



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Thursday, 10/6/2016
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**
7/7/2016 & 8/4/2016
4. **Public Hearings**
 - A. **Case:** 2016-0049
Address: 100 6th Avenue/504 Pass-a-Grille Way
Request: Application for a variance to allow construction within the floodplain for renovations that will exceed 50% of the structure's value.
 - B. **Case:** 2016-0053
Address: 1801 Pass-a-Grille Way
Request: Application for Certificate of Appropriateness for demolition of a locally-designated historic structure.

- C. **Ordinance 2016-19:**
Review and recommendation to City Commission for proposed amendments to Division 20 of the City of St. Pete Beach Land Development Code regarding development standards in Pass-a-Grille.

5. **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 (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.

HISTORIC PRESERVATION BOARD

MINUTES

JULY 7, 2016

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chris Marone, Chairman
Sean Hurley, Vice Chair
Yann Weymouth, Member (entered the meeting at 3:54 p.m.)

ABSENT:

Tina Douglass, Member
Ingrid Jacobus, Member

ALSO PRESENT:

Jennifer Bryla, Community Development Director
Chelsey S. Welden, Planner II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

Ms. Welden, Planner II, asked to move Item No. 3, "Minutes for Acceptance," after Item No. 4, "Public Hearing."

2. Audience Comments

There were no audience comments.

4. Public Hearing

- A. Case: 2016-0044**
Address: 109 8th Avenue
Request: Application for a Certificate of Appropriateness for demolition of a contributing structure.

Ms. Welden gave a brief overview of Case No. 2016-0044 and stated Staff recommended approval.

Chairman Marone asked the applicant if they would like to speak.

Jim Porter, Adams and Reese, Tampa, attorney representing the applicant, offered to answer any questions from the board and asked for approval for the Certificate of Appropriateness.

Stephen Smith, architect, reviewed building plans and renderings with the board.

Due to lack of a quorum, Ms. Bryla recommended taking a recess until the board had the ability to vote. Chairman Marone agreed to take a recess until Member Weymouth arrived for the meeting.

Chairman Marone suggested that the meeting go into recess at 3:48 p.m. and reconvene at 4:10 p.m.

Vice Chair Hurley made a motion to take a recess until 4:10 p.m. or until Member Weymouth arrives and the Historic Preservation Board has a quorum. Chairman Marone seconded the motion.

Member Weymouth entered the meeting at 3:54 p.m., and Chairman Marone reconvened the meeting at that time.

Chairman Marone asked for any comments from the board, and there was general board discussion.

Hearing no audience comments, Chairman Marone asked for a motion.

Vice Chair Hurley made a motion to approve the Certificate of Appropriateness for Case 2016-0044, demolition of a contributing structure. The motion was seconded by Member Weymouth. The motion was unanimously approved by a roll call vote (3 yeses - 0 nos).

3. Minutes for Acceptance - 6/2/2016

Vice Chair Hurley made a motion to approve the June 2, 2016 Historic Preservation Board minutes as presented. The motion was seconded by Member Weymouth and unanimously approved by a roll call vote (3 yeses - 0 nos).

5. Other Items

A. Update from the Community Development Department

Ms. Welden gave a general update to the board on current development in the City.

6. Adjournment

There being no further business to come before the board, the meeting was adjourned at 4:25 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____

HISTORIC PRESERVATION BOARD

MINUTES

AUGUST 4, 2016

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chris Marone, Chairman
Sean Hurley, Vice Chair
Tina Douglass, Member
Ingrid Jacobus, Member
Yann Weymouth, Member

ALSO PRESENT:

Jennifer Bryla, Community Development Director
Chelsey S. Welden, Planner II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

3. Minutes for Acceptance - 5/5/2016

There were no minutes submitted for this meeting. Ms. Bryla, Community Development Director, advised the board that there will be two sets of minutes in the September 2016 packet.

4. Public Hearing

A. Case: 2016-0043

Address: 2901 Pass-A-Grille Way

Request: Application for Certificate of Appropriateness for amendment to previously approved plans for a locally designated structure.

Ms. Bryla asked the applicant, Mr. Ralph Lickton, if he would like to speak.

Barry Flaherty, contractor, spoke about changing the design of the carport to look more like the existing house.

Ms. Welden, Planner II, gave a brief overview of Case No. 2016-0043 and stated Staff recommended approving the architectural changes and denying the detachment of the carport from the main structure.

Chairman Marone asked for any comments or questions from the board, and there was general board discussion.

Chairman Marone made a motion to approve the Certificate of Appropriateness for Case No. 2016-0043 with the modification that the applicant work with Staff to submit a change to the design to ensure that the carport becomes an attached carport attached to the main structure pursuant to the requirements of the code as it relates to what qualifies as an attachment. The motion was seconded by Member Weymouth.

Chairman Marone called for a roll call vote.

The motion was unanimously approved by a roll call vote (5 yeses - 0 nos).

**B. Case: 2016-0046
Address: 100 6th Avenue/504 Pass-A-Grille Way
Request: Application for a local historic designation of two contributing structures.**

Ms. Welden gave a brief overview of Case No. 2016-0046.

Chairman Marone asked for comments from the applicant in regard to local historic designation.

Ralph Lickton, 1706 Pass-A-Grille Way, St. Pete Beach, spoke in regard to the application for local historic designation.

Chairman Marone asked for any comments from the board, and there was no board discussion.

Chairman Marone asked for a motion in regard to the local historic designation.

Member Douglass made a motion to approve the local historic designation for Case No. 2016-0046. The motion was seconded by Vice Chair Hurley.

Chairman Marone called for a roll call vote.

The motion was unanimously approved by a roll call vote (5 yeses - 0 nos).

C. Case: 2016-0048

Address: 100 6th Avenue/504 Pass-A-Grille Way

Request: (1) Application for a Certificate of Appropriateness for renovations and an addition; and (2) Request for recommendation to Board of Adjustment for proposed setback variances.

Chairman Marone asked Mr. Lickton to continue with his presentation in regard to the Certificate of Appropriateness.

Ralph Lickton, 1706 Pass-A-Grille Way, St. Pete Beach, spoke in regard to the history of the building and the application for the Certificate of Appropriateness.

Chairman Marone asked for any questions for Mr. Lickton from the board, and there was board discussion between the board and Mr. Lickton.

Chairman Marone asked for any further comments from the board. Vice Chair Hurley replied with the following clarification:

- Page 34, "Existing Condition," No. 2: the document states "4 ft." and should read as 7 ft.

Chairman Marone asked the board for a motion.

Member Weymouth made a motion to approve the application for Certificate of Appropriateness, pursuant to Division 28 of the City's Land Development Code for Certificate of Appropriateness Case 2016-0048, for 504 Pass-A-Grille Way and for 100 6th Avenue, with one alteration in the plans and the construction to be that the side porch roof to the east of the carriage house be given a pitched roof more similar to the front porch and have a metal roof as will the rest of the building. The motion was seconded by Member Douglass.

Chairman Marone called for a roll call vote.

The motion was unanimously approved by a roll call vote (5 yeses - 0 nos).

Ms. Welden stated there was a second part to this application, which is a recommendation to the Board of Adjustment for the requested setbacks. The applicant is requesting variances to the side and rear yard setbacks pursuant to Section 11.7(a) of the Land Development Code. Before obtaining approval from the Board of Adjustment, the applicant must first get a recommendation from the Historic Preservation Board. The proposed rear yard setback is 2.29 ft., and the side yard setback is 3.06 ft. The motion would be to recommend approval of those variances to the Board of Adjustment.

Vice Chair Hurley made a motion to approve recommending the side and rear setbacks for 100 6th Avenue, St. Pete Beach, and 504 Pass-A-Grille Way. The motion was seconded by Member Weymouth.

Ralph Lickton asked the board if he could comment; Ms. Bryla agreed.

Ralph Lickton, spoke in regard to fireproofing, fire rules, and fire resistant siding.

Chairman Marone called for a roll call vote.

The motion was approved by a roll call vote (4 yeses - Vice Chair Hurley, Member Weymouth, Member Douglass, Chairman Marone; 1 no – Member Jacobus).

5. Other Items

A. Update from the Community Development Department

Ms. Welden gave a general update to the board on current development in the City.

2. Audience Comments

There were no audience comments.

6. Adjournment

There being no further business to come before the board, the meeting was adjourned at 4:50 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____



St. Pete Beach Historic Preservation Board

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

10/6/16

**FEMA Variance
Case #2016-0049**

Staff Representative
Chelsey Welden,
Planner II

Zoning District
RLM-2/PAG

Findings:

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.

Recommendation
Approval



ITEM SUMMARY:

Applicant requests 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, commonly referred to as a "FEMA variance".

Address	504 Pass-a-Grille Way/ 100 6 th Avenue
Legal Description	J.J. Duffey's Subdivision, Lot 3 and N ½ of Lot 2
Year Built	1925
Historic Status	Locally designated historic resource
Existing Use	Multi-family
Adjacent Uses	
North:	Infrastructure (6 th Avenue)
South:	Single-family
East:	Infrastructure (Pass-a-Grille Way)
West:	Single-family

Related cases:

2016-0046: Application for local historic designation (Approved)
2016-0048: Application for Certificate of Appropriateness (Approved)
2016-0050: Application for setback variances (Approved)

The requested FEMA variance will allow the applicant to perform the renovations proposed in the previously-approved Certificate of Appropriateness application, as they exceed 50% of the structure's depreciated appraised value.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes, including mailed notices to addresses within 300 feet of the subject property, a notice posted on the property 7 days prior to the hearing, and advertisement in a local newspaper. 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 FEMA variance is consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City's Land Development Code (LDC), specifically Division 28 (Historic Preservation), which provides criteria for approval of variances by the Historic Preservation Board.

FEMA's eligibility requirements for these types of cases is that #1) the structure be historic (listed individually or as a contributing resource on the National Register or a certified local register); and #2) approval will not result in loss of the structure's historic status. City code goes further by requiring a structure to be locally-designated and to receive a Certificate of Appropriateness in order to be eligible, per Sections 28.16 of the LDC. No variance to a locally-designated structure can be issued without first receiving a Certificate of Appropriateness.

The City's status as a Certified Local Government with the Florida Department of State provides authority for the Historic Preservation Board to grant FEMA variances.

STAFF RECOMMENDATION:

Staff recommends approval of the FEMA variance application. As evidenced by the Board's approval of Certificate of Appropriateness case #2016-0048, the proposed plans are in line with the general character of the surrounding neighborhood and approval of the application will protect the historic character of the district as well as the historic designation of the structure.

The structure is located in an area where a high number of historic structures have been torn down and re-built to FEMA standards, including elevation of the structure above base flood elevation. New structures are often built to maximize the total buildable area of the lot, resulting in a

	much larger footprint than historic ones. The FEMA variance is an incentive to minimize these occurrences and to protect the historic district. Attachments: Exhibit A – Relevant Code Sections Exhibit B – Application Exhibit C – Photographs
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Sec. 7.4. - Establishment of minimum building finished floor elevations.

The minimum finished floor elevation for all new or relocated structures, and any structure being restored, renovated or improved such that the new construction is subject to the substantial improvement rules shall be at an elevation to be determined by the city based upon the applicable local, state and federal flood hazard mitigation requirements

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. Public notice shall be in accordance with the provisions of [section 3.4](#) of the City of St. Pete Beach Land Development Code.

(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.

Code of Ordinances Article V, Chapter 98.

Sec. 98-120.4. - Findings of fact.

- (a) The flood hazard areas of the city are subject to periodic inundation which results in loss of life; loss of property; health and safety hazards; disruption of commerce and governmental services; extraordinary public expenditure for flood protection and relief; and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- (b) These flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods or hazardous to other lands, which are inadequately elevated, flood proofed or otherwise protected from flood damage.



FEMA VARIANCE APPLICATION

Case Number: 2016-0049

APPLICANT/AGENT:

Name: RALPH O. LICKTON

Address: 1706 PASS-A-GRIFFIN WAY #3

City: ST. PETE BEACH

State: FL.

Zip: 33706

Phone: (727) 368-0017

PROPERTY OWNER:

Name: HARRY P. & MOON O. METZ

Address: 504 PASS-A-GRIFFIN WAY

City: ST. PETE BEACH

State: FLA.

Zip: 33706

Phone: (727) 642-5995

PROPERTY:

Address: 100 SIXTH AVENUE

Parcel ID: 19-32-16-22842-000-0030

Current Zoning: RLM-2

Current Land Use: _____

Lot Area: 4903 sq.ft.

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

✓ F.E.M.A. EXCEPTION TO SUBSTANTIAL IMPROVEMENT LIMITS
(LOW TAX ASSESSMENT)

This application, together with all required supporting document, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

Ralph O. Lickton x
Signature of Applicant/Authorized Agent and Date

For office use only:

Hearing Date: _____

Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued





2016-0049

Community Development Department
155 Corey Avenue
727.367.2735

FEMA VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

RLS I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

RLS On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.

RLS I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

RLS I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

RLS I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

RLS I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, 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.

After acknowledgement of these conditions, complete the application form on the next page.

