



**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH**

155 Corey Avenue
St. Pete Beach, FL 33706

**Thursday, 10/4/2018
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** – Three minutes per person to issues not on the agenda.
3. **Approval of Minutes**
 - a. 9/6/2018
4. **Agenda Items**
 - a. Case No. 18-00022 -Joseph Klingel for St. Petersburg Yacht Club Inc. Address: 2307 Pass-a-Grille Way
Request: The applicant requests to demolish a single-family residence on the St. Petersburg Yacht Club Inc., property to accommodate a new parking lot.
 - b. Discussion on The Beach Theatre

5. Adjournment – Next Meeting: 11/01/2018

The public is cordially invited to attend.

APPEAL: Florida Statutes Chapter 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such 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 meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

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

All agenda material is available for review at City Hall.

HISTORIC PRESERVATION BOARD

MINUTES

SEPTEMBER 6, 2018

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chris Marone, Chairman
William Loughery, Member
Holly Young, Member

ABSENT:

Sean Hurley, Vice Chair
Tom DeYampert, Member

ALSO PRESENT:

Wesley Wright, Community Development Director
Laura Marley, Planner II
Brandon Berry, Planner I
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes – 7/5/2018

Chairman Marone stated that there should be an amendment to the July 5, 2018 minutes as it relates to Case No. PLN18-0009 based on a motion made by Member Young.

Member Young made a motion to amend her motion on the 5th of July 2018 to correct the case number previously stated, 2018-0009, to PLN18-0009.

The motion was seconded by Chairman Marone and unanimously approved by a roll call vote (3 yeses - 0 nos).

Chairman Marone reiterated that the main motion would be to approve the Certificate of Appropriateness for Case No. PLN18-00009 as proposed.

Member Young made a motion to approve the minutes from July 5th, 2018. The motion was seconded by Chairman Marone and unanimously approved by a roll call vote (3 yeses - 0 nos).

4. Public Hearing

- A. Case: PLN18-00018 – C. Michael McCoy Residential Designs, INC., for EAP LLC
Address: 105 7th Ave., St Pete Beach
Request: The applicant requests to repair and/or replace the trim, sidings, garage doors and roof on an existing 10-foot by 18-foot detached garage (180 square feet).**

Wesley Wright, Community Development Director, introduced two new staff members to the Historic Preservation Board: Laura Marley, Planner II, and Brandon Berry, Planner I.

Ms. Marley gave the Staff presentation of Case No. PLN18-00018 and recommended approval of the proposed Certificate of Appropriateness.

Chairman Marone asked for audience comments.

Hearing no comments, Chairman Marone asked if the applicant would like to speak.

Hearing none, Chairman Marone asked for board discussion.

There was board discussion among the board members.

Chairman Marone asked for a motion.

Member Loughery made a motion to approve a Certificate of Appropriateness for Case No. 18-00018. The motion was seconded by Chairman Marone and unanimously approved by a roll call vote (3 yeses - 0 nos).

Mr. Wright stated that the motion needed to be amended with the correct Case No., PLN18-00018.

Member Loughery agreed to restate his motion.

Member Loughery made a motion to grant a Certificate of Appropriateness on Case No. PLN18-00018. The motion was seconded by Chairman Marone and unanimously approved by a roll call vote (3 yeses - 0 nos).

Chairman Marone requested that Staff review previous Historic Preservation Board meeting minutes to ascertain the projects that were in process from the previous Senior Planner and to then have a discussion during the October meeting to make a list of items to include on the November agenda. Mr. Wright agreed to the request.

Member Loughery asked for a status update in regard to the language of two historic markers.

Ms. Marley updated the board that the language was modified on the 8th Avenue Merry Pier marker, but it was approved. In regard to the Hurley Park marker, Ms. Marley informed the board that she would have to research the information and agreed to report back to the board.

5. Adjournment

There being no further business to come before the board, the meeting was adjourned at 3:47 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness Case No. 18-00022 - Joseph Klingel for St. Petersburg Yacht Club Inc.

DATE: September 25, 2018

PREPARED BY: Laura A. Marley, Planner II; Planning & Zoning

REQUEST	The applicant requests to demolish a single-family residence on the St. Petersburg Yacht Club Inc., property to accommodate a new parking lot.
SUBJECT PROPERTY	Lot 3, Block J, Sunset Park Add Replat Block F, Lots 1 Thru 7 Incl together with Bautista's Sub Block J, S 60ft of Water Lot 3 & TIIF SLL #520026563, which address is known as 2307 Pass-a-Grille Way, St Pete Beach (2301 Pass-a-Grille Way, 18-32-16-88074-006-0010)
LAND USE	INS/PAG – Institutional/Pass-a-Grille Overlay on the Zoning Map; Institutional District on the Future Land Use Map
YEAR BUILT	1949- single-family residence
HISTORIC STATUS	Pass-a-Grille Historic District Overlay – contributing- 1949
SURROUNDING AREA	North – Single-family residence South – St. Petersburg Yacht Club East – Intracoastal Waterway West – Pass-a-Grille Way / single-family residence

BACKGROUND and ANALYSIS

On August 28, 2018 the City Commission approved Application No. 18-00003, a conditional use application to expand the private club to allow for the construction of a swimming pool on-site for the use of its members via Resolution 2018-09 (included in the packet). The applicant proposes to demolish the single-family residence and construct a new parking lot.

