



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, 9/6/2018
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. Items added will be assigned agenda item numbers and items that are moved will retain the same item numbers. A 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. Approval of Minutes**
7/5/2018 Meeting
- 4. Agenda Items**
 - A. Case: PLN18-00018 –C. Michael McCoy Residential Designs, INC., for EAP LLC
Address: 105 7th Ave., St Pete Beach
Request: The applicant requests to repair and/or replace the trim, sidings, garage doors and roof on an existing 10-foot by 18- foot detached garage (180 square feet).

5. Adjournment

APPEAL

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public hearings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a hearing should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the hearing for assistance.

Electronic media must be submitted a minimum of 24 hours in advance to
cityclerk@stpetebeach.org

The public is cordially invited to attend.

All agenda material is available for review at City Hall.

HISTORIC PRESERVATION BOARD

MINUTES

JULY 5, 2018

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chris Marone, Chairman
Sean Hurley, Vice Chair
Holly Young, Member

ABSENT:

Tom DeYampert, Member
William Loughery, Member

ALSO PRESENT:

Wesley Wright, Community Development Director
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

Wesley Wright, Community Development Director, recommended removing the following items from the agenda: Item 4.C.1., Item 4.C.2., and Item 4.D. Mr. Wright added that the items would be discussed during the August meeting. Chairman Marone agreed.

Chairman Marone made a motion that the agenda be changed to remove items C1 and 2, D and E from the agenda. The motion was seconded by Vice Chair Hurley and unanimously approved by a roll call vote (3 yeses - 0 nos).

3. Approval of Minutes – 6/7/2018

Member Young made a motion to approve the minutes of the meeting from 6/7/2018. The motion was seconded by Chairman Marone and unanimously approved by a roll call vote (3 yeses - 0 nos).

2. Audience Comments

Lynn Thilman, 3418 W. Debazan Avenue, spoke in regard to saving the property.

Chairman Marone asked for further audience comments. Hearing none, Chairman Marone asked for board discussion.

Hearing no board discussion, Chairman Marone made the following motion.

Chairman Marone made a motion to approve the applicant's request for a Certificate of Appropriateness to demolish the existing single family home in Case No. PLN18-00014 at 3313 W. Maritana Drive with a 30-day stay. The motion was seconded by Vice Chair Hurley and was unanimously approved by a roll call vote (3 yeses - 0 nos).

5. Adjournment

There being no further business to come before the board, the meeting was adjourned at 4:44 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness Case No. 18-00018 C. Michael McCoy Residential Designs Inc., for EAP LLC

DATE: August 23, 2018

PREPARED BY: Laura A. Marley, Planner II; Planning & Zoning

REQUEST	The applicant requests to repair and/or replace the trim, sidings, garage doors and roof on an existing 10-foot by 18-foot detached garage (180 square feet).
SUBJECT PROPERTY	Lot 14, Block 6, Morey Beach; Plat Book 1, Page 102, which address is known as 105 7 th Avenue, St Pete Beach
ACREAGE	Approximately 4,300 square feet (0.1 acres)
LAND USE	ROR/PAG, Residential/Office/Retail District / Pass-A-Grille Overlay on the LDC Atlas; ROR, Residential/Office/Retail on the Future Land Use Map
YEAR BUILT	1915- single-family residence / 1920- detached garage
HISTORIC STATUS	Pass-A-Grille Historic District Overlay – contributing outbuilding
SURROUNDING AREA	North – an alley / retail with apartments above South – 7 th Avenue / single-family residence East – Single-family residential West – Single-family residential

BACKGROUND and ANALYSIS

The property is developed with a single-family residence that was constructed in 1915 and a detached garage that was constructed in 1920 according to the Florida Master Site file. The one-story detached garage has weatherboard siding, exposed rafter tails, and double-leaf hinged doors. The roof appears to be shingled.

The applicant is requesting to repair and/or replace the trim, sidings, garage doors and roof on an existing 10-foot by 18-foot detached garage (180 square feet). The applicant has stated that the existing structure is in disrepair. They are asking to reconstruct the building utilizing portions of the original structure. They intend to match the original architectural style, features, and materials to retain its historic character. They are proposing to reconstruct instead of a demolish and rebuild.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is

consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

Consistency with the Land Development Code (LDC) – The proposed Certificate of Appropriateness is also consistent with the City's Land Development Code, specifically **Division 28, Historic Preservation** as follows:

- **LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements**, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:
 - 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.** The applicant has proposed to reconstruct the building utilizing portions of the original structure. They intend to match the original architectural style, features, and materials to retain its historic character.
 - 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.** The historic and architectural character of this detached garage will be retained and preserved. Distinctive materials will be replicated and no original features will be lost.
 - 3. Each property will 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 elements from other historic properties, will not be undertaken.** The applicant is not planning to add any features and is proposing to maintain the historical nature.
 - 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.** The applicant has stated that they desire to maintain a connection to its historical significance and local cultural value.
 - 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.** Horizontal rabbeted wood bevel siding will match the existing siding, size and color. Where possible the existing siding and trim will be reclaimed and reused. The existing garage doors will be repaired and reused where possible. If the garage doors cannot be repaired they will be replaced with a double leaf out-swing carriage style door to replicate the existing garage doors. The roof will be repaired or replaced with asphalt shingles and will match the existing roof in style and color.
 - 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.** The applicant is proposing to reclaim and reuse existing siding, garage doors, and roofing. If the materials are in disrepair the applicant has stated they will replace the materials that match in style and color.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. The applicant has not proposed to use chemical or physical treatments.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. The applicant intends to leave the detached garage in the existing location on the property.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. Every attempt will be made to preserve and re-utilize historic materials. Should some be lost during construction, they will be replicated. No historic features will be destroyed. The new work will be differentiated from the old and will be compatible with historic features while utilizing historic materials where possible.

10. New additions and adjacent or related new construction will 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. There are no new additions proposed. The application is to reconstruct the detached garage.

- **LDC Section Sec. 28.17, Exterior maintenance and repair work**, provides guidelines as reasonable limits to be applied by the HPB when considering variances and Certificates of Appropriateness, as follows:

a. Distinctive external architectural features and materials shall be repaired whenever possible and shall be replaced only when repair is not possible due to severe deterioration. The applicant is proposing to repair, reuse, and reclaim the material as feasible. If the materials cannot be repaired the applicant will replace what is necessary with the same style and color.

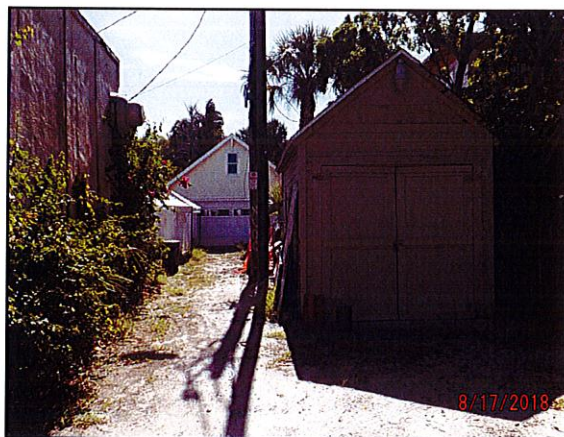
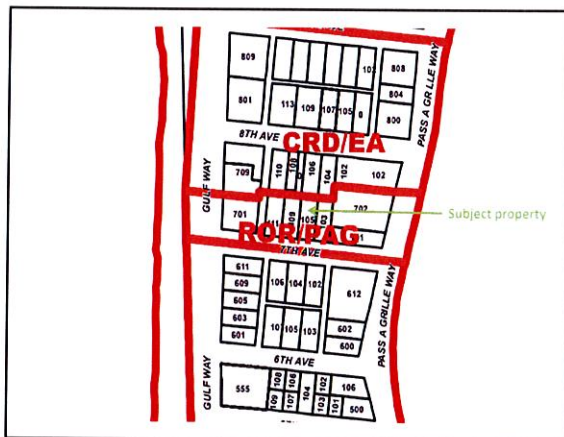
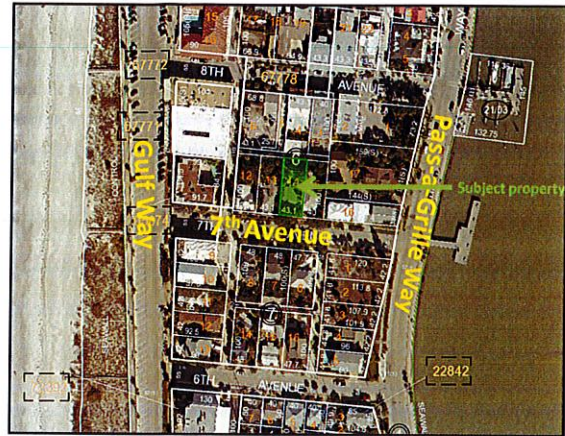
b. The removal of historic materials or the alteration of features and spaces that characterize a property shall be avoided to retain the historic character of the structure. The applicant has stated that they desire to preserve the historic character of the detached garage.

