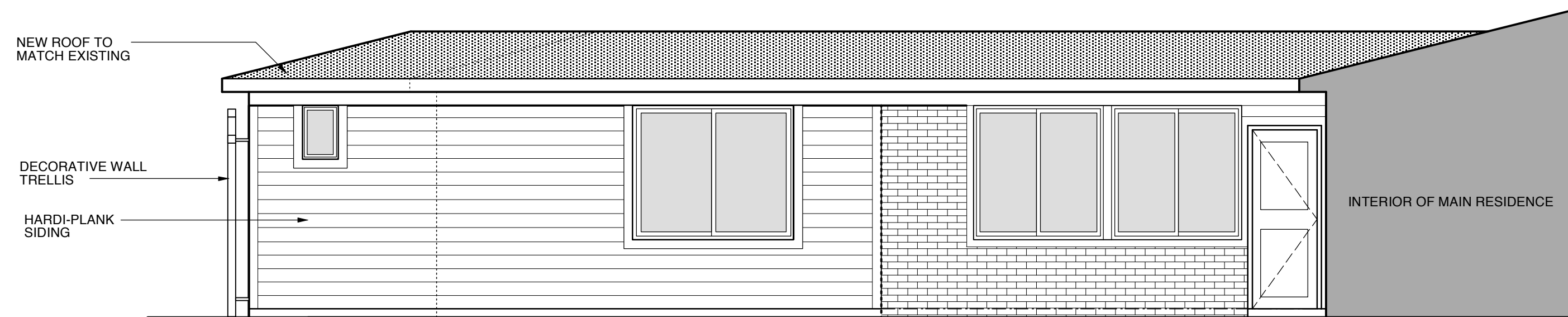
PROPOSED PARTIAL NORTH EXTERIOR ELEVATION

1/4" = 1' - 0"



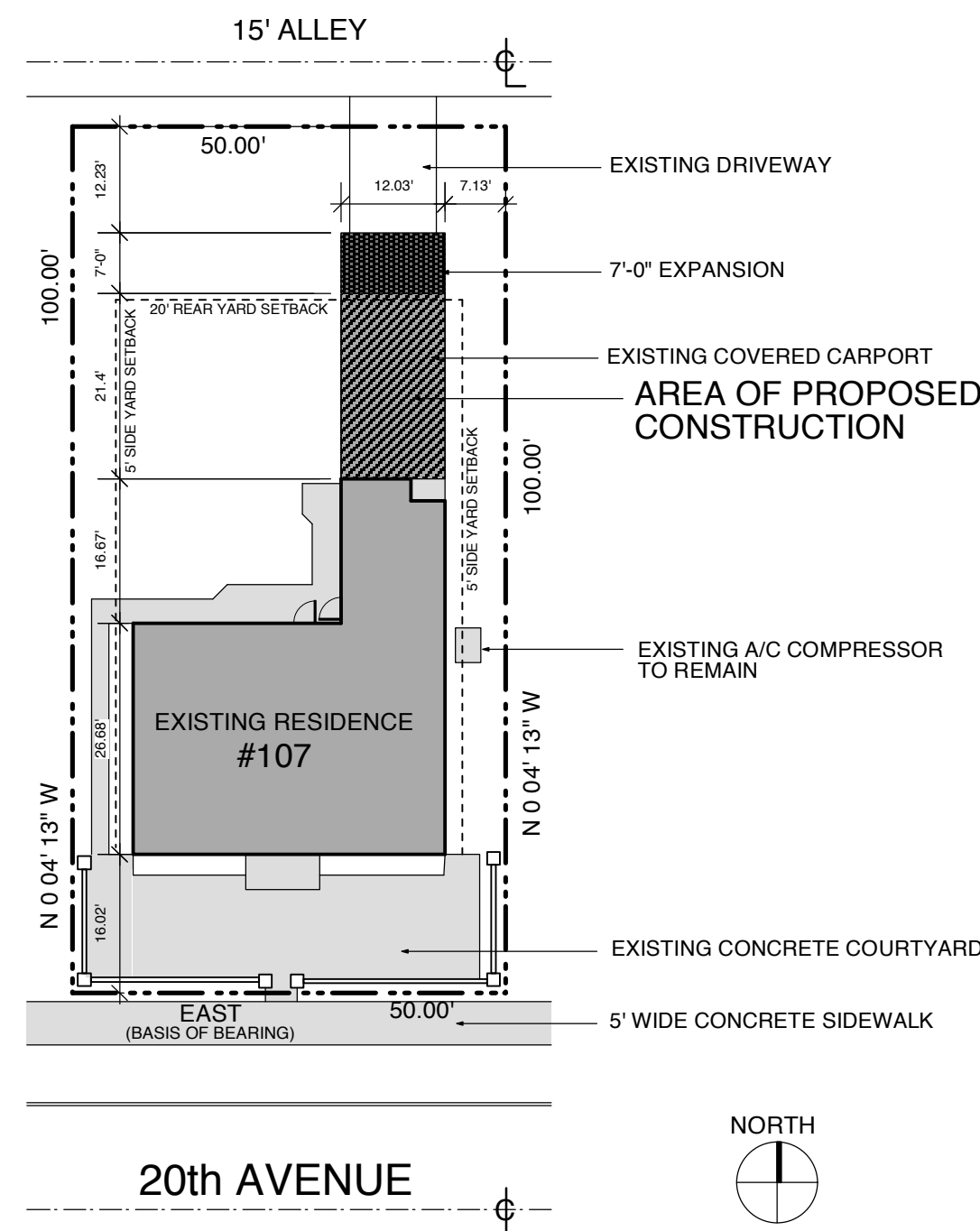
PROPOSED PARTIAL EAST EXTERIOR ELEVATION

1/4" = 1' - 0"



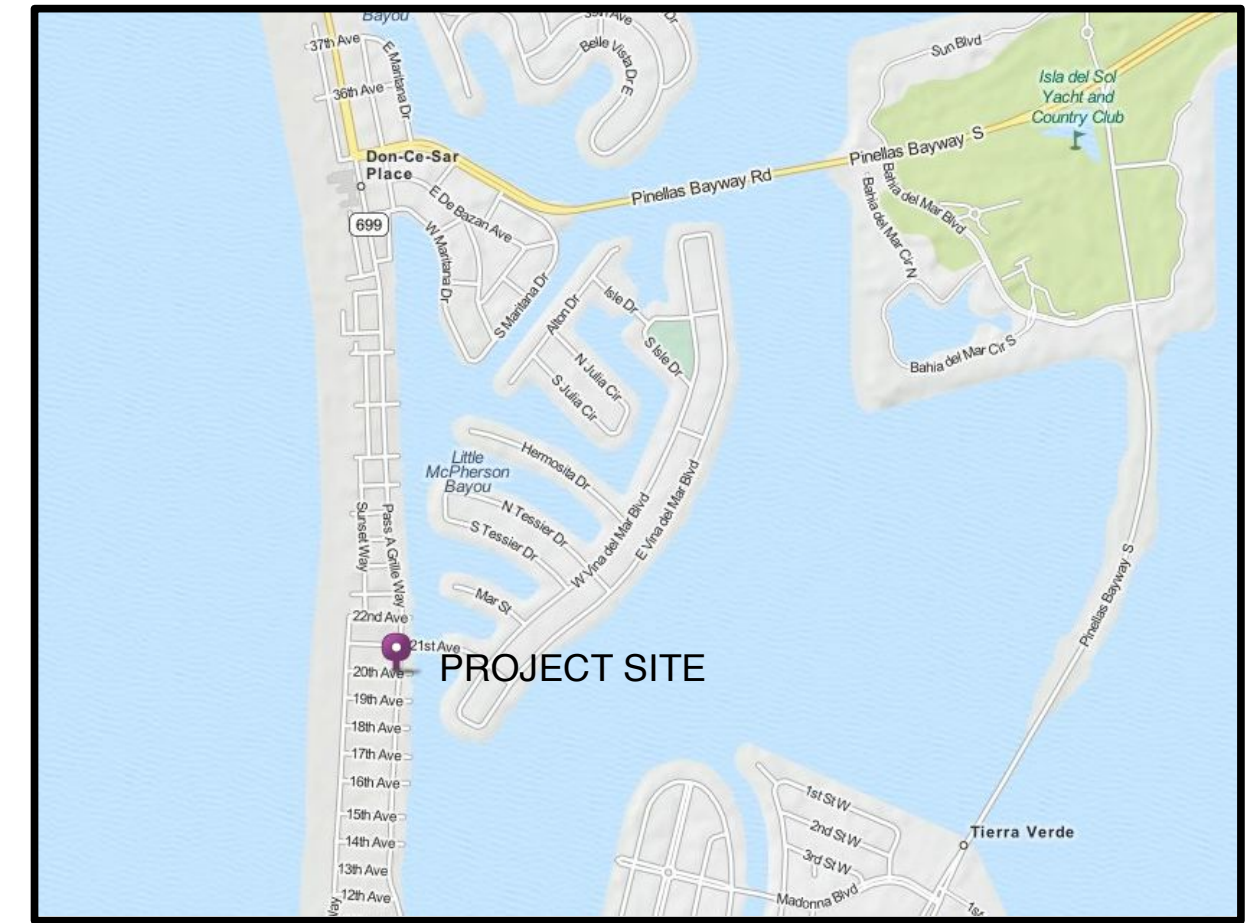
PROPOSED PARTIAL WEST EXTERIOR ELEVATION