Consistency with the Land Development Code (LDC) – The proposed Certificate of Appropriateness is also consistent with the City's Land Development Code, specifically **Division 28, Historic Preservation** as follows:

- **LDC Section 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. *The structure is noted for its scale and materials. It is recognized as a contributing structure in the Pass-a-Grille Overlay. The structure is a two-story split level house that was built in 1949.*
 - (2) The importance of the building to the character of a district, if applicable. *The structure still contributes to the scale and character of Pass-a-Grille.*
 - (3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location. *It would not be possible to reproduce the structure due to flood hazard mitigation building requirements.*
 - (4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city. *The structure is unique in its design.*
 - (5) Whether reasonable measures can be taken to save the building. *The applicant has stated that the structure is in disrepair.*
 - (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. *It is unclear if the building is capable of earning a reasonable economic return on its value.*

Recommendation: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness.

RESOLUTION 2018-09

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A CONDITIONAL USE FOR THE EXPANSION OF THE PRIVATE CLUB LOCATED AT 2301 PASS-A-GRILLE WAY; INCORPORATING THE CONDITIONS OUTLINED HEREIN AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission supports independently owned businesses within the City; and,

WHEREAS, the St. Petersburg Yacht Club desires to construct a swimming pool on-site for the use of its member; and,

WHEREAS, the St. Petersburg Yacht Club (Joseph Klingel, agent) filed with the City an Application on February 09, 2018, for a Conditional Use of the existing private club located at 2301 Pass-A-Grille Way, St. Pete Beach, Florida; and,

WHEREAS, the application for Conditional Use was reviewed by the Technical Review Committee on March 7, 2018, and the recommended conditions appropriate to mitigate potential impacts imposed by the use were determined and are outlined in the associated staff report submitted to the City Commission; and

WHEREAS, the City Commission held a quasi-judicial public hearing on August 28, 2018, to consider the Conditional Use Application and reviewed the application in accordance with all the criteria listed in the City of St. Pete Beach Land Development Code.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Pete Beach, that:

Section One: The above recitals are true and correct and are incorporated herein by reference.

Section Two: The City Commission hereby incorporates the following conditions into the Conditional Use permit:

1. Plan and specifications prepared and sealed by a registered engineer must be submitted detailing how the seawall will be protected.
2. Prior to issuance of a Development Order, Applicant shall record a 10-foot wide stormwater/drainage utility easement, as indicated on the site plan, with Pinellas County in a form approved by the City.

3. Hours of Operation. The pool hours shall be permitted to operate from dawn to dusk.
4. Lighting. All exterior lighting shall be shielded and no direct source of illumination shall be visible beyond the lot line of the property.
5. Applicant understands and agrees that if any of the stated conditions are violated the City Commission may revoke this Conditional Use Permit by resolution following a public hearing.
6. All construction must adhere to the approved site plan.
7. Where construction is necessary prior to the operation of the conditional use, failure to obtain a building permit within 12 months of the date of approval of an application for a conditional use permit, shall invalidate the approval. A shorter compliance period may be required by the city commission (LDC 4.3(c)).
8. Demolition Permit. The dwelling located at 2307 Pass-a-Grille Way has been designated as a contributing structure to the National Register Historic District and shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.
9. The existing vegetative hedge along Pass-a-Grille Way shall be enhanced with additional plantings to buffer the sound and shield the view of the swimming pool.
10. A vegetative vine or similar planting shall be installed and maintained along the fence on the north end of the property.

Section Three: The effective date of this conditional use resolution shall be upon rendition of this resolution by the City Clerk and containing all signatures required below.

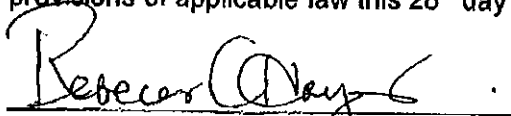
The Conditional Use Resolution is hereby approved, subject to the conditions contained herein, this 28th day of August 2018, by the City Commission of the City of St. Pete Beach, Florida.

Passed this 28th day of August, 2018, by the City Commission of the City of St. Pete Beach, Florida.



Alan Johnson, Mayor

I, Rebecca C. Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Resolution was duly adopted in accordance with the provisions of applicable law this 28th day of August, 2018.

