



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, January 5, 2023
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the 1/5/2023 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes and shall be limited to non- public hearing items on the agenda. Public comment on agenda items will be allowed when that item is called.

3. Approval of Minutes

a. Meeting Minutes November 3 and December 1, 2022

4. Discussion Items

a. Board Policy & Chair Presentation Discussion

Discussing direction for Board policy requests, and results from the Chair's presentation to City Commission in December 2022.

5. Next Meeting: February 2, 2023 - 2:30 PM

6. Adjournment -

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.**

DRAFT HISTORIC PRESERVATION BOARD MINUTES

November 3, 2022 - 3:30 PM

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

EXCUSED: Sean Hurley, Vice Chair

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Lynn Rosetti, Contract Planner;
Matthew McConnell, Assistant City Attorney (telephonic); Ginny Bodkin,
Deputy City Clerk; Public Works Director Mike Clarke

Chair Marone called the meeting to order at 3:30 PM. Three members were present; the fourth member would be delayed. The Chair called to defer action items until her arrival. Discussion Item 5a. was presented first.

Member Young entered the meeting at 3:39 PM; the Deputy Clerk announced the quorum.

1. **Approval of the Agenda** – There were no changes.

Chair Marone moved and Member Hockensmith seconded the approval of the agenda as presented; the motion carried unanimously.

2. **Audience Comments** – There were no general comments.

3. **Approval of Minutes** - Historic Preservation Board regular meeting minutes 10/6/2022

Member Loughery moved and Member Hockensmith seconded the approval of the October 6, 2022 regular meeting minutes; the motion carried unanimously.

4. **Action Items** -

- a. **Approval of Meeting Dates for 2023**

Ms. McMahon explained that the 2004 Resolution which defined the Board's rules of procedure had a meeting starting time of 2:30, but the Board may set when they would like it. The Board discussed.

Member Loughery moved and Member Hockensmith seconded the approval of the Historic Preservation Board meeting dates for 2023 with a starting time of 2:30 PM; the motion carried unanimously.

- b. **Certificate of Appropriateness for No. Case 22058: 106 18th Avenue**

Contract Planner Lynn Rosetti gave a presentation on the application. The owner had intended to refurbish the home, but inspections revealed that there was significant damage including trusses and rafters. Her presentation included a zoning map, photographs, home inspector comments, plans and staff findings; the presentation is part of the meeting record.

She explained the Land Development Code Section 28.11 regarding demolition permits. The Board

may not deny the application but may impose a 30 or 90 day stay to inform the applicant about possible incentives for preservation or explore possible alternatives to demolition. Reconstruction would not be eligible for a FEMA Variance. Staff recommendation was for approval of the demolition, as it is a deteriorating contributing structure.

Applicant Dennis Johnson, of Tampa, appeared to provide additional information and explained this would be his long-term permanent home; he has developed many other historic homes. He cannot obtain insurance yet due to its condition. Board members asked questions.

Chair Marone moved and Member Young seconded to approve the Certificate of Appropriateness for Case 22058 to demolish the contributing residential structure at 106 18th Avenue with any moratorium; the motion carried unanimously.

Chuck Bishop of 103 18th Avenue gave public comment that absentee owners should be made to keep their houses in code; this is a loss to the historic district.

5. Discussion Items -

a. Paving of Roads in Pass-a-Grille

Public Works Director Mike Clarke presented information to the Board regarding a project which is being considered to install a colorized asphalt product on Gulf Way in Pass-a-Grille to reduce the sun's heat signature for pedestrians and adjacent properties. US Department of Energy studies show that the product reduces heat reflectivity from near 138 degrees into the 80's. He provided color samples. He also presented information on the proposed installation of medians on Gulf Way. His presentation is part of the meeting record.