1/4" = 1' - 0"



PROPOSED SITE PLAN

1" = 20' - 0"



PROJECT LOCATION

N.T.S.

PROJECT ADDRESS

107 20TH AVENUE
PASS-A-GRIFFE, FLORIDA 33706

LEGAL DESCRIPTION

LOT 73, BLOCK 1, PHILLIPS DIVISION OF PASS-A-GRIFFE CITY,
AS RECORDED IN PLAT BOOK 4, PAGES 48 OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA

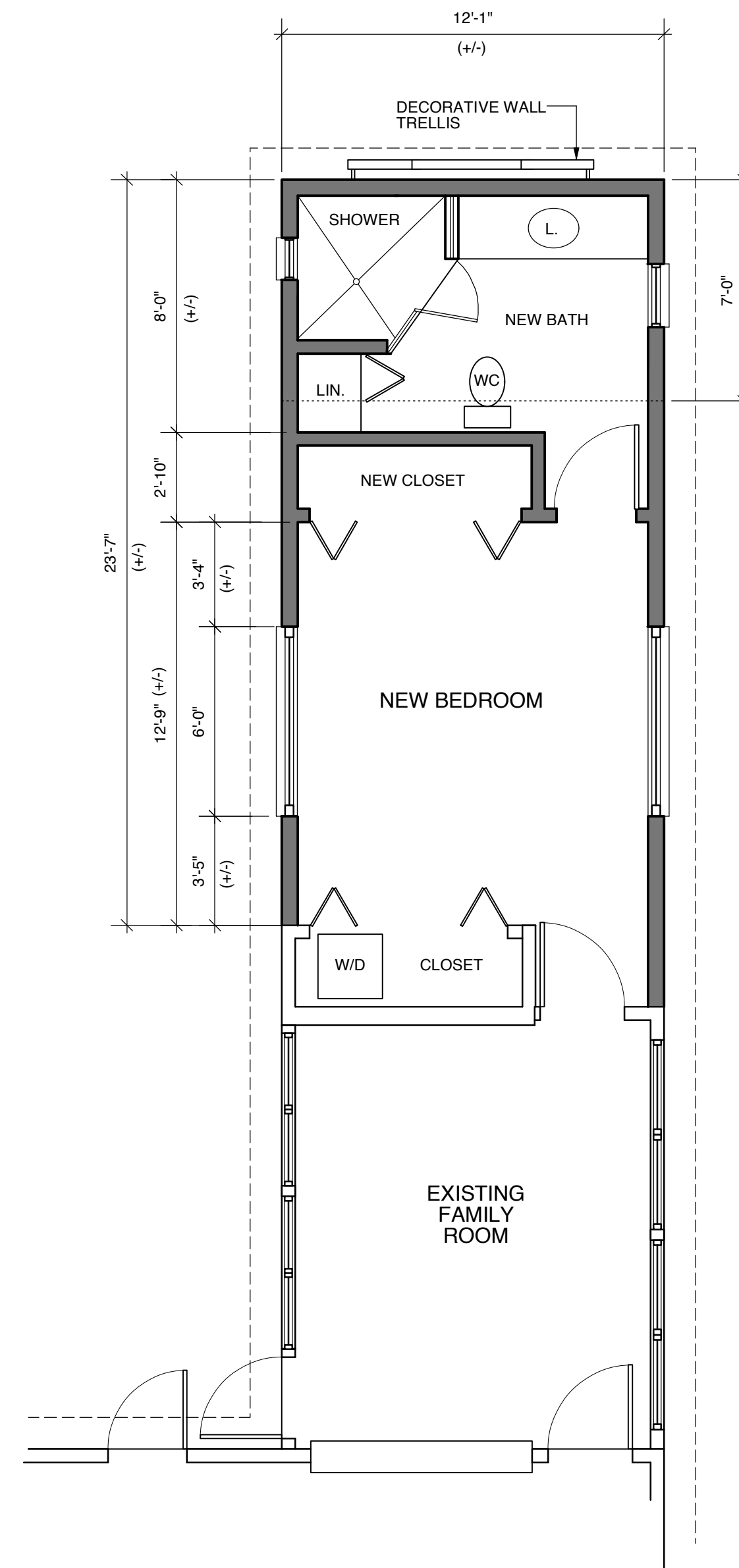
SITE INFORMATION TAKEN FROM SURVEY PROVIDED BY
OWNER AND CREATED BY MURPHY'S LAND SURVEYING, INC
DATED

FINISH FLOOR ELEVATION TAKEN FROM ELEVATION CERTIFICATE
PROVIDED BY OWNER AND CREATED BY MURPHY'S LAND SURVEYING,
INC., DATED 5/30/12

EXISTING CONDITIONS DEPICTED ARE ARCHITECT'S BEST
INTERPRETATION OF DOCUMENTS AVAILABLE OF EXISTING
STRUCTURE. CONDITIONS MAY VARY FROM THOSE DEPICTED.
NOTIFY CONTRACTOR IMMEDIATELY IF CONDITIONS DIFFER
FROM THOSE SHOWN IN THESE DOCUMENTS. FIELD VERIFY ALL
EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

SCOPE OF WORK

ENCLOSE EXISTING OPEN CARPORT INTO NEW BEDROOM WITH CLOSET,
BATHROOM, AND LAUNDRY AREA.



PROPOSED FLOOR PLAN

1/4" = 1' - 0"

REVISIONS

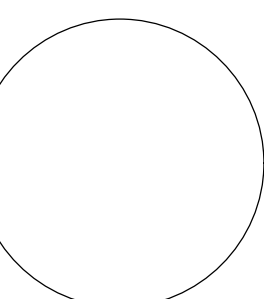
STROBEL DESIGN BUILD
2716 6th AVENUE SOUTH 33712
ST. PETERSBURG, FLORIDA 727 - 321 - 5588

RENOVATIONS TO THE
DUFOR RESIDENCE
107 20TH AVENUE 33706
PASS-A-GRIFFE, FLORIDA

KEVIN KUENZEL
ARCHITECT
701 37th AVENUE NORTH
ST. PETERSBURG, FLORIDA 727 - 368 - 2978

DATE
03/27/2015

SHEET
A-1
OF 1



Staff Report

Action Item B. – Application for Certificate of Appropriateness for Alteration

Case #: 2015-0014

Applicant: Peggy McElroy

Agent: Robert Rogers General Contractors

Address: 104 7th Ave

Zoning: RLM-2/PAG

Year Built: 1920

Description: This locally-designated historic home was restored in 2011 by a previous owner. The current owner wants to move the door a few feet to the left in order to maximize the front interior of the home. At its current location, the door opens up into the living room, limiting the use and layout of the room.

Staff Comments:

Because this is a locally-designated structure and the plans would change the outer design of the structure, the applicant must first obtain a Certificate of Appropriateness. It is staff's opinion that this alteration would not drastically change the character of this structure. The defining feature of the craftsman bungalow is the open-air porch and thus the location of the door is relatively insignificant. One suggestion from staff is that perhaps the hardi siding not be used in the location of the original door. Instead, staff suggests that a condition of approval be that where the original door existed, in its place should be the same material as is currently on the existing exterior of the home.

