



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, March 7, 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. 02/07/2019
4. **Action Items**
 - a. Case No. 19-00004 and 19-00006- Ralph Lickton for Amy Loughery
Address: 102 19th Ave.
Request: The applicant is proposing a four-part request from the City of St. Pete Beach Land Development Code (LDC) for (1) a variance to the floodplain management regulations (commonly referred to as the FEMA 50 percent rule) to construct a bedroom and bath addition that constitutes a substantial improvement (Case No. 19-00004) pursuant to LDC Section 28.16, Variance from floodplain management regulations; (2) a certificate of appropriateness for an addition that utilizes reduced Pass-a-Grille Overlay District setbacks pursuant to LDC Section 20.10 Reduced setbacks for contributing structures granted a certificate of appropriateness; (3) installation of an AC condensing unit, replacement of windows, and a new concrete stoop (Case No. 19-

00006) pursuant to LDC Section 28.8 Certificate of appropriateness required; criteria for issuance; application requirements, and LDC Section 28.18 Additions and modern equipment; and (4) a recommendation to the Board of Adjustment for a variance to a required side (Variance Application Case No. 19-00005, to the Board of Adjustment) pursuant to LDC Section 28.14, Review of requests for variances.

- b. Discussion on establishing a Historic Preservation trust fund for City Commission consideration. Review proposed language to move forward.

5. **Discussion Items**

6. **Adjournment – Next Meeting: 4/4/2019**

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.



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

**Certificate of Appropriateness Case No. 19-00004 and 19-00006 Ralph Lickton for
Amy Loughery**

Meeting Date: March 7, 2019

Prepared By: Laura A. Marley, Senior Planner, Planning and Zoning Division
Brandon Berry, Planner I, Planning and Zoning Division

REQUEST	The applicant is proposing a four-part request from the City of St. Pete Beach Land Development Code (LDC) for (1) a variance to the floodplain management regulations (commonly referred to as the FEMA 50 percent rule) to construct a bedroom and bath addition that constitutes a substantial improvement (Case No. 19-00004) pursuant to LDC Section 28.16, <u>Variance from floodplain management regulations</u> ; (2) a certificate of appropriateness for an addition that utilizes reduced Pass-a-Grille Overlay District setbacks (Case No. 19-00006) pursuant to LDC Section 20.10 <u>Reduced setbacks for contributing structures granted a certificate of appropriateness</u> ; (3) installation of an AC condensing unit, replacement of windows, and a new concrete stoop (Case No. 19-00006) pursuant to LDC Section 28.8 <u>Certificate of appropriateness required; criteria for issuance; application requirements</u> , and LDC Section 28.18 <u>Additions and modern equipment</u> ; and (4) a recommendation to the Board of Adjustment for a variance to a required side setback (Variance Application Case No. 19-00005, to the Board of Adjustment) pursuant to LDC Section 28.14, <u>Review of requests for variances</u> .
SUBJECT PROPERTY	102 19 th Ave., St Pete Beach; Phillips Division Revision Map Block G, Lot 42; Property ID #18-32-16-68634-007-0420.
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	1933- single-family residence
HISTORIC STATUS	Pass-a-Grille Historic District Overlay– locally designated historic property and contributing structure
SURROUNDING AREA	North – Single-family residence South – Alley/Condominiums East – Alley/Condominiums/Single-family residence West – Single-family residence

BACKGROUND and ANALYSIS

The property is developed with a single-family residence that was constructed in 1933 according to the Florida Master Site file. The single-family structure was included in the original Pass-a-Grille Historic District NRHP Nomination in 1989, as well as the Pass-a-Grille Historic District Boundary Increase Nomination in 2003. In August 2012, the Historic Preservation Board approved the home for Local Historic Designation. The single-family structure is noted as having overhanging eaves and rough-sawn cypress siding as distinguishing architectural features. The structure is one of the few in the district to possess this unique siding. Other resources on the property that contribute to the site are a rubble stone veneer-clad chimney, and 20 original cabbage palms surrounding the structure.

The applicant is proposing to construct an approximately 391 square-foot addition to the northwestern front of the home to be used as an additional bedroom and bath, which will be clad in the same rough-sawn cypress siding that covers the existing structure and covered in a roof that matches the existing asphalt fiberglass shingling. This addition is designed to align along the western side of the existing structure, which is set back 2.6 feet from the side property line and will require a variance from the Board of Adjustment for the 2.4 foot encroachment into the side property setback. Along the north side of the property, in front of the addition, the applicant is requesting to install a new air conditioning condensing unit. The applicant is further proposing to remove and replace windows along the western and eastern side of the structure, and install a brick-covered stoop on the eastern side of the new addition.

As the proposed addition constitutes a substantial improvement to a locally-designated historic structure which was designated by the city at the time it was a certified local government, and a structure that also contributes to the Pass-a-Grille Historic Overlay District, the Historic Preservation Board is authorized to grant a variance from floodplain management regulations which would otherwise require the structure to be elevated. Pursuant to Section 28.16 of the Land Development Code, the Historic Preservation Board may grant this variance upon an affirmative finding that the variance will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the original structure.

Pursuant to Section 28.8 of the Land Development Code, no new construction, addition, moving or demolition permit shall be issued for a voluntarily designated historic resource until a certificate of appropriateness has been issued. The Historic Preservation Board may grant authorization for additions to voluntarily designated historic resources upon an affirmative finding of the criteria found in Section 28.18 of the Land Development Code.

