



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Thursday, 6/2/2016
3:30 p.m.

Call to Order
Pledge of Allegiance
Roll Call

1. Changes to the Agenda – Agenda items to be added, moved or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order.

2. Audience Comments – Comments shall be limited to three minutes per person to issues not on the agenda.

3. Minutes for Acceptance
5/5/2016

4. Public Hearings

A. Case: 2016-0028
Address: 603 Gulf Way
Request: Application for local historic designation

B. Case: 2016-0029
Address: 603 Gulf Way
Request: Application for a Certificate of Appropriateness for renovations and additions

- C. Case: 2016-0030
Address: 603 Gulf Way
Request: Application for a variance to allow construction within the floodplain for renovations that will exceed 50% of a structure's value
- D. Case: 2016-0038
Address: 1500 Pass-a-Grille Way
Request: Application for local historic designation for the Warren Webster Building
- E. Case: 2016-0039
Address: 1500 Pass-a-Grille Way
Request: Application for Certificate of Appropriateness for renovations
- F. Case: 2016-0040
Address: 1500 Pass-a-Grille Way
Request: Application for a variance to allow construction within the floodplain for renovations that will exceed 50% of a structure's value

5. Other Items

- A. Update from the Community Development Department

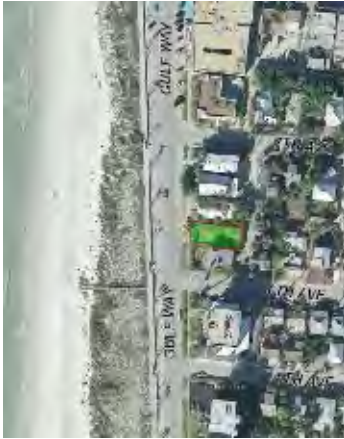
6. Adjournment

APPEAL

If a person decides to appeal any decision made at this meeting, he or she will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the 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.

AMERICANS WITH DISABILITIES ACT

In Accordance with the Americans with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance. The public is cordially invited to attend. All agenda material is available for review at City Hall.

	St. Pete Beach Historic Preservation Board 155 Corey Avenue St. Pete Beach, FL 33706 727-367-2735																		
6/2/16																			
Local Historic Designation Case #2016-0028 Address 603 Gulf Way Staff Representative Chelsey Welden, Planner II Zoning District RLM-2/PAG Findings - The building possesses integrity of location, design, setting, and materials. - The building is significant in the areas of 1) architecture and 2) community planning & development. - The structure is included in the State Master Site File as a contributing	  ITEM SUMMARY: Applicant requests approval of application for local historic designation pursuant to Division 28 of the City's Land Development Code. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Address</td><td>603 Gulf Way</td></tr> <tr> <td>Year Built</td><td>1925-1948</td></tr> <tr> <td>Historic Status</td><td>Contributing</td></tr> <tr> <td>Existing Use</td><td>3-Unit Apartment</td></tr> <tr> <td>Adjacent Uses</td><td></td></tr> <tr> <td style="text-align: right;">North:</td><td>Duplex</td></tr> <tr> <td style="text-align: right;">South:</td><td>Single-family</td></tr> <tr> <td style="text-align: right;">East:</td><td>Duplex</td></tr> <tr> <td style="text-align: right;">West:</td><td>Infrastructure (Gulf Way)</td></tr> </table> The applicant would like to locally designate their 3-unit apartment building as historic. This 2-story triplex was originally a 1-story garage/apartment. An addition of 2 units was completed in 1948. According to the most recent survey, the structure is significant in the areas of 1) architecture and 2) community planning & development.	Address	603 Gulf Way	Year Built	1925-1948	Historic Status	Contributing	Existing Use	3-Unit Apartment	Adjacent Uses		North:	Duplex	South:	Single-family	East:	Duplex	West:	Infrastructure (Gulf Way)
Address	603 Gulf Way																		
Year Built	1925-1948																		
Historic Status	Contributing																		
Existing Use	3-Unit Apartment																		
Adjacent Uses																			
North:	Duplex																		
South:	Single-family																		
East:	Duplex																		
West:	Infrastructure (Gulf Way)																		

resource. Requested Motion <i>“I move to approve local historic designation case #2016-0028.”</i>	Related cases: 2016-0029: Application for Certificate of Appropriateness (COA) for additions and renovations 2016-0030: Application for a FEMA variance (These cases are scheduled to be heard immediately following the subject application.) PUBLIC NOTICE: Notice of public hearing has been advertised as required by State Statutes. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing. COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE: The proposed application for historic designation is consistent with the City of St. Pete Beach’s Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City’s Land Development Code (LDC), specifically Division 28 (Historic Preservation), which requires that in order for a structure to be eligible for designation, it must meet certain criteria and must go through an approval process with the Historic Preservation Board. STAFF RECOMMENDATION: Staff recommends approval of the application for local historic designation, as it meets the approval criteria outlined in the LDC, including possession of historic integrity and contributing status. In addition, the structure is exemplary of the typical mass and scale of historic structures in Pass-a-Grille. The building is located in an area where historic structures have often been torn down and re-built to FEMA standards. Additionally, these new homes are built to maximize the buildable area of the zoning lot, resulting in much larger structures than historic ones. Local designation is the first step in protecting this form. Attachments: Exhibit A – Relevant Code Sections Exhibit B – Application Exhibit C – Photographs
---	--



St. Pete Beach Historic Preservation Board

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

6/2/16

Certificate of Appropriateness Case #2016-0029

Address:
1500 Gulf Way

Staff Representative
Chelsey Welden,
Planner II

Zoning District:
RLM-2/PAG

Findings:

1. The property will be used for its historic purpose.
2. The historic character of a property will be retained and preserved.
3. There will be no changes that create a false sense of historical development.
4. Changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features,



ITEM SUMMARY:

Applicant requests approval of a Certificate of Appropriateness for renovations and additions to a locally designated historic structure pursuant to Division 28 of the City's Land Development Code (pending approval of case #2016-0028).

Address	603 Gulf Way
Year Built	1925-1948
Historic Status	Locally Designated
Existing Use	3-Unit Apartment
Adjacent Uses	
North:	Duplex
South:	Single-family
East:	Duplex
West:	Infrastructure (Gulf Way)

Related cases:
2016-0028: Application for local historic designation
2016-0030: Application for FEMA variance

The applicant is requesting approval for the following work:

finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features shall be repaired rather than replaced.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used..

8. There are no significant archeological resources affected by the project.

9. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated from the old.

10. The new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired.

Requested Motion
"I move to approve Certificate of Appropriateness case #2016-0029."

- Second-story renovations, including addition of a living room and kitchen (approx. 550 sq. ft.)
- Second-story addition of a partially-covered deck (approx. 750 sq. ft.)
- Third-story addition of a master bedroom/bathroom (approx. 510 sq. ft.)
- Third-story addition of a partially-covered deck (approx. 1,020 sq. ft.)

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City's Land Development Code (LDC), specifically Division 28 (Historic Preservation).

Sec. 28.8 of the LDC outlines the requirements for issuance of a Certificate of Appropriateness, which include compliance with the Secretary of Interior's Standards for Rehabilitation. The plans also meet all regulations outlined in the LDC for the RLM-2 & PAG zoning districts (Sections 11 & 20 respectively).

STAFF RECOMMENDATION:

Staff recommends approval of the application for Certificate of Appropriateness. The proposed plans are in line with the general character of the surrounding neighborhood and approval of the application will protect the historic character of the district.

The structure is located in an area where a high number of historic structures are often torn down and re-built to FEMA standards, including elevation of the structure above base flood elevation. New structures are also typically built to maximize the total buildable area of the lot, resulting in much larger structures than historic ones like the subject property. The FEMA variance is an incentive to minimize these occurrences and to protect the historic district.

Attachments:

Exhibit A – Relevant Code Sections

Exhibit B – Application

Exhibit C – Photographs

Exhibit D – Site Plan/Survey



St. Pete Beach Historic Preservation Board

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

6/2/16

**FEMA Variance
Case #2016-0030**

Staff Representative
Chelsey Welden,
Planner II

Zoning District
RLM-2/PAG

Findings:

1. The variance is in harmony with the general appearance and character of the community.
2. The variance will not be injurious to the area involved or otherwise detrimental to the public health, safety, or welfare.
3. The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties.
4. The building will be no more hazardous based on



ITEM SUMMARY:

Applicant requests a variance to Article V, Chapter 98 of the Code of Ordinances to permit substantial improvements to a structure non-compliant with Federal Emergency Management Agency's floodplain regulations and Section 7.4 of the Land Development Code to permit construction in a flood zone, commonly referred to as the "FEMA variance".

Address	603 Gulf Way
Year Built	1925-1948
Historic Status	Locally Designated
Existing Use	3-Unit Apartment
Adjacent Uses	
North:	Duplex
South:	Single-family
East:	Duplex
West:	Infrastructure (Gulf Way)

Related cases:

considerations of life, fire, and sanitation than it was in its original condition.

Requested Motion
"I move to approve FEMA variance case #2016-0030."

2016-0028: Application for local historic designation
2016-0029: Application for Certificate of Appropriateness (COA)

The requested FEMA variance will allow the applicant to perform the renovations proposed in the concurrent Certificate of Appropriateness application, as they exceed 50% of the structure's depreciated appraised value.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes, including mailed notices to addresses within 300 feet of the subject property, posted notice at the subject property, and advertisement in a local newspaper. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The proposed FEMA variance is consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City's Land Development Code (LDC), specifically Division 28 (Historic Preservation), which provides criteria for approval of variances by the Historic Preservation Board.