Ralph D. Lickton X
Signature of Applicant/Authorized Agent and Date



504 Pass-a-Grille Way (main house) East Elevation



North Elevation



100 6th Ave (carriage house) North Elevation





St. Pete Beach Historic Preservation Board

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

10/6/16

Certificate of Appropriateness Case #2016-0053

Demolition of a locally
designated historic
structure

Address

1801 Pass-a-Grille Way

Staff Representative

Chelsey Welden,
Planner II

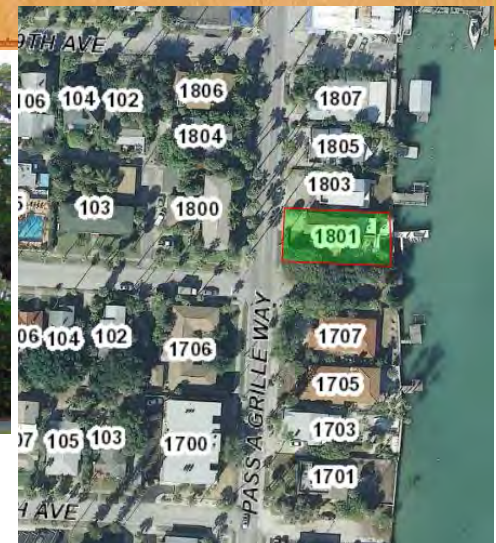
Zoning District

RLM-2/PAG

Findings

1. The structure is architecturally significant in terms of community planning & architecture.
2. The building is exemplary of the character of the historic district.
3. There would be difficulty in reproducing a building of the same design, texture,

HOUSE NO. 1801 CARD NO. _____
 SIDE OF Pass-a-Grille Way AVE. OR ST. _____
 LEGAL DESCRIPTION Water lots in front of
Plot 19 Block G. Phillips
 OWNER Leo Czekalski

ITEM SUMMARY:

Applicant requests approval of a Certificate of Appropriateness for demolition of a locally designated historic structure pursuant to Division 28 of the City's Land Development Code.

material, and detail. 4. The building is one of the last remaining examples of its kind in the district and city. 5. Reasonable measures have not been taken to save the building. 6. Renovation rather than demolition of the building would not necessarily yield less economic return on its value. Staff Recommendation <i>Stay of demolition of thirty (30) days.</i>	<table><tr><td>Address</td><td>1801 Pass-a-Grille Way</td></tr><tr><td>Legal Description</td><td>Phillips Division rev map, unnumbered track in front of lot 19 & S 10 ft. of unnumbered track in front of lot 20, Blk G, 60 ft. wide</td></tr><tr><td>Year Built</td><td>1929</td></tr><tr><td>Historic Status</td><td>Locally designated historic resource</td></tr><tr><td>Existing Use</td><td>Single-family</td></tr><tr><td>Adjacent Uses</td><td></td></tr><tr><td>North:</td><td>Single-family</td></tr><tr><td>South:</td><td>Infrastructure (28th Ave)</td></tr><tr><td>East:</td><td>Water (Little McPherson Bayou)</td></tr><tr><td>West:</td><td>Infrastructure (Pass-a-Grille Way)</td></tr></table>	Address	1801 Pass-a-Grille Way	Legal Description	Phillips Division rev map, unnumbered track in front of lot 19 & S 10 ft. of unnumbered track in front of lot 20, Blk G, 60 ft. wide	Year Built	1929	Historic Status	Locally designated historic resource	Existing Use	Single-family	Adjacent Uses		North:	Single-family	South:	Infrastructure (28 th Ave)	East:	Water (Little McPherson Bayou)	West:	Infrastructure (Pass-a-Grille Way)
	Address	1801 Pass-a-Grille Way																			
	Legal Description	Phillips Division rev map, unnumbered track in front of lot 19 & S 10 ft. of unnumbered track in front of lot 20, Blk G, 60 ft. wide																			
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	East:	Water (Little McPherson Bayou)																			
West:	Infrastructure (Pass-a-Grille Way)																				
The applicant wishes to demolish the single-family residence at the above-stated property, and build a new home on the lot. The structure was built in 1929 and locally designated in 1999. The owner attests that the home is in a state of disrepair. According to the applicant’s contractor, Paul Skipper (letter attached), the home has a severe termite infestation, a failing roof, extensive mold, and outdated electrical and mechanical systems. The attached letter from Quikpro Environmental Services confirms the termite damage. Staff has received no technical memo on the structural condition of the home.																					
According to the original property card and the city’s records, this 2-story Mediterranean Revival structure has not undergone any major alterations in its history. The only visible change is the replacement of the garage door. It has retained the original stucco on its exterior and barrel clay tile on its gable roof.																					
Unique architectural features include a small balcony in the front, scuppers (holes which provide drainage for the flat roof); decorative cut-out shutters, overhanging eaves, awning lanceolates, and a cartouche.																					
PUBLIC NOTICE:																					
Notice of public hearing has been advertised as required by State Statutes, including posting of the meeting agenda. As of the date of this report, one (1) written letter of objection has been received. Oral and written comments may be presented at the public hearing.																					
COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:																					
The subject property has a future land use designation of RLM (Residential Low Medium) and is located in the Pass-a-Grille National Register Historic																					

District. The proposed Certificate of Appropriateness is not consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages the preservation of historic structures.

The application is also inconsistent with the City's Land Development Code (LDC), specifically Divisions 20 (Pass-a-Grille Overlay) and 28 (Historic Preservation) which strive to preserve historic structures. However, Section 28.11 states that Certificates of Appropriateness for demolition cannot be denied. The Historic Preservation Board may impose a stay of thirty (30) days for locally designated historic structures which have not taken advantage of any preservation incentives. The purpose of imposing a stay of demolition is to give the applicant an opportunity to explore possible alternatives. Locally designated properties like the applicant's are eligible for: 1) Relief from certain building codes, 2) Relief from FEMA requirements, and 3) Exemption from city and county ad valorem taxes for renovation and rehabilitation projects. Staff is available to assist in implementing this effort.

STAFF RECOMMENDATION:

Staff recommends that the Board impose a stay of demolition for thirty (30) days in order to give the applicant time to consider alternatives, based on the structure's architectural significance and the feasibility of rehabilitating it.

When reviewing a Certificate of Appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria pursuant to Sec. 28.11. Staff's analysis of the criteria is below in red:

- (1) The historic or architectural significance of the building.
According to the 2015 historic resources survey, the structure is significant in terms of community planning and development as well as architecture. The builder, Leo Czekalski, was one of the founders of the Pass-a-Grille Yacht Club.
- (2) The importance of the building to the character of a district, if applicable.
The building's modest mass and scale are important to the character of Pass-a-Grille and its unique qualities enrich the district.
- (3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.
It would be difficult to replicate the building, as some of the materials are unique and the decorative features exemplify craftsmanship not often used in modern construction.
- (4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.
The building is one of the last remaining examples of Mediterranean Revival architecture in the district and the city.

- (5) Whether reasonable measures can be taken to save the building.
Staff believes that reasonable measures could be taken to save the building.
- (6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.
Staff believes that the cost to rehabilitate the structure would be more economically feasible than demolishing and building a new structure, and does not have any evidence stating otherwise.

Although the applicant has provided two letters describing the damages caused by termites and mold, there is no technical report stating that the damage is irreparable or that the structure is unsafe. Further, the Pinellas County Property Appraiser's website lists the structure as "Above Average" quality.

In the attached letter of opposition, the previous owner claims to have completed many updates to the home. Staff confirmed that city records show an A/C system replacement in 2013.

Finally, the home is one of the last remaining Mediterranean Revival structures in the historic district. This style of architecture was popular in America in the 1920s, and is characterized by clay tile roofs, stucco exterior walls, straight or arched windows, balconies, ceramic tile decoration, etc. The subject property contains some unique architectural details visible from the exterior.

Given all of the information herein and the criteria for requests for demolition outlined in Sec. 28.11 of the LDC, staff recommends that the Board impose a stay of 30 days on the demolition.

Attachments:

Exhibit A – Relevant Code Section

Exhibit B – Application

Exhibit C – Photographs

Exhibit D – Survey

Exhibit E – Letter of Opposition

Exhibit F – Historic Designation Incentives

Exhibit A. Relevant Code Section

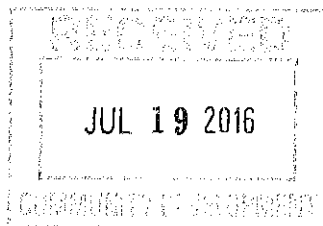
Sec. 28.11. - Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:
 - (1) The historic or architectural significance of the building.
 - (2) The importance of the building to the character of a district, if applicable.
 - (3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.
 - (4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.
 - (5) Whether reasonable measures can be taken to save the building.
 - (6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

(Ord. No. 2006-01, § 1, 1-24-06; Ord. No. 2011-17, § 1, 6-28-11)



CITY OF ST. PETE BEACH



Application for Certificate of Appropriateness

FOR OFFICE USE ONLY

Date ____/____/____ Application Number _____
 Bldg. Permit No. _____ Date _____
 Other _____
 PIN.: _____

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

Casey KOTCHMAN
1801 PASS A GRILLE WAY
PETE
ST. BEACH, FL 33706

Phone 727-424-2013

Representative Name & Address

Sue KOTCHMAN
8442 125th Ct. N
Seminole, FL 33716

Phone 727-410-0711

Property Address and Legal Description

1801 PASS A GRILLE WAY, ST PETE BEACH, FL 33706-4245 PHILLIPS DIVISION REV MAP
UNNUMB TR IN FRONT OF LOT 19 + S 10FT OF UNNUMB TR IN FRONT OF LOT 20 BLK 6 60FT
 Is the property part of a previously approved development proposal? ☐ Yes ☒ No ^{WIDE}

If yes, provide the case number _____

TYPE OF ACTIVITY

New
 Construction _____
 Addition _____
 Demolition X
 Rehabilitation _____
 Relocation _____

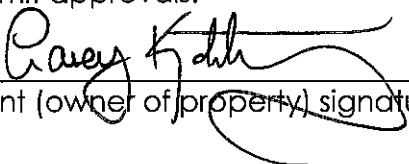
Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Demolish Existing Single Family Residence

Please describe proposed building materials and manufacturers of materials. Attach product brochure if available.

Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite

Exterior material/siding NA
Windows NA
Doors NA
Roofing NA
Entrances/Porches NA

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.


Applicant (owner of property) signature

7/11/2016
Date

Chelsey,

There was no engineering report completed as my client made the decision to demolish the home based on visual inspection. We determined that any forensic analysis was not economically feasible given what was readily observable. The attached letter describes the damage from both subterranean and drywood termite infestation. The tile roof has failed in several spots which led to extensive interior damage and mold growth. The electrical system is antiquated and unsafe. The mechanical systems are obsolescent and would require a full replacement as opposed to a retrofit in order to bring it to the performance and efficiency levels expected of modern residences. At the time of my client's purchase of the home the intent was to renovate but as time went on additional defects became apparent and it became clear that the home was in a state of disrepair that made the renovation impracticable.

Thank you,

PJ Skipper

Paul J. Skipper Inc.
St. Pete Beach, FL
P.727-367-7008
F.727-367-7638
CGC062827

Quikpro Environmental Services

33024 US 19 N Palm Harbor Fl. 34684

727-800-3863

Re: 1801 Pass A Grille Way St Pete Beach Fl. 33706

Mr Kotchman,

This letter is to explain to the best of my opinion, the current state of the property with respect to Wood Destroying insects, their damage, and their activity.

In April 2014 I inspected the property for termites. It was very apparent that the structure was heavily infested with Drywood Termites. There was evidence of swarming reproductive termites in many areas of the structure. Discarded wings from the termites were throughout the home which is an indication that the termites have been active for many years. There was visible damage from drywood termites in almost every room of the home. The damage was extensive and included damage to many areas of the hard wood flooring, window frames, door frames, attic joists, and other areas. Needless to say the structure required a tent fumigation which was performed on 04/15/2015 to kill all drywood termites.

Please note as well that subterranean termites were noticed in the wood posts that support the deck. These were active subterranean termites and a full treatment to the structure is recommended.

Thank you

Curt Chandler

Owner/Certified Operator Fl. JF99938

1801 PASS-A-GRILLE WAY



Subject Property Front Elevation

1801 PASS-A-GRILLE WAY



Subject Property Rear Elevation

1801 PASS-A-GRILLE WAY



Subject Property Side (South) Elevation

1801 PASS-A-GRILLE WAY



Subject Property Side (North) Elevation

1801 PASS-A-GRILLE WAY



Adjacent Property (North)

1801 PASS-A-GRILLE WAY



Adjacent Property (South)

1801 PASS-A-GRILLE WAY



Adjacent Property (West)

Exhibit D. Survey

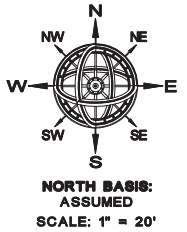
CERTIFIED TO:
CASEY KOTCHMAN

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

A BOUNDARY SURVEY OF: (OFFICIAL RECORDS BOOK 18534, PAGE 1240)

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF LAFAYETTE STREET AND THE EASTERLY LINE OF FLORIDA AVENUE, AS SHOWN BY THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRIFF CITY, RECORDED IN PLAT BOOK 3, PAGE 38, PINELLAS COUNTY RECORDS; RUNNING NORTHWARDLY ALONG THE EAST LINE OF FLORIDA AVENUE, 60 FEET TO A POINT; THENCE EASTERLY AT RIGHT ANGLES TO SAID FLORIDA AVENUE TO THE BULKHEAD OF BOCA CIEGA BAY; THENCE SOUTHWARDLY ALONG THE BULKHEAD OF BOCA CIEGA BAY TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF LAFAYETTE STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LAFAYETTE STREET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY WITH IMPROVEMENTS AND ELEVATION CERTIFICATE - 12/19/14
REVISED OWNER'S NAME - 12/29/14



ABBREVIATIONS:

A/C = AIR CONDITIONER
C = CENTERLINE
CB = CONCRETE BLOCK
CO = CLEANOUT
CONC. = CONCRETE
(D) = DEED
ELEV = ELEVATION
GV = GATE VALVE
IR = IRON ROD
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
(S) = SET
TBM = TEMPORARY BENCHMARK
WPP = WOOD POWER POLE

Flood Zone Data:

FLOOD ZONE AE (MINIMUM ELEVATION 10')
COMMUNITY PANEL #125149 12103C0278 G
REVISED 9/3/03

Basis of Bearings:

FAST RIGHT-OF-WAY LINE OF PASS-A-GRIFF WAS AS BEING NORTH, ASSUMED. (NO PLAT BEARINGS)

Benchmark:

COUNTY MAP #288 Y 135 (P.C.)
ELEV=4.053' NGVD, ADJUSTED TO
ELEV=3.32' NAVD, MSL=0.00'

This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

1412-53.CRD

FIELD BOOK 916 PAGE(S) 59&60

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17.052, Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760

Job Number: 1412-53
Drawn: DS

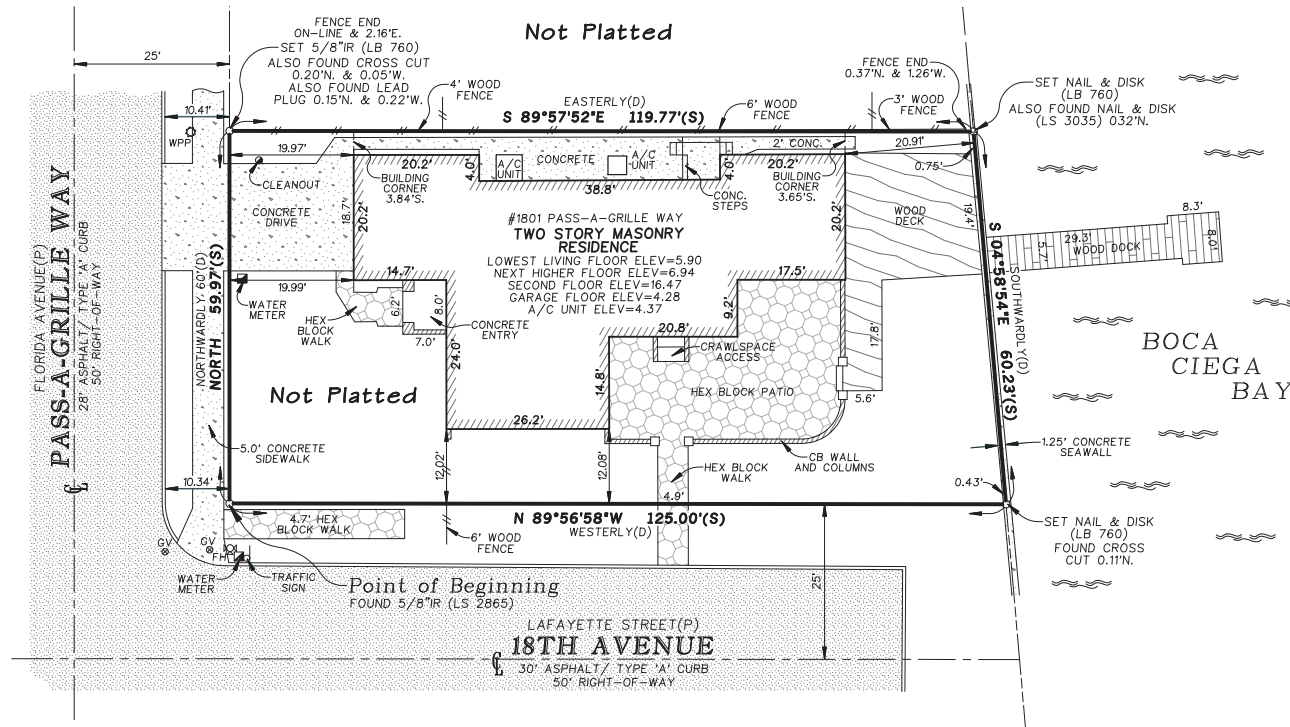


Exhibit E. Letter of Opposition

From: [Greg](#)
To: [Chelsey Welden](#)
Subject: 1801 Pass-A-Grille Way
Date: Tuesday, September 27, 2016 12:10:56 PM

Ms. Welden,

I just learned that the historically registered house on 1801 Pass-A-Grille Way is potentially scheduled for demolition. This was my family home for 20 years until mid-2014. The house was built by a builder, Mr Czikowski (sp) for his family after the big hurricane in the 20's and we were only the third family that resided in the house. He was a well-known builder during that time and was responsible for most of the sea-walls in the area, many homes in Pass-A-Grille and the Pass-A-Grille Yacht Club. Having all of the original blueprints and sharing them with builders and contractors throughout the years of our renovation, I was assured that this home was built like no other of it's kind during this time-period.