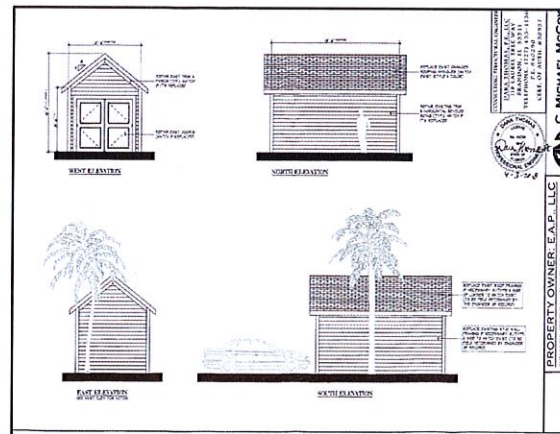
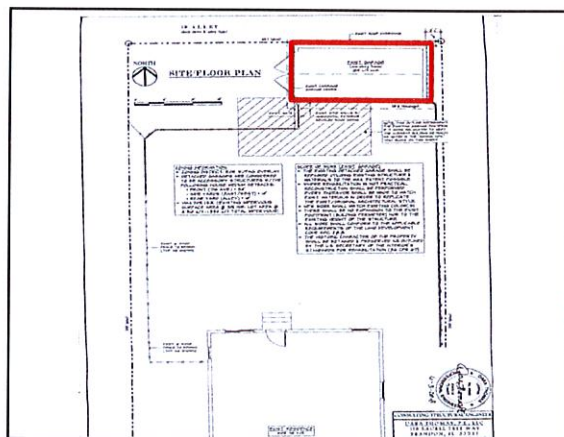
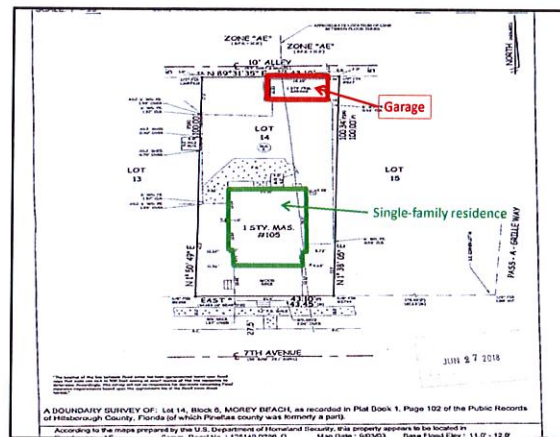
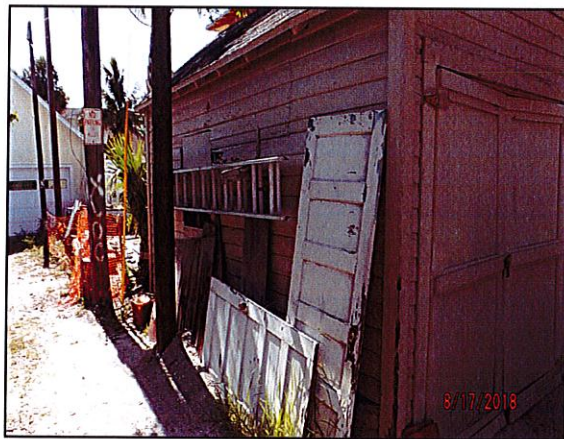
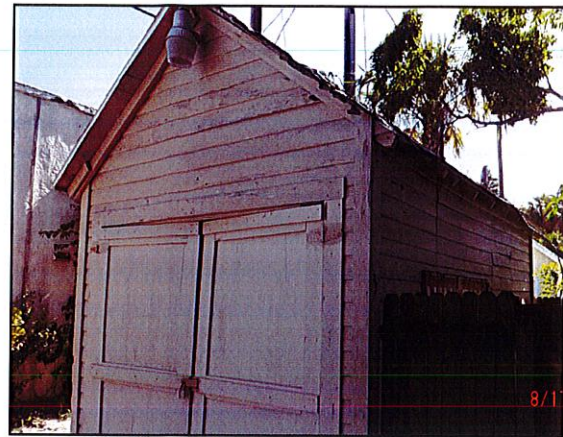
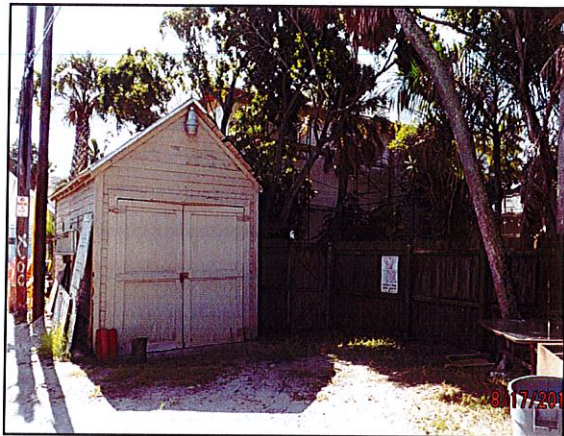
c. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic structure shall be preserved. The applicant desires to keep the historic character of the detached accessory structure and is not proposing to modify the features, finishes, and construction.

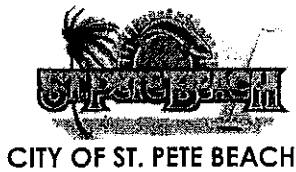
Recommendation: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan and the Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness.

Certificate of Appropriateness Case # 18-00018

C. Michael McCoy
Residential Designs Inc
for
EAP LLC







Application for Certificate of Appropriateness

PLN 18-00018

FOR OFFICE USE ONLY

Date / / Application Number
Bldg. Permit No. Date
Other
PIN:

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

E A P LLC
108 PASS A GRILLE WAY
ST PETE BEACH, FL 33706-4327

Representative Name & Address

C MICHAEL MCCOY RESIDENTIAL DESIGNS, INC
PO BOX 1305
CRYSTAL BEACH, FL 34681-1305

Phone 813-205-0051

Phone 727-786-1292

Property Address and Legal Description

105 7TH AVE, ST PETE BEACH: LOT 14, BLOCK 6, MOREY BEACH (PLAT BOOK 1, PAGE 102)

Is the property part of a previously approved development proposal? ☐ Yes ☒ No

If yes, provide the case number N/A

TYPE OF ACTIVITY

New
Construction
Addition
Demolition
Rehabilitation RECONSTRUCTION
Relocation

JUN 27 2018

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 existing structure is in a current state of disrepair. This is apparent in the included photos. It is our intention to reconstruct the building utilizing portions of the original structure, to the maximum extent possible. Where new work is required, we intend to match the original architectural style, features, materials, etc. in order to retain its historic character. The detached accessory garage structure (c. 1915) is designated as a contributing Local Historic Landmark (FMSF #PI12521). We feel reconstruction is a better option than a complete demolition and construction of a new garage. We desire to maintain a connection to its historic significance and local cultural value, while still providing a reasonable use of the land. Additionally, we would request that the structure remain in its existing location. It is non-conforming with respect to the current required setbacks. A relocation of the building

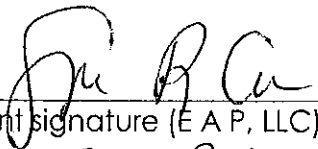
is structurally not feasible. Furthermore, it would essentially render the Garage useless, as there would not be enough room to pull a vehicle in to or out of the building. The Garage can only be entered from the West side of the narrow 10' alley, so a side load entry is the only available option. Refer to the Site Plan (sheet #1) for the illustration. We understand that this portion of our request, if approved, requires a separate Variance application to the BOA.

2. Attach photos and a survey of the existing property. Included in submittal package.
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: Horizontal rabbeted wood bevel siding to match the existing profile, size and color. Where possible, existing siding and trim will be reclaimed and reused.
Windows: Not applicable...there are no existing windows and we are not proposing any.
Doors: The existing garage door will be repaired and reused if possible. If not, it will be replaced with a double leaf out-swing carriage style door to match the existing one.
Roofing: Repair or replace with asphalt shingles to match existing in style and color.
Entrances/Porches: Not applicable

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.

