HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, December 3, 2020
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. **Changes to the Agenda**
2. **Audience Comments - Comments shall be limited to 3 minutes per person**
3. Approval of Minutes
   - **a. 11/12/2020 HPB Meeting Minutes**
4. Action Items
   - **a. 20087/20088 Certificate of Appropriateness and Design Review** 2609 Sunset Way - For the demolition of an existing contributing structure and the construction of a new home in the Pass-A-Grille Historic District
   - **b. 20085/20086 Certificate of Appropriateness and Design Review** 1002 Pass-A-Grille Way - For the demolition of an existing contributing structure and the construction of a new home in the Pass-A-Grille Historic District
   - **c. 20082/20081 Certificate of Appropriateness and Design Review** 2401 Pass-A-Grille Way - For the demolition of an existing contributing structure and the construction of a new home in the Pass-A-Grille Historic District
5. **Discussion Items**
   - **a.** Merry Pier Boat Lift
   - **b. Merry Pier Freestanding Informational Sign**
   - **c. Parklet Program**
6. **Adjournment - Next Meeting 1/7/2021**

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

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT Historic Preservation Meeting Minutes

November 12, 2020 3:30 PM

PRESENT: Chris Marone, Chair
Sean Hurley, Vice Chair
Bill Loughery, Member
Tia Hockensmith, Member

EXCUSED: Holly Young, Member

STAFF PRESENT: Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner II
Ginny Bodkin, Deputy City Clerk

Chair Marone called the meeting to order at 3:30 PM.

1. Changes to the Agenda – Ms. Rosetti asked to add a discussion item on Pass-a-Grille Design Standards following Item 5b.

2. Audience Comments – None

3. Approval of Minutes - Historic Preservation Board 10/15/2020 Minutes

Vice Chair Hurley moved, and Member Loughery seconded the approval of the October 15, 2020 minutes as presented. The motion carried 3-0.

4. Action Items – None.

Member Hockensmith entered the meeting at 3:34 PM.

5. Items for Discussion

a. Role of Historic Preservation Board (Continued from 10/15/2020)

Ms. Rosetti opened a continuation of a discussion from the October 15th meeting regarding City Code 22-211.d.(9) - Purpose, power and duties of the Historic Preservation Board. The consensus of the members was that building permits, applications, and projects for historic or other properties in the historic district be brought to this Board for information and/or review prior to discussions, changes, decisions or actions being taken. This board should be advising the City Commission on all matters related to use, administration, maintenance, and policy of city-owned historic resources, according to the Code. Mr. Wright and Community Development staff will make every effort to inform this Board early when discussions arise. Meeting with the Commission at a meeting or in a workshop was a suggestion.

A discussion on regulations and City Codes for short-term rentals on Pass-a-Grille followed.

b. Historic Properties in St. Pete Beach

Ms. Rosetti spoke about the list of locally landmarked and master site file properties in St. Pete Beach that were part of the meeting packet. The Merry Pier has not yet been designated. The Board suggested that be included on an upcoming Commission agenda. The members would like the Board to be exposed and pro-active. A gathering of historic property owners was suggested to open lines of

communication and a historic walking tour or virtual walking tour app on the City's website was also discussed. This Board should be informed about the Merry Pier renovations and historic marker progress.

Added item – Mr. Berry stated that in 2017, the City adopted residential design review standards. Community Development staff will be bringing residential designs to this Board for input going forward; there will be three at next month's meeting, which are associated with Certificates of Appropriateness for demolition. Homeowners provide designs for new construction prior to demolitions. Mr. Berry reviewed the seven (7) design standards to be considered in the Pass-a-Grille Overlay District and four other considerations to familiarize the members.

Chair Marone left the meeting at 4:52 PM, turning it over to Vice Chair Hurley

c. FY 2020/21 Review of Community Development Accomplishments & Projects

Ms. Rosetti reviewed a list of the actions taken by the Historic Preservation Board in FY 2020. Mr. Wright reviewed the Permit Summary and Application (Variances, Conditional Use, Site Plans, Historic Items) Reports for the past fiscal year. He also reviewed the goals that were completed in FY 2020.

d. Comprehensive Plan and Land Development Code Review

Mr. Wright informed the Board that that Kimley-Horn was contracted and has begun a Consistency Review of the elements of the City's Comprehensive Plan and Land Development Code as well as to the County-wide plan and state law.

Mr. Wright updated the Board that the City Commission approved expenditures for lighting replacements at Hurley Park including tennis and basketball courts. The restroom updates are being completed. The dog park opened Tuesday; there was discussion at the meeting on how to keep it to residents only; this will be monitored for the near future.

Vice Chair Hurley inquired about temporary outdoor seating on the south side of 8th Avenue that has converted parking spaces into a pedestrian walkway. Pedestrian liability is a concern. Discussion also followed on a meeting at Don Vista in which the City Manager specified that business owners were not to spend their own money on the temporary outdoor seating arrangements. Televisions, platforms, tenting, and other owner-provided amenities have been observed.

6. Adjournment - Next Meeting: 12/3/2020

Member Loughery made a motion and the meeting was adjourned at 5:23 PM.

These minutes will be considered for approval at the December 3, 2020 Historic Preservation Board meeting.

St. Pete Beach City Commission
Agenda Report

Issue Considered: 20087/20088 Certificate of Appropriateness and Design Review

Date: December 3, 2020

Prepared By: Lynn Rosetti, Senior Planner
Brandon Berry, Planner II

Through: Wesley Wright, Community Development Director

Summary of Issue: 2609 Sunset Way - For the demolition of an existing contributing structure and the construction of a new home in the Pass-A-Grille Historic District

Funding: N/A

Requested Motion: Staff recommends approval of the requested demolition once the Board is satisfied with and completes its review and recommendation(s) of the proposed residential building's Design Review (Case No. 20088).

Attachments:

1. 20087 2609 Sunset Way - COA Demolition
2. 20088 2609 Sunset Way Design Review
3. 20088-87 SupportingDocs
4. 2609 Sunset Way FMSF

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

Certificate of Appropriateness / Demolition Case Number 20087
Property Owner: David and Deanna Argo
Meeting Date: December 3, 2020
Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owners are requesting a Certificate of Appropriateness to demolish their contributing residential structures (2) and replace them with one new single-family residential structure constructed to the House-Medium standards of the Pass-a-Grille Overlay District.
SUBJECT PROPERTY	2609 Sunset Way; North Pass-a-Grille Section "A", Lot 2, Block C, together with 10-foot alley on the East. Property ID #18-32-16-61002-003-0020.
LAND USE / ZONING	RU-2 / PAG
YEAR BUILT	Circa 1935
HISTORIC STATUS	The existing residence and guest house are listed as contributing to the Pass-a-Grille National Register Historic District and have a Florida Master Site File number of PI12693. The applicant is requesting to demolish both structures and construct a new single-family residence to the House-Medium standards of the Pass-a-Grille Overlay District. Once the existing structures are demolished, the property will no longer be contributory to the Historic District.
SURROUNDING AREA	North – Single-family Residential South – Single-family Residential East – Vacant Lot (Zoned Residential) West – Dunes/Beach/Gulf of Mexico

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition (Case No. 20087) to allow for the demolition of both structures on the site (both are contributory to the PAG National Register Historic District) to allow for the construction of a new three-story single-family residence at this location. Once the existing structures are demolished, the property will no longer be contributory to the Historic District.

The applicant is required to construct the new residence using the Pass-a-Grille Overlay District 'House – Medium' standards, which carries certain design requirements and requires certain exhibits at the time of permitting. Staff is bringing this design forward to the Historic Preservation Board to review concurrently with the COA for demolition and to provide input based on the criteria specified in the Land Development Code Section 28-11, *Demolition Permits*.

The estimated cost of this demolition and new construction is $1.3 million dollars. Staff met with the representative and architect to discuss this property and the benefits of preserving this two unit residential property including the potential for a variance to the FEMA Substantial Improvement (50%) rule and the potential for Ad Valorem tax credit for any qualified renovation undertaken.

Following the standard COA criteria, those criteria relate to Demolition (Section 28-11 of the LDC) have been reviewed and commented upon by staff and are included in this report.

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)

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 subject property has historically housed two residential units. The proposed new construction will reduce the density to one residential unit. Historically, this will remain a residential property.

