



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

*** VIRTUAL MEETING ***

PURSUANT TO FLORIDA GOVERNOR
EXECUTIVE ORDER 20-69
“LOCAL GOVERNMENT PUBLIC MEETINGS”

TO PARTICIPATE:

Dial: 929-205-6099 ; Use Meeting ID: 899 3328 5844

OR USE ZOOM ULR:

Zoom URL: <https://zoom.us/j/89933285844>

August 6, 2020
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. 07/09/2020
4. **Action Items**
 - a. **Case No. 20017** – Ralph O Lickton for Paulette Bosela

The applicant requests a Certificate of Appropriateness amendment to Case No 19-00011 to a) add a decorative fountain at the entry walkway, b) convert proposed carports to garages, and c) add solar electric panels to the rear of the structure.

b. **Case No. 20042 – Matt Schoeppe-Erol Gunden for Glen and Hollyce Davenport**

The applicant requests a Certificate of Appropriateness amendment to elevate a locally designated landmark to a) meet FEMA and City elevation requirements and allow parking underneath the structure, b) demolish the existing porte-cochere on the north side of the property, c) allow the construction of an addition on the north side of the property, d) allow a new entryway in the front of the property, e) add a second story deck addition on east side of the property, and f) allow certain site alterations including replacing and relocating the driveway and adding a new site wall in the front of the property.

5. **Adjournment – Next Meeting: 09/03/2020**

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

July 9, 2020

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

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

ABSENT:

Tia Hockensmith, Member
William Loughery, Member

ALSO PRESENT:

Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner I
Ginny Keeter-Bodkin, Deputy City Clerk

1. Changes to the Agenda

Lynn Rosetti, Senior Planner explained that while the meetings have been postponed since April, a committee Chair and Vice Chair still need to be elected.

Member Young made a motion to elect Chris Marone as Chair and Sean Hurley as Vice Chair of the committee for the next year. The motion was seconded by Vice Chair Hurley and unanimously approved by an individual roll call vote.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes – 3/05/2020

Vice Chair Hurley made a motion to approve the minutes of the March 5, 2020 meeting as presented. The motion was seconded by Chair Marone and unanimously approved by an individual roll call vote.

4. Action Items

**a. Case Nos. 20034, 20035, and 20036 – Dawn Olivas (property owner) and Margot Krismer (representative)
Address: 3401 Casablanca Ave.**

(1) Local Landmark Designation for this structure (Case No. 20034); (2) Certificate of Appropriateness primarily for interior repairs and modifications, exterior window and door replacements, and other 1 minor modifications as outlined in the application (Case No. 20035); (3) Variance from the Floodplain Management Regulations to perform work that constitutes a substantial improvement (Case No. 20036).

Lynn Rosetti, Senior Planner presented a background and analysis of the property, modification proposals, Floodplain regulations, designation criteria, staff recommendations, and answered questions from the board. She explained that three separate motions would be required for approval.

Lydia Castle, 3111 S. DeBazan Ave. gave public comment with inquiries regarding renovation.

Dawn Oliva, property owner/applicant answered questions.

Member Young made a motion to approve Case 20034, Local Landmark Designation for 3401 Casablanca Ave. The motion was seconded by Vice Chair Hurley and unanimously approved by an individual roll call vote.

Member Young made a motion to approve Case 20035, Certificate of Appropriateness for 3401 Casablanca Ave. The motion was seconded by Vice Chair Hurley and unanimously approved by an individual roll call vote.

Chair Marone made a motion to approve Case 20036, Variance from Floodplain Management Regulations for 3401 Casablanca Ave. The motion was seconded by Vice Chair Hurley and unanimously approved by an individual roll call vote.

5. Discussion Items

a. Historic Preservation Grant

Ms. Rosetti reviewed the application that was submitted on June 1, 2020 for the Don Cesar Place neighborhood and a timeline.

b. Street Sign Status

Wesley Wright, Community Development Director, summarized the project to date. Funds were authorized for Fiscal Year 2020 and the bid has been awarded; currently in price negotiations and signs will need to be manufactured.

Discussion followed on the design and number of signs. The committee requested that Mike Clarke, Public Works Director return for another project update in September or October.

c. GIS – Historic Property Layer Added

Ms. Rosetti reviewed slides showing that local historic properties have been added to the GIS (Geographical Information System). Brandon Berry, Planner I, added comments.

6. Adjournment

There being no further business, Chair Marone moved to adjourn the meeting at 4:38PM. The motion was seconded by Vice Chair Hurley and unanimously approved by an individual roll call vote.

The next meeting will be held on 8/06/2020.

Attest:

Ginny Bodkin, Acting 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. 20017 Ralph Lickton for Paulette Bosela

Meeting Date: August 6, 2020

Prepared By: Brandon Berry, Planner I, Planning and Zoning Division

REQUEST	The applicant requests a <u>Certificate of Appropriateness</u> amendment to <u>approved Case No 19-00011</u> to a) add a decorative fountain at the entry walkway, b) convert proposed carports to garages by adding garage doors, and c) add solar electric panels to the rear of the structure.
SUBJECT PROPERTY	1706 Pass-a-Grille Way; PHILLIPS DIVISION REV MAP BLK F, LOTS 17 AND 18 & N 7.5FT OF ALLEY ON S OF LOT 17; Property ID # 18-32-16-68634-006-0170
LAND USE	RLM-2/PAG – Residential District/Pass-a-Grille Overlay on the Zoning Map; RLM – Residential Low-Medium on the Future Land Use Map
YEAR BUILT	1938 or 1941
HISTORIC STATUS	Pass-a-Grille Historic District – Contributing building (courtyard apartment) and contributing outbuilding (detached garage)
SURROUNDING AREA	North – 18th Avenue/Condominium South – Condominium East – Pass-A-Grille Way/single-family residences West – Alleyway/single-family residence

BACKGROUND and ANALYSIS

The property is developed with a single-story, five unit courtyard apartment building and detached garage both constructed in either 1938 (according to the Property Appraiser) or 1941 (according to the property's Florida Historic Master Site File). The primary building is constructed in a Craftsman style with a low-pitched roof, exposed rafters under wide eaves, a recessed front porch, double-hung windows with square surrounds, and one-leaf entrance with square surround to each unit. The building has transite asbestos shingle siding as exterior fabric, is constructed in a conventional wood frame with a concrete stemwall and has a piers crawlspace foundation according to the applicant. The single-bay garage has a hipped roof, overhanging eaves with exposed rafter tails, 2/2 sash windows with square surrounds, and roll-up door. According to the property's Florida Master Site File, neither building has experienced any major additions or alterations since their initial construction. A building permit applied for in 2009 indicates that the garage entry door was to be replaced, siding and shingles to be repaired, and foundation screens were to be repaired.

In May 2019 the applicant received a Certificate of Appropriateness to elevate the structure above the base flood elevation, add a second living story, add a deck connecting the primary structure with an existing detached garage, and add an accessory pool area at the corner of the rear alleyway and 18th Avenue. The structure was also designated as a local historic structure at this time.

This amendment is for three additions, including the addition of a decorative fountain to the entry walk at the front of the structure along Pass-a-Grille Way, the enclosure of the proposed carports located under the portion of the structure abutting 18th Avenue into garages, and the addition of solar electric panels to the rear of the structure facing the alleyway opposite Pass-a-Grille Way.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

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

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *The use of the property is not changing, and the structure will remain a five-unit multifamily building. The only material alteration to the structure itself proposed in this request is to enclose the carports approved under the previous application. Furthermore, it appears the lattice proposed on the Pass-a-Grille Way side of the structure is to be removed. The garage doors are proposed to be a raised panel design, which, along with carriage-style, appears to be common among Craftsman-style designs. Staff recommend that the color of the doors generally match the primary structure to retain emphasis on the living spaces of the structure.*

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. *Staff do not find that the historic character of the property will be altered. The structure has historically oriented toward Pass-a-Grille Way, and the decorative fountain situates this area as the front façade of the structure. The general massing, form, and voids of the structure will not be noticeably impacted with the addition of solar panels or garage doors.*

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. No conjectural historic features are proposed to be added with this amendment. The amendment's modern feature, being solar panels, are oriented toward the rear alleyway and appear to not be clearly visible from the abutting rights-of-way due to dense foliage at the rear of the structure.

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. The structure has been designated historic locally, but is not individually listed on the National Register.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The applicant does not appear to be dramatically altering any prevailing features of the structure's Craftsman style with this proposal.*

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 not proposing to repair or replace any deteriorated historic features of the structure with this amendment.*

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

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. If archeological resources are discovered, proper procedures shall be followed.*

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. *While garage doors and solar panels are more modern features, staff believe the emphasis will be retained on the structure's orientation toward Pass-a-Grille Way. The solar panels will be generally masked by their orientation to the west, the roof of which abuts an alleyway, and staff find that the garage doors will be generally compatible with the structure.*

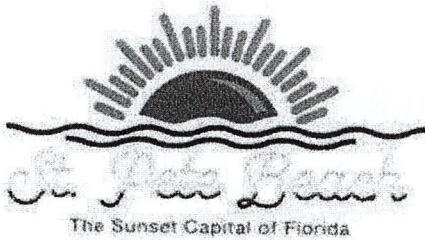
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. None of the additions proposed in this amendment are not essential to the integrity of the structure and could be removed in the future. Solar panels can generally be removed without damage to the roof. Garage door systems could be removed in the future as well.

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.** *Staff find that raised-style garage doors are common features of Craftsman-style homes, often with inset windows along the top of the door. Staff are recommending that the color of the garage doors be selected to closely match the color of the primary structure. The solar panels will be generally masked from public frontages.*
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.** *These additions will not overpower the original structure or have major impacts on the building's scale and massing. All additions are contained within the building's existing footprint, with the exception of the fountain will provide an accent point to the building's entrance.*
3. **Additions shall be attached to the rear and/or to the side of the original structure.** *Garage doors are proposed to be added to the rear and 18th Avenue sides of the structure. Solar panels will be installed on the rear of the structure facing an alleyway.*
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.** *Garage doors are oriented toward 18th Avenue rather than the property's frontage along Pass-a-Grille Way. Solar panels will be oriented toward the alleyway at the rear of the property.*

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 amendment with the following condition:

- 1) Garage door colors shall be selected to closely match the colors of the primary structure.



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 20017

Property Owner Name & Address

PAULETTE BOSELA

1426 SKYLINE ROAD

ST. PAUL, MINNESOTA 55121

Phone (612) 991-5660

Email Address _____

Property Address, Legal Description, Parcel ID

1704-1706 PASS-A-GRILLE WAY ST. PETE BEACH, FL 33706-4277

SEE ATTACHED SURVEY

18-32-16-68634-006-0170

Agent or Representative Name & Address

RALPH O. LICKTON

1706 PASS-A-GRILLE WAY #3

ST. PETE BEACH, FL 33706-4277

Phone (727) 368-0017, (727) 601-8821

Email Address LICKTONDESIGN

@ VERIZON.NET

Is the property part of a previously approved development proposal?

☒ Yes

☐ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

- ☒ Alteration of building/structure
- ☐ New Construction
- ☐ Addition
- ☐ Rehabilitation
- ☐ Relocation
- ☐ Demolition

PROPOSED USE

- ☐ Single-family residence
- ☒ Multi-family residence
- ☐ Office
- ☐ Commercial
- ☐ Hotel/Motel
- ☐ Restaurant
- ☐ Other _____

Estimated Cost of Work: NOT DETERMINED

Ralph Orville Lickton Designer

1708 PASS-A-GRILLE WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-368-0017 licktondesign@verizon.net

4/1/20 PROPOSED MODIFICATIONS TO PREVIOUSLY APPROVED
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
DRAWINGS SUBMITTED 4/1/19

MODIFICATIONS INCLUDE:

