



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, 1/3/2019
3:30 PM

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** – Three minutes per person to issues not on the agenda.
3. **Approval of Minutes**
 - a. 11/1/2018
4. **Action Items**
 - a. Case No. 18-00030 and 18-00034– Carolyn D. Blair
Address: 109 17th Avenue
Request: The applicant requests to demolish a single-family residence and to modify and upgrade the existing garage to match the proposed single-family residence.
5. **Discussion Items**
 - a. Discussion on a written notice of intent to withdraw from the voluntary historic designation for Pass-a-Grille Beach Community Church, Inc., which address is: 1606 Pass-a-Grille Way, St. Pete Beach.

- b. Discussion regarding establishing a Historic Preservation trust fund.

6. Adjournment – Next Meeting: 2/07/2019

The public is cordially invited to attend.

APPEAL: Florida Statutes Chapter 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such 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 meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

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

All agenda material is available for review at City Hall.

HISTORIC PRESERVATION BOARD

MINUTES

NOVEMBER 1, 2018

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Sean Hurley, Vice Chair
Tom DeYampert, Member
William Loughery, Member
Holly Young, Member

ABSENT:

Chris Marone, Chairman

ALSO PRESENT:

Wesley Wright, Community Development Director
Laura Marley, Planner II
Brandon Berry, Planner I
Mary Jo Murphy, Deputy City Clerk

3. Approval of Minutes – 10/4/2018

Member Loughery made a motion to approve the October 4, 2018 Historic Preservation Board minutes. The motion was seconded by Member Young and unanimously approved by a roll call vote (4 yeses - 0 nos).

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

4. Action Items

A. Case No.: 18-00024 - ABA Contractors, Inc., for Lindsey Bettendorf
of Deco Palm Condo Association
Address: 1605 Gulf Way

Request: The applicant requests to demolish a stairwell between the front and rear units in order to enclose the space for a utility room, add a new landing with support columns, stairs and guardrail leading to the second floor as well as a new window, risers, door and mini-split condensing unit on the southern side of the property, add a new patio with risers and sliding glass door to the front of the property, add a new landing with stairs to the rear of the property, and add paver sidewalks to the north and south of the property.

Laura Marley, Planner II, gave the Staff presentation of Case No. 18-00024 and recommended approval of the proposed Certificate of Appropriateness.

Vice Chair Hurley asked the applicant if they would like to speak.

Wayne Cassity, ABA Constructors, thanked City Staff for their professionalism and spoke in regard to the Certificate of Appropriateness request.

Vice Chair Hurley asked for audience comments in favor or against the application.

Hearing none, Vice Chair Hurley asked Staff for any closing discussion.

Ms. Marley stated Staff had no other comments on the application or building permit.

Vice Chair Hurley closed the public hearing and opened it up for discussion among the board members.

Member Loughery made a motion to approve the Certificate of Appropriateness in Case No. 18-00024. The motion was seconded by Member Young and was unanimously approved by a roll call vote (4 yeses - 0 nos).

B. Case: 18-00025 - ABA Constructors, Inc., for Fritz Scheller and Marita Contreras

Address: 104 20th Avenue

Request: The applicant request to elevate the structure to FEMA standards, add a second-floor and third-floor deck, glass curtain wall, stucco block walls, pilaster columns, glass doors and spiral staircase with stainless steel cables to the rear of the structure, add a new landing, concrete stairs with railing, gutters, downspouts, garage door, stucco block walls and shingle roof with skylight as well as modify a portico at the front of the structure, and add new siding to the elevated residence.

Ms. Marley gave the Staff presentation of Case No. 18-00025 and recommended approval of the proposed Certificate of Appropriateness.

Vice Chair Hurley asked the applicant if they would like to speak.

Wayne Cassity, ABA Constructors, 3030 47th Street North, St. Petersburg, Florida, spoke in regard to FEMA standards and the Certificate of Appropriateness request.

Vice Chair Hurley asked for audience comments in favor of the application.

Joan Christey, 1905 Gulf Way, spoke in favor of the Certificate of Appropriateness request.

Fritz Scheller, 104 20th Avenue, owner, submitted two signed Affidavits in Support and spoke in regard to the application.

Chris Smith, 102 20th Avenue, asked questions of the board, Staff and owner in regard to the application and expressed a concern about the height of the building and maintaining privacy.

Wayne Cassity, ABA Constructors, referred to diagrams, via the document camera, and spoke about the details of the building and the elevations.

Chris Smith, 102 20th Avenue, asked questions in regard to the details of the building such as the stairs, walls, windows, roof, balcony, etc.

Wayne Cassity, ABA Constructors, referred to diagrams, via the document camera, and spoke about the details of doors and windows.

Chris Smith, 102 20th Avenue, asked questions in regard to the footprint of the building.

Wayne Cassity, ABA Constructors, referred to diagrams, via the document camera, and spoke about the footprint of the building.

Chris Smith, 102 20th Avenue, asked questions in regard to how many feet the front yard is from the sidewalk.

Wayne Cassity, ABA Constructors, responded that he did not know the number of feet.

Ms. Marley responded 10 feet to Ms. Smith's question.

Chris Smith, 102 20th Avenue, asked questions in regard to the width of the steps.

Wayne Cassity, ABA Constructors, responded the steps would remain the same width.

Fritz Scheller, 104 20th Avenue, owner, spoke in regard to the main structure of the house remaining the same and lifting the house.

Vice Chair Hurley asked for any audience comments against the property.

Ms. Marley commented that a neighbor had asked that none of the trucks be parked in the alleyway while construction happens and added that the subject request is a requirement in the Land Development Code.

Vice Chair Hurley closed the public hearing and opened it up for discussion among the board members.

Vice Chair Hurley asked for further board discussion.

Hearing none, Vice Chair Hurley asked for a motion.

Member Loughery made a motion that the Certificate of Appropriateness be granted in Case No. 18-00025. The motion was seconded by Member DeYampert and was unanimously approved by a roll call vote (4 yeses - 0 nos).

5. Adjournment

Member Young asked to have a discussion in regard to asking the City Commission to establish a Historic Preservation trust fund, allowing the Historic Preservation Board to have fundraisers, obtain grant money and put that money into projects that the Historic Preservation Board deems worthy.

Wesley Wright suggested that the board members speak to their respective commissioners that appointed them about the subject idea of establishing a trust fund. Further, Mr. Wright suggested that this could be an agenda item for discussion during the December meeting and that he would reach out to the City Manager.

Member Young offered to do research on the subject and to report back during the next meeting.

Mr. Wright informed the board to email any ideas directly to him.

It was the consensus of the board to list the possibility of establishing a trust fund as an agenda item for December.

There being no further business to come before the board, the meeting was adjourned at 4:45 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. 18-00030 and 18-00034 – Carolyn D. Blair

Meeting Date: January 3, 2019

Prepared By: Laura A. Marley, Planner II; Planning & Zoning

REQUEST	The applicant requests to demolish a single-family residence and to modify and upgrade the existing garage to match a proposed single-family residence.
SUBJECT PROPERTY	109 17 th Ave., St Pete Beach; Phillips Division Revision Map, Lot 94, Block F, Plat Book 3, Page 38; Parcel number 18-32-16-68634-006-0940
LAND USE	RLM-2/PAG –Residential District/Pass-a-Grille Overlay on the Zoning Map; RLM- Residential Low Medium District on the Future Land Use Map
YEAR BUILT	1941- single-family residence
HISTORIC STATUS	Pass-a-Grille Historic District Overlay– contributing and the outbuilding is contributing- both structures 1940
SURROUNDING AREA	North – Single-family residence South – St. Petersburg Yacht Club East – Intracoastal Waterway West – Pass-a-Grille Way / single-family residence

BACKGROUND and ANALYSIS

The property is developed with a single-family residence that was constructed in 1940 and a detached garage that was constructed in 1940 according to the Florida Master Site file. The applicant is requesting to demolish the single-family residence and modify and update the detached garage to match the proposed single-family residence.

The property was submitted to the Florida Master file in 2015. The single-family residence is a one-story frame vernacular home with the exterior fabric as vinyl, a hip and gable single roof. The windows are double-hung vinyl sash with square surrounds and a bay projecting window. The distinguishing architectural features are a corner window.

The outbuilding is a two-story garage/apartment is clad with vinyl siding and features overhanging eaves and 1/1 sash windows with square surrounds. However, in 2013 the applicant permitted a number of modifications to the garage. Since 2014 there have been new garage doors, new windows, a portion of the garage was removed and a screened area was constructed, new A/C, new entry door, and a new staircase with a deck. Several of the listed improvements were made to

the structure before it was deemed a contributing structure. It appears as the outbuilding has already lost most of the historical features.