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 subject property is required to meet the PAG design guidelines through demonstration and affirmation by an architect that the proposed new building will preserve the historic character of the district consistent with LDC Section 28-11, Demolition Permits, and LDC Section 20-22, General Building Design (residential).

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 new construction will recognize the physical record of the existing buildings as required by the historic district guidelines.

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

   The architect has stated that all changes to the property will be based on the contributing status of the property and will be in accordance with the PAG historic district guidelines.

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

   Per the application, the site and building elements will be taken into consideration to reflect the character of the existing buildings.

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.**

   Not applicable.

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.**

   Not applicable.

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

   Not applicable.

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.**

   Not applicable.

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.**

    Not appliable.

LDC Sec. 28.18 – <u>Additions and modern equipment</u>, 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.**

   The application states that the new building will reflect similar architectural style and material.

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 application states that the building will comply with the PAG historic district guidelines.

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

   Not applicable.

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.**

   Per the application, all equipment will be concealed from the street view.

LDC Sec. 28.16 – <u>Variance from floodplain management regulations</u>, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

1. **The variance will not preclude the structure's continued designation as a historic structure.**

   Not applicable.

2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.**

   Not applicable.

LDC Sec. 28.11. - Demolition permits.

(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

These buildings are part of the historic fabric of the Pass-a-Grille National Resister Historic District. District and may be eligible for Local Designation subject to such finding by the Historic Preservation Board. The Code requires that owner permission be granted for such local designation. This property has never been reviewed for local designation due to lack of such review request by the owner of the property.

(2) The importance of the building to the character of a district, if applicable.

These one-story buildings contribute to the integrity and importance of the Pass-a-Grille National Register Historic District through their age, architecture, scale, and uniqueness. Their loss contributes to the erosion of the district as a whole. Pass-a-Grille was a fishing village with modest and utilitarian architecture. This is especially evident in the earliest buildings found in the southern portion of the district. The subject property was constructed in 1935 and consists of a frame vernacular residence and a detached guest house with a carport. There are wood shingles on the exterior walls of the buildings.

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

Because this property is located in the floodplain, the building can never be replicated because it was built at grade. However, should the building(s) be locally landmarked they would be eligible for renovation as historic structures.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

Although the structures are modest, the wood shingles are uncommon and give the buildings some uniqueness.

(5) Whether reasonable measures can be taken to save the building.

According to the applicant there are issues with both asbestos and termites in both buildings. A copy of the asbestos report is included with this report.

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

According to the architect, the building's condition does not make it economically feasible to repair or renovate. In addition, the architect has stated in the application that the owners want to have a FEMA compliant building because of its beachfront location.

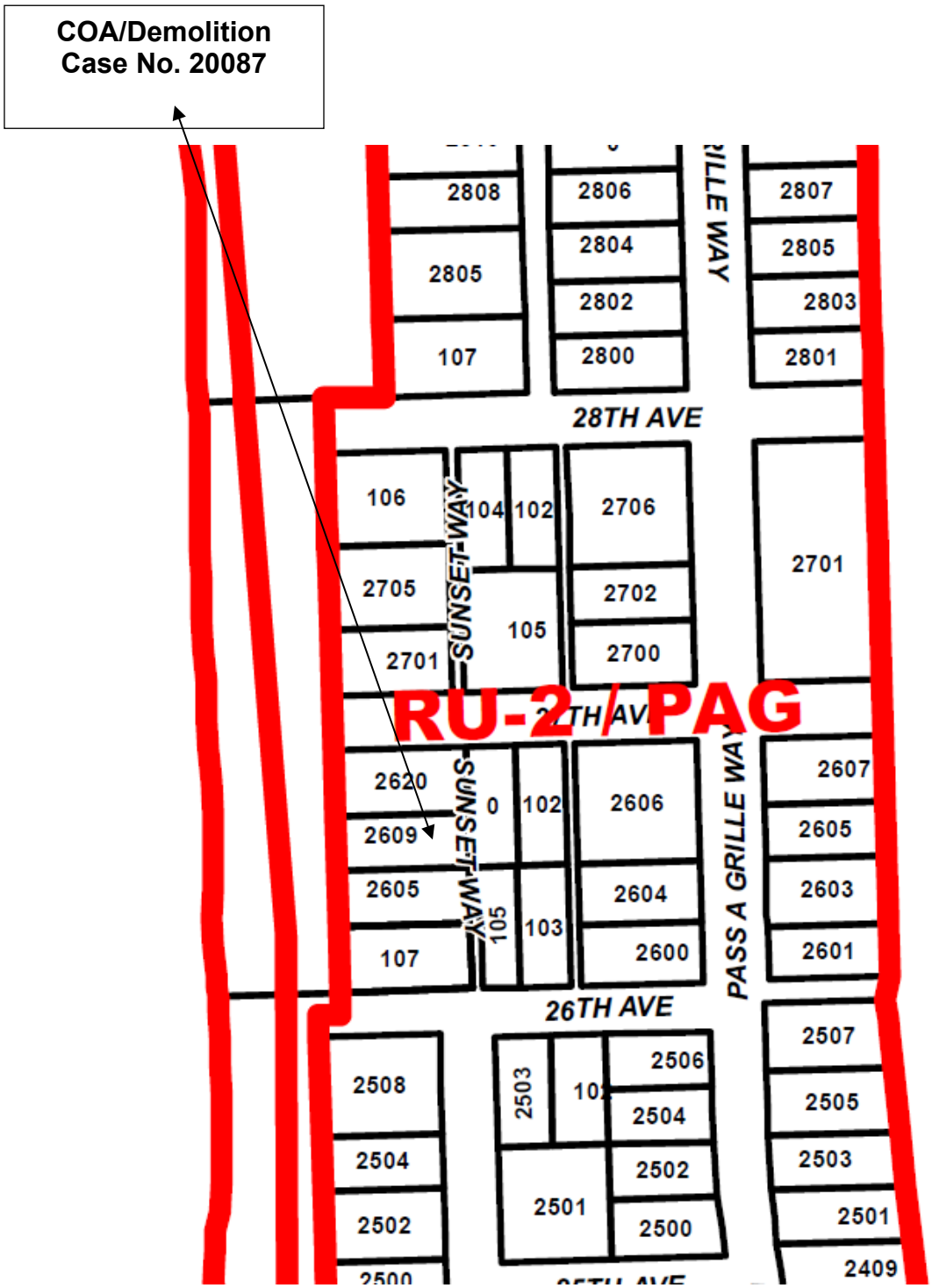
Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition.

However, the Historic Preservation Board may make recommendations to the applicant should Board members find that the recommendations will promote the design standards for the district or assist in establishing the structure's compatibility with the neighborhood. At the discretion of the Board, this item may be brought back for further review once requirements and recommendations have been integrated into the design. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.

Staff recommends approval of the requested demolition once the Board is satisfied with and completes its review and recommendation(s) of the proposed residential building's Design Review (Case No. 20088).

LAND USE/ZONING



AERIAL PHOTOGRAPH

COA/Demolition Case No. 20087

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

Design Review Case No. 20088
Property Owner: David and Deanna Argo
Meeting Date: December 3, 2020
Prepared By: Brandon Berry, Planner II, Planning and Zoning Division

REQUEST	Staff request Historic Preservation Board design review of a new single-family residence, constructed to the House – Large standards of the Pass-a-Grille Overlay District, which is proposed to replace an existing contributing structure at the subject property (LDC Sec. 20.24).
SUBJECT PROPERTY	2609 Sunset Way; NORTH PASS-A-GRILLE SEC A BLK C, LOT 2 & 10FT ALLEY ON E; Property ID #18-32-16-61002-003-0020.
LAND USE / ZONING	RU-2/PAG
FEMA FLOOD ZONE	VE-12
HISTORIC STATUS	The existing residence and guest house are listed as contributing to the Pass-a-Grille Historic District, and have a Florida Master Site File number of PI12693. The applicant is requesting complete demolition of the existing structures and construction of a new single-family home. If constructed, the home would not be picked up in subsequent City surveys of contributing structures in the district.
SURROUNDING AREA	North – Single-family Residential South – Single-Family Residential East – Vacant Lot (Zoned Residential) West – Dunes/Beach

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition (Case No. 20087) to allow for construction of a new three-story single-family residence at the property. The applicant is required to construct the new home to the Pass-a-Grille Overlay District 'House – Medium' standards, which carries certain design requirements and requires certain exhibits at the time of permitting. Staff have chosen to bring this design forward to the Historic Preservation Board to review and provide input based on the criteria specified in the Land Development Code.