The existing single-family structure is set back 2.6 feet from the western side property line. Were the home to be constructed under modern Land Development Code regulations, the home would need to be set back a minimum of five feet from the side property line. As the addition is proposed to be constructed at 2.6 feet from the western side property line so that it can align with the existing structure, the addition will require a variance from the Board of Adjustment. Although the Historic Preservation Board is not authorized to grant this variance, it is authorized to submit its objection, recommendation and comment to the Board of Adjustment for their consideration of this proposed variance, pursuant to the criteria of Section 28.14 of the Land Development Code.

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

- (1) **The structure was designated by the city at the time the City was a certified local government, and; the structure was designated by the City in 2012, when the Historic Preservation Board was considered a certified local government.**
- (2) **The structure is listed on the National Register of Historic Places, or; the structure is listed on the Florida Master Site file.**
- (3) **The structure is certified by the Secretary of the Interior of the United States as a contributing property, or; It is unknown if the structure is certified.**
- (4) **The structure is listed on the State of Florida Inventory of Historic Places; the single-family structure was included in the original Pass-a-Grille Historic District NRHP Nomination in 1989, as well as the Pass-a-Grille Historic District Boundary Increase Nomination in 2003.**

(b) The Historic Preservation Board may grant a variance as provided in subsection (a) hereof, at a public hearing, subject to the requirements of Sections 28.22 and 28.23 of this division, upon a finding that:

- (1) **The variance will not preclude the structure's continued designation as a historic structure; the structure embodies the distinctive visible characteristics of an architectural style or period, or a method of construction.**
- (2) **The variance is the minimum necessary to preserve the historic character and design of the original structure; the applicant is proposing to add an addition to the front of the structure and proposes to keep its historical character by not raising the structure to the floodplain management regulations.**

LDC Section 20.10 Reduced setbacks for contributing structures granted a certificate of appropriateness, states that proposed additions to contributing structures may be eligible for a reduction in setback requirements if the proposed plans have been reviewed, approved, and issued a certificate of appropriateness by the Historic Preservation Board pursuant to Division

28. The purpose of this regulation is to ensure the design is compatible design with neighboring structures. The following setbacks shall be considered:

Setback	
Front yard	10 feet
Secondary front yard	5 feet
Side yard	10 percent of the lot width (each)
Rear yard	10 feet

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 property was designed as a single-family dwelling, and will continue to be utilized as such. With the addition the applicant is proposing to match the existing roofing material and distinctive cypress siding, which will preserve the historic integrity of the structure. As the structure is currently partially masked from 19th Ave due to heavy vegetation, and the existing portion of the structure along the western side of the property line already extends closer to the street than the structure's stooped entryway, this addition will not have a significant impact on the structure's spatial relationships.*
- 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 applicant is not proposing to alter any of the structure's distinguishing architectural features, and additions will be clad in the same siding and roofing material as the existing structure. As the applicant is proposing for the addition to be an aligned extension of the western portion of the structure, it should not significantly alter the spatial relationships or spaces that exist on the property today.*
- 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 proposing to continue the architectural style of the existing structure, and does not appear to be adopting conjectural features or elements from other historic properties. As the structure is one of the few in the Pass-A-Grille district that utilizes this distinctive siding, retention of this feature in tandem with an addition that does not overpower the existing structure should allow for the structure's historic nature to be retained.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.** *According to the property's Florida Master Site File, while the property appears to meet the criteria for National Register listing as part of a district, it does not appear to meet the criteria for National Register listing individually. While the property's roof was altered in 2011, prior to its local designation, it does not appear to have been significantly changed in the years since.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The applicant proposes to utilize the same siding and shingles that adorn the existing structure for the additions.*

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. No deteriorated features are proposed to be replaced in this application. The new features added to the addition will match the old in design, texture, and materials. The applicant states that the same product of shingles as those currently on the roof will be applied to the addition, and the siding will be painted to match the existing siding.

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 states that No-Burn retardant primer will be applied to the siding on the addition. This primer will be painted over to match the color of the existing structure.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. There are no known archeological resources on this 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. The addition will not have a significant impact on the massing, presence of voids or scale of the home, and will preserve and extend the distinguishing materials that currently adorn the structure. The existing home is constructed in such a way that the entrance stoop and patio are recessed from the existing bedroom found on the western side of the structure, and this relationship will remain if the addition is made in the way the applicant is proposing.

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. The alteration of the northwestern part of the structure for this addition may impact the ability for the home to be returned to its existing footprint should the addition be removed in the future. However, the applicant is proposing to match the existing design and features of the home with this addition.

LDC Section 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. 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 and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. 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. Additions will utilize the same materials, colors and architectural styles as the main building.