Discussion ensued on large restaurant delivery trucks that use Gulf Way and the potential for interference, motorists backing into medians, and encouraging street crossings street outside of the crosswalks. The paving program budget was approved this year at \$1 million over the course of two years. As the project would be completed by February, the timelines will be tight to have this Board's final input. Mr. Clarke will return with more specific information to present based on the discussion.

Discussion followed on whether there was any interest in extending 8th Avenue shore to shore using crosswalks; some parking spaces would be lost. Mr. Clarke will work with the Parking Director and bring back more specifics to present.

Amy Loughery of 102 19th Avenue expressed concern that the colors might clash with the historic nature of Pass-a-Grille; Mr. Clarke presented colors that might be appropriate.

b. City Commission Direction on Role of Historic Preservation Board

Assistant City Attorney McConnell appeared telephonically; he suggested that the members watch the last Commission meeting in which this was discussed. The commissioners would like more than bullet points on a list and wanted more context. He explained that the Commissioners felt that they would prefer to send items that they choose to this Board for recommendations, and finally suggested that each Board member reach out to their Commissioner to discuss individually.

Chair Marone indicated he would be happy to make a presentation before the Commission to clarify some of this Board's requests and have a dialogue. In discussion with the City Attorney and staff, it was determined to add that item to the Dec. 6th Commission agenda; he will bring his finalized presentation to the December 1st meeting.

The Board discussed potential procedures on how communications and recommendations to the Commission should look going forward - how to have their recommendations on the agenda for discussion; how much notice is required. A member being present at the meetings may be a good idea. Mr. McConnell suggested all members call their respective commissioners and provide their perspective.

c. Pass-a-Grille Park Discussion

Ms. McMahon explained that some Pass-a-Grille residents have walked the park with the architect for the project to provide their observations and history; the preliminary designs for the park renovation were shown at the last Town Hall meeting. The plans are being brought here today for input and will also go before the Parks and Recreation Committee. She introduced Landscape Architect Martin Steffen of Halff Associates; his plans and photos are part of the meeting record.

Mr. Steffen began a review of the plans shown at the Town Hall meeting. Board questions and answers ensued. Member Loughery asked about the genesis of reconstructing the entire park and expressed concerns about removing any large number of mature trees and losing shade. Ms. McMahon indicated that the project came to this Board at the April 7th meeting and was discussed at length.

Chair Marone attended the walking tour of the park and indicated what trees should be kept or removed. Invasive or not safe trees could be removed. Member Loughery indicated that the park is there for green space, not necessarily public use; he enumerated to Mr. Steffen which trees he thought should stay including any oaks and any placed in memorial. Member Young provided her opinions as well; shade and natural materials were a priority. Ms. McMahon recorded notes to pass forward.

Attorney McConnell obtained a consensus from the Board, for clarity, that no one was in favor of adding a pavilion, that no trees should be removed unless they were problematic, and that trees could be added in less dense areas. Mr. Steffen will bring back updated plans.

Chair Marone left the meeting at 5:39PM and Member Loughery was appointed Chair by consensus. A brief discussion of park benches ensued.

Following the close of Board discussion, resident Amy Loughery gave public comment regarding the sticky notes that the public had submitted at the Town Hall; Ms. McMahon indicated that public comments and emails are still being compiled.

6. Next Meeting/Adjournment – The next meeting will be held December 1, 2022.

Chair adjourned at the meeting at 5:45 PM.

These minutes will be considered for approval at the December 1, 2022 Historic Preservation Board meeting.

DRAFT HISTORIC PRESERVATION BOARD MINUTES

December 1, 2022 - 3:30 PM

PRESENT: Sean Hurley, Vice Chair
Tia Hockensmith, Member
Bill Loughery, Member

EXCUSED: Chris Marone, Chair
Holly Young, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Lynn Rosetti, Contract Planner;
Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City
Clerk; City Engineer Brett Warner; Contract Architect Jim Wehner

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

1. Approval of the Agenda – There were no changes.

Chair Hurley explained that as no quorum was present, no actions could be taken at this meeting, it would be discussion only.