Pursuant to Section 28.15 of the LDC, only locally-designated historic structures are eligible to receive a variance to the City Code of Ordinances, which contains the City's floodplain management regulations (including reference to compliance with FEMA regulations). No variance to a locally-designated structure can be issued without first receiving a Certificate of Appropriateness.

STAFF RECOMMENDATION:

Staff recommends approval of the FEMA variance application. As stated in the staff report for COA case #2016-0029, the proposed plans are in line with the general character of the surrounding neighborhood and approval of the application will protect the historic character of the district.

The structure is located in an area where a high number of historic structures have been torn down and re-built to FEMA standards, including elevation of the structure above base flood elevation. New structures are often built to maximize the total buildable area of the lot, resulting in a much larger footprint than historic ones. The FEMA variance is an incentive to minimize these occurrences and to protect the historic district.

Attachments:

Exhibit A – Relevant Code Sections

Exhibit B – Application

	Exhibit C – Photographs Exhibit D – Site Plan/Survey
--	---

ATTACHMENTS

603 Gulf Way

(Cases 2016-0028, 2016-0029, & 2016-0030)

Sec. 28.22. - Designation criteria established.

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

- (1) *Historic buildings.* A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:
 - a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
 - b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
 - c. Is associated with the life of a person who has played a significant role in our local, state or national history; or
 - d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
 - e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
 - f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Sec. 28.8. - Certificate of appropriateness required; criteria for issuance; application requirements.

- (a) No new construction, addition, moving or demolition permit shall be issued for a voluntarily designated historic resource until a certificate of appropriateness has been issued.
- (b) No additions to contributing structures within the Pass-a-Grille Overlay that would encroach on the underlying zoning district's setbacks or required yards may be issued a building permit until a certificate of appropriateness has been issued.
- (c) The criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67 (1983), or as may be amended, renumbered or replaced, and the City Comprehensive Plan, which are adopted by reference as though set forth fully in this division. Copies of the Secretary of the Interior's standards and the City Comprehensive Plan shall be kept on file in the Department of Community Development.

U.S. Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sec. 7.4. - Establishment of minimum building finished floor elevations.

The minimum finished floor elevation for all new or relocated structures, and any structure being restored, renovated or improved such that the new construction is subject to the substantial improvement rules shall be at an elevation to be determined by the city based upon the applicable local, state and federal flood hazard mitigation requirements

Sec. 28.14. - Review of requests for variances.

(a) All requests for a variance for a designated historic property under this division shall be presented to the historic preservation board, which shall upon review submit its objection, recommendation and comment to the board considering the request. The historic preservation board shall establish rules for reviewing such requests. Public notice shall be in accordance with the provisions of section 3.4 of the City of St. Pete Beach Land Development Code.

(b) Before recommending that a variance be granted, the historic preservation board shall find that:

- (1) The variance shall be in harmony with the general appearance and character of the community.
- (2) The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- (3) The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.

(c) In recommending the granting of variances, the historic preservation board may also recommend any appropriate conditions necessary to protect and further the interest of the area and abutting properties, including but not limited to:

- (1) Landscape materials, walls and fences as required buffering.
- (2) Modifications of the orientation of any openings.
- (3) Modifications of site arrangements.

Sec. 28.16. - Variance from floodplain management regulations.

(a) Any alteration or addition to an historic structure, designated pursuant to this division, shall be eligible to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances, as provided in this section if:

- (1) The structure was designated by the city at the time the city was a certified local government; and

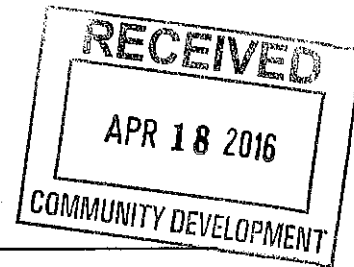
- (2) The structure is listed on the National Register of Historic Places; or
 - (3) The structure is certified by the Secretary of the Interior of the United States as a contributing property; or
 - (4) The structure is listed on the State of Florida Inventory of Historic Places.
- (b) The historic preservation board may grant a variance as provided in subsection (a) hereof, at a public hearing, subject to the requirements of sections 28.22 and 28.23 of this division, upon a finding that:
- (1) The variance will not preclude the structure's continued designation as a historic structure.
 - (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

Code of Ordinances Article V, Chapter 98.

Sec. 98-120.4. - Findings of fact.

- (a) The flood hazard areas of the city are subject to periodic inundation which results in loss of life; loss of property; health and safety hazards; disruption of commerce and governmental services; extraordinary public expenditure for flood protection and relief; and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- (b) These flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods or hazardous to other lands, which are inadequately elevated, flood proofed or otherwise protected from flood damage.

Application for Local Historic Designation



General Information:

Site Name (Property Name): _____

Site Address: 603 GULF Way SPBLegal Description: LOT 12, BLOCK 7, MOREY BEACH PARCEL # 19/32/16/58932/007/0120

Florida Site File Number (if applicable): _____

Florida Site File Recorder:

(Name and Title, if applicable): _____

Property Owner(s): Cheryl EngelsOwner Address: 221 North Julia Circle SPBType of Ownership: SOLE OWNER, FEE SIMPLEOwner Signature: [Signature]

Conditions of Site	Significance:
Check One ☐ Excellent ☒ Good ☐ Fair ☐ Poor	
Integrity of Site Check One or More ☒ Altered ☐ Unaltered ☐ Original Use ☐ Restored Use ☐ Moved/Date	
Original Use <u>Single Family</u>	
Present Use <u>Triplex</u> Period	

Building Information:Site Name: 603 GULF WAY, SI TE TE BEACHArchitect: RANDY MARKSBuilder: RICHARD HAMMStyle and/or Period (include year of construction): 2 STORY TRIPLEX BUILT IN 1948Floor Plan (layout & organization): 2 STORY TRIPLEX UNIT 1: 3 ROOMS, UNIT 2: 5 ROOMS, UNIT 3: 3 ROOMSExterior Fabric (major exterior materials): STUCCOStructural System(s) (bearing wall, post and beam): Bearing wall, Reinforced concrete wallsPorches (yes/no; location): YES southwest cornerOrientation (front door direction): West (unit 2) ~~West~~ (unit 1) South (unit 3)
proposed AdditionFoundation System (slab on grade, crawl space, basement...): SLAB ON GRADERoof Type (hip, gable, gambrel, mansard, flat): lower = gable upper = hipSecondary Roof Structure: Composite shinglesRoof Surface (roofing material): shinglesWindow Type (double-hung, casement, awning, jalousie): SINGLE HUNG & DOUBLE HUNG

Ornamentation – Exterior: _____

Chimney (yes/no, location): NONumber of Stories: 2Number of Dormers: 0Outbuildings (accessory buildings): 0

(If the outbuilding is a part of the application for Local Historic Designation, please provide separate Building Information sheet(s) for those structures.)

Surroundings (location, site amenities, landscape elements): _____

Grass, stone, cement



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date <u>4/18/16</u>	Application Number <u>2016-0029</u>
Case Permit No. _____	Date _____
City _____	_____
FIN _____	_____

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

Representative Name & Address

CHERYL ENGELS

221 N. JOLLA CIRCLE

ST PETE BEACH, FL 33706

Phone 401-864-4495

Phone _____

Property Address and Legal Description

603 GULF WAY, ST PETE BEACH, FLORIDA

LOT 12, BLOCK 7, MORREY BEACH, PARCEL #

19/32/16/58932/007/012

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New

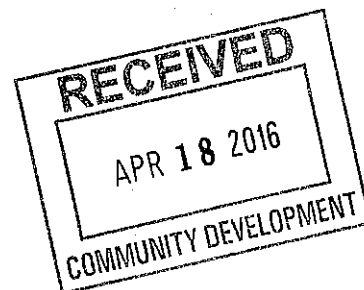
Construction

Addition ☒

Demolition

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.

the second story will have a livingroom + kitchen ADDED. Second Floor will have a deck, partially covered. The area closest to gulf way will be uncovered deck. The proposed 3rd Floor Addition will be a master bedroom with a deck, partially covered. It is currently a triplex with 3 rental units. We will occupy the addition, maintaining a triplex with just 2 rental units

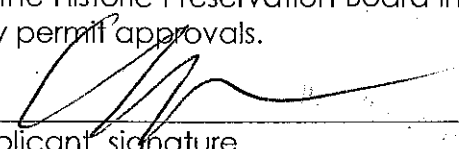
2. Attach photos and a survey of the existing property.

3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

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

Exterior material/siding
Stucco
Windows
Double hung
Doors
sliding
Roofing
metal
Entrances/Porches
existing covered porch to remain

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

4-16-16
Date

FEMA VARIANCE APPLICATION

Case Number: 2016-0030

APPLICANT/AGENT:

Name: _____
 Address: _____
 City: _____ State: _____
 Zip: _____ Phone: _____

PROPERTY OWNER:

Name: CHERYL ENGELS
 Address: 221 N. TOLLA CIRCLE
 City: ST PETE BEACH State: FL
 Zip: 33706 Phone: 401-864-4495

PROPERTY:

Address: 603 GOLF WAY, ST. PETE BEACH, FL 33706
 Parcel ID: 19/32/16/58932/007/0120
 Current Zoning: RM-2/PAG Current Land Use: _____ Lot Area: 42.0X 97.2

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

Raising the structure ~~is~~ would significantly change
the character of the structure. We desire
to keep it as historic as possible And fit in
with the character of historic Pass-A-Grille

This application, together with all required supporting document, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment/City Commission. Failure to do so will delay your application to a later date.