2. **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.** *The addition proposed constitutes approximately 22 percent of the structure's developed square footage and is being designed in such a way as to continue the building line north toward the front property line. It will be compatible in terms of features, materials, scale and proportion with the existing structure.*
3. **Additions shall be attached to the rear and/or to the side of the original structure.** *This addition is proposed to be attached to the front of the structure. However, it will utilize the same materials as the existing home and the structure will overall retain similar proportionality to its current footprint.*
4. **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.** *The applicant is proposing an air conditioning condenser in front of the addition on the northwestern side.*

Staff Comment: *It appears as though the A/C unit needs to be as far as possible from the street and/or in the rear yard. The applicant is proposing to place the A/C in the front yard. Staff would recommend that the board place a condition that either the A/C be placed in the rear yard or that the A/C be concealed by a fence and/or vegetation that make the A/C unit not visible from the street.*

LDC Section 28.14 – Review of requests for variances, requires all variances for historic properties designated under Division 28 to be presented to the Historic Preservation Board, which shall upon review submit its objection, recommendation and comment to the board considering the request. Before recommending that a variance be granted, the Historic Preservation Board shall find that:

1. **The variance shall be in harmony with the general appearance and character of the community.** *By utilizing the same materials for the addition and retaining the home as a single-family dwelling, the applicant is maintaining the existing look and character of the home and not significantly altering the uses present or permitted in the surrounding district. The property currently has the smallest living (960 SF) and gross (1,260 SF) square footage of the three adjacent properties and the four residential properties located across 19th Avenue according to the Pinellas County Property Appraiser, and this first-floor addition will not result in a home that is significantly larger or taller than adjacent properties.*
2. **The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.** *As the addition is proposed to be closer than three feet to the western side property line, the applicant will be required to provide a fire rated obscure and wall along the part of the building facing the adjacent western property pursuant to the Florida Building Code. The Pass-A-Grille Overlay District is designed to allow for homes to be constructed closer to front, rear and side property lines than is typical in other primarily-residential districts throughout the city, in some cases allowing homes as*

close as three feet to the property line along the side, in exchange for features that contribute to the aesthetics and character of the area. The addition as proposed will extend the life and utility of a locally designated historic property.

3. **The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.** *As a direct extension along the western property line of the existing bedroom and bath portion of the home, on a portion of property that is already landscaped to provide visual buffering from both the street and property to which the addition will continue the existing encroachment, the proposed work should have a minimal visual impact. Two bedrooms and a bathroom already exist on this side of the building; the proposed addition will not replace these uses with other uses, although a second bathroom will be added and the existing bedroom near the front of the home will be extended. The aural impact should not increase for adjacent property owners.*

Staff comments: *Although the criteria for the Historic Preservation Board asks questions about the compatibility of the structure the Board of Adjustment criteria for review has more stringent conditions that have to be met in order to grant a variance. Section 28.14 of the LDC requires all variances for historic properties to be presented to the Historic Preservation Board, which shall upon review submit its objection, recommendation and comment to the board considering the request.*

Recommendation: The proposed Certificate of Appropriateness and variance from floodplain management regulations are consistent with the City of St. Pete Beach Comprehensive Plan and Land Development Code. The variance to side setbacks to accommodate an addition is consistent with the Historic Preservation Board's review criteria. Staff recommends approval of the variance from floodplain management regulations and recommendation of the setback variance to the Board of Adjustment. The Historic Preservation Board may also submit comment(s) to the Board of Adjustment regarding the proposed setback variance. Staff recommends approval of the proposed Certificate of Appropriateness with the following conditions:

- 1) The variance request would need to be approved by the Board of Adjustment. If the Board of adjustment denies the request then the proposed addition would need to meet the five-foot setback as required by the LDC.
- 2) The applicant will be required to illustrate compliance during the permitting process that shows setbacks for locally designated historic properties and contributing structures.
- 3) The A/C be placed in the rear yard.
- 4) The A/C be concealed by a fence and/or vegetation that make the A/C unit not visible from the street.



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date <u>2/5/19</u>	Application Number <u>19-00000</u>
Bldg. Permit No. _____	Date _____
Other _____	
PIN: _____	

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

AMY LOUGHERY

Representative Name & Address

RALPH O. LICKTON, DESIGNER

102 NINETEENTH AVENUE

1706 PASS-A-GRILLE WAY #3

ST. PETE BEACH, FLORIDA 33706

ST. PETE BEACH, FLORIDA 33706

Phone (727) 515-4835

Phone (727) 368-0017

Property Address and Legal Description LOT 42 BLOCK G PHILLIPS DIVISION PA 4 PG 26
102 NINETEENTH AVENUE, ST. PETE BEACH, FL 33706 PASS-A-GRILLE CITY
PINELLAS COUNTY, FL

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New

Construction

Addition

ADDITIONS

Demolition

Rehabilitation

RENOVATIONS

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. BEDROOM AND BATH RENOVATIONS, BEDROOM AND BATH ADDITION

ALSO: REQUESTING F.E.M.A. 50% VARIANCE AND
REQUESTING HISTORIC BOARD RECOMMENDATION TO
BOARD OF ADJUSTMENT FOR VARIANCE TO SIDEYARD
SETBACK REQUIREMENTS.

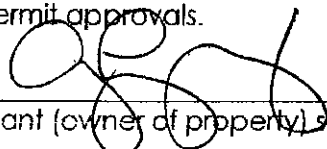
FEB 05 2019

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	ROUGH SAWN CYPRESS RANDOM (LIVE) EDGE SIDING SIMILAR TO EXISTING
Windows	VINYL CASEMENT INSULATED IMPACT (4) FIRE RATED FIXED, IMPACT, OBSCURE (2)
Doors	FIBERGLASS 10 LITE FRENCH INSULATED IMPACT
Roofing	FIBERGLASS ASPHALT SHINGLE - TO MATCH EXISTING
Entrances/Porches	N.A.