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 28.11, Demolition permits; (single-family residence)**
 - (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.
 - (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:
 - (1) The historic or architectural significance of the building.** *The structure is noted for its architecture and community planning and development. It is recognized as a contributing structure in the Pass-a-Grille Overlay.*
 - (2) The importance of the building to the character of a district, if applicable.** *The single-family residence still contributes to the scale and character of Pass-a-Grille.*
 - (3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.** *It would not be possible to reproduce the structure due to flood hazard mitigation building requirements.*
 - (4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.** *The structure is unique in its design.*
 - (5) Whether reasonable measures can be taken to save the building.** *The applicant has stated that the single-family residence is in need of many upgrades and they have determined that a new build would provide a stronger and safer home that will meet FEMA and building code standards.*
 - (6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.** *It is unclear if the building is capable of earning a reasonable economic return on its value.*
- **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: *(detached garage)*

- 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 will use the detached garage as it has been used. As stated in this staff report the detached garage has already been modified and the distinctive materials have been replaced.*
- 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 has previously been altered.*
- 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 existing single-family residence is proposed to be removed and the detached garage will be altered to have a similar look to the proposed single-family residence.*
- 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 have a single-family residence that meets today's FEMA and Building Code Standards.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.** *As previously stated the single-family residence is proposed to be demolished and the detached garage is proposed to have a similar look.*
- 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 demolish the existing single-family residence and have the detached garage match the proposed single-family residence.*
- 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 single-family residence is proposed to be demolished and the detached garage will be modified. Many of the historic materials have been removed.*
- 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.** *As previously stated in this staff report the existing single-*

family residence is proposed to be demolished and the detached garage will be altered to have a similar look to the proposed single-family residence. The detached garage was modified before it was deemed an historic structure and many of the historic materials had already been removed.

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.

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

1. The proposed single-family residence shall be constructed and designed to meet the Pass-a-Grille Overlay standards found in the City of St. Pete Beach Land Development Code Division 20, PAG Pass-a –Grille Overlay District.



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date ____/____/____	Application Number _____
Bldg. Permit No. _____	Date _____
Other _____	
PIN.: _____	

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

Carolyn Blair

Representative Name & Address

Same as owner

1168 Vesta Drive

Mississauga, ONT L5G3B8 Canada

Phone 647-833-3415

Phone _____

Property Address and Legal Description

109 17th Ave. St. Pete Beach, FL 33706

Block F, Lot 94, Phillips Division, Pass A Grille

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New

Construction

Yes - house

Addition

Demolition

Rehabilitation

Yes - garage

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.

Build a new coastal-style home after tearing down existing home. Maintain & upgrade the garage structure exterior using the same materials as new home. Build a small "plunge" pool in backyard. All changes will be made in accordance with building codes. Strobel Design Build will be contracted to complete and oversee all aspects of the new build and rehabilitation of the garage.

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	Hardie' cement board 1"x8" lap siding, horizontal, painted. Sand finished Stucco on block, painted.
Windows	White vinyl double hung impact windows PGT or Viwinco.
Doors	Sliding glass doors and fiberglass solid doors, white vinyl with impact glass.
Roofing	standing storm metal roof, light colour, silver/ash grey.
Entrances/Porches	6'x18' lower level entry porch on south and west side. Columns and tile entry

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.

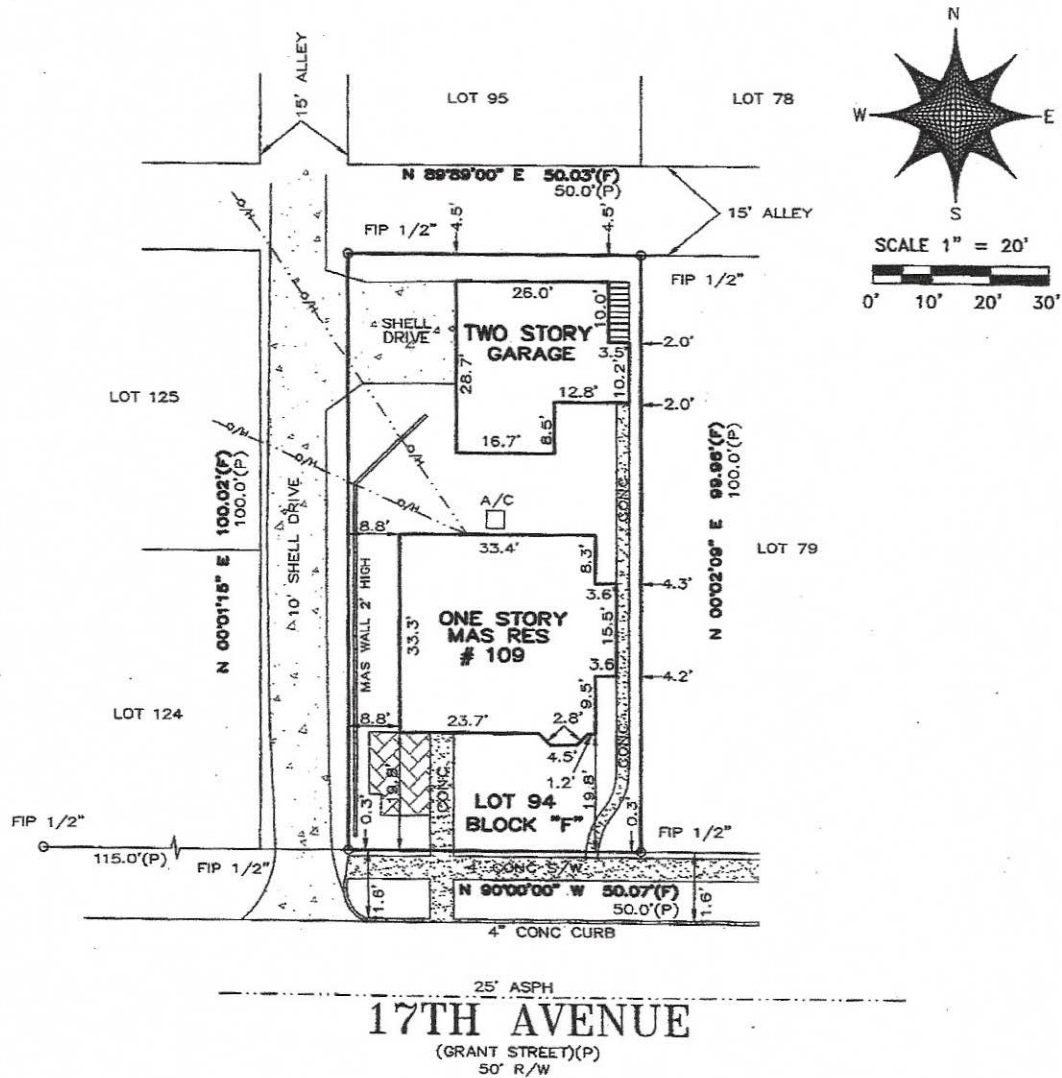
C. Blair

Applicant (owner of property) signature

OCT 18, 2018

Date

BOUNDARY SURVEY



CERTIFICATIONS:
 1. CAROLYN D. BLAIR
 2. TAMPA TITLE COMPANY
 3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
 LOT 94 BLOCK F, PHILLIP'S
 DIVISION OF PASS-A-GRIFF CITY,
 ACCORDING TO THE MAP OR PLAT
 THEREOF AS RECORDED IN PLAT
 BOOK 4, PAGE 26, PUBLIC
 RECORDS OF PINELLAS COUNTY,
 FLORIDA.

BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF 17TH AVENUE AS, "N.90°00'00"W.", (ASSUMED).