A. ADDITION OF "WATER FEATURE"

DECORATIVE FOUNTAIN AT ENTRY WALK

SHEET #1 PROPOSED SITE PLAN

SHEET #3 GROUND LEVEL PLAN

B. CHANGE PROPOSED CARPORTS TO ENCLOSED GARAGES

SHEET #3 GROUND LEVEL PLAN

SHEETS #7 AND #8 EXTERIOR ELEVATIONS

C. ADDITION OF SOLAR ELECTRIC PANELS

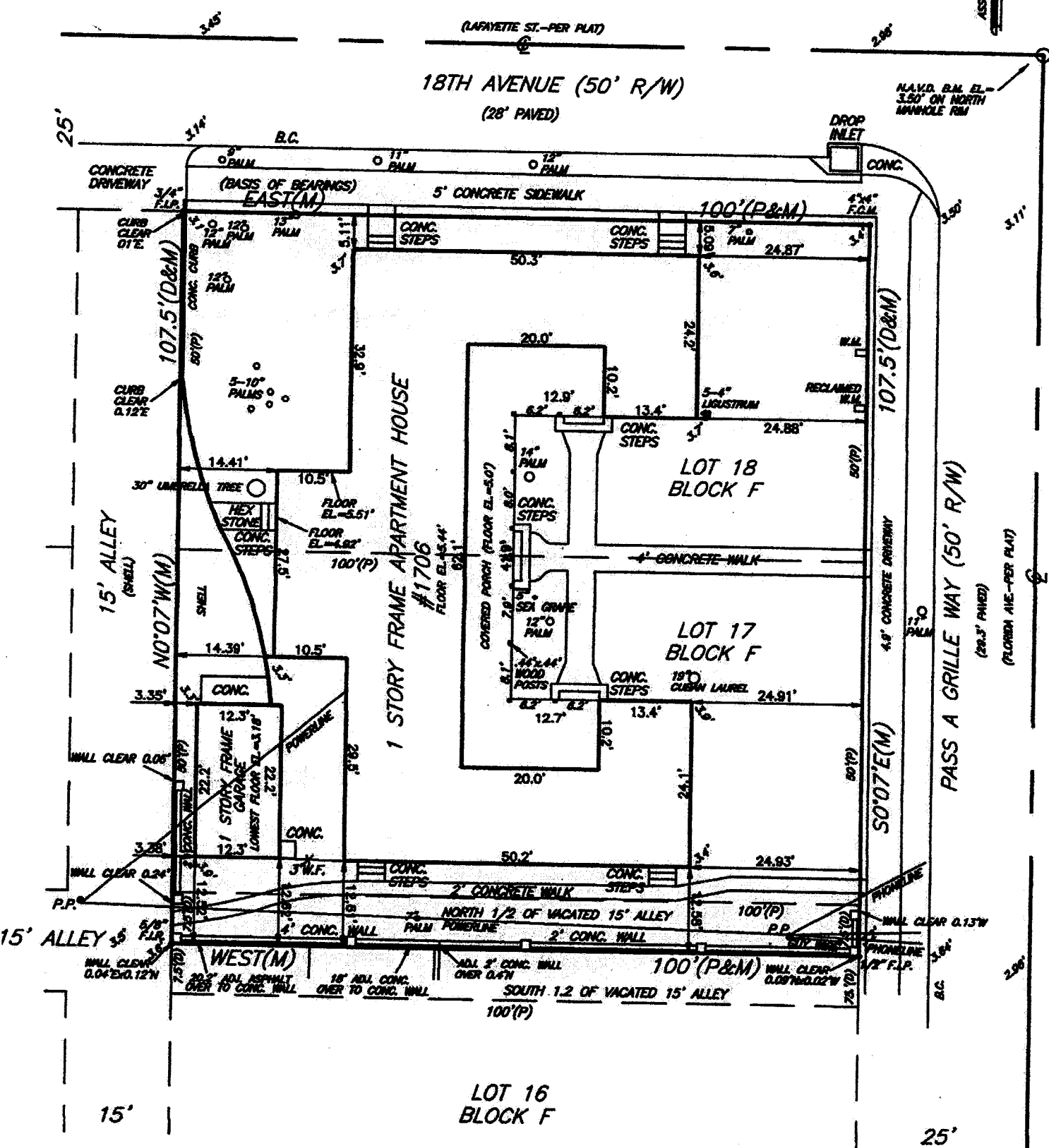
SHEET #6 ROOF PLAN

SHEET #8 EXTERIOR ELEVATION

RESPECTFULLY SUBMITTED

Ralph O. Lickton

4/1/20



A BOUNDARY SURVEY OF LOTS 17 AND 18, BLOCK F, AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF LOT 17, BLOCK F, PHILLIPS DIVISION OF PASS-A-GRILLE CITY, AS RECORDED IN PLAT BOOK 4, PAGE 26 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITH SPOT ELEVATION AS SHOWN.
CONTAINING 10747.85 SQUARE FEET, MORE OR LESS.

RAISE THE STANDARD

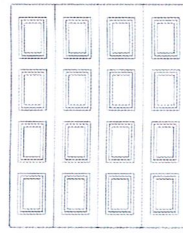
RAISED PANEL

Add depth to your garage door with C.H.I.'s raised panel design, available in both short and long panel options. The raised panels start with a recessed edge, but the interior surface of each panel is brought slightly forward, adding just a hint of definition to a classic garage door design.

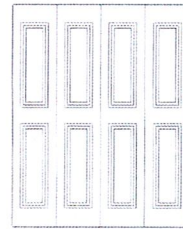


Short Raised Panel, Model 2241 shown in white.

GARAGE DOOR STYLES



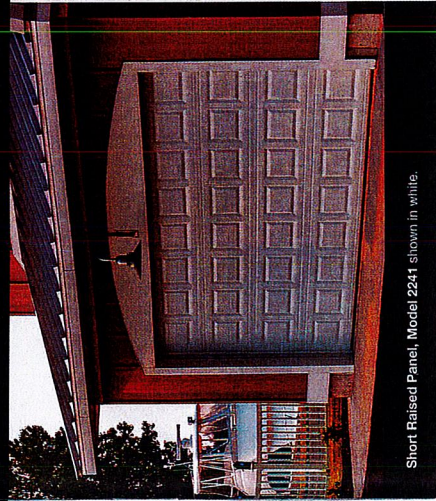
Short Raised Panel



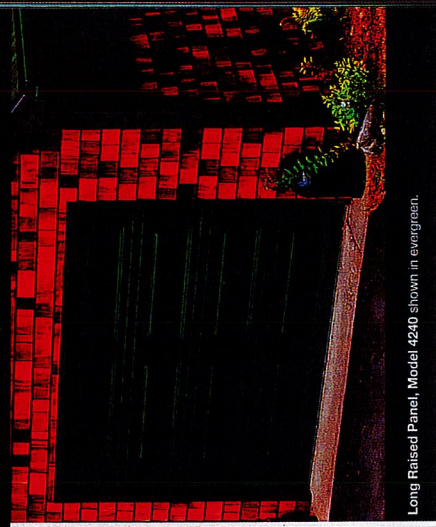
Long Raised Panel



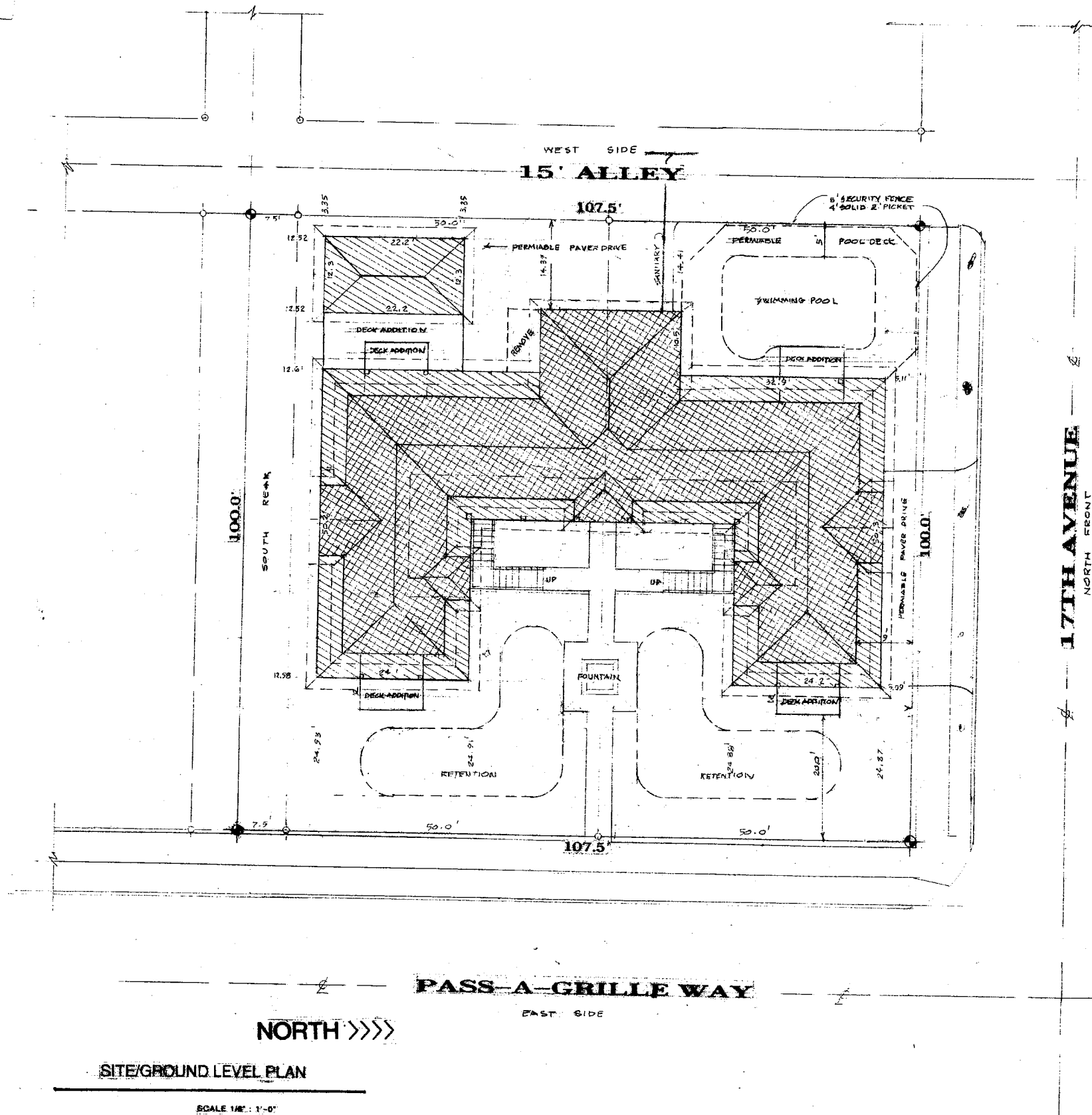
RAISED PANEL GARAGE DOORS Refer to your local C.H.I. Dealer for exact color re woodgrains matching, model options, and special colors.



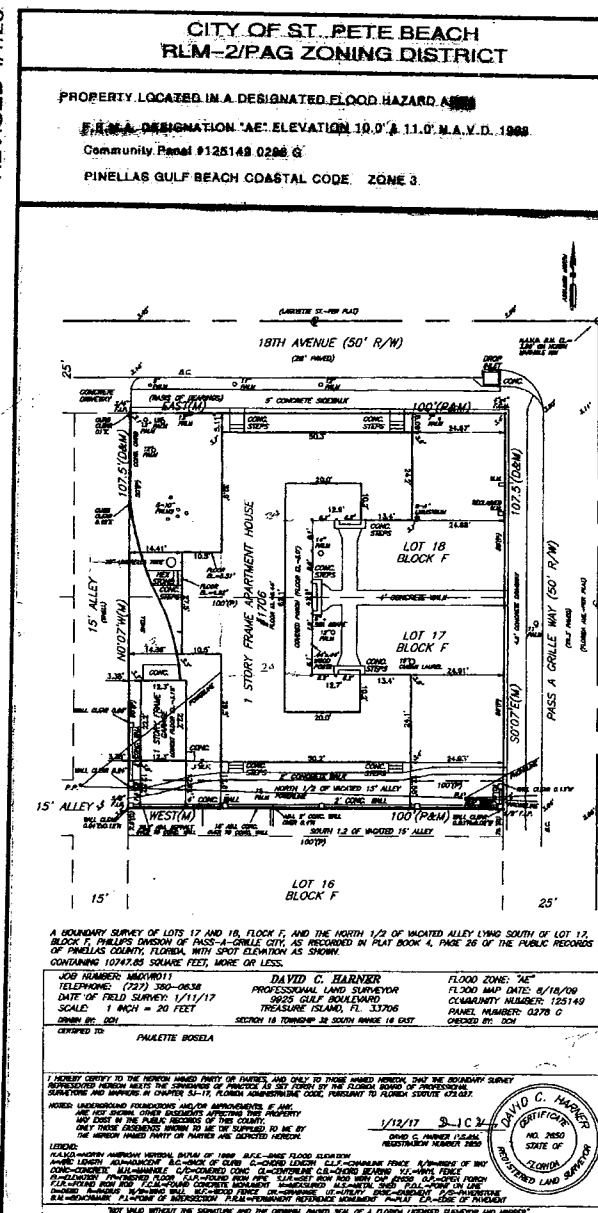
Short Raised Panel, Model 2241 shown in white.



Long Raised Panel, Model 4240 shown in evergreen.