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


Applicant (owner of property) signature

2/4/19
Date



THE SUNSET CAPITAL OF FLORIDA

PUBLIC HEARING SIGN POSTING AFFIDAVIT

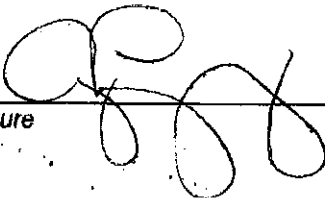
Applicant, AMY LOUGHERY, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): AMY LOUGHERY

Address: 102 NINETEENTH AVENUE, PASS-A-GRILLE

X 

2/4/19

Signature

Date

STATE OF FLORIDA)

PINELLAS COUNTY)

SS:

The foregoing instrument was acknowledged before me this 4th day of Feb, 2019 by ✓ who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

My commission Expires:



NOTARY:

Print Name: Debra Davis

Notary Public, State of Florida

(Notarial Seal)

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN PUBLIC HEARING DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, or Board of Adjustment, Historic Preservation Board.

A Notary Public is available in City Hall; 155 Corey Avenue.

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

I/WE

AMY LOUGHERY

(print name of property owner)

hereby authorize

RALPH O. LICKTON, DESIGNER

(print name of agent)

to represent me/us in an application for

HISTORIC BOARD APPLICATIONS & VARIANCE
BOARD OF ADJUSTMENT APPLICATION

(type of application: variance, conditional use, zoning, etc.)

Signature of Owner

Signature of Owner

AMY LOUGHERY

Print Name of Owner

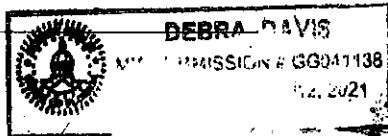
Print Name of Owner

The forgoing instrument was acknowledged before me this Feb 04th day of Feb
2018, by _____ or who is personally known ☒
produced _____ as identification.

(Notary Signature)

(Date)

My Commission Expires



FEMA VARIANCE APPLICATION

Case Number: 19-00004

APPLICANT/AGENT:

Name: RALPH O. LICKTON

Address: 1706 PASS-A-GRILLE WAY #3

City: ST. PETE BEACH State: FLA

Zip: 33706 Phone: (727) 368-0017

PROPERTY OWNER:

Name: AMY LOUGHERY

Address: 102 NINETEENTH AVE

City: PASS-A-GRILLE State: FLA

Zip: 33706 Phone: (727) 515-4835

PROPERTY:

CEL (727) 601-8821

Address: 102 NINETEENTH AVENUE

Parcel ID: 18-32-16-68634-007-0420

Current Zoning: RLM-2 PAG Current Land Use: _____ Lot Area: 5000 SQ. FT.

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

REQUESTING VARIANCE FROM F.E.M.A. "50% RULE"
PROPOSED COSTS OF MODEST ADDITION AND RENOVATIONS FAR
EXCEED THE 50% OF MARKET EVALUATION FROM TAX ASSESSOR
AND PRIVATE APPRAISALS IN ORDER TO KEEP THE
HISTORIC DESIGNATION VIABLE. SEE ATTACHMENTS

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

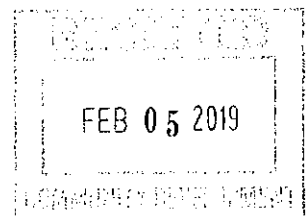
Ralph O. Lickton 2/4/19
Signature of Applicant/Authorized Agent and Date

For office use only:

Hearing Date: _____ Fees: _____

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

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



McCormick, Seaman & Terrana

Real Estate Appraisers & Consultants

1262 Dr. Martin Luther King, Jr. Street North

St. Petersburg, Florida 33705

Phone: (727) 821-6601

Tax ID # 59-3334278

January 29, 2019

Ms. I. Loughery
102 19th Avenue
St. Pete Beach, FL 33706

Re: 102 19th Avenue, St. Pete Beach FL 33706
Appraisal File #08259

Dear Ms. Loughery:

We have re-inspected your property as noted above on 01/26/19 and re-evaluated the substantial improvement number for the improvement and have found the number is the same as established in April 15, 2008 for the structure or \$162,500.

Hopeful this will be of assistance to you and if you have any questions please do not hesitate to give me a call.

Respectfully,



Scott W. Seaman, SRA
Cert-Gen RZ1758
Licensed Real Estate Broker

McCormick, Braun, & Seaman

Real Estate Appraisers & Consultants

1262 Dr. M.L.K. Street North

St. Petersburg, Florida 33705

Phone: (727) 821-6601

Fax: (727) 823-5625

April 15, 2008

Ms. Amy I. Loughery
102 19th Avenue
St. Pete Beach, Florida 33706

RE: **A SUMMARY APPRAISAL REPORT**
960 SF House
102 19th Avenue
St. Pete Beach, Florida 33706

Dear Ms. Loughery:

In response to your request, we have prepared a **SUMMARY APPRAISAL REPORT** on a single family house located at 102 19th Avenue, within the City Limits of St. Pete Beach, Florida.

This is a summary appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a summary appraisal report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Furthermore, in accordance with prior agreement between the client and the appraiser, this report is the result of a limited appraisal process in that certain allowable departures from specific guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP) were invoked. The intended user of this report is warned that the reliability of the value conclusion provided may be impacted to the degree there is departure from specific guidelines of USPAP.

This report should be read in its entirety, in order to fully understand the value being reported herein.