LEGEND

A/C : Air Conditioner	(P) : Plat
ASPH : Asphalt	PR : Plat Book
BM : Benchmark	PC : Point Of Curvature
BWG : Barbed Wire Fence	PCP : Permanent Control Point
(C) : Calculated	PG : Page
CB : Cable Box	PI : Point Of Intersection
CI : Curb Inlet	PK : Parker-Kalon Malt
C/L : Centerline	PL : Property Line
CLP : Concrete Light Pole	PLS : Professional Land Surveyor
CLF : Chain Link Fence	POB : Point Of Beginning
CM : Concrete Monument	POC : Point Of Curvature
CO : Sanitary Clean Out	PRM : Permanent Reference Monument
CONC : Concrete	PSM : Professional Surveyor & Mapper
COV : Covered	PT : Point Of Tangency
CONC : Concrete Valley Gutter	PVCF : PVC/Picasso Fence
(D) : Dead	(K) : Radial
(DESC) : Described	RCP : Reinforced Conc Pipe
DIA : Diameter	RES : Residence
EB : Electric Box	RGE : Range
EL : Elevation	R/W : Right Of Way
ENCL : Enclosed	SCM : Set Concrete Monument LB#7841
ESMT : Easement	SCD : Sanitary Cleanout
(F) : Field Measured	SEC : Section
FI : Fire Hydrant	SP : Set Capped Iron Rod LB#7841
FIP : Found Iron Pipe	SPKD : Set PK Nail & Disc LB#7841
FIR : Found Iron Rod	S/W : Sidewalk
FND : Found	TBM : Temporary Benchmark
FPKD : Found PK Nail & Disc	TWP : Township
(L) : Legal	TSB : Traffic Signal Box
LB : Licensed Business	(T) : Traffic Signal Post
MAS : Masonry	Typ : Typical
M/R : Non Radial	VB : Vent Box
O/A : Overall	WC : Witness Corner
O/H : Overhead Utility Wires	WF : Wood Fence
PARTY CHIEF : BC	WM : Water Meter
DRAWN BY : BC	WV : Water Valve

SURVEYOR'S NOTES



ALPHA LAND SURVEYING

2910 W NORTH ST. Tampa, FL 33614
 Phone (813) 600-7172 Fax (813) 874-1060
 EMAIL: ALPHALANDSURVEYING@YAHOO.COM

- 1) Property shown hereon appears to be located in Flood Zone "AE" per F.L.R.M. No.1210302786 Dated 03/03/2005. This surveyor makes no guarantee as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification.
- 2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.
- 3) This survey was conducted without the benefit of an abstract of title, therefore there may be other easements, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record, not shown hereon.
- 4) Unless otherwise noted, distances shown hereon refer to plat and field measurements.
- 5) Re-use of this survey for purposes other than it was intended, without written verification, will be the re-users sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than those to whom this survey was originally certified.

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon was made under my direction and meets the requirements of Chapter 61017-6 Florida Administrative Code pursuant to Chapter 472.027 of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

Certificate of Authorization Number: L.B. #7841

RALPH H. ORTIZ, P.S.M. # 6212

Signature

Date 08/01/13

Field Date: 08/01/2013

Job Number: 350

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name CAROLYN D. BLAIR		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 109 7TH AVE		Company NAIC Number:
City ST PETE	State FL	ZIP Code 33706

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 94 BLOCK F, PHILLIP'S DIVISION OF PASS-A-GRIFF CITY

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **RES**

A5. Latitude/Longitude: Lat. **27.4241.64** Long. **82.2615.35** Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **8**

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) **662** sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **21**
c) Total net area of flood openings in A8.b **840** sq in
d) Engineered flood openings? ☒ Yes ☐ No

A9. For a building with an attached garage:

- a) Square footage of attached garage **746** sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **N/A**
c) Total net area of flood openings in A9.b **N/A** sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number CITY OF SAINT PETERSBURG 125149		B2. County Name HILLSBOROUGH		B3. State FL	
B4. Map/Panel Number 12103C0278	B5. Suffix G	B6. FIRM Index Date 09/03/2003	B7. FIRM Panel Effective/Revised Date 09/03/2003	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 11'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☐ FIRM ☐ Community Determined ☒ Other/Source: **FEMA**

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: **N/A** ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: **SPBM**

Vertical Datum: **NAVD-88**

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☐ NAVD 1988 ☒ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) **6.4** ☐ feet ☐ meters
b) Top of the next higher floor **N/A** ☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only) **N/A** ☐ feet ☐ meters
d) Attached garage (top of slab) **4.4** ☐ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) **5.3** ☐ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG) **4.1** ☐ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG) **4.8** ☐ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support **N/A** ☐ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No
☐ Check here if attachments.

Certifier's Name **RALPH H ORTIZ** License Number **#7841**
Title **PRESIDENT** Company Name **ALPHA LAND SURVEYING**
Address **2910 W NORTH STREET** City **TAMPA** State **FL** ZIP Code **33614**
Signature _____ Date _____ Telephone **813-600-7172**

PLACE
SEAL
HERE

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 109 17TH AVE		Policy Number:
City ST PETE	State FL ZIP Code 33706	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments A/C

Signature

Date

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
109 17TH AVE

City ST PETE

State FL

ZIP Code 33706

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
109 7TH AVE

City ST PETE

State FL

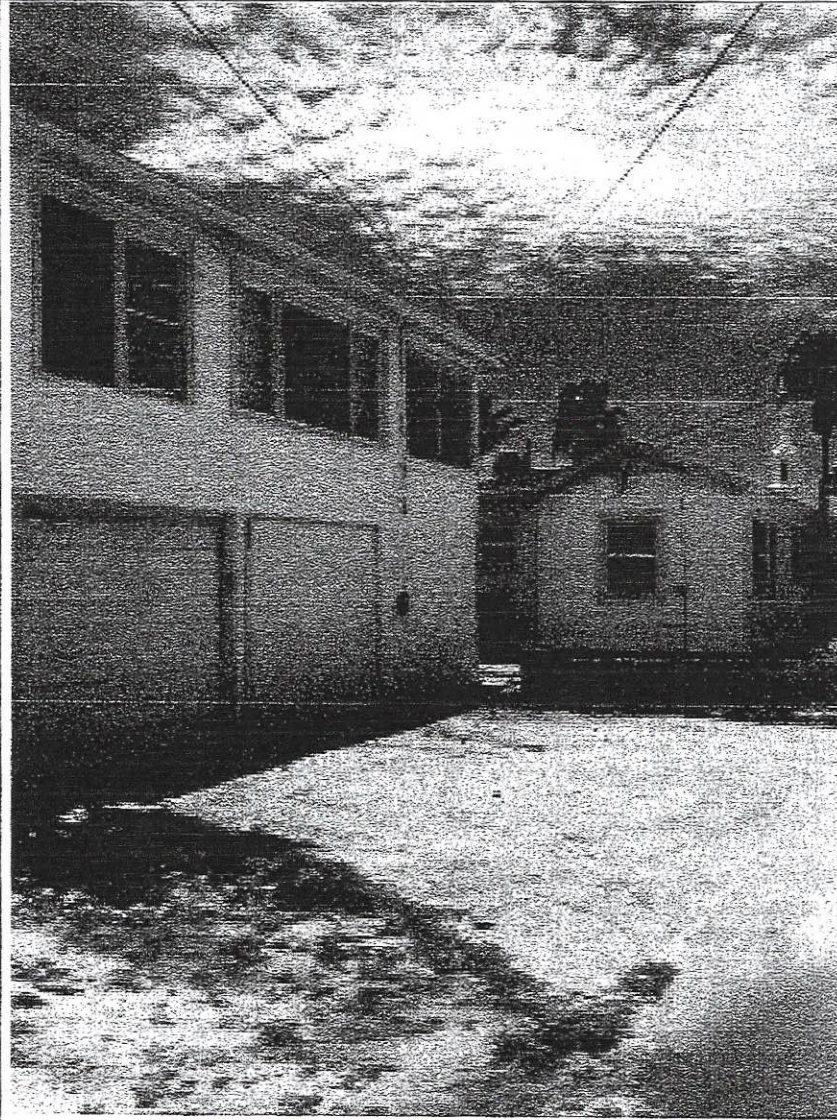
ZIP Code 33706

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.





FOR OFFICE USE ONLY	
Date ____ / ____ / ____	Application Number _____
Bldg. Permit No. _____	Date _____
Other _____	
PIN.: _____	

18

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

Exterior material/siding
'Hardie' cement board 1"x8" lap siding, horizontal, painted. Colour to match new home to be built on property.
Windows
N/A - previously updated in 2014. See attached addendum.
Doors
N/A - previously updated in 2014/2015. See attached addendum.
Roofing
Standing storm metal roof. Light colour; silver or ash gray. Colour to match roof of new home to be built on property.
Entrances/Porches
N/A - previously updated in 2017. See attached addendum.

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.