The house was built on pillars and actually has crawl-space underneath that you can almost stand completely upright in. The wood underneath the house looks almost brand new due to the fact that this house has never flooded in almost 90 years. There is still a sistern underneath the house that was used to provide drinking water for many, many years. Other than the small roof over the living room on the south side, there has never been any leaks other than very small ones in the main roof during our 20 years there. In fact, the wood in the attic for the most part looks brand new. The walls in the main house are so solid, many drill-bits have been broken and the parquet floors were all laid piece-by-piece.

Cypress was used throughout the house which has kept most of the termite problems at bay. Italian tile was imported to be placed in the sunken living room. From the unique wooden ceiling in the living room, to the beautiful moulding and many other details, this house is one of a kind and should be preserved. There is some rotting around certain window areas that can easily be handled by replacing the windows as well as some other minor areas that need to be repaired. However, overall having lived there for so long, this house is not your typical "tear-down".

This house has a long history in Pass-A-Grille. My family spent several hundred thousand dollars renovating it throughout the years. It's been vacant for almost two years and as we all know that does not bode well for preservation or appearances. While it certainly could use some updates and renovation, it by no means should be considered for demolition in my opinion. It would be unfortunate to demolish one of the most iconic houses on Pass-A-Grille in favor of what I'm assuming will be another modern monstrosity that we have all become used to seeing along our beaches. I hope that you all decide to not to make this historic home another causality of "development".

Regards,

Greg Haddad
5649 Escondida Blvd S
St Petersburg, FL 33715

Exhibit F. Historic Preservation Incentives for Locally Designated Structures

Sec. 28.15. - Variance relief from certain building code regulations.

- (a) Voluntarily designated historic resources shall be eligible for relief from the provisions of the building code, as adopted in section 98-26 of the City Code of Ordinances, and for administrative variances or other forms of relief from applicable building codes as provided in this section.
- (b) Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use or usage of a building or structure may be made without conformance to the technical requirements of the building code when the proposed work has been approved by a certificate of appropriateness and also by the city manager, pursuant to the authority granted to the city manager by other ordinances or statutes and further provided that:
 - (1) The restored building will be no more hazardous based on considerations of life, fire and sanitation than it was in its original condition.
 - (2) Plans and specifications are sealed by a state-registered architect or engineer, if required by the city manager.
 - (3) The city manager has required the minimum necessary corrections to be made before use and occupancy which will be in the public interest of health, safety and welfare.
 - (4) Nothing in this section shall be construed to prevent a property owner from filing a petition for designation simultaneously with a petition for a conditional use or zoning variance which is adjudicated by any board of authority other than the historic preservation board. The city manager and the appropriate board of authority shall be authorized to act upon the petition filed prior to final designation of the subject building, district or site, provided that approval of any such petition shall be made contingent upon the final designation of the building, district or site by the city commission.

(Ord. No. 2006-01, § 1, 1-24-06)

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.

(Ord. No. 2006-01, § 1, 1-24-06)

Sec. 78-117. - Ad valorem tax exemptions for improvements to historic property authorized

The city commission may authorize an exemption from ad valorem taxation equal to 100 percent of the assessed value of all improvements to historic properties which result from the restoration, renovation or rehabilitation of such properties. The exemption applies only to improvements to real property. In order for the property to qualify for the exemption, any such improvements must be made on or after the effective date of this ordinance.

(Ord. No. 2004-26, § 1, 11-9-04)

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2	Sec 20.01 Purpose and intent.	2
3	Sec 20.02 Permitted principal uses and structures.....	2
4	Sec 20.03 Permitted accessory uses and structures.	2
5	Sec 20.04 Allowable conditional use.	2
6	Sec 20.05 Prohibited uses and structures.....	3
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DIVISION 20 - PAG PASS-A-GRILLE ZONING-OVERLAY DISTRICT

Sec 20.01 Purpose and intent.

The City recognizes that the Pass-a-Grille Area was developed prior to the the development of suburban zoning regulations. The (PAG) Pass-a-Grille Zoning-Overlay District is intended to allow for structures that are considered "contributing" to the National Register Historic District to be considered conforming regarding base flood elevations and uses of property within the Pass-a-Grille area situated south of 32nd Avenue, in order to ensure that structures and uses will be compatible with the character of existing development, including the area within the designated Pass-a-Grille Historic District. Also, to recognize that the existing parcel size's, uses and overall character of the PAG shall be permitted to continue as viable uses while allowing for updates to existing structures, additions and new development that is consistent with the existing mass and scale within the District.

Sec 20.02 Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Pass-a-Grille Zoning-Overlay District are as follows:

- (a) All uses permitted in the underlying Comprehensive Zoning District; and Plan's Land Use Element as identified in the Land Use Map; and
- (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than 30 days does not occur more than three times in any 12-month period on any parcel.
- (c) Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted, if the building meets the standards set forth in this Division of the Code.

Sec 20.03 Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures, and are not of a nature prohibited under section 20.5.
- (b) Home occupations, subject to the conditions set forth in section 6.5 of this Code.
- (c) Residential docks, including tie poles, in conformance with the provisions of section 6.23 and other applicable codes and ordinances of the city, county or state.
- (d) Temporary structures under the provisions of section 6.11.

Sec 20.04 Allowable conditional use.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the PAG Pass-a-Grille Zoning-Overlay District are as follows:

- (a) All permitted special exception uses permitted in the underlying zoning district.
- ~~(b) All other uses. As determined necessary under the conditional use approval procedures.~~

Sec 20.05 Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein or within the underlying land use map are hereby prohibited in the PAG Pass-a-Grille OverlayZoning District.

Any use which the City Commission, upon appeal, and after investigating similar uses elsewhere, shall determine to be potentially noxious, dangerous or offensive to residents of the district or to those who pass by on public roadways, by reason of odor, smoke, noise, glare, fumes, gas, fire, explosion or emission of particulate matter or likely for other reasons to be incompatible with the character of the district, is hereby prohibited in the PAG Pass-a-Grille Zoning District.

Sec 20.06 Density, Intensity and Assembly of Parcels.

(a) The maximum residential density permitted in the PAG Pass-a-Grille ZoningOverlay District shall not exceed the number of units per acre permitted by the underlying land use map for undeveloped parcels of land; or

(b) The existing residential density of an existing residential structure shall be permitted to rebuild on the existing parcel of land, with the same density as the existing structure(s) has, if the building was constructed prior to ~~XX~~(insert adoption date) and can meet the lot requirements, by building type, in Sec. ~~20.12~~ of the code.

(c) The existing Hotel/Motel units shall be permitted to rebuild on the existing parcel of land, with the same number of units that already exist as a rental/leasable room within the existing built hotel if the building was constructed prior to (insert adoption date) and can meet the lot requirements of a Boutique Hotel Building Type as provided in Sec. 20.12 of the code.

~~(e)(d)~~ No more than two lots of record may be combined to accommodate additions to existing structures or new construction of a single family residential home.-

Sec 20.07 Maximum floor area ratio.

Maximum floor area ratio (FAR) for non-residential uses: Underlying district requirements.

Sec 20.08 Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for residential and transient accommodation uses: 0.70.

Maximum impervious surface ratio (ISR) for non-residential uses: Underlying zoning district requirements or existing building footprint.

Sec 20.09 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.

Design review shall be based on the requirements set forth in the Zoning-underlying zoning district and the PAG overlay herein and for consistency with the Secretary of Interior's Standards for Rehabilitation. If the Historic Preservation Board finds that an addition is consistent with the Secretary of the Interior's

Standards and that the addition would not preclude the structure's continued designation as a contributing structure, and approves a certificate of appropriateness for the plans, then the applicant can request [a variance waivers](#) to any and all of the setbacks, provided the setbacks are consistent within the same block of the proposed addition [by providing the historical setback data for the street block \(both faces\) the parcel is on and the historical setbacks along that particular street that will be evaluated by the Historic Board.-](#)

The addition must still meet impervious surface, floor area, height, landscaping, and buffering standards in the code. The reductions in setbacks do not abrogate the responsibility of the designer or homeowner to incorporate these requirements into the plan.

Sec 20.10 Minimum building type requirements.

Lots of record within the Pass-a-Grille [ZoningOverlay](#) shall be deemed conforming despite the width and size regulations in the building types, so long as the lots are not further subdivided, and the condition existed prior to the adoption of the Division. No more than two lots of record may be combined to accommodate additions to existing structures or new construction.

Sec 20.11 Subdivision of Lots

Lots within the Pass-a-Grille [ZoningOverlay](#) shall not be subdivided to a size smaller than the platted lot of record and/or building lot types in this Division. Existing structures that are listed as contributing structures in the most recent Historic Resources Survey or that are locally designated historic structures are exempt from the setbacks imposed by the underlying zoning district; however, additions and accessory structures shall comply with the standards in Section ~~xx~~[20.12, by building type](#). All other structures shall [also](#) comply with the setbacks and required yards imposed by the building types in this Division, Sec. 20.14.

Sec 20.12 Permitted building types

Building types are permitted by the following criteria:

- (a) Existing Parcel Size, and
- (b) Existing Density, Units and Rooms

An applicant must provide a survey of the parcel to verify the actual parcel size (lot width/lot depth) or use the City's parcel data information. If the applicant believes the lot width and depth are different than the City's records, the applicant will be required to have a survey of the lot for verification.

Sec 20.13 Vacant parcels

The following procedures shall be followed

- (a) For parcels of land within a residential land use district:

Any parcel of land that is vacant, at the time of adoption, shall only be permitted any residential building type that is consistent with the underlying uses permitted in the land use plan and must meet the lot width and lot depth as identified, by building type, to determine the appropriate standards to apply to that parcel.

- (b) Parcels of land within non-residential land use districts:

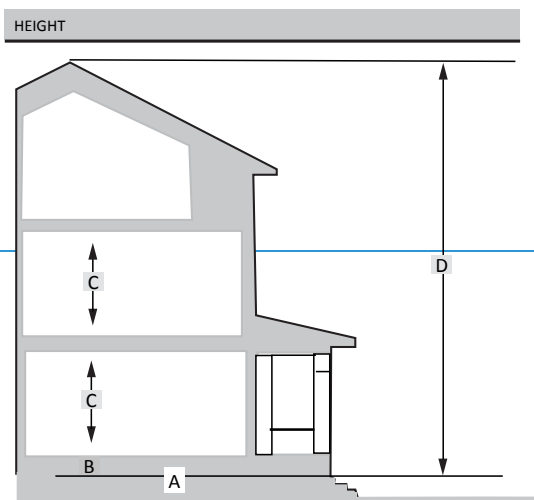
Any parcel of land that is vacant, at the time of adoption of the Pass-a-Grille Zoning District, shall be permitted any of the non-residential building types that are consistent with the existing lot width/depth of the parcel of land. Assembly or parcel splits shall only be permitted through the Planning and Zoning Commission, to determine the compatibility and respect for the existing character of the PAG [Overlay](#) district.

The following categories are included in the table provided for each building type. Each standard is labeled by a letter (A, example) which directly relates to the table provided on each building type. The categories are described as follows:

- (a) **Lot requirements:** Provisions for minimum and maximums; lot depth, lot size and the permitted lot coverage;
- (b) **Building envelope:** Provisions for the minimum and maximum setbacks permitted by front, side, and rear yards. There is a minimum and maximum setback for each lot type. The maximum and minimum frontage refers to the proportion of the lot width along which the primary building façade must be within the minimum and maximum front setback.
- (c) **Accessory structure envelope:** provides the setbacks and maximum building footprints permitted for accessory structures.
- (d) **Building height:** Provisions for permitted heights in feet (ft). The maximum height for first floor residential development shall be fourteen (14) feet and twenty (20) feet for non-residential. The maximum height for second story and higher shall not exceed fourteen (14) feet. Each building lot typology provides the range of height appropriate for the building type. No new or substantially improved building within the PAG Pass-a-Grille [Zoning Overlay](#) District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed [not](#) to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard for the building site, further provided that the overall roof height shall not exceed 32 feet. Base Flood Elevation requirements are outlined in Sec. 98-33 of the City's Code of Ordinances.

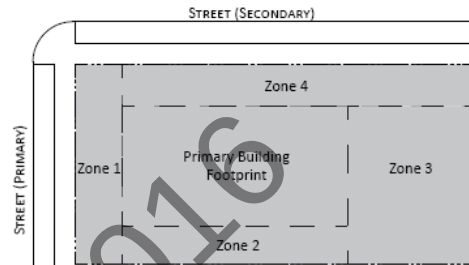
	MIN	MAX
Building facade requirements:		
A - Base Flood Elevation (BFE) refer to Sec. 98-33		
B - Finished Grade (FG)	Determined by the BFE & FG	
C - Height of Floors (liveable)	8	14
D - Total Height (Measurement from the BFE)	--	--
Residential*	--	28-32*
Commercial (non-residential)	--	Refer to Underlying Zoning District

*Not to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard for the building site, further provided that the overall roof height shall not exceed 32 feet.



(e) Parking provisions: The amount of parking shall be determined by Section xx of the Land Development Code. Parking provisions provide zones where parking is permitted. The parking zone refers to any uncovered parking area located on the parcel. Driveways are permitted in any zone provided the frontage requirements have been met as required by building type. The diagram illustrates a Primary and Secondary street. Primary streets are streets that are addressed to the parcel of land. Secondary streets may or may not have access to the parcel. Zones are defined and illustrated by the lot area between the principal building frontage and:

- 1) Zone 1: the right-of-way of any primary street.
- 2) Zone 2: any common interior lot line.
- 3) Zone 3: any rear lot line.
- 4) Zone 4: the right-of-way of any secondary street.