REVISÉ 4/1/2011



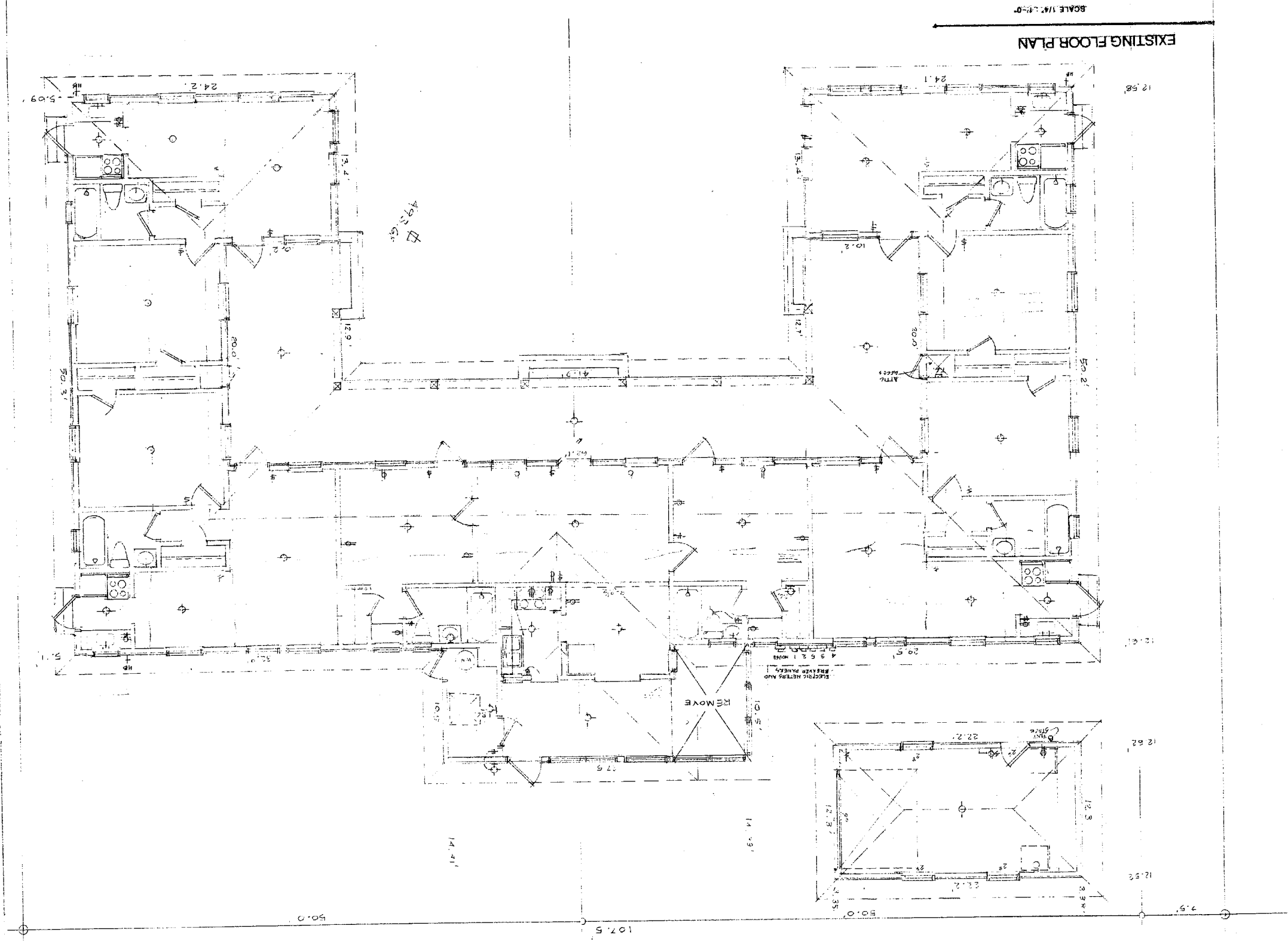
REVISED
4/1/19



Ralph Orville Lickton Designer
1706 PASS-A-GRADE WAY, 23

PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS
BAY TERRACE APARTMENTS
 FIVE UNIT RESIDENCE
 ~~~~~  
**PAULETTE BOSELA**  
 1704-06 PASS-A-GRILLE WAY  
 ST. PETE BEACH, FLORIDA 33706

|            |         |
|------------|---------|
| SHEET<br>1 | OF<br>8 |
|------------|---------|



FOR REVIEW PURPOSES ONLY  
NOT FOR PERMIT OR CONSTRUCTION

8

SHEET OF

ARG 8815

PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS  
FIVE UNIT RESIDENCE  
PAULETTE BOSELA  
1704-08 PASS-A-GRILLE WAY  
ST. PETE BEACH, FLORIDA 33706

Conn. 8-0817

Ralph Orville Lickton Designer  
1704-08 PASS-A-GRILLE WAY, ST. PETE BEACH, FLORIDA 33706  
PH: 727-326-0077 FAX: 727-326-0077  
E-MAIL: RALPH@RALPHKNAPP.COM

PAULETTE BOSELA  
1704-08 PASS-A-GRILLE WAY  
ST. PETE BEACH, FLORIDA 33706  
PH: 727-326-0077 FAX: 727-326-0077  
E-MAIL: PAULETTE@PAULETTEKNAPP.COM

ARCHITECT: RALPH ORVILLE LICKTON  
501 PETERSON BLVD.  
ST. PETE BEACH, FLORIDA 33706  
PH: 727-326-0077 FAX: 727-326-0077  
E-MAIL: RALPH@RALPHKNAPP.COM

APPROVED

REVISED

REVISED

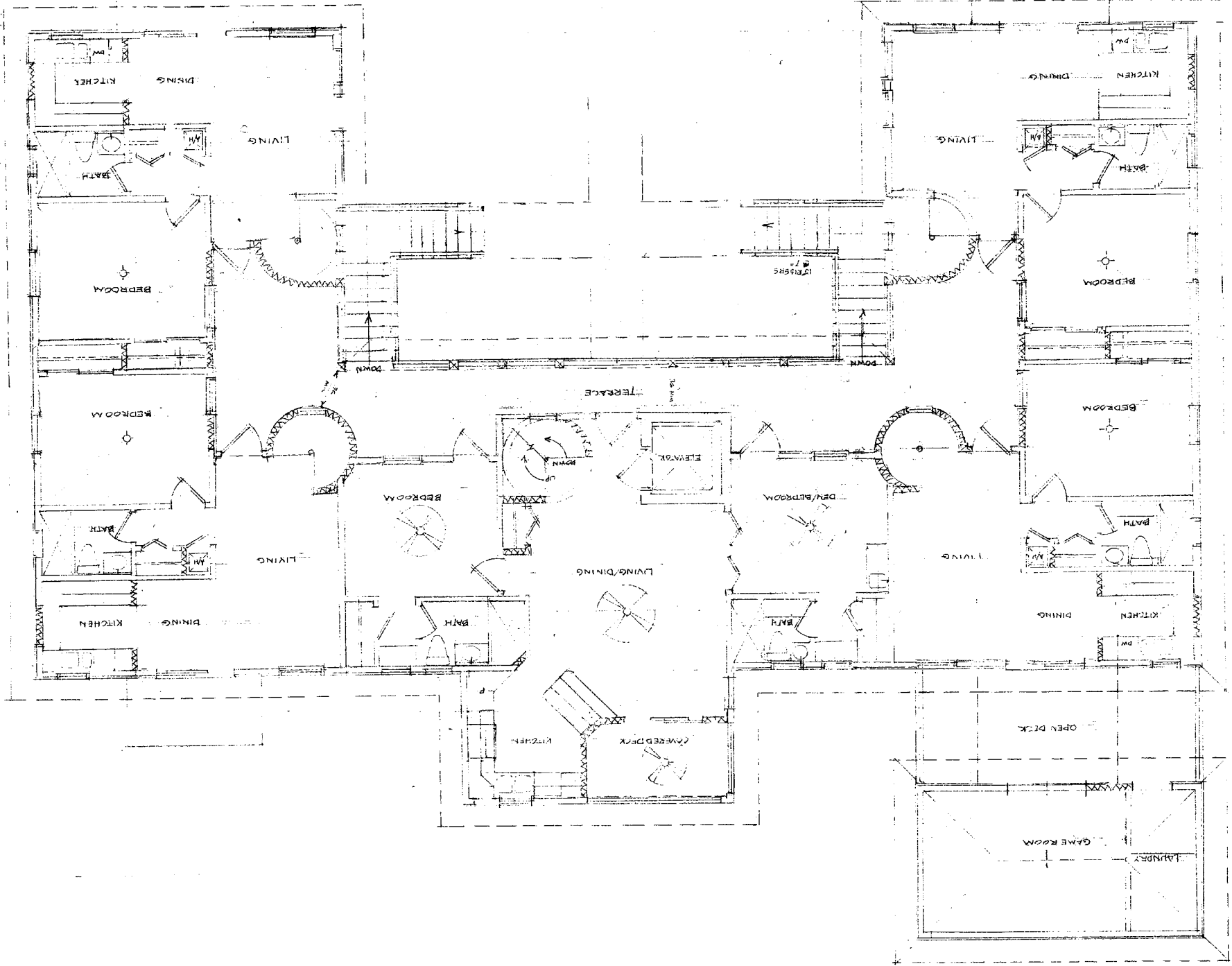
REVISED

REVISED 4/19



SCALE 1/4"=1'-0"

LIVING LEVEL FLOOR PLAN



SHEET 8 OF 8

ARG 9815

PROPOSED LAYOUT, ADDITIONS, AND RENOVATIONS  
BAY TERRACE APARTMENTS  
FIVE UNIT RESIDENCE  
PAULETTE BOSELA  
1704-06 PASS-A-SHILLE WAY  
ST. PETERSBURG, FLORIDA 33706

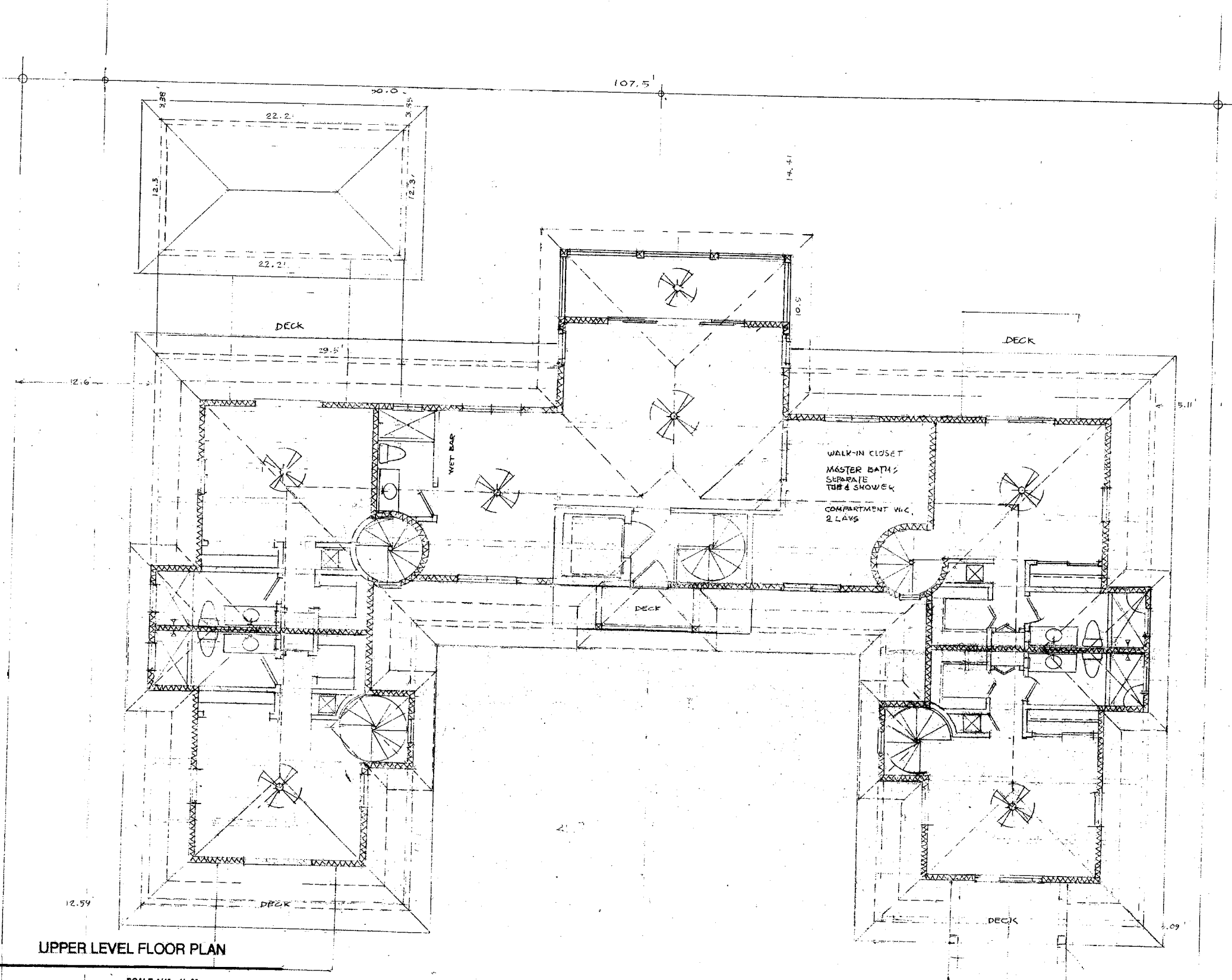
Ralph Orville Lickton Designer  
1704-06 PASS-A-SHILLE WAY  
ST. PETERSBURG, FLORIDA 33706  
PH: 727-326-0001 FAX: 727-326-0002  
WWW: WWW.RALPHORVILLE.COM

All Drawings, Specifications, Schedules and Notes are to be read in conjunction with the contract documents. The contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on these drawings. The contractor shall also be responsible for obtaining all necessary approvals from the local authorities. The contractor shall also be responsible for obtaining all necessary approvals from the local authorities.

APPROVED FOR CONSTRUCTION  
BY  
PAULETTE BOSELA  
DATE  
4/1/19



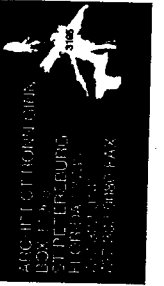
APPROVED  
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4/1/19



UPPER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

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| REVISED  |
| 4/1/19   |
| REVISED  |
| REVISED  |
| REVISED  |
| APPROVED |



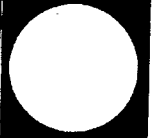
All Construction, Specifications, Materials and Methods shall conform to the latest editions of the International Building Code, International Residential Code, and other applicable codes and standards. The Designer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Designer shall also be responsible for ensuring that the construction is in accordance with the approved plans and specifications. The Designer shall not be responsible for any construction defects or damage to the property resulting from the construction.

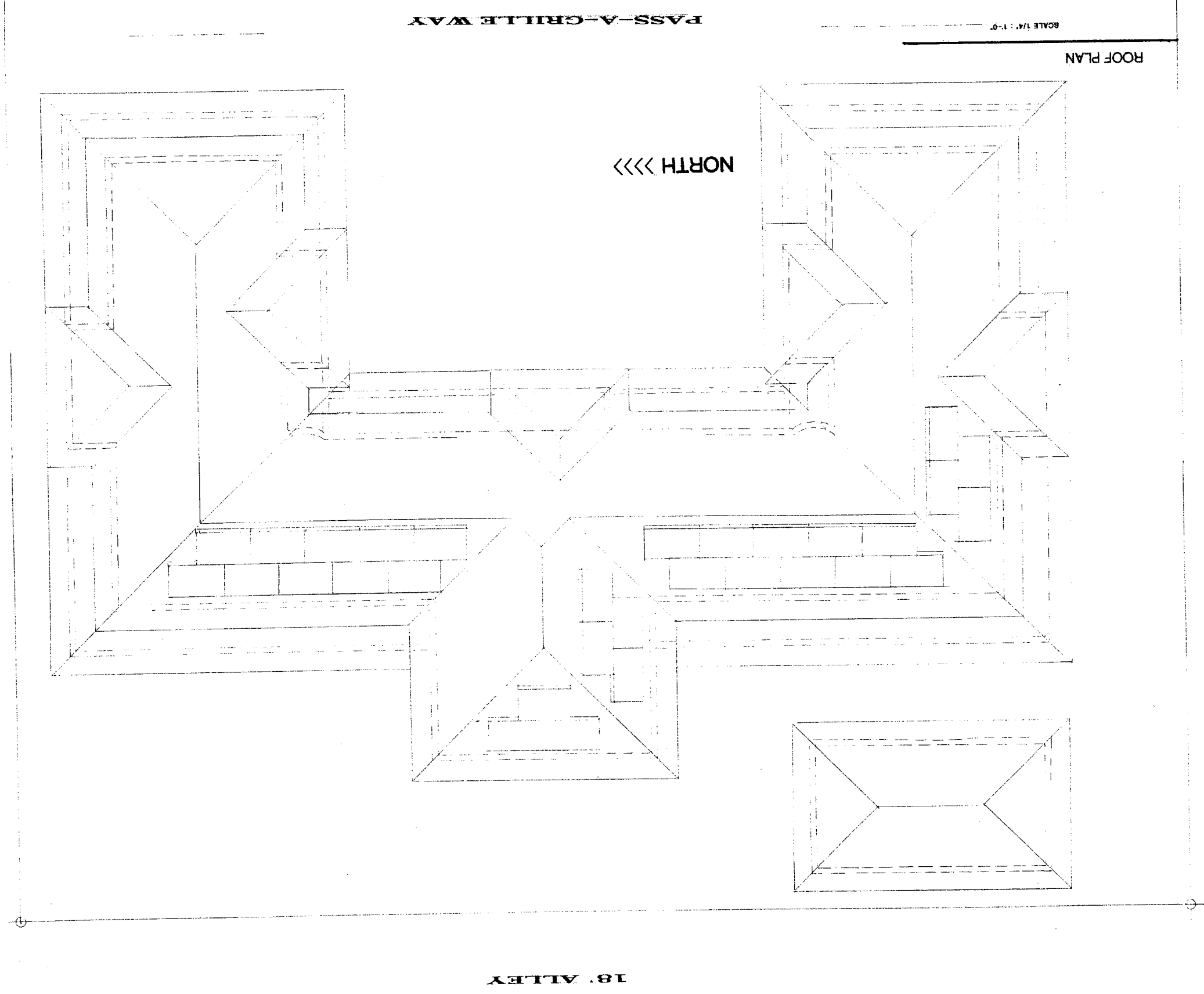
**Ralph Orville Lickton Designer**  
 1704-06 PASS-A-GRILLE WAY, #2  
 ST. PETERSBURG, FL 33706  
 Phone: 727.344.1111  
 Fax: 727.344.1112  
 Email: rorville@argdesign.com  
 P.E. # 11086 0151 (FLORIDA) rorville@argdesign.com

PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS  
**BAY TERRACE APARTMENTS**  
 FIVE UNIT RESIDENCE  
 - PAULETTE BOSELA  
 1704-06 PASS-A-GRILLE WAY  
 ST. PETERSBURG, FLORIDA 33706

ARG 9815

SHEET OF  
 5 8





18TH AVENUE

REVISIONS

|      |          |
|------|----------|
| 4/19 | REVISED  |
|      | REVISED  |
|      | REVISED  |
|      | REVISED  |
|      | APPROVED |

ARCHITECT INFORMATION

18TH AVENUE  
SE 18TH AVENUE  
FLORIDA 33105  
18TH AVENUE  
18TH AVENUE  
18TH AVENUE

As Constructed, Dimensions, Material and Location of Features, and other data, shall be verified by the Architect prior to construction. The Architect shall be responsible for the accuracy of the information provided. The Architect shall not be responsible for the accuracy of the information provided by others.

**Ralph Orville Lickton Designer**  
ST. PETE BEACH, FLORIDA 33707  
P. O. BOX 1000  
ST. PETE BEACH, FLORIDA 33707  
P. O. BOX 1000  
ST. PETE BEACH, FLORIDA 33707

PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS  
BAY TERRACE APARTMENTS  
FIVE UNIT RESIDENCE  
PAULETTE BOSELA  
1704-06 PASS-A-GRILLE WAY  
ST. PETE BEACH, FLORIDA 33708

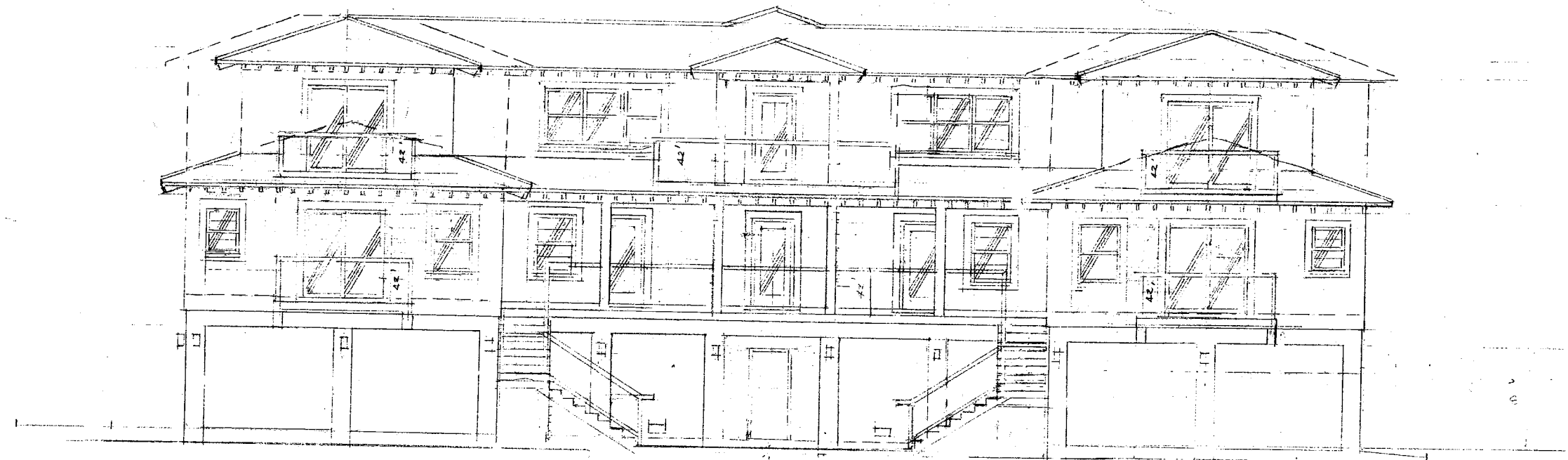
Comm. # 00317

SHEET OF

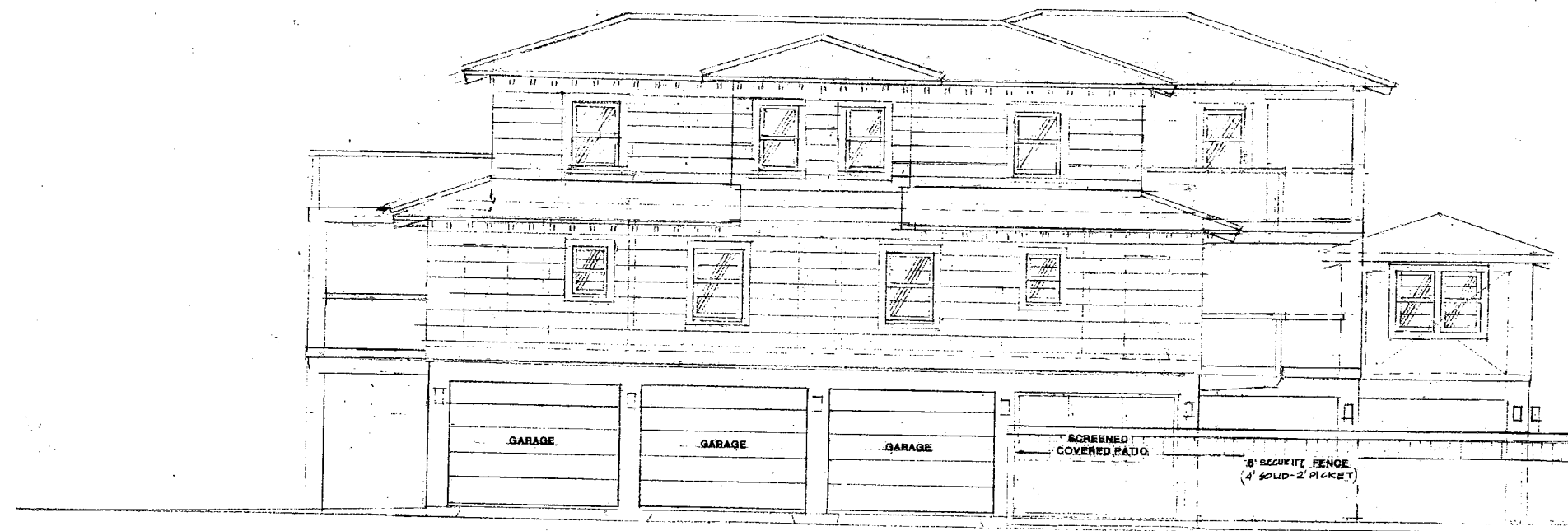
ARG 9815

SCALE 1/4" = 1'-0"

ROOF PLAN



FRONT ELEVATION - EAST - PASS-A-GRILLE WAY



RIGHT SIDE ELEVATION - NORTH - 18th AVENUE

## EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

REVISÉ 4/1/20

REVISED  
4/7/19

REVISÉ

REVISÉ

REVISÉ

**APPROVED**



Contractors, Subcontractors, Material and Labor Suppliers, Workmen, Tradesmen, etc. to verify publication conditions, dimensions, notes, information on the construction documents prior to commencing construction. Architect must be requested, and approval granted in writing by Architect, to conditions not shown or specified. All information on the sheet, shown or implied, is the exclusive property and is copyrighted by Architect.

**Ralph Orville Lickton Designer**  
1708 PANGLOSS LANE, #2  
ST. PETE BEACH, FLORIDA 33708-4377  
Phone/Fax: (727) 338-8911 / [ralphorville@earthlink.net](mailto:ralphorville@earthlink.net)  
Associate with: **PATRICK KNAPP, P.E.**  
301 Woodward Avenue  
Orlando, Florida 32837  
P.E. # 10086 (615) 366-6253 [RALPHORVILLE@aol.com](mailto:RALPHORVILLE@aol.com)

PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS.  
**BAY TERRACE APARTMENTS**  
 FIVE UNIT RESIDENCE  
 BY **PAULETTE BOSELA**  
 170-08 PASS-A-GRILLE WAY  
 ST. PETE BEACH, FLORIDA 33708

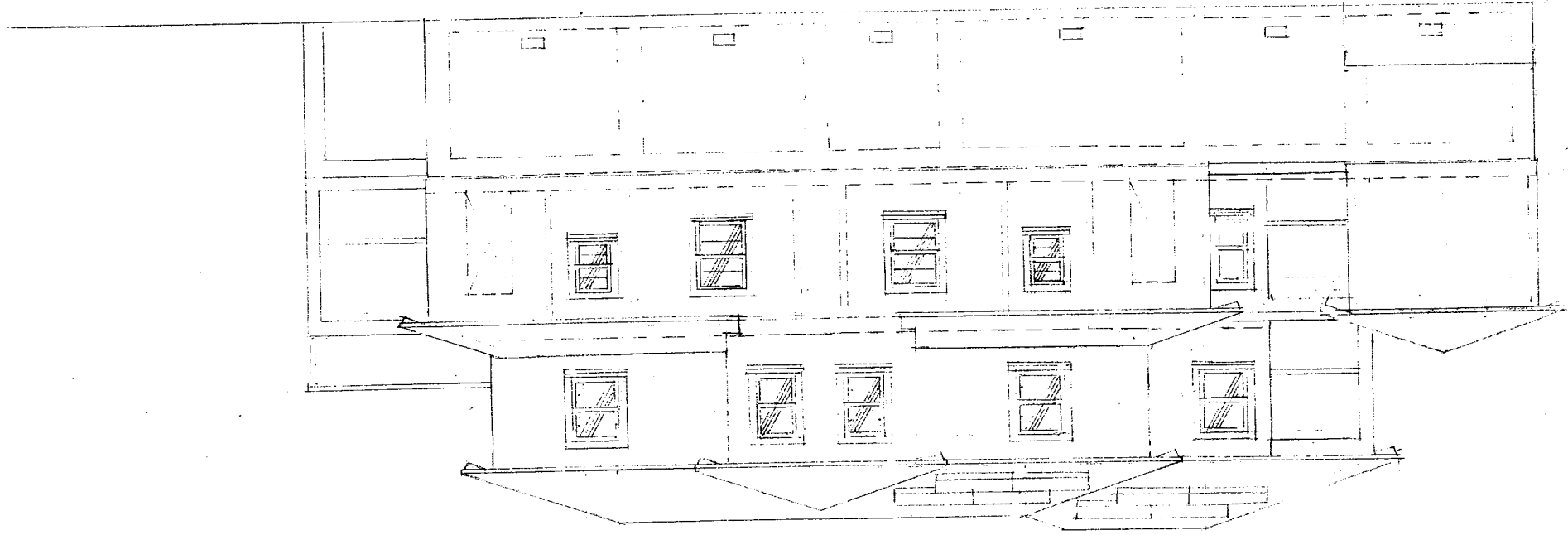
**ARG 9815**

|       |    |
|-------|----|
| SHEET | OF |
| 7     | 8  |

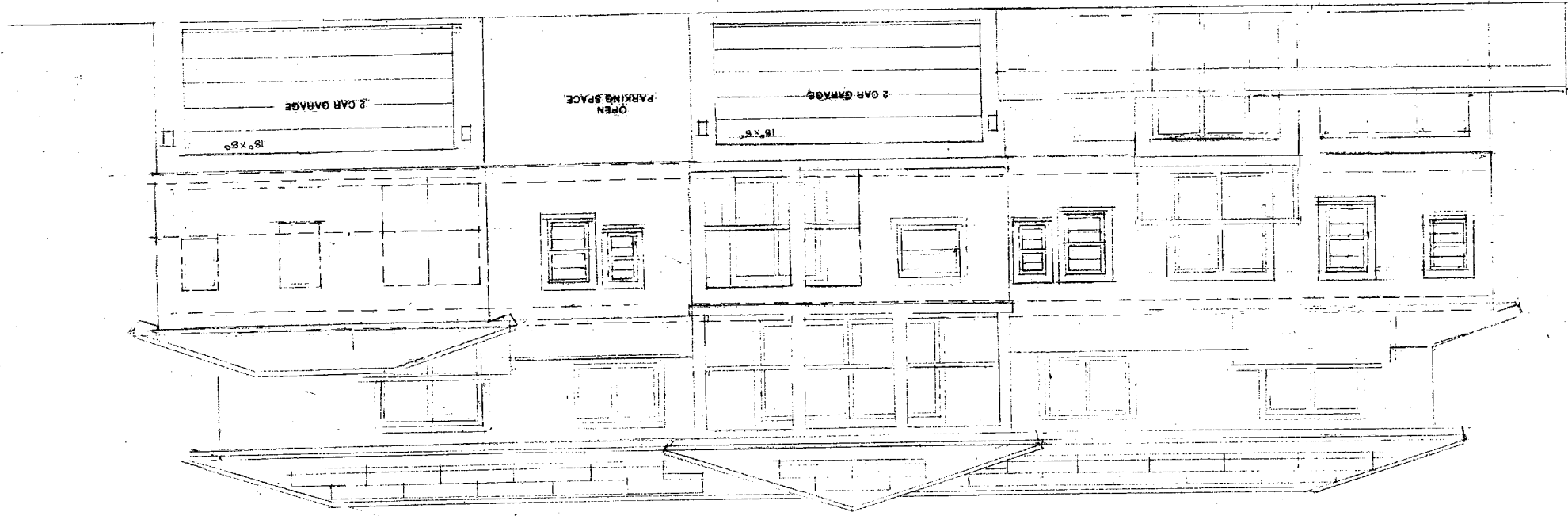
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS

LEFT SIDE ELEVATION - SOUTH



REAR ELEVATION - WEST - ALLEY



SHEET OF 8

ARG 9815

PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS  
BAY TERRACE APARTMENTS  
FIVE UNIT RENOVATION  
PAULETTE BOSELA  
17040 FIVE STAR DRIVE  
ST. PETERSBURG, FLORIDA 33706

Comm. # 0017

Ralph Orville Lickton Designer  
17040 FIVE STAR DRIVE  
ST. PETERSBURG, FLORIDA 33706  
PATRICK KNAPP, P.E.  
P.E. & KRM ARCHITECTS, INC.  
P.O. BOX 10000  
ST. PETERSBURG, FLORIDA 33706

As Designed, Drawings, Material and Construction, the Designer, Architect, Engineer, Surveyor, etc., shall be responsible for the accuracy of the information and data furnished to them by the client. The Designer, Architect, Engineer, Surveyor, etc., shall not be responsible for the accuracy of the information and data furnished to them by the client. The Designer, Architect, Engineer, Surveyor, etc., shall not be responsible for the accuracy of the information and data furnished to them by the client.

ARCHITECT FOUNDRY  
BOX 11100  
ST. PETERSBURG  
FLORIDA 33706  
727.360.0000  
727.360.0000 FAX



APPROVED

REVISED

REVISED

REVISED

REVISED

REVISED

REVISED

REVISED

REVISED 4/1/20



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

---

**Certificate of Appropriateness Request, Case Numbers 20042**

**Property Owner:** Glen A. and Hollyce R. Davenport

**Meeting Date:** August 6, 2020

**Prepared By:** Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

---

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REQUEST</b>           | The applicant requests a Certificate of Appropriateness amendment to elevate a locally designated landmark to a) meet FEMA and City elevation requirements and allow parking underneath the structure, b) demolish the existing porte-cochere on the north side of the property, c) allow the construction of an addition on the north side of the property, d) allow a new entryway in the front of the property, e) add a second story deck addition on east side of the property, and f) allow certain site alterations including replacing and relocating the driveway and adding a new site wall in the front of the property. |
| <b>SUBJECT PROPERTY</b>  | 1403 Pass-a-Grille Way<br>Warren Webster's Map, Block 2, Lot B and S 4.5 ft of W 10 ft of Lot C<br>Parcel I.D. #18-32-16-95454-002-0220                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>LAND USE / ZONING</b> | RLM-2 / PAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>YEAR BUILT</b>        | Circa 1926                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>HISTORIC STATUS</b>   | Property was included in City's first historic survey undertaken in the mid-1980's. A Florida Master Site File ((PI929) was completed in 1987 and submitted to the State. In addition, 1403 was locally designated a historic landmark in 2005 prior to a remodel and second floor addition in 2006 (a COA and FEMA variance were granted by the HPB).                                                                                                                                                                                                                                                                              |