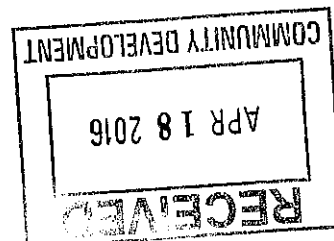
 Signature of Applicant/Authorized Agent and Date

For office use only:

Hearing Date: _____ Fees: _____

HPB Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

City Commission Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied
☐ Continued





Front of house



Front porch



Unit 2



Unit 2 kitchen & Dutch door



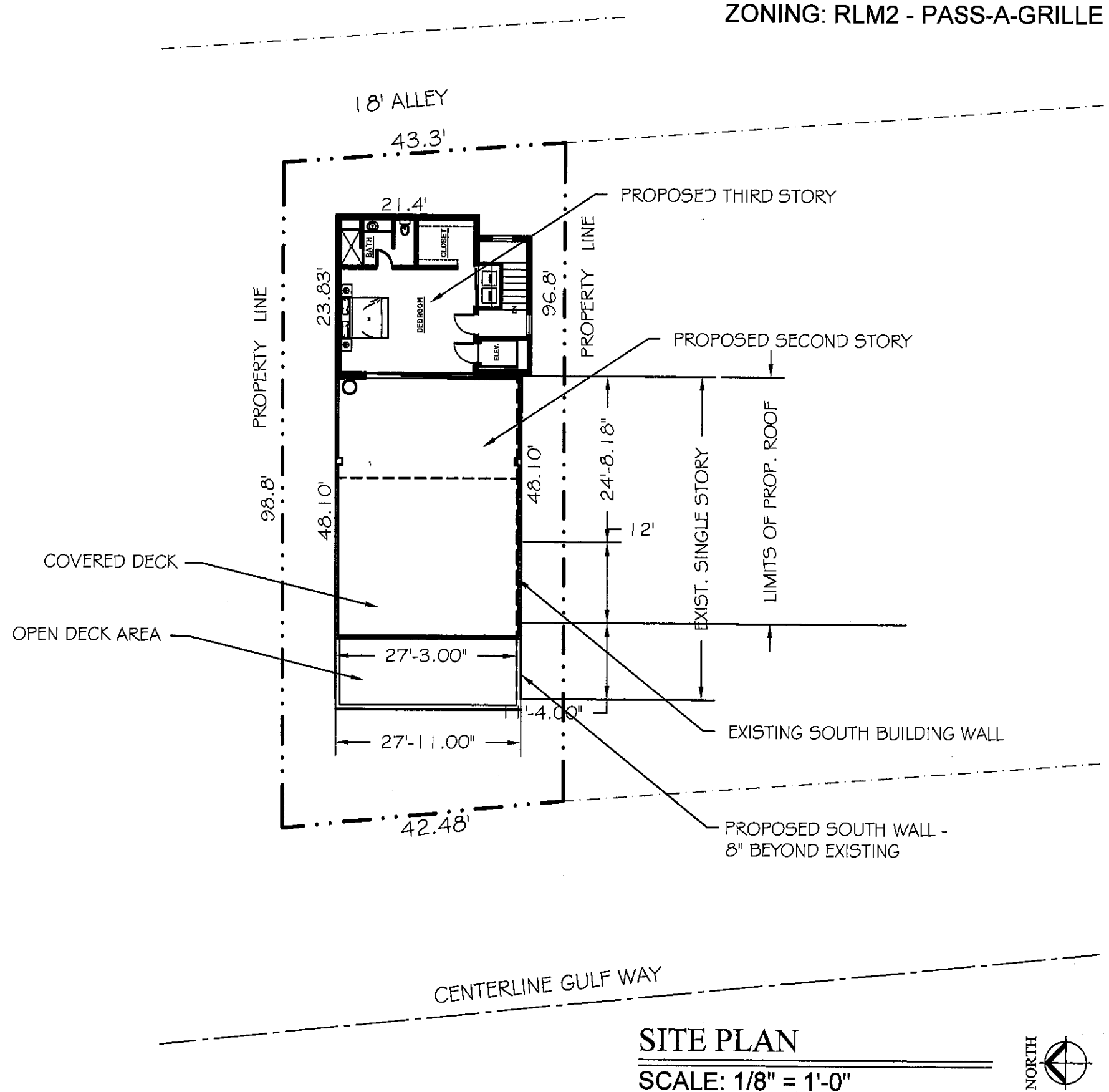
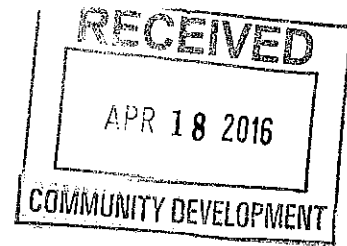
Ironing board in wall, detail above bathroom



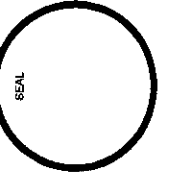
Dutch door



Example of railing to be used

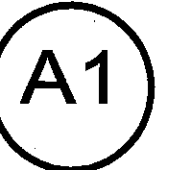


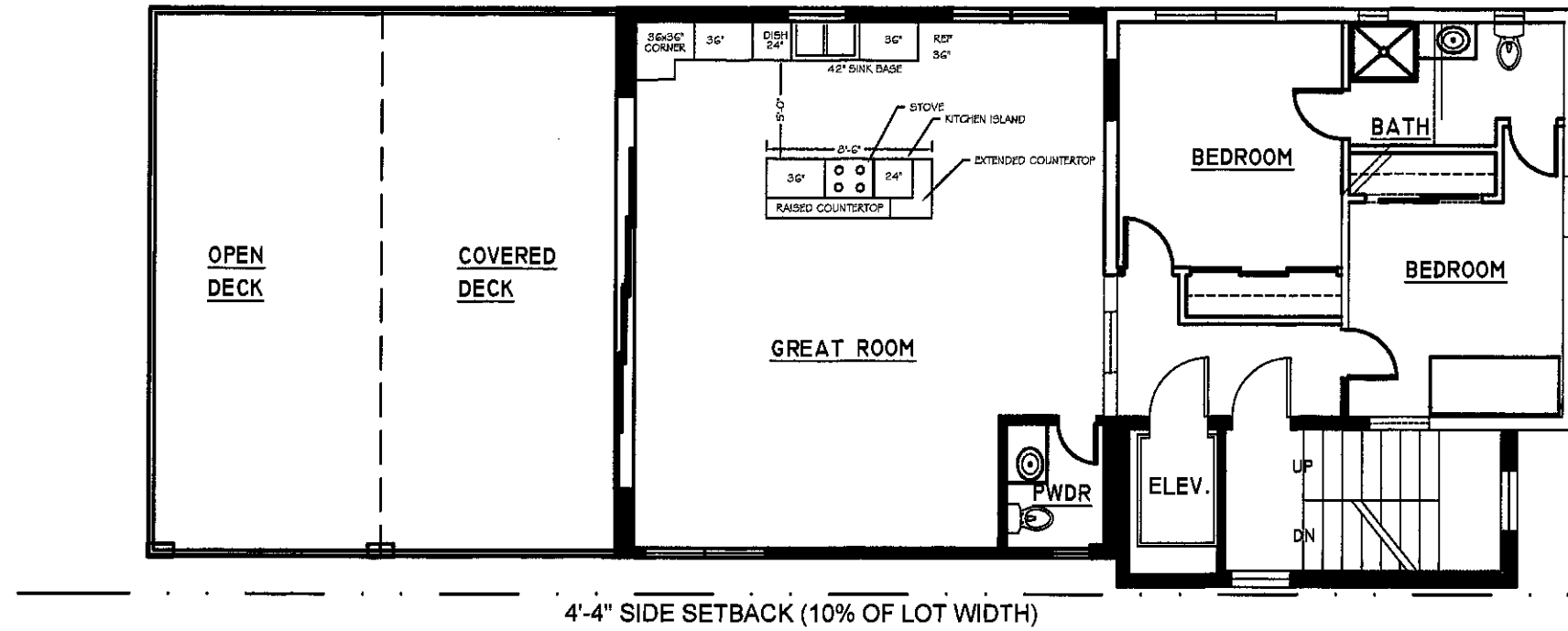
RANDALL MARKS ARCHITECT
1012 COUNTRY CLUB WAY SOUTH
Saint Petersburg, Florida 33705
Phone: (727) 204-2328
Fax: (727) 368-6928
randall.marks.arch@gmail.com