Sec. 20.22. - General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

(a) The mass of a building must include:

(1) *Primary mass*. The building shall have a distinct primary mass.

Staff have identified the primary mass as the largest shape of the building, being the right side of the front façade that contains two living levels above.

(2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building.

Staff have identified the secondary massing as the at-grade porch, and entry, which are distinct in massing from the primary mass to which they are adjacent.

Staff do not find the porch to graphically meet the city's minimum standard for a "porch" or "stoop" frontage as depicted in LDC Sec. 20.15. The applicant will therefore be required to either alter this porch to qualify the secondary mass as meeting one of these two private frontages, or install sufficient landscaping for the private frontage to comprise a 'Common Yard'. A 'Common Yard' contains shrubs and ground cover, at least one canopy tree, and a wood or shell fence or concrete wall of two to four feet in height.

(3) Voids that allow for natural breaks in the mass.

Garage doors, and a recessed entrance form the ground-floor voids. Windows in various arrangements provide voids on the first and second living stories.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

The front façade features rectangular windows of varying size and arrangements.

(2) Appropriate vertical visual consistency at the centerline of the façade.

Staff find the structure to essentially have equal visual weight at the structure's centerline.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).

The presence of the ground floor porch and entry, which contain only a small addition above on the first living level, assists in lending clear visual weight to the ground floor of the structure.

(4) Overall design shall be symmetrically or asymmetrically balanced.

Staff find the structure generally has symmetrical balance.

(c) Design must include the following rhythms:

(1) Proximity (objects close together complement each other)

Staff find the arrangement of windows and shutters to provide the structure proximity.

(2) Similarity- common textures, colors or features.

Staff have not been provided a colorized drawing of the structure, nor siding materials. The architect for this project shall provide such information at the time of permitting, and shall demonstrate that the structure possesses similarity.

COMPATIBILITY WITH ADJACENT PROPERTIES

The property is bounded on both sides by three-story residential structures, both of which have been constructed in the past fifty years. Multi-story structures tend to be fairly common in the vicinity.

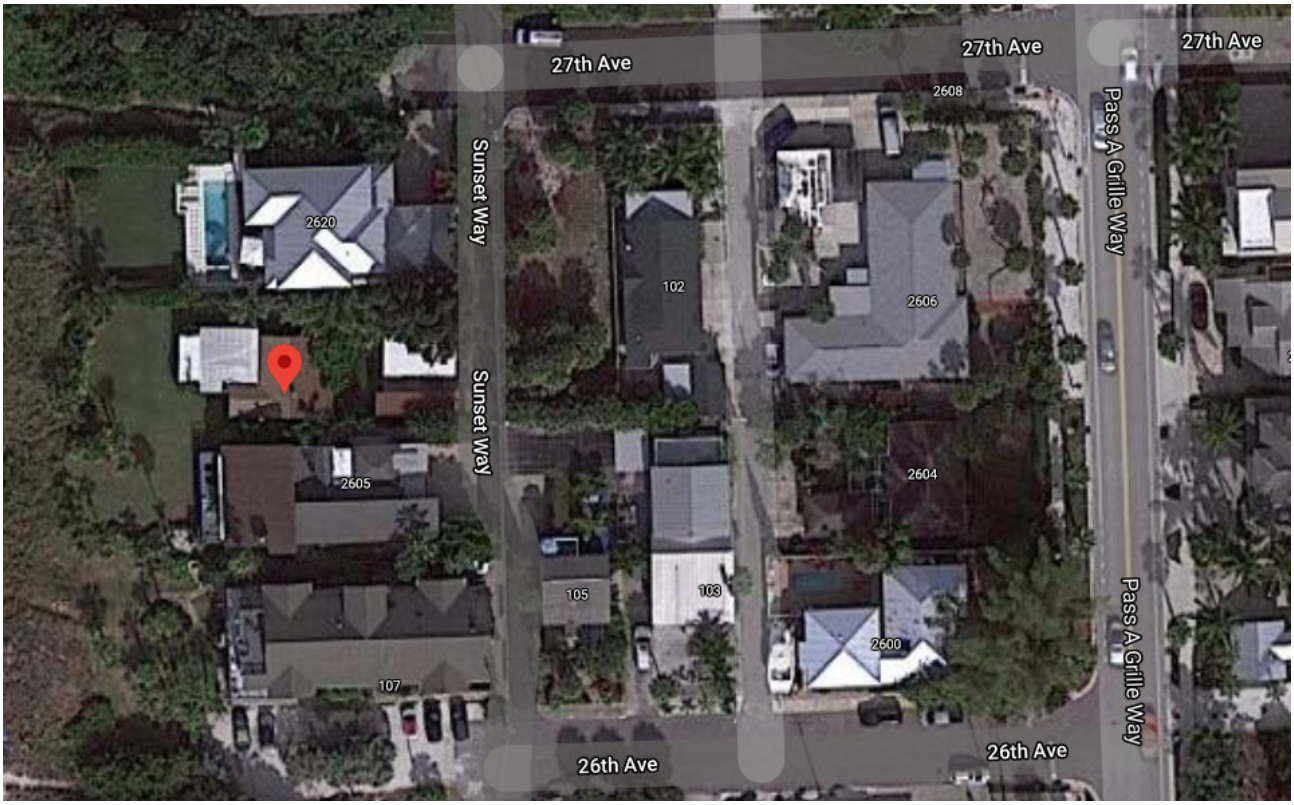
Left Neighbor – 2605 Sunset Way

Right Neighbor – 2620 Sunset Way

BLOCK-FACE CONSISTENCY

The City does not have surveys on file for either abutting property. Based on the property lot sizes provided by the Property Appraiser and existing uses, it appears that the structure to the north would be classified as a House – Large and structure to the south as a House-Medium should redevelopment or additions be undertaken. The property to the north would also have the option to build to the underlying RU-2 district standards.

This portion of Sunset Way is somewhat unique as it appears from the Property Appraiser that an alleyway has been vacated and made part of the applicant's property. The means the property currently has no right-of-way frontage, although an easement may exist. The structure is proposed to be set back approximately 30 feet from the front property line, greater than the maximum 15' front setback, which is permitted due to the lot being adjacent to the beach. The structure also exceeds the 15' minimum rear setback based on the site plan, and will meet the required five-foot side setback. The existing layout of structures along this block are depicted below.



STAFF RECOMMENDATION

Staff will require that the applicant either expand and add details to the porch shown on the site plan to allow it to be considered as a porch or stoop under the Pass-a-Grille Overlay District Private Frontage standards, or submit a landscaping plan along with the building permit application to ensure that the Common Yard standards are being met. The applicant shall be further required to have an architect certify that items 1-7 under LDC Sec. 20.22 are met, pursuant to LDC Sec. 20.24, and shall provide other exhibits listed in the Section submitted along with the building permit for new construction. This shall include colors and siding materials. Finally, the applicant shall meet the elevated building screening standards of LDC Sec. 20.21(b) as it relates to landscaping.

The Historic Preservation Board may make other recommendations to the applicant should members find that the recommendations will promote the design standards for the district, or assist in establishing the structure's compatibility with the neighborhood. At the discretion of the Board, this item may be brought back for further review once requirements and recommendations have been integrated into the design. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.

St. Pete Beach
The Sunset Capital of Florida

Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

David and Deanna Argo
2609 Sunset Way
St. Pete Beach, FL 33706

Phone 513-479-3278

Email Address ddrdargo@aol.com

Agent or Representative Name & Address

Elisa Verch / LaBram Homes, Inc.
2661 1st Ave. S.
St. Petersburg, FL 33712

Phone 813-545-0304

Email Address elisa@labramhomes.com

Property Address, Legal Description, Parcel ID Parcel ID # 18-32-16-61002-003-0020
Lot 2, Block C, Together with 10 foot alley on the East, North
Pass-a-grille Section "A", Plat Book 5, Page 18, Pinella County, Florida.
2609 Sunset Way, Saint Pete Beach, FL 33706

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: $1.3 M

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.**

   THE HISTORICAL USE CONSIST OF TWO UNITS, THE PROPOSED PROJECT WILL CONSIST OF ONE UNIT. THE LOCATION WILL ENCOMPASS SIMILAR SPACIAL RELATIONSHIP AS THE HISTORIC LOCATION AND WITH THE NEIBORING BUILDINGS. SIMILAR MATERIAL WILL BE USE IN THE NEW HOUSE.

