



THE SUNSET CAPITAL OF FLORIDA

155 Corey Avenue
St. Pete Beach, FL 33706-1839
www.stpetebeach.org

NOTICE IS HEREBY GIVEN THAT the Historic Preservation Board will meet to take a board photo for the National Alliance of Preservation Commissions (NAPC) as follows:

The Don CeSar
3400 Gulf Boulevard
St. Pete Beach, Florida 33706

Thursday, June 7, 2018
3:00 P.M. – 3:30 P.M.

Deputy City Clerk

DATE POSTED: May 17, 2018



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, 6/7/2018
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. Items added will be assigned agenda item numbers and items that are moved will retain the same item numbers. A 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. **Approval of Minutes**
5/3/2018 Meeting
4. **Agenda Items**
 - A. Case: PLN18-00009
Address: 2409 Pass-a-Grille Way
Request: Applicant requests a Certificate of Appropriateness to construct two small additions of 18 square feet and 37 square feet to the first floor, south side.

- B. Street Ends and Public Realm Elements
 - 1. Discussion of Land Development Code Sec. 18.9 – Sec. 18.19
 - 2. Review Proposed Recommendation to City Commission
- C. General Discussion

5. Adjournment

APPEAL

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public hearings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a hearing should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the hearing for assistance.

Electronic media must be submitted a minimum of 24 hours in advance to cityclerk@stpetebeach.org

The public is cordially invited to attend.

All agenda material is available for review at City Hall.



Case: PLN18-00009

Address: 2409 Pass-a-Grille Way

Request: Applicant requests a Certificate of Appropriateness to construct two small additions of 18 square feet and 37 square feet to the first floor, south side.

PLEASE NOTE THAT THE APPLICANT HAS WITHDRAWN THE APPLICATION FROM THE JUNE, 2018 MEETING AND HAS REQUESTED THAT IT BE CONSIDERED AT THE JULY, 2018 MEETING.

The Agenda will need to be changed at the June, 2018 meeting, under Item 1.

HISTORIC PRESERVATION BOARD

MINUTES

MAY 3, 2018

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chris Marone, Chairman
Sean Hurley, Vice Chair
Tom DeYampert, Member
William Loughery, Member
Holly Young, Member

ALSO PRESENT:

Rebecca Haynes, City Clerk
Catherine Porter, Senior Planner

1. Changes to the Agenda

Chairman Marone requested to add an item to the agenda as follows:

- Item No. 4, "Agenda Items," D., General Discussion - request for a photo

There were no objections from the board members.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 4/5/2018

Member Loughery made a motion to accept the minutes. The motion was seconded by Member Young and unanimously approved by a roll call vote (5 yeses - 0 nos).

4. Agenda Items

A. Election of Officers

Chairman Marone asked for a motion of a person to serve as Chair and stated he was willing to be Chair.

Member Loughery made a motion that Mr. Marone remain as Chair. The motion was seconded by Member DeYampert and unanimously approved by a roll call vote (5 yeses - 0 nos).

Chairman Marone asked for a motion of a person to serve as Vice Chair, and Vice Chair Hurley stated he was willing to maintain the position of Vice Chair.

Member Loughery made a motion to approve Vice Chair Hurley as the next Vice Chair. The motion was seconded by Member DeYampert and unanimously approved by a roll call vote (5 yeses - 0 nos).

B. Street Ends and Public Realm Elements

1. Questions and Answers from Mike Clarke, Director of Public Works

Ms. Porter, Senior Planner, informed the board that Mr. Clarke, Director of Public Works, and Brett Warner, City Engineer, were unavailable to attend the meeting due to a conflict in their schedule. However, Mr. Clarke provided written answers to the questions posed by the Historic Preservation Board, as delineated in the agenda packet, for the 5/3/18 Historic Preservation Board meeting.