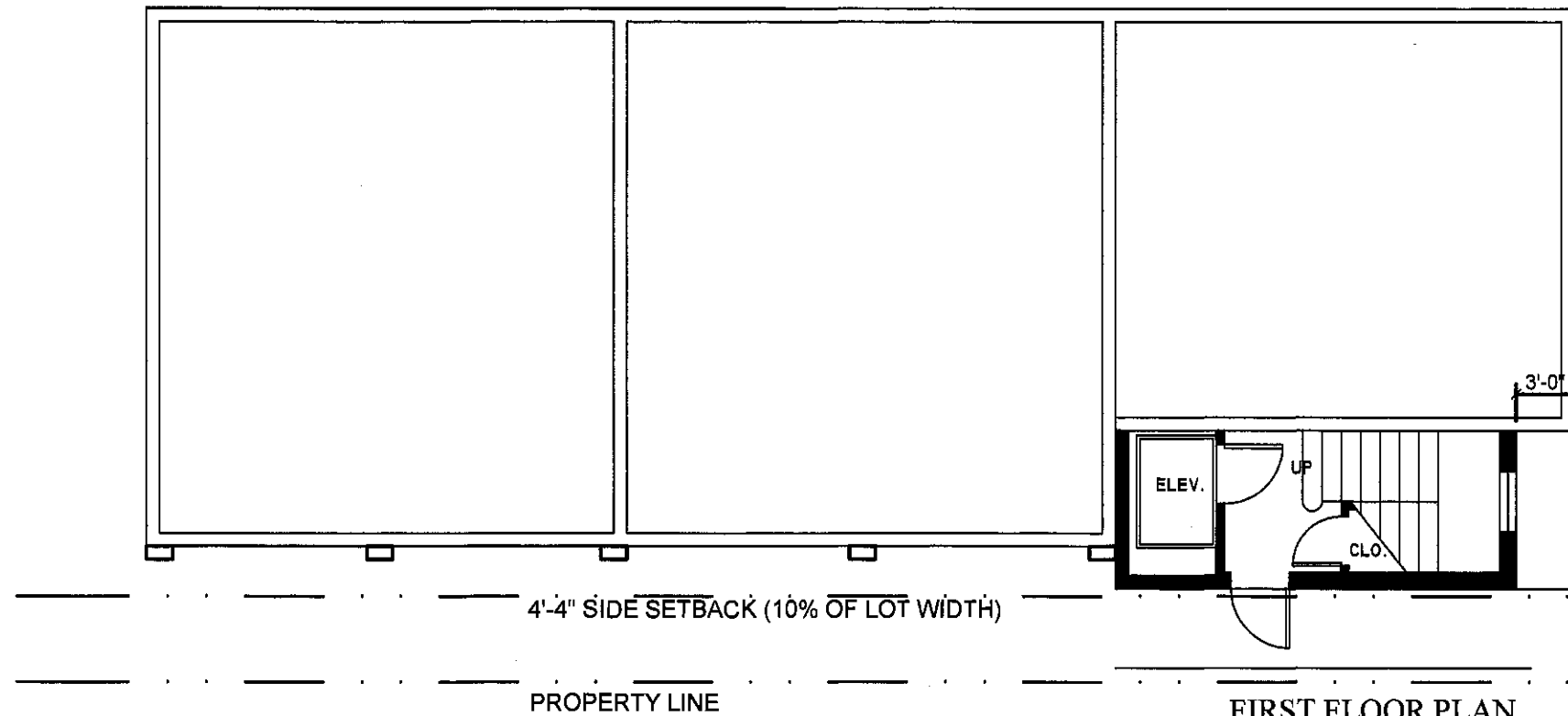
**ADDITION
ENGELS RESIDENCE**
603 GULF WAY
PASS-A-GRILLE, FLORIDA

4/17/16
DRAWN BY: R.M.
CHECKED BY: RANDY MARKS
REVISIONS:

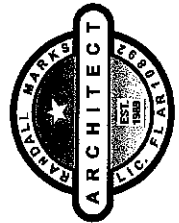




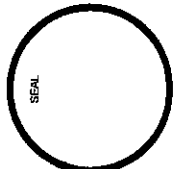
SECOND FLOOR PLAN
SCALE: 1/4" = 1'



FIRST FLOOR PLAN
SCALE: 1/4" = 1'



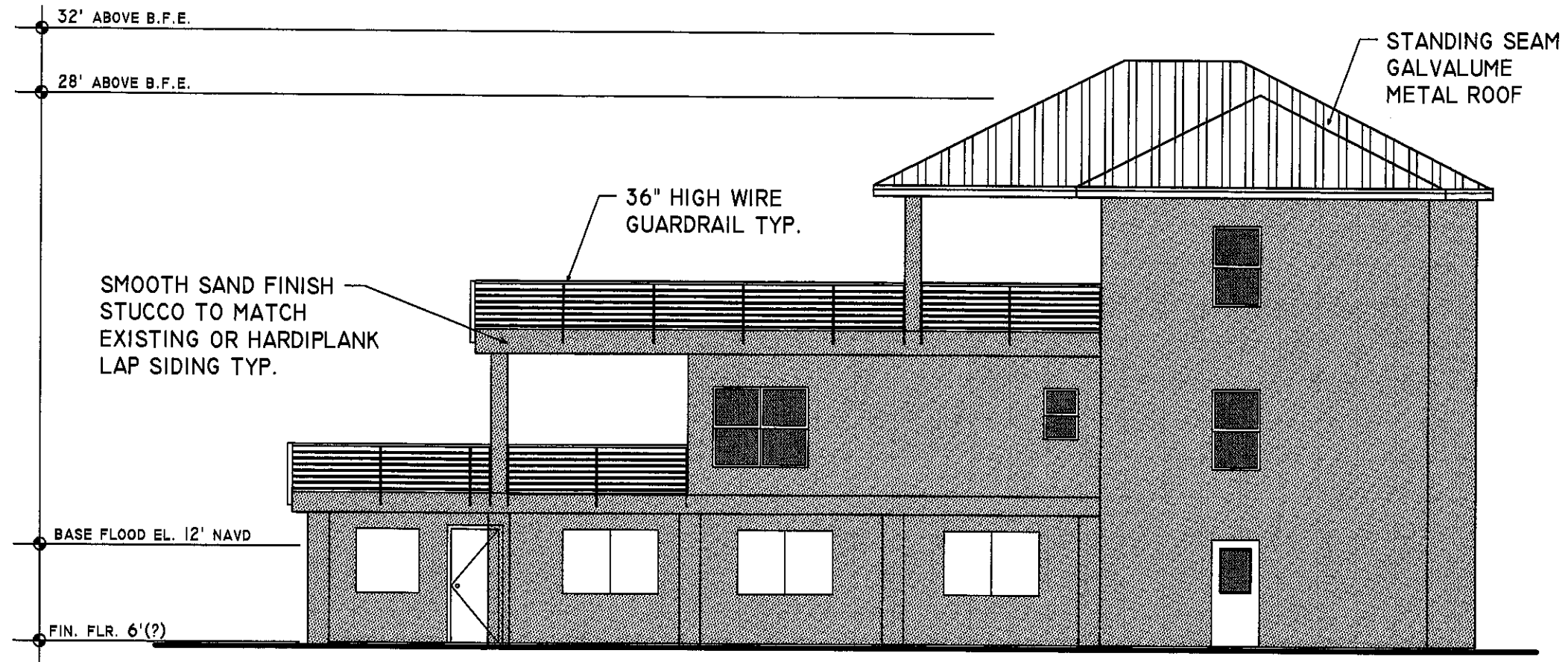
RANDALL MARKS ARCHITECT
1012 COUNTRY CLUB WAY SOUTH
Saint Petersburg, Florida 33705
Phone: (727) 204-2328
Fax: (727) 368-6928
randall.marks.arch@gmail.com



ADDITION
ENGELS RESIDENCE
603 GULF WAY
PASS-A-GRILLE, FLORIDA

4/17/16
DRAWN BY: RJM
CHECKED BY: RANDY MARKS
REVISIONS:

A2

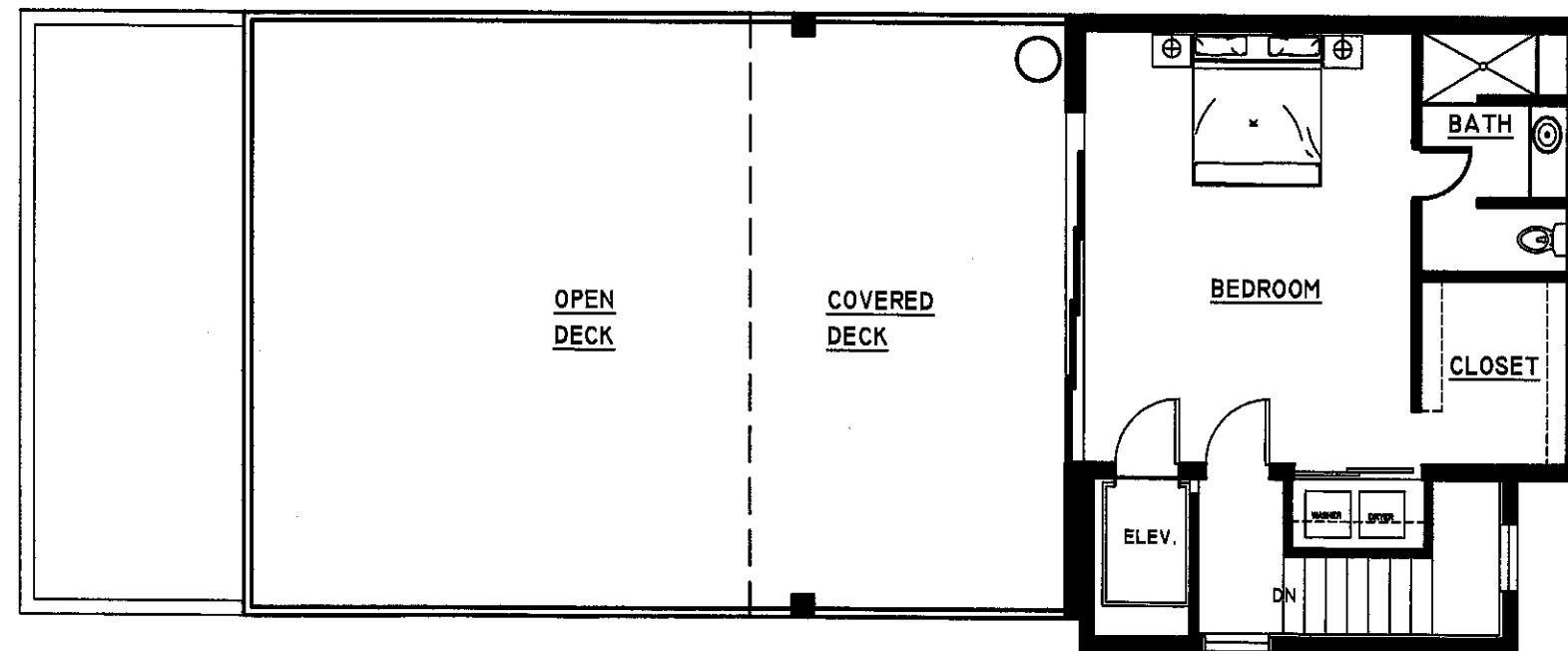


IMPACT RESISTANT
SLIDING GLASS DOORS W/
LOW E GLASS

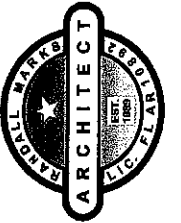
SOUTH ELEVATION
SCALE: 1/4" = 1'