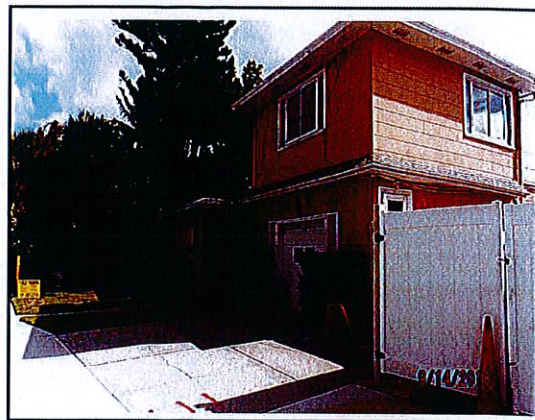
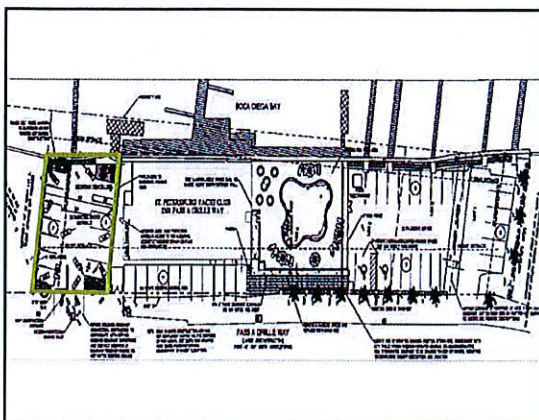
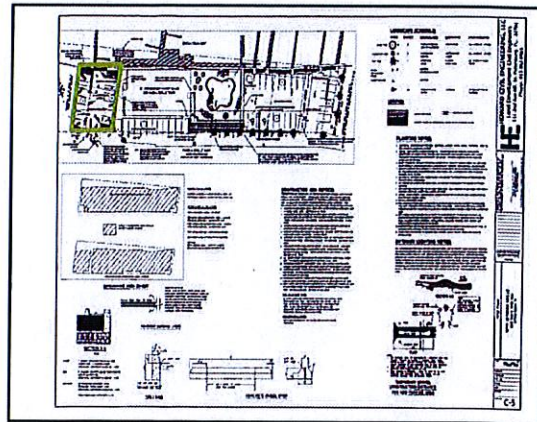
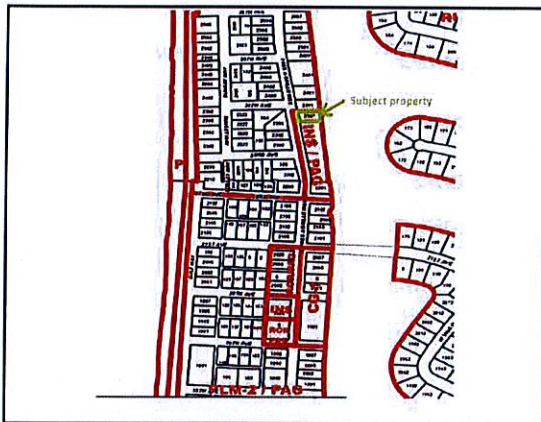

Rebecca C. Haynes, City Clerk

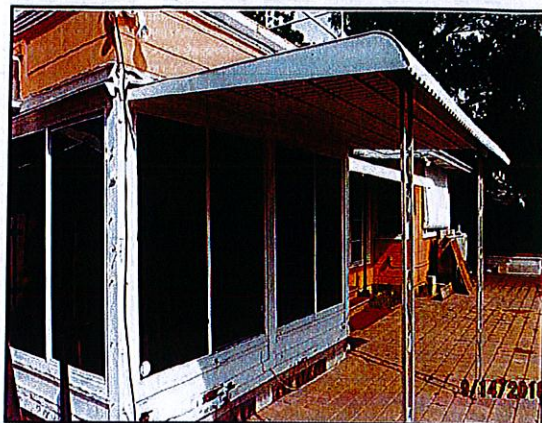
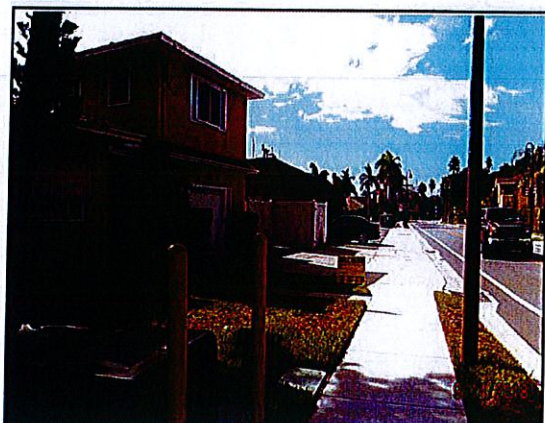
APPROVED AS TO LEGAL FORM AND CORRECTNESS:


City Attorney
Andrew Dickman, Esq.