Continued:

Ms. Amy I. Loughery
April 15, 2008
Page Two

RE: **A SUMMARY APPRAISAL REPORT**
 960 SF House
 102 19th Avenue
 St. Pete Beach, Florida 33706

ESTIMATED VALUE OF THE SUBSTANTIAL IMPROVEMENTS:

It is our opinion, after considering the various factors contained within this report, that the estimated Market Value of the subject property **Substantial Improvements Only**, subject to the Limiting Conditions as noted on pages 3 - 6 of this report, as unencumbered, as of April 15, 2008, was:

ONE HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED (\$162,500) DOLLARS

Thank you for the opportunity to be of service.

McCORMICK, BRAUN & SEAMAN



Scott W. Seaman, SRA
State-Certified General Real
Estate Appraiser 0001758
Licensed Real Estate Broker



Community Development Department
155 Corey Avenue
727.363.9265
email: cwelden@stpetebeach.org

FEMA VARIANCE APPLICATION

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

RW

I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

RW

On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.

RW

I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

RW

I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

RW

I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

RW

I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:

- (1) The variance will not preclude the structure's continued designation as a historic structure.
- (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

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

Rafael Chilton 3/4/19
Signature of Applicant/Authorized Agent and Date

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

I/WE

AMY LOUGHERY

(print name of property owner)

hereby authorize

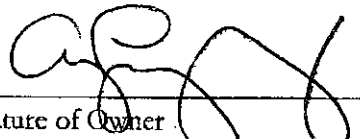
RALPH O. LICKTON, DESIGNER

(print name of agent)

to represent me/us in an application for

HISTORIC BOARD APPLICATIONS & VARIANCE
BOARD OF ADJUSTMENT APPLICATION

(type of application: variance, conditional use, zoning, etc.)


Signature of Owner

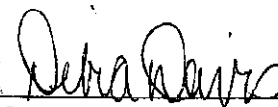
Signature of Owner

AMY LOUGHERY

Print Name of Owner

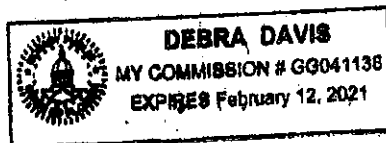
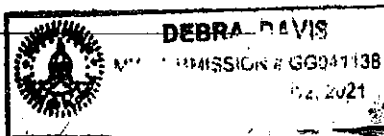
Print Name of Owner

The forgoing instrument was acknowledged before me this Feb 04th day of Feb
2018, by _____ or who is personally known ☒
produced _____ as identification.


(Notary Signature)

2/4/19
(Date)

My Commission Expires



PROPOSED SITE PLAN

Ralph Orville Lickton Designer

PATRICK KNAPP, P.E.

ST. PETE BEACH, FLORIDA 33706

DATE: 04/18

PROPOSED ADDITIONS AND REVISIONS

PASS-A-GRIFF RESIDENCE

-AMY I. LOUGHERY

ST. PETE BEACH, FLORIDA 33706

DATE: 04/18

PROPOSED SITE PLAN

Ralph Orville Lickton Designer

PATRICK KNAPP, P.E.