Motion: "I move to approve/deny Certificate of Appropriateness Case #2015-0014 to move the door at 104 7th Avenue, with the condition that instead of hardi board, the material be matched to the existing exterior of the home.

Exhibit A. Front of Structure

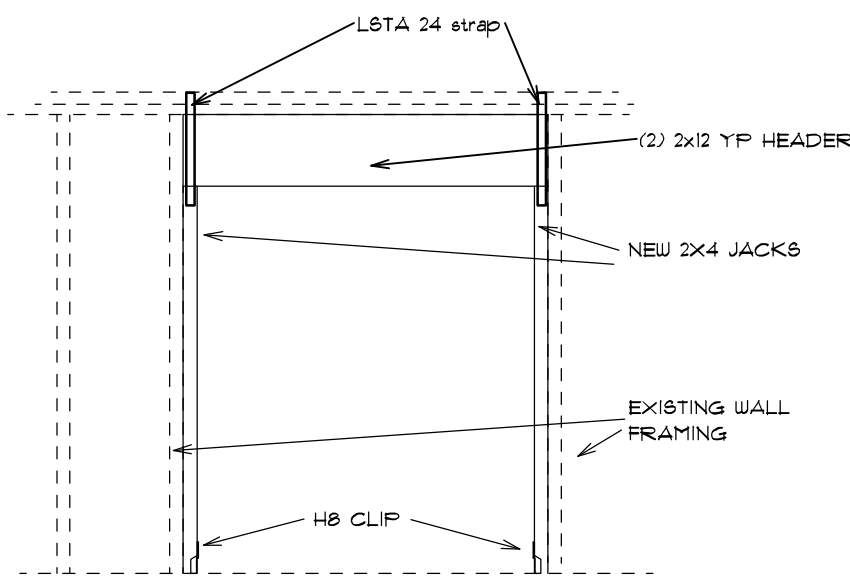


Exhibit B. Neighboring Properties

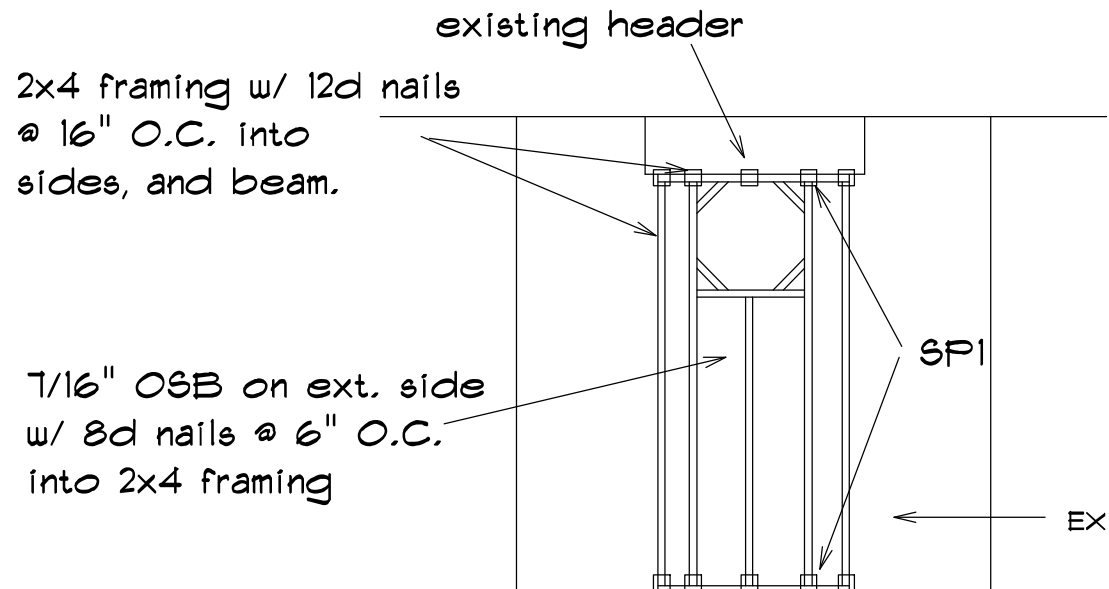


FLORIDA PRODUCT APPROVAL NUMBERS

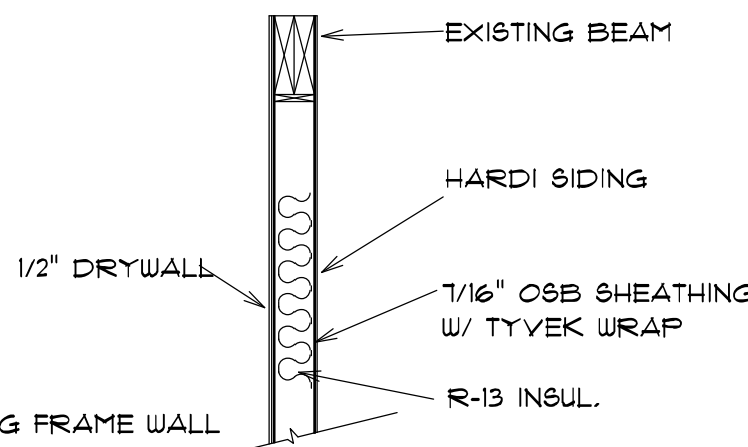
CATEGORY	MANUFACTURER	PRODUCT DESCRIPTION	APPROVAL NUMBER
structural connectors	Simpson Strong-Tie	SF1	10456.41
		SF2	10456.42
		H2.5	10456.11
		LSTA12 - LSTA36	10852.4
		LT812 - LT820	10456
windows	P.G.T. Industries	fixed	243.2
		coiled strap	10852.1
siding	hardiPlank	siding	13192.2



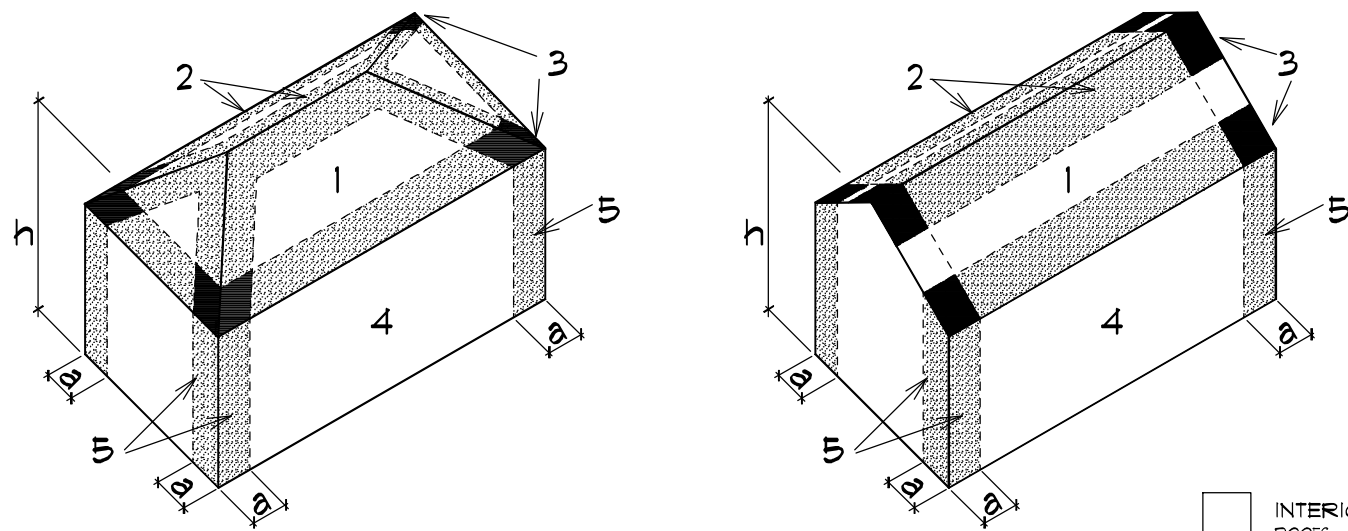
NEW DOOR OPENING DETAIL



WINDOW FRAME IN FILL DETAIL
n.t.s.