| <b>SURROUNDING AREA</b>  | North – Single-family Residential<br>South – Single-Family Residential<br>East – Boca Ciega Bay<br>West – Pass-a-Grille Way / Single-family residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

**BACKGROUND and ANALYSIS**

This property located at 1403 Pass-a-Grille Way was originally developed as a one-story, single-family residential structure in 1926. The property was listed as being a Mediterranean Revival style of architecture on its Florida Master Site File (PI1929). It was determined to be a contributing

structure to the Pass-a-Grille National Register Historic District. On August 8, 2005, the Historic Preservation Board designated 1403 Pass-a-Grille Way as a Local Landmark. In 2006, the Historic Preservation Board granted a Certificate of Appropriateness to add a second living level onto this property. In addition, a related FEMA Variance to the 50% substantial improvement rule was granted. Today, 1403 Pass-A-Grille Way appears more Mission in style than Mediterranean, although they are related styles of architecture. It is not uncommon for the two styles to be interwoven on some structures.

The proposal before the Board today is to elevate the existing structure out of the floodplain, meeting the BFE (base flood elevation) and the DFE (design flood elevation – required freeboard) to minimize the potential for flooding. The first floor will be limited to parking, access and storage. The existing courtyard, pool, and existing detached guest house will remain. The existing porte-cochere on the north side, along with the existing driveway will be removed. Green space will replace the existing north side driveway. All new stucco will replicate the existing stucco.

On the southern side of the property, the first floor will include a four (4) car garage, watercraft storage, and an open cabana. All proposed modification to the property will meet the required building setbacks. No variances to setbacks or height are proposed or anticipated.

The proposed addition will provide for a new lower foyer and elevator, outdoor kitchen area and fish cleaning station on the first floor; a porch and relocated entry including stairs; an elevator, pantry, wet bar, stairs and a closet on the second floor; and, elevator, new bedroom and balcony on the third floor.

**Consistency with the Comprehensive Plan** - All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

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

**LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements**, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.** *The property was designed as a single-family dwelling with a detached guest house and will continue to be utilized as such. The proposal will bring the structure, except the existing detached guest house, into compliance with FEMA and City floodplain compliance.*
- 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 seeking to elevate their property to meet FEMA and City floodplain elevation requirements. The existing structure and walls will be preserved and retained. In addition, the applicants are seeking to construct an addition on the*

*north side of the property that is compatible with the existing design of the structure, replicating the stucco that is on the existing structure. The existing detached guest house located at the rear of the structure will remain.*

**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 structure will be elevated to meet floodplain requirements. The addition of details and finishes will match the existing character of the structure and the stucco finish will match the existing stucco finish. Applicant will not be adding any historical features from other properties.*

**4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.** *The property was documented and added to the Florida Master Site File in 1987. It was later determined to be a contributing structure to the Pass-a-Grille Historic District and was designated a Local Landmark by the Historic Preservation Board on August 8, 2005. In 2006, the HPB granted a COA and related FEMA Variance to add a second story onto the property. During the 2015 Historic Survey, the property did not have its FMSF updated but the property was listed as non-contributing without explanation. Regardless, this property remains a locally designated landmark. The existing structure to be elevated will be preserved and the only exterior portion to be modified will be where the access stair/addition will abut the existing structure.*

**5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.** *The details and finishes of the addition will match or compliment the established character of the structure.*

**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 windows will be replaced with the same type as existing except for the color of the window frame. Stucco work will blend with the existing structure.*

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