G. Blau

Applicant (owner of property) signature

Dec 3 / 2018

Date

Addendum to Application for Certificate of Appropriateness

Applicant: Carolyn Blair

Address: 109 17th Avenue, St. Pete Beach, FL 33706 – Garage Structure

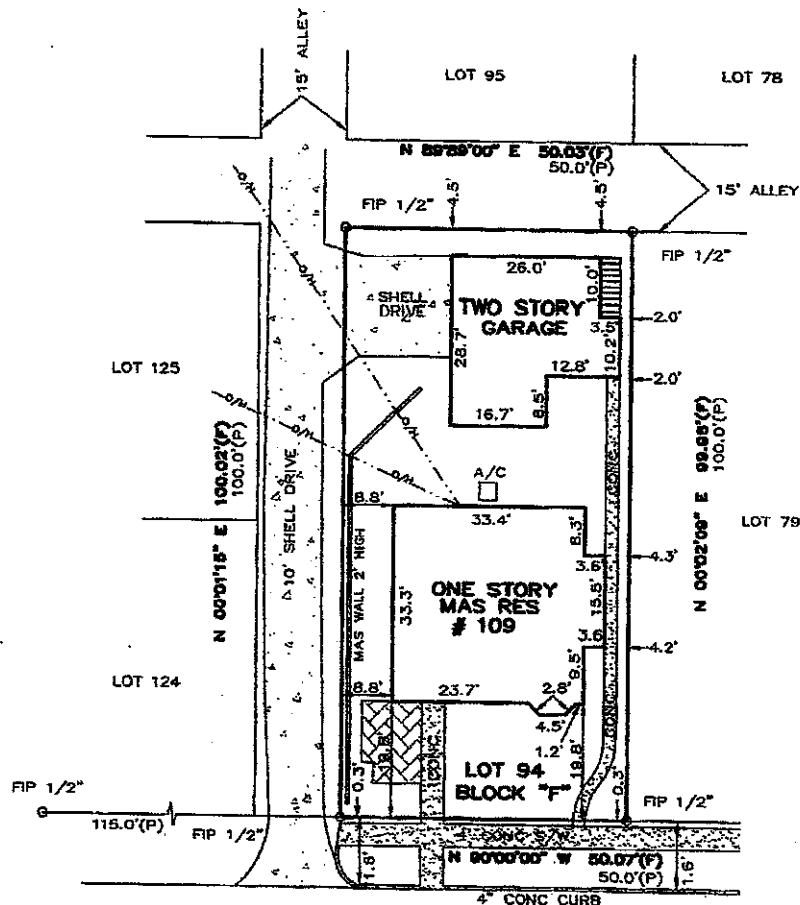
Legal Description: Block F, Lot 94, Phillips Division, Pass-A-Grille, FL

Type of Activity: Rehabilitation

This application is for the garage structure and is supplemental to PLN18-0030 submitted for the house.

Since purchasing the property in 2013, several upgrades have been made to the garage structure. The work was completed upon receiving applicable building permits and was contracted to Strobel Design Build, who oversaw and completed the following:

- 1) 2014 - New garage doors. Upon purchasing the home, one of the doors was boarded shut and the other was rusting, nearing end of life, and manually operated. New impact rated garage doors and automatic garage door openers were installed.**
- 2) 2014 – New windows. The prior windows were not impact-rated and the ones on the south and west sides were leaking and was causing rotting. New impact rated windows were installed throughout the structure and the walls replaced to remediate the rotting.**
- 3) 2014 – Screened in area on south west side of the garage was removed and replaced with open area. The prior structure was leaking from the room above and was not structurally sound (it was supported by 2'X4's). Walls were replaced in the part of the apartment directly above and new pillars and footings were put in to support the room.**
- 4) 2014 - Infrastructure – New electrical, AC, air handler, instantaneous hot water heater, gas line and updated plumbing were completed.**
- 5) 2015 – New entry door to garage apartment. The prior door was rotting and starting to leak. New impact rated door was installed.**
- 6) 2017 – New staircase and deck to entry door of garage apartment. The former treads and supports for the covered area of the deck were rotting. New Azek composite decking material was installed on the treads, risers, railings and deck; as well as pressure treated supports were installed on new footings.**



(GRANT STREET)(P)
50' R/W

1. CAROLYN D. BLAIR
2. TAMPA TITLE COMPANY
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOT 94 BLOCK F, PHILLIP'S
DIVISION OF PASS-A-GRIFF CITY,
ACCORDING TO THE MAP OR PLAT
THEREOF AS RECORDED IN PLAT
BOOK 4, PAGE 26, PUBLIC
RECORDS OF PINELLAS COUNTY,
FLORIDA.

BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF 17TH AVENUE AS, "N.90°00'00"W.", (ASSUMED).

SURVEYOR'S NOTES

A/C	1 Air Conditioner	(P)	1 Pig
AS	Asphalt	(P)	1 Pig Buck
BM	Benchmark	PC	1 Point of Curvature
BRG	Bearing	PCP	1 Permanent Control Point
BS	Barbed Wire Fence	PG	1 Page
(C)	Circle	PI	1 Point of Intersection
CS	Cable Box	PK	1 Picket Kalam Moll
CS	Curb Inlet	PL	1 Property Line
C/L	Centerline	PLS	1 Professional Land Surveyor
C/LP	Concrete Light Pole	POS	1 Point of Beginning
CLF	Chain Link Fence	(P)	1 Power/Utility Pole
CM	Concrete Manometer	PBC	1 Point of Reverse Curvature
CO	Conveyance	PRM	1 Permanent Reference Monument
COG	Conveyance Clean Out	PS	1 Permanent Surveyor & Mapper
COV	Covered	(P)	1 Point of Tangency
C	Concrete Valley Culvert	PMF	1 Pig/Traffic Fence
(D)	Dred	(D)	1 Dangle
(DESC)	Described	SCP	1 Reinforced Concrete Pipe
DB	Ditcher	RSE	1 Residence
ES	Electric Box	R/S	1 Range
EL	Elevation	R/W	1 Right of Way
EMCL	Enclosed	S/C	1 Set Concrete Monument LB97841
ESMT	Estimated	SCD	1 Set Concrete Monument LB97841
(F)	Field Measured	SCD	1 Section
F	Five Feet	SCD	1 Set Capped Iron Rod LB97841
FR	Found	S/C	1 Set Concrete Monument LB97841
FR	Found Iron Pipe	S/W	1 Sidewalk
FR	Found Iron Rod	T/B	1 Temporary Benchmark
FR	Found	T/B	1 Temporary
FR	Found PK Moll & Disc	(T)	1 Traffic Signal Box
(L)	Legal	(T)	1 Typical
LS	Licensed Business	US	1 Utility Surveyor
MA	Masonry	W/F	1 Wooden Fence
MR	Non Radical	W/M	1 Water Meter
C/A	Overall	W	1 Water Valve
C/A	Overhead Light Wire		
PARTY GROUP:	BC		
DRAWN BY:	DC		



2910 W NORTH ST. Tampa, FL 33614
Phone (813) 600-7172 Fax (813) 874-1060
EMAIL: ALPHALANDSURVEYING@YAHOO.COM

- 1) Property shown herein appears to be located in Flood Zone "AE" per F.E.M.A. No.121030302726 Dated 09/03/2005. This survey notes no structures on the property and the above information. Local F.E.M.A. agent should be contacted for verification.
- 2) No underground utilities, underground encroachments or building foundations were measured or located on part of this survey. Trees and shrubs were not located unless otherwise shown.
- 3) This survey was conducted without the benefit of an chain of title, therefore there may be other easements, rights of way, setback lines, agreements, restrictions or other similar matters of public record, not shown herein.
- 4) Unless otherwise noted, distances shown herein refer to plat and field measurements.
- 5) The use of this survey for purposes other than it was intended, without written verification, will be the re-user's sole risk and without liability. The undersigned hereby shall be construed to convey any rights or benefits to anyone other than those to whom this survey was prepared.

SURVEYOR'S CERTIFICATE
I hereby certify that the survey represented hereon was made under my direction and meets the requirements of Chapter 61G17-5 Florida Administrative Code pursuant to Chapter 472.007 of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida Licensed Surveyor, and mapper this drawing, sketch, plot or map is for informational purposes only and is not valid.

Certificate of Authorization Number: "E.B. #7841

RALPH H. ORTIZ, P.S.M.# 6212

Signature	Date	Field Date	Job Number
<i>Ralph [Signature]</i>	05/04/13	06/01/2013	350

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name CAROLYN D. BLAIR		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 109 7th AVE		Company NAIC Number
City ST PETE	State FL	ZIP Code 33706
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 94 BLOCK F, PHILLIP'S DIVISION OF PASS-A-GRIFF CITY		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RES		
A5. Latitude/Longitude: Lat. 27.4241.64 Long. 82.2615.35 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number 8		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) 662 sq ft		a) Square footage of attached garage 746 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 21		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A8.b 840 sq in		c) Total net area of flood openings in A9.b N/A sq in
d) Engineered flood openings? ☒ Yes ☐ No		d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number CITY OF SAINT PETERSBURG 125149		B2. County Name HILLSBOROUGH		B3. State FL	
B4. Map/Panel Number 12103C0278	B5. Suffix G	B6. FIRM Index Date 09/03/2003	B7. FIRM Panel Effective/Revised Date 09/03/2003	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 11'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9. ☐ FIS Profile ☐ FIRM ☐ Community Determined ☒ Other/Source: FEMA					
B11. Indicate elevation datum used for BFE in item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: N/A ☐ CBRS ☐ OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: **SPBM** Vertical Datum: **NAVD-88**

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☐ NAVD 1988 ☒ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6.4	☐ feet ☐ meters
b) Top of the next higher floor	N/A	☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet ☐ meters
d) Attached garage (top of slab)	4.4	☐ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	5.3	☐ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.1	☐ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	4.8	☐ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☐ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No
☐ Check here if attachments.