**Certificate of
Appropriateness Case
18-00022**

Joseph Klingel
for
St. Petersburg Yacht Club
Inc.







Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date <u>8/31/2018</u>	Application Number <u>PLN18-00022</u>
Bldg. Permit No. _____	Date _____
Other _____	
PIN.: _____	

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address	Representative Name & Address
<u>St Petersburg Yacht Club Inc</u>	<u>Joseph Klingel</u>
<u>2301 Pass-a-Grille Way</u>	<u>255 Corey Avenue</u>
<u>St. Pete Beach, FL 33706</u>	<u>St. Pete Beach, FL 33706</u>
Phone <u>727-360-1646</u>	Phone <u>727-367-7602</u>

Property Address and Legal Description 2307 PASS-A-GRILLE WAY
SUNSET PARK ADD REPLAT BLK F, LOTS 1 THRU 7 INCL TOGETHER WITH BAUTISTA'S SUB BLK J, :
60FT OF WATER LOT 3 & TIIF SLL #520026563

Is the property part of a previously approved development proposal? ☒ Yes ☐ No

If yes, provide the case number 17-00046

Res. Number 2018-09

TYPE OF ACTIVITY

New	_____
Construction	_____
Addition	_____
Demolition	<u>X</u>
Rehabilitation	_____
Relocation	_____

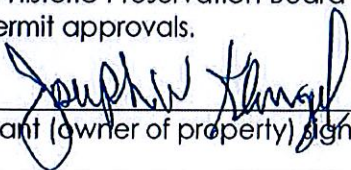
Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Demolition of northernmost structure on Yacht Club property to accommodate a new parking lot per Res. 2018-09 by the City Commission.

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

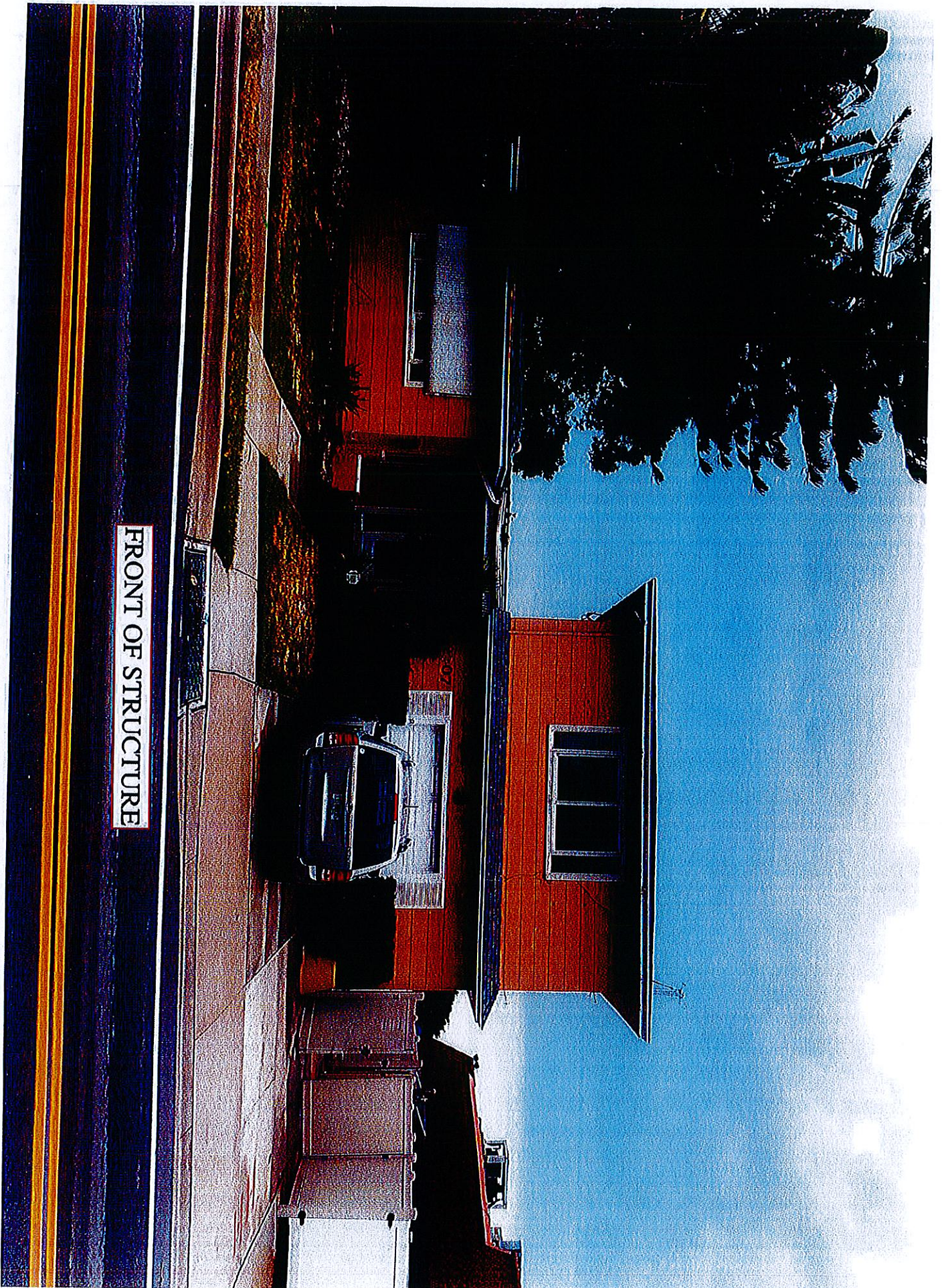
Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite

