



THE SUNSET CAPITAL OF FLORIDA

Notice of Public Meeting Historic Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706
4/15/2013
4:00 p.m.

- i. Call to Order
- ii. Pledge of Allegiance
- iii. Roll Call

Regular Meeting Agenda

- 1. Chair Election
- 2. Approval of January 3, 2013 Meeting Minutes
- 3. Action Items

Public Hearing

COA 2013-0012: Property address is 106 28th Avenue. Applicant requests a Certificate of Appropriateness (COA) to demolish the existing residence.

- 4. Discussion Items
 - A. Update – Resurvey, Master Files, and Grant Opportunities
 - B. General Discussion
- 5. Adjourn

APPEALS

If a person decides to appeal any decision made at this Meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of Meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The city does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

ADA

Agenda Material is available for review at City Hall. In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact Public Services, no later than seven days prior to the proceeding at (727) 363-9243 for assistance; if hearing impaired, contact the Florida Relay Service Numbers, (800) 955-8771 (TDD).

HISTORIC PRESERVATION BOARD

MINUTES

JANUARY 3, 2013

3:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Melinda Pletcher, Chairman
Martin Lott, Vice-Chairman
Ingrid Jacobus, Member

ABSENT:

Bill Thompson, Member (Excused)
Frank T. Hurley, Member (Excused)

ALSO PRESENT:

George Kinney, Director Community Development
Rebecca Haynes, City Clerk

1. Approval of Minutes

Member Lott made a motion to approve the minutes of November 15, 2012, as written. The motion was seconded by Member Jacobus and unanimously approved by a voice vote.

2. Action Item: Public Hearing, Quasi-judicial:

Case # 2013-0002: Property address is 105 8th Avenue. Applicant Nora Properties, LLC, requests a Certificate of Appropriateness to rehabilitate a locally designated historic structure and requests a Variance from the floodplain elevation requirements ("FEMA 50% Rule").

Community Development Director, George Kinney, gave the background information on the request. He stated the building was a masonry

structure built around 1939 and is located in the Historical District of Pass-A-Grille. Portions of the building were destroyed by Tropical Storm Debby. Mr. Kinney addressed the four aspects of the request.

- a. The roof needing replacement is pertaining to the shed overhang of the sidewalk. It is suggested a plain metal roof be used to replace it or possibly cedar shake shingles which were more prevalent at the time of construction.
- b. In reference to the parapet, it appears to be inconsistent with standard #3 of the Secretary of the Interior's design standards for the treatment governing historic structures.
- c. The window requesting to be replaced should be repaired instead with the original frame and replacement glass.
- d. In regards to the Quasi-Judicial aspect with respect to the flood plain variance to the 50% FEMA Rule, they will be eligible to request if they meet the regulations in the Land Development Code.

Ralph Lickton, Pass-A-Grille Way, spoke as the representative of the applicants, Martin and Peter Nora, also known as Nora Properties, LLC. Mr. Lickton informed the Board that the Certificate of Appropriateness for FEMA variance would apply to the whole building.

Mr. Lickton described in detail the repairs to the structure with the building materials to be used as proposed by Nora Properties.

Chairman Pletcher recognized Member Lott who addressed each of the requests. He stated the roof should be metal as it cannot mimic another era and that the parapet design should stay unchanged and true to the original design.

Chairman Pletcher asked if there were any comments from the audience.

Jackie Hollenback, E. Vina Del Mar Blvd, spoke in favor of the request.

Chairman Pletcher asked Mr. Kinney about the standards they were to follow. He said the Land Development Code provisions were listed in Section 28.8 and these were the standards they should use to make their decisions.

Member Lott made a motion to grant the Certificate of Appropriateness for the roof as submitted and the Certificate of Appropriateness for the windows as submitted. The parapet should

remain the same as the existing. The motion was seconded by Member Jacobus and unanimously approved by an individual roll call vote.

3. Discussion Item

Mr. Kinney reported he would serve as the Board representative now that the Senior Planner resigned. He asked for feedback from the Board that will help make the transition move forward smoothly.