IN FILL SECTION



MECAWind Version 2.1.1.0 per ASCE 7-10
Directional Procedure Simplified Diaphragm Building (Ch 21 Part 2)
All pressures shown are based upon ASD Design, with a Load Factor of .6

Basic Wind Speed(V)	145.00 mph	Exposure Category	D
Risk Category	II	Flexible Structure	No
Natural Frequency	N/A	Kd Directional Factor	0.85
Importance Factor	1.00		
Damping Ratio (beta)	0.01		
Alpha	1150	Zg	100.00 ft
At	0.09	Bt	1.01
Am	0.11	Bm	0.80
Ce	0.18		850.00 ft
Epsilon	0.13	Zsin	1.00 ft
Slope of Roof	12 : 12	Slope of Roof(Theta)	45.00 Deg
Ht: Mean Roof Ht	27.38 ft	Type of Roof	Gabled
RHt: Ridge Ht	34.75 ft	Eht: Eave Height	20.00 ft
Oh: Roof Overhang at Eave	1.50 ft	Overhead Type	OH w/ soffits
Blgd Length Along Ridge	42.00 ft	Blgd Width Across Ridge	26.50 ft

Gust Factor Summary
Not a Flexible Structure use the Lesser of Gust1 or Gust2 = 0.85

Table 26.11-i Internal Pressure Coefficients for Buildings GCp1
GCp1 : Internal Pressure Coefficient = +/-0.18

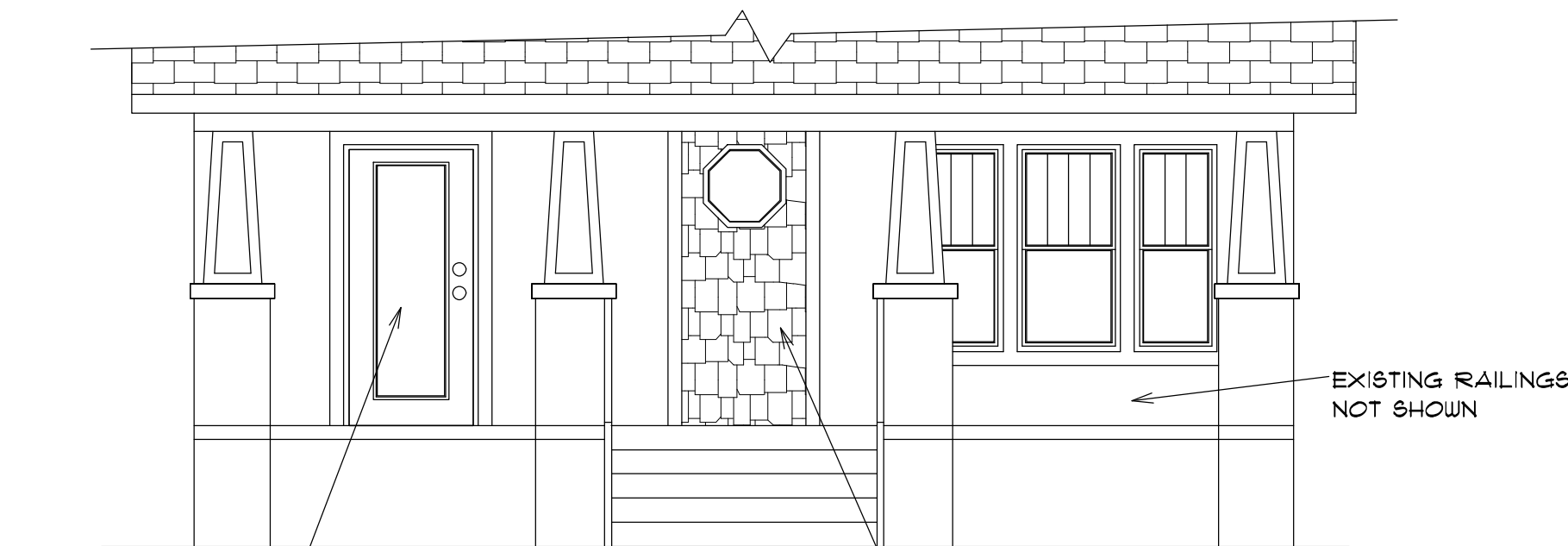
Wind Pressure on Components and Cladding (Ch 30 Part 1)
All pressures shown are based upon ASD Design, with a Load Factor of .6

Width of Pressure Coefficient Zone "a" = 3.00 ft									
Description	Width ft	Span ft	Area ft^2	Zone	Max GCp	Min GCp	Max P psf	Min P psf	
10 sf Interior	2.00	5.00	10.0	4	1.00	-1.10	31.05	-40.18	
10 sf Corner	2.00	5.00	10.0	5	1.00	-1.40	31.05	-49.61	
20 sf Interior	4.00	5.00	20.0	4	0.95	-1.05	35.38	-38.52	
20 sf Corner	4.00	5.00	20.0	5	0.95	-1.29	35.38	-46.21	
50 sf Interior	8.00	5.00	40.0	4	0.89	-0.99	33.71	-36.85	
50 sf Corner	8.00	5.00	40.0	5	0.89	-1.19	33.71	-42.93	
100 sf Interior	14.30	1.00	100.1	4	0.82	-0.92	31.50	-34.64	
100 sf Corner	14.30	1.00	100.1	5	0.82	-1.05	31.50	-38.52	
200 sf Interior	28.60	1.00	200.2	4	0.77	-0.87	29.83	-32.97	
200 sf Corner	28.60	1.00	200.2	5	0.77	-0.94	29.83	-35.18	
Wall interior	20.00	400.0	4	0.72	-0.82	28.17	-31.31		
Wall corner	20.00	400.0	5	0.80	-1.00	30.61	-37.19		
Roof interior	20.00	10.00	200.0	1	0.80	-0.80	30.77	-30.77	
Roof eave	20.00	3.00	60.0	2	0.82	-1.04	31.41	-38.44	
Roof corner	3.00	3.00	9.0	3	0.90	-1.20	33.91	-43.33	
Roof eave overhang	20.00	1.50	30.0	2H	0.85	-1.90	26.76	-59.80	
Roof corner overhang	3.00	1.50	4.5	3H	0.90	-2.00	28.26	-62.80	

Khcc:Comp. 4 Clad. Table 6-3 Case 1 = 1.14
Qhcc:.00256*V*Khcc*Kh*KhKd = 31.40 psf