 Managing Member
Applicant signature (E A P, LLC) w/printed name
Susan R. Cameron

June 14, 2018
Date

Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

to represent me/us in an application for COA APPLICATION
(type of application: variance, conditional use, zoning, etc.)

Signature of Owner _____

Print Name of Owner



5/28/18
 (Notary Signature) (Date)

My Commission Expires 11/08/2024

L.B. #7410

PROFESSIONAL LAND SURVEYORS

5760 11TH AVENUE NORTH

T. PETERSBURG, FLORIDA 33710
WWW.MURPHYSLANDSURVEYING.COM

PH. (727) 347-8740
FAX (727) 344-4640

FAX (727) 344-4640

SEC. 18 TWP. 32 S. RGE. 16 E.



BOUNDARY SURVEY OF: Lot 14, Block 6, **MOREY BEACH**, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida (of which Pinellas county was formerly a part).

Base Flood Elev : 11.0' - 12.0'

Don't know

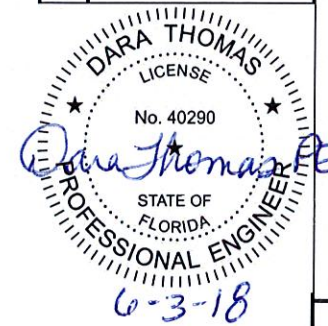
J.H. - OVERHANG
GAR. - GARAGE
C/WD. - COVERED WOOD
C/P.S. - COVERED PATIO STONE
C/C - COVERED CONCRETE
A.C. - AIR CONDITIONER
S.P. - SCREENED PORCH
P-P - OVERHEAD POWER LINES
T-T - OVERHEAD TELEPHONE LINES
P-P - POWER POLE
L-P - LIGHT POLE



Vicinity/Project Location Map

CONSULTING STRUCTURAL ENGINEER

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118 LAUREL TREE WAY
BRANDON, FL 33511
TELEPHONE: (727) 455-1156
P.E. #40290
CERT. OF AUTH. #30957



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RESIDENTIAL DESIGNS, INC.
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CRYSTAL BEACH, FL 34681
(TEL.) 727.786.1292



PROPERTY OWNER: E.A.P., LLC
REHABILITATION: EXIST. ACCESSORY GARAGE
CONTRIBUTING HISTORIC OUTBUILDING
(FMSF# P112521)
105 7TH AVE. ~ ST. PETE BEACH, FL
JUNE 01, 2018 SCALE: 3/16"= 1'-0"

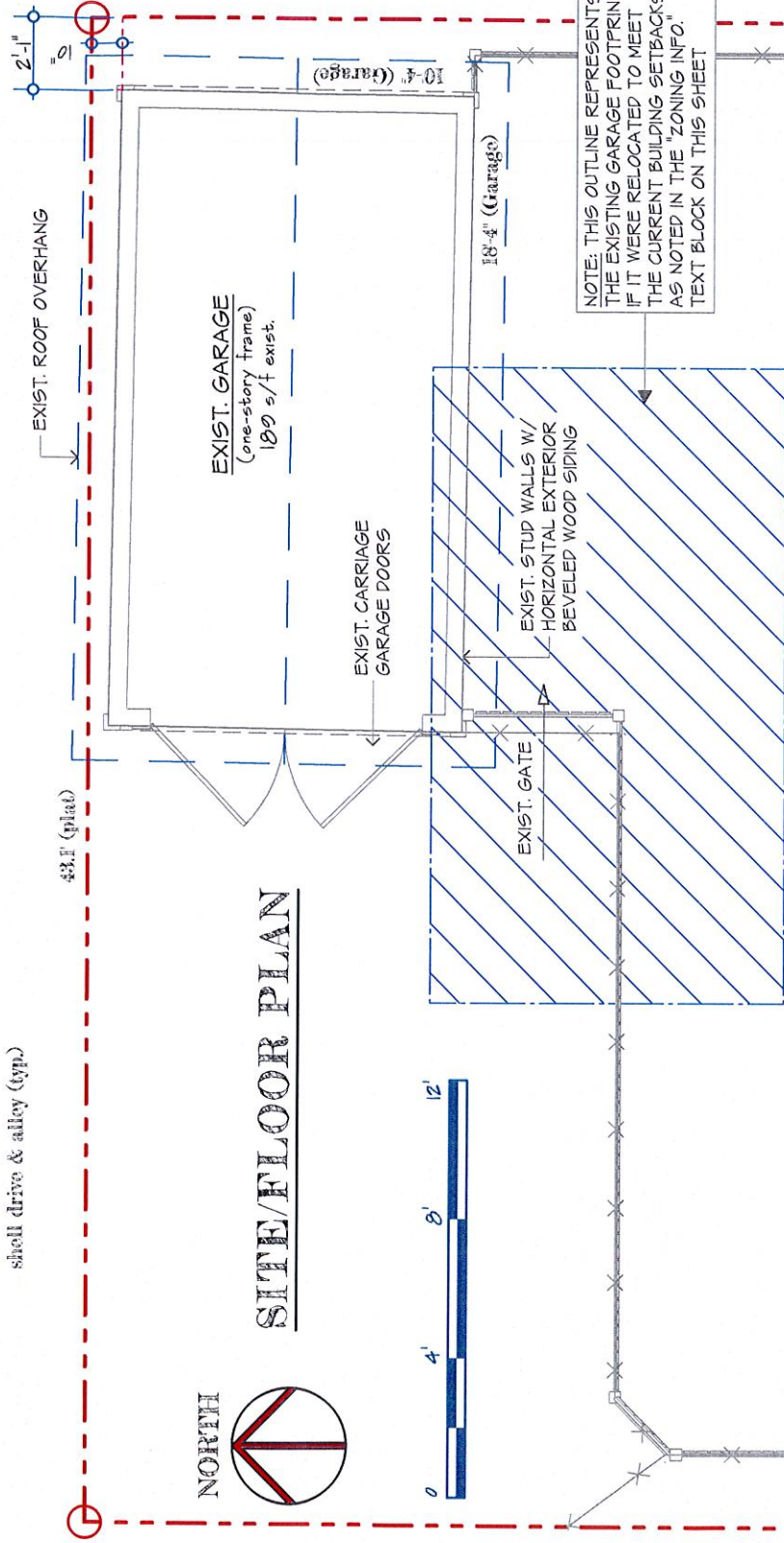
1



10' ALLEY
shell drive & alley (typ.)



SITE/FLOOR PLAN



NOTE: THIS OUTLINE REPRESENTS THE EXISTING GARAGE FOOTPRINT IF IT WERE RELOCATED TO MEET THE CURRENT BUILDING SETBACKS AS NOTED IN THE "ZONING INFO." TEXT BLOCK ON THIS SHEET

ZONING INFORMATION:

- > ZONING DISTRICT: ROR W/PAG OVERLAY
- > DETACHED GARAGES ARE CONSIDERED TO BE ACCESSORY STRUCTURES W/THE FOLLOWING HOUSE-MEDIUM SETBACKS:
 - FRONT (7th AVE.) = 30'
 - SIDE YARDS (EAST/WEST) = 10'
 - REAR YARD (ALLEY) = 10'
- > MAX. 70% I.S.R. (EXISTING IMPERVIOUS SURFACE AREA @ 31% I.S.R. LOT AREA @ 4,310 s/f ÷ 1,330 s/f TOTAL IMPERVIOUS)

SCOPE OF WORK (EXIST. GARAGE):

- > THE EXISTING DETACHED GARAGE SHALL BE REPAIRED UTILIZING EXISTING STRUCTURE & MATERIALS TO THE MAX. EXTENT POSSIBLE.
- > WHERE REHABILITATION IS NOT PRACTICAL, RECONSTRUCTION SHALL BE PERFORMED. EVERY ENDEAVOR SHALL BE MADE TO MATCH EXIST. MATERIALS IN ORDER TO REPLICATE THE EXIST./ORIGINAL ARCHITECTURAL STYLE.
- > NEW WORK SHALL MATCH EXISTING COLOR(S).
- > THERE SHALL BE NO EXPANSION TO THE EXIST. FOOTPRINT (BUILDING PERIMETER) NOR TO THE EXISTING HEIGHT OF THE STRUCTURE.
- > ALL WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE LAND DEVELOPMENT CODE SEC. 28.8.
- > THE HISTORIC CHARACTER OF THE PROPERTY SHALL BE RETAINED & PRESERVED AS OUTLINED BY THE U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION (36 CFR 67).