Chairman Pletcher questioned Mr. Kinney in regards to the Planning Board's Agenda for the January 8, 2013 meeting and their recommendations for the 8th Avenue District.

3. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 3:09 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Melinda Pletcher, Chairman

Minutes approved on: _____



City of St. Pete Beach, Florida
Certificate of Appropriateness No. 2013-0012
Historic Board Public Hearing
April 15, 2012

I. Property Information

Address: 106 28th Avenue (Section A, Block D, Lot 1 and the North 25 Feet of Lot 2)
Owner: Judy Vezmar, St. Pete Beach, Florida
Agent: Daniel Thayer Dawson, AIA, Seminole, Florida
Existing Use: Single-Family Residential
Zoning: RU-2 (Residential District)/PAG (Pass-A-Grille Overlay District)

II. Request/Code Requirements

A. Section 28.11 of the Land Development Code to demolish the existing residence, which is a contributing historic structure. Criteria to be applied by the Board are as follows:

- (1) The historic or architectural significance of the building.
- (2) The importance of the building to the character of a district, if applicable.
- (3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.
- (4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.
- (5) Whether reasonable measures can be taken to save the building.
- (6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

III. Background Information

According to the Town of Pass-a-Grille property record card, this one-story frame vernacular structure dates to 1938. It is wood frame and is clad with wood clapboard siding. Elements include a hipped roof with asphalt shingles and a brick chimney. The structure has been altered, including replacement of siding, doors, windows, a portion of the roof, and the addition of a garage.

Applicant has indicated there is a need to remove the existing structure in order to perform soil testing necessary to design a new replacement home. According to the applicant, "The existing

home was built in 1938 and is of wood frame construction and is clad with wood clapboard siding. It is a gable end, single story structure of modest vernacular design. The building is in extremely poor condition and cannot be considered an architectural gem, nor is it an example of a vanishing style”.

IV. Analysis/Summary

Section 28.11 of the Land Development Code sets forth the warrants that an applicant must meet in order for the Certificate of Appropriateness to be granted. Other observations for Board consideration include:

1. The structure is recognized as a contributing structure in the 2003 historic resource survey and 1986 master site file.
2. It is not possible to reproduce the structure due to flood hazard mitigation building requirements, however it should be noted that as a contributing structure, the property is eligible for a “FEMA 50% variance”.
3. If approved, staff would suggest that the architect present the new home design to the Board at a future time.
4. If approved, staff would note that the applicant will be required to apply for and obtain a building permit.

106 28th Avenue
Historic Board Case #201-0012



March 26, 2013



Site Photos



Figure 1 – Photo toward front of subject property



Figure 2 – Corner of Sunset Way and 28th Avenue



Figure 3 – Sunset Way toward rear of property



Figure 4 – Sunset Way across rear of property



Figure 5 – Rear of property toward 28th Avenue

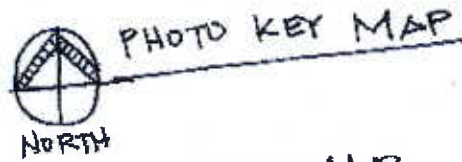
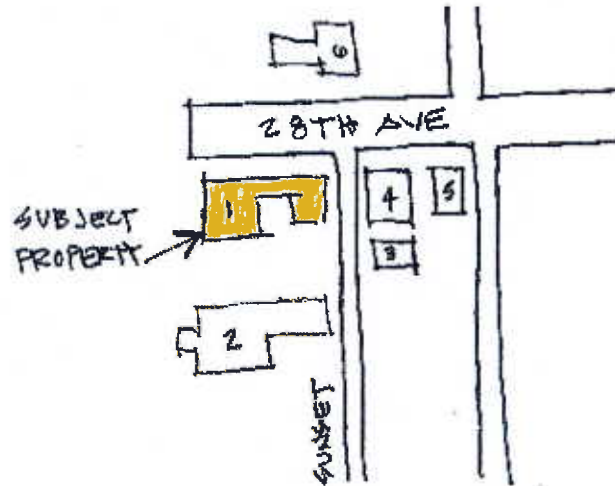