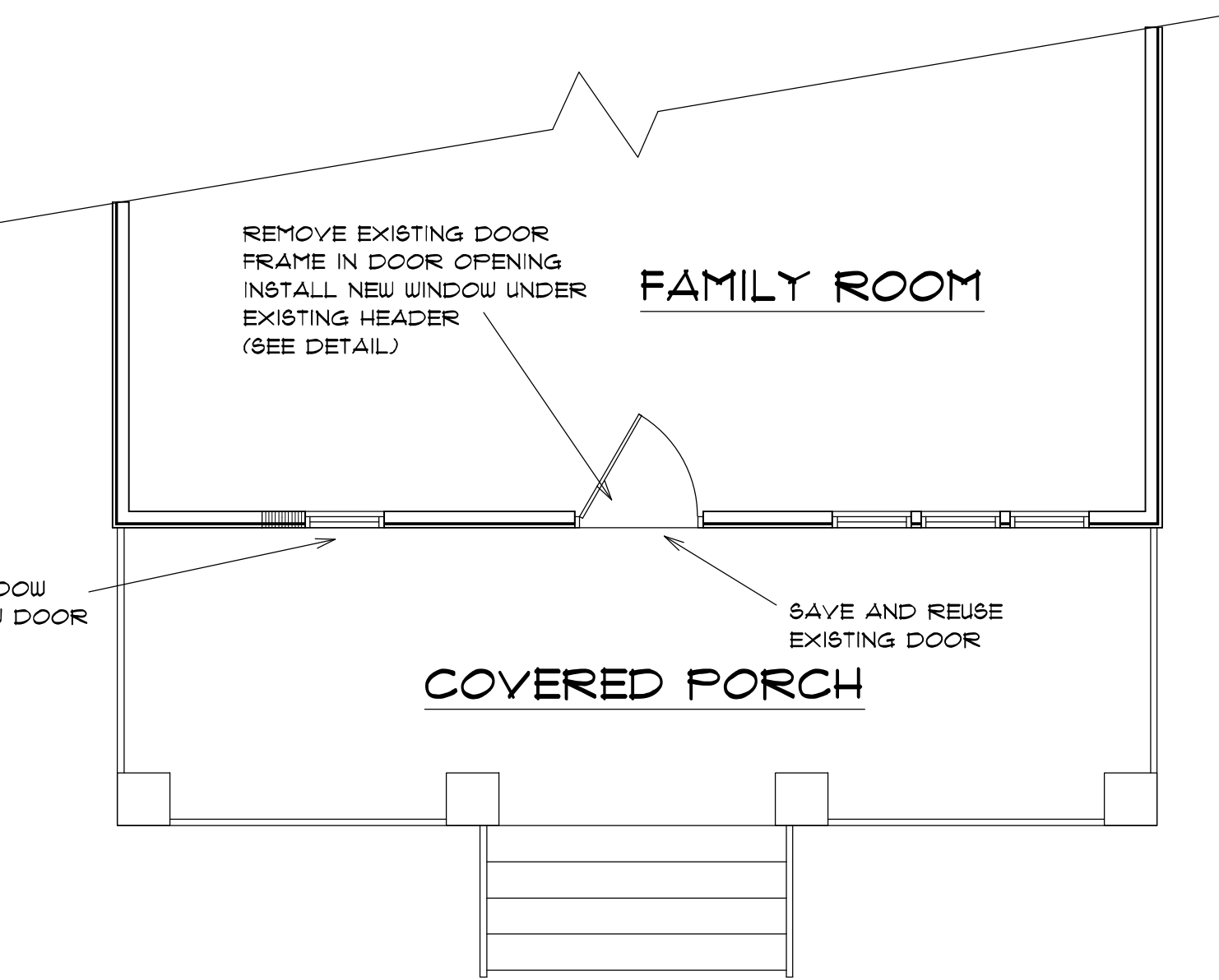
1. ZONES 1, 2 & 3 ARE ALWAYS APPLIED TO THE ROOF.
2. ZONES 4 & 5 ARE ALWAYS APPLIED TO THE WALLS.
3. THE VALUE OF "A" IS ALWAYS APPLIED TO THE ROOF & WALL CORNERS.
4. ANY DOOR OR WINDOW DIMENSION THAT FALLS WITHIN THE AREA "A" (ZONE 5) SECTION MUST HAVE THE ZONE 5 APPLIED TO IT.
5. ANY OPENING DIMENSION THAT FALLS WITHIN THE AREA OF "A" (ZONE 3) ON THE ROOF MUST HAVE ZONE 3 APPLIED TO IT.

Floor Live Loads: Attic w/o storage: 10 P8F Attic with storage: 20 P8F
Habitable attic & sleeping: 30 P8F All other areas: 40 P8F
Roof Live Loads: 20 P8F
Design Live Loads for soil: 2000 P8F Special Loads:



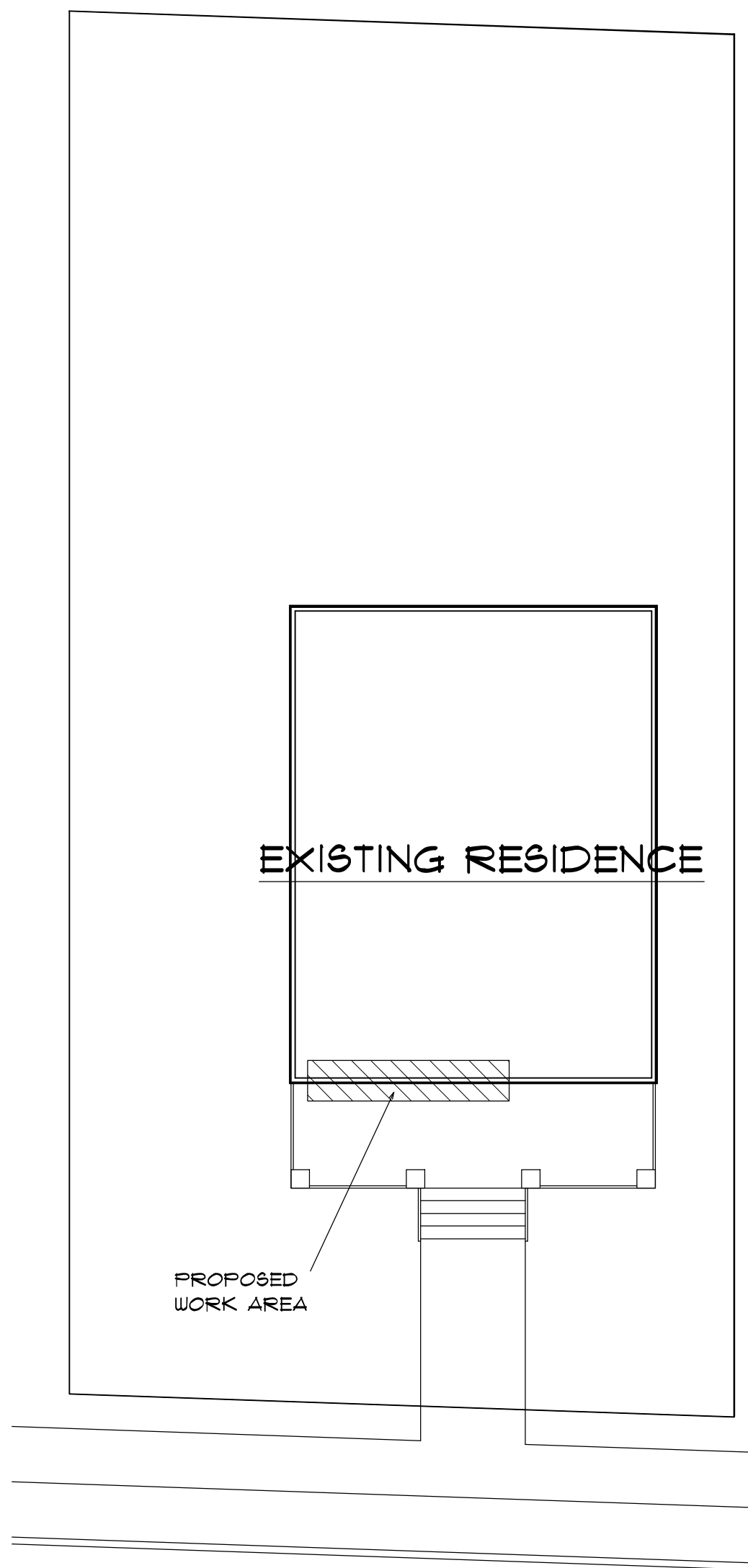
FRONT ELEVATION

SCALE: 1/4"=1'-0"