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 PROPOSED PROJECT WILL PRESERVE THE HISTORIC CHARACTER OF THE DISTRICT.

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 PROJECT WILL RECOGNIZE THE PHYSICAL RECORD OF IT'S TIME AS PER THE DISTRICT GUIDELINES.

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

   ALL CHANGES TO THE PROPERTY WILL BE BASED ON THE CONTRIBUTION STATUS OF THE PROPERTY AND, WILL BE IN ACCORDANCE WITH THE HISTORIC DISTRICT GUIDELINES.

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

   ALL THE SITE AND BUILDING ELEMENTS ON THIS PROPERTY WILL BE TAKING INTO CONSIDERATION, TO REFLECT THE CHARACTER OF THE PROPERTY.

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.

N/A

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.

N/A

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.

N/A

LDC Section 28.18 – <u>Additions and modern equipment</u>, 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.**

   NEW BUILDING WILL REFLECT SIMILARITIES AND ARCHITECTURAL STYLE MATERIAL.

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.**

   BUILDING WILL COMPLY WITH DISTRICT GUIDELINES

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

   N/A

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.**

   All EQUIPMENT WILL BE CONCEALED FROM STREET VIEW.

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

Stucco

Windows

PGT

Doors

Thermatru

Roofing

Standing Seam Metal

Entrances/Porches

Pavers

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

11/3/2020
Date

FSA inc

architecture AA 26002190

ARGO Residence
2609 Sunset Way, St. Pete Beach, Florida

Demolition permit criteria
November 3rd, 2020

Reviewing the historic or architectural significance of the building FSA concluded the following:

The existing house is in the historic district list in the contribute category. The contribution is not significant at that location. Characteristic are a monolithic one story individual wood shakes walls and standard shingle roof.

The house is surrounding by contemporary houses and an empty lot across the street, this may not reflect the character of a district.

The new FEMA regulations will make impossible to replicate de type of ground floor single house. Not having a unique design or details to be reproduce maybe a similar look of the shake wall design can be replicated as a detail of the new house.

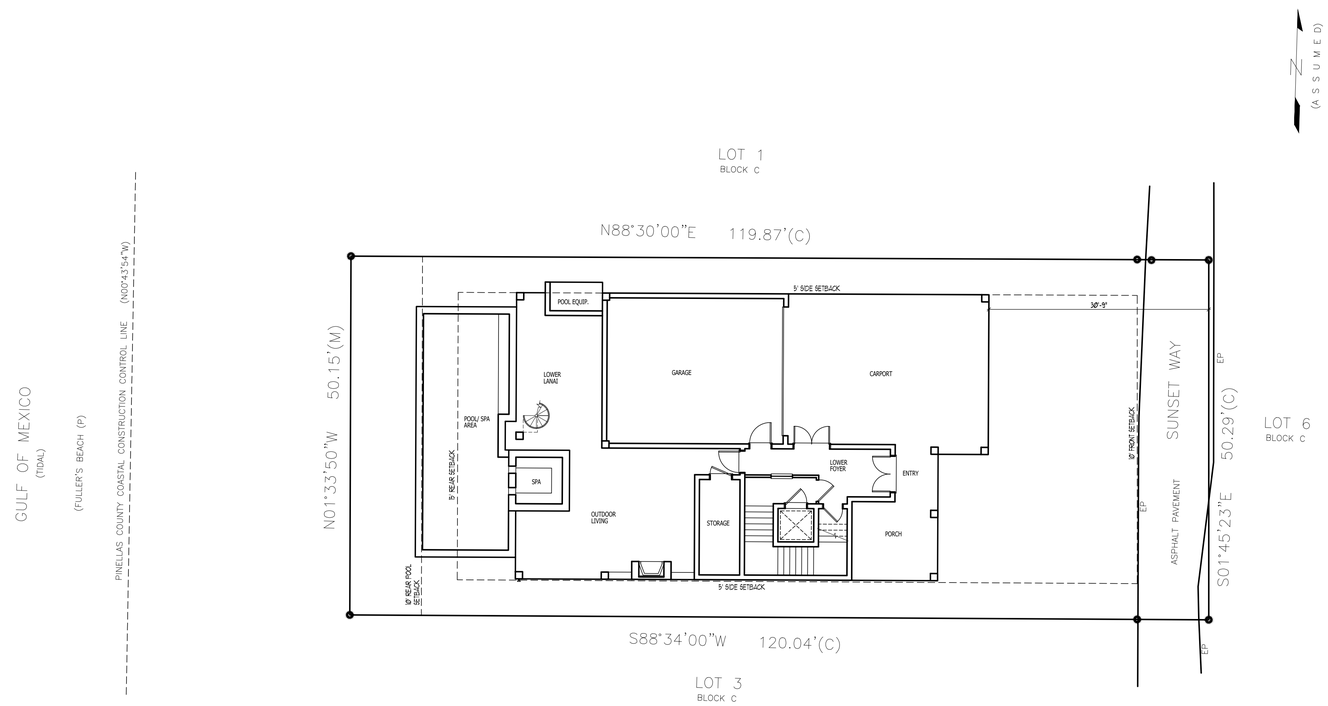
The existing unit's condition includes asbestos and termites.through both units. (See asbestos reports attached and pictures) The building conditions doesn't make it economically feasible to repair or renovate.

Based on these conditions and the safety of the new owners on this beach front location, they will wish to comply with FEMA regulations.

Respectfully,

Francisco Semsch, AIA

7521 Paula Dr. Unit 261214, Tampa, Florida 33685 Ph. 813-784-6776



LOT PLACEMENT PLAN

SCALE: 1" = 10'

LABRAM HOMES

JOB NUMBER	B-18XXXXX
CAD FILE	ARGO
ISSUED	10-26-20
REVISED	

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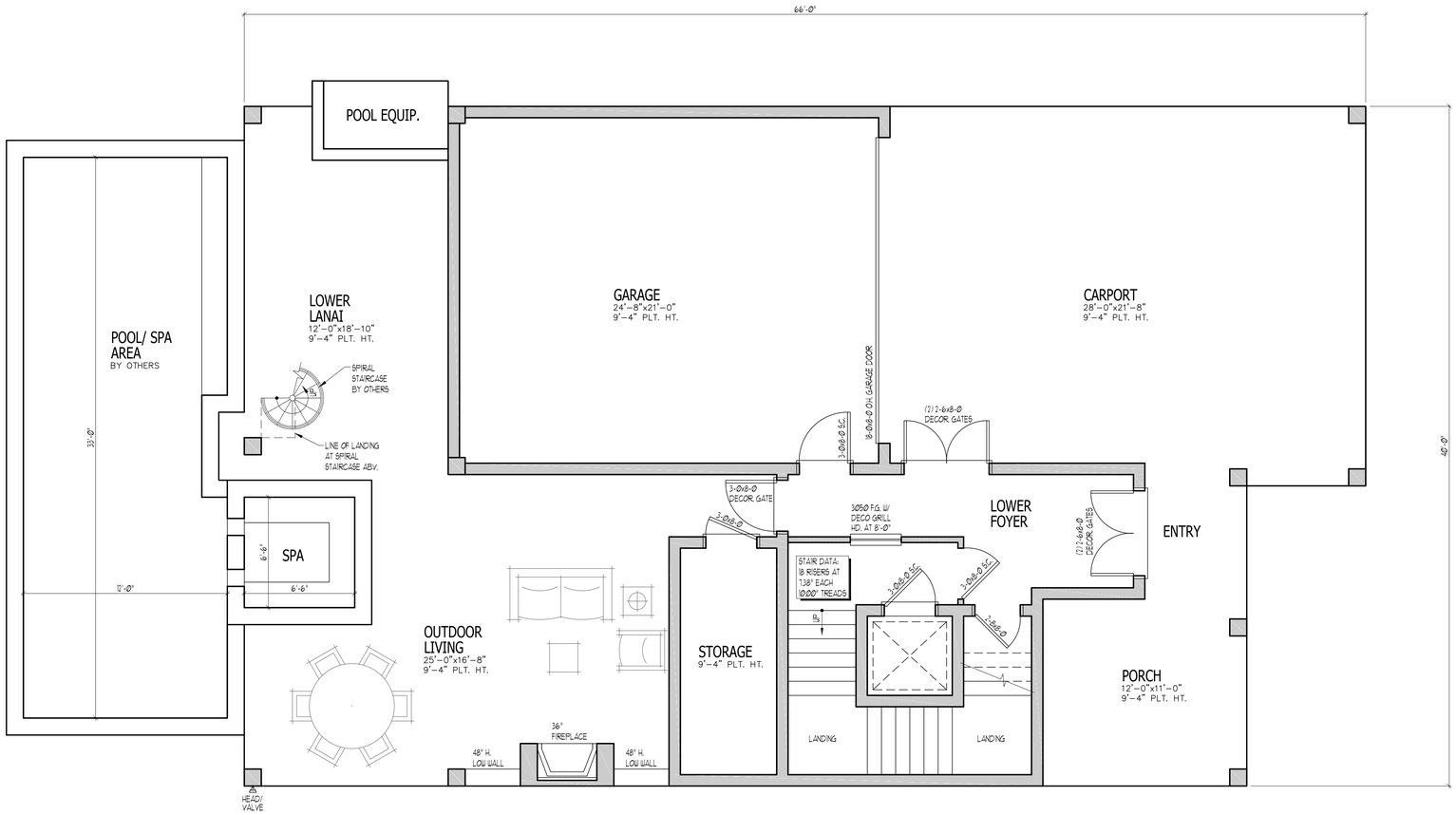
ARGO