EXIST. 6' WOOD
FENCE TO REMAIN
(TYP. AS SHOWN)

EXIST. 6' WOOD
FENCE TO REMAIN
(TYP. AS SHOWN)

EXIST. RESIDENCE
#105 7th AVE.



CONSULTING STRUCTURAL ENGINEER

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118 LAUREL TREE WAY
BRANDON, FL 33511
TELEPHONE: (727) 455-1156
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CERT. OF AUTH. #30957

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CONTRIBUTING HISTORIC OUTBUILDING
(FMSF# P112521)

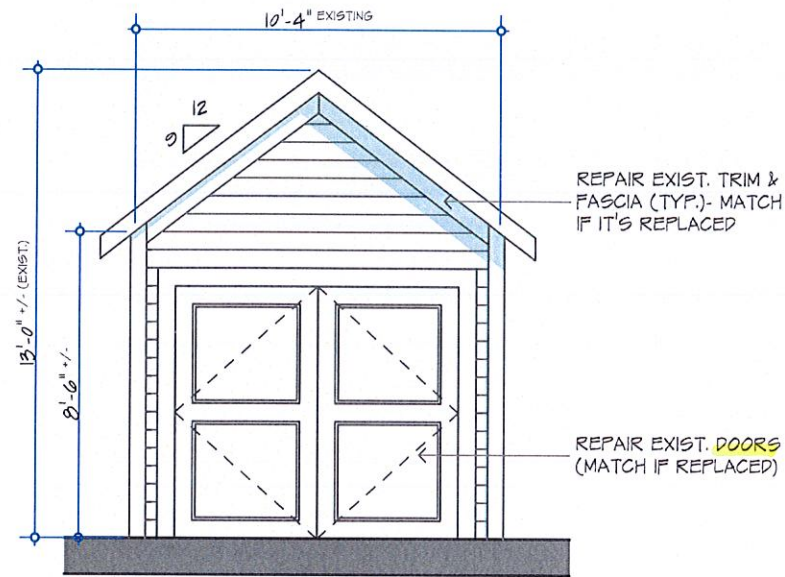
105 7TH AVE. ~ ST. PETE BEACH, FL
JUNE 01, 2018

SCALE: 3/16" = 1'-0"

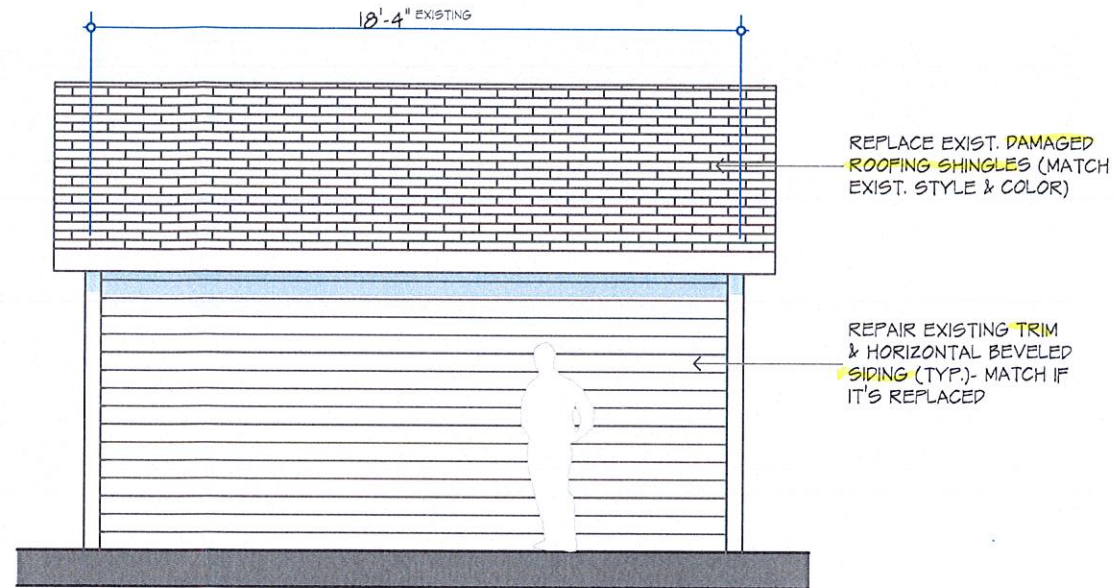


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WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION
SEE WEST ELEV. FOR NOTES