**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. If archaeological resources are discovered, proper procedures shall be followed.*

**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 applicant has indicated that careful attention and consideration took place with the design of the addition. The exterior of the access stair is partially hidden as to not dominate the façade of the structure.*

**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 applicant has indicated that the addition serves the purpose for access to the residence, and if the residence was moved and lowered to the original stemwall, the addition would not be necessary. However, as previously noted, the applicant wants to elevate this property to safeguard against possible flooding.*

**LDC Sec. 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.** *Staff finds that the applicant is proposing to match the existing stucco and architectural style of the addition to the existing house. According to the applicant, there will also be a low wall across the front of the house which will match the existing wall in style and material. The driveway is proposed to be brick which is a historically compatible material. The existing front door will be re-used. The new window frames will match the existing window frames, the clay barrel tile will match the existing, and the concrete steps will be tiled with non-skid porcelain tile which is often used in Spanish influenced architectural styles such as Mission and Mediterranean Revival.*
- 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 requested addition on the north side of the house will be constructed at the same scale and with the same materials and architectural style as used for the existing structure. The first level addition to elevate the structure will also use the same materials and architectural style.*
- 3. Additions shall be attached to the rear and/or to the side of the original structure.** *The addition is located on the north side of the house and is setback from the front of the house. There will be new entry stairs leading up to the proposed porch and entry.*
- 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.**
  - *Windows – new impact resistant windows will be added to the addition that replicate and are compatible with the existing windows.*
  - *New HVAC equipment will be located at the top of the addition and will be hidden behind the parapet.*

**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 amendment as proposed.



## Application for Certificate of Appropriateness

### GENERAL INFORMATION

Case Number

20042  
~~180~~

#### Property Owner Name & Address

GLENN & HOLLYCE DAVENPORT

1403 PASSA GRILLE WAY

ST. PETE BEACH, FL

Phone 1-404-386-219

Email Address hollyce.davenport@gmail.com

#### Agent or Representative Name & Address

MATT SCACETTE-EROL GUNZEN

FLORENCE DESIGN-BUILD

20 S ORION AVE., FL.

Phone 727-271-0545

Email Address mschoeppe@audesmith.com

#### Property Address, Legal Description, Parcel ID

1403 PASSA GRILLE WAY

ST. PETE BEACH, FL.

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number(s) \_\_\_\_\_

#### TYPE OF REQUEST

- ☒ Alteration of building/structure
- ☐ New Construction
- ☒ Addition
- ☐ Rehabilitation
- ☐ Relocation
- ☐ Demolition

#### PROPOSED USE

- ☒ Single-family residence
- ☐ Multi-family residence
- ☐ Office
- ☐ Commercial
- ☐ Hotel/Motel
- ☐ Restaurant
- ☐ Other \_\_\_\_\_

Estimated Cost of Work: \$75,000.00

Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

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. Please describe your project with respect to the Secretary of Interior Standards which 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.

PROPERTY WILL REMAIN SINGLE FAMILY USE & OCCUPANCY  
THERE WILL NOT BE ANY SIGNIFICANT CHANGES TO EXIST'G.  
MATERIALS. SPATIAL RELATIONSHIP WILL CHANGE AS  
RESIDENCE IS BROUGHT INTO FEMA COMPLIANCE.

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.

EXISTING EXTERIOR WALLS TO REMAIN INTACT AND BE RETAINED &  
PRESERVED. THE EXIST'G. RESIDENCE WILL BE RAISED TO FEMA  
COMPLIANCE THEREFOR HELPING PRESERVE IT FROM POSSIBLE  
FUTURE FLOOD DAMAGE.

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.

ADDITION DETAILS AND FINISHES WILL MATCH ESTABLISHED  
CHARACTER OF HOME - STUCCO FINISH WILL MATCH ORIG. FINISH.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

THE MAJORITY OF THE EXIST'G. RESIDENCE WILL BE PRESERVED.  