TITLE
LOT PLACEMENT PLAN

SHEET
1.0



GARAGE FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

LABRAM HOMES

JOB NUMBER	B-18XXXXX
CAD FILE	ARGO
ISSUED	10-26-20
REVISED	

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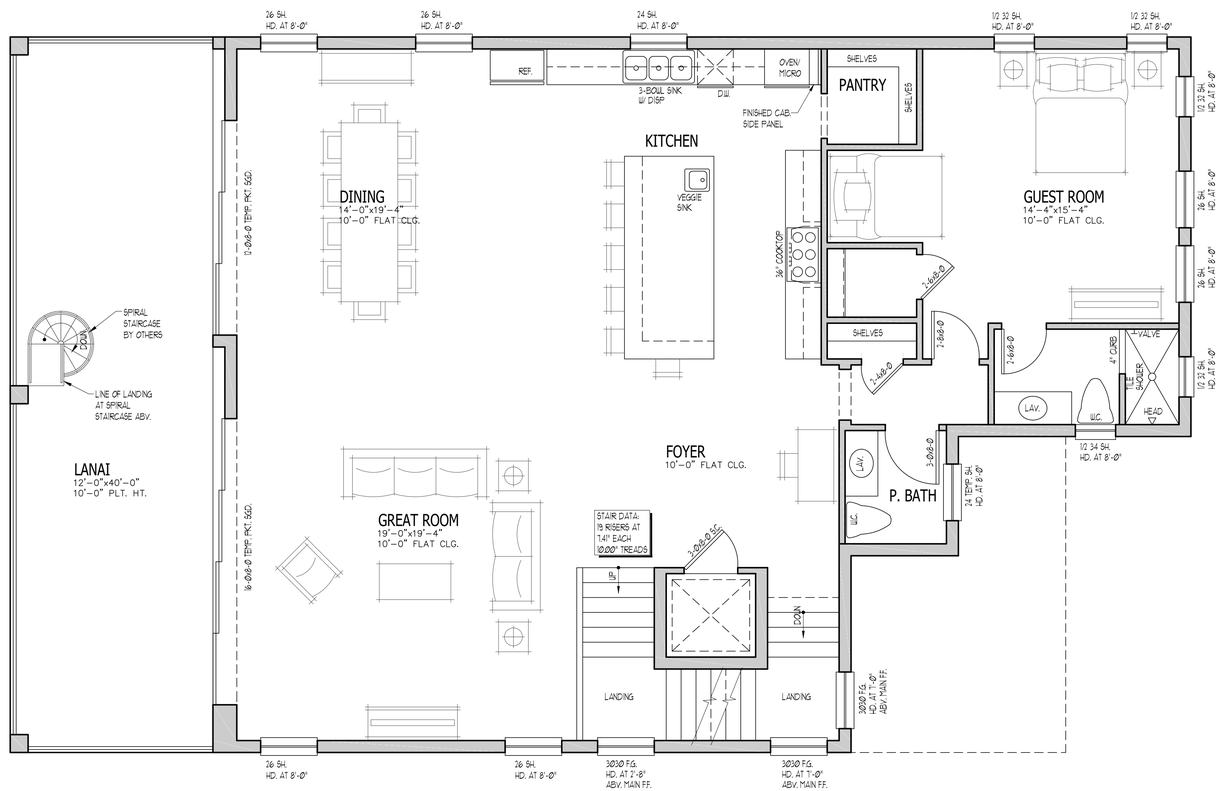
ARGO

TITLE
FOUNDATION PLAN

SHEET
1.1



SQUARE FOOTAGE CALCULATIONS		
LOWER FLOOR STAIR LIVING S.F.		152
MAIN FLOOR LIVING S.F.		1864
UPPER FLOOR LIVING S.F.		1678
TOTAL LIVING S.F.		3694
GARAGE S.F.		563
CARPORT PORCH S.F.		777
LOWER ENTRY S.F.		180
STORAGE		103
LOWER LANAI S.F.		652
MAIN LANAI S.F.		480
DECK S.F.		480
TOTAL UNDER ROOF S.F.		6929

MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

LABRAM HOMES

JOB NUMBER	B-18XXXXX
CAD FILE	ARGO
ISSUED	10-26-20
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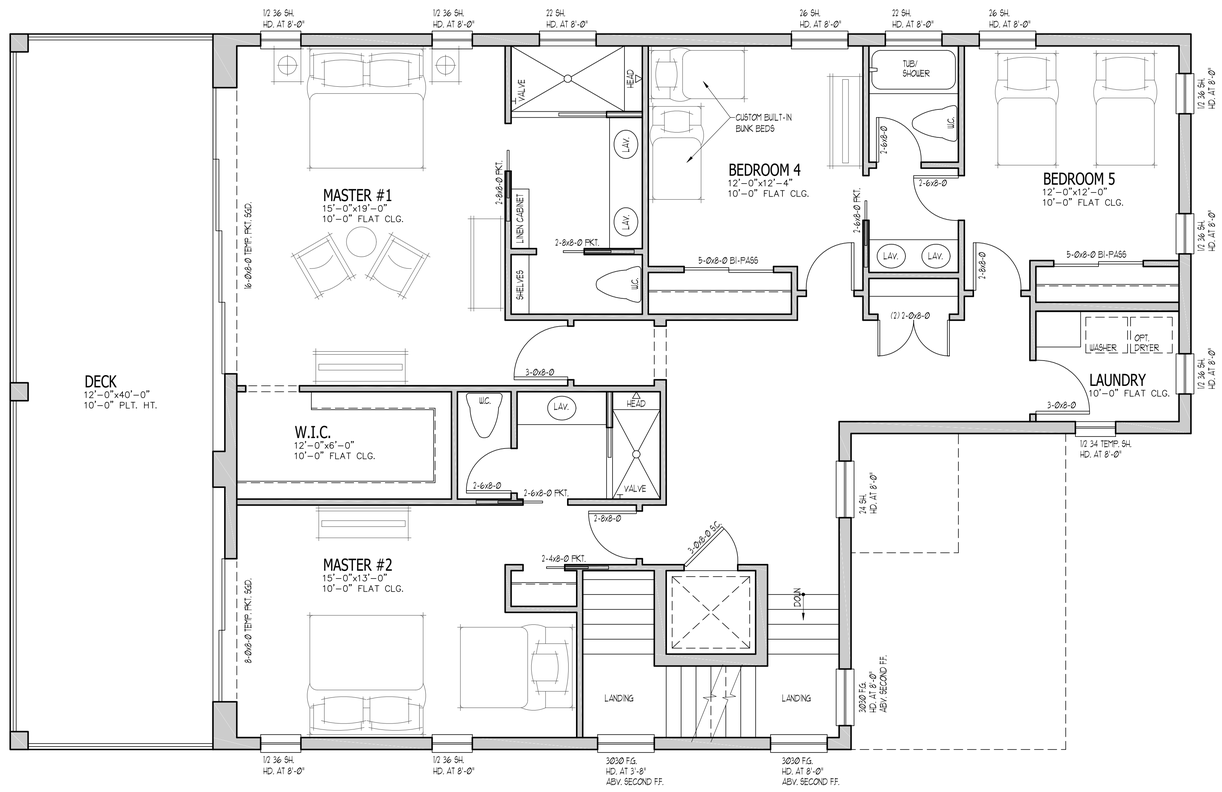
TITLE
MAIN FLOOR PLAN NOTES