There was board discussion in regard to the street ends. After board discussion, the board requested Ms. Porter present to the City Commission the following:

- The Historic Preservation Board is requesting the City Commission to consider an enactment of an ordinance generally regulating street ends throughout the City, and, more specifically, an ordinance that involves designation of parks, involves consistency in the appearance of the street ends, involves the usage of the street ends, and involves the designation of the usage and maintenance.

Ms. Porter will present a draft in regard to the aforementioned topic for the next meeting, and the board will make adjustments during the meeting and vote on the final version.

2. Discuss Objectives

The board discussed that Mr. Hurley's photographs and comments will be used as photographic evidence for different uses, different looks, maintenance discrepancies, etc. Ms. Porter also commented that they can be used during presentations.

3. Street signs – Recommendation to City Commission

The board reviewed the proofs presented in the agenda packet from Lake Shore Industries.

After board discussion, Chairman Marone asked for a motion in regard to one of the street signs presented.

Member Loughery made a motion to approve No. 2. The motion was seconded by Member DeYampert and unanimously approved by a roll call vote (5 yeses - 0 nos).

C. Historic Markers Update

Ms. Porter updated the board that the paperwork was submitted to the State in regard to Merry Pier, and the paperwork is still being processed in regard to the district sign.

D. General Discussion

Chairman Marone stated that the added item addressed during Item No. 1, "Changes to the Agenda," is an email from Megan McDonald, CLG Coordinator, regarding photos for the local preservation programs from the National Alliance of Preservation Commissions (NAPC) and the Iowa State Historic Preservation Office.

Ms. Porter informed the group that the request is in regard to a NAPC Forum and the slideshow they are putting together. They are requesting photos of the Historic Preservation Board members standing in front of a local historic landmark in their communities.

After board discussion, the board asked Ms. Porter to contact the Don Cesar in regard to taking the picture there and using the hotel as the local historic landmark destination.

Chairman Marone suggested meeting at 3:00 p.m. on June 7, 2018 for taking the picture before the next Historic Preservation Board meeting at 3:30 p.m. on June 7, 2018. There were no objections from the board.

5. Adjournment

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

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____

DIVISION 18 - R/OS RECREATION/OPEN SPACE DISTRICT

Sec. 18.1. - Purpose and intent.

The R/OS Recreation/Open Space District is intended for those areas designated within the R/OS Recreation/Open Space land use category on the future land use maps. The R/OS Recreation/Open Space District primarily serves the park areas; however, this district is also applied to certain street-ends throughout the City of St. Pete Beach.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.2. - Prohibition of development on the beaches.

Under no circumstances shall any development other than dune walkovers be permitted on the public-owned beaches.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.3. - Permitted principal uses and structures within the parks.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the R/OS Recreation/Open Space District are as follows.

- (a) Recreational—Public parks and/or recreational facilities.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.4. - Permitted accessory uses and structures within the parks.

- (a) Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures, do not involve the conduct of a business, and are not of a nature prohibited under section 18.5.
- (b) Temporary structures and operations in connection with, and on the site of, building or land preparation developments, including grading, paving, installation of utilities, construction, erection of field offices, and structures for equipment storage and building materials, provided a certificate of occupancy shall have been issued therefor.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.5. - Allowable conditional uses within the parks.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the R/OS Recreation/Open Space District are as follows:

- (a) Commercial docks—Class C only.
- (b) Parking lots—Public-owned only.
- (c) Utility substations and/or rights-of-way.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.6. - Prohibited uses and structures within the parks.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the R/OS Recreation/Open Space District.

Any use which the appropriate board of authority, 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 R/OS Recreation/Open Space District.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.7. - Maximum floor area ratio within the parks.

Maximum floor area ratio (FAR) for any use: 0.25.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.8. - Maximum impervious surface ratio within the parks.

Maximum impervious surface ratio (ISR) for any use: 0.60.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.9. - ROS/SE -1 Recreation Open Space/Street-end-1 District.