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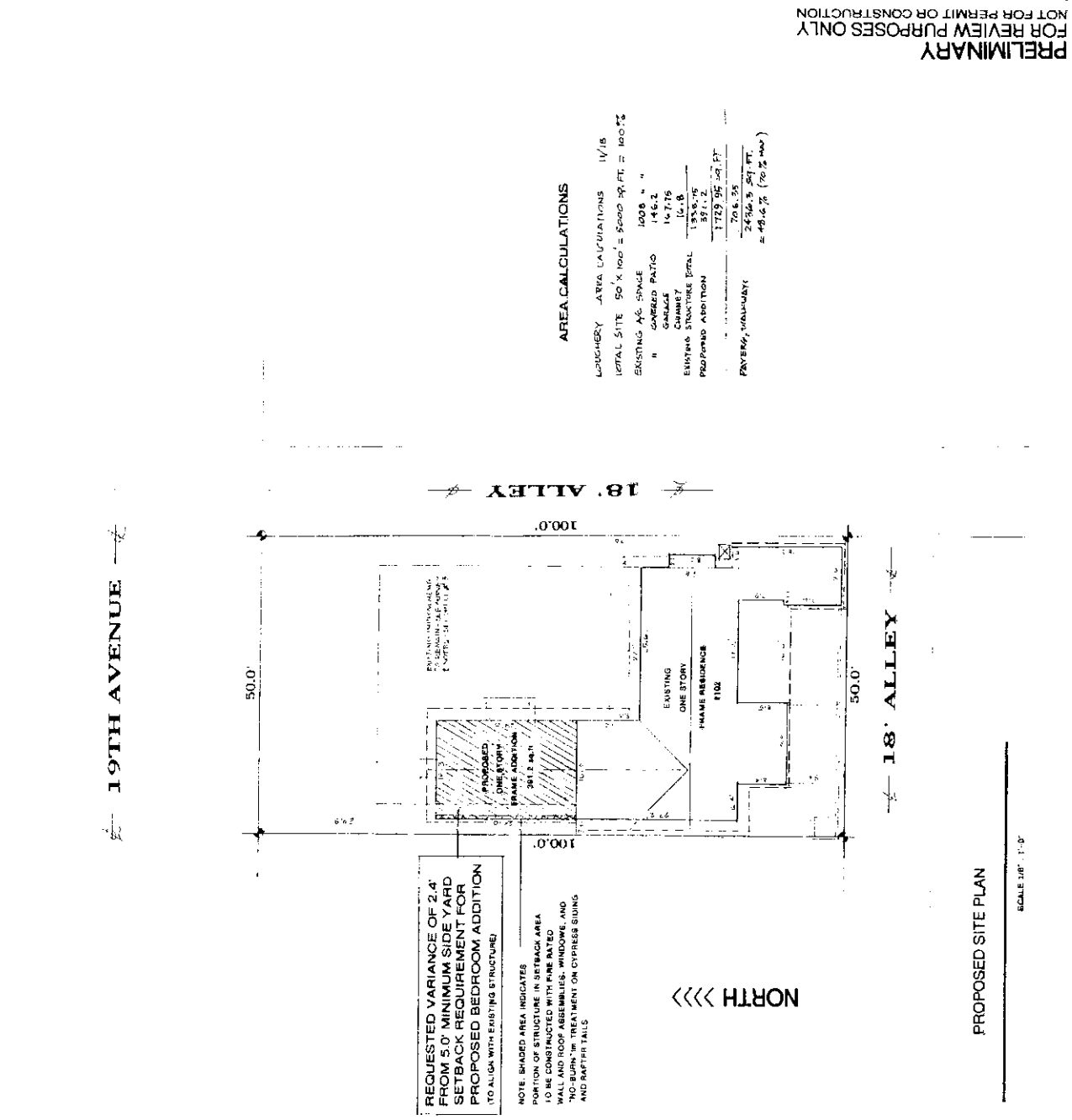
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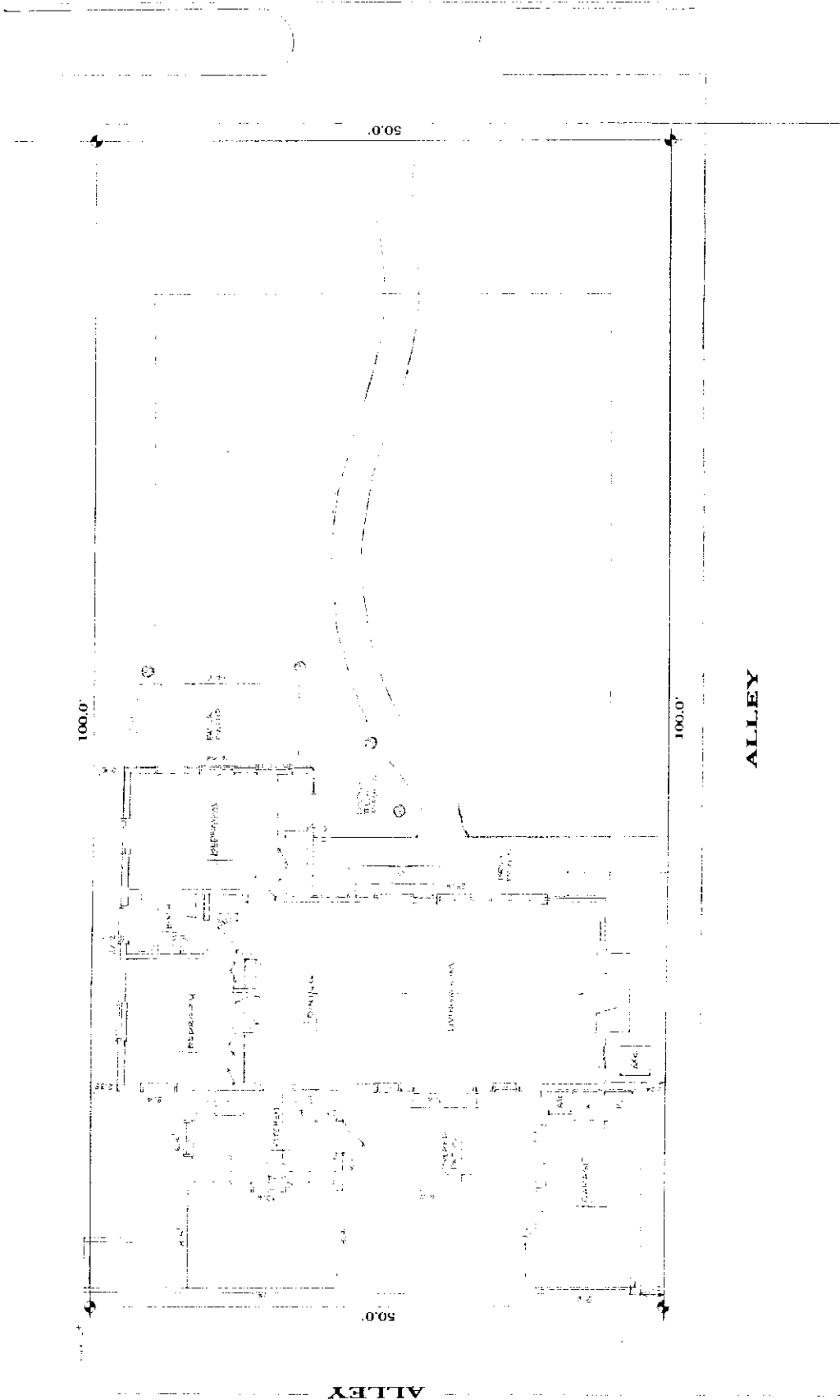
ST. PETE BEACH, FLORIDA 33706