Certifier's Name RALPH H ORTIZ		License Number #7841	
Title PRESIDENT	Company Name ALPHA LAND SURVEYING		
Address 2910 W NORTH STREET	City TAMPA	State FL	ZIP Code 33614
Signature	Date	Telephone 813-600-7172	

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 109 17TH AVE		Policy Number:
City ST PETE	State FL ZIP Code 33706	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments A/C

Signature

Date

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
109 17TH AVE

City ST PETE

State FL ZIP Code 33706

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A6. If submitting more photographs than will fit on this page, use the Continuation Page.



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
109 7TH AVE

City ST PETE

State FL

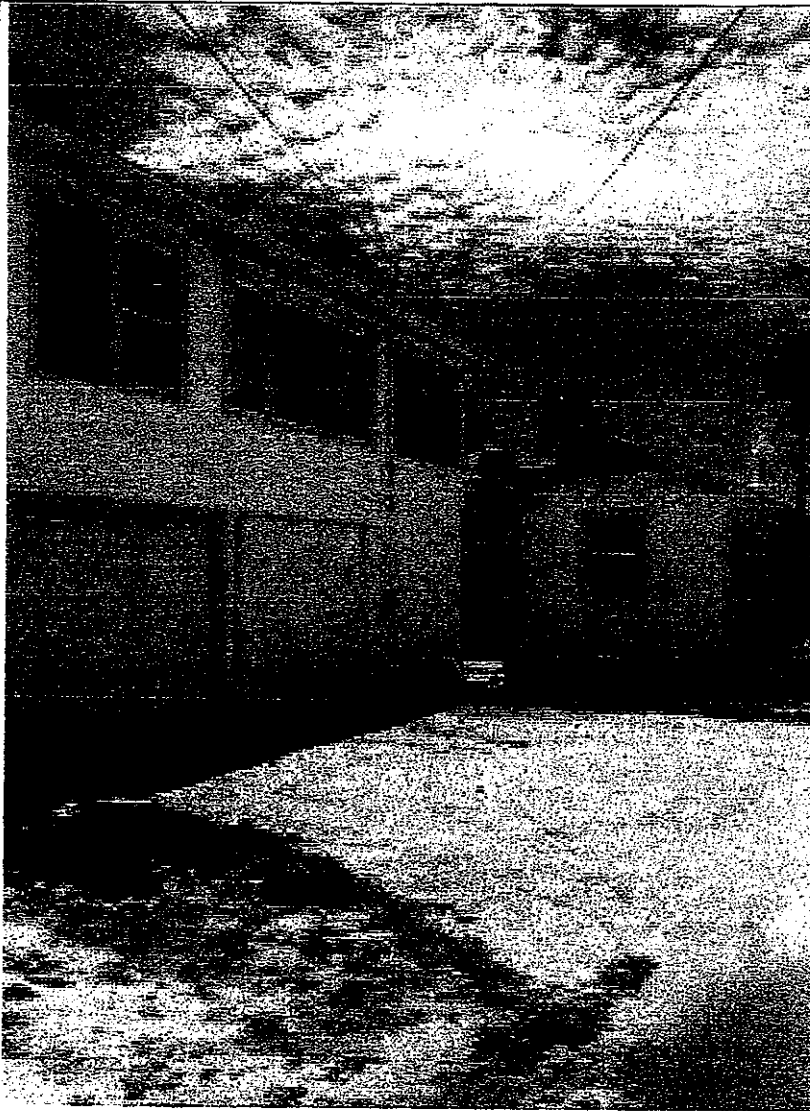
ZIP Code 33706

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



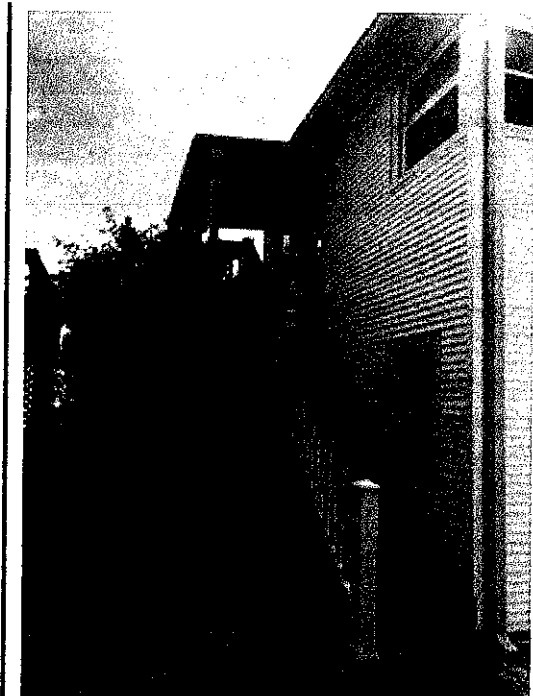
From: **CAROLYN BLAIR** cdblairto@yahoo.ca
Subject: 109 17th Avenue Certificate of Appropriateness Photos for GARAGE
Date: November 25, 2018 at 7:14 PM
To:



North elevation of GARAGE



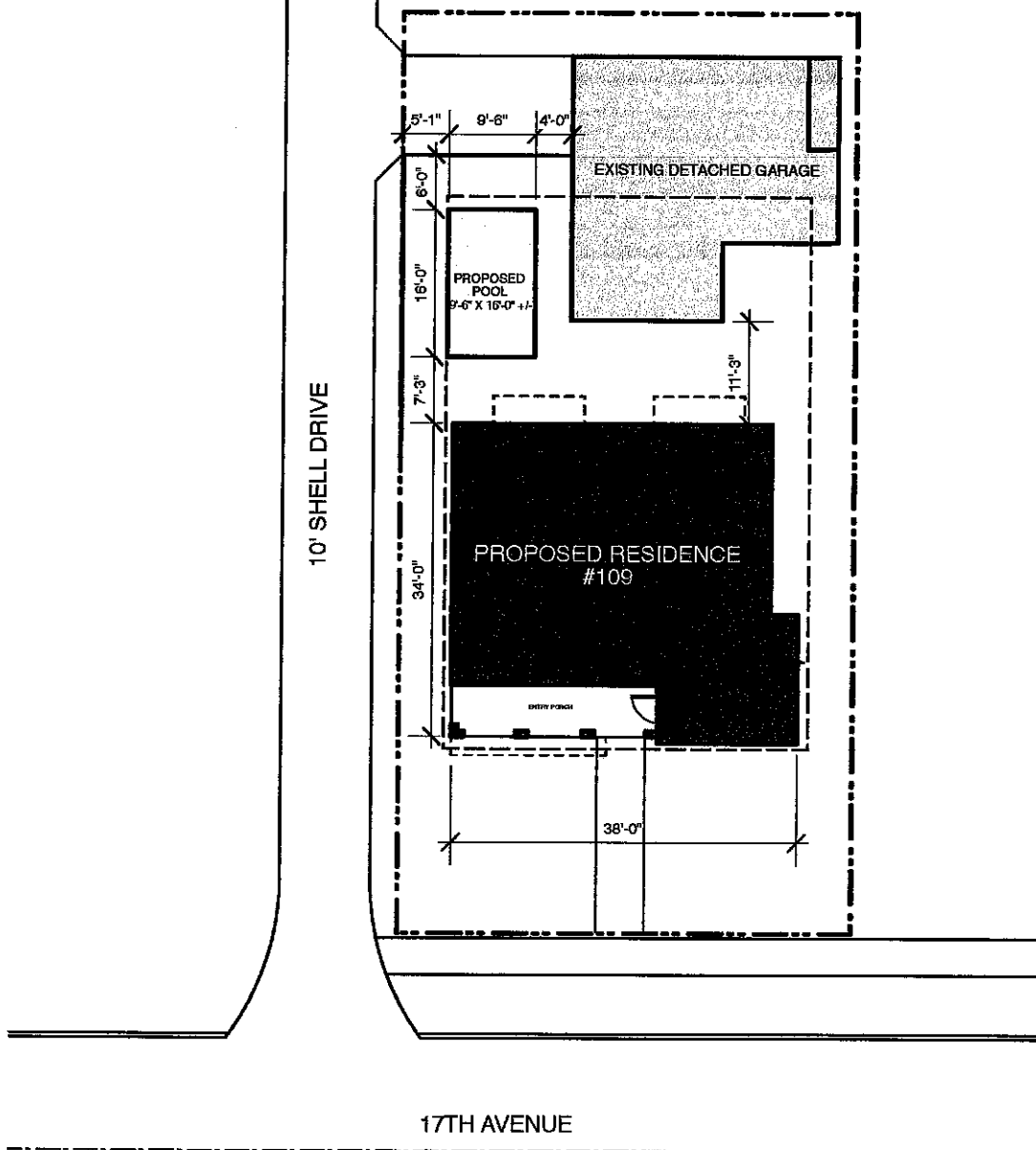
West elevation of GARAGE



East elevation of GARAGE



South elevation of GARAGE



PRELIMINARY PROPOSED SITE PLAN

STROBEL DESIGN BUILD

2716 6th AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33712
727 - 321 - 5588