Figure 6 – Beach side of property toward Sunset Way



Figure 7 – Interior Courtyard

Surrounding Property Photos



JUDY VEZMAR
106 - 28TH AVENUE
DEMOLITION REQUEST



Key Map Photo 2 – 2705 Sunset Way



Key Map Photo 3 – Part of 104 28th Avenue



Key Map Photo 4 – 104 28th Avenue



Key Map Photo 5 – 102 28th Avenue



Key Map Photo 6 - 107 28th Avenue

Relevant Code Provisions

Division 28 – Historic Preservation

Sec. 28.11. – Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.*
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:*

- (1) The historic or architectural significance of the building.*
- (2) The importance of the building to the character of a district, if applicable.*
- (3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.*
- (4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.*
- (5) Whether reasonable measures can be taken to save the building.*
- (6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.*



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY

Date 03 / 06 / 13

Application Number 2013 0012

Bldg. Permit No. _____

Date March 6, 2013

Other _____

PIN.: 18-32-16-61002-004-0010

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

Representative Name & Address

Judy Vezmar

Daniel Thayer Dawson, AIA

2403 Sunset Way
St. Pete Beach, FL 33706

11767 Ashley Court
Seminole, FL 33772

Phone 727-367-1796

Phone 727-418-8532

Property Address and Legal Description

106 28th Avenue, St. Pete Beach, FL 33706

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New

Construction _____

Addition _____

Demolition _____

Demolition only

Rehabilitation _____

Relocation _____

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations. This request is for demolition only. I would like to remove the existing structure in order to have my engineer perform the soils testing needed to design the structural elements of my future home. The existing house was built in 1938 and is of wood frame construction and is clad with wood clapboard siding. It is a gable end, single story structure of modest vernacular design. The building is in extremely poor condition and cannot be considered an architectural gem, nor is it an example of a vanishing style.

2. Attach photos and a survey of the existing property.

Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available. This request is for demolition only.

Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite

Exterior material/siding
Windows
Doors
Roofing
Entrances/Porches

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.

Applicant signature

Date

Feb 24, 2013

VALUATION RECORD

	1906	1907	1908	1909	1910	1911	1912	1913	1914	1915
1	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435
2										
3										
4										
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
PHYSICAL LAND VALUE	IMPROVED LAND VALUE	PHYSICAL VALUE BUILDINGS	OBsolescence LOSS	DEPRECIATED VALUE BUILDINGS	SUMMATION VALUE PROPERTY	PROPERTY OFFERED AT	PRIVATE APPRAISAL	SOLD FOR - DISTRESS	1922 SOLD FOR - LEGITIMATE	MARKET VALUE PROPERTY	GROSS INCOME	CAPITALIZATION RATE	GROSS CAPITALIZED VALUE	TOTAL OF 6 plus 11 plus 14	AVERAGE VALUE OF 15	LAND VALUE 1 + 2	PERSONAL	VALUE FOR TAXATION - LAND	BUILDINGS	TOTAL	VALUATION CHANGE - ASSESSOR	VALUATION CHANGE - BOARD	AMOUNT OF RTG. OR LOAN	AMOUNT OF FIRE INSURANCE	BUILDING PERMIT	ALTERATIONS - ADDITIONS	ADDED BUILDING VALUE	PROTEST FILED	HOMESTEAD EXEMPTION	WIDOWS EXEMPTION	DISABILITY EXEMPTION
2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435	2435

Appraisal by John B. Green, M. A. I.
 11-4th Street North St. Petersburg, Florida
 MAY 1936