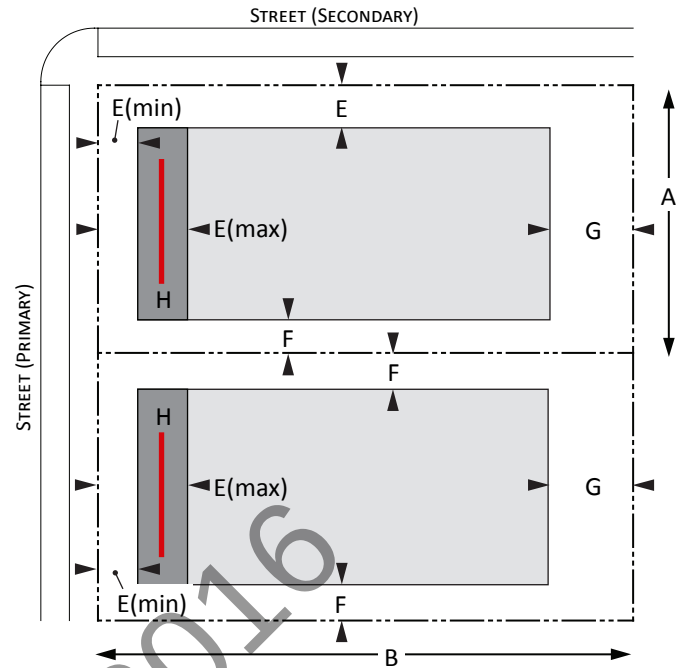
(f) Private frontages, refers to the area that is attached or integrated into the primary building. The building types provide the appropriate private frontages for that building type. If there are multiple frontages provided in the table, the applicant may choose what private frontage to provide per building. A minimum of one frontage will be required when listed on the chart, by Building Type. The private frontage area may count towards the calculation of the frontage build out requirement under the "Building Envelope" category.

A building lot located and designed to accommodate a detached building with large side, rear and front yards.

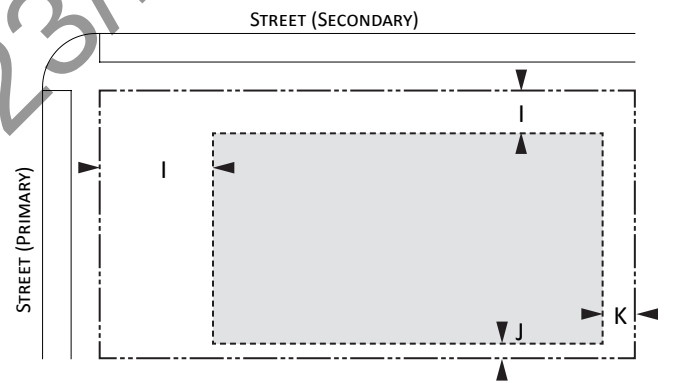
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	--
B - Lot Depth (ft)	100	--
C - Lot Size (sf)	6,000	--
D - Lot Coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	7	--
2nd Story*	10	--
G - Rear Setback (ft)	15	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	50	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	10	--
J - Side Setback (ft)	25	--
K - Rear Setback (ft)	--	80
L - Building Footprint (sf)	--	800
BUILDING HEIGHT		
N - Accessory Structure(s) (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 1,2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed		P, S, CY

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

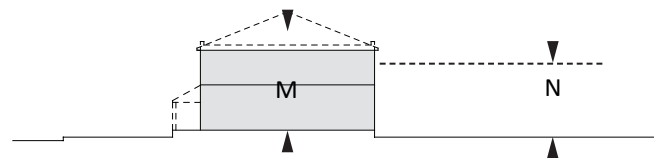
LOT REQUIREMENTS AND BUILDING ENVELOPE



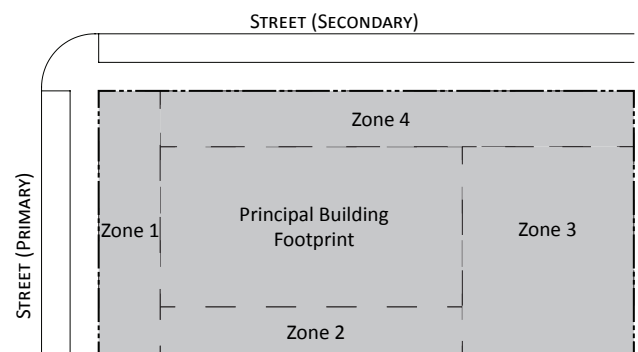
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT

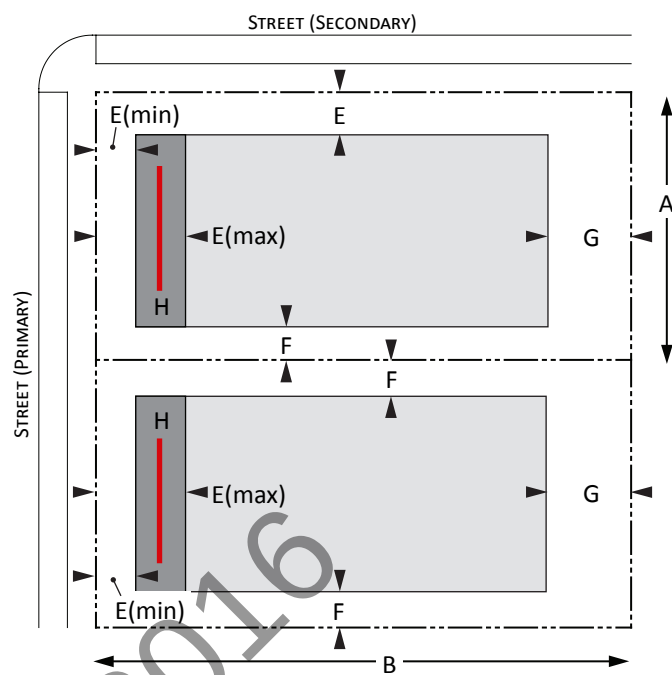


PARKING LOCATION

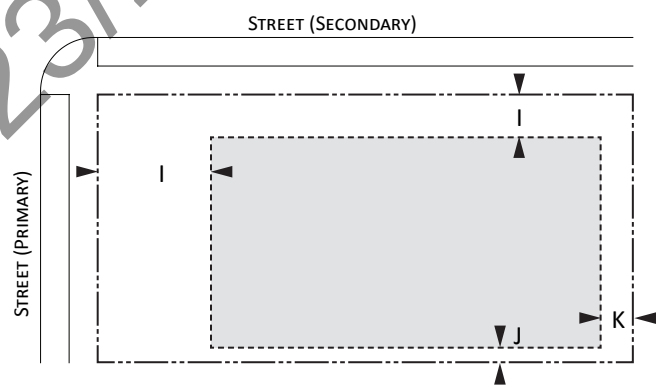


A building lot located and designed to accommodate a detached building with small side yards and a large front yard.

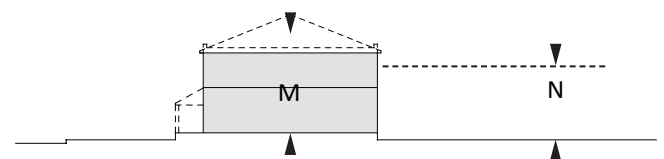
LOT REQUIREMENTS AND BUILDING ENVELOPE



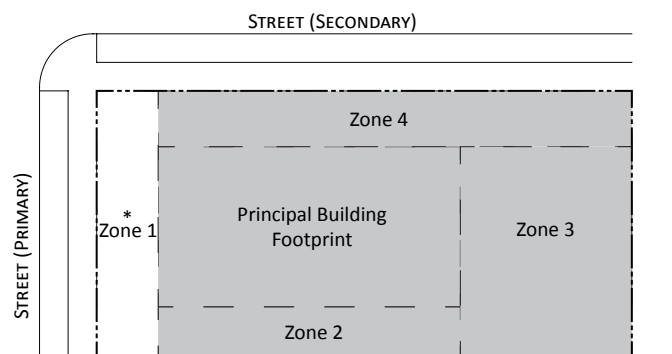
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	40	55
B - Lot Depth (ft)	100	--
C - Lot Size (sf)	4,000	--
D - Lot Coverage (%)	--	70
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	5	--
2nd Story*	7.5	--
G - Rear Setback (ft)	15	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	50	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	P, S, CY	

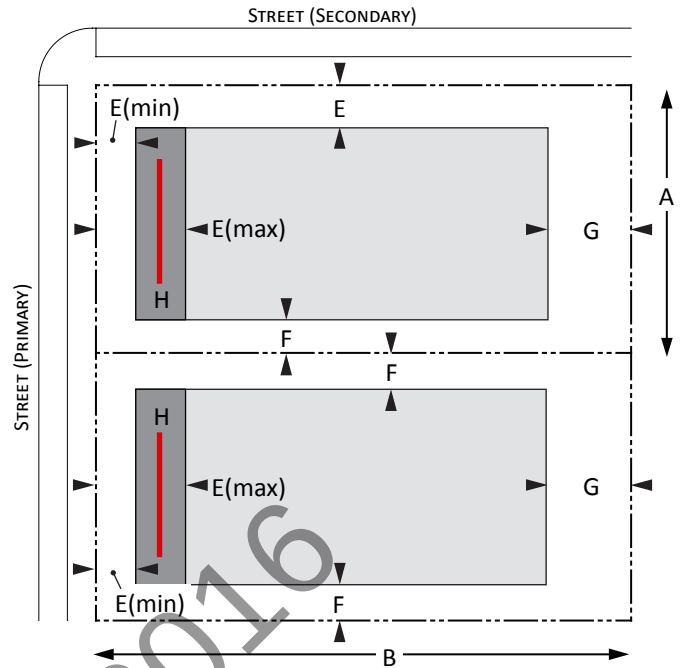
* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

A building lot located and designed to accommodate a small detached building with small side and front yards. A maximum of one dwelling unit is permitted.

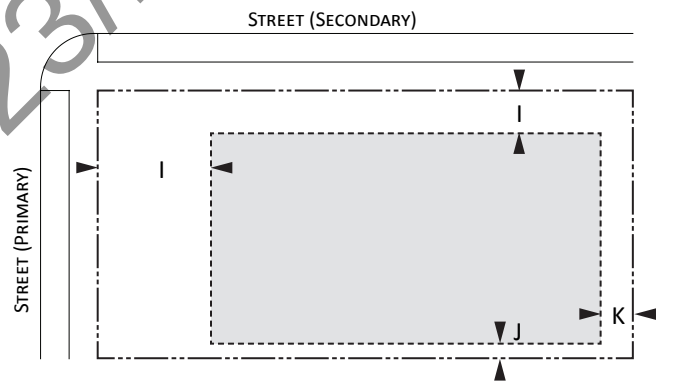
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	32	40
B - Lot Depth (ft)	50	120
C - Lot Size (sf)	1,600	4,800
D - Lot Coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	5	10
F - Side Setback (ft)	3	--
2nd Story*	6	--
G - Rear Setback (ft)	10	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	50	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	400
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS	Zone 2,3,4	
Location	Zone 2,3,4	
PRIVATE FRONTAGES (PF)	Select a minimum of (1) PF listed	
	P, S, CY	

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

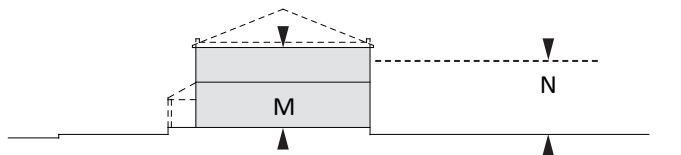
LOT REQUIREMENTS AND BUILDING ENVELOPE



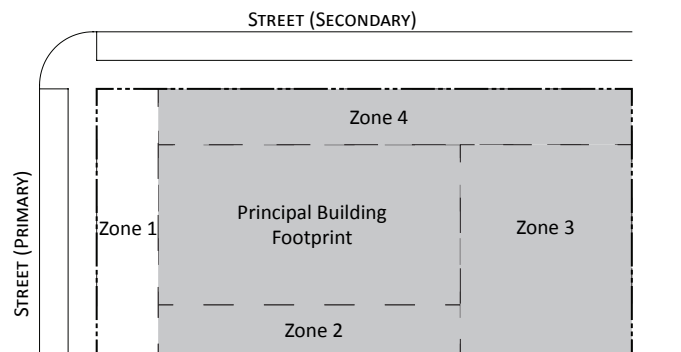
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



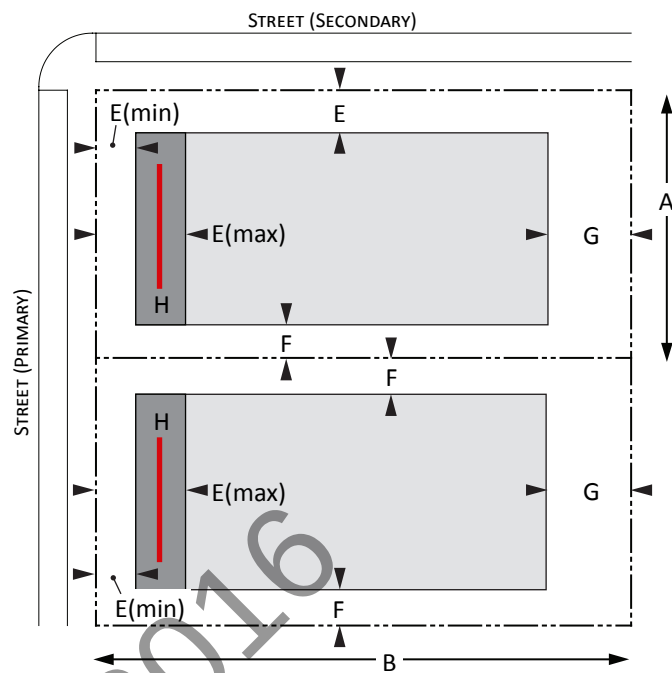
APARTMENT HOUSE

A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other. A maximum of 4 units are permitted in this building lot. units are permitted. (The units have to be existing prior to redevelopment as stated in Sec.20.06 Density).