Within the city, there are street-ends that terminate at the Gulf of Mexico beach and are used by the public and abutting owners for pedestrian access to the waterfront, motor vehicle access to abutting properties or parking. Within the recreation and open space element of the St. Pete Beach 2010 Comprehensive Plan these street-ends are designated as beach accesses for the public; however, these street-ends were not dedicated as parks in the subdivision plats in which they were set aside for public use. These street-ends or portions thereof currently serve, and will continue to serve the public and abutting owners as pedestrian access to the beach and vehicular access to the abutting properties. The recreational facilities maps within the recreation and open space element of the comprehensive plan is general and does not show the exact areas set aside as beach access, and it is the purpose of this division to set forth the city's policy for the use of the street-ends designated ROS/SE-1.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.10. - Street-ends designated ROS/SE-1.

The following street-ends have been designated ROS/SE-1 Recreation Open Space/Street-end 1:

26th Avenue west from Sunset Way to the beach;

27th Avenue west from the western-most alley in Block D, North Pass-a-Grille, Section A, to the beach;

28th Avenue west from the western-most alley in Block D, North Pass-a-Grille, Section A, to the beach;

29th Avenue west from Sunset Way to the beach;

30th Avenue west from Sunset Way to the beach;

36th Avenue west from El Centro to the beach;

37th Avenue west from El Centro to the beach.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.11. - Policy for street-ends designated ROS/SE-1.

- (a) Street-ends designated ROS/SE-1 shall be used for public access to the beach, for vehicular access to the abutting properties, and any other use deemed appropriate by the city which is not incompatible with the public's access to the beach.
- (b) If a street-end designated ROS/SE-1 is unimproved or landscaped and does not currently provide vehicular access to an abutting property, the city may, upon the request of an abutting owner, approve a plan that provides for minimum street-end paving and encroachment into the unimproved or landscaped open space in order to allow access to the abutting property, provided:
 - (1) No designated street-end or part thereof shall be used or improved in any way that would be incompatible with its use for public beach access; and
 - (2) Vehicular access to the abutting property will be approved in accordance with the illustration contained herein.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.12. - ROS/SE-2 Recreation Open Space/Street-end-2 District.

Within the city, there are street-ends, as defined in Division 2, that terminate at Boca Ciega Bay on the east side of the city or at Blind Pass Channel on the west side of the city and are used by the public and abutting owners for vehicle access or parking. Within the recreation and open space element of the St. Pete Beach 2010 Comprehensive Plan these street-ends are designated as municipal parks or scenic parks; however, these street-ends were not dedicated as parks in the subdivision plats in which they were set aside for public use. These street-ends or portions thereof currently serve, and will continue to serve the public and abutting owners as vehicular access to abutting properties and as a place to enjoy the scenery provided by the water views.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.13. - Street-ends designated ROS/SE-2.

The following street-ends have been designated ROS/SE-2 Recreation Open Space/Street-end 2:

14th Avenue east from Pass-a-Grille Way to the Intracoastal Waterway;

15th Avenue east from Pass-a-Grille Way to the Intracoastal Waterway;

16th Avenue east from Pass-a-Grille Way to the Intracoastal Waterway;

17th Avenue east from Pass-a-Grille Way to the Intracoastal Waterway;

18th Avenue east from Pass-a-Grille Way to the Intracoastal Waterway;

22nd Avenue east from Pass-a-Grille Way to the Intracoastal Waterway;

27th Avenue east from Pass-a-Grille Way to the Intracoastal Waterway;

28th Avenue east from Pass-a-Grille Way to the Intracoastal Waterway;

29th Avenue east from Pass-a-Grille Way to the Intracoastal Waterway;

76th Avenue west 100 feet;

77th Avenue west 56 feet;

78th Avenue east from Boca Ciega Drive to the Intracoastal Waterway;

79th Avenue east from Coquina Way to Blind Pass Channel;