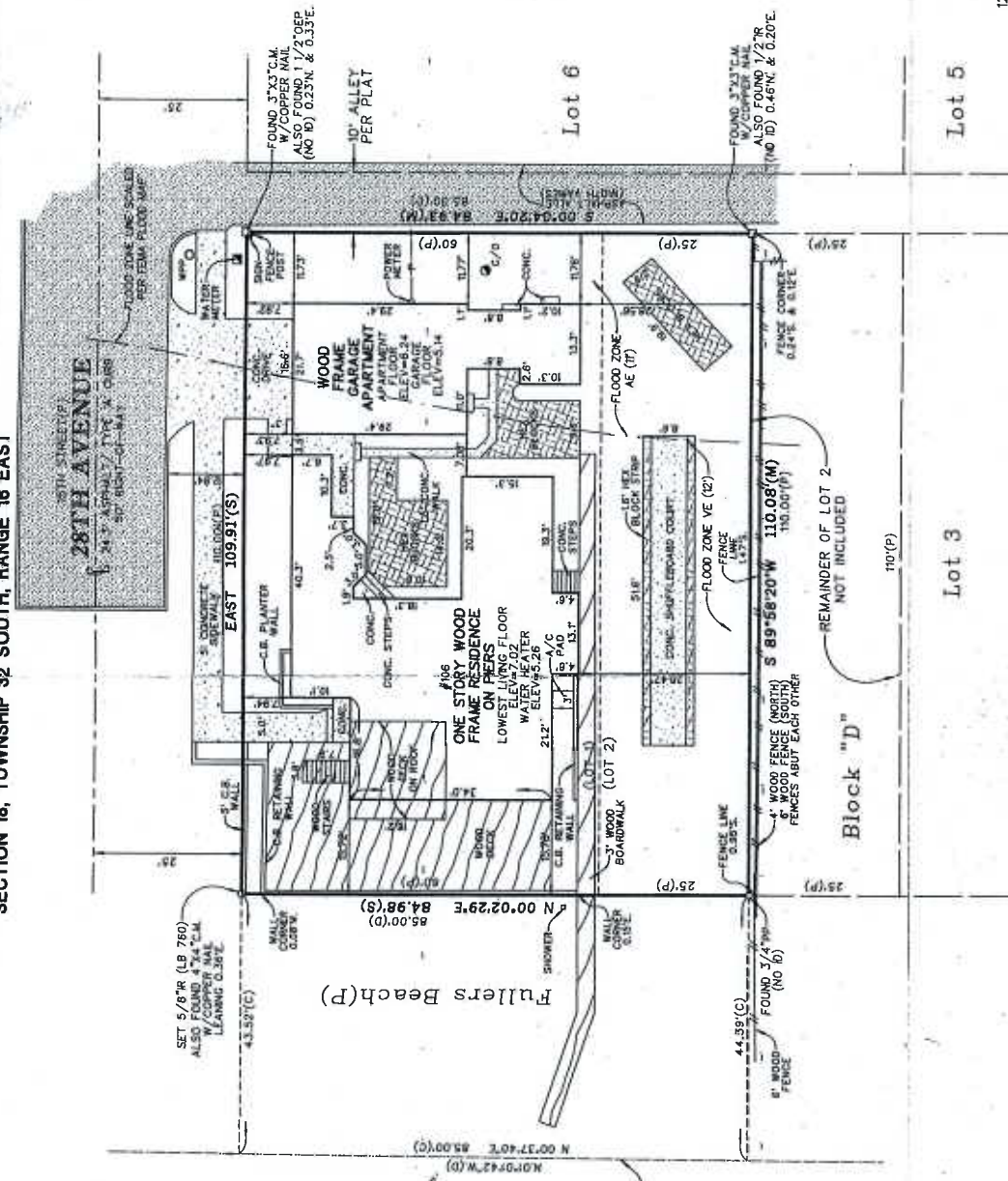


SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

CERTIFIED TO:
JUDITH M. VEZMAR
WELLS FARGO HOME MORTGAGE
NEIL S. SCHECHT, P.A.
REVERE TITLE AND TRUST INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A BOUNDARY SURVEY OF
LOT 1 AND THE NORTH 25 FEET OF LOT 2, BLOCK "D",
ACCORDING TO THE PLAT OF
SECTION "A" NORTH PASSAGRILLE
AS RECORDED IN PLAT BOOK 5, PAGE 18
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
BOUNDARY SURVEY WITH IMPROVEMENTS - 2/03/12
LOCATE COASTAL CONSTRUCTION CONTROL
LINE ADJACENT TO SITE - 10/04/12