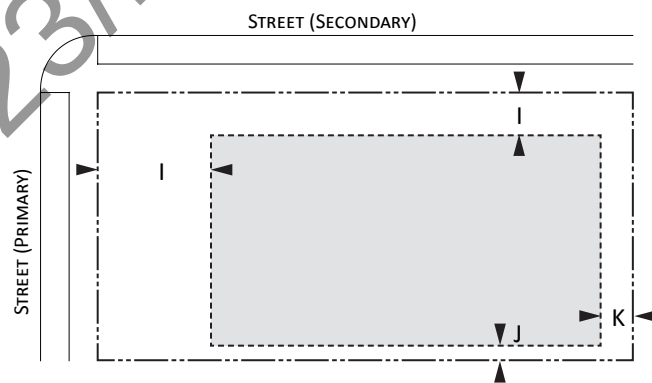
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	40	55
B - Lot Depth (ft)	80	--
C - Lot Size (sf)	3,200	--
D - Lot Coverage (%)	--	70
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	5	--
2nd Story*	10	--
G - Rear Setback (ft)	15	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (st)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	2
PARKING PROVISIONS		
Location	Zone 2, 3 and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	P, S, CY	

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

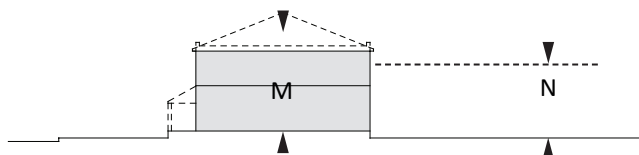
LOT REQUIREMENTS AND BUILDING ENVELOPE



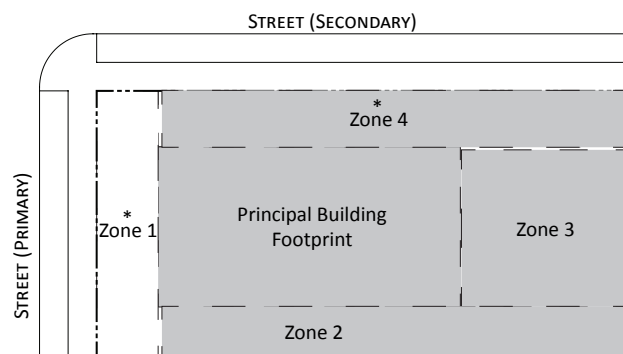
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

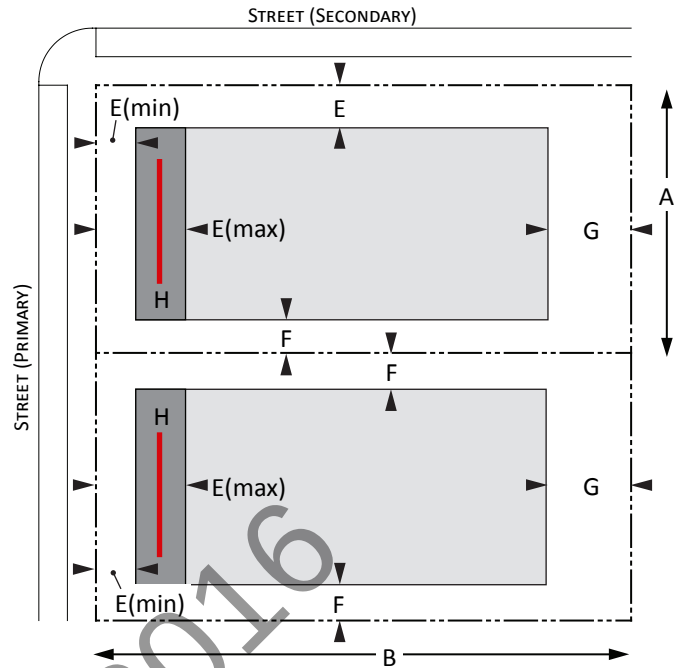


A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk. A maximum of 11 dwelling units are permitted. (The units have to be existing prior to redevelopment as stated in Sec.20.06 Density).

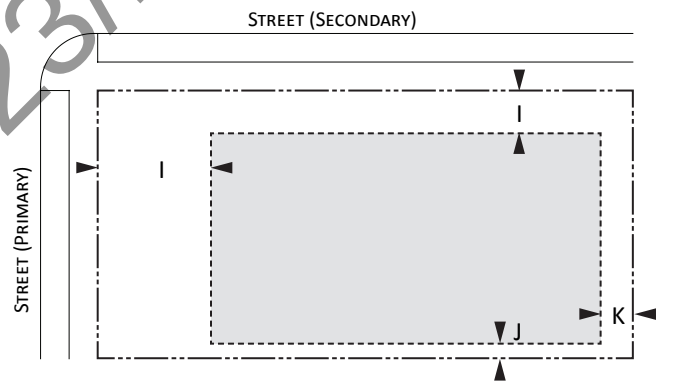
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	90
B - Lot Depth (ft)	100	120
C - Lot Size (sf)	6,000	10,800
D - Lot Coverage (%)	--	75
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	20
F - Side Setback (ft)	7	--
2nd Story*	14	
G - Rear Setback (ft)	20	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF	P, F, S, CY	

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

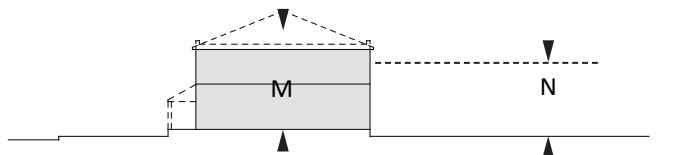
LOT REQUIREMENTS AND BUILDING ENVELOPE



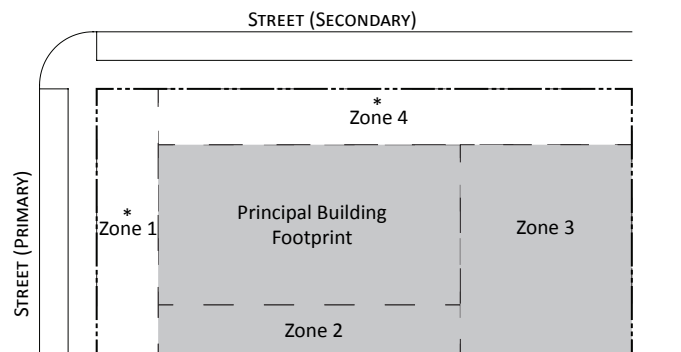
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

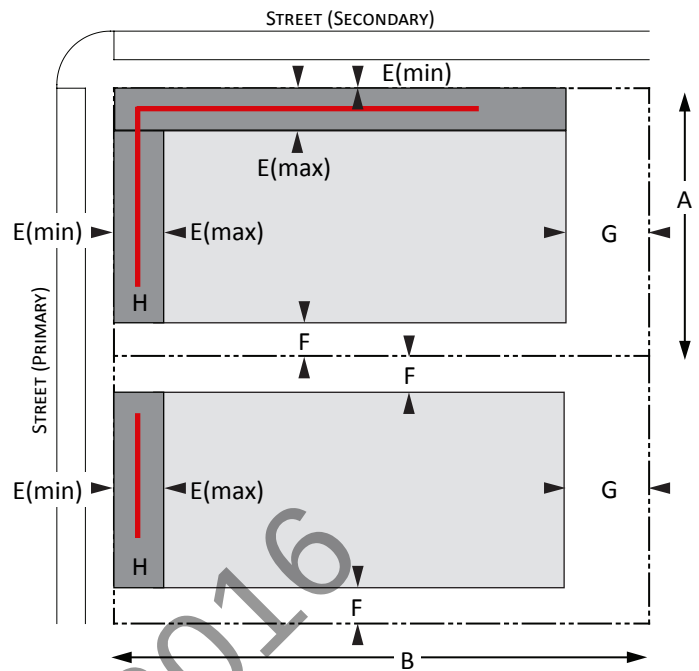


A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk. A maximum of 24 dwelling units are permitted.

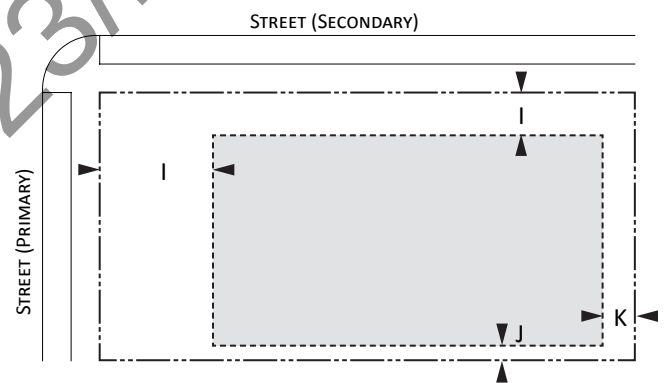
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	90	200
B - Lot Depth (ft)	120	120
C - Lot Size (sf)	10,800	24,000
D - Lot Coverage (%)	--	75
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	25
F - Side Setback (ft)	10	--
2nd Story	15	
G - Rear Setback (ft)	15	--
Garage Adjacent to Alley	5	
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	CY, P, F, S	

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

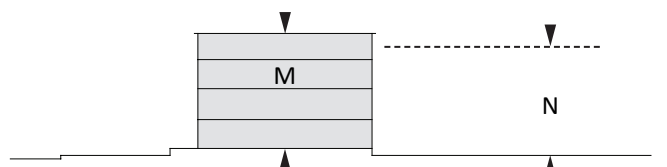
LOT REQUIREMENTS AND BUILDING ENVELOPE



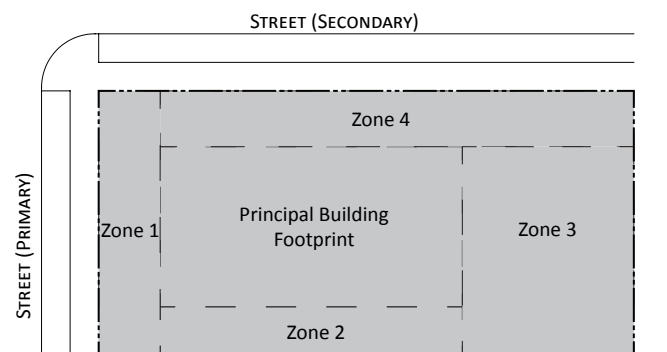
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

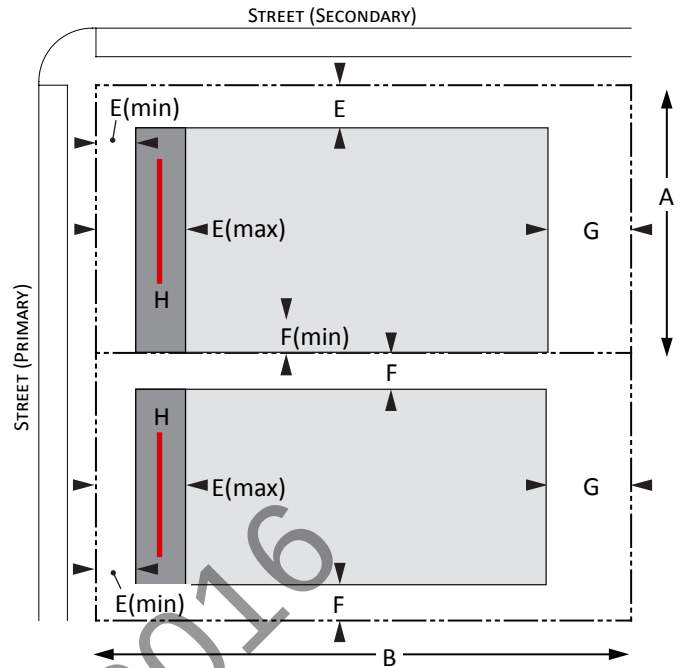


A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to a street and/or alleyway.

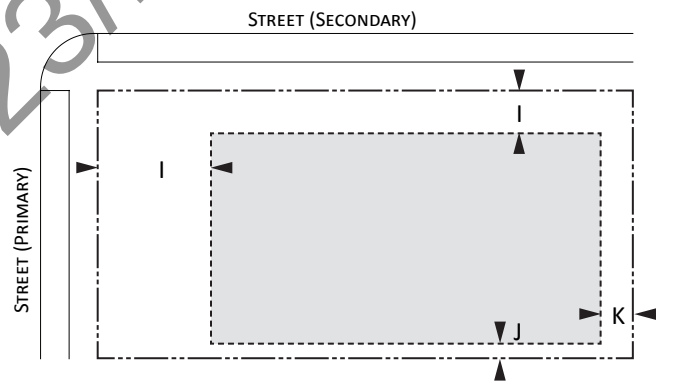
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	50	200
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	4,000	24,000
D - Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	5	--
2nd Story*	10	
G - Rear Setback (ft)	20	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	F	

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

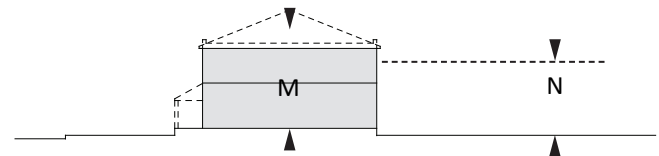
LOT REQUIREMENTS AND BUILDING ENVELOPE



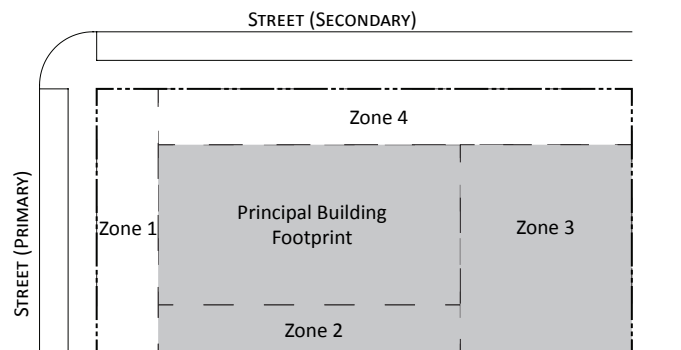
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



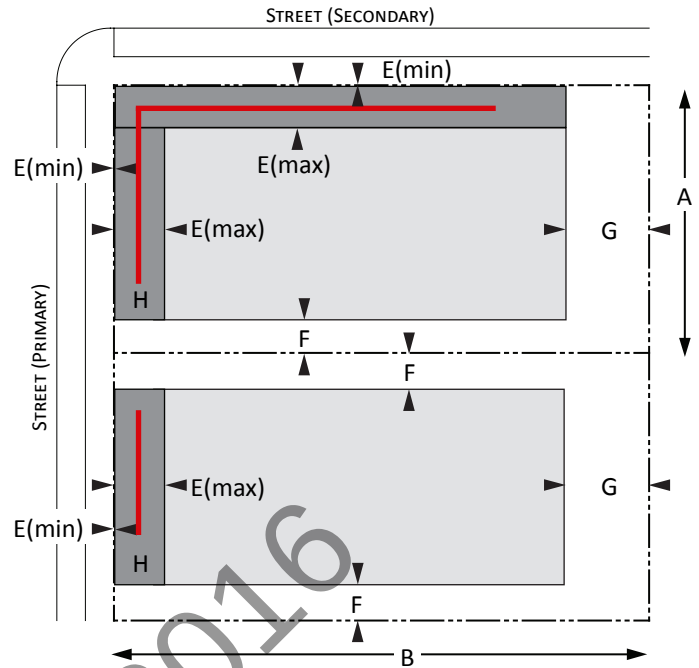
PARKING LOCATION



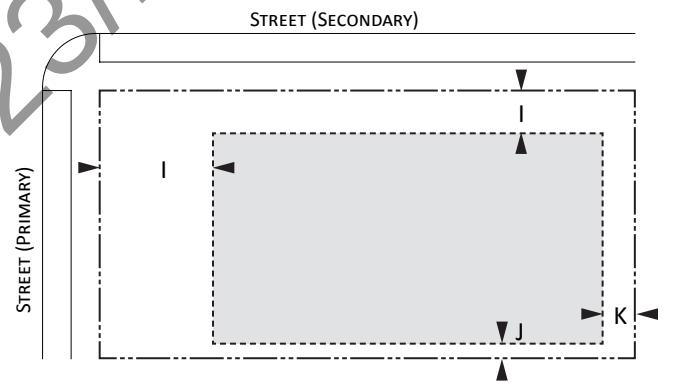
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for smaller lot sizes.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	20	60
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	1,600	7,200
D - Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	0	--
2nd Story	n/a	
G - Rear Setback (ft)	15	--
Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	600
BUILDING HEIGHT	MIN	MAX
M - Principal Building (st)	--	underlying zoning district
N - Accessory Structure(s) (ft)	--	25
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed		C