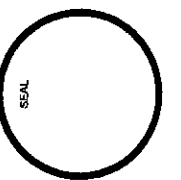
WEST ELEVATION
SCALE: 1/4" = 1'



THIRD FLOOR PLAN
SCALE: 1/4" = 1'



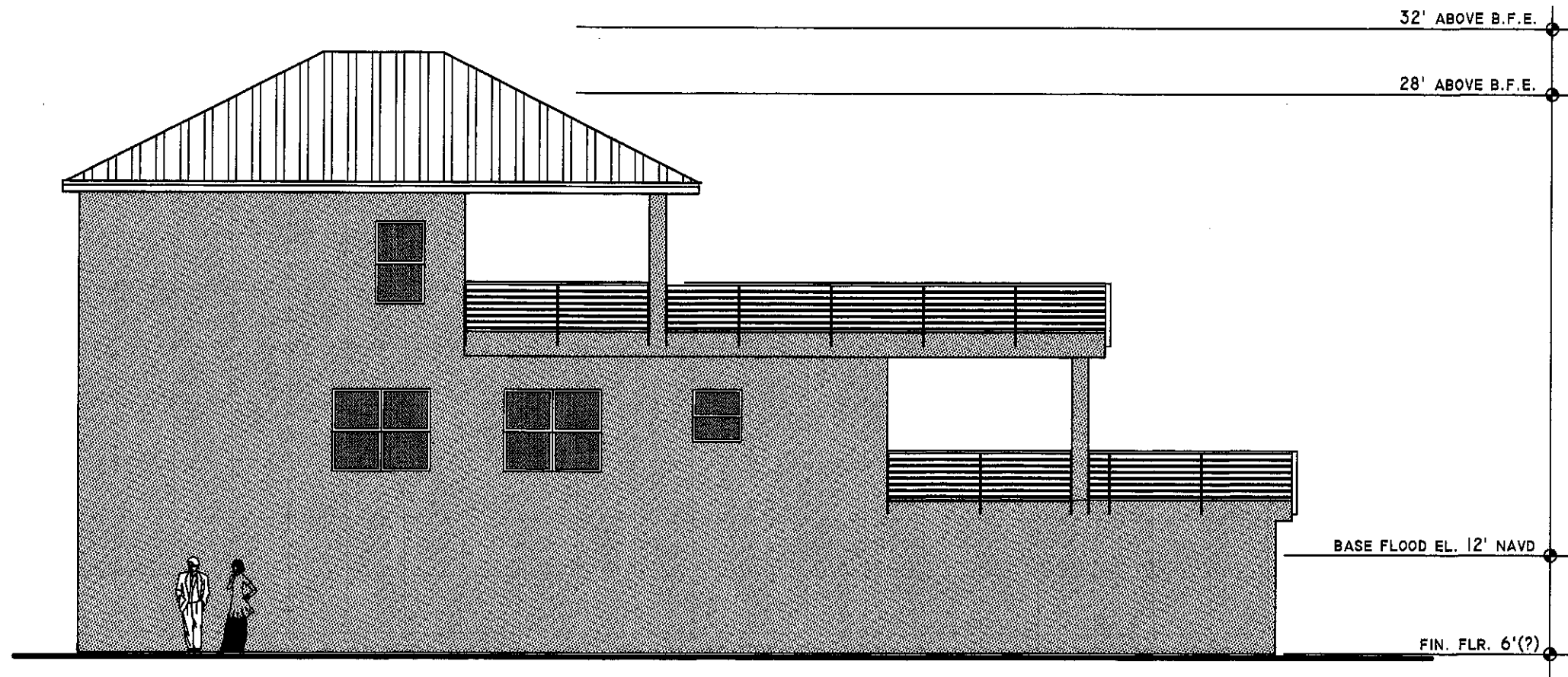
RANDALL MARKS ARCHITECT
1012 COUNTRY CLUB WAY SOUTH
Saint Petersburg, Florida 33705
Phone: (727) 204-2328
Fax: (727) 368-6928
randall.marks.arch@gmail.com



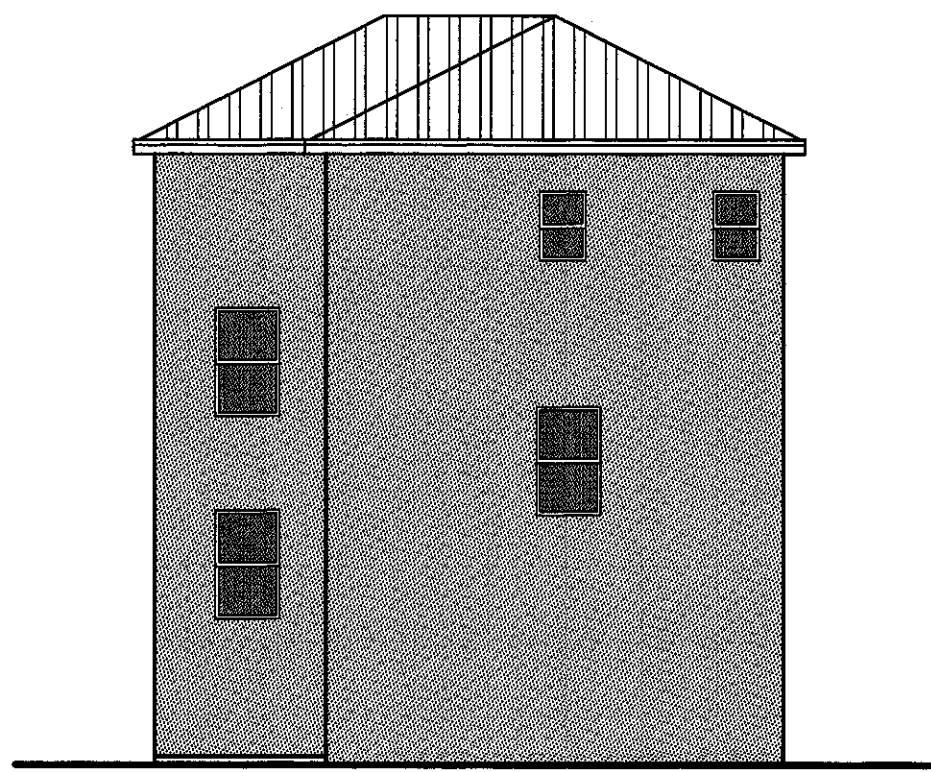
**ADDITION
ENGELS RESIDENCE**
603 GULF WAY
PASS-A-GRILLE, FLORIDA

4/17/16
DRAWN BY: RJM
CHECKED BY: RANDY MARKS
REVISIONS:

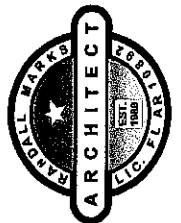
A3



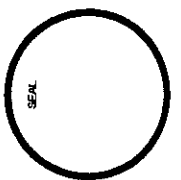
NORTH ELEVATION
SCALE: 1/4" = 1'



EAST ELEVATION



RANDALL MARKS ARCHITECT
1012 COUNTRY CLUB WAY SOUTH
Saint Petersburg, Florida 33705
Phone: (727) 204-2328
Fax: (727) 368-6928
randall.marks.arch@gmail.com



ADDITION
ENGELS RESIDENCE
603 GULFWAY
PASS-A-GRIFFLE, FLORIDA

1/17/18
DRAWN BY: RJM
CHECKED BY: RANDY MARKS
REVISIONS:

