

City Commission and Historic Preservation Board Joint Workshop

January 28, 2024

4:00 p.m.

ELECTED/APPOINTED OFFICIALS PRESENT:

Adrian Petrila, Mayor

Joe Moholland, Vice Mayor, Commissioner, District 4

Karen Marriott, Commissioner, District 1

Lisa Robinson, Commissioner, District 2

Betty Rzewnicki, Commissioner, District 3 – *(arrived at 4:20 p.m.)*

HISTORIC PRESERVATION BOARD MEMBERS PRESENT:

Bill Loughery, Chair

Tia Hockensmith, Vice Chair

Danielle Dashiell

Sean Hurley

Holly Young

STAFF PRESENT:

Ralf Brookes, Interim City Attorney

Frances Robustelli, City Manager

Amber LaRowe, City Clerk

Brandon Berry, Senior Planner

Tara Salmieri, Plan Active Studio, Consultant – present via Teams

Mayor Petrila called the workshop to order at 4:00 p.m., followed by the Pledge of Allegiance.

1. DISCUSSION

a. Pass-A-Grille Overlay and CRD-EA

Brandon Berry, Senior Planner, gave a presentation to the Commission on the Pass-A-Grille (PAG) Overlay and the CRD-EA. Topics presented included:

- Amendments to the Land Development Code Division 20 – Pass-A-Grille Overlay District and Division 40 – Community Redevelopment District – 8th Avenue (CRD-EA)
- Two-year process to:
 - Better align district standards with purpose and intent
 - Provide more robust design standards with qualified review
 - Prevent unfettered lot consolidation that does not respect historic layout and character
- Major changes to the PAG Overlay District
 - Building to the overlay is a requirement
 - Strengthened standards for design review
 - Driveway in rear when alley greater than or equal to 15 feet
 - Lot consolidation or subdivision requires Historic Preservation Board review
 - No accessory structures in front yard
- Major changes to CRD-EA
 - Design standard implementation
 - Maximum height 35' is measured from grade when structure's first floor is built at grade
 - Screening of rooftop mechanical equipment
 - Design review
 - Maximum building length 80 feet and Historic Preservation Board review of lot consolidation
- Summary of the Planning Board workshop held September 2024

A copy of the presentation is made a part of the record.

The discussion focused on reviewing proposed amendments to historic preservation and zoning regulations,

particularly Pass-A-Grille. The Board and Commission were concerned with maintaining the district's historic character while ensuring practical and equitable building regulations.

Key topics included:

1. Building Height & Zoning Considerations:

- Discussion of the height limitations of structures, particularly in the 8th Avenue area, ensuring that new developments align with the historic aesthetic of the neighborhood.
- There was clarification on whether the height measurement starts from grade level or an elevated platform, such as a parking garage, with the consensus that a 35-foot limit from grade is appropriate.

2. Alley Access & Parking Regulations:

- Concerns were raised about preserving alley access for parking rather than allowing curb cuts in front of homes, which could disrupt the historical streetscape and reduce available on-street parking.
- There was a debate on driveways in the rear when an alley is greater than or equal to 15 feet, with the consensus being to leave that in and allow a request for a waiver by an owner if the alley is less than 15 feet.
- Emphasis was placed on maintaining alleys as an essential part of the neighborhood's historic nature and ensuring city maintenance of these pathways.

3. Architectural and Design Review:

- The importance of design consistency to preserve the historic integrity of Pass-a-Grille was emphasized.
- A guidebook was proposed to help builders understand architectural expectations and avoid overly modernized designs that could disrupt the area's character.
- The increasing interest in historic preservation throughout St. Pete Beach was acknowledged, and the potential need for similar guidelines in areas like Don CeSar and Belle Vista was discussed.

4. Expansion of Historic District Considerations:

- Some commercial areas within the historic district are not currently subject to the same zoning restrictions as residential properties.
- The need to review these areas to prevent commercial developments from disrupting the historic aesthetic was mentioned.

5. Public Awareness & Education on Historic Designation:

- There was a shared concern that some homeowners hesitate to seek historic designation due to misconceptions about resale value, insurance, and building restrictions.

The meeting concluded with a consensus to proceed with the proposed changes, particularly the adjustment to alley regulations and the continued refinement of architectural review standards. The Commission supported the amendments and acknowledged the value of preserving Pass-A-Grille's unique character while ensuring functional and equitable building policies.

Mayor Petrilá adjourned the meeting at 4:49 p.m.

MINUTES APPROVED: FEBRUARY 11, 2025



AMBER LAROWE
CITY CLERK



ADRIAN PETRILA
MAYOR