THE ONLY EXTERIOR PORTION TO BE MODIFIED WILL BE WHERE  
THE ACCESS STAIR/ADDITION WILL ABUTT THE EXIST'G. STRUCTURE.

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

DETAILS SERVING THE ADDITION PORTION OF THE PROJECT  
WILL MATCH OR COMPLEMENT THE ESTABLISHED CHARACTER OF  
THE HOME.

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.

ALL ROTTED CROWN MOULDING WILL BE REPLACED OR REPAIRED  
PRIMED & PAINTED. EXISTING WOOD DOOR WILL BE RE-USED.

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.

N/A

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

N/A

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.

CAREFUL ATTENTION & CONSIDERATION TOOK PLACE WITH THE ADDITION  
DESIGN. EXTERIOR ACCESS STAIR IS PARTIALLY HIDDEN AS TO NOT  
DOMINATE THE FACADE. THE MASSING

- 
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 ADDITION SERVES THE PURPOSE FOR ACCESS TO THE  
RESIDENCE. IF THE RESIDENCE WAS MOVED & LOWERED TO  
ORIG. STEPMAN, THE ADDITION WOULD NOT BE NECESSARY.

Please give an overview of the propose work on the following systems.

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

Exterior material/siding

MATCH EXIST'G. HISTORIC STUCCO  
SEE SHT. CDA-B FOR STYLE

Windows

ANDERSEN  
"STAINLESS" FRAMES  
TO MATCH EXIST'G. SEE SHT. CDA-B

Doors

RE-USE EXIST'G FRONT DOOR

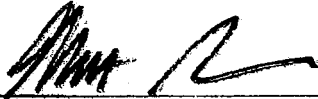
Roofing

CLAY BARREL TILE TO MATCH  
EXIST'G "ALTUSA" OR EQUAL

Entrances/Porches

CONC. STEPS W/ NON SKID  
PORC. TILE (MEP REV)

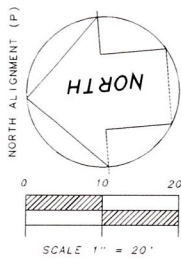
**Owner Attestation:** The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application,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



Applicant Signature

7-7-2020

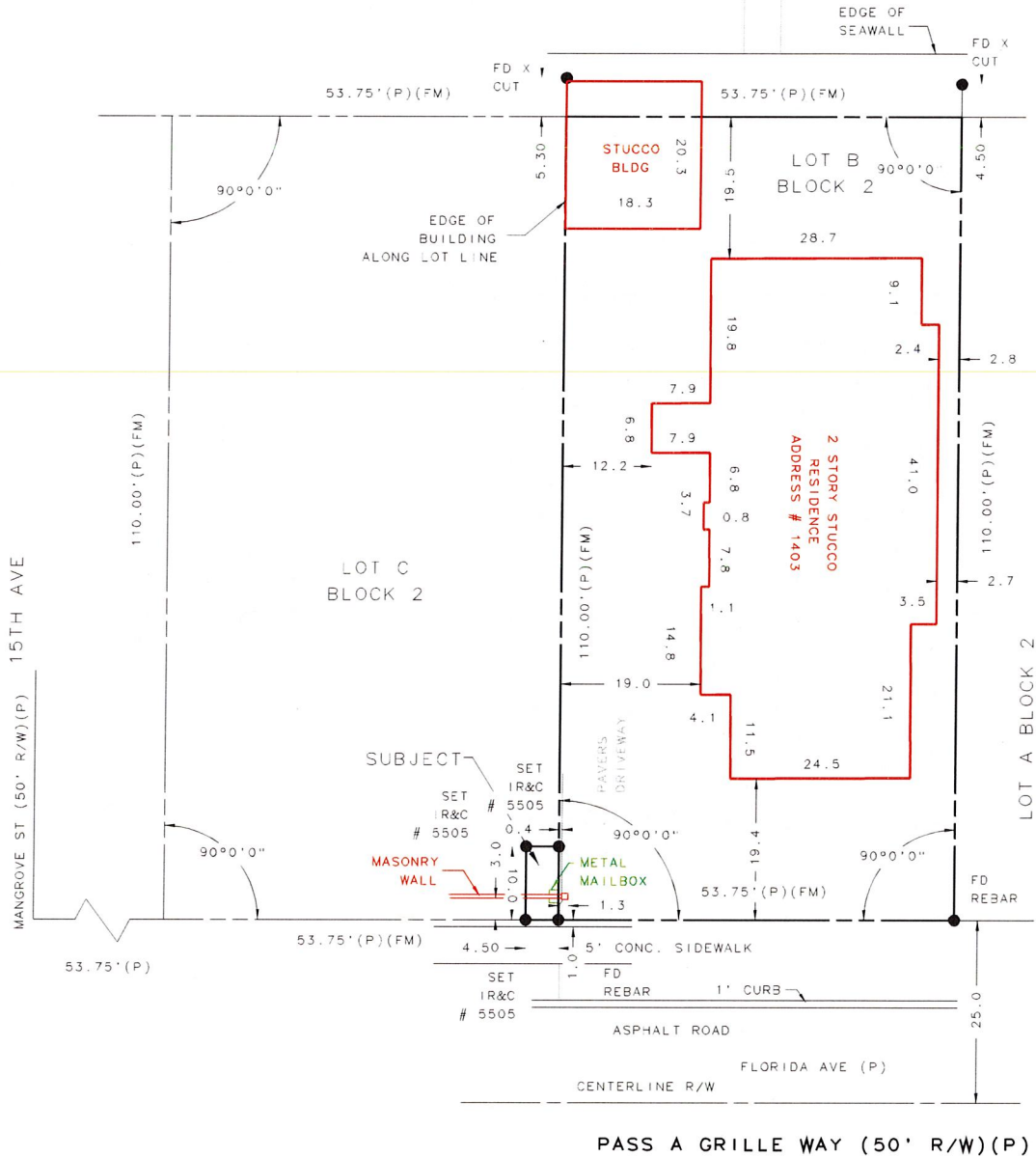
Date



# MAP OF SURVEY 1403 PASS A GRILLE WAY ST PETE BEACH, FL 33706

PASS-A-GRILLE  
CHANNEL

WATERWAY



WARREN WEBSTER'S  
MAP PB 5 PAGE 38

COPYRIGHT 2017  
LAWRENCE E. POWERS

# MAP OF SURVEY

SUBJECT ADDRESS:

1403 PASS A GRILLE WAY

ST PETE BEACH, FL 33706

TYPE OF SURVEY: SPECIFIC PURPOSE  
PREPARED FOR: (SKETCH OF LEGAL)

CERTIFIED TO:

- A) GLENN A DAVENPORT
- B) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- C) VERITAS TITLE, INC.

LEGAL DESCRIPTION CREATED  
BY SURVEYOR:  
THE SOUTHERLY 4.5 FEET OF THE  
WESTERLY 10.0' OF LOT C BLOCK  
2 WARREN WEBSTER'S MAP  
ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 5  
PAGE 38 OF THE PUBLIC RECORDS  
OF PINELLAS COUNTY FLORIDA.

PROJECT #: 1403P  
FIELD SURVEYED: MAY 12, 2017  
DATE DRAWN: MAY 14, 2017  
DATE SIGNED: MAY 14, 2017

FLOOD ZONE: AE BASE FLOOD ELEV. 10'  
FEMA FIRM MAP # 1203C0278G  
DATED SEPT 3, 2003  
PANEL # 0278 SUFFIX G  
COMMUNITY #: 125149

LAT: 27°41'32.2"N LONG: 82°44'08.9"W  
YEAR BUILT: 1925  
SUBD. PLAT DATE: 1921  
FOLIO #: 18-32-16-95454-002-0220  
LOT SIZE: 5912.5 +/- SQFT  
LAND USE: SINGLE FAMILY HOME  
SECTION: 18 T32S R16E

BEARING STRUCTURE ASSUMED FOR  
ANGULAR DELINEATION ONLY

## GENERAL NOTES:

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN  
THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE  
SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED  
WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED  
FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO  
THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS  
TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 2 SHEETS. WHEN MULTIPLE SHEETS COMPOSE THE  
PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND  
COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR  
EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES  
NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO  
ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE  
IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS  
SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND  
UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE  
SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER  
DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS  
THEREOF.

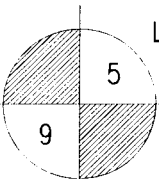
THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE  
THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION  
HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE  
DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION  
MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES.  
OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE  
DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE  
NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC  
RECORDS OF THIS COUNTY.

THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE  
PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS  