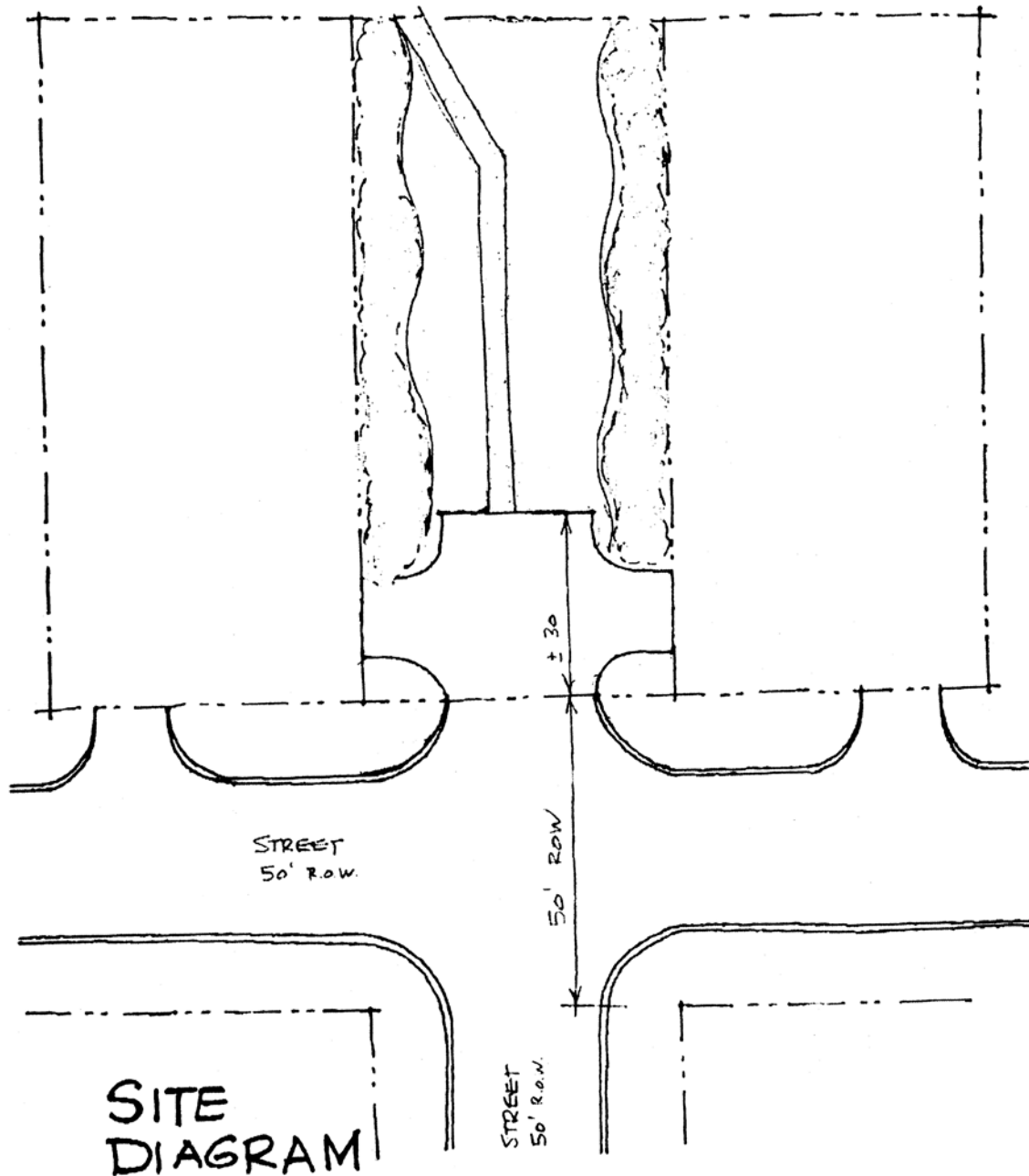
Coquina Way east 15 feet to Blind Pass Channel;

80th Avenue east from Boca Ciega Drive to the Intracoastal Waterway;

83rd Avenue east from Boca Ciega Drive to the Intracoastal Waterway.