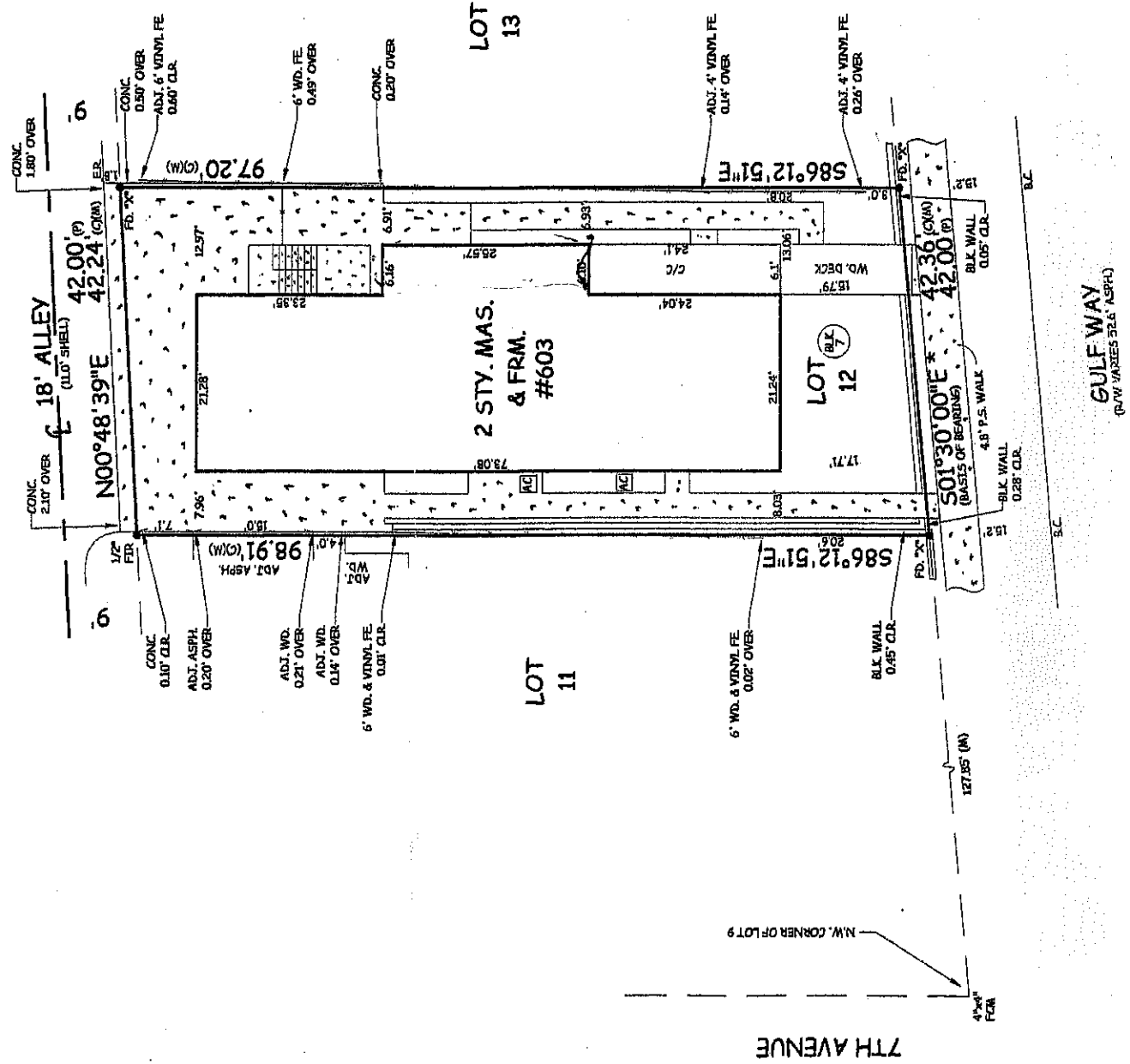
A4

JOB NO.: 140996		MURPHY'S LAND SURVEYING, INC.		L.B. #7410	
DRAWN BY: MRB		CHECKED BY: EDM		PH. (727) 347-8740	
DATE OF FIELD WORK: 7/07/14		5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM		FAX (727) 344-4640	

CERTIFIED TO: Cheryl A. Engels
Waterstone Mortgage
Fisher & Sauls, P.A.
Commonwealth Land Title Insurance Company

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 19 TWP. 32 S. RGE. 16 E.

(ASSUMED) NORTH



RECEIVED
APR 18 2016
COMMUNITY DEVELOPMENT



St. Pete Beach Historic Preservation Board

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

6/2/16

Local Historic Designation Case #2016-0038

Address

1500 Pass-a-Grille Way

Staff Representative

Chelsey Welden,
Planner II

Zoning District

ROS/PAG

Findings

1. The building possesses integrity of location, design, setting, and materials.
2. The building is significant in the area of community planning & development.
3. The structure is included in the State Master Site File as a contributing resource.



ITEM SUMMARY:

Applicant requests approval of application for local historic designation pursuant to Division 28 of the City's Land Development Code.

Address	1500 Pass-a-Grille Way
Year Built	1955
Historic Status	Contributing
Existing Use	Public Meeting Facility
Adjacent Uses	
North:	Infrastructure (16 th Avenue)
South:	Infrastructure (15 th Avenue)
East:	Infrastructure (Pass-a-Grille Way)
West:	Hurley Park

The City has recognized that the Warren Webster Building is in need of

Requested Motion
"I move to approve local historic designation case #2016-0028."

numerous repairs in order to continue to provide the facility to citizens. The City would like to locally designate the structure in order to obtain a FEMA variance, which will allow completion of the necessary work while retaining the structure's historic mass and scale.

Related cases:

2016-0039: Application for Certificate of Appropriateness for renovations

2016-0040: Application for a FEMA variance

(These cases are scheduled to be heard immediately following the subject application.)

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The proposed application for historic designation is consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City's Land Development Code (LDC), specifically Division 28 (Historic Preservation), which requires that in order for a structure to be eligible for designation, it must meet certain criteria and must go through an approval process with the Historic Preservation Board.

STAFF RECOMMENDATION:

Staff recommends approval of the application for local historic designation, as it meets the approval criteria outlined in the LDC, including possession of historic integrity and contributing status. In addition, the structure is exemplary of typical the mass and scale of historic structures in Pass-a-Grille. The Warren Webster building is an integral part of the community—it serves as a space for public meetings as well as for neighborhood association meetings and similar occurrences.

Attachments:

Exhibit A – Relevant Code Sections

Exhibit B – Application

Exhibit C – Photographs



St. Pete Beach Historic Preservation Board

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

6/2/16

Certificate of Appropriateness Case #2016-0039

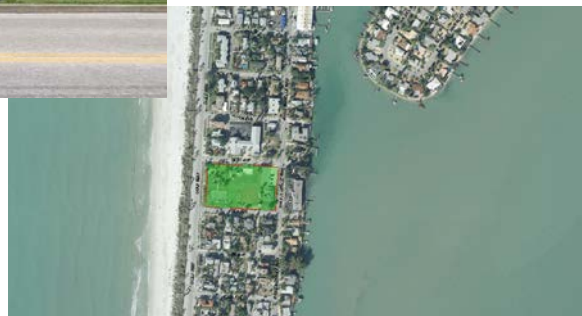
Address:
1500 Pass-a-Grille Way

Zoning District:
ROS/PAG

Staff Representative
Chelsey Welden,
Planner II

Findings:

1. The property will be used for its historic purpose.
2. The historic character of a property will be retained and preserved.
3. There will be no changes that create a false sense of historical development.
4. Changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features,



ITEM SUMMARY:

Applicant requests a certificate of appropriateness for renovations to a city-owned property and locally-designated historic structure, pursuant to Division 28 of the City's Land Development Code (pending approval of case #2016-0038).

Address	1500 Pass-a-Grille Way
Year Built	1955
Historic Status	Locally Designated
Existing Use	Public Meeting Facility
Adjacent Uses	
	North: Infrastructure (16 th Avenue)
	South: Infrastructure (15 th Avenue)
	East: Infrastructure (Pass-a-Grille Way)
	West: Hurley Park

finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. 6. Deteriorated historic features shall be repaired rather than replaced. 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.. 8. There are no significant archeological resources affected by the project. 9. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated from the old. 10. The new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired. Requested Motion <i>"I move to approve Certificate of Appropriateness Case #2016-0039 as proposed."</i>	The City has recognized that the Warren Webster Building is in need of numerous repairs, which will exceed 50% of the structure's depreciated appraised value. Approval of the application at hand is necessary prior to a request for FEMA variance. The following comprises the scope of work that was approved for the selected contractor, CPWG: • Interior work: ○ Remove kitchen cabinets and countertops, new floors, replace restroom vanities, install a/c in restrooms, replace ceiling tiles, replace flooring, replace light fixtures with LED, install concrete masonry units to block existing exterior vents/doors in bathroom facilities. • Exterior work: ○ Replace all windows, paint exterior, new lap siding on gable ends of roof, brace roof sheathing from attic space, new exterior door at bathroom, new exterior double doors for air handler room. Related cases: 2016-0038: Application for local historic designation 2016-0040: Application for a FEMA variance PUBLIC NOTICE: Notice of public hearing has been advertised as required by State Statutes. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing. COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City's Land Development Code (LDC), specifically Division 28 (Historic Preservation). Sec. 28.8 of the LDC outlines the requirements for issuance of a Certificate of Appropriateness, which include compliance with the Secretary of Interior's Standards for Rehabilitation. The plans also meet all regulations outlined in the LDC for the ROS & PAG zoning districts (Sections 18 & 20 respectively). STAFF RECOMMENDATION: Staff recommends approval of the application for Certificate of Appropriateness. The proposed plans are in line with the general character of the surrounding neighborhood and approval of the application will protect the historic character of the district. As a public facility, the City is responsible for its repairs, and therefore the money comes from the taxpayers. In an effort to be fiscally responsible, the
---	---

	City is attempting to keep costs at a minimum. If the structure is not granted the Certificate of Appropriateness, it will not be eligible for the FEMA variance. If required to rebuild to FEMA standards, costs would rise exponentially, and the community would also be deprived of this public meeting center during its reconstruction. Thus, it is in the best interest of the residents and the City to obtain a FEMA variance rather than bring the entire structure in compliance with FEMA and Building Code.
--	---

Attachments:

Exhibit A – Relevant Code Sections

Exhibit B – Application

Exhibit C – Photographs

Exhibit D – Examples of Materials



St. Pete Beach Historic Preservation Board

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

6/2/16

FEMA Variance Case #2016-0040

Address

1500 Pass-a-Grille Way

Staff Representative

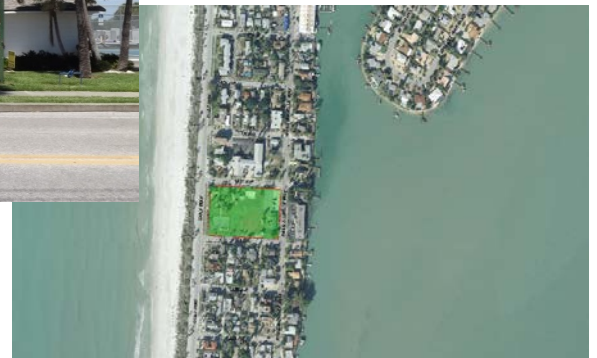
Chelsey Welden,
Planner II

Zoning District

ROS/PAG

Findings:

1. The variance is in harmony with the general appearance and character of the community.
2. The variance will not be injurious to the area involved or otherwise detrimental to the public health, safety, or welfare.
3. The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties.



