

**Historic Preservation Meeting Minutes
February 4, 2021 3:30 PM**

PRESENT: Chris Marone, Chair
Tia Hockensmith, Member
Sean Hurley, Vice Chair
Bill Loughery, Member
Holly Young, Member

STAFF PRESENT: Lynn Rosetti, Senior Planner
Ginny Bodkin, Deputy City Clerk

Chair Marone called the meeting to order at 3:30 PM.

1. **Changes to the Agenda** – There were no changes.
2. **Audience Comments** – There were no audience comments.
3. **Approval of Minutes** - Historic Preservation Board 1/07/2021 Minutes

There was a brief discussion on the proposed route of the Pedal Pub from last month's agenda.

Vice Chair Hurley moved, and Member Hockensmith seconded the approval of the January 7, 2021 minutes as presented; the motion carried unanimously.

4. **Action Items** – None.
5. **Items for Discussion**

a. Local Historic Designation – Case 20110 - 105 4th Ave.

Ms. Rosetti presented exhibits, photos and details regarding this request for Local Historic Designation (recognized by the City) and provided a history of the property. The presentation will become part of this record. Staff found that the property, which is included in the Florida Master Site File, meets the criteria and recommended approval.

Member Young moved, and Chair Marone seconded to approve the Local Landmark Designation of 105 4th Avenue, a single family residence, which is significant in the areas of architectural style or period, community planning and development, local education, is included on the Florida Master Site File of historic properties, and is a contributing resource to the Pass-a-Grille National Register Historic District; the motion carried unanimously.

b. COA and FEMA Variance – Case 20111/20112 - 105 4th Ave.

Ms. Rosetti presented details and exhibits for this Certificate of Appropriateness and FEMA Variance. The presentation will become part of this record. She provided details of the proposed renovations and estimated cost. The applicant also requested a recommendation to the Board of

Adjustment for a variance to permit a building addition that will encroach 1.72 feet into the required 10-foot rear setback. Staff recommended approval of the COA and FEMA Variance, but elimination of the bay window, which should not project outward, and the bell tower, as it is too ornate for this utilitarian structure. They also recommended approval by the Board of Adjustment for the variance to the rear setback.

Matt Schoeppe of Florencia Design Build appeared on behalf of the applicant to answer questions from the Board. He asked reconsideration to keep the silent bell tower. He added that there is a large amount of concrete slab that he would like to replace with pervious shell, including a parking space off the alleyway.

Hearing no public comment, the Chair closed that portion of the meeting and Board discussion followed on the proposed changes, bay window, façade, bell tower and setback variance.

Member Loughery moved and Member Hockensmith seconded the approval of the requested Certificate of Appropriateness and related FEMA Variance subject to the following conditions: 1) Approval by the Board of Adjustment to allow a 1.8 foot encroachment into the required 10 foot rear setback; and 2) Eliminate the bell tower because it adds additional height and it is too ornate for such a utilitarian structure. The motion carried 4-1 with Member Young voting No.

Ms. Rosetti will communicate to the Board of Adjustment that the Historic Preservation Board recommends approval to replace hex blocks with shell, and wherever there is impervious space to reach 35%.

c. Local Historic Designation – Case 20114 - 102 4th Ave.

Ms. Rosetti presented exhibits, photos, details, supporting documents and designation criteria for this request; all will become part of this record. Staff findings were that the proposed structure fits into the historic district and recommended approval.

Member Young moved and Chair Marone seconded the approval of the Local Landmark Designation of 102 4th Avenue, a single family residence, which is significant in the areas of architectural style or period, community planning and development, is included on the Florida Master Site File of historic properties, and is a contributing resource to the Pass-a-Grille National Register Historic District; the motion carried unanimously.

d. COA and FEMA Variance – Case 20115/20116 - 102- 102 4th Ave.

Ms. Rosetti presented exhibits, details of the Certificate of Appropriateness and FEMA requests, and the proposed renovations and cost. Staff finding was that the proposals were consistent with the City's Land Development Code and recommended approval.

Mr. Ralph Lickton of Lickton Design appeared for the applicant and provided further details on the proposed renovations and condition of the structure; the owners simply need more space.

Member Young moved and Chair Marone seconded to approve the proposed Certificate of Appropriateness (Case 20115) and its related variance from the FEMA floodplain management regulations and which is consistent with the City of St. Pete Beach Land Development Code; the motion carried unanimously.

Added Items

a. Flood Insurance Presentation

Ms. Rosetti inquired whether the Board would like a presentation on flood insurance increases and how they might affect historic properties in flood zones. The Board requested that she identify the source of the data to be presented prior to proceeding.

b. Substantial Improvement Ordinance

The Board discussed the City's proposed Ordinance 2021-02, amending the City's substantial improvement/substantial damage (50% rule / back to-back permits) and how it might affect historic preservation and FEMA variances.

c. Historic Preservation Design Professional

Ms. Rosetti proposed that she bring a historic preservation design professional to a future meeting to answer questions about Certificate of Appropriateness requests and the Secretary of the Interior Standards.

6. Next Meeting/Adjournment

The next meeting is March 4, 2021.

Chair Marone moved and Vice Chair seconded the adjournment of the meeting at 5:15 PM.

These minutes were approved at the March 4, 2021 Historic Preservation Board meeting.