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Vehicular Access Illustration



Vehicular Access Illustration

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.14. - Policy for street-ends designated ROS/SE-2.

- (a) Street-ends designated ROS/SE-2 shall be used and available for the public to enjoy the scenic water views provided by the Bay or Blind Pass, and such use may include, but not be limited to, public parking, where it is made available by the city.

- (b) The street-ends shall also be available for use by the abutting property for access, and for any other use deemed appropriate by the city which is not incompatible with the objective of providing this open space for scenic water view.
- (c) If a street-end designated ROS/SE-2 is unimproved or landscaped and does not currently provide vehicular access to an abutting property, the city may, upon the request of an abutting owner, approve a plan that provides for minimum street-end paving and encroachment into the unimproved or landscaped open space in order to allow access to the abutting property, provided:
 - (1) No designated street-end or part thereof shall be used or improved in any way that would be incompatible with its use for public enjoyment of the scenic water views; and
 - (2) The vehicular access to the abutting property will be approved in accordance with the illustration contained herein.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.15. - ROS/SE-3 Recreation Open Space/Street-end-3 District.

Within the city, there are street-ends, as defined in Division 2, that terminate at the Gulf of Mexico beach, Boca Ciega Bay or Blind Pass Channel and where it is desirable that the street-end be used only for recreation open space and not for vehicular access or parking. However, these street-ends were not dedicated as parks in the subdivision plats in which they were set aside for public use. Because these street-ends are not required to serve abutting owners who have adequate vehicular access to their property from other public rights-of-way, the abutting owners may convey their title interest in the underlying street-end to the city and waive any right to vehicular access from the street-end. As consideration for the conveyance of the fee title to the underlying street-end, the city will modify specific land use requirements for the development of the abutting property under the terms of this division. The modified land use requirements specified herein, are intended to motivate property owners who abut such street-ends to convey the fee title interest in the underlying street-end to the city enabling the city to increase the recreation open space available to the public.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.16. - Criteria for designating street-ends ROS/SE-3 in the future.

Street-ends or partial street-ends that qualify for ROS/SE-3 designation shall meet the following criteria:

- (a) The abutting property owner has agreed to waive any right to vehicular access over the street-end and conveyed the fee title to the underlying street-end to the city and offered the appropriate documentation to effect such conveyance; and
- (b) The city has agreed on the deed restrictions in the deed of conveyance.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.17. - Street-ends designated ROS/SE-3.

The following street-ends have been designated ROS/SE-3 Recreation Open Space/Street-end 3:
23rd Avenue west from Sunset Way to the beach.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.18. - Use of street-ends designated ROS/SE-3.

- (a) Street-ends or partial street-ends designated ROS/SE-3 that terminate at the Gulf of Mexico shall be used for public beach access.
- (b) Street-ends or partial street-ends designated ROS/SE-3 that terminate at Boca Ciega Bay or at Blind Pass Channel shall be used and available for the public to enjoy the scenic water views, and such use may include, but not be limited to, public parking, where it is made available by the city, benches, tables, or a shelter canopy.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 18.19. - Regulations pertaining to properties abutting street-ends designated ROS/SE-3.

At the time the street-end abutting owner conveys the fee title to the underlying street-end, the city manager shall issue a certificate of compliance which shall be recorded in the property file on the property. The development rights granted hereunder shall run with the land.