KEVIN KUENZEL

ARCHITECT
701 37th AVENUE NORTH
ST. PETERSBURG, FLORIDA
727 - 368 - 2978
FL AR 0012588

NEW RESIDENCE FOR CAROLYN BLAIR

109 17TH AVENUE
ST. PETE BEACH, FLORIDA 33706

A-1

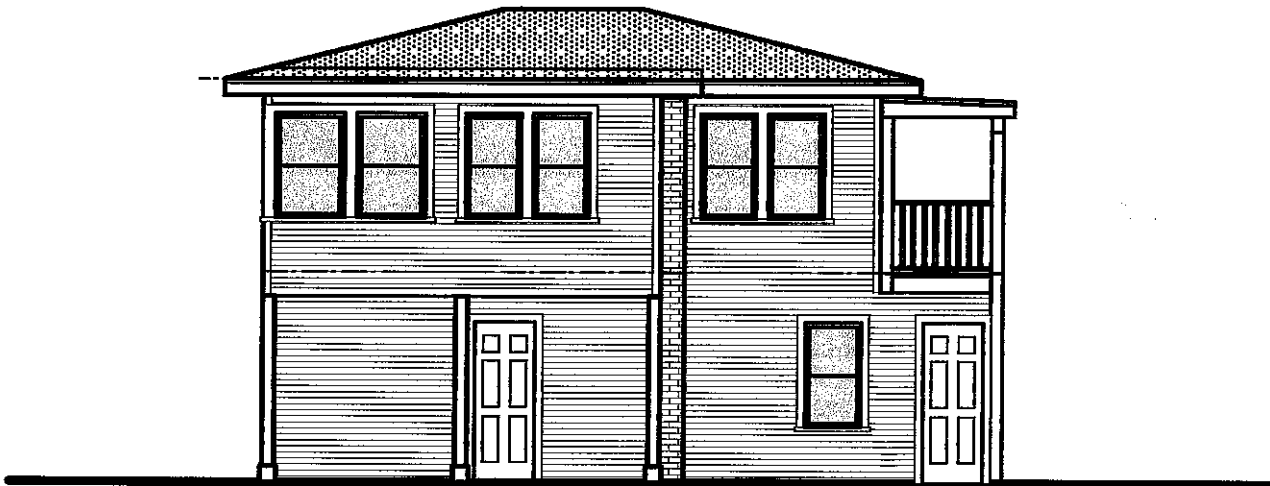
OF 5

10 / 30 / 2018



PROPOSED GARAGE SOUTH ELEVATION

1/8" = 1' - 0"



EXISTING GARAGE SOUTH ELEVATION

1/8" = 1' - 0"

STROBEL DESIGN BUILD

2716 6th AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33712
727 - 321 - 5588

KEVIN KUENZEL

ARCHITECT
701 37th AVENUE NORTH
ST. PETERSBURG, FLORIDA
727 - 368 - 2978
FL AR 0012588

NEW RESIDENCE FOR CAROLYN BLAIR

109 17TH AVENUE
ST. PETE BEACH, FLORIDA 33706

G-1

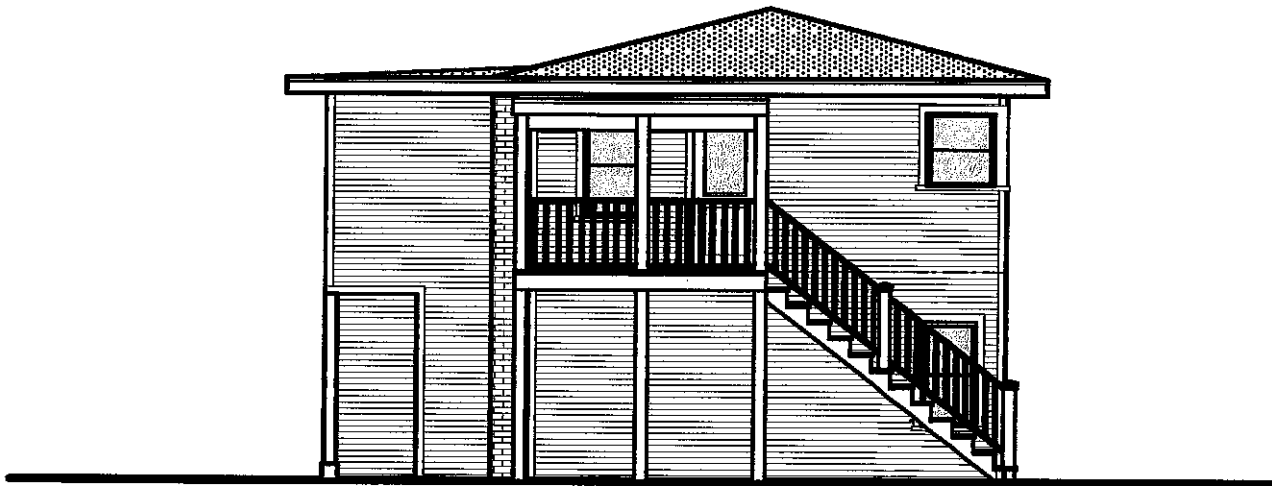
OF 4

11 / 29 / 2018



PROPOSED GARAGE EAST ELEVATION

1/8" = 1' - 0"



EXISTING GARAGE EAST ELEVATION

1/8" = 1' - 0"

STROBEL DESIGN BUILD

2716 6th AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33712
727 - 321 - 5588

KEVIN KUENZEL

ARCHITECT
701 37th AVENUE NORTH
ST. PETERSBURG, FLORIDA
727 - 368 - 2978
FL AR 0012588

NEW RESIDENCE FOR
CAROLYN BLAIR
109 17TH AVENUE
ST. PETE BEACH, FLORIDA 33706

G-2

OF 4

11 / 29 / 2018



PROPOSED GARAGE NORTH ELEVATION

1/8" = 1' - 0"



EXISTING GARAGE NORTH ELEVATION

1/8" = 1' - 0"

STROBEL DESIGN BUILD

2716 6th AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33712
727 - 321 - 5588

KEVIN KUENZEL

ARCHITECT
701 37th AVENUE NORTH
ST. PETERSBURG, FLORIDA
727 - 368 - 2978
FL AR 0012588

NEW RESIDENCE FOR CAROLYN BLAIR

109 17TH AVENUE
ST. PETE BEACH, FLORIDA 33706

G-3

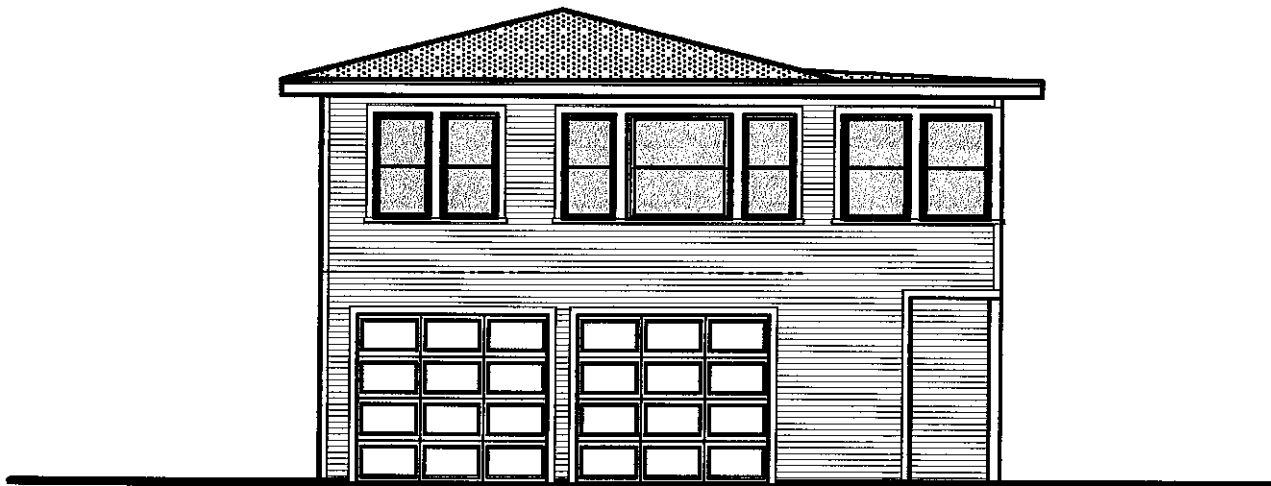
OF 4

11 / 29 / 2018



PROPOSED GARAGE WEST ELEVATION

1/8" = 1' - 0"