BEST KNOWLEDGE AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE  
A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEY  
DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

## LEGEND:

(FM) FIELD MEASURES  
(D) DEED  
(P) PLAT  
(R/W) RIGHT-OF-WAY  
(NR) NON RADIAL LINE  
(IP) IRON PIPE  
(I.R) IRON ROD  
(CM) CONCRETE MONUMENT  
(E) ELECTRIC LINE  
(4.53) DENOTES ELEVATION  
(T) TELEPHONE LINE  
(X) FENCE  
(FH) FIRE HYDRANT  
(ENC) ENCROACHMENT  
(WV) WATER VALVE  
(WM) WATER METER  
(CLF) CHAIN LINK FENCE  
(S) SECONDS SYMBOL  
(WPP) WOOD POWER POLE  
(CPP) CONCRETE POWER POLE  
(F&L) FLORIDA POWER & LIGHT  
(ESMT) EASEMENT  
(M) MINUTE SYMBOL  
(D) DEGREES SYMBOL  
W WEST  
E EAST  
S SOUTH  
BLDG BUILDING  
N NORTH  
(FO) FOUND  
○ SET IRON ROD  
● FOUND IRON ROD  
□ SET CONCRETE MONUMENT  
■ FOUND CONCRETE MONUMENT  
(PC) POINT OF CURVATURE  
(PT) POINT OF TANGENCY  
1" 1/8 INCH IRON PIPE OR  
5/8 INCH REBAR WITH A  
PLASTIC CAP LABELED LS  
5505 IS SET WHERE SET IS  
INDICATED ON THIS PLAT.

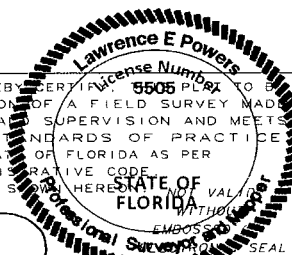


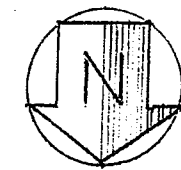
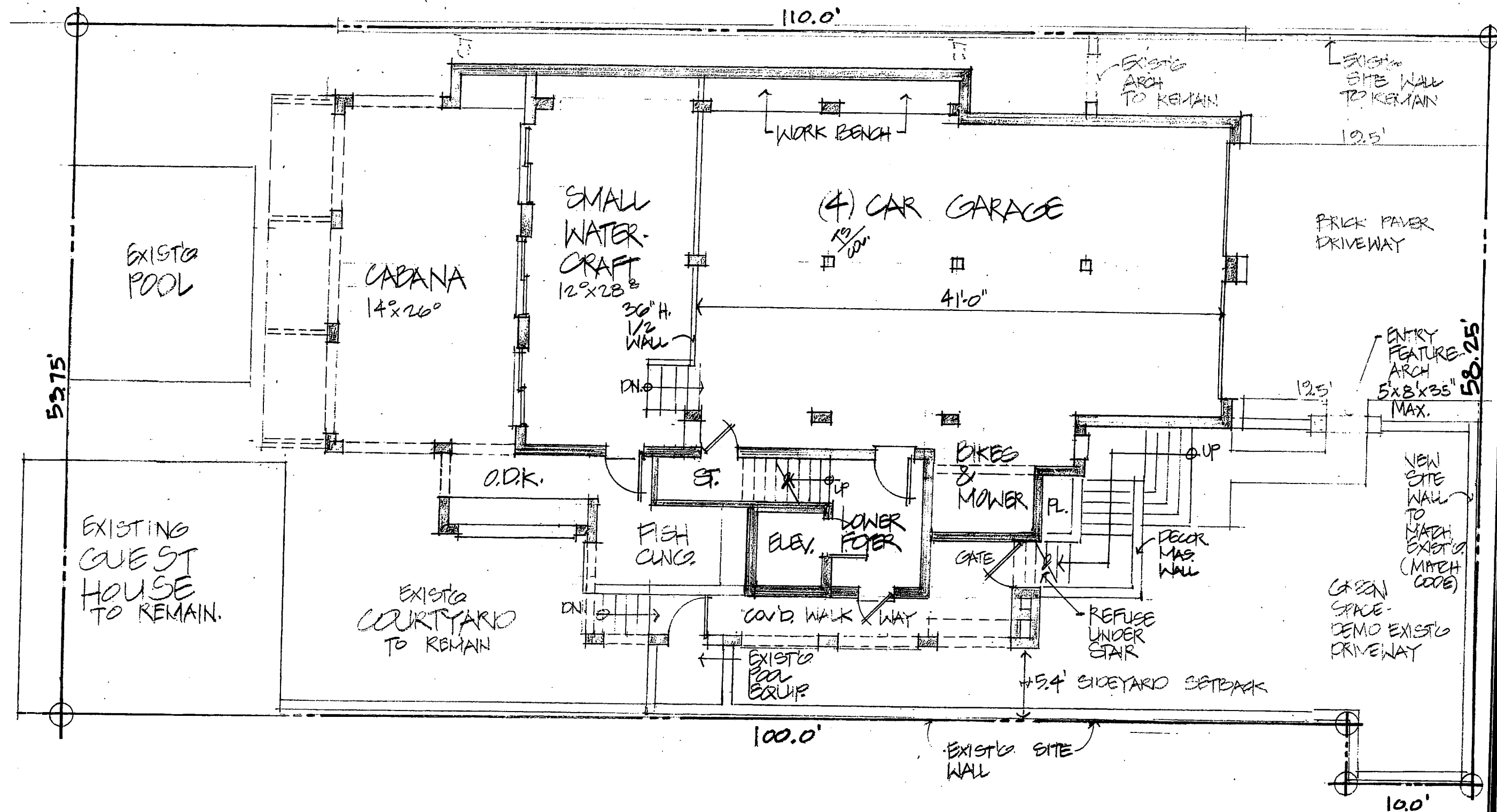
LAWRENCE E. POWERS

P. O. BOX 48026  
ST. PETERSBURG, FL 33743-8026  
P: 727-537-9895  
E: SURVEYINGSTPETE@GMAIL.COM  
WWW.SURVEYINGSTPETE.COM

I THE UNDERSIGNED HEREBY CERTIFY THAT I AM A TRUE REPRESENTATION OF A FIELD SURVEY MADE  
UNDER MY DIRECTION AND SUPERVISION AND MEETS  
OR EXCEEDS THE STANDARDS OF PRACTICE  
FOR SURVEYS IN THE STATE OF FLORIDA AS PER  
SECTION 5505, FLORIDA ADMINISTRATIVE CODE  
SUBJECT TO ALL NOTES SHOWN HEREON.

*Lawrence E. Powers*  
LAWRENCE E. POWERS LS # 5505





FIRST FLOOR / SITE PLAN  
SCALE: 1/8"=1'-0"

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| REV. 7-24-20 |             |

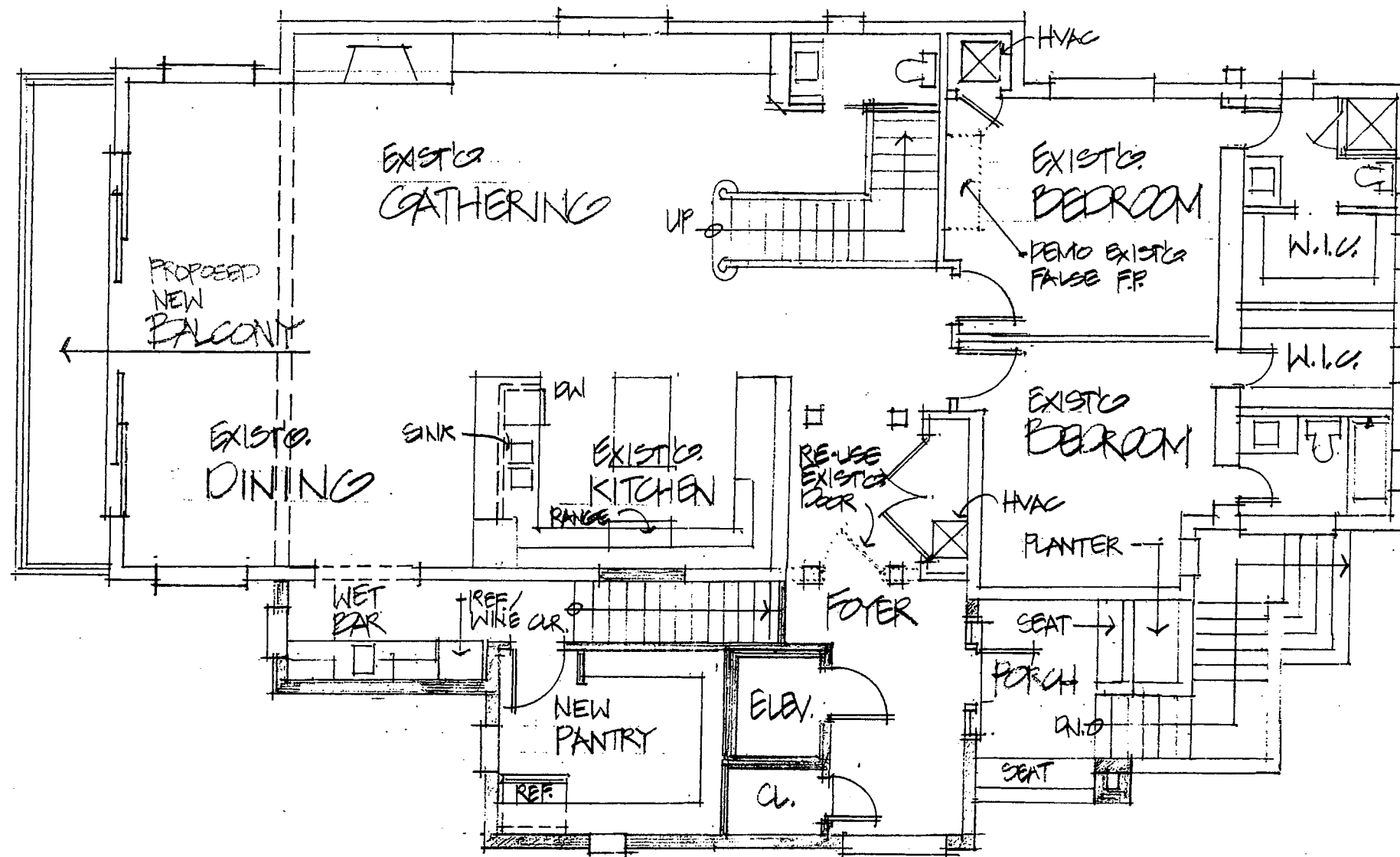
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PROJECT NO.

DRAWING NO.

COA-1

OF



SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

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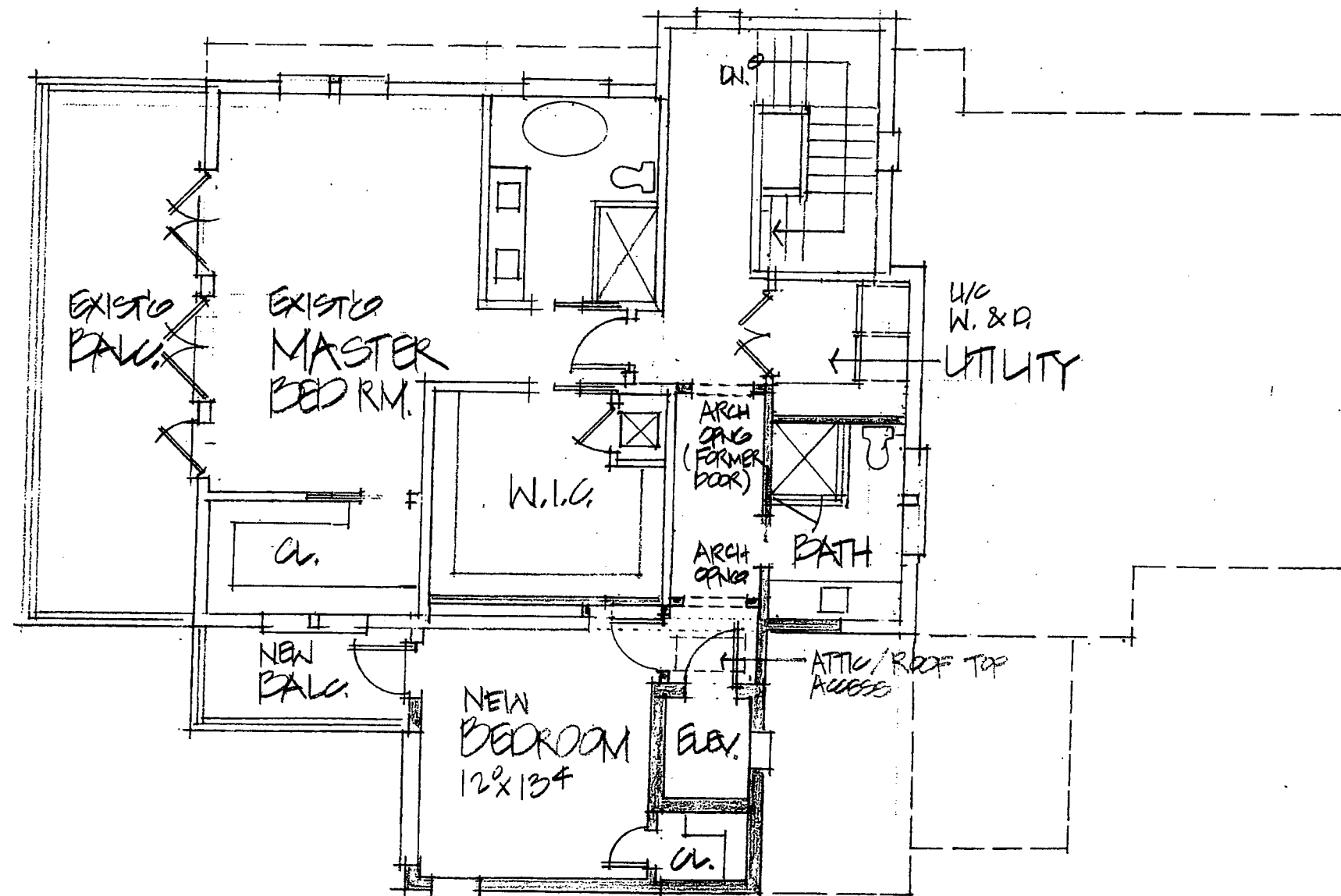
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DATE:

PROJECT NO.

DRAWING NO.

COA-2

OF



THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"

PROPOSED:  
FEMA COMPLIANT - HISTORICAL REMODEL  
FOR:  
MR. & MRS. DAVENPORT  
1403 PASSA-CRILLE WAY  
ST. PETE BEACH, FLORIDA

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| REV. 7-24-20 |             |

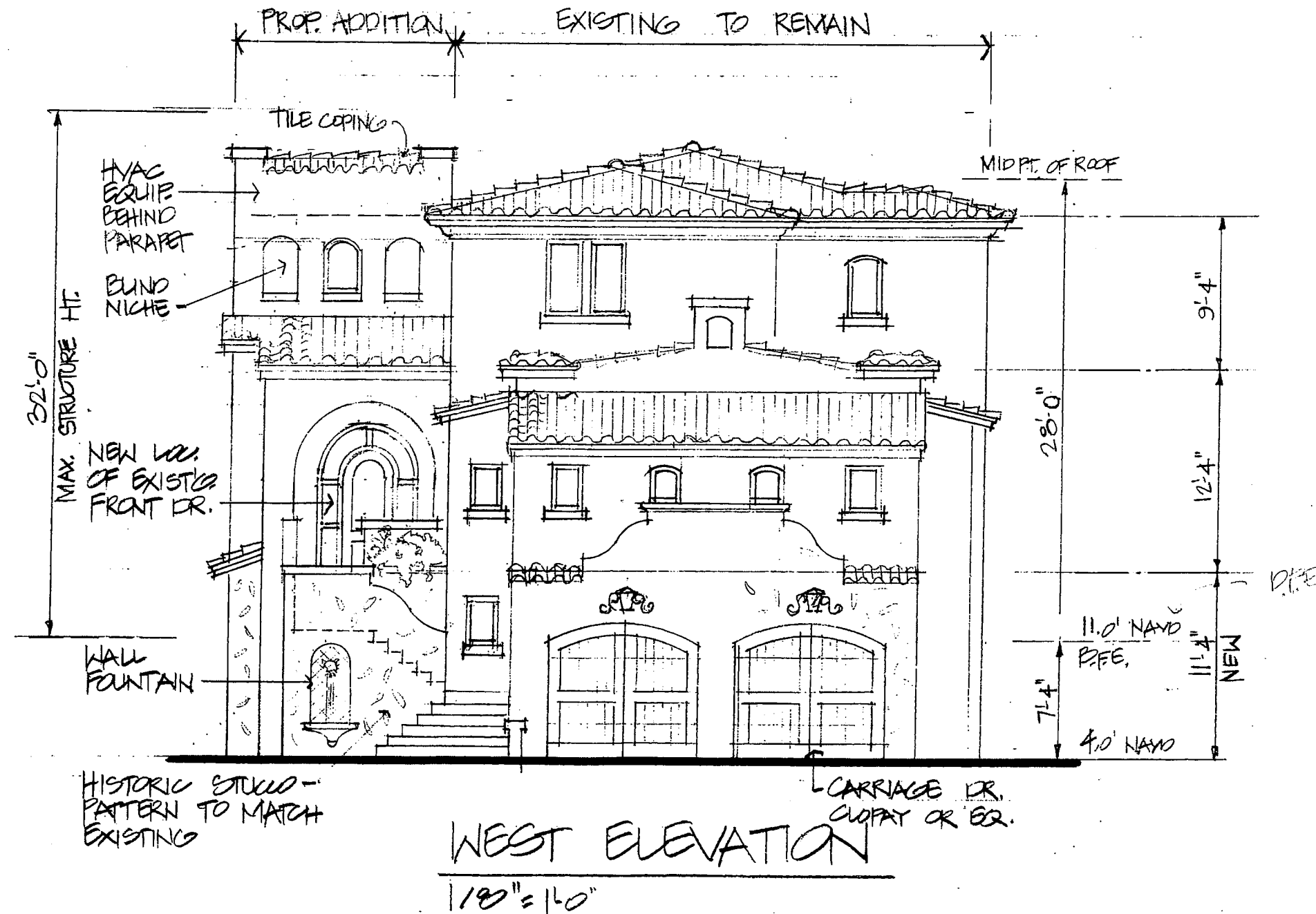
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PROJECT NO.

DRAWING NO.

COA -3

OF



WEST ELEVATION  
 SCALE: 1/8"=1'-0"

PROPOSED:  
 FEMA COMPLIANT - HISTORICAL REMODEL  
 FOR:  
 MR. & MRS. DAVENPORT  
 1403 PASSA-GRILLE WAY  
 ST. PETE BEACH, FLORIDA

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| NO.         | DESCRIPTION |
| REV 7-20-20 |             |
| REV 7-24-20 |             |

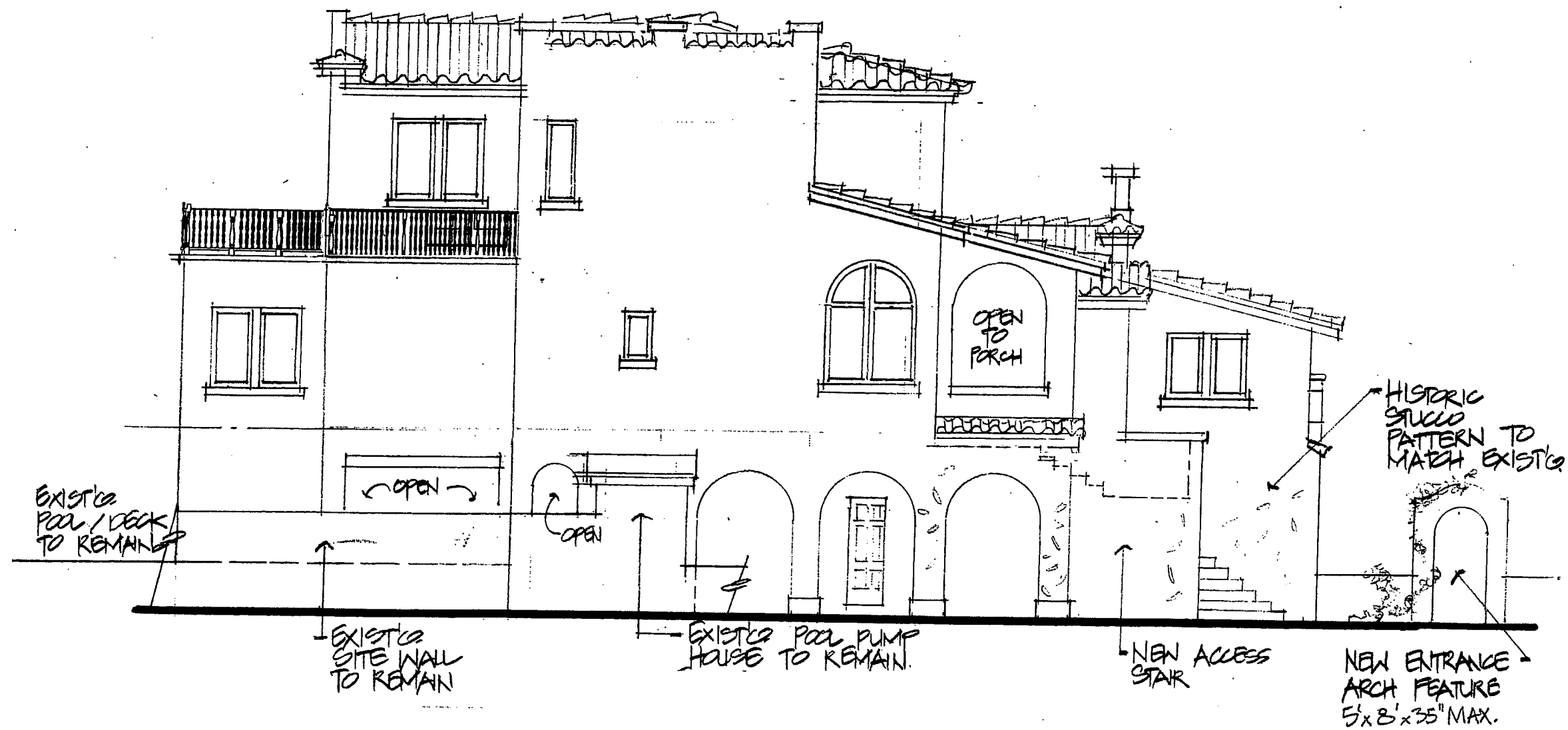
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 DATE:  
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 DATE:

PROJECT NO.

DRAWING NO.

COA-4

OF



NORTH ELEVATION  
SCALE: 1/8"=1'-0"

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DATE:

PROJECT NO.

DRAWING NO.

COA-5

OF



EAST ELEVATION  
SCALE: 1/8"=1'-0"



SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

PROPOSED:  
 FEMA COMPLIANT - HISTORICAL REMODEL  
 FOR:  
 MR. & MRS. DAVENPORT  
 1403 PASSA-CRILLE WAY  
 ST. PETE BEACH, FLORIDA

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| DESIGNED BY: |  |
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| DATE:        |  |

PROJECT NO.

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COA-7

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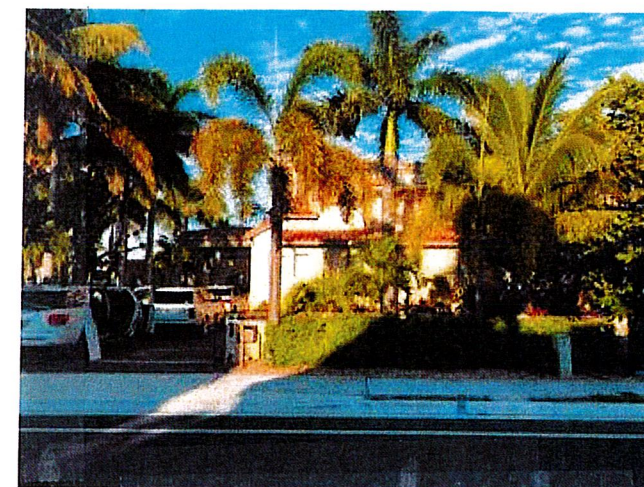
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COA-8

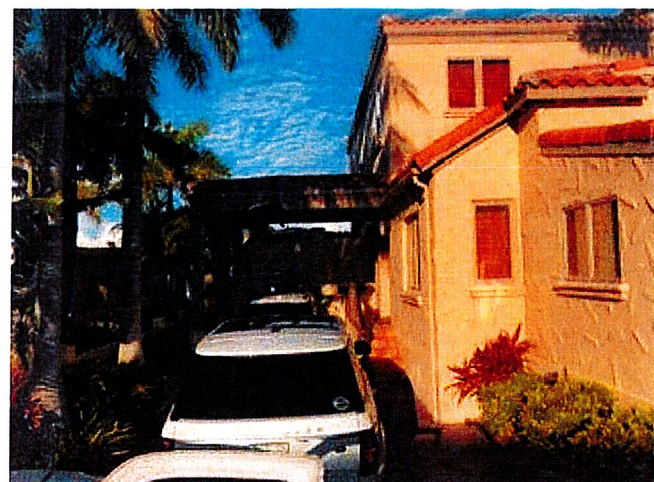
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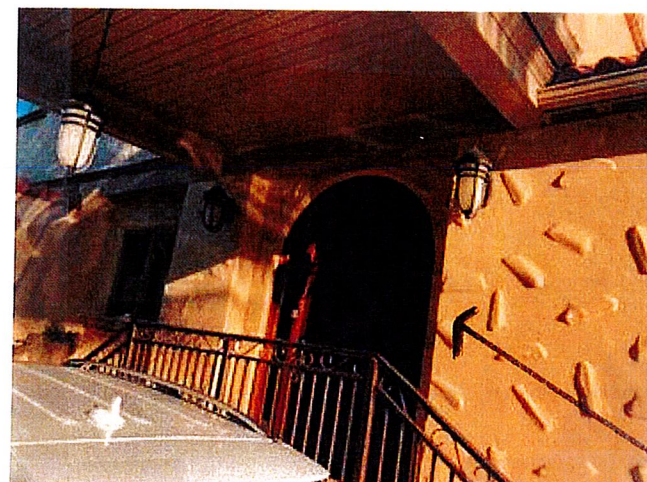
VIEW FROM WATER. PROPOSED DECK EXTENSION WILL BE AT NEW SECOND FLOOR LEVEL  
WROUGHT ALUMINUM RAILINGS WILL BE INSTALLED TO MATCH EXISTING.



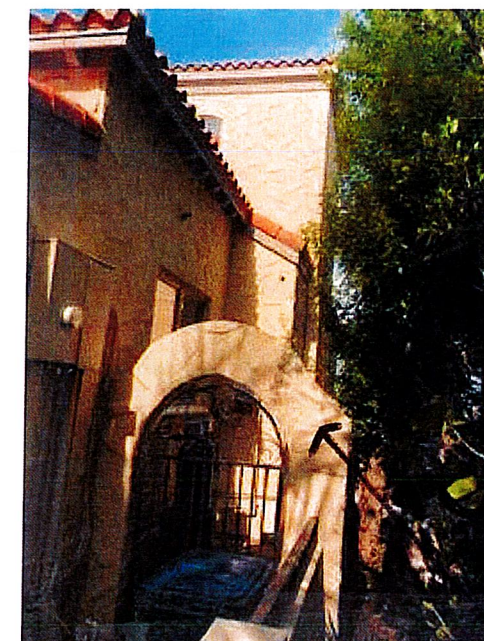
CURRENT VIEW FROM STREET,  
HOUSE TO BE RAISED TO MEET FEMA COMPLIANCE.



EXISTING UNUSABLE (TOO SMALL) PORTE-COCHERE TO BE DEMOLISHED.  
AREA OF ACCESS STAIR TO FEMA COMPLIANT RAISED RESIDENCE WILL BE PLACED HERE.



HISTORIC STUCCO PATTERN TO BE REPLICATED AT ALL NEW ADDITION AREAS.  
NOTE EXISTING RADIUS TOP WOOD DOOR TO BE RE-USED AT NEW ENTRY LOCATION.



EXISTING ARCH FEATURE AT SOUTH OF RESIDENCE- NOT VISIBLE FROM STREET,  
A MATCHING ONE WILL BE PROPOSED IN CONJUNCTION WITH NEW SITE WALL LOCATION ADJACENT TO NEW DRIVEWAY