SOUTH ELEVATION

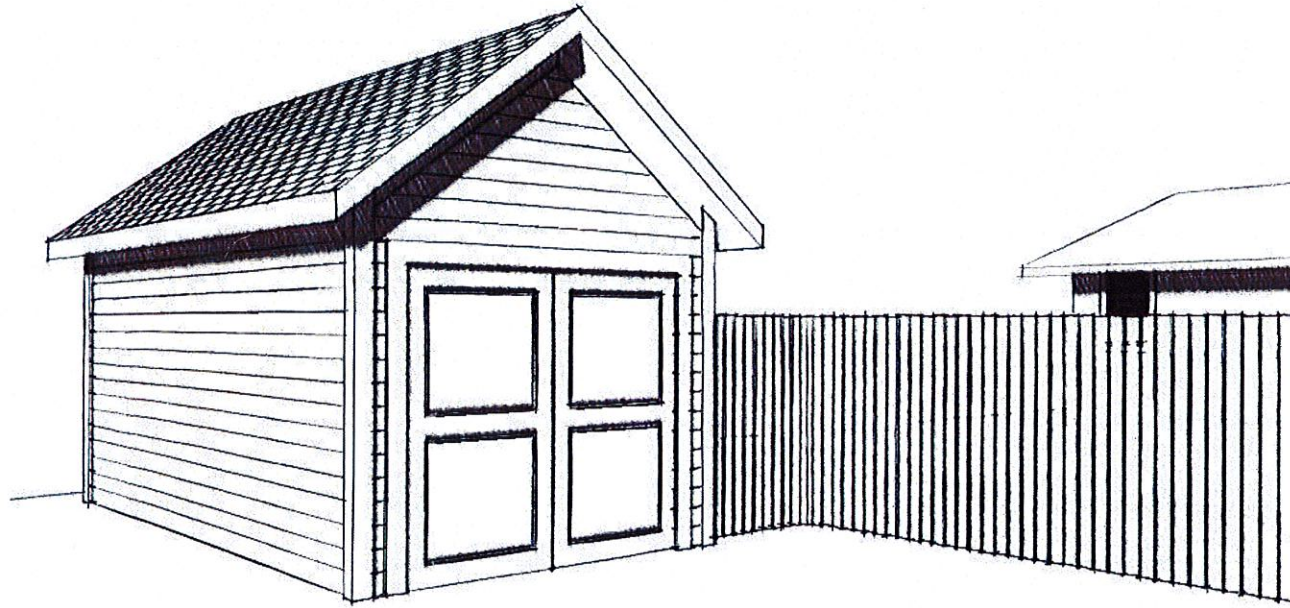


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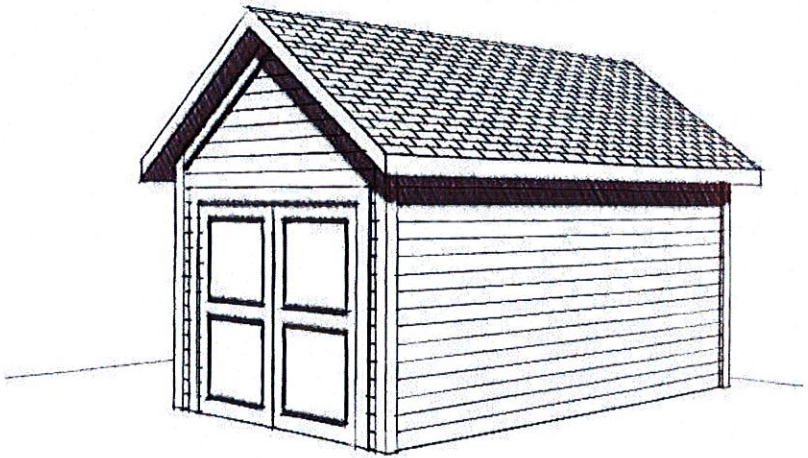
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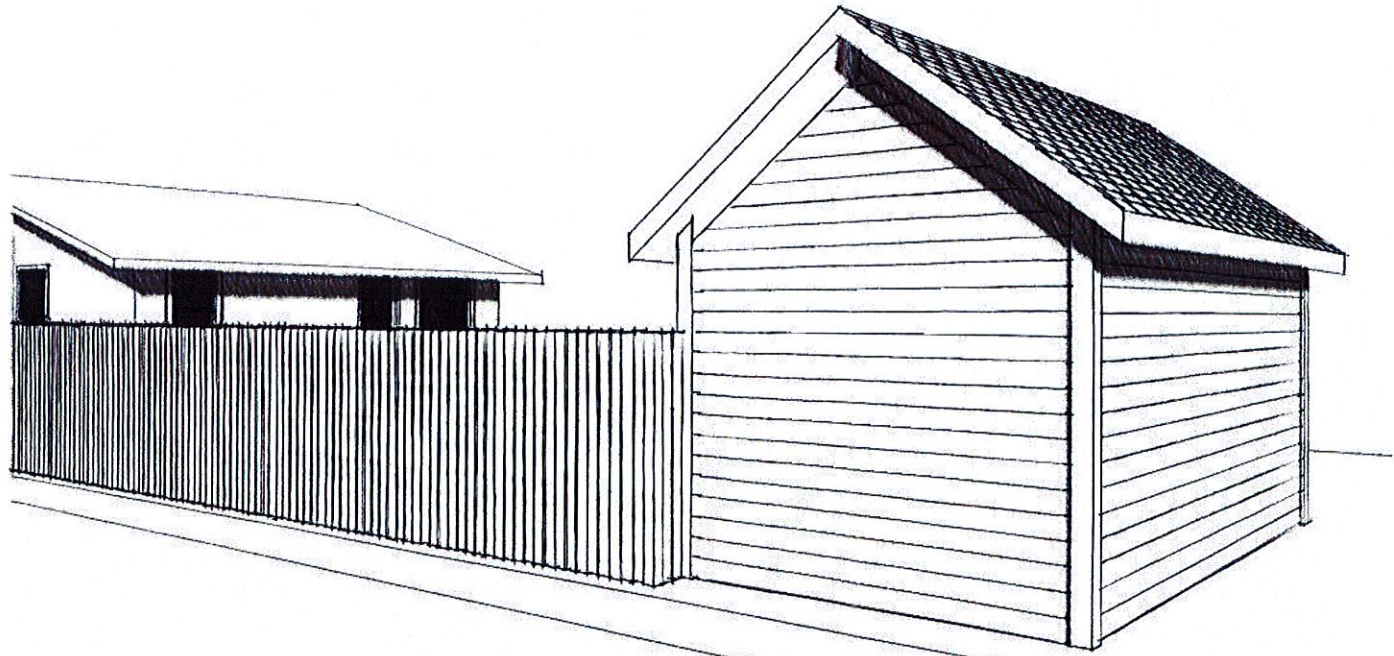
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(FMSF# P112521)
105 7TH AVE. ~ ST. PETE BEACH, FL
JUNE 01, 2018 SCALE: 3/16"=1'-0"



Alley Perspective View (NW corner)



South West Perspective View



Alley Perspective View (NE corner)

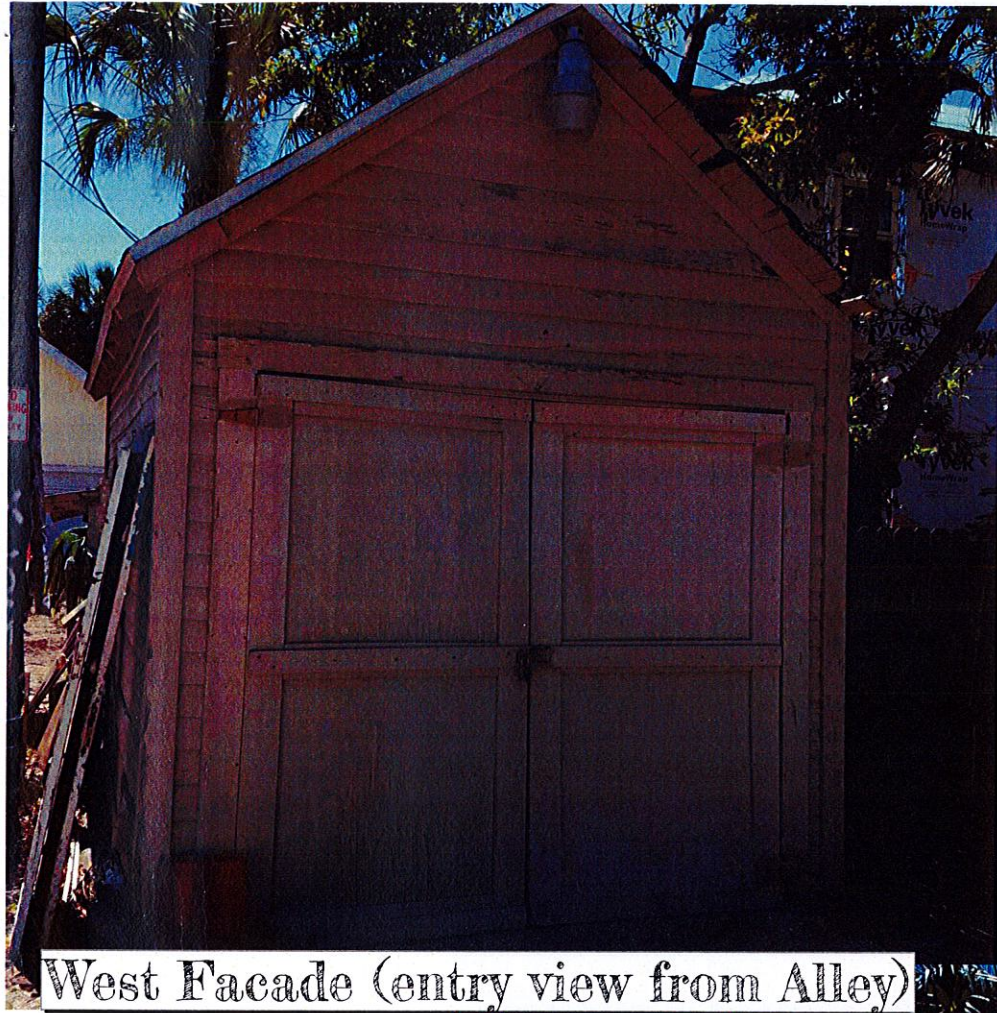


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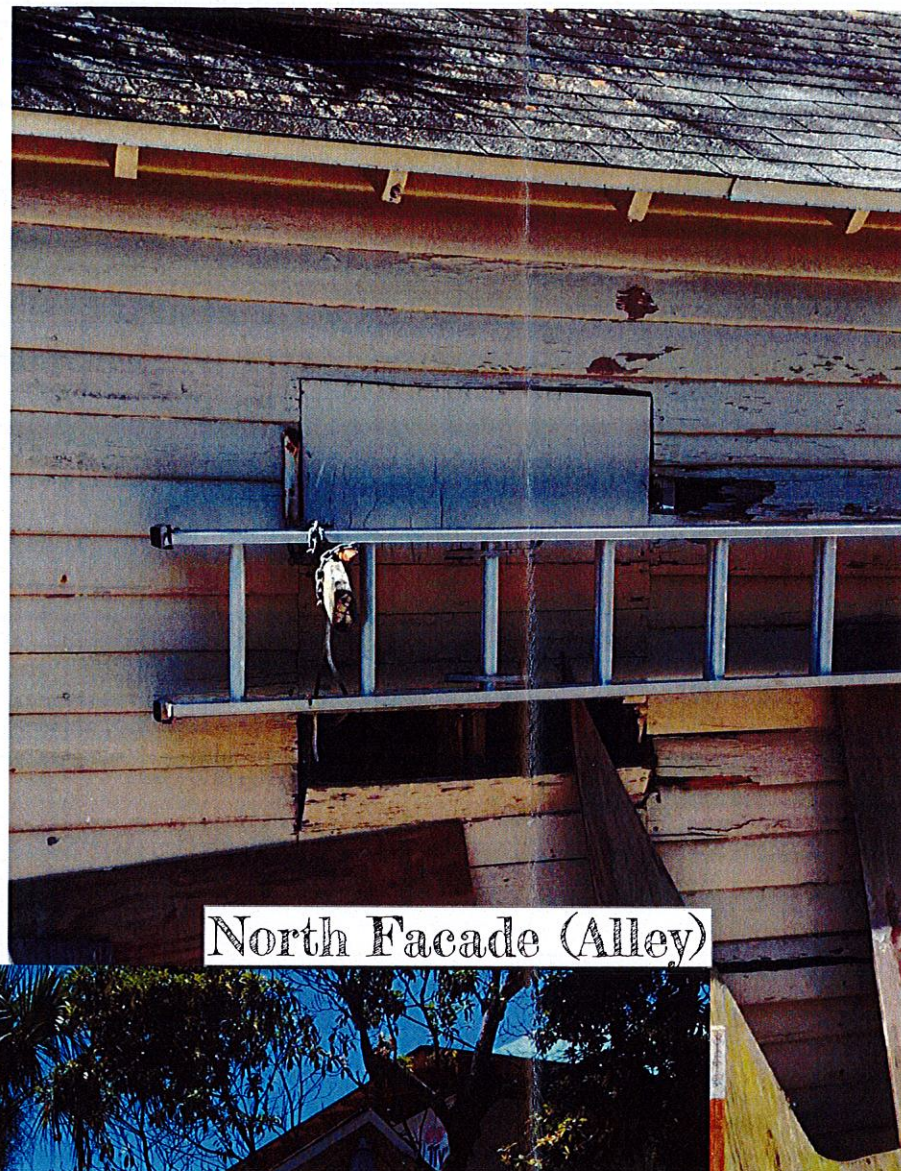