Except as otherwise provided in this section, residential development or use of properties abutting street-ends designated ROS/SE-3 shall comply with the district requirements applicable to the property. Special regulations specific to such properties are as follows:

- (a) The maximum land coverage by structure, as stated in the district regulations, shall not be applicable; however, the development shall provide a minimum of 30 percent of the lot area as green space. Such green space shall be in addition to any part of the lot or property west of the St. Pete Beach Coastal Construction Line.
- (b) The minimum side yard setback from the property line abutting an ROS/SE-3 street-end that terminates at the Gulf of Mexico beach shall be two feet.
- (c) The minimum side yard setback from the property line abutting an ROS/SE-3 street-end that terminates at Boca Ciega Bay or Blind Pass Channel shall be two feet.
- (d) One bay window not to exceed 20 feet in width shall be allowed to project up to two feet into the side yard setback adjacent to the ROS/SE-3 street-end, but in no case shall such window project over the property line. Such bay window shall not be permitted to extend below the required finished floor elevation of the structure.
- (e) Fences up to six feet in height shall be permitted along the entire property line adjacent to the ROS/SE-3 district except within the front yard.

(Ord. No. 03-7, § 3, 5-1-03)

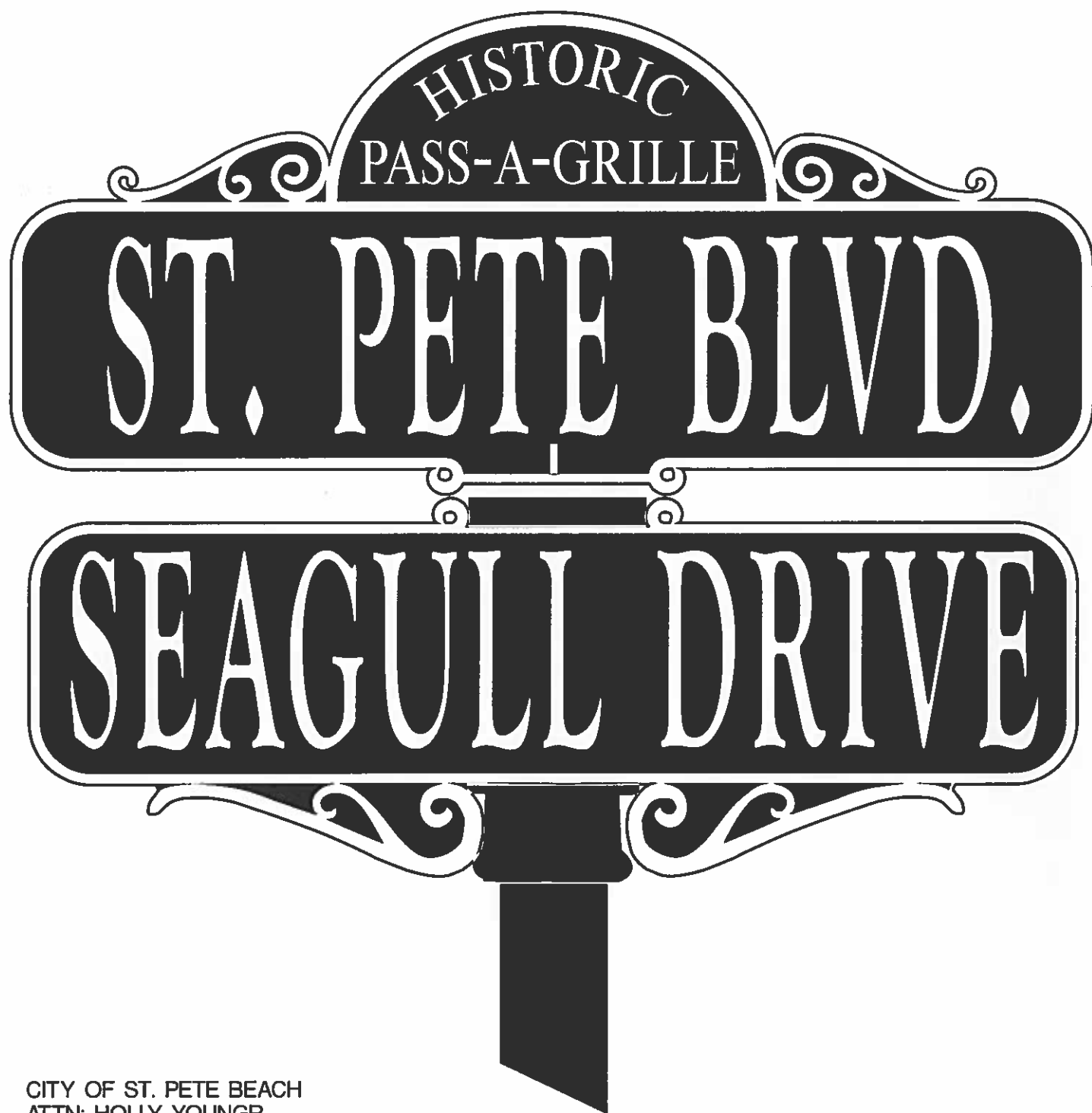
As part of the Historic Preservation Board's charge to develop and recommend guidelines, standards and associated land development regulations specific to the (historic) districts, the HPB members became aware that street ends are not always an asset to the Pass-a-Grille Historic District. Upon further investigation, the HPB observed that certain street ends throughout the City are not the resources they could be. Some of the issues related to street ends that the HPB has identified are:

