

HISTORIC PRESERVATION BOARD MINUTES

August 3, 2023 - 2:30 PM

PRESENT: Bill Loughery, Chair
Tia Hockensmith, Vice Chair
Sean Hurley, Member
Danielle Micklitsch, Member
Holly Young, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Matthew McConnell, Assistant City Attorney; Brandon Berry, Senior Planner; Lynn Rosetti, Contract Planner; Ginny Bodkin, Deputy City Clerk

Chair Loughery called the meeting to order at 2:30 PM.

1. Approval of the Agenda – Assistant City Attorney McConnell asked to add a presentation on new Senate Bill 250 and how it may affect the work on the Overlay. Senior Planner Brandon Berry indicated that is part of the CLG presentation, item 5a. Vice Chair Hockensmith asked to add an item regarding an event at the Historic Museum as item 5b.

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded the approval of the agenda with additions; the motion carried unanimously.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes – a. **Meeting minutes 7/06/2023**

Member Micklitsch moved Member Young seconded the approval of the July 6, 2023 regular meeting minutes as presented; the motion carried unanimously.

4. Action Items –

a. Certificate of Appropriateness (COA) Case No. 23054: 104 23rd Ave.

Contract Planner Lynn Rosetti reviewed a presentation for this request for a COA for this contributing property in Pass-a-Grille to add a fabric awning (shade canopy) and metal frame over the front entry area in a manner that meets the COA standards of the Pass-a-Grille Overlay District (LDC Sec. 20.10). The owners are Carla and Howard Paul Markowitz. The presentation included exhibits – aerial and ground photos, zoning, and criteria (36 CFR 67) corresponding to this request. Her presentation is part of the meeting record. Staff recommendation was for approval.

A brief discussion followed on what the minimum standards are to bring a COA before the Board.

Property owner Carla Markowitz appeared and testified regarding the need for the awning and other details.

Motion: Member Young moved, and Vice Chair Hockensmith seconded to approve the request for the Certificate of Appropriateness for a fabric awning 104 23rd Avenue under Case No. 23054; the motion passed unanimously.

5. Presentations -

a. Certified Local Government (CLG) Annual Workshop

Senior Planner Brandon Berry explained there is a requirement for Certified Local Governments to hold a workshop at least once a year. He began the presentation with a legislative update, one of the most impactful being Senate Bill 250, titled Natural Emergencies; the bill is retroactive to 9/28/22, and applies to any municipality within 100 miles of the impact site of Hurricane Ian or Nicole (St. Pete Beach is 80 miles NW of Cayo Costa, Ian's landfall). His presentation is part of the meeting record and it enumerated the restrictions imposed until October 1, 2024 (raising building inspection fees; proposing or adopting a moratorium on construction or redevelopment of any property damaged by either hurricane; proposing or adopting more restrictive or burdensome amendments to a comprehensive plan or land development code; or proposing or adopting more restrictive or burdensome procedures concerning the review, approval, or issuance of a site plan, development permit or development order). He reviewed the exemptions and other provisions in the presentation including that cities cannot prohibit temporary shelters (RVs, trailers, etc.) for 36 months (must have water and electric and be the resident's primary home) and increase of timeframe to exercise development rights from 6-24 months following a state of emergency.

Attorney McConnell spoke about how this legislation relates to the current Pass-a-Grille Overlay discussions on requiring building to a new standard. The legislation is something to keep in mind, although it does not define restrictive or burdensome. The City will be moving forward, working with Consultant Tara Salmieri with the understanding that nothing may be able to be adopted until October of 2024.

Mr. McConnell added that other bills affect ordinance adoption and other things as early as October and he will be keeping the Boards and Commission updated.

Board questions followed, and there was discussion that RVs or trailers must be connected to water and electricity and on the site of the damaged property, so unlikely in St. Pete Beach.

Contract Planner Lynn Rosetti began her portion of the CLG Workshop presentation with a review of guidelines on Archaeological Findings and issues. Her presentation is part of the meeting record. There is a likelihood that Pass-a-Grille may contain archaeological findings. She spoke about the possibility of Indian, Spanish and Civil War finds. Ms. Rosetti read the Sarasota Code of Ordinances which addresses requirements for discovered historic resources (including skeletal remains).

Attorney McConnell asked if the members had any interest in adding language to the City's Code; archaeological findings are currently governed by the State. Chair Loughery indicated that there would need to be public outreach or notice to make any added Codes known. The Board was in favor of possibly adding language to building or demolition permits regarding findings and suggested bringing that back as an agenda item next month to give time for consideration.

Demolition by Neglect (to avoid historic preservation laws by providing justification for the demolition of historical buildings) was part of Ms. Rosetti's presentation. Some communities have created tools (affirmative maintenance regulations) to address this issue. Chair Loughery opined that stronger requirements to obtain demolition permits in the City and better incentives to keep older properties or keeping a historic aesthetic with new builds might be a better focus. Mr. McConnell explained that Code Enforcement is a tool used in St. Pete Beach to avoid demolition by neglect. Potential incentive options were discussed, including reduced property taxes, for St. Pete Beach as well as those existing in other

communities.

b. Gulf Beaches Historic Museum

Vice Chair Hockensmith announced that the Museum is running a series of speaking and informational events and walking tours. The next one is Friday August 11th at 3 PM at the Warren Webster Building, Research Methods and Historical Discoveries.

Member Micklitsch mentioned that with new businesses coming to the Historic District of Pass-a-Grille, considerations regarding signage (and keeping within the historic aesthetic) may need review. Atty. McConnell explained that Kimley Horn has been working on an update to the sign ordinance for the past year and will be presenting at this Tuesday's City Commission. Ms. McMahon can bring an update to the next meeting on the historic area sign regulations.

Chair Loughery will be appearing before the Commission on Tuesday regarding the Historic Preservation Board Ordinance.

6. Adjournment/Next Meeting – September 7, 2023.

Chair Loughery adjourned the meeting at 4:02 PM.

These minutes were approved at the September 7, 2023 Historic Preservation Board meeting.