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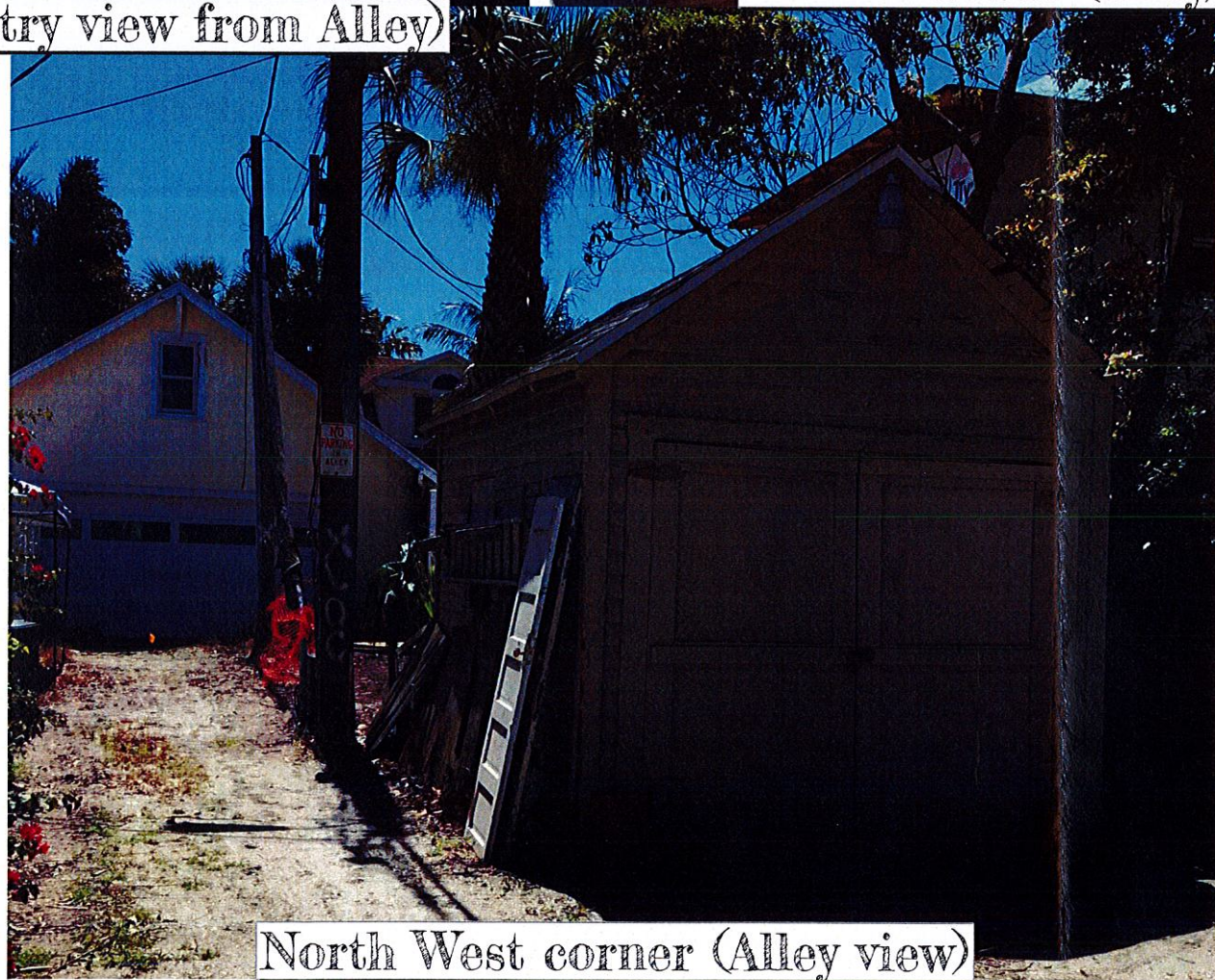
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 (FMSF# P112521)
 105 7TH AVE. ~ ST. PETE BEACH, FL
 JUNE 01, 2018 NOT TO SCALE



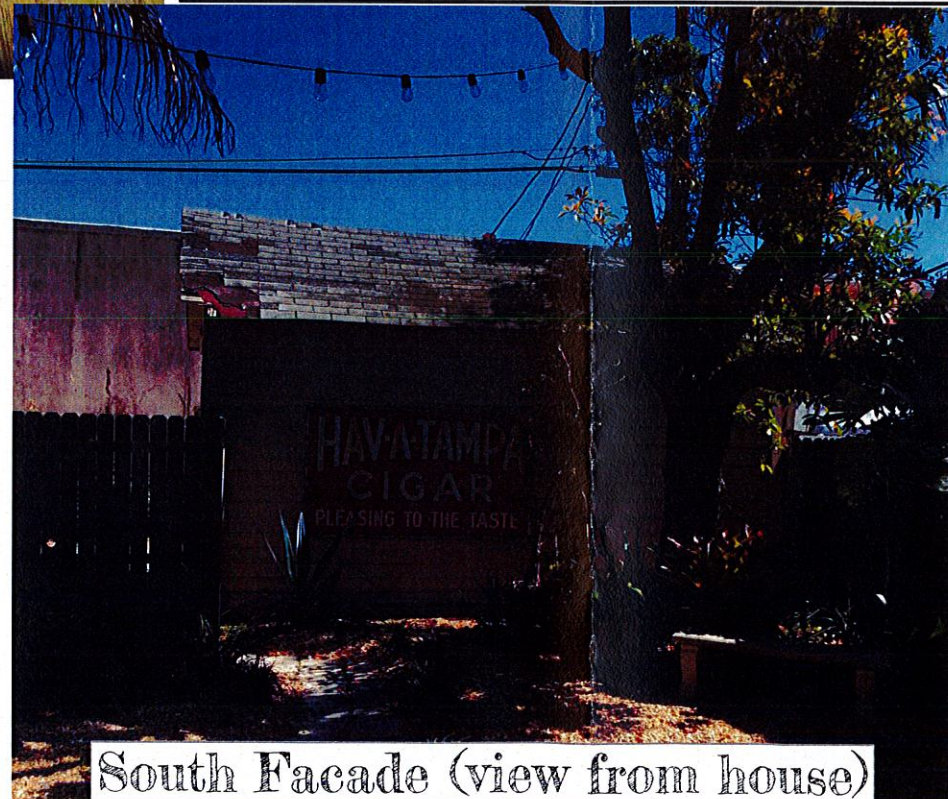
West Facade (entry view from Alley)



North Facade (Alley)



North West corner (Alley view)



South Facade (view from house)



East Facade (view from lot 15-#103)



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#105 7th Ave. (garage photos)

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 (FMSF# P112521)
 105 7TH AVE. ~ ST. PETE BEACH, FL
 JUNE 01, 2018