GULF OF MEXICO



ABBREVIATIONS:
A/C = AIR CONDITIONER
C = CENTERLINE
C.B. = CONCRETE BLOCK
C.C. = CONCRETE CURB
C/O = CEMENT
CONC. = CONCRETE
(D) = DEED
ELEV. = ELEVATION
FLOOD ZONE = FLOOD ZONE
LB = LICENSED BUSINESS
(M) = MEASURED
(P) = PINCH PIPE
PP = PINCH PIPE
(S) = SET
WPP = WOOD POWER POLE

1201-02.CRD 900 31
FIELD BOOK 895 PAGES 23

I hereby certify that the Survey represented herein meets the requirements of Chapter 50-17.05, Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760

This Survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record. Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This Survey is made for the exclusive use of the current owners of the property and elen those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 578-7548 ~ fax (727) 577-8932

Job Number
1201-02
Drawn: DS

[Interactive Map of this parcel](#)
[Sales Query](#)
[Back to Query Results](#)
[New Search](#)
[Tax Collector Home Page](#)
[Question/Comment about this page](#)
 WM

18-32-16-61002-004-0010

[Portability Calculator](#)

Data Current as of March 09, 2013

[Print](#)

[Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address	Site Address
VEZMAR, JUDITH M 2403 SUNSET WAY ST PETE BEACH FL 33706-4124	106 28TH AVE ST PETE BEACH 33706-



[Property Use:](#) 0110 (Single Family Home)

Living Units:
1

[\[click here to hide\]](#) **2012 Legal Description**

NORTH PASS-A-GRILLE SEC A BLK D, LOT 1 & N 25FT OF LOT 2

[2013 Exemptions](#) [Mortgage Letter for Homestead Exemption](#)



[File](#)

2012 Caps/Classified Agricultural Value

Homestead: No	Government: No	Save-Our-Homes Cap Percentage: 0.00%
Institutional: No	Historic: No	Non-Homestead 10% Cap: Yes
		Classified Agricultural: No

2012 Parcel Information 2012 Trim Notice

Most Recent Conveyance	Sales Comparison	Census Tract	Evacuation Zone	Plat Book/Page
17764/1091 ■	\$2,050,400 Sales Query	1210328002	A	005/018

2012 Interim Value Information

Year	Save-Our-Homes cap	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2012	No	\$1,667,067	\$1,667,067	\$1,667,067	\$1,667,067	\$1,667,067

[\[click here to hide\]](#) **Value History as Certified (yellow indicates correction on file)**

Year	Save-Our-Homes Cap	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2012	No	\$1,667,067	\$1,667,067	\$1,667,067	N/A	\$1,667,067
2011	No	\$2,098,083	\$2,098,083	\$2,098,083	N/A	\$2,098,083
2010	No	\$2,081,685	\$2,081,685	\$2,081,685	\$2,081,685	\$2,081,685
2009	No	\$2,448,233	\$2,448,233	\$2,448,233	\$2,448,233	\$2,448,233
2008	No	\$2,490,200	\$2,490,200	\$2,490,200	\$2,490,200	\$2,490,200

2007	No	\$3,091,100	\$3,091,100	\$3,091,100	N/A	\$3,091,100
2006	No	\$3,441,600	\$3,441,600	\$3,441,600	N/A	\$3,441,600
2005	No	\$1,810,800	\$1,810,800	\$1,810,800	N/A	\$1,810,800
2004	No	\$1,544,700	\$1,544,700	\$1,544,700	N/A	\$1,544,700
2003	No	\$1,200,600	\$1,200,600	\$1,200,600	N/A	\$1,200,600
2002	No	\$1,182,700	\$1,182,700	\$1,182,700	N/A	\$1,182,700
2001	No	\$973,000	\$973,000	\$973,000	N/A	\$973,000
2000	No	\$704,700	\$704,700	\$704,700	N/A	\$704,700
1999	No	\$640,000	\$640,000	\$640,000	N/A	\$640,000
1998	No	\$612,900	\$612,900	\$612,900	N/A	\$612,900
1997	No	\$517,700	\$517,700	\$517,700	N/A	\$517,700
1996	No	\$601,200	\$601,200	\$601,200	N/A	\$601,200