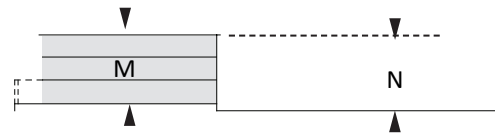
LOT REQUIREMENTS AND BUILDING ENVELOPE



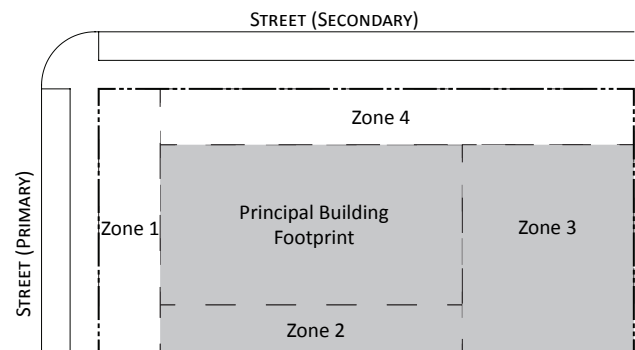
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



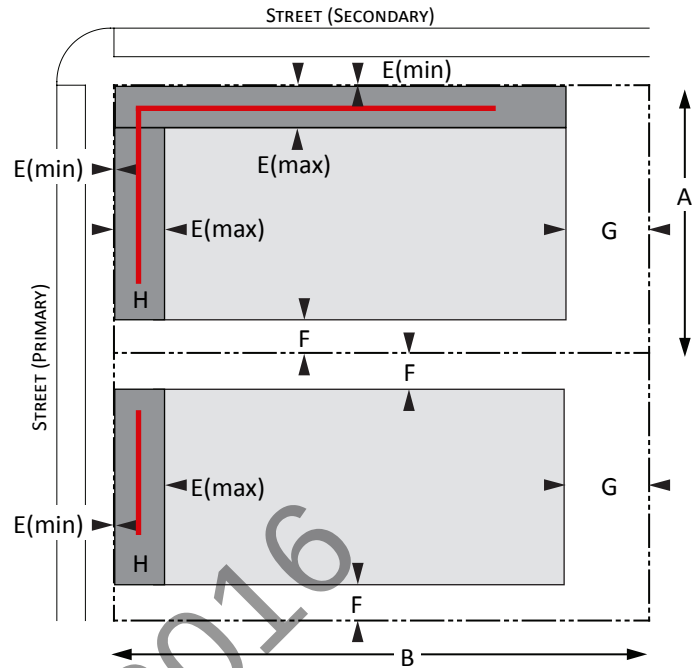
PARKING LOCATION



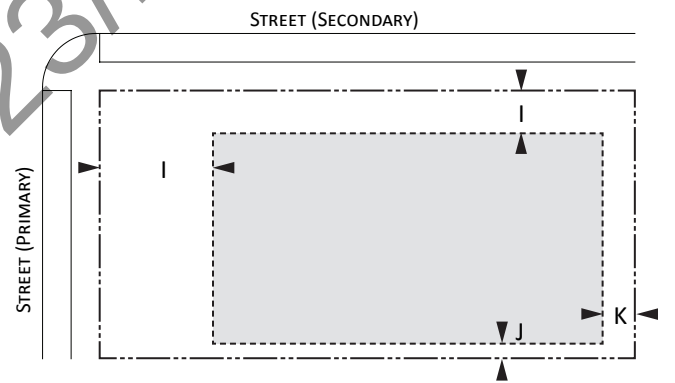
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for average lot sizes.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	150
B - Lot Depth (ft)	--	350
C - Lot Size (sf)	--	52,500
D - Lot Coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	0	--
2nd Story	n/a	
G - Rear Setback (ft)	20	--
Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (st)	--	underlying zoning district
N - Accessory Structure(s) (ft)	--	25
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	C	

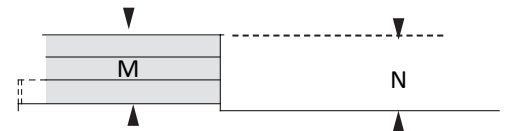
LOT REQUIREMENTS AND BUILDING ENVELOPE



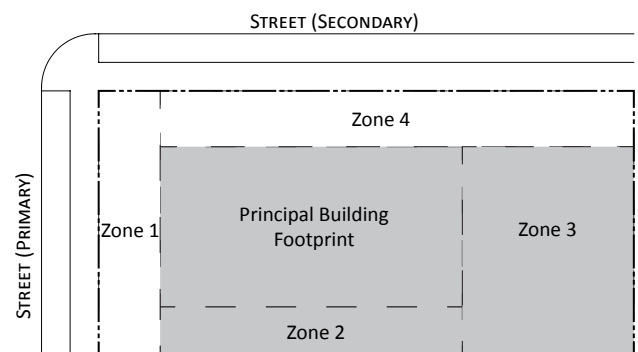
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



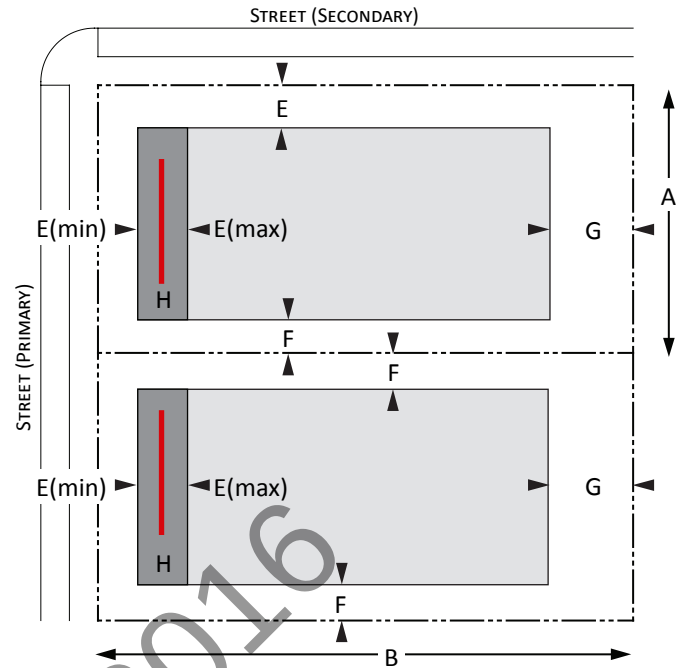
PARKING LOCATION



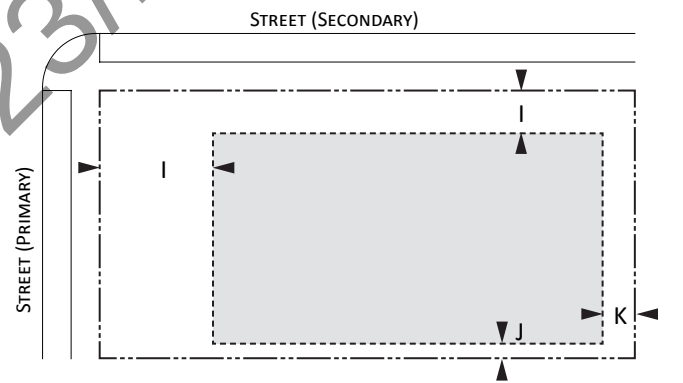
A building lot located and designed to accommodate a lodging, up to 34 rooms. The number of rooms will be confirmed by existing operating hotel rooms.
(The units have to be existing prior to redevelopment as stated in Sec.20.06 Density).

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	40	105
B - Lot Depth (ft)	90	125
C - Lot Size (sf)	--	13,125
D - Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	20
F - Side Setback (ft)	10	--
2nd Story	10	--
G - Rear Setback (ft)	15	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS	Zone 2,3, and 4	
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)	Select a minimum of (1) PF listed	
	C, P, F, CY,S	

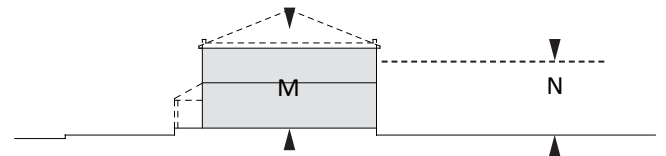
LOT REQUIREMENTS AND BUILDING ENVELOPE



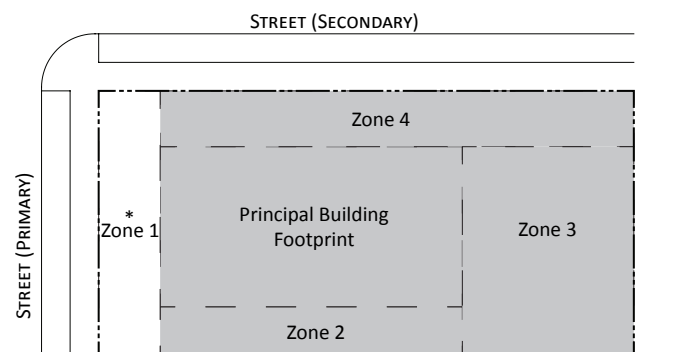
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

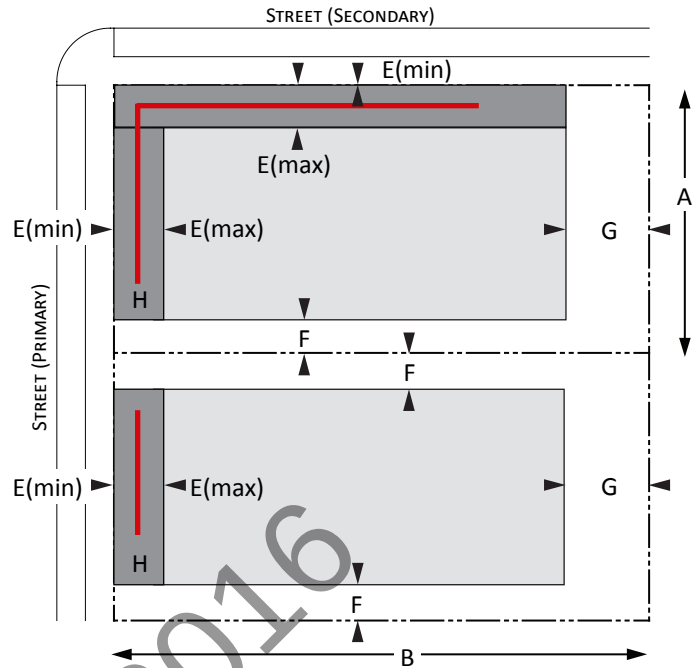


SINGLE STORY COMMERCIAL BUILDING-SMALL

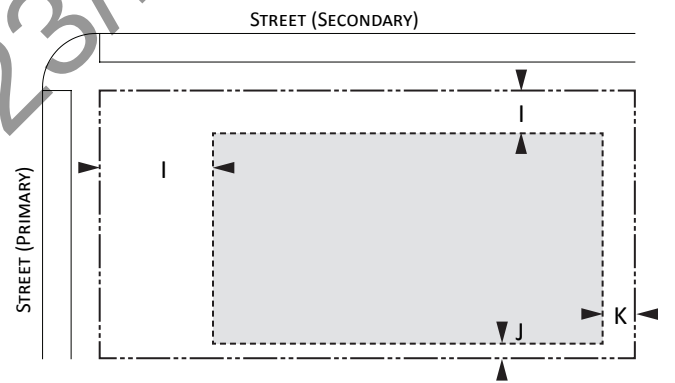
A building lot located and designed to accommodate single use office and retail.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	30	50
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	4,000	6,000
D - Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	0	--
2nd Story	n/a	
G - Rear Setback (ft)	20	--
Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	underlying zoning district
N - Accessory Structure(s) (ft)	--	25
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed		C, G, A

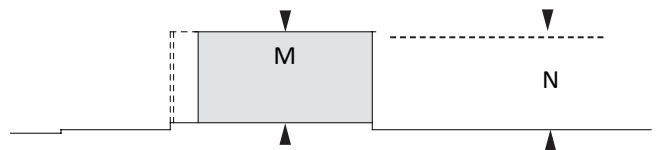
LOT REQUIREMENTS AND BUILDING ENVELOPE



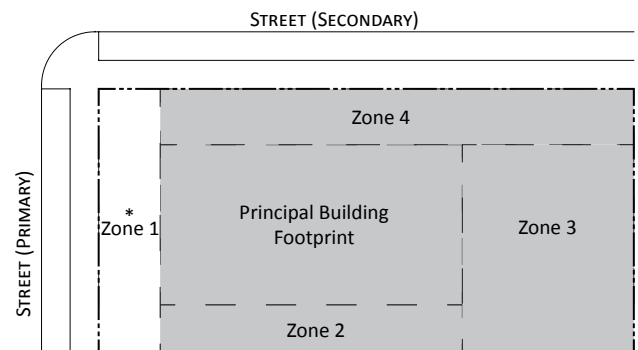
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