Exterior material/siding
Windows
Doors
Roofing
Entrances/Porches

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

August 30, 2018
Date



FRONT OF STRUCTURE



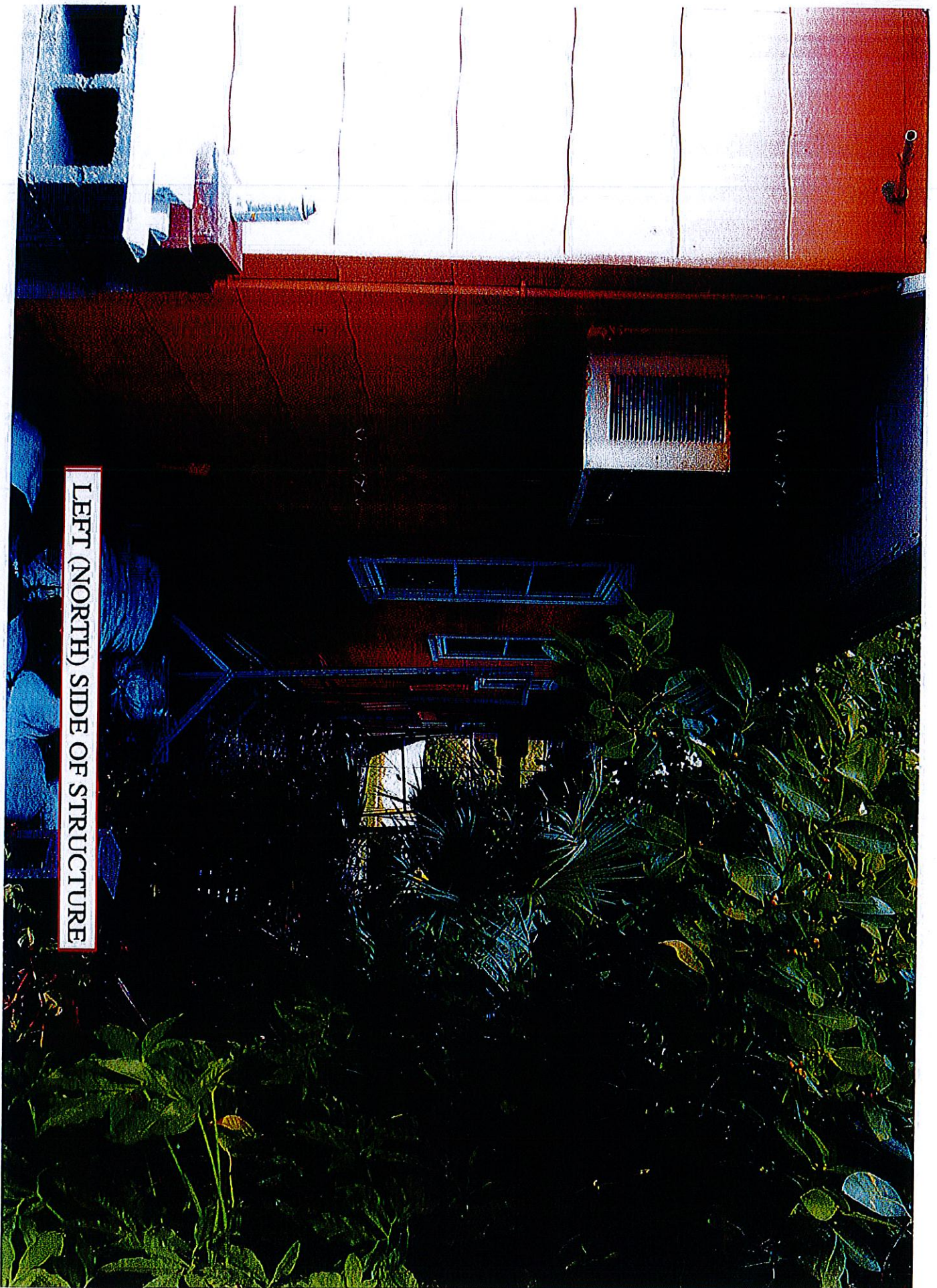
RIGHT (SOUTH) SIDE OF STRUCTURE



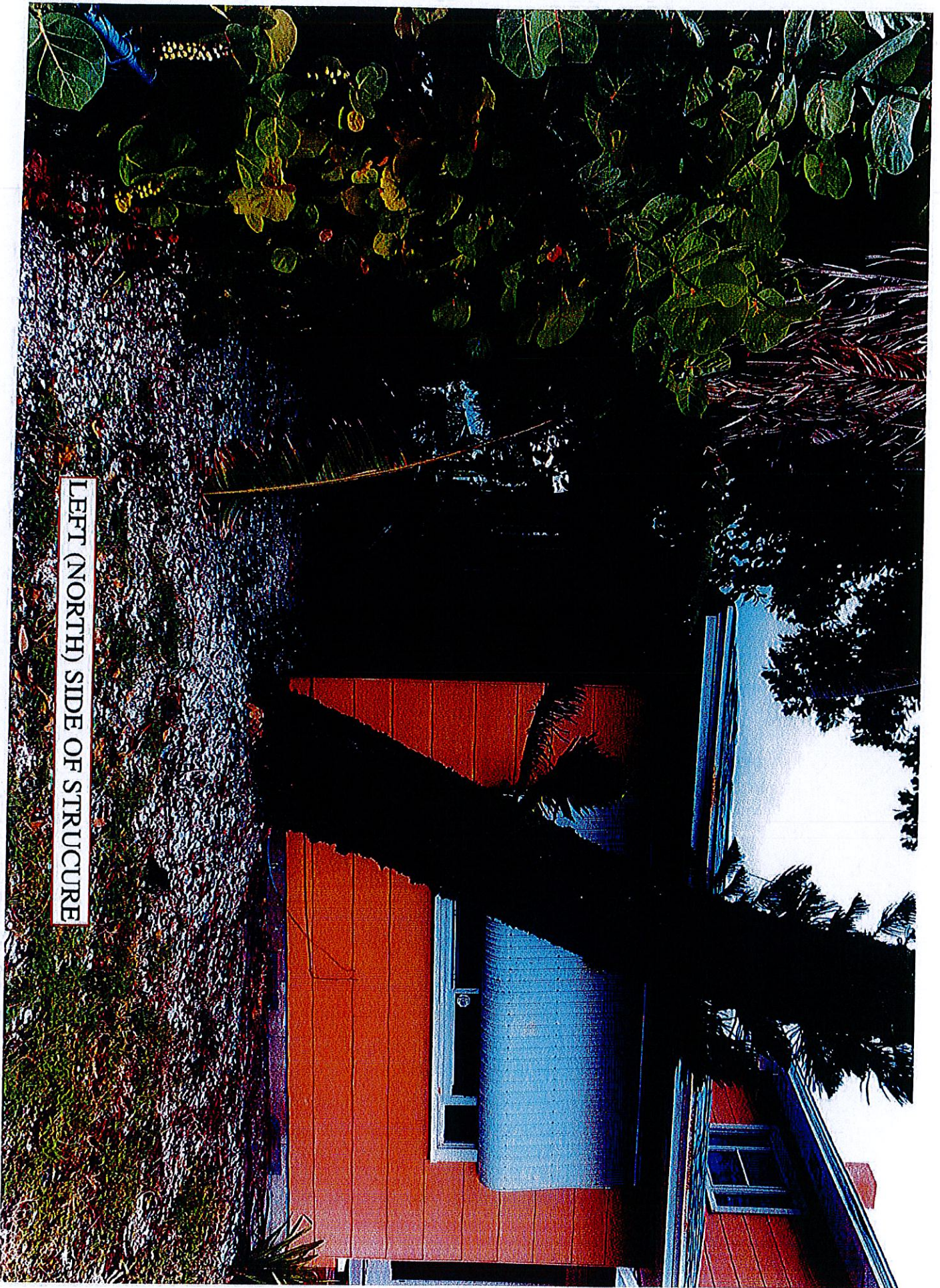