ITEM SUMMARY:

Applicant requests a variance to Article V, Chapter 98 of the Code of Ordinances to permit substantial improvements to a structure non-compliant with Federal Emergency Management Agency's floodplain regulations and Section 7.4 of the Land Development Code to permit construction in a flood zone, commonly referred to as the "FEMA variance".

Address	1500 Pass-a-Grille Way
Year Built	1955
Historic Status	Locally Designated
Existing Use	Public Meeting Facility
Adjacent Uses	
North:	Infrastructure (16 th Avenue)
South:	Infrastructure (15 th Avenue)
East:	Infrastructure (Pass-a-Grille Way)
West:	Hurley Park

4. The building will be no more hazardous based on considerations of life, fire, and sanitation than it was in its original condition.

Requested Motion
"I move to approve FEMA variance case #2016-0030."

The requested FEMA variance will allow the applicant to perform the renovations proposed in the concurrent Certificate of Appropriateness application, as they exceed 50% of the structure's depreciated appraised value.

Related cases:

2016-0038: Application for local historic designation

2016-0039: Application for Certificate of Appropriateness for renovations

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes, including mailed notices to addresses within 300 feet of the subject property, posted notice at the subject property, and advertisement in a local newspaper. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The proposed FEMA variance is consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City's Land Development Code (LDC), specifically Division 28 (Historic Preservation), which provides criteria for approval of variances by the Historic Preservation Board.

Pursuant to Section 28.15 of the LDC, only locally-designated historic structures are eligible to receive a variance to the City Code of Ordinances, which contains the City's floodplain management regulations (including reference to compliance with FEMA regulations). No variance to a locally-designated structure can be issued without first receiving a Certificate of Appropriateness.

STAFF RECOMMENDATION:

Staff recommends approval of the FEMA variance application. As stated in the staff report for COA case #2016-0039, the proposed plans are in line with the general character of the surrounding neighborhood and approval of the application will protect the historic character of the district. The FEMA variance is an incentive to protect this character, and is necessary in this instance, for the cost-effective completion of repairs.

Attachments:

Exhibit A – Relevant Code Sections

Exhibit B – Application

Exhibit C – Photographs

ATTACHMENTS

1500 Pass-a-Grille Way

(Cases 2016-0038, 2016-0039, & 2016-0040)

Sec. 28.22. - Designation criteria established.

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

- (1) *Historic buildings.* A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:
 - a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
 - b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
 - c. Is associated with the life of a person who has played a significant role in our local, state or national history; or
 - d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
 - e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
 - f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Sec. 28.8. - Certificate of appropriateness required; criteria for issuance; application requirements.

- (a) No new construction, addition, moving or demolition permit shall be issued for a voluntarily designated historic resource until a certificate of appropriateness has been issued.
- (b) No additions to contributing structures within the Pass-a-Grille Overlay that would encroach on the underlying zoning district's setbacks or required yards may be issued a building permit until a certificate of appropriateness has been issued.
- (c) The criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67 (1983), or as may be amended, renumbered or replaced, and the City Comprehensive Plan, which are adopted by reference as though set forth fully in this division. Copies of the Secretary of the Interior's standards and the City Comprehensive Plan shall be kept on file in the Department of Community Development.

U.S. Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sec. 7.4. - Establishment of minimum building finished floor elevations.

The minimum finished floor elevation for all new or relocated structures, and any structure being restored, renovated or improved such that the new construction is subject to the substantial improvement rules shall be at an elevation to be determined by the city based upon the applicable local, state and federal flood hazard mitigation requirements

Sec. 28.14. - Review of requests for variances.

(a) All requests for a variance for a designated historic property under this division shall be presented to the historic preservation board, which shall upon review submit its objection, recommendation and comment to the board considering the request. The historic preservation board shall establish rules for reviewing such requests. Public notice shall be in accordance with the provisions of section 3.4 of the City of St. Pete Beach Land Development Code.

(b) Before recommending that a variance be granted, the historic preservation board shall find that:

- (1) The variance shall be in harmony with the general appearance and character of the community.
- (2) The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- (3) The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.

(c) In recommending the granting of variances, the historic preservation board may also recommend any appropriate conditions necessary to protect and further the interest of the area and abutting properties, including but not limited to:

- (1) Landscape materials, walls and fences as required buffering.
- (2) Modifications of the orientation of any openings.
- (3) Modifications of site arrangements.

Sec. 28.16. - Variance from floodplain management regulations.

(a) Any alteration or addition to an historic structure, designated pursuant to this division, shall be eligible to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances, as provided in this section if:

- (1) The structure was designated by the city at the time the city was a certified local government; and

- (2) The structure is listed on the National Register of Historic Places; or
 - (3) The structure is certified by the Secretary of the Interior of the United States as a contributing property; or
 - (4) The structure is listed on the State of Florida Inventory of Historic Places.
- (b) The historic preservation board may grant a variance as provided in subsection (a) hereof, at a public hearing, subject to the requirements of sections 28.22 and 28.23 of this division, upon a finding that:
- (1) The variance will not preclude the structure's continued designation as a historic structure.
 - (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

Code of Ordinances Article V, Chapter 98.

Sec. 98-120.4. - Findings of fact.

- (a) The flood hazard areas of the city are subject to periodic inundation which results in loss of life; loss of property; health and safety hazards; disruption of commerce and governmental services; extraordinary public expenditure for flood protection and relief; and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- (b) These flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods or hazardous to other lands, which are inadequately elevated, flood proofed or otherwise protected from flood damage.



Application for Local Historic Designation

General Information:

Case Number: 2016-0038

Site Name (Property Name): Warren Webster Building

Site Address: 1500 Pass-a-Grille Way

Legal Description: PHILLIPS DIVISION REV MAP BLK D, UNDIVIDED BLK D

Florida Site File Number (if applicable): PI12559

Florida Site File Recorder: Geoffrey Henry and Ellen Rankin, TRC Solutions
(Name and Title, if applicable):

Year Built: 1955

Property Owner(s): City of St. Pete Beach

Owner Address: 155 Corey Avenue, St. Pete Beach, FL 33706

Type of Ownership: Owner

Owner Signature [Signature]

Conditions of Site	Significance:
Check One ☐ Excellent ☒ Good ☐ Fair ☐ Poor	The Warren Webster building is significant in the area of Community Planning & Development for its historical use as a community meeting facility.
Integrity of Site Check One or More ☐ Altered ☒ Unaltered ☒ Original Use ☐ Restored Use ☐ Moved/Date	

Original Use	Community meeting facility
Present Use	Community meeting facility

Building Information:

Architect: _____

Builder: _____

Style and/or Period: Masonry Vernacular - 1950's

Floor Plan (layout & organization): Open

Exterior Fabric (major exterior materials): Concrete block; Central block symmetric wings

Structural System(s) (bearing wall, post and beam): Concrete block

Porches (yes/no; location): No

Orientation (front door direction): East

Foundation System (slab on grade, crawl space, basement...): Concrete Block , Continuous

Roof Type (hip, gable, gambrel, mansard, flat): Gable

Secondary Roof Structure: _____

Roof Surface (roofing material): Asphalt shingle

Window Type (double-hung, casement, awning, jalousie): Metal awning with false louvered shutters

Ornamentation – Exterior: Awning over front entrance

Chimney (yes/no, location): Yes, rear of building

Number of Stories: 1

Number of Dormers: 0

Outbuildings (accessory buildings):
(If the outbuilding is a part of the application for Local Historic Designation, please provide separate Building Information sheet(s) for those structures.)

Surroundings (location, site amenities, landscape elements):

Part of Hurley Park, a city park with a baseball field, basketball court, tennis courts,
and picnic pavilion. The park is bounded by Gulf Way to the west and Pass-a-Grille Way
to the east.

Applicant Signature



Date

4/18/16



Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date <u>3</u> / <u>20</u> / <u>16</u>	Case Number <u>2016-0039</u>
Bldg. Permit No. _____	Date _____
Other _____	
PIN: _____	

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

City of St. Pete Beach

155 Corey Avenue

St. Pete Beach, FL 33706

Phone 727-367-2735

Representative Name & Address

Phone _____

Property Address and Legal Description

1500 Pass-a-Grille Way; PHILLIPS DIVISION REV MAP BLK D, UNDIVIDED BLK D

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 _____

Rehabilitation x _____

Relocation _____

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. Interior repairwork, remove kitchen cabinets and countertops, new floors, replace restroom vanities, install a/c in restrooms, new windows, paint exterior, new lap siding on gable ends of roof, new exterior door at bathroom, new exterior double doors for air handler room.

Please describe proposed building materials and manufacturers of materials. Attach product brochure if available.