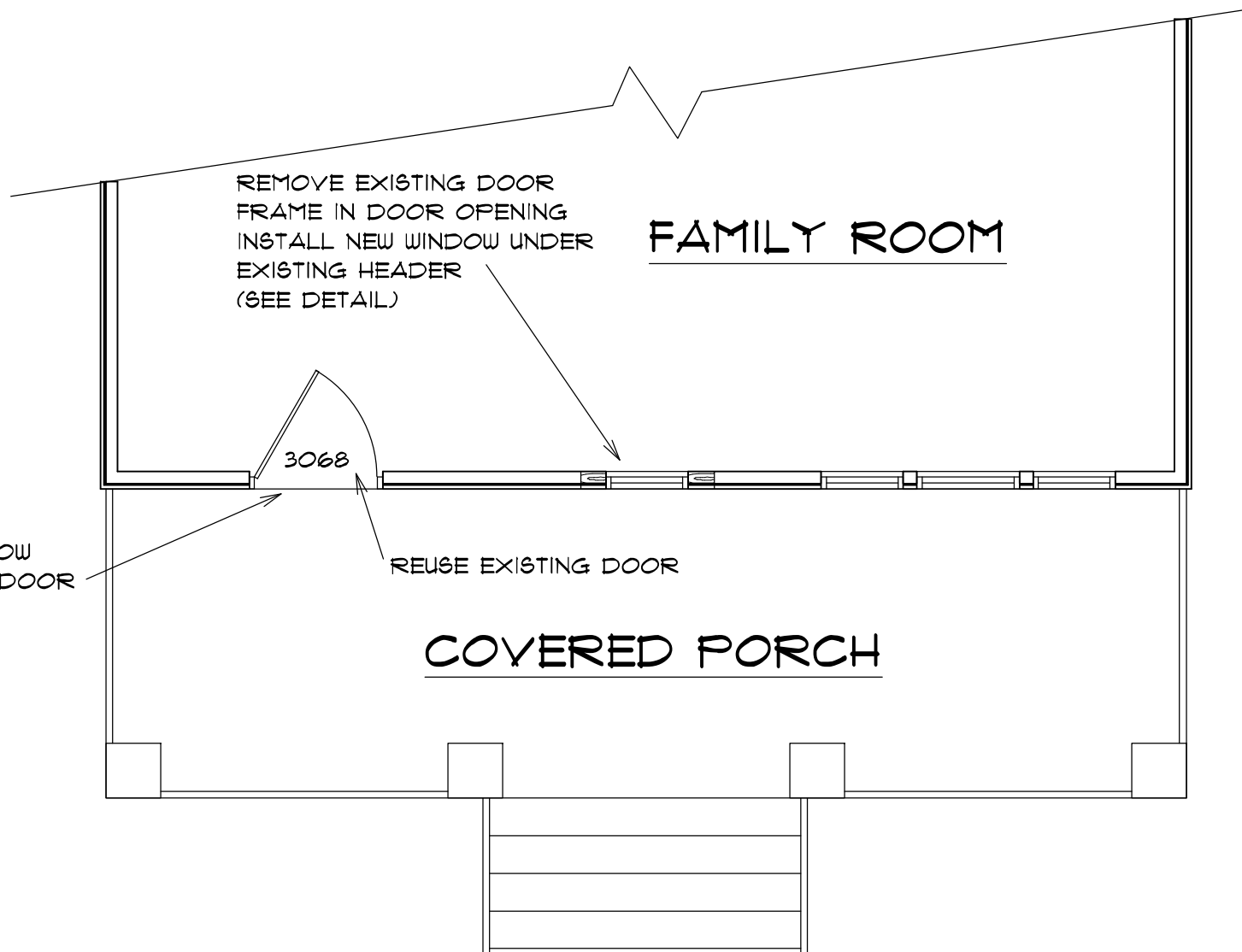
DEMOLITION PLAN

SCALE: 1/4"=1'-0"



SITE PLAN

SCALE: 1" = 10'



FLOOR PLAN

SCALE: 1/4"=1'-0"

I certify that I have reviewed the structure described on these drawings and that it complies with the structural requirements of the Florida Building Code 2001. No mechanical, electrical, or plumbing components are included in this certification.
Paul E. Hagler, P.E. 20159
1380 Heather Ridge Blvd.
Dunedin, FL 34639
727-399-9025

RENOVATION FOR:
THE MC ELROY RESIDENCE
104 7TH AVENUE
ST. PETE BEACH, FL. 33706

BALI DESIGN inc.

Tel: (727) 638-5725

P.O. Box 1762
Dunedin, FL 34637

BD

REVISED

DATE: 2/24/15

SHEET #:

1

OF 1 SHEETS

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF BALI DESIGN INC. AND ARE NOT TO BE COPIED, REPRODUCED OR REUSED FOR ANY SIMILAR PROJECT WITHOUT WRITTEN PERMISSION

Staff Report

Action Item C. – Application for Certificate of Appropriateness for Addition

Case #: 2015-0016

Applicant: Lydia Runkel

Agent: Erol Gunden

Address: 1402 Pass-a-Grille Way

Zoning: RLM-2/PAG

Year Built: 1922

Description: This property contains a locally-designated historic home in the front and a 2-unit locally-designated historic structure in the rear. The applicant would like to add a garage with a 2nd floor bedroom/bathroom suite onto the south side of the existing single-family home.

Staff Comments:

The applicant came to the Historic Preservation Board in March with a design that completely rebuilt the single-family home. The Board denied the request on the basis that it was a demolition and not a renovation. This subsequently disallowed the applicant from applying for a variance that would allow them to improve their structure by more than 50% of its value (Section 3.10(c)(2) of the LDC). Now the applicant has greatly scaled back the plans so as not to breach 50% of the home's value. It is staff's opinion that the proposed addition meets the Secretary of the Interior's Standards for Rehabilitation and fits in with the scale of surrounding neighborhood.

Motion: "I move to approve/deny Certificate of Appropriateness Case #2015-0014 for the 2-story addition at 1402 Pass-a-Grille Way.

Exhibit A. View from Pass-a-Grille Way



Exhibit B. View from side alleyway (rear of home)



Exhibit C. Neighboring Properties



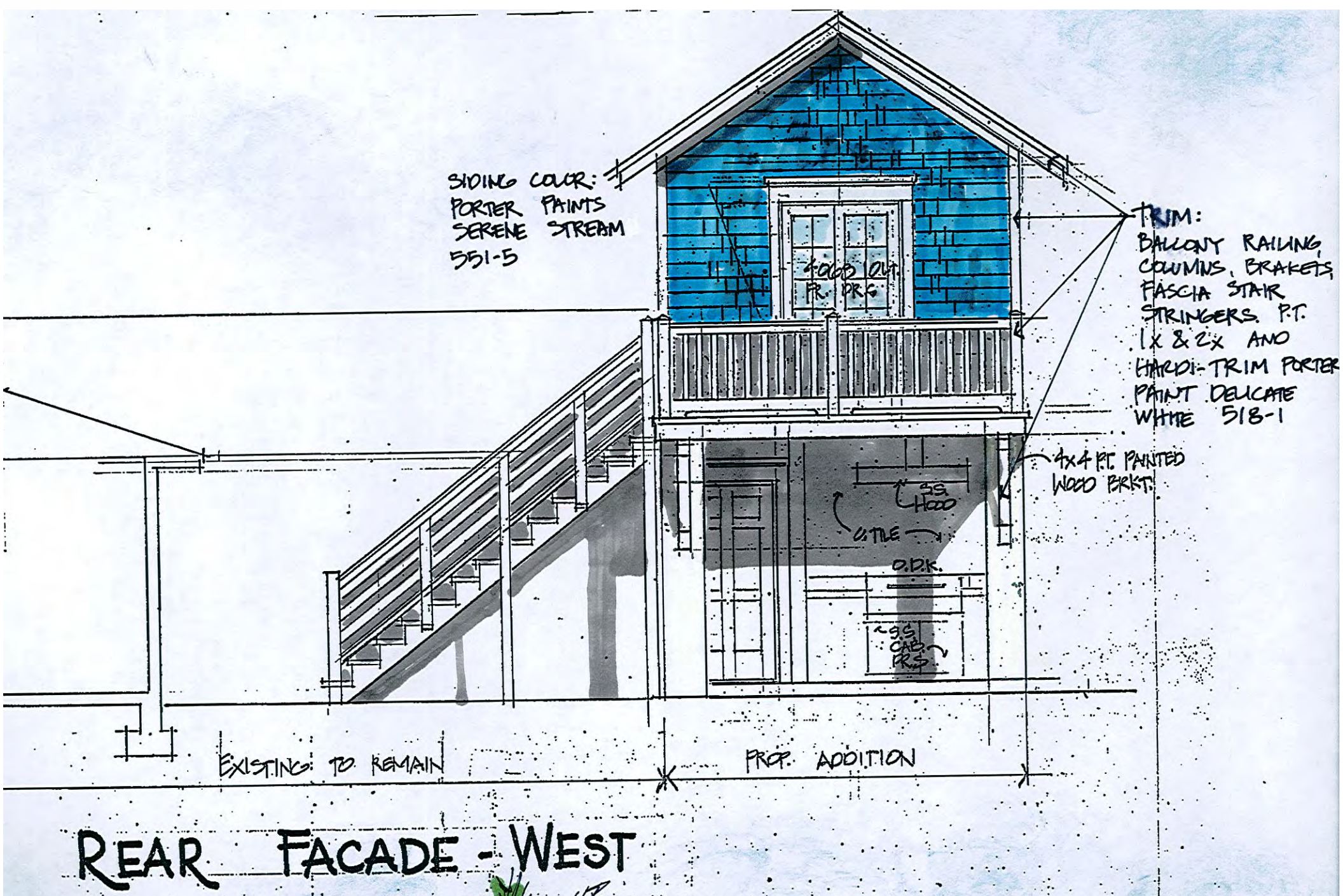


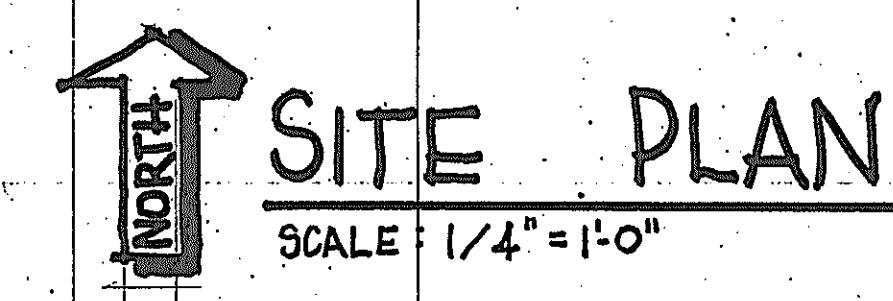
FRONT FACADE - EAST



14

LEFT FACADE - SOUTH





Staff Report

Action Item D. – Application for Certificate of Appropriateness for Renovations/Additions and PAG Overlay Reduced Setbacks

