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July 24, 2015

Chairman Charlie Gerdes and Council Members
City Hall
175 5th Street North
St. Petersburg, FL 33701
Delivered by email to council@stpete.org

RE: Property owner voting requirements for historic district application submittal among Florida local government jurisdictions

Chairman Gerdes and Council members:

Please find below updated information regarding the requirements of various local government jurisdictions within Florida related to their practices for submitting historic district applications.

The information supplements the information packet previously provided by St. Petersburg Preservation (SPP) dated July 6, 2015. The updated information does not change SPP's conclusion that **the city's present process is much more onerous than the best practices reflected by most other Florida jurisdictions' historic district application requirements.**

The updated information still clearly shows that **most Florida jurisdictions do not require a property owner vote as a prerequisite to submittal of a district application.** Florida presently has 68 certified local government ("CLG") preservation programs (13 counties and 55 cities). According to research completed by city staff and SPP, only 12 of the 68 CLG programs require a vote as part of the district application process (excluding St. Petersburg). The voting provisions among these jurisdictions vary considerably with most not requiring two-thirds owner approval. Orlando, Sanford and Lake Worth only require 15% owner approval. Additional preservation programs exist in jurisdictions that either have not sought nor been approved as CLG programs.

Preservation is good for neighborhoods and good for the city. As such, the district application process should be neighborhood-friendly. We believe the recommended changes you have been presented by the CPPC and staff to change the way votes are counted to being based upon respondents rather than all owners is an important step in making the process more neighborhood friendly.

Sincerely,

/s/

Peter B. Belmont
Vice-President

SUPPORTING INFORMATION

CLG Programs (Cities) Without Voting Requirements (43)

Auburndale	Homestead	Plant City
Belleair	Islamorada	Pompano Beach
Bonita Springs	Jacksonville	Quincy
Coral Gables	Key West	St. Augustine
Daytona Beach	Kissimmee	St. Petersburg Beach
Deland	Lake Park	Sarasota
Delray Beach	Lakeland	Tampa
Eatonville	Melbourne	Tarpon Springs
Fernandina Beach	Miami	Vero Beach
Ft. Lauderdale	Miami Beach	Welaka
Fort Myers	Micanopy	Windemere
Ft. Pierce	Monticello	Boynton Beach
Fort Walton Beach	Mount Dora	
Gainesville	Palatka	
Hollywood	Palm Beach	

West Palm Beach – if owner initiated support of 50% +1 property owner support; no owner vote if initiated by city, preservation board or staff. All districts adopted during the past 10 years have been city initiated without owner vote

CLG Programs (Counties) Without Voting Requirements (12)

Clay	Highlands	Palm Beach
Collier	Lee	St. Johns
Highlands	Miami-Dade	Sarasota
Hillsborough	Monroe	Volusia

Note: for both Sarasota & Volusia Counties, the application may not proceed if a statement of objection is received from a majority of property owners

Tampa Bay Area CLG Programs Without Voting Requirements (8)

Belleair	St. Petersburg Beach	Tampa
Hillsborough County	Sarasota	Tarpon Springs
Plant City	Sarasota County	

CLG Programs With Voting Requirements (12)

Orlando – 15% owner approval

Lake Worth – 15% owner approval or application can be initiated by any city commissioner without owner vote

Sanford – 15% owner approval or application can be initiated without owner vote by preservation board or city without owner vote

Leesburg – 30% of parcels must approve

Eustis – 30% owner approval

Tallahassee – 30% owner approval required to initiate study; further owner voting requirements apply before application can be approved

Ocala – 2/3 owner approval

New Smyrna Beach – 2/3 owner approval

Newberry – 2/3 owner approval

Manatee County – 2/3 owner approval

Pinellas County – 2/3 owner approval

Gulfport – all owners must approve (Gulfport has no local district)