- the necessity for designating certain uses, such as parks
- the necessity for prohibiting certain uses
- the necessity for prohibiting encroachment by adjacent property owners
- the lack of consistency in appearance
- the lack of consistent signage identifying public access
- inconsistent maintenance
- inconsistent paving, width and use
- drainage

Based on these observations, the Historic Preservation Board recommends that the City Commission consider passing an ordinance regulating street ends, especially with regard to the above issues. The HPB stands ready to research and recommend on questions that the Commission may have with regard to street ends.

Lake Shore Industries

1817 POPLAR ST. P.O. BOX 3427 ERIE, PA 16508-0427
(814) 456-4277 (800) 458-0463 FAX (814) 453-4293



CITY OF ST. PETE BEACH
ATTN: HOLLY YOUNGR

4-WAY CAST ALUMINUM MODIFIED VICTORIAN STREET SIGN, DOUBLE FACE
TOP SIGN 11" HIGH x 25" WIDE APPROX. WITH CUSTOM DESIGN 3 1/2" HIGH
ARCH WITH 1" LETTERS. TOP AND BOTTOM SIGN HAS 4-1/2" HIGH VICTORIAN LETTERS
MOUNTING: 2 1/2" CAST ALUMINUM MOUNTING CAP. FINISH: BAKED BLACK
ENAMEL BACKGROUND, RAISED TEXT, BORDER AND LOGO WHITE REFLECTIVE

THIS PROOF IS THE PROPERTY OF LAKE SHORE INDUSTRIES, INC.
AND IS SUBMITTED ONLY IN CONNECTION WITH THE TRANSACTION TO
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BE RETURNED UPON REQUEST.