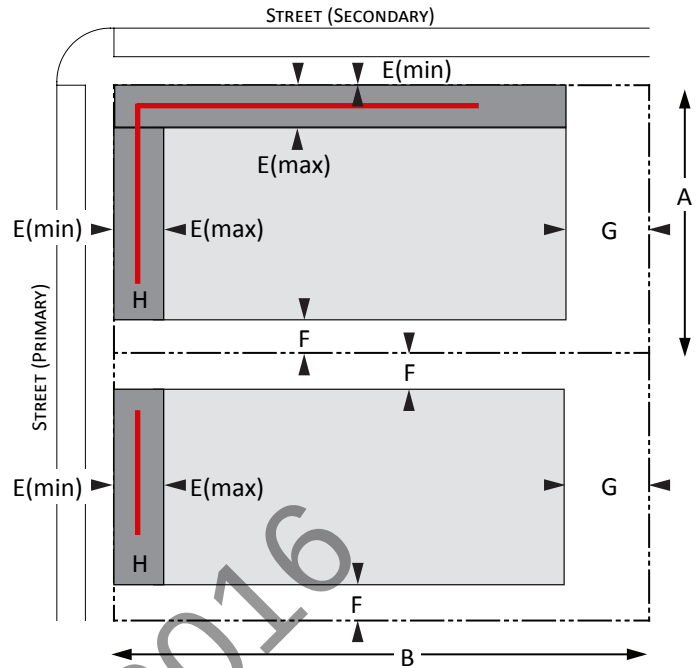


SINGLE STORY COMMERCIAL BUILDING-MEDIUM

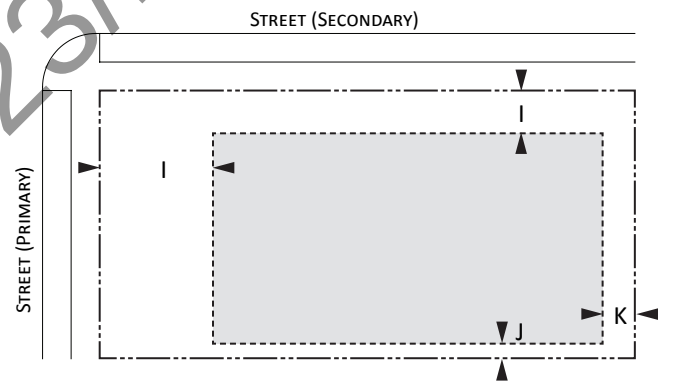
A building lot located and designed to accommodate single use office and retail.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	150
B - Lot Depth (ft)	--	350
C - Lot Size (sf)	--	52,500
D - Lot Coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	0	--
2nd Story	n/a	
G - Rear Setback (ft)	20	--
Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (st)	--	underlying zoning district
N - Accessory Structure(s) (ft)	--	25
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	C	

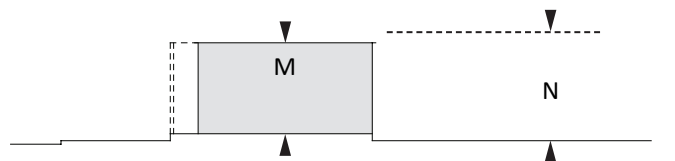
LOT REQUIREMENTS AND BUILDING ENVELOPE



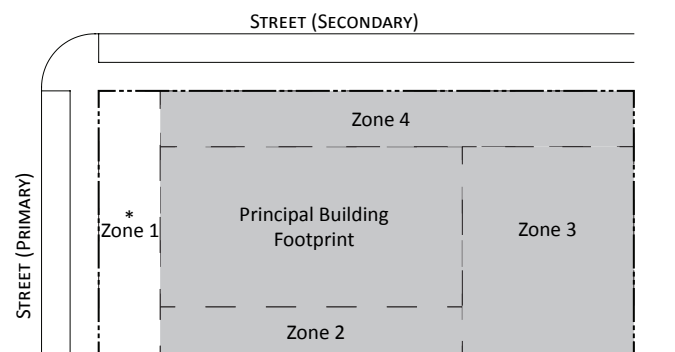
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



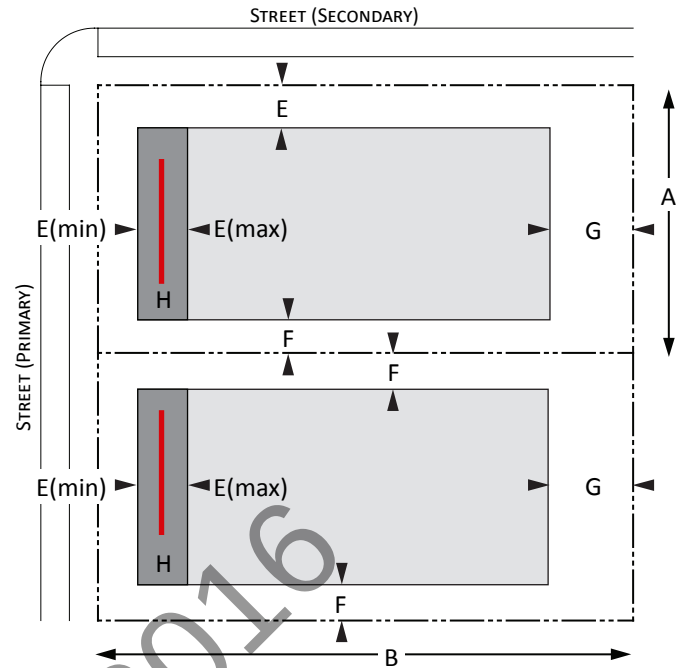
PARKING LOCATION



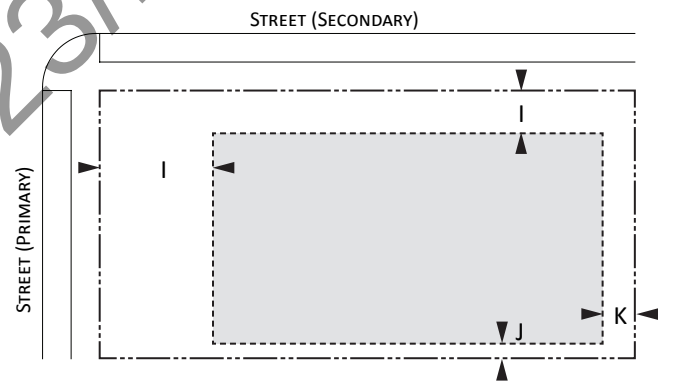
A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services. This typology is only for permitted and existing Institutional Buildings.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	--	--
B - Lot Depth (ft)	--	--
C - Lot Size (sf)	--	--
D - Lot Coverage (%)	--	--
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	25
F - Side Setback (ft)	10	--
2nd Story	10	--
G - Rear Setback (ft)	15	--
H - Frontage Buildout (%)	50	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	35
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	no requirement	

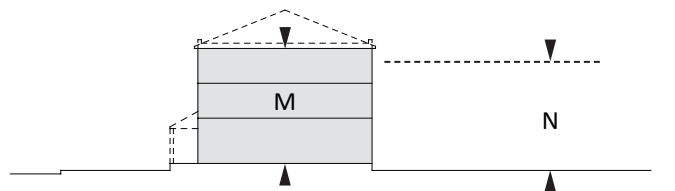
LOT REQUIREMENTS AND BUILDING ENVELOPE



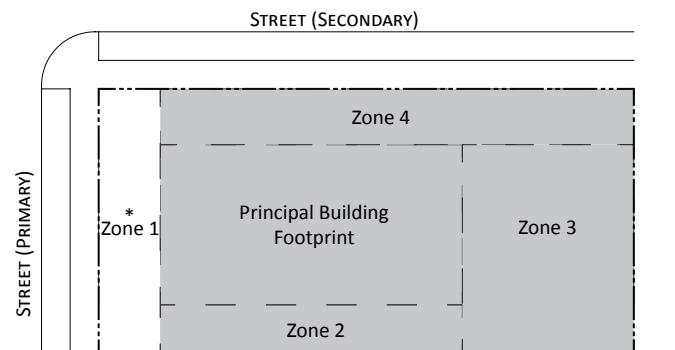
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

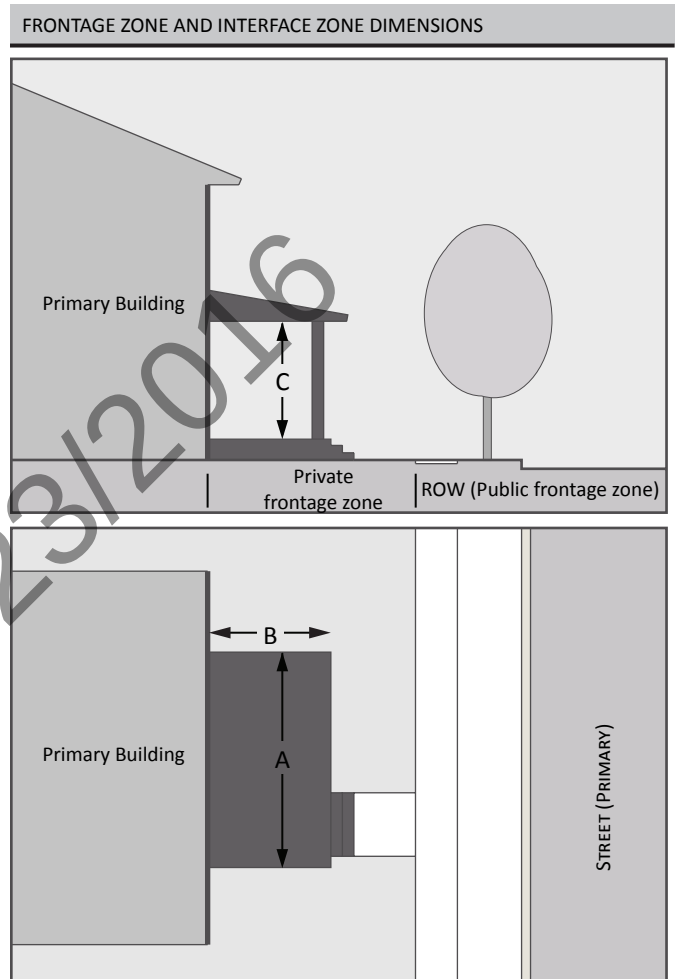


P

PORCH

The façade is set back from the front lot line per applicable street setback requirements. The façade includes an attached front porch structure. A wide variety of porch designs are possible.

FRONTAGE ZONE (FZ)	MIN	MAX
Porch structure requirements:		
A - Width (clear) (ft)	10	--
B - Depth (clear) (ft)	5	--
C - Height (clear) (ft)	7	--
INTERFACE ZONE (IZ)		
Landscape with path (3' wide min) from sidewalk to structure		

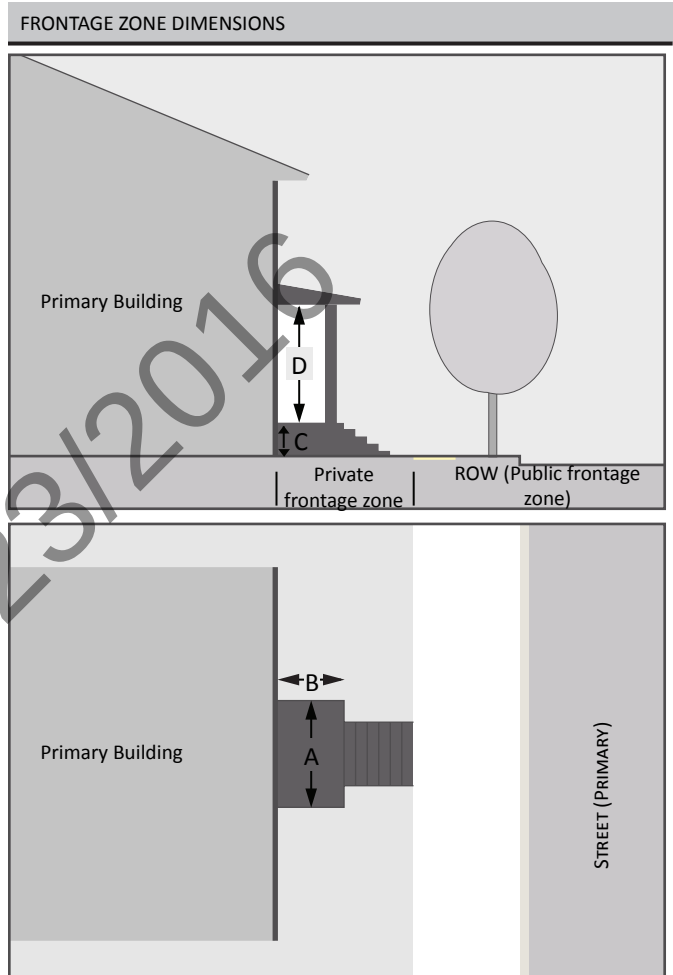


S

STOOP

The façade is set back from the front lot line per applicable street setback requirements. The façade includes an attached entry stoop (an elevated landing with stairs) that is placed at or near the front lot line. The ground floor is elevated to provide privacy. The stoop may include a roof, however it is not required.

FRONTAGE ZONE (FZ)	MIN	MAX
Stoop structure requirements:		
A - Width (clear) (ft)	5	10
B - Depth (clear) (ft)	3	8
C - Height (stoop) (in)	18	24
D - Height (clear) (ft)	7	--
INTERFACE ZONE (IZ)		
Landscape with path (3' wide min) from sidewalk to structure		



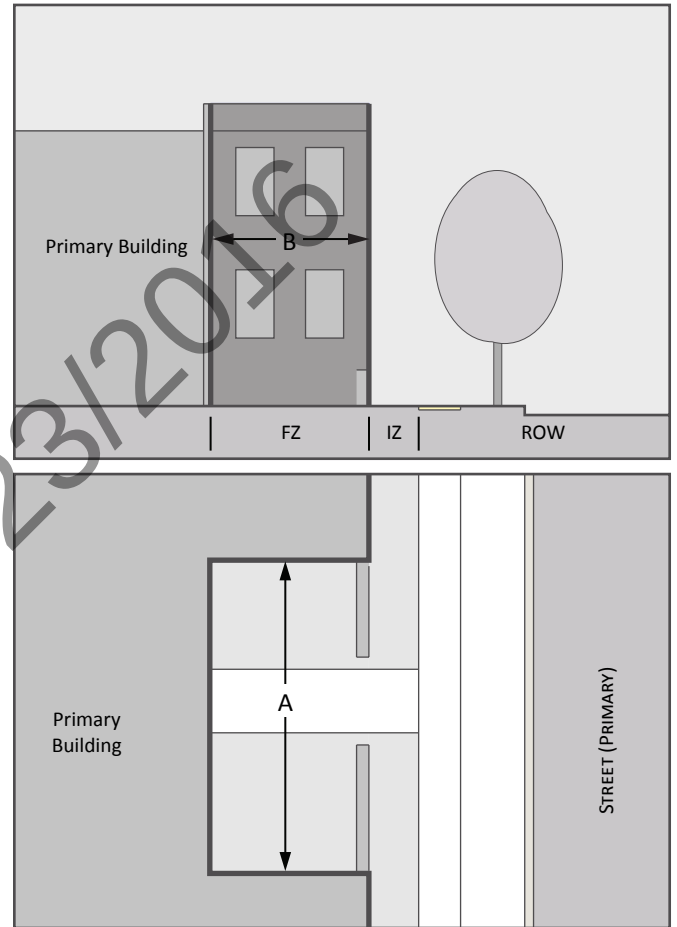
F

FORECOURT

The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, vehicle drop-offs, formal entries etc. A fence or wall may be used to define the private space of the court. The court may be elevated behind a retaining wall at or near the front lot line with entry steps to the court. The forecourt area may not have a permanent roof structure. Cafe's, seating area's may provide shade, umbrella's or any temporary shelter(s) that provide shade.