DATE: 04/18

EXISTING FLOOR PLAN 3/12/18

SCALE 1/4" = 1'

NORTH >>>>



PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION

2	PROPOSED ADDITIONS AND RENOVATIONS PASS-A-GRIFFLE RESIDENCE -AMY I. LOUGHERY 57 PETER BEACH AVENUE ST. PETERS BEACH, FLORIDA 33706 Exempt 404.18	Ralph Orville Lickton Designer PATRICK KNAPPE, P.E. 201 Woodward Avenue Orange, Florida 32667 P.E. # 41558 (1973) and 50543 (RENEWED) FLORIDA 17000 N. W. 11th Avenue, Suite 100 St. Petersburg, Florida 33736-4077	EXISTING FLOOR PLAN 3/12/18 2/4/18 1/24/18 1/20/18 Existing 3/22/18
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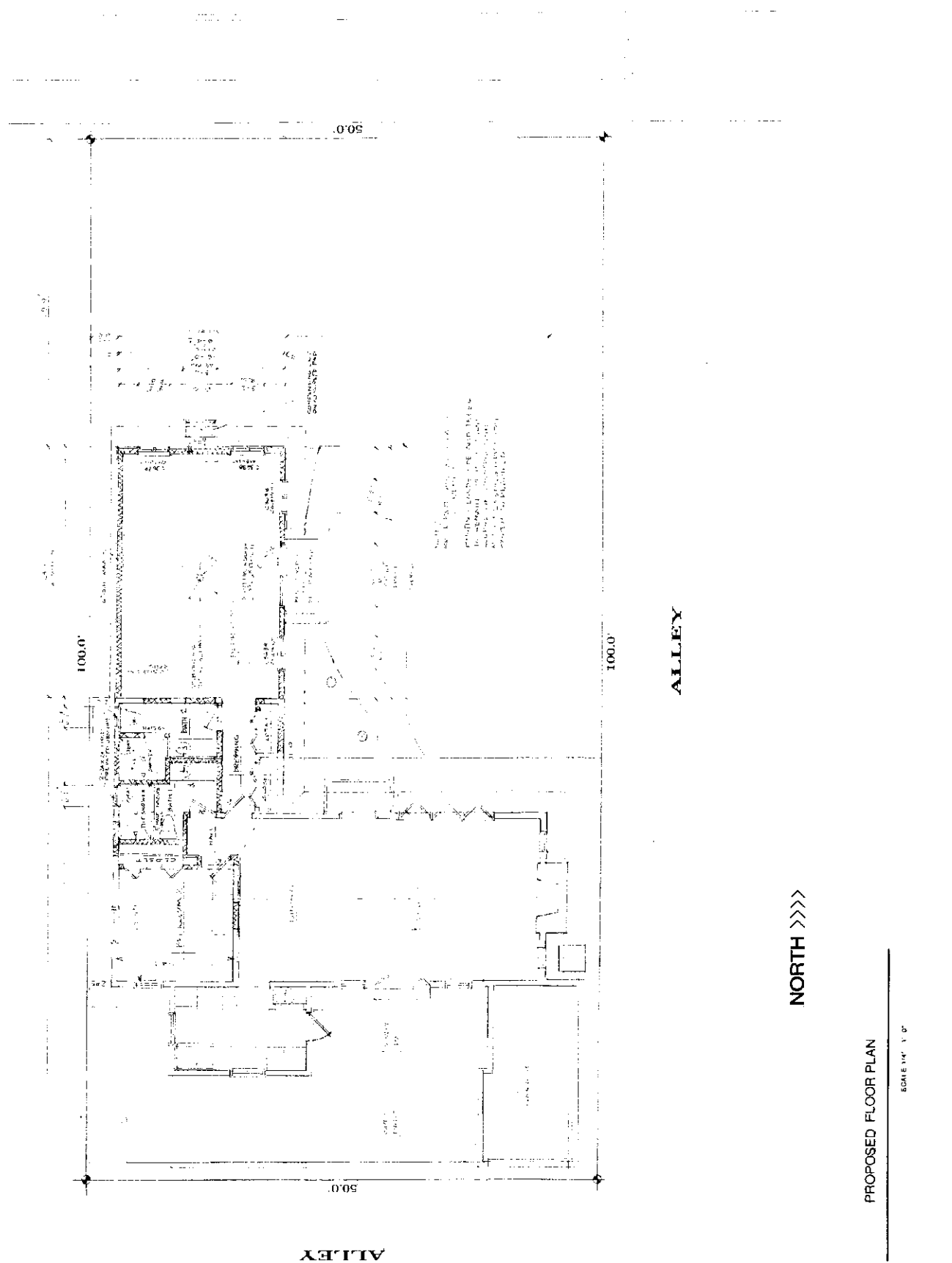
3

உதாரணம்

PROPOSED FLOOR PLAN

2/4/19
Revised 1/24/19
1/1/2018
Confidential 1/1/17/18

NINETEENTH AVENUE



FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



PROPOSED ADDRESS AND RELOCATION
PASS-A-GRIFFLE RESIDENCE
-AMY I. LOUGHERY
102 NINEVENTH AVENUE
51 PETE BEACH, FLORIDA 33756