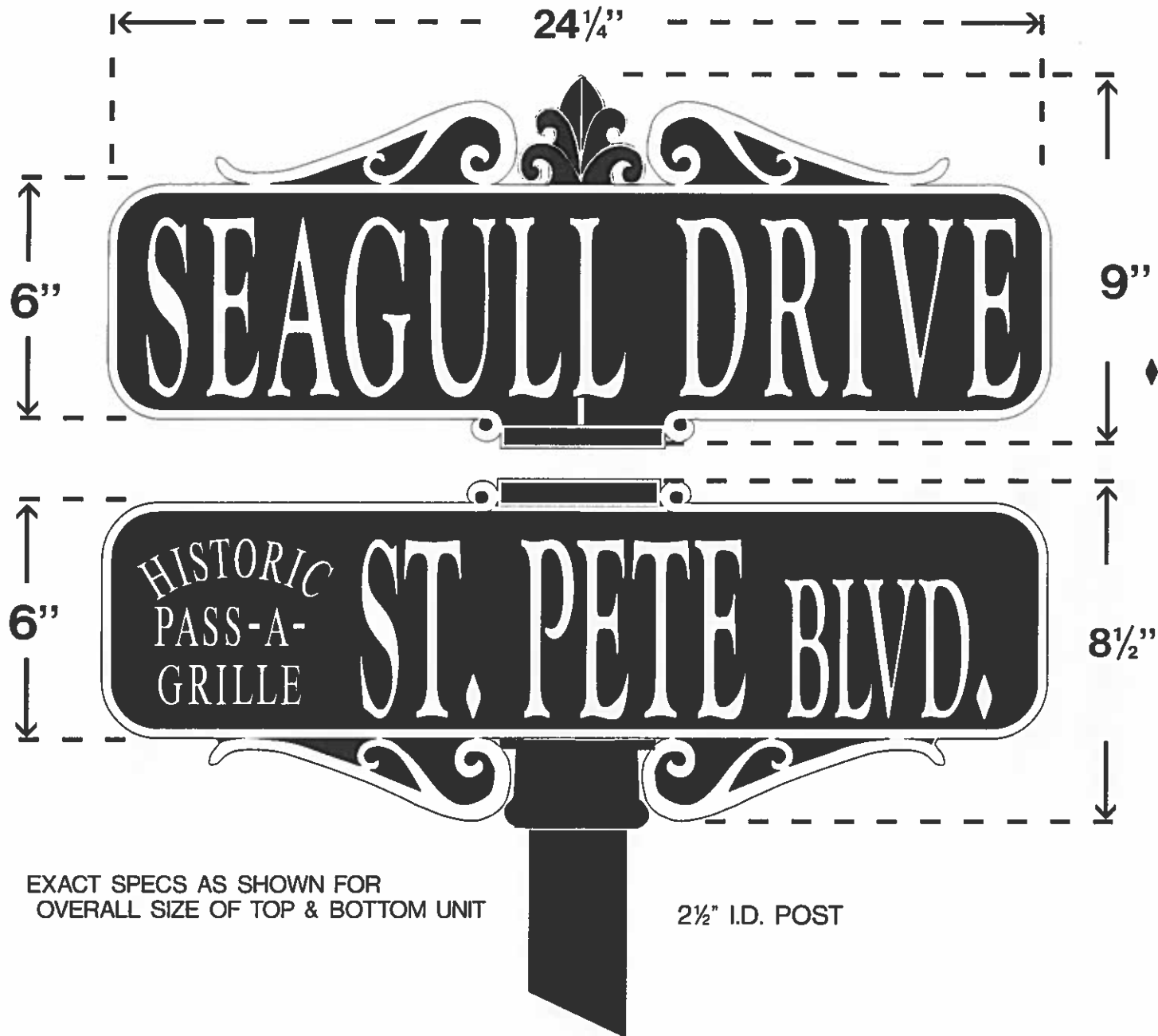
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THERE WILL BE A \$40.00 CHARGE FOR
ISSUING NEW OR REVISED PROOFS.
APPROVED AS SUBMITTED FOR MANUFACTURE ()
APPROVED AS CORRECTED FOR MANUFACTURE ()
RESUBMIT NEW PROOF ()

CUSTOMER SIGNATURE _____
DATE _____

5/08/18
112

Lake Shore Industries

1817 POPLAR ST. P.O. BOX 3427 ERIE, PA 16508-0427
(814) 456-4277 (800) 458-0463 FAX (814) 453-4293



CITY OF ST. PETE BEACH
ATTN: HOLLY YOUNGR

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BOTTOM SIGN HAS 4-1/2" & 3-1/2" HIGH VICTORIAN LETTERS
(HISTORIC LETTERS 1" HIGH COND. TABLET LETTERS)

MOUNTING: 2 1/2" CAST ALUMINUM MOUNTING CAP. FINISH: BAKED BLACK
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APPROVED AS SUBMITTED FOR MANUFACTURE ()
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RESUBMIT NEW PROOF ()

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DATE _____

5/05/18
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