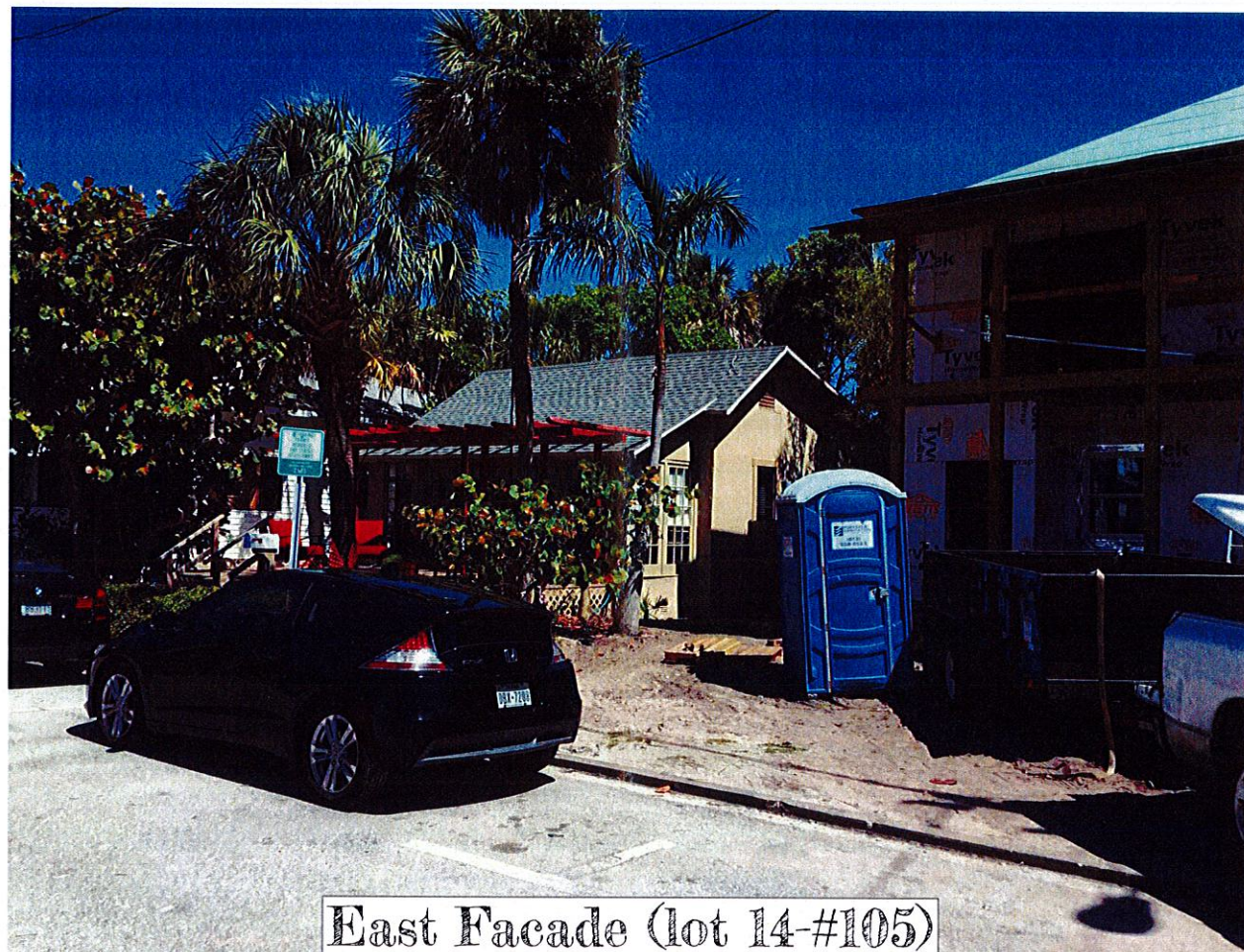


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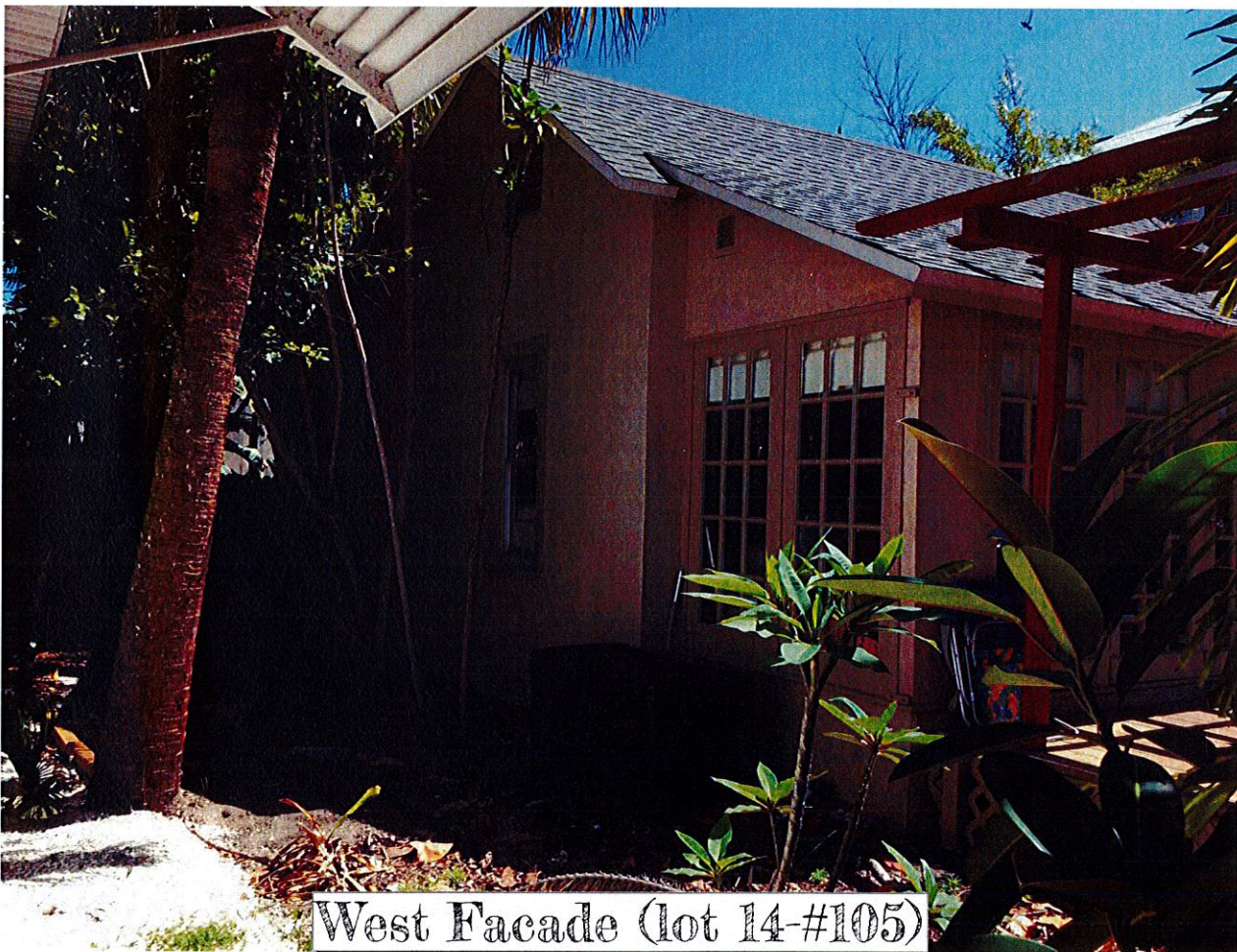
NOT TO SCALE