2012 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions			
Click Here for 2012 Tax Bill Tax District: <u>SPB</u>		Sale Date	Book/Page	Price	Q/U V/I
2012 Final Millage Rate	18.9636	10 Oct 2012	17764 / 1091	\$2,500,000	Q I
2012 Est Taxes w/o Cap or Exemptions	\$31,613.59	28 Feb 1989	06945 / 1696	\$395,000	Q I
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.		Dec 1986	06382 / 1167	\$325,000	Q
		1969	03108 / 0105	\$35,000	U

2012 Land Information						
Seawall: No	Frontage: Gulf of Mexico	View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	85x110	24000.00	85.0000	0.8632	\$1,760,928	FF

[click here to hide] 2012 Building 1 Structural Elements Back to Top	
Site Address: 106 28TH AVE ST PETE BEACH 33706-	
Quality: Average	
Square Footage: 2922.00	
Foundation: Continuous	
Footing	
Floor System: Wood	
Exterior Wall:	
Frame/Custom Wood	
Roof Frame: Gable Or	
Hip	
Roof Cover: Composition	
Shingle	
Stories: 1	

Living units: 1

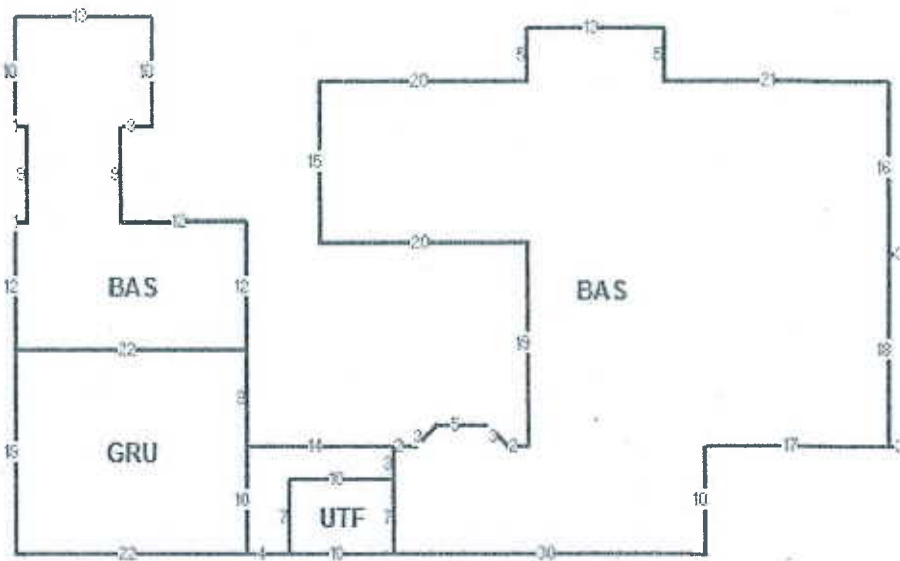
Floor Finish:
Carpet/Hardtile/HardwoodInterior Finish:
Drywall/Plaster

Fixtures: 9

Year Built: 1938

Effective Age: 40

Heating: Central Duct

Cooling: Cooling
(Central)[Open plot in New Window](#)**Building 1 Sub Area Information**

Description	Living Area Ft ²	Gross Area Ft ²	Factor	Effective
<u>Utility</u>	0	70	0.34	
<u>Open Porch</u>	0	124	0.20	
<u>Garage Unfinished</u>	0	418	0.25	
<u>Base</u>	2,310	2,310	1.00	2,310
Total Living SF: 2,310		Total Gross SF: 2,922	Total Effective SF: 2,310	

[click here to hide] 2012 Extra Features

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
PATIO/DECK	\$6.00	860.00	\$5,160.00	\$2,786.00	19
SHUFBDCT	\$750.00	1.00	\$750.00	\$750.00	19
FIREPLACE	\$2,500.00	1.00	\$2,500.00	\$1,100.00	19
PATIO/DECK	\$24.00	256.00	\$6,144.00	\$3,318.00	19

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			