SHEET
2.0



UPPER FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

LABRAM HOMES

JOB NUMBER	B-18XXXXX
CAD FILE	ARGO
ISSUED	10-26-20
REVISED	

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ARGO

TITLE
UPPER FLOOR PLAN NOTES

SHEET
2.2

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LABRAM HOMES

JOB NUMBER	B-18XXXXX
CAD FILE	ARGO
ISSUED	10-26-20
REVISED	

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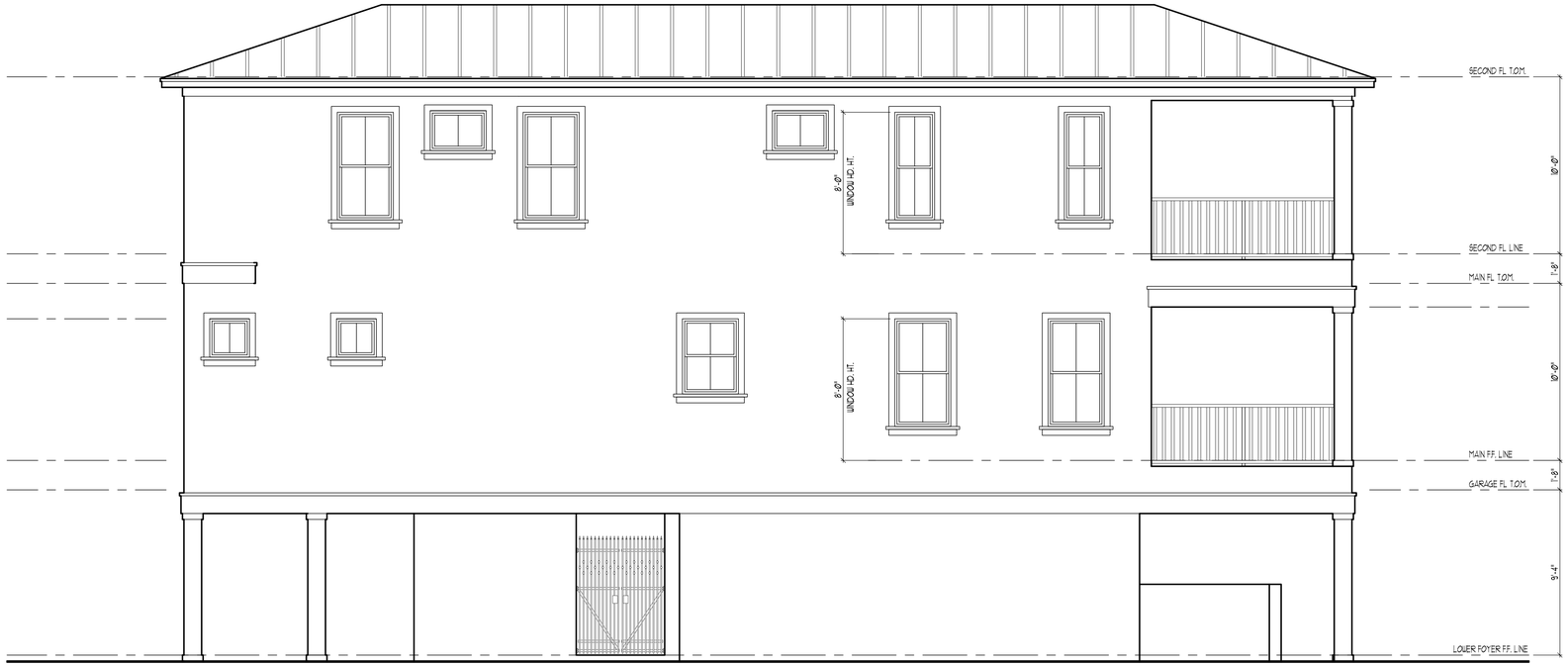
ARGO

