



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Thursday, 8/6/2015
3:30 p.m.

Call to Order
Pledge of Allegiance
Roll Call

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. **Minutes for Acceptance**
5/7/2015 & 6/4/2015
4. **Public Hearings**
None
5. **Other Items**
Ordinance #2015-16: Allowable Encroachments in the Right-of-Way on Eighth Avenue (recommendation to City Commission)

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.

AMERICAN DISABILITIES ACT

In Accordance with the American's 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 (4) days prior to the meeting for assistance. The public is cordially invited to attend. All agenda material is available for review at City Hall.



St. Pete Beach City Commission

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

08/11/15

Item Number
Ordinance #2015-0016

Type of Application
Land Development Code
text amendment to Section
40 – CRD-EA

Applicant
City of St. Pete Beach

Location
Generally south of 9th
Avenue and north of the 8th
Avenue alleyway.

Commission
District
District 4

Project Planner
Jennifer Bryla, AICP

Requested Action
Approval of text changes to
Section 40 of the Land
Development Code.

Staff
Recommendation
Approval

Planning Board
Heard on July 21, 2015.
Recommended approval
with changes. (3-0)

Historic Preservation
Board
Item will be heard at the
August 6th, 2015 Board
Meeting.



ITEM SUMMARY:

This City initiated text amendment is in response to the anticipated RFQ for the Pass-A-Grille overlay area being initiated so that the historic characteristics of the 8th avenue area can be maintained and replicated. Specifically the Ordinance is requesting a text amendment to the CRD-EA zoning district to allow for encroachment of structures into the ROW consistent with the historic pattern of structures along 8th avenue.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The proposed text amendment is consistent with the City of St. Pete Beach's Comprehensive Plan as this Land Use Category and Zoning District, Community Redevelopment District – Eighth Avenue (CRD-EA), is intended to encourage and promote the continuance of the existing mixed use development pattern and architectural aesthetic of the area. This include the infill of vacant and/or under developed lots. This district is not intended to accommodate new single family development; any new development should further the goals of the CRD.

Findings In its review of the proposed application, staff has determined: 1. The proposed application is consistent with Florida Statutes. 2. The proposed application is consistent with the Pinellas County Regional Policy Plan. 3. The proposed application is consistent with the St. Pete Beach Comprehensive Plan. 4. The proposed application is consistent with the intent of the LDC.	PROJECT DESCRIPTION: Staff is requesting the ability to allow structures along Eighth (8th) Avenue to redevelop in an architectural pattern that is consistent with the original structures along the Avenue. Specifically the ability to create an arcade/colonnade along the Eighth (8th) Avenue sidewalk. The third floor improvements should also reflect the historic setback pattern along the street. Those specific additions to the existing CRD-EA performance criteria are being requested via Ordinance 2015-16. BACKGROUND: The Community Redevelopment District – Eighth Avenue (CRD-EA) was created through Ordinance #2010-18. Several iterations of that ordinance were prepared with a variety of performance criteria, including but not limited to setbacks, parking, signage and impervious surface ratios. There was specific criteria for setbacks for structures that fronted Eighth (8th) Avenue as Pass-a-Grille Way and Gulf Way or Ninth (9th) avenue. Ordinance 2010-18 was heard by the Planning Board in August of 2010 and then presented to the Commission in October, but there was no action taken at that point. There does not exist a recording of that proceeding and staff is unaware of the issues. In December of 2010, the Ordinance was workshopped in a joint Planning Board and Historic Preservation Board meeting and changes were made to Ordinance 2010-18 to accommodate issues that were raised. One of which was the inclusion of the setbacks along Eighth (8th) Avenue as presented in Ordinance 2015-16. The Ordinance 2010-18 had its final reading and public hearing on November 8th, 2011 at which time Senior Planner Hartley advised that the setbacks for 8th and 9th Avenues Pass-a-Grille Way and Gulf Way had been clarified. It was not apparent what clarified refers to, regardless the setback language was not included in the final reading of the document. PLANNING BOARD: The Planning Board heard Ordinance 2015-16 on July 21, 2015 and provided a recommendation of approval to the City Commission (3-0). The Planning Board did however request one change to the Ordinance. The change was to increase the percentage of the building frontage from 50% to 75% of a building that may be set back more than two and a half feet from the front property line. HISTORIC PRESERVATION BOARD: The item is intended to be heard at the August, 6, 2015 Historic Preservation Board. The results of that hearing will be conveyed at the time of City Commission hearing.
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JUSTIFICATION / TECHNICAL REVIEW:

As outlined in Section 3.9(a) of the Land Development Code, the City Commission has the ability to amend the code in order to further the objectives of the Comprehensive Plan.

The Comprehensive Plan identifies the Community Redevelopment District – Eighth Avenue (CRD-EA) as an area allowing residential, office, retail, commercial, and temporary lodging as the districts' primary uses. This Ordinance is consistent with that intent. The Comprehensive Plan further supports the amendment through Objective 2.3 and Policy 2.3.4, which requires development to be compatible with the type and scale of the surrounding land uses.