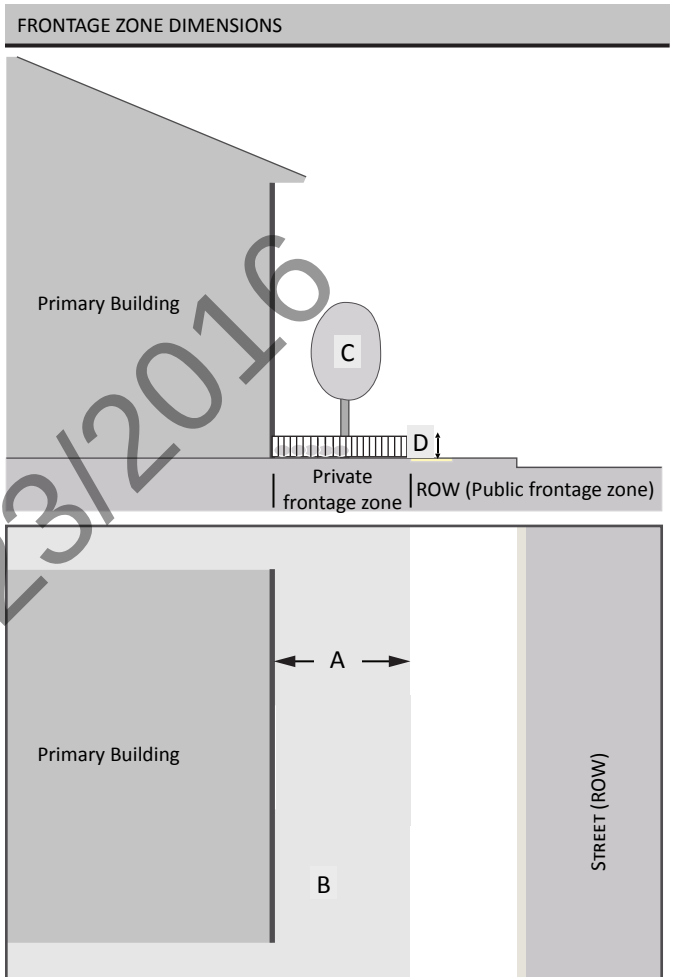
FRONTAGE ZONE (FZ)	MIN	MAX
Courtyard requirements:		
A - Width (clear) (ft)	12	--
B - Depth (clear) (ft)	12	50
INTERFACE ZONE (IZ)		
Landscape with path (6' wide min) from sidewalk to structure		
OTHER REQUIREMENTS		
None		

FRONTAGE ZONE AND INTERFACE ZONE DIMENSIONS



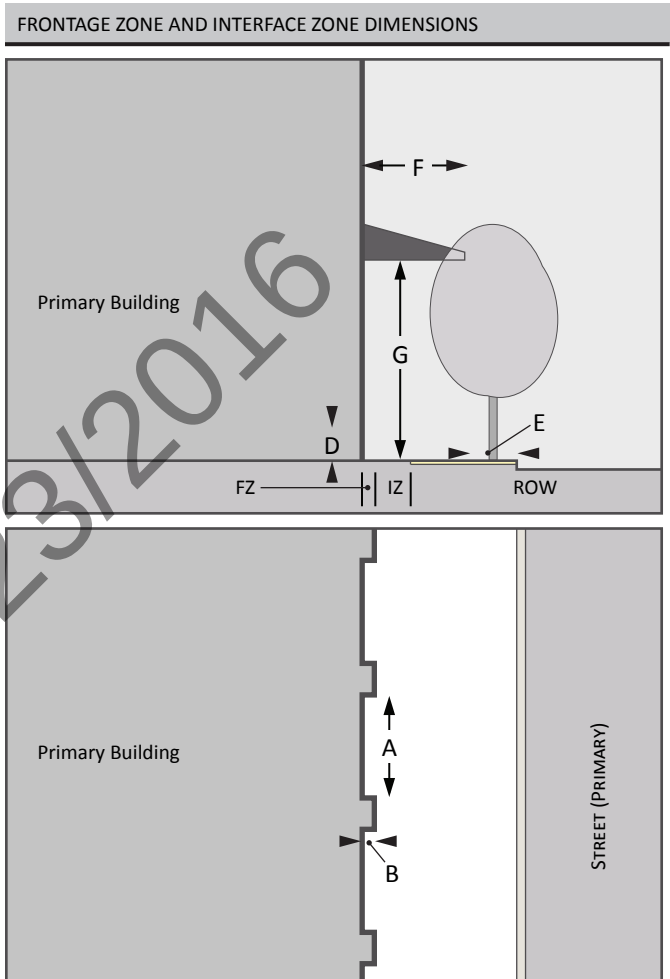
The façade is set back from the front lot line per applicable street setback requirements. The common yard may include a two to four foot in height decorative fence that shall be constructed of wood, shell, or concrete material. The frontyard is required to have a minimum of 1 canopy tree, shrubs, and ground cover.

FRONTAGE ZONE (FZ)	MIN	MAX
Stoop structure requirements:		
A - Landscape	grass and or ground cover	
B - Shrubs, ground cover	10 (3 gallon)	--
C - Tree (canopy tree)	1	--
D- Fence Height (feet)	2'	4'



The façade is set back from the front lot line per applicable street setback requirements, typically at or near the front lot line with the entrance at sidewalk grade. The façade may include an awning, shed roof, or gallery (a lightweight colonnade with no habitable building space above it) that covers the sidewalk and may extend into the right-of-way. The facade has a substantial amount of glazing at the sidewalk level. Recessed entrances are acceptable.

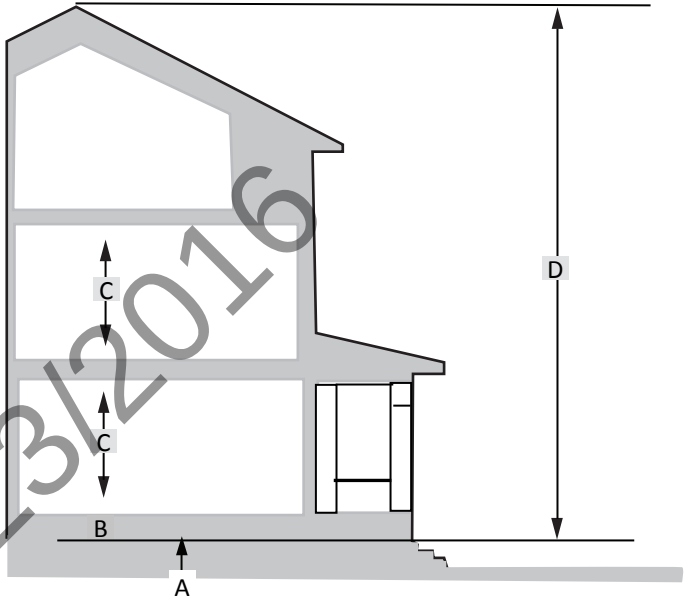
FRONTAGE ZONE (FZ)	MIN	MAX
Building facade requirements:		
A - Distance between openings (ft)	10	20
B - Door recess (ft)	--	5
C - Ground floor transparency (%)	60	--
D - Height to bottom of window (ft)	--	2.5
INTERFACE ZONE (IZ)		
Extended sidewalk from right-of-way edge to structure		
OPTIONAL ELEMENTS	MIN	MAX
AWNING or GALLERY		
E - Setback from curb (ft)	2	--
F - Depth (clear) (ft) *(Gallery min 8')	4	10
G - Height (clear) (ft)	8	--
OTHER REQUIREMENTS		
None		



H

BUILDING HEIGHT

Pass-a-grille is located in a flood zone and has special requirements that shall be met in Sec. 98-33 of the City's Code of Ordinances for Base Flood Elevations. The graphic below provides overall guidance on the design of floors, the measuring of the finished floor.

	MIN	MAX	HEIGHT
Building facade requirements:			
A - Base Flood Elevation (BFE) refer to Sec. 98-33			
B - Finished Grade	Determined by the BFE	1	
C - Height of Floors	10	14	
D - Total Height	--	--	
Residential* (primary and accessory buildings)	--	28	
Commercial (non-residential)	--	Refer to Underlying Zoning District	

Sec 20.15 Minimum off-street parking requirements.

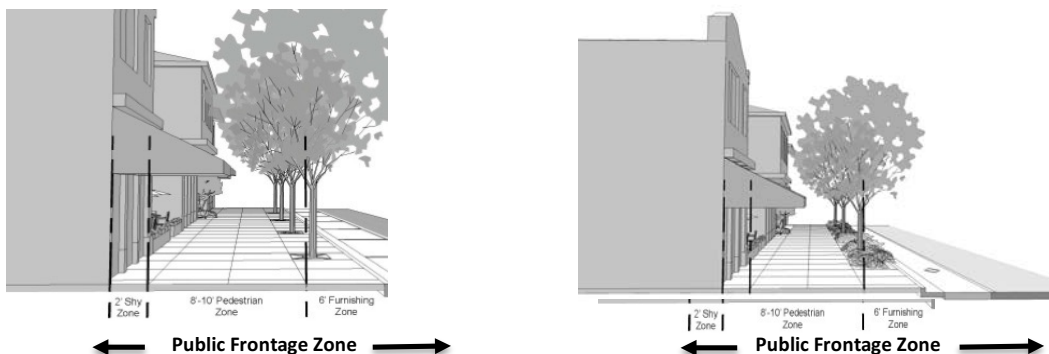
- (a) Residential: Shall be in accordance with the requirements of ~~division~~ Division 23 of the Land Development Code, Off Street Parking and Loading.
- (b) Nonresidential: may reduce the number of spaces, if on-street parking is available, then an applicant can count any on-street parking within 500 feet of the parcel.

Sec 20.16 Alleways

- (a) The PAG Overlay district ~~provides~~ has existing alleyways that shall be maintained as an alleyway.
- (b) Under no circumstance shall an existing alley be reduced in the width and length.
- (c) Parking is permitted adjacent to an Alleyway or where the City has identified, through signage, that vehicles may park within the alleyway. Under no circumstance shall a parked vehicle, but may not impede the vehicular movement.
- (d) Alleyways shall not be permanently closed or vacated.

Sec 20.17 Landscaping Standards

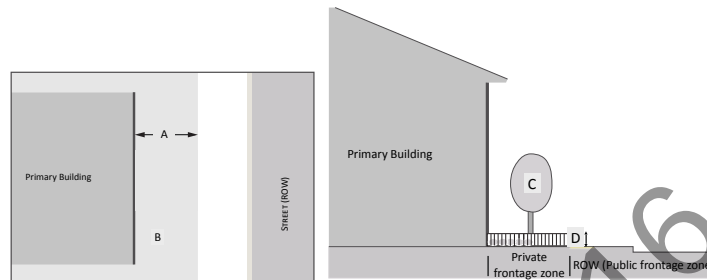
- (a) Streetscape Standards. When the City requires improvements to the "Public Frontage" Zone which includes: Furnishing zones, pedestrian zones and a shy zone, the following standards shall apply.
 - 1) Furnishing Zone that is a minimum of six feet in depth and may include street lights, benches and canopy trees. A furnishing zone shall include one of the following: Tree Grate Standards. One canopy tree per 30 feet in lineal building shall be provided the entire length of the parcel the building is fronting.
 - 2) Planter Beds. A minimum width of 6 feet with a maximum length of 25 feet that contains 1 canopy tree per bed and 100 percent ground cover.
 - 3) Pedestrian Zone, 8-10 feet of unobstructed sidewalk
 - 4) Shy zone, comprised of 12 inches to 2 feet that includes the area from the edge of the building to the edge of the pedestrian zone.



- (b) Landscape Buffers shall not be required between any uses within the PAG ZoningOverlay.

(c) Front Buffers for all Residential building types, excluding the Apartment Building, shall provide the following:

- 1) Front fence or landscape buffer shall be provided and include the following:
 - i. An opaque hedge, height not to exceed 3 feet when fully matured and/or:
 - ii. 24" to 48" knee wall and/or fence. Permitted materials are: wood, shell or concrete material that is consistent with the overall architecture and design of the primary residence.



FRONTAGE ZONE (FZ)	MIN	MAX
Stoop structure requirements:		
A - Landscape	grass and/or ground cover	
B - Shrubs, ground cover	10 (3 gallon)	--
C - Tree (canopy tree)	1	--
D - Fence Height (feet)	2'	4'

Sec 20.18 Screening of Elevated Buildings.

A building required by Section 98-33 of the City's Code of Ordinances, to be elevated more than three feet above grade shall mask the fact that it is elevated through the use of appropriate architectural screening so that the building, when viewed from public rights-of-way, appears to have been constructed at, or near, natural grade as follows:

(a) Architectural screening shall ~~be permitted when:~~

- 1) Create a visual continuity that is integrated with the overall design and architecture of the home using doors, garage doors, entryways, staircase and/or archways.
- 2) No more than 20% of the area being screened can be transparent.

(b) Landscape screening shall be installed:

- 1) A minimum 3-foot-wide landscape area
- 2) One understory tree per 20 lineal feet (or portion thereof) of the elevated building length/width viewed from public rights-of way.
- 3) The landscape area shall be planted with shrubs, ornamental grasses and groundcovers to provide 100% coverage of the landscape area within one growing season. The landscape design shall (unless spatially impractical) provide layering of plant materials that includes larger background shrubs and low foreground groundcovers. All plant material should be Florida Friendly plantings.
- 4) Permanent mulch materials, such as organic mulches, stones, and recycled inorganic

groundcover materials are not permitted in lieu of vegetation, unless they are provided as accent or focal points that enhance the landscape design.

Sec 20.19 Elevation Considerations.

~~Where Base Flood Elevation (BFE) is less than four (4) feet above grade, buildings shall not be elevated more than one (1) foot above BFE. Where BFE is more than four (4) feet and less than seven (7) feet above grade, buildings may be elevated to nine (9) feet above grade, provided the area is screened as required in Sec 20.17 and does not exceed the maximum height requirements, by building types in Sec. 20.12.~~

Sec 20.21Sec 20.19 General Building Design (non-residential)

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to non-residential building types only.

- (a) Public entrance. Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish which places an emphasis to the entrance.
- (b) Building orientation. The primary building entrances shall be visible and directly accessible from a street or park space that has a sidewalk or pedestrian path. ~~Building massing such as tower elements shall be used to call out the location of building entries.~~
- (c) Storefront character. Buildings shall express a "storefront character". This guideline is met by providing all of the following features along the building frontage as applicable.
 - 1) Regularly spaced and similar-shaped windows with window hoods or trim (all building stories).
 - 2) Large display windows on the ground floor. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40% and a maximum 80% of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over 50% of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement if the first floor has not been design as a flood proof first floor.
- (d) Building Façade. Buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12' to 16' above grade, whichever applies to the proposed development. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street. All buildings excluding single family detached homes shall utilize at least three of the following design features to provide visual relief along all elevations of the building:
 - 1) Divisions or change in materials (materials should be drawn from a common palette)
 - 2) Window bays
 - 3) Separate entrances and entry treatments, porticoes extending at least five (5) feet.
 - 4) Variation in roof lines

- 5) Balconies: 6' maximum may project into the front or side street setbacks
- 6) Dormers
- 7) Canopies, extending at least five (5) feet
- 8) Gables
- 9) Overhang extending at least five (5) feet
- 10) Recessed entries (at least three [3] feet from the primary façade)
- 11) Protruding entries (at least three [3] from the primary façade)
- 12) Covered porch entries
- ~~13) Cupolas~~

Draft 09/23/2016