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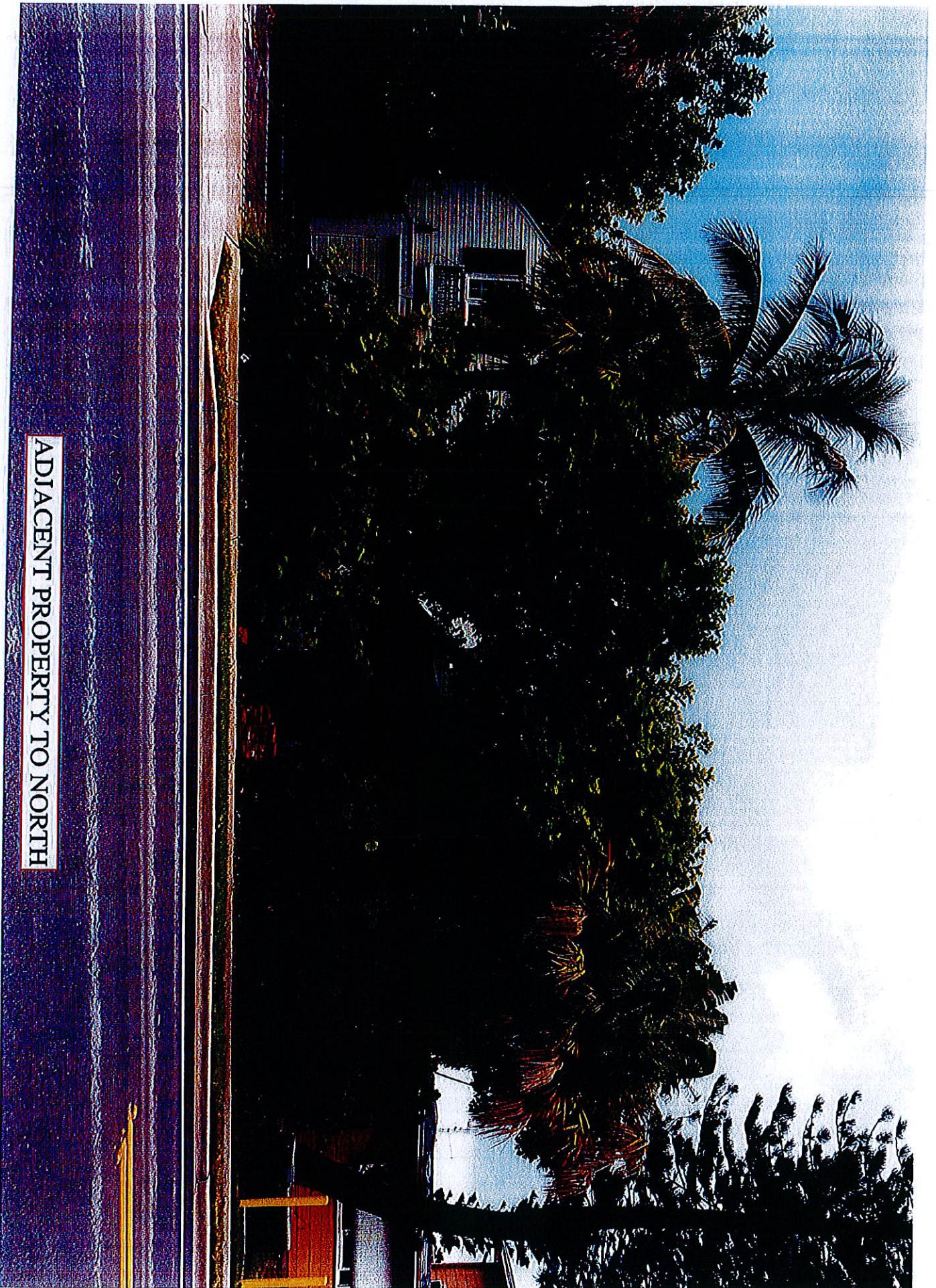
REAR OF STRUCTURE