Case #: 2015-0017

Applicant: Rick & Kathy Weatherly

Address: 2901 Pass-a-Grille Way

Zoning: RU-2/PAG

Year Built: 1925/1926

Description: This Mediterranean Revival single-family home was locally-designated in March 2015. The owner plans to completely renovate the home including additions and restorations. Major items include:

- new clay tile roof
- replace windows
- add loggia to the south (front facade)
- add porte-cochere to the west (left facade)
- add master bedroom to the north
- remodel kitchen
- restore fireplace
- replace stucco/update insulation
- update plumbing
- update electrical
- restore grading & landscaping
- remove & replace attic insulation
- install solar panels on roof
- replace/restore seawall
- replace cement poured driveway w/ brick
- air circulation system in crawlspace, connect all crawl spaces
- install on demand water heater

Staff Comments:

It is staff's opinion that the proposed renovations and additions would not significantly alter the character of this historic home. Although the additions would be maximizing the space on the lot, they are keeping in line with the Mediterranean architecture with the incorporation of arches, tile roofing, stucco, and outdoor living area. The proposed plans encroach in multiple places on the required setbacks in RU-2, so the Pass-a-Grille Overlay reduced setbacks would be utilized if the COA is approved.

Motion (1): "I move to approve/deny Certificate of Appropriateness Case #2015-0017 for renovations and additions at 2901 Pass-a-Grille Way including Pass-a-Grille Overlay reduced yard setbacks.

In addition, the applicant is going to the Board of Adjustment in June for several variances. Since the structure is locally designated, the Board must make recommendations on the following:

Item	Required Front Yard Setback	Proposed Front Yard Setback	Front Yard Encroachment
Carport	10.0'	3.0' & 5.0'	7.0' & 5.0'
	Required Secondary Front Yard Setback	Proposed Secondary Front Yard Setback	Secondary Front Yard Encroachment
Loggia	5.0'	4"	4' 7"

	Required Side Yard Setback	Proposed Side Yard Setback	Side Yard Encroachment
Deck	5.0'	3.0'	2.0'
Parking Requirements	Vehicle shall not back directly onto public streets	Vehicle will back onto 29th Street	
	Maximum ISR	Proposed ISR	
Impervious Surface Ratio	0.7	TBD	

Notes:

- Variances from: Section 20.7(setbacks), Section 23.4(b) (parking), and Section 9.12 (ISR) of the Land Development Code.
- Setback encroachments are based on PAG Overlay reduced yard setbacks.
- As of the time of this report, staff is still waiting on the Impervious Surface Calculations.

Motion (2): “I move to recommend approval for variances to Section 20.1, Section 23.4(b), and Section 9.12 of the Land Development Code for 2901 Pass-a-Grille Way.

Exhibit A. View from Pass-a-Grille Way (left side façade)



Exhibit B. View from 29th Ave (front façade)

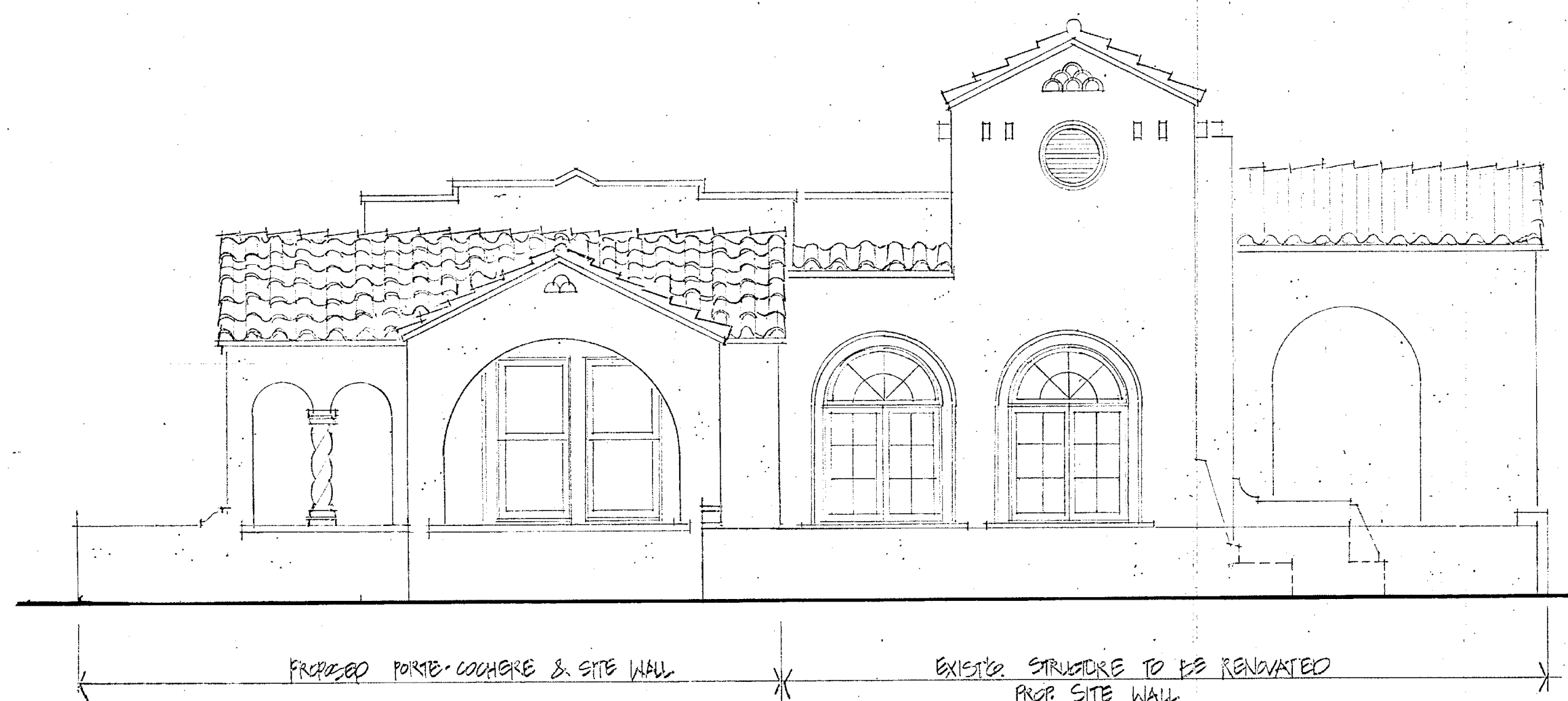


Exhibit C. Neighboring Properties



Exhibit F. Example of Proposed Porte-Cochere (provided by applicant)





PASSE-GRILLE WAY LEFT SIDE FACADE
SCALE: 1/4"=1'-0"



29th AVENUE ~ FRONT FACADE
SCALE: 1/4"=1'-0"