2. Audience Comments – There were no general comments.

3. Approval of Minutes - Historic Preservation Board regular meeting minutes 11/03/2022

As no quorum was present, no actions could be taken at this meeting.

4. Discussion Items -

a. Paving of Gulf Way in Pass-a-Grille

City Engineer Brett Warner appeared for Public Works Director Mike Clarke, who was attending a conference. He explained that he reviewed the last meeting's video thoroughly and the discussions on colored asphalt, crosswalks, and public safety.

Discussion followed on the feasibility of reducing the speed limit to 15 mph between 10th to 7th Avenues. Mr. Warner explained that crosswalks, as proposed by the City, will slow traffic in that area. The City would like the crosswalks 9th to 1st to match crosswalks North of 10th. Speed could be changed but would require a State study to justify it. The City is looking for consistency in landscaping and pedestrian safety. The loss of parking spots for crosswalks was discussed.

Mr. Warner exhibited a sheet of paving color samples. The gray colors (stone gray) seemed to be favored by the members. The color samples are part of the meeting record.

Next steps will be the survey and design work for the surface; a proposal has been obtained. The paving will be done by GPS and color will be applied after a 60-day cure period.

b. Review of City Commission presentation items

Chair Marone was unavailable to attend today's meeting; he is on the agenda to speak to the City

Commission on Tuesday regarding the list of items that the Board had compiled together over the last few meetings. The members expressed their confidence in what he would be presenting, and some may attend.

c. Submittal Requirements for a Pass-a-Grille Overlay District Design Review

Ms. McMahon introduced Contract Architect Jim Wehner of JB Architectural. Mr. Wehner explained that this is just in the discussion phase at this point. With the goal of streamlining the submittal requirements, he had to thoroughly review and research the Overlay ordinance to understand its requirements; he also reviewed the previous Board meetings for direction. He spoke about the architectural process required to get to an acceptable end product.

Mr. Wehner referred to the ‘Submittal Requirements for Pass-a-Grille Overlay Design Review’ working document that had been included in the meeting packet. He broke the architectural review process into three sections - application process, site design and building design elements (residential or commercial).

Mr. Wehner continued to a review of the proposed components to be checked in the Application Process, including Permitted Use, Historic Designations, and the FEMA 50% Rule. The Site Design Information elements were reviewed next; these are what the architect is looking for in the submitted drawings for compliance to the Overlay. The Landscape Plan elements were reviewed followed by the Building Design Information that will be checked for compatibility with the Overlay requirements for Residential or Non-residential. He will be working with Consultant Tara Salmeiri on some of the definitions.

The expected process will be that applications will come to City Staff for a thoroughness review – all the boxes checked – or it goes back to the builder/architect. When complete it would be turned over to Mr. Wehner for his review and comment and to determine when it is appropriate to come before the Historic Preservation Board. This will give all parties a thorough understanding of the project as a team. Project drawings then go through the Building review process where changes typically occur. If the changes are significant, they would be brought back so that what gets built has been seen by this Board.

Member Loughery expressed that the process seemed simplified, and he viewed it favorably. Assistant City Attorney McConnell added that he envisions the process will be similar to historic designations that include a staff report when presented to the Board. Contract Planner Lynn Rosetti added that as a Certified Local Government (CLG), Secretary of Interior Standards would still need to be followed. Certificates of Appropriateness and building to the Overlay vs. the underlying Code were discussed.

Ms. McMahon summarized the discussion by explaining that creating a better process for the Boards’ review was the goal.

Ms. Rosetti announced that the City filed the annual CLG paperwork this week by deadline time.

Staff and Board members reported on upcoming holiday events.

5. Next Meeting/Adjournment – The next meeting will be held January 5, 2023 at 2:30 PM.

The Chair adjourned at the meeting at 4:30 PM.

These minutes will be considered for approval at the January 5, 2023 Historic Preservation Board meeting.