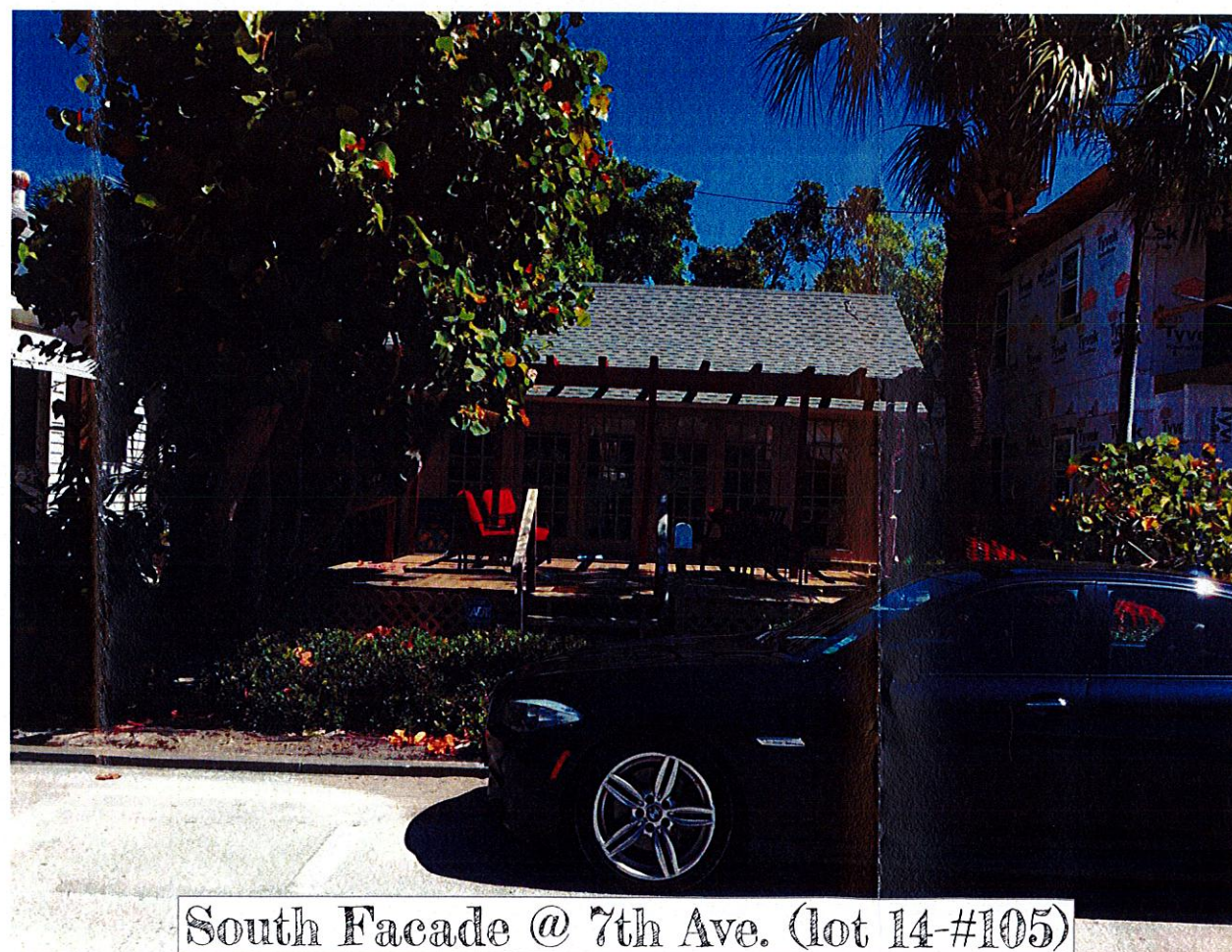
North Facade (lot 14-#105)



East Facade (lot 14-#105)



West Facade (lot 14-#105)



South Facade @ 7th Ave. (lot 14-#105)



CONSULTING STRUCTURAL ENGINEER
DARA THOMAS, P.E., LLC
118 LAUREL TREE WAY
BRANDON, FL 33511
TELEPHONE: (727) 455-1156
P.E. #40290
CERT. OF AUTH. #30957



C. MICHAEL MCCOY
RESIDENTIAL DESIGNS, INC.
POST OFFICE BOX 1305
CRYSTAL BEACH, FL 34681
(TEL.) 727.786.1292

#105 7th Ave. (house photos)

PROPERTY OWNER: E.A.P., LLC
REHABILITATION: EXIST. ACCESSORY GARAGE
CONTRIBUTING HISTORIC OUTBUILDING
(FMSF# PI12521)
105 7TH AVE. ~ ST. PETE BEACH, FL
JUNE 01, 2018
NOT TO SCALE

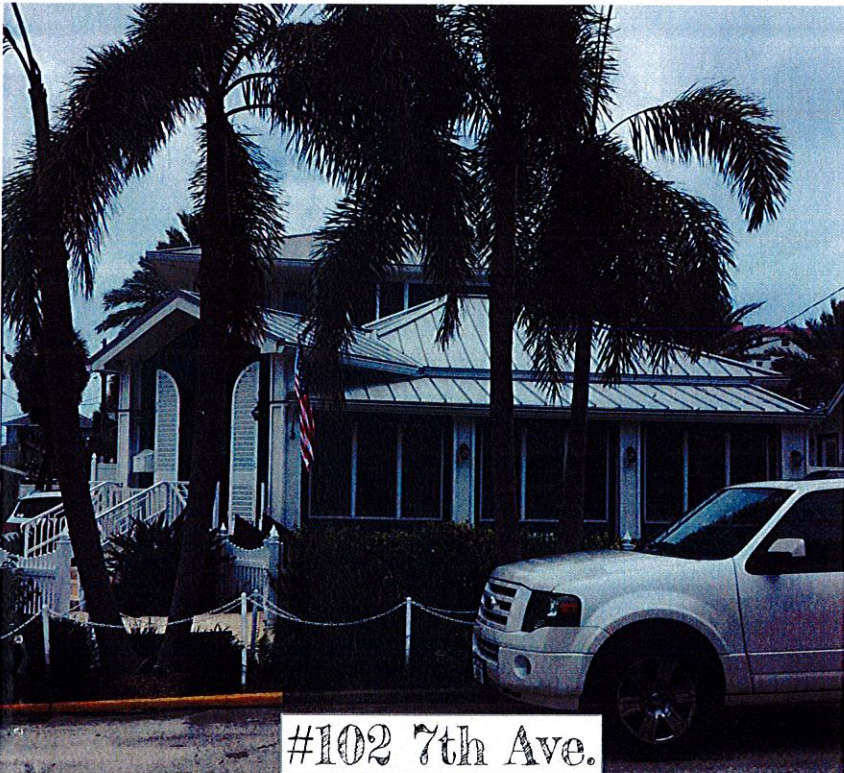




#109 7th Ave.



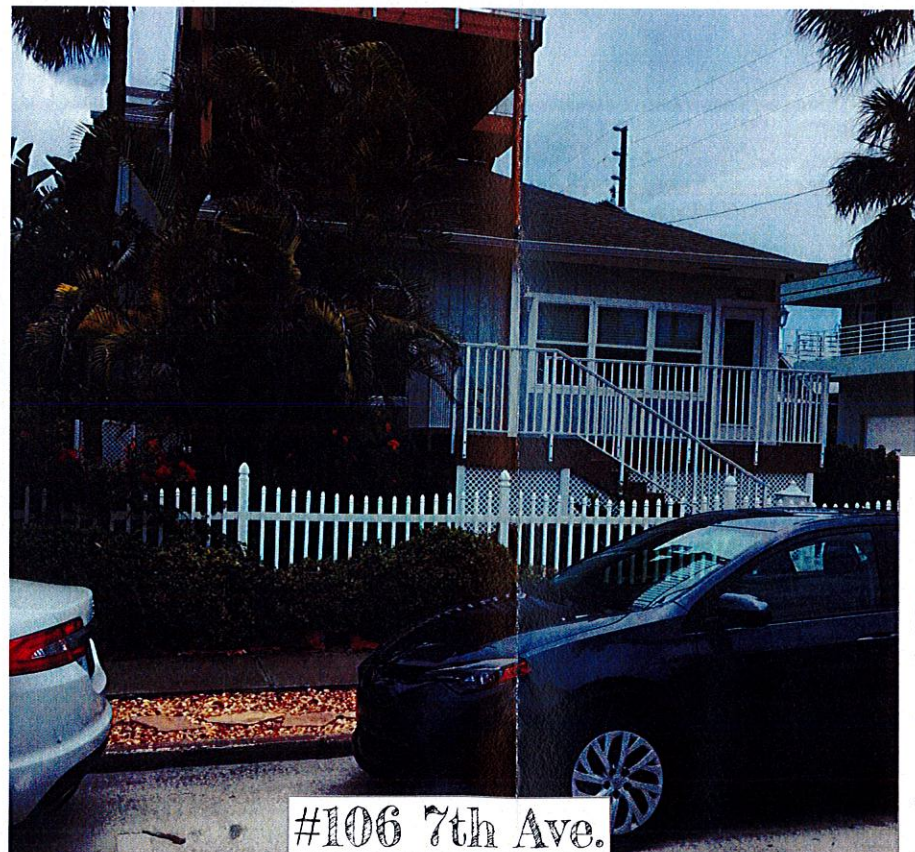
#103 7th Ave.



#102 7th Ave.



#104 7th Ave.



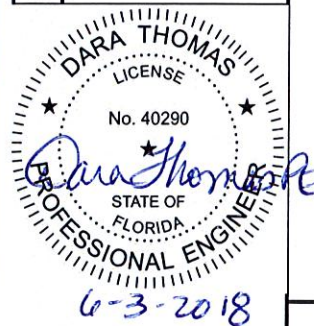
#106 7th Ave.

North side of 7th Ave. (adjacent)

South side of 7th Ave. (directly across)

CONSULTING STRUCTURAL ENGINEER

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REHABILITATION: EXIST. ACCESSORY GARAGE
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105 7TH AVE. ~ ST. PETE BEACH, FL
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NOT TO SCALE

Neighboring Photos