PROPOSED PORTE COCHERE, LOGGIA & SITE WALL FACADES

Rick & Kathy Weatherly Residence

2901 PASSE GRILLE WAY, PASSE GRILLE, FLORIDA

DO NOT SCALE PRINTS

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REVISIONS

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PROJECT NO. _____

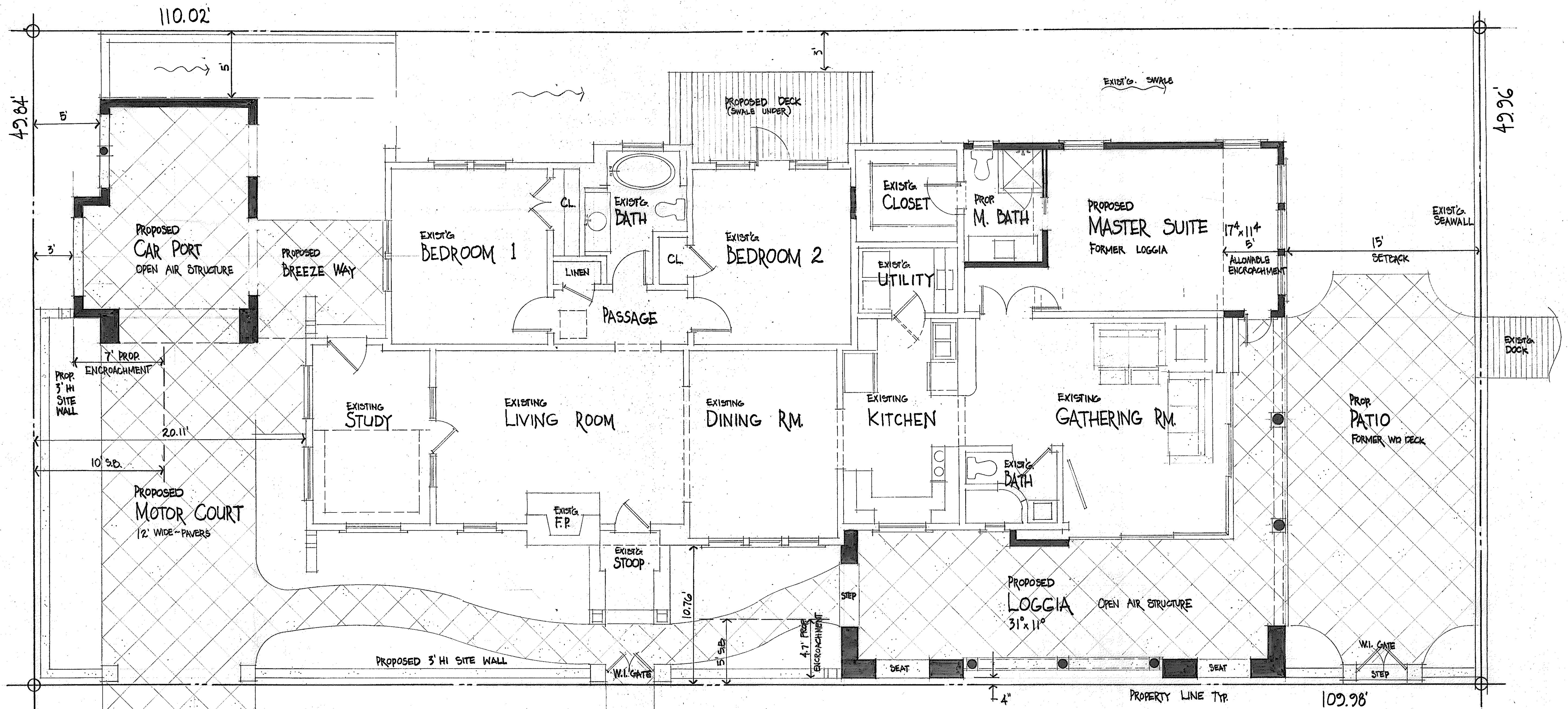
DRAWING NO. _____

PASSE GRILLE WAY

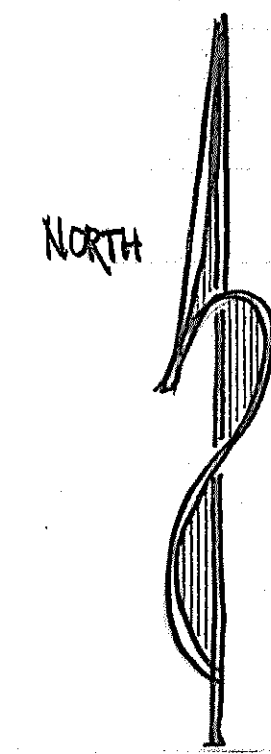
26' ASPHALT 60.0' R.O.W.

REMOVE
EXIST'G
APRON
AND
DRIVE

EXIST'G
5' CONC
WALK



29th AVENUE
24.7' ASPHALT 50.0' R.O.W.



2901 PASSE GRILLE WAY
SITE - FLOOR PLAN
SCALE: 1/4" = 1'-0"

Staff Report
Action Item D. – Application for FEMA Variance

Case #: 2015-0018

Applicant: Rick & Kathy Weatherly

Address: 2901 Pass-a-Grille Way

Zoning: RU-2/PAG

Year Built: 1925/1926

Description: Applicants are asking for a variance to Article V, Chapter 98 of the Code of Ordinances to permit substantial improvements to a structure non-compliant with Federal Emergency Management Agency's floodplain regulations and Section 7.4 of the Land Development Code to permit construction in a flood zone. While the additions must stay under 50% of the value of the structure due to FEMA regulations, all of the other renovations listed in Case #2015-0017 would be covered by the variance.

Staff Comments:

If the Board approves Certificate of Appropriateness Case #2015-0017, then the property is immediately eligible for a FEMA variance.

Motion: "I move to approve/deny FEMA variance Case #2015-0018 for the renovations at 2901 Pass-a-Grille Way.

Appendix

I. Supporting Sections from the LDC:

Sec. 28.8. - Certificate of appropriateness required; criteria for issuance; application requirements.

- (a) No new construction, addition, moving or demolition permit shall be issued for a voluntarily designated historic resource until a certificate of appropriateness has been issued.
- (b) No additions to contributing structures within the Pass-a-Grille Overlay that would encroach on the underlying zoning district's setbacks or required yards may be issued a building permit until a certificate of appropriateness has been issued.
- (c) The criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67 (1983), or as may be amended, renumbered or replaced, and the City Comprehensive Plan, which are adopted by reference as though set forth fully in this division. Copies of the Secretary of the Interior's standards and the City Comprehensive Plan shall be kept on file in the Department of Community Development.

Sec. 20.7. - Reduced setbacks for contributing structures granted a certificate of appropriateness.

Proposed additions to contributing structures may be eligible for a reduction in setback requirements if the proposed plans have been reviewed, approved, and issued a certificate of appropriateness by the Historic Preservation Board pursuant to Section 28. The purpose of this regulation is to ensure the design is compatible with neighboring structures. Compatible design means architectural design and construction that will fit harmoniously into the district based on scale, materials, and quality of construction with adjacent buildings and structures.

Front yard setback: Ten feet.

Secondary front yard setback: Five feet.

Side yard setback: Ten percent of lot the width (each).

Rear yard setback: Ten feet.

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.
- (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.

Sec. 28.16. Variance from floodplain management regulations.

- (a) Any alteration or addition to an historic structure, designated pursuant to this division, shall be eligible to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances, as provided in this section if:
 - (1) The structure was designated by the city at the time the city was a certified local government; and
 - (2) The structure is listed on the National Register of Historic Places; or
 - (3) The structure is certified by the Secretary of the Interior of the United States as a contributing property; or
 - (4) The structure is listed on the State of Florida Inventory of Historic Places.
- (b) The historic preservation board may grant a variance as provided in subsection (a) hereof, at a public hearing, subject to the requirements of sections 28.22 and 28.23 of this division, upon a finding that:
 - (1) The variance will not preclude the structure's continued designation as a historic structure.
 - (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

II. Supporting Section From Code of Ordinances Article V:

Sec. 98-137. Variance procedures.

- (e) Variances may be issued for the new construction and substantial improvements of a functionally dependent facility provided that the structure is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- (f) In passing upon such applications, the appropriate board of authority shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this article, the effect on flood insurance premiums and:
 - (1) The danger that materials may be swept onto other lands to the injury of others;
 - (2) The danger to life and property due to flooding or erosion damage;
 - (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (4) The importance of the services provided by the proposed facility to the community;
 - (5) The necessity of the facility to a waterfront location, for a functionally dependent facility;
 - (6) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - (7) The compatibility of the proposed use with existing and anticipated development;
 - (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (10) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
- (g) Upon consideration of the factors listed in subsection (e) of this section and the purposes of this article, the appropriate board of authority may attach such conditions to the granting of variances as it deems necessary to further the purposes of this article.
- (h) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (i) Conditions for variances shall be as follows:

- (1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief and, for a historical building, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
- (2) Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship; and
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with local laws or ordinances.

III. Secretary of the Interior's Standards:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.