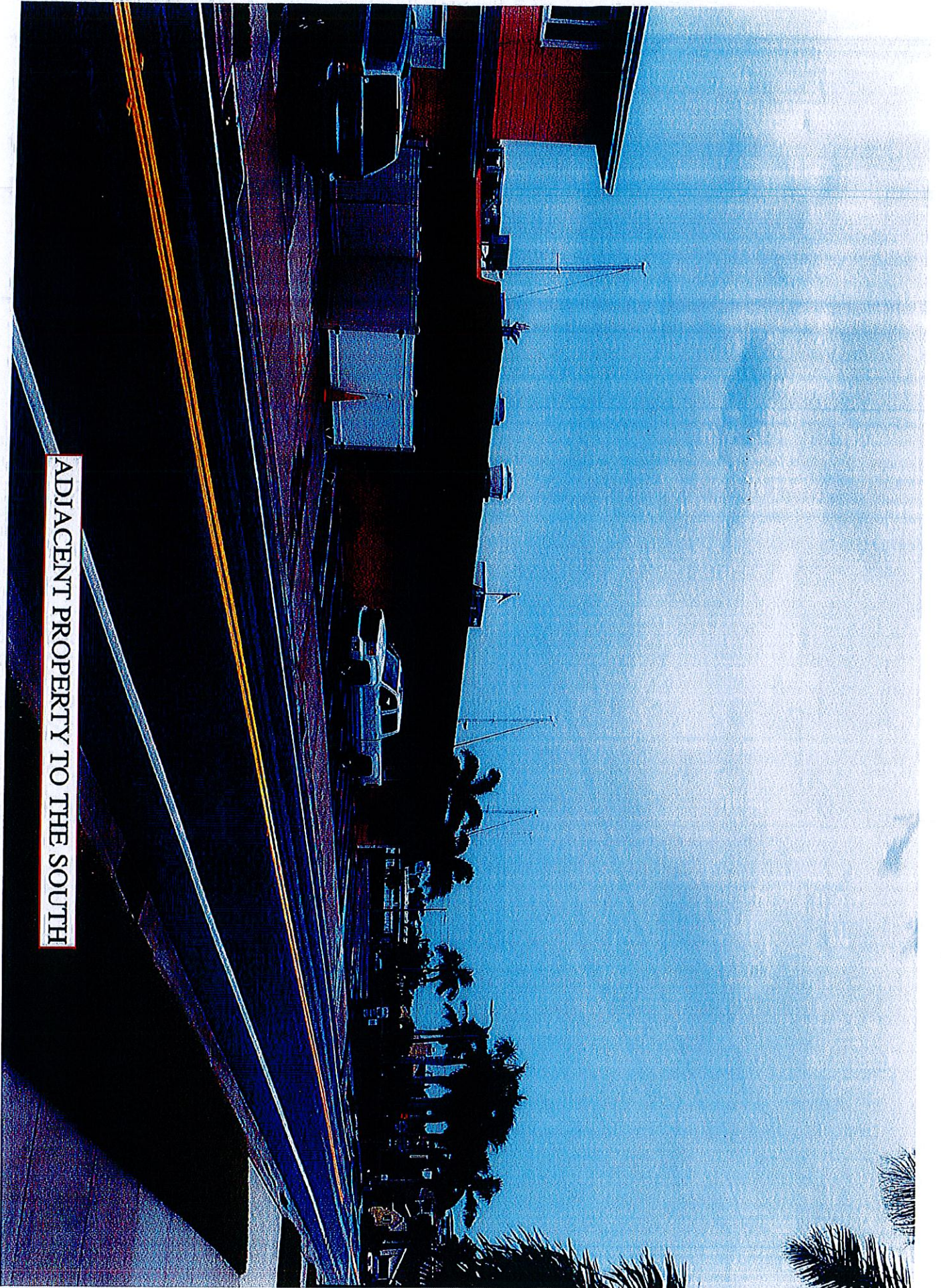
LEFT (NORTH) SIDE OF STRUCTURE



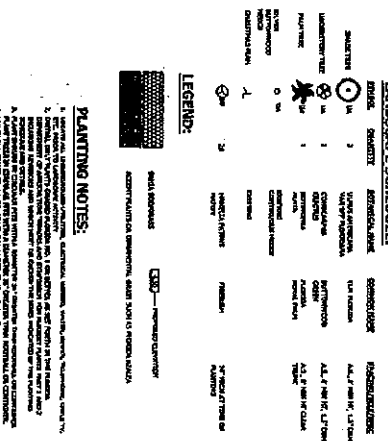
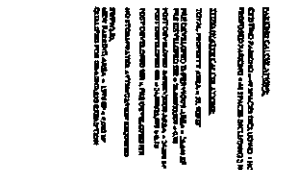
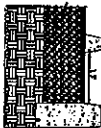
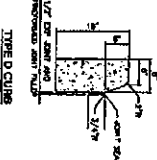
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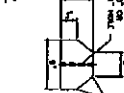
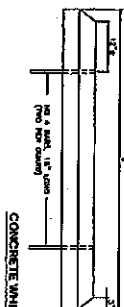
ADJACENT PROPERTY TO NORTH



ADJACENT PROPERTY TO THE SOUTH

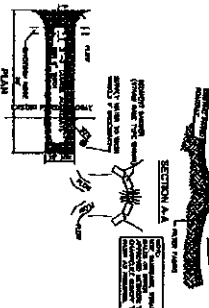
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1. **SAFETY:** Do not use any electrical equipment, electrical tools, ladders, scaffolding, etc., until you have been properly trained in their use.
2. **WIREWORK:** Do not use any wire or cable which is not listed for the intended use. Do not use any wire or cable which is not listed for the intended use.
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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 07-19-2008 BY 60322 UCBAW/SJS



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE FOR NEW PARKING AREA

MaryJo Murphy

From: Laura Marley
Sent: Friday, September 28, 2018 11:15 AM
To: MaryJo Murphy
Subject: FW: Case #18-00022

From: max alfery <maxajr@gmail.com>
Date: Sep 27, 2018 8:20 PM
Subject: Case #18-00022
To: Wesley Wright <wwright@stpetebeach.org>
Cc:

I Max Alfery and my wife Ruth Alfery have owned the Property located at 2107 Pass A Grille Way for the past 20 Years. Having walked past the property referenced to countless times over the years I have NO objection to It being torn down as I see this as a improvement to the neighborhood. The (Page) house in my opinion never had and does not now have any historic significance which would delay it's demolition.

Yours truly.

Max & Ruth Alfery

Download SPBConnect at www.stpetebeach.org/spb-connect.html

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.