Objective 2.6 of the Comprehensive Plan discusses the importance of protecting the historic and architectural integrity of our resources. Policy 2.6.3 specifically calls for the City to adopt components into the LDC which ensures that new development does not adversely impact designated historic structures or resources. Eighth Avenue is one of the City's most valuable historic resources and this text amendment should further its protection.

Consistency with County wide Plan for Pinellas County

The Amendment is consistent with the County wide Plan for Pinellas County, specifically Strategy LU 16.1.3.A. which outlines how buildings are located along the public realm and the amount of enclosure along the street.

STAFF RECOMMENDATION:

Upon review of the above guiding documents for the City of St. Pete Beach, staff recommends approval of Ordinance 2015-16.

Attachment A

- (1) Exhibit A** – Ordinance 2015-16
- (2) Exhibit B** – Historic Photographs
- (3) Exhibit C** – Comprehensive Plan Sections
- (4) Exhibit D** – Map of CRD-EA

ORDINANCE # 2015-16

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AMENDMENTS TO THE LAND DEVELOPMENT CODE; AMENDING DIVISION 40, 40.9 - SETBACKS THE EIGHTH AVENUE COMMUNITY REDEVELOPMENT DISTRICT, AS WRITTEN IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Ordinance 2008-24 on August 26, 2008, establishing a special Future Land Use designation for Eighth Avenue, known as the Community Redevelopment District- Eighth Avenue: and

WHEREAS, the Citizens of St. Pete Beach validated the adoption of this comprehensive plan amendment via public referendum in 2009; and

WHEREAS, pursuant to Section 163.3202 Florida Statutes, the City must adopt Land Development regulations consistent with the land use plan; and

WHEREAS, City Commission of the City of St. Pete Beach conducted public hearings on Tuesday, July 28, 2015 and August 11, 2015, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

WHEREAS, the City Commission finds this text amendment to the Land Development Code to be Consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and

WHEREAS, the City Commission finds this text amendment to the Land Development Code to be in the best interest of the citizens of the City of St. Pete Beach.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:

Section 1. Division 40 of the Land Development Code, modifying the Eighth Avenue Zoning district, specifically 40.9 – Setbacks, as identified in "Exhibit A".

Section 2 . All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

Section 3. If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

Section 4. This Ordinance shall become effective immediately upon adoption.

Exhibit A

Section 40.9. Setbacks

For structures that front 8th Avenue:

Front Yard: A minimum of 75 percent of the building frontage shall be built in line with the buildings adjacent to it, or set back no greater than two and a half feet, whichever distance from the front property line is less. In cases where vacant lots are adjacent to the lot which is proposed for development, no more than 75 percent of the building frontage shall be set back more than two and a half feet from the front property line. Marquees, canopies, colonnades, arcades, or fixed awnings may project over the public right of way. Foundational structures, that support the projections, may be placed in the ROW provided that such items are, subject to a development and right of way use agreement with the City. Structures may not project over alleys. When new construction is proposed and no structures exist on either side (east or west of) of the proposed structure, the structure can be set back between 0 and 2 feet from the front property line. A maximum of 15 feet of the frontage can be set back up to 7 feet in order to accommodate recessed doorway*.

When there is an existing structure on one side of the proposed structure, then the proposed building frontage shall be in line with the adjacent building. In the event there are existing buildings on both sides of the proposed building, and the adjacent buildings are not set back the same distance from the front property line, then the proposed structure may be built to the average frontage of the two adjacent buildings. For the purposes of this section, adjacent shall mean those properties abutting one another and not separated by any street or alley. No more than 15 feet of the frontage may be set back up to 7 feet to accommodate recessed doorways.

Secondary front yard: No secondary front yard setback for primary structure; Marquees, canopies, colonnades, arcades, or fixed awnings may project over the public right of way. Structures may not project over alleys.

Side yard: None

Rear yard: 10 feet minimum. Parking may be placed in the rear setback.

For structures that front Pass-a-Grille Way:

Front yard: 10 feet

Secondary front yard: 5 feet

Sidyard: 5 feet

Rear Yard: 10 feet. Parking can be placed in the rear yard setback.

For structures that front Gulf Way or 9th Avenue:

Front yard: 0' minimum, 7' maximum

Secondary front yard: None

Side yard: None

Rear yard: 10 feet minimum. Parking may be placed in the rear yard setback.

Exhibit B



Objective 2.3

New commercial development shall be required to be compatible with environmental and economic resources through the enforcement of the land development regulations.

Policy 2.3.4

The land development regulations shall ensure that commercial land uses are located in a manner which ensures their compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Objective 2.6

As of the effective date of this comprehensive plan, as amended, development activities shall be required to ensure the protection of historic and architecturally significant structures and resources.

Policy 2.6.3

The City shall adopt procedures to be incorporated into the LDC which ensures that new development does not adversely impact designated historic or architecturally significant structures and resources.

Exhibit D

