



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, March 3, 2022
1:00 PM

Call to Order
Pledge of Allegiance
Roll Call

WORKSHOP MEETING

1. Discussion Items

a. General Questions about Historic Regulations

Presentation and discussion to clarify the role of the Historic Preservation Board and its jurisdiction, the Pass-a-Grille Historic District and its boundaries, differences between floodproofing and elevation of buildings in the Pass-a-Grille Historic District, measurement of height, character of the commercial district, permits to consider for review by the Board.

2. Adjournment - Time Certain 3:00 PM

PUBLIC COMMENT: The Historic Preservation Board encourages public comments and questions, and requests they be submitted to the City Clerk's Office by 12:00 p.m. (noon) the day of the meeting. Comments can be made via email, a fillable form on the City's website, or a card filled out at the meeting in the Commission Chambers. All public comments received before the start of the meeting will be submitted to the Chair and read aloud as time permits.

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 (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

Workshop #1 -- The intent is that for the first set of questions, on page 1, staff will provide an explanation to the HPB as to how we interpret these regulations. We will plan to go over these responses at the February HPB meeting.

The list is still a draft so if anyone wants to suggest other questions, we can add them to list.

GENERAL QUESTIONS ABOUT HISTORIC REGULATIONS

General Questions

- Role of the Administrative Official (Sec. 3.3) – *The city manager and/or designee administers and enforces the Land Development Code to ensure compliance with its provisions. The Administrative Official provides technical guidance to the Board, process and evaluates application requests.*

The administrative official is given the specific duty and responsibilities that includes the Interpretation and administration of the Code.

- There seems to be an overall misunderstanding as to why the PAG overlay is not contiguous with the Historic District Boundary.
 - *1989, Historic District was first created consisted of 115 Resources*
 - *1999, PAG Overlay area was created*
 - *2003, Historic District increased and consisted of 510 Resources*
 - *2011, PAG Overlay was redrawn to include the area as it is today*

The Historic District Boundary identifies Contributing Structures that are 50 years or older. The Overlay is separate than the District and includes most properties south of 32nd Avenue. Properties that were vacant, on the periphery, and less than 50 years of age would not have been included in the Historic District.

- Why certain properties are not in the PAG Overlay? *The majority properties south of 32nd Avenue are within the PAG Overlay. The handful of properties outside the PAG Overlay area are (1) Sea Critters, (2) The PAG Marina, (3) The Fire Station and (4) the properties in the CRD-EA. These properties are not included in the Overlay because they are zoned non-residential and the Overlay is residential in nature.*
- Base code for the residential district and PAG Overlay clarification, what is an overlay. *An overlay is additional layer of regulations specific to the desired outcome.*
- How are alleys vacated in PAG? *As of 2017, Alleyways shall not be permanently closed or vacated in PAG (LDC 20.19). The alley off of 8th Avenue was vacated prior to 2017 when this rule went into effect.*

- Which properties currently fall under the purview of the Historic Preservation Board? *Technically, citywide. St. Pete Beach is a Certified Local Government which encompasses the entire island. They have jurisdiction of Local Historic Landmarks and landmarking, Certificates of Appropriateness, and FEMA Variance requests. The HPB operates under LDC Divisions 20 (Pass-a-Grille Overlay District and 28 (Historic Preservation).*
- Nature of the current voluntary PAG Overlay. *The PAG Overlay standards are voluntary for Single Family Dwellings only. Dwellings can be built to the underlining zoning or to the PAG Overlay.*
- Clarification of building permits to be reviewed by the Historic Preservation Board as per their latest guidelines. *For discussion – how extensive? Seem like interior permits along with electrical and plumbing at the least should be off the list unless the amount of work exceeds the substantial improvement (50%) rule.*
- Explanation of the height available to:
 - FEMA regulations related to BFE.
 - Nonresidential structures, Dry floodproofing allowed below BFE
 - Residential structures, living areas, no dry flood proofing is allowed must be above BFE
 - Single Family Homes
 - *28 feet to 32 feet maximum*
 - Commercial Properties
 - *ROR RESIDENTIAL/OFFICE/RETAIL, 30 feet*
 - *INS INSTITUTIONAL, 30-50 feet*
 - Commercial Properties with the 8th Avenue CRD_EA
 - *35 foot maximum*
- Total Height is measurement from the required Design Flood Elevation (DFE), not grade. DFE is equal to BFE plus 1.
- What would the character of the commercial district will look like if we discourage the flood-proofing of the areas below BFE? Any new construction or substantially improved construction would require elevation unless the project qualified for a FEMA variance through the Historic Preservation Board and if locally designated an historic building.
- What does flood-proofing consist of? For the purposes of regulating new construction, floodproofing utilizes specific measures that are incorporated into the design of the building so that below the BFE:
 1. Walls are watertight;
 2. Structural components can resist hydrostatic and hydrodynamic loads plus the effects of buoyancy; and

3. Utilities are protected from flood damage.
- There are two types of flood-proofing: wet and dry:
 1. Wet Floodproofing includes permanent or contingent measures applied to a structure or its contents that prevent or provide resistance to damage from flooding while allowing floodwaters to enter the structure or area.
 2. Dry floodproofing describes a range of strategies to seal the exterior of a building from flood waters. Who should use dry floodproofing? Dry floodproofing is only viable for buildings that are structurally sound in areas with low-velocity, relatively shallow flooding (below 3 feet).
 3. Compare and Contrast: As its name implies, wet floodproofing allows flood waters to enter the enclosed areas of a house. In contrast, dry floodproofing prevents the entry of flood waters. ... As a result, the loads imposed on the house during a flood, and therefore the likelihood of structural damage, may be greatly reduced.

8th Avenue CRD-EA

- Why the 8th Avenue CRD-EA is not in the PAG Overlay but is in the Historic District? Why is CRD-EA a stand along zoning district? *The CRD-EA is to encourage and promote the continuance of the existing mixed-use development pattern and architectural aesthetic of the area, as well as encourage the infill of vacant or under-developed lots. The CRD-EA requires structures to be built at the property line (0 to 2 feet), versus the PAG Overlay requiring a 15 to 20 feet from property line.*

The CRD-EA was created with the character of 8th Avenue in mind, and it is stricter than the overlay since property owners do not the option to use or not to use it.

- Property Appraiser's site indicates SFH for property, but the property at 702 Gulf Way is zoned CRD-EA? *The Property Appraiser's office notes the current use which may have no relation to the existing zoning and land use requirements of the municipality.*
- Is there a maximum lot size for parcels in the CRD-EA? *The LDC does not have a maximum lot size requirement.*