TITLE
FRONT ELEVATION
REAR ELEVATION

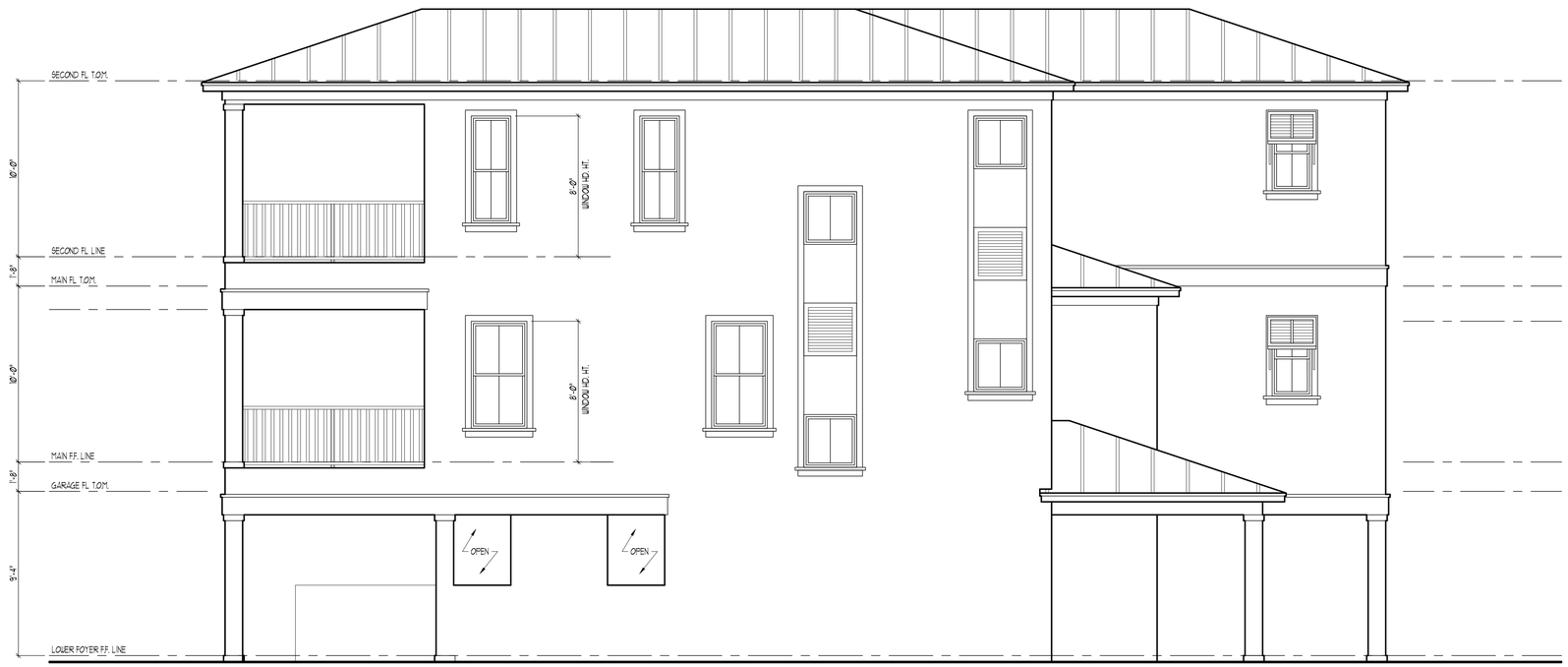
ELEVATIONS

SHEET
3.0



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

LABRAM HOMES

JOB NUMBER	B-18XXXXX
CAD FILE	ARGO
ISSUED	10-26-20
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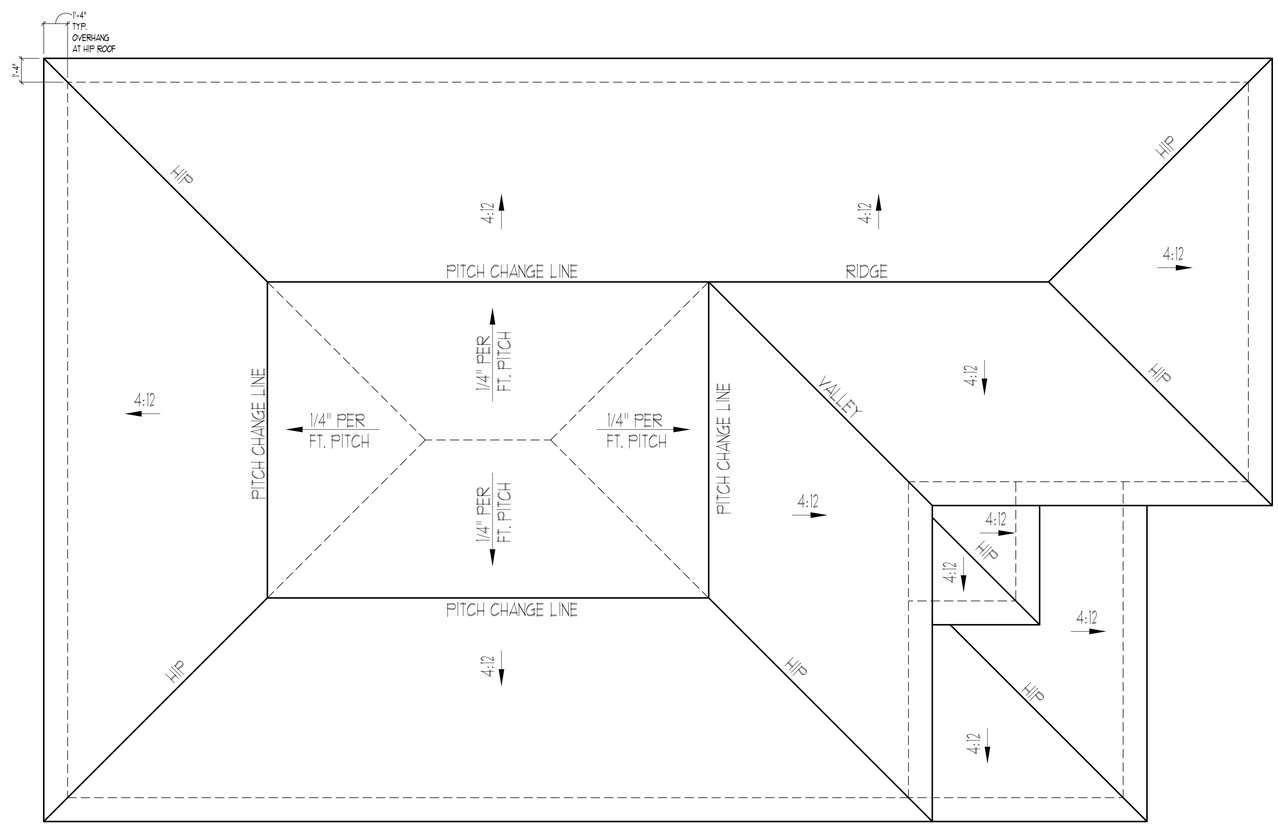
ARGO

TITLE
RIGHT ELEVATION
LEFT ELEVATION

ELEVATIONS

SHEET
3.1



LABRAM HOMES

JOB NUMBER	B-18XXXXX
CAD FILE	ARGO
ISSUED	10-26-20
REVISED	

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ARGO

TITLE
ROOF PLAN

ROOF PLAN

SCALE: 1/4" = 1'-0"

SHEET
3.4

Owner's Authorization for Agent

Community Development Department
City of St. Pete Beach, Florida

I/WE David and Deanna Argo
(print name of property owner)

hereby authorize Elisa Verch and Francisco Semsch
(print name of agent)

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

Signature of Owner

Signature of Owner

Deanna E. Argo
Print Name of Owner

David B. Argo
Print Name of Owner

The forgoing instrument was acknowledged before me this 3rd day of November 2020 by Deanna Argo David Argo or who is personally known produced _____ as identification.

NANCY L HUGENTOBLER
Notary Public
State of Ohio
My Comm. Expires
August 8, 2025

Nancy L. Hugentobler
(Notary Signature)

11/3/20
(Date)

My Commission Expires 8-8-25

NESHAP Demolition Asbestos Survey

Single Family Residence & Cottage
2609 Sunset Way
St. Pete Beach, Florida 33706

August 4, 2020

Prepared for:

Mr. & Mrs. David Argo
166 Congress Run Road
Cincinnati, Ohio 345215

Victor Rivera
Victor Rivera
Florida Certified Inspector

Date 8-24-20

Brandon Payton
Brandon Payton
Florida Certified Inspector

Date 8-24-20

Dr. Robert D. Mitchell By Direction
Dr. Robert D. Mitchell
LAC# DD 0000007

Date Aug. 24, 2020

AD# 37617

Prepared by:

APOLLO ENVIRONMENTAL, INC.

9325 Bay Plaza Blvd., Suite 208
Tampa, Florida 33619
(813) 671-3999

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Appendix 2 Asbestos Sample Analysis Sheets

Appendix 3 Survey Certifications

APOLLO ENVIRONMENTAL, INC.
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Tampa, Florida 33619

E-mail: info@apolloenv.com
TEL: 813-671-3999
FAX: 813-677-3422

Scope of Work

At the request of Mr. & Mrs. David Argo, prospective buyers, and with written permission from the realtor representing the property owner, Apollo Environmental, Inc. conducted a NESHAP Demolition Asbestos Survey of single family residence and cottage located at 2609 Sunset Way in St. Pete Beach, Florida.

Executive Summary

On August 4, 2020, Mr. Victor Rivera & Mr. Brandon Payton, Surveyor/Inspectors for Apollo Environmental, Inc., conducted the survey of the two buildings. Upon inspection of the site, 45 Homogeneous Areas (HA's) were identified as suspect, asbestos-containing materials and 97 samples were collected. Laboratory analysis by Polarized Light Microscopy (PLM) found four of the HA's to be asbestos-containing materials (ACM).

ASBESTOS CONTAINING MATERIALS SUMMARY TABLE

HA #	Location	Material Description (ACM layers in bold)	Approx. Area	NESHAP Category	Friable or Non-Friable
1	**Cottage:** flat roof of carport & part of cottage	white coating over **silver paint** on rolled roofing with felt underlayment	650 sf	**Regulated**	**Y**
8	**Cottage:** living room	16" beige ceramic floor tile with grout & thinset over **black mastic**	270 sf	**Category I**	**N**
20	**Residence:** kitchen	beige & green **sheet vinyl** flooring with adhesive	90 sf	**Category I**	**N**
21	**Residence:** bedrooms	9" beige speckled **floor tile** with black mastic (under carpet)	380 sf	**Category I**	**N**

Recommendations

1. Notification is required by the Pinellas County Air Quality Division (727-464-4422) **10 business days prior to** abatement, and demolition activities.

2. A copy of this survey, and any previous survey reports, should remain on site during all renovation/demolition activities.

3. ***Regulated*** ACM, and ACM materials that **are likely** to become ***Regulated*** due to renovation or demolition activities (some ***Category I*** *and* ***Category II*** materials), need to be removed by a licensed asbestos removal contractor prior to general construction activities. Category I & II materials become Regulated when subjected to sanding, grinding, cutting, or abrading.

4. Non-friable ACM roofing, and flooring materials (***Category I***) that will remain Non-friable may be removed prior to demolition activities by either Asbestos-trained personnel of their respective trades utilizing standard industry practices, or a Licensed Asbestos Abatement Contractor.