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

Exterior material/siding new lap siding at gable ends
Windows vinyl, impact resistant, low-emission, thermopane
Doors steel
Roofing n/a
Entrances/Porches replace awning over front door

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 (owner of property) signature

4/18/16
Date



FEMA VARIANCE APPLICATION

Case Number: 2016-0040

APPLICANT/AGENT:

Name: City of St. Pete Beach

Address: _____

City: _____ State: _____

Zip: _____ Phone: _____

PROPERTY OWNER:

Name: City of St. Pete Beach

Address: 155 Corey Avenue

City: St. Pete Beach State: FL

Zip: 33706 Phone: 727-367-2735

PROPERTY:

Address: 1500 Pass-a-Grille Way

Parcel ID: 183216686340040000

Current Zoning: ROS/PAG Current Land Use: ROS

Lot Area: _____

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

Interior and exterior renovations. See Certificate of Appropriate Case #2016-0039
for full description.

This application, together with all required supporting document, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

[Signature] 4/18/16
Signature of Applicant/Authorized Agent and Date

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued



Community Development Department
155 Corey Avenue
727.367.2735

FEMA VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- X I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- X On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.
- X I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.
- X I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- X I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.
- X I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:
- (1) The variance will not preclude the structure's continued designation as a historic structure.
 - (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

After acknowledgement of these conditions, complete the application form on the next page.

Signature of Applicant/Authorized Agent and Date



Front of building



North side of building

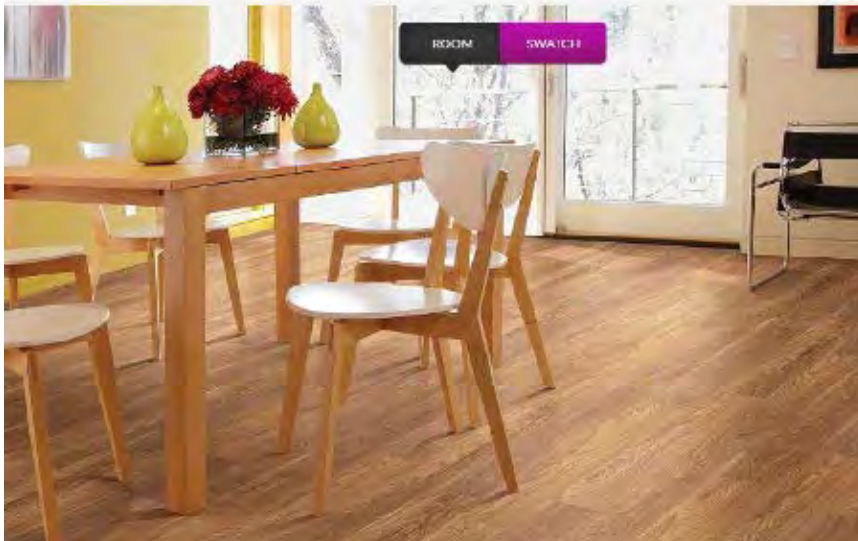


Rear of building

PO0678

KITTYHAWK

Flooring



LED REPLACEMENT & RETROFIT SOLUTIONS

2X2 LED Dimmable Panel

Features:

- Ultra slim LED panel light
- DLC / cULus approved LED panel light
- Energy savings about 70%
- Long life span more than 5 years / 50,000 hours
- Ten year limited warranty
- Luminous efficiency: more than 95 lm/w
- Luminaire efficiency: 92%
- Power Factor: More than 99
- High lumen efficiency and high CRI
- No infrared rays, no ultraviolet radiation, no thermal effect



Specifications:

Model	ZY-P4-40W 2X2
Input Voltage	AC100-277V
Wattage	40W
Lumen	4000 lm
Color Temperature	4000K / 5000K
CRI	>80
Power Factor	>0.99
Dimensions	23 5/8" x 23 5/8" Thickness: 1.2cm
Weight	9 lbs (without LED driver box)
Dimmable	YES

PHONE

EMAIL

WEB

2475 Brickell Avenue, Suite 706, Miami, Fla 33129

305 724-6333

info@arguslighting.com

www.Arguslighting.com

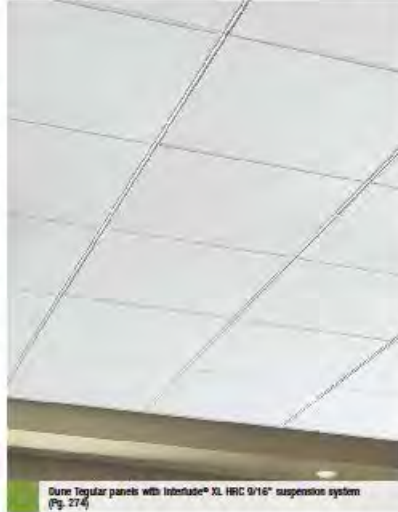
DUNE™
Square Lay-in & Tegular
fine texture



1772, 1773, 1774, 1775, 1776



Dune™ Square Lay-in panels with Preclude® XL® 15/16" suspension system (Figs. 279-280)



Dune Tegular panels with Interlock® XL HRC 9/16" suspension system (Fig. 274)

This durable, fine-textured panel offers a non-directional visual.

KEY SELECTION ATTRIBUTES

- Upgrade look at a modest price
- Ceiling 2: Ceiling™ Post-consumer Recycled Content options: Items 1773HRC, 1774HRC, 1775HRC, 1776HRC, 1777HRC (check armstrong.com/greengenie)
- USDA Certified Biobased Product – 100%
- Durable – Scratch-resistant
- Non-directional visual reduces scrap and installation time
- 30-Year Limited System Warranty against visible sag (excludes items 1796 and 1798), mold and mildew

TYPICAL APPLICATIONS

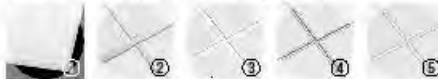
- Offices
- Corridors
- Retail
- Hospitality

COLOR



White

DETAILS (Other Suspension Systems compatible. Refer to listing on page 190.)



1. Dune™ Regular
2. Dune™ Square Lay-in with Preclude 15/16" suspension system
3. Dune™ Regular with Supraflex® 9/16" suspension system
4. Dune™ Regular with Silhouette® XL® 9/16" suspension system with 1/4" reveal
5. Dune™ Regular with Interlock® XL® HRC 9/16" suspension system

179 TechLine® 877 ARMSTRONG
armstrong.com/ceilings





plastpro

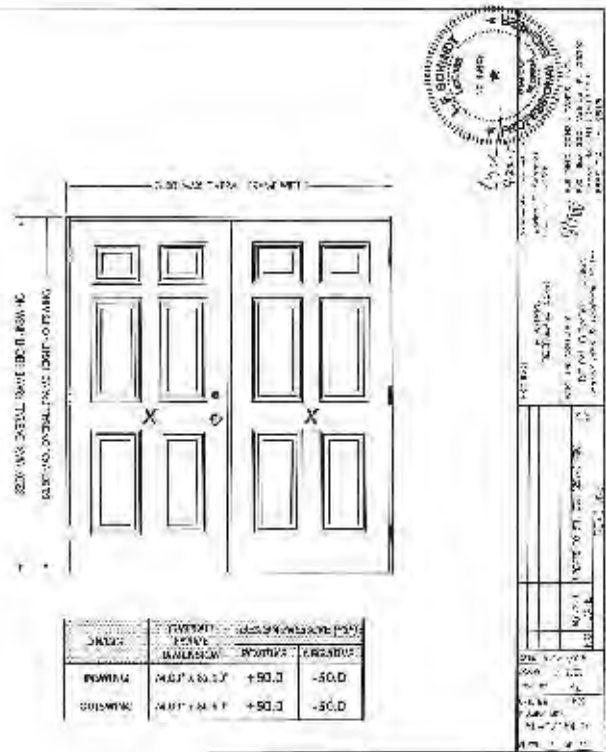
5900 W. CENTURY BLVD.
LOS ANGELES, CA 90045

OPAQUE FIBERGLASS DOUBLE DOOR INSWING / OUTSWING "IMPACT"

GENERAL NOTES

1. These doors are to be installed in accordance with the manufacturer's instructions and the International Building Code (IBC) and the California Building Code (CBC).
2. Verify the door is installed in accordance with the manufacturer's instructions and the International Building Code (IBC) and the California Building Code (CBC).
3. When used in a fire-rated assembly, the door shall be tested and labeled in accordance with Section 716 of the CBC and the International Building Code (IBC) and the California Building Code (CBC).
4. The door shall be installed in accordance with the manufacturer's instructions and the International Building Code (IBC) and the California Building Code (CBC).
5. The door shall be installed in accordance with the manufacturer's instructions and the International Building Code (IBC) and the California Building Code (CBC).

ITEM	DESCRIPTION
1	Double door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
2	Double door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
3	Double door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
4	Double door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
5	Double door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
6	Double door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
7	Double door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
8	Double door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight



plastpro

5900 W. CENTURY BLVD.
LOS ANGELES, CA 90045

OPAQUE FIBERGLASS DOOR INSWING / OUTSWING "IMPACT"

GENERAL NOTES

1. These doors are to be installed in accordance with the manufacturer's instructions and the International Building Code (IBC) and the California Building Code (CBC).
2. Verify the door is installed in accordance with the manufacturer's instructions and the International Building Code (IBC) and the California Building Code (CBC).
3. When used in a fire-rated assembly, the door shall be tested and labeled in accordance with Section 716 of the CBC and the International Building Code (IBC) and the California Building Code (CBC).
4. The door shall be installed in accordance with the manufacturer's instructions and the International Building Code (IBC) and the California Building Code (CBC).
5. The door shall be installed in accordance with the manufacturer's instructions and the International Building Code (IBC) and the California Building Code (CBC).

ITEM	DESCRIPTION
1	Single door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
2	Single door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
3	Single door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
4	Single door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
5	Single door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
6	Single door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
7	Single door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight
8	Single door, 6'0" x 8'0", 1 1/2" thick, 150 lb. weight