EXISTING GARAGE WEST ELEVATION

1/8" = 1' - 0"

STROBEL DESIGN BUILD

2716 6th AVENUE SOUTH
ST. PETERSBURG, FLORIDA 33712
727 - 321 - 5588

KEVIN KUENZEL

ARCHITECT
701 37th AVENUE NORTH
ST. PETERSBURG, FLORIDA
727 - 368 - 2978
FL AR 0012588

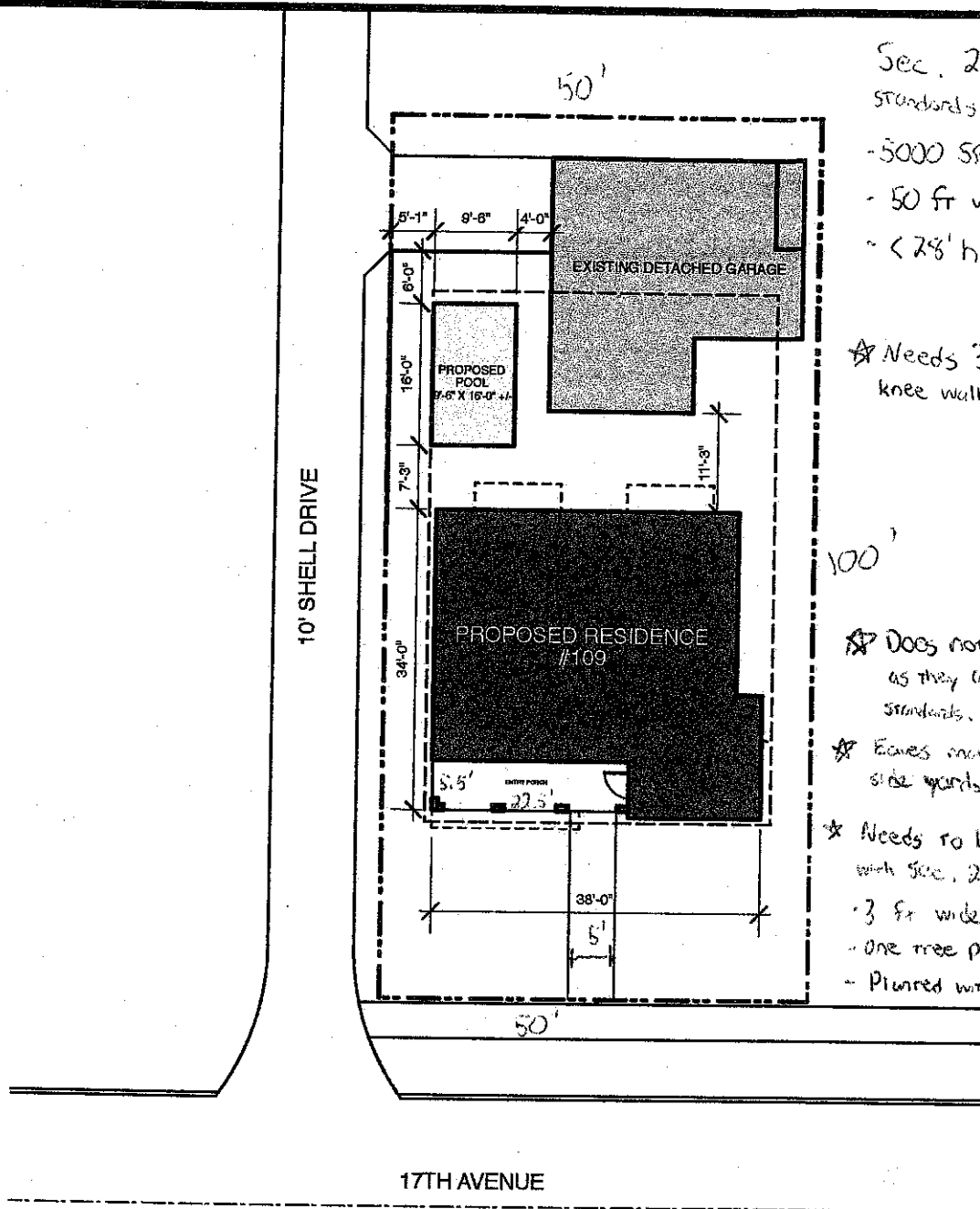
NEW RESIDENCE FOR CAROLYN BLAIR

109 17TH AVENUE
ST. PETE BEACH, FLORIDA 33706

G-4

OF 4

11 / 29 / 2018



Sec. 20.13: Can use RLM-2 standards:

- 5000 SF lot (> 4400)
- 50 ft width (> 40)
- $< 28'$ h

★ Needs 3 ft (measured) hedge, knee wall or fence in front zone.

★ Does not need to follow Sec. 20.20, as they are not building to Sec. 20.05 standards.

★ Eaves may only encroach into rear side yards.

★ Needs to be screened in accordance with Sec. 20.21:

- 3 ft wide landscaped area
- one tree per 20' of building
- Planted with groundcover.

NORTH



PRELIMINARY PROPOSED SITE PLAN

1/20" = 1' - 0"

STROBEL DESIGN BUILD

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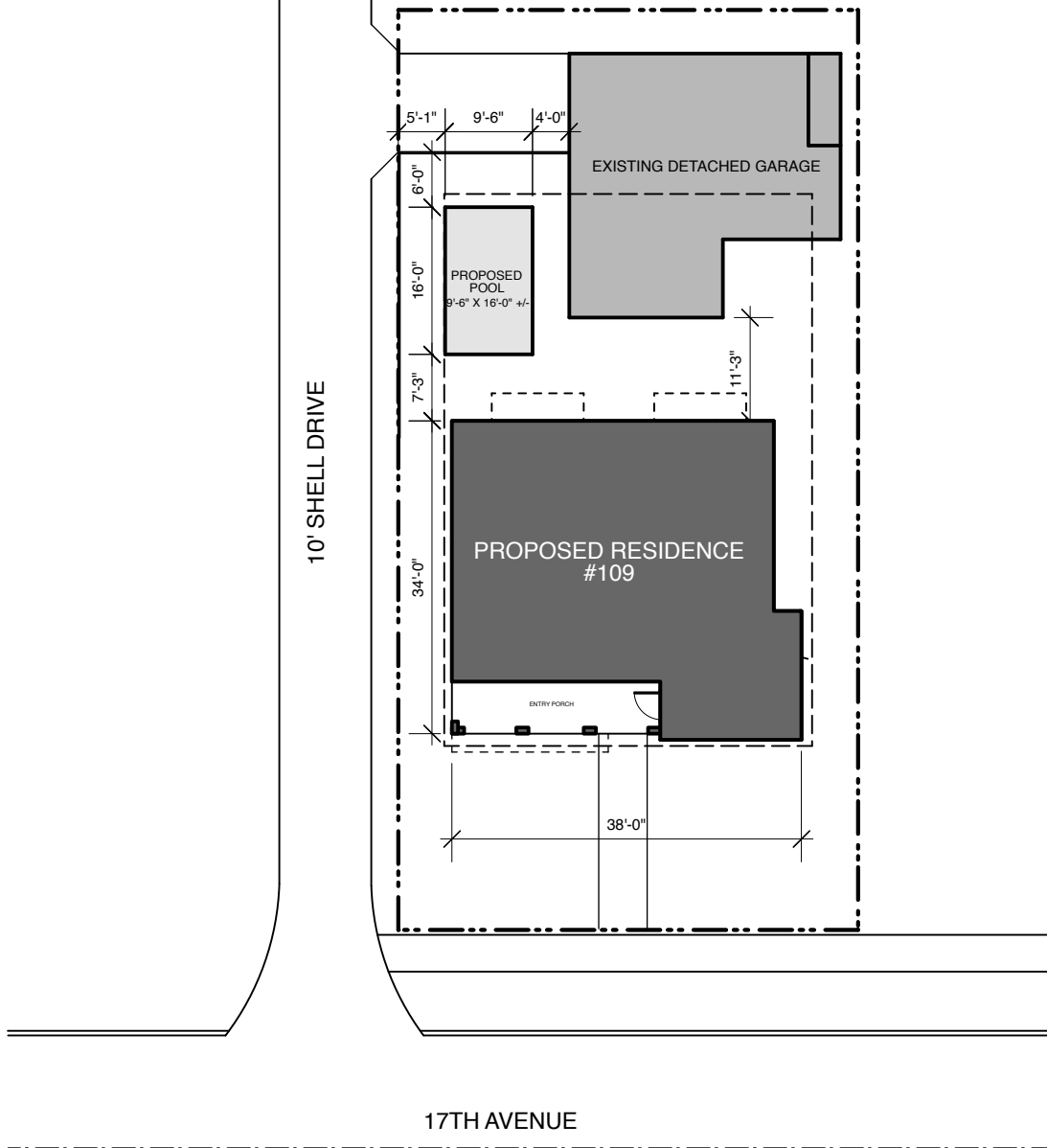
NEW RESIDENCE FOR
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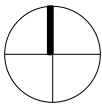
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OF 5