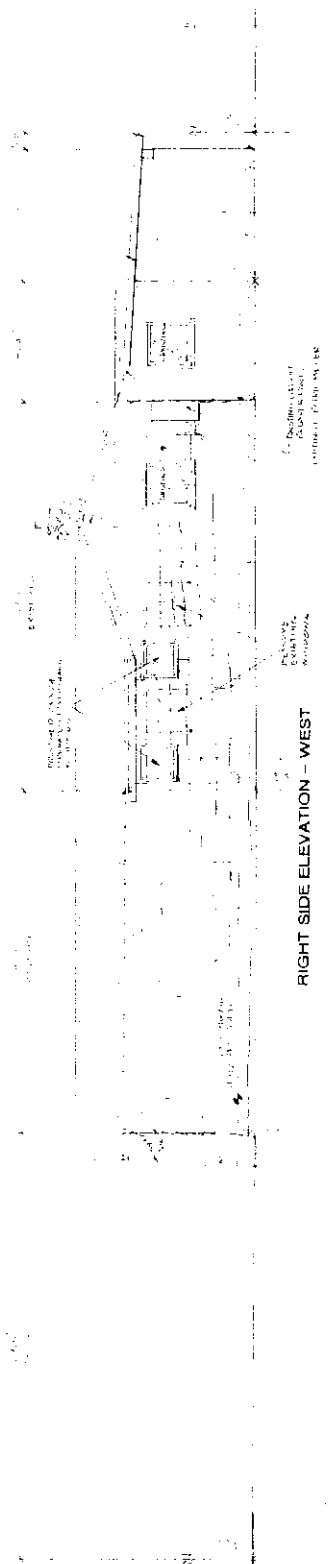
உள்ளே யுள்ளது

Kaliph Orville Lickton Designer
1701 PASS-A-CRUISEWAY, #3
ST PETERS BEACH, FLORIDA 33706-2777
Phone: 813-377-3580 or 1-800-555-9777
PATRICK KNAPP, P.E.
301 Woodward Avenue
Chesapeake, Florida 34477
P.E. # 11066
10101-0000 HEAVENSPAC.COM

EXTERIOR ELEVATIONS

8/1/77 Received
9/18/77
10/18/77 Received
11/18/77

SCALE 1/4" = 1'-0"

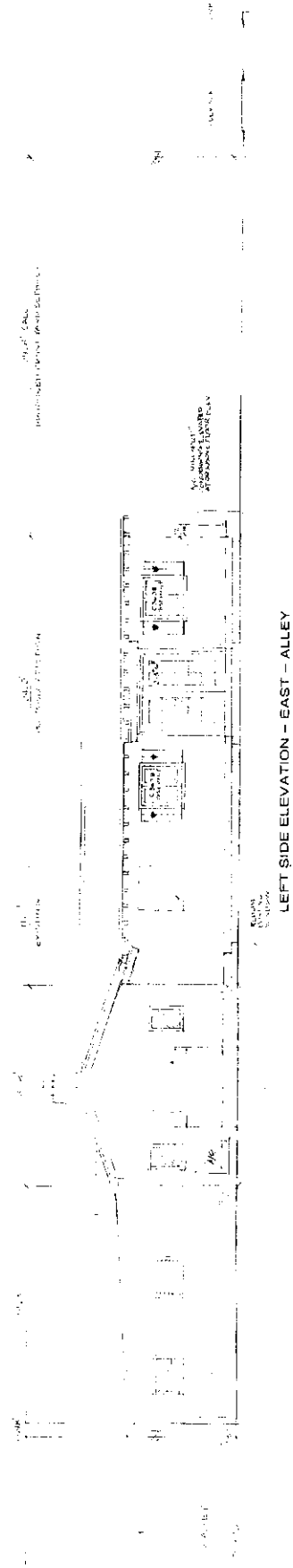


RIGHT SIDE ELEVATION - WEST



REAR ELEVATION - SOUTH - ALLEY

FRONT ELEVATION - NORTH - NINETEENTH AVENUE



LEFT SIDE ELEVATION - EAST - ALLEY

EXTERIOR ELEVATIONS





















The Historic Preservation Board of the City of St. Pete Beach recommends that the City of St. Pete Beach commission approve this board to apply for grant assistance in the name of the city from any federal, state, county or private source for the purpose of furthering the objectives of this board. ("City of St. Pete Beach Code of Ordinances, Chapter 22 - Boards, Committees, Commissions, Article VII. Historic Preservation Board." - Sec. 22-211, Purpose; powers and duties).

The board also recommends that the city establish a historic preservation trust fund for the purposes of administering funds received from any grant assistance awarded in the name of the city for the purpose of furthering the objectives of the Historic Preservation Board.

Some examples of potential grant assistance to further the objectives of this board:

(12). Propose and recommend to the city commission **financial and technical incentive programs** to further the objectives of historical preservation.

(13). Increase public awareness of historic preservation and its community benefits by **promoting public education programs.**

(18). Attend pertinent **informational or educational meetings, workshops and conferences.**

“City of St. Pete Beach Code of Ordinances, Chapter 22 – Boards, Committees, Commissions, Article VII. Historic Preservation Board.”

In regard to Sec. 22-211, Purpose; powers and duties, (18) (e):

- “Upon the approval of the city commission, the board may apply for grant assistance in the name of the city from any federal, state, county or private source for the purpose of furthering the objectives of this article.”
- “Upon recommendation of the board, the city commission may establish a historic preservation trust fund with the purpose of administering such funds.”