4. ***Category I & II*** materials that **are not likely** to become ***Regulated*** are not required to be removed prior to demolition if 'Special Demolition Techniques' are employed, with work practices and engineering controls that will prevent these materials from becoming *Regulated*. *Category I & II* materials become Regulated when subjected to sanding, grinding, cutting, or abrading. A person having the training qualification of a "competent person" is required to be on-site during 'Special Demolitions.' Minimum training requires a 40-hour "Supervisor of Asbestos Abatement" course or equivalent.

5. If during the course of demolition activities, suspect materials are uncovered other than those detailed in this report, laboratory analysis of these materials is required prior to disturbance.

6. Compliance with OSHA regulations is required on all projects in which asbestos-containing materials are being disturbed.

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Location and Analysis Summary of Suspect Materials

HA#	Sample #(s)	Location	Material Description	Approx. Area	ACM Type and Content	Condition
1	1,2	**Cottage:** flat roof of carport & part of cottage	white coating over silver paint on rolled roofing with felt underlayment	600 sf	**3% Chrysotile in silver paint**	Fair
2	3,4	**Cottage:** flat & peaked roofs	black mastic at rooftop pipe penetrations	5 sf	None Detected	Fair
3	5,6	**Cottage:** peaked roof	roof shingles with felt underlayment	630 sf	None Detected	Fair
4	7,8	**Cottage:** shower	ceramic floor tile with grout & thinset	10 sf	None Detected	Fair
5	9,10	**Cottage:** shower	ceramic wall tile over plaster on wire lath	75 sf	None Detected	Fair
6	11,12	**Cottage:** bathroom & portion of shower room	12" beige ceramic floor tile with thinset over ceramic floor tile with grout & thinset	70 sf	None Detected	Fair
7	13,14	**Cottage:** bathroom	ceramic tile cove base with adhesive	10 sf	None Detected	Fair
8	15,16	**Cottage:** living room	16" beige ceramic floor tile with grout & thinset over black mastic	270 sf	**8% Chrysotile in black mastic**	Fair
9	17,18	**Cottage:** bathroom	wallpaper with glue on wood ceiling & walls	250 sf	None Detected	Fair
10	19,20	**Cottage:** shower	caulking around ceramic wall tile	5 sf	None Detected	Fair
11	21,22	**Cottage:** attic	felt paper debris	100 sf	None Detected	Fair
12	23,24	**Cottage:** kitchen	gray sink undercoating	5 sf	None Detected	Fair
13	25,26,27	**Cottage:** attic	blown-in attic insulation	680 sf	None Detected	Fair
14	28,29	**Cottage:** bottom of exterior walls at corners	brick & mortar walls	150 sf	None Detected	Fair
15	30,31	**Cottage:** behind wood siding on exterior walls	felt paper vapor barrier	1,050 sf	None Detected	Fair
16	32,33	**Cottage:** windows	window frame caulk	10 sf	None Detected	Fair
17	34,35	**Cottage:** windows	window putty	30 sf	None Detected	Fair
18	36,37	**Cottage:** footprint of cottage & carport	concrete slab	1,100 sf	None Detected	Fair
19	38,39	**Cottage:** bedroom	16" beige ceramic floor tile with grout & thinset	260 sf	None Detected	Fair
20	40,41	**Residence:** kitchen	beige & green sheet vinyl flooring with adhesive	90 sf	**40% chrysotile in sheet vinyl**	Fair
21	42,43	**Residence:** bedrooms	9" beige speckled floor tile with black mastic (under carpet)	380 sf	**4% Chrysotile in floor tile**	Fair
22	44,45,46	**Residence:** hall bath	sheetrock ceiling with surfacing	35 sf	None Detected	Fair
23	47,48,49	**Residence:** hall bath	sheetrock walls with surfacing	115 sf	None Detected	Fair

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Location and Analysis Summary of Suspect Materials

HA#	Sample #(s)	Location	Material Description	Approx. Area	ACM Type and Content	Condition
24	50,51,52	**Residence:** one wall in hall bath	plaster with surfacing on sheetrock wall	40 sf	None Detected	Fair
25	53,54	**Residence:** shower in hall bath	ceramic wall tile with adhesive on plaster walls	110 sf	None Detected	Fair
26	55,56	**Residence:** kitchen	ceramic tile back splash & counter top with grout & thinset over felt paper	80 sf	None Detected	Fair
27	57,58	**Residence:** face of fireplace	ceramic wall tile with grout & thinset over concrete	30 sf	None Detected	Fair
28	59,60	**Residence:** half-bath	ceramic wall tile with adhesive on sheetrock walls	90 sf	None Detected	Fair
29	61,62,63	**Residence:** attic & duct chase in living room wall	beige mastic on foil-wrapped fiberglass ducts	20 sf	None Detected	Fair
30	64,65,66	**Residence:** attic	pink blown-in attic insulation with brown paper bits	1,100 sf	None Detected	Fair
31	67,68	**Residence:** kitchen	cabinet caulk	5 sf	None Detected	Fair
32	69,70	**Residence:** hall bath	ceramic floor tile with grout & thinset	35 sf	None Detected	Fair
33	71,72	**Residence:** half-bath, in front of fireplace & under carpet in family room	ceramic floor tile with grout & thinset	350 sf	None Detected	Fair
34	73,74	**Residence:** hall bath	caulk on ceramic tile shower walls	5 sf	None Detected	Fair
35	75,76	**Residence:** walkway & bottom of exterior walls	brick & mortar walls & walkway	600 sf	None Detected	Fair
36	77,78	**Residence:** half-bath	mirror glue dots	5 sf	None Detected	Fair
37	79,80	**Residence:** chimneys	brick & mortar chimney	230 sf	None Detected	Fair
38	81,82	**Residence:** flat roofs	white coating over rolled roofing with felt underlayment	500 sf	None Detected	Fair
39	83,84	**Residence:** peaked roof	roof shingles with felt underlayment	1,300 sf	None Detected	Fair
40	85,86	**Residence:** peaked roof	black mastic at rooftop pipe penetrations	10 sf	None Detected	Fair
41	87,88	**Residence:** windows	window frame caulk	50 sf	None Detected	Fair
42	89,90	**Cottage:** shower in bathroom	ceramic ceiling tile with adhesive on sheetrock	15 sf	None Detected	Fair
43	91,92	**Residence:** entrance to family room	6" beige ceramic floor tile with grout & thinset	60 sf	None Detected	Fair
44	93,94,95	**Residence:** closet in living room	sheetrock walls with skimcoat	120 sf	None Detected	Fair
45	96,97	**Residence:** closet in living room	leveling compound under laminate flooring	20 sf	None Detected	Fair

Site Characteristics

General: There are two, one-story residential buildings, circa 1935, at this address. The smaller cottage at the east end of the property has an attached carport. The larger, approximately 1,200 square feet, single family residence is located at the west end of the property.

Cottage w/ Carport

General: The cottage, with attached carport, is located at the east end of the property, and comprises approximately 680 square feet. It is a wood-framed structure, with both peaked and flat roof sections, and a concrete slab-on-grade foundation. The attached carport is a simple, open-air wood structure.

Roofs: The cottage has a peaked roof. The carport has a flat roof that overlaps part of the peaked roof of the cottage. Both roof sections have wood decks. The following suspect roofing materials were identified and sampled:
HA 1: white coating over silver paint on rolled roofing with felt underlayment
HA 2: black mastic at rooftop pipe penetrations
HA 3: roof shingles with felt underlayment

Ceilings: With the exception of the bathroom, all of the ceilings in the cottage were wood. The carport is open to the bottom of the wood roof deck. The following suspect ceiling materials were identified and sampled:
HA 9: wallpaper with glue on wood ceiling & walls
HA 42: ceramic ceiling tile with adhesive on sheetrock

Walls: The exterior walls are wood frame, with wood siding over a felt vapor barrier. However, sections of brick walls were found along the bottom of some exterior walls. Most of the interior walls are wood. There were no walls in the carport; just open-air. The following suspect wall materials were identified and sampled:
HA 5: ceramic wall tile over plaster on wire lath
HA 9: wallpaper with glue on wood ceiling & walls
HA 14: brick & mortar walls
HA 15: felt paper vapor barrier

Floors: The sub-floor is concrete slab throughout, including the carport. No suspect materials were found under the wood laminate flooring in the kitchen. The following suspect flooring materials were identified and sampled:
HA 4: ceramic floor tile with grout & thinset
HA 6: 12" beige ceramic