10/30/2018



NORTH



PRELIMINARY PROPOSED SITE PLAN

1/20" = 1' - 0"

STROBEL DESIGN BUILD

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NEW RESIDENCE FOR
CAROLYN BLAIR
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A-1

OF 5

10 / 30 / 2018



PRELIMINARY PROPOSED SOUTH ELEVATION

1/8" = 1' - 0"

STROBEL DESIGN BUILD

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FLAR 0012588

NEW RESIDENCE FOR CAROLYN BLAIR

109 17TH AVENUE
ST. PETE BEACH, FLORIDA 33706

A-2

OF 5

10 / 30 / 2018



PRELIMINARY PROPOSED EAST ELEVATION

1/8" = 1' - 0"

STROBEL DESIGN BUILD

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KEVIN KUENZEL

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FLAR 0012588

NEW RESIDENCE FOR CAROLYN BLAIR

109 17TH AVENUE
ST. PETE BEACH, FLORIDA 33706

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10 / 30 / 2018



PRELIMINARY PROPOSED NORTH ELEVATION

1/8" = 1' - 0"

STROBEL DESIGN BUILD

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727 - 321 - 5588

KEVIN KUENZEL

ARCHITECT
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ST. PETERSBURG, FLORIDA
727 - 368 - 2978
FL AR 0012588

NEW RESIDENCE FOR
CAROLYN BLAIR
109 17TH AVENUE
ST. PETE BEACH, FLORIDA 33706

A-4

OF 5

10 / 30 / 2018



PRELIMINARY PROPOSED WEST ELEVATION

1/8" = 1' - 0"

STROBEL DESIGN BUILD

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727 - 321 - 5588

KEVIN KUENZEL

ARCHITECT
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ST. PETERSBURG, FLORIDA
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NEW RESIDENCE FOR CAROLYN BLAIR

109 17TH AVENUE
ST. PETE BEACH, FLORIDA 33706

A-5

OF 5

10 / 30 / 2018

1. What is the reason that you want to demo the existing home?

The current home is a 1930's vintage, one story bungalow and is more vulnerable to flooding given its elevation and proximity to the Gulf and intra-coastal of Tampa Bay. This is a heightened risk for the bungalow, whereas the garage apartment is already elevated. I invested in upgrades to the home (and garage) when it was purchased in 2013; electrical, AC, new kitchen and baths, however I have recently retired and intend to spend significantly more time at the home. The current home does not meet my changing circumstances. The home is currently in need of some significant upgrades; including a new roof, windows and siding. The detached garage is also in need of a new siding and will need a new roof shortly. In addition, we have had pest issues (dry rot termites) in both structures over the past couple of years. These facts, coupled the changing weather patterns, rise in hurricane activity and costs of alternative options (such as raising the home and building an addition) have caused me to determine a new build is my best course of action as it will result in a stronger, safer home that will be able to withstand these unpredictable elements, as well as enhance and maintain its overall value. There is a significant cost required to make the upgrades to the existing home and garage, in addition to the ongoing operating costs and various insurance rates versus having a new home; built to FEMA and new build code standards. The new home will also provide views of the Gulf and Intra-coastal.

2. Has reasonable measures been taken to save the building?

Yes, I initially made upgrades to the home when I purchased it in 2013, however more upgrades and investment is now required to ensure the home is safe and secure. In discussion with my contractor, we did explore other possibilities. The costs of making these upgrades and retro-fitting the property does not address the issues noted above in Q1 and a new home will.

3. The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.

Reproducing the home would not conform to the new updated FEMA standards and building codes and would continue to leave the bungalow more vulnerable to flooding and hurricane damage, etc. The costs of making these upgrades and retro-fitting the property does not address the issues noted above in Q1 and a new home would address these issues.

4. Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

The costs of making these upgrades and retro-fitting the property does not address the issues noted above in Q1 and a new home would address these issues. The expenses associated with retrofitting the structures are unlikely to yield as much economic value as a new build; built to FEMA and new building code standards.

In consultation with my architect, his view is that it would not be economically feasible to earn a reasonable economic return on the old a structure if we attempted to bring it up to the current building standards and in compliance with the building codes in effect today regarding wind resistance, storm surge, and hurricane resistance requirements. Also, the additional expense of upgrading all the existing systems including electrical and plumbing would render the economic feasibility of a reasonable return on investment highly unlikely.

For the detached garage: Are you planning on removing the windows, and eaves? Is it a total upgrade of the structure?

No, new hurricane impact windows were installed in the garage after I purchased the home in 2013 and these are in good order. We also made upgrades to the interior of the garage apt after I purchased it (including; kitchen, baths, electrical, AC, and necessary structural work). I replaced the stairs leading to the garage apartment in 2018 and these will remain. We will be upgrading the roof with a matching roof finish to the house. The roof will also be clipped to meet the Hurricane uplift codes. New cement board horizontal lap siding will match the house. The eaves and soffit will also match the new house in color and style.

These are some of the questions that need to be answered, would you please provide a response;

1. 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.

There are no distinctive features on the home or garage.

2. 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.

There are no distinctive features on the home or garage.

3. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic structure shall be preserved.

Given that there are no distinguishing features, the new home would adhere to FEMA and building code standards. The architectural styling of the new home (raised above the flood plane) will conform to the styling of the Existing Garage being left on the site. The objective here is to blend the old in with the new, by retaining the garage and building a new home.

Because changes to identified historic resources can impact the historic integrity of sites and structures, it is of paramount importance that due consideration be given to any request to alter the architecture, structural components or site layout of historic resources. The following guidelines are provided as reasonable limits to be applied by the historic preservation board when considering variances and certificates of appropriateness pursuant to this division. Any approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources or contributing structures and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

Would you address the following as well:

Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.

This is not an addition. We intend to use the same colour cement board lap siding and aluminum roof on both buildings to create a uniform look. We have not selected a colour at this stage.

Our project is the opposite of an addition. We are leaving the 'addition' (in this case a two-story garage and garage apartment) in place and matching the new home with a similar style and finish to the addition. Rather than demolish the garage apartment building I have chosen to maintain a some of the history of the property by leaving the building in place with several exterior improvements to comply with Hurricane codes and match the two buildings (new house & garage apartment.)

Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable 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.

My architect's opinion is that proposed structure relates in design, size, scale, materials, and proportion to the existing garage. Spatial relationships between the 2 structures will be appropriate to the neighborhood as well.

Additions shall be attached to the rear and/or to the side of the original structure.

This is not an addition. The house will be in the front and the garage apartment will remain in the rear of the lot.

Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.

We will not have any of this equipment or amenities located on the street side of the home.



1615 Gulf Way - South West



108 18th Ave - North



1700 Gulf Way - West

107 17th Ave - East

VIEWS FROM 109 17th Avenue



View to the north



View to the east



View to the south



View to the west



North elevation of GARAGE



West elevation of GARAGE



East elevation of GARAGE



South elevation of GARAGE



South Elevation of HOUSE



West Elevation of HOUSE



East Elevation of HOUSE



Pass-a-Grille Beach Community Church, U.C.C.

A Local Church, with a Global Vision

December 20, 2018

City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

Attn: Brandon Berry
Community Development

Re: Pass-a-Grille Beach Community Church

Dear Mr. Berry,

In regard to the recently discovered "Locally Designated Historic Structure" status for the Church's above-mentioned project, we have determined that we did not request to be listed as a historic structure. It appears to have been added in 2015 without our knowledge or involvement.

The proposed work in for plan review has been in the design phase for a few years. This status now creates an obstacle. We have never received any benefit or relief with this designation and would like the historic status removed in order to proceed with the planned improvements.

If you should have any questions or concerns, please contact the church at the number below.

Sincerely,

David Christein
Church Council, Vice President

Rev. Dr. Keith Haemmelmann, Senior Minister
Rev. Dr. Guillermo Márquez-Sterling, Associate Minister for Program Development
Jeanne Haemmelmann, Associate Minister for Youth and Young Adults
107 Sixteenth Avenue • St. Pete Beach, Florida 33706 • (727) 360-5508 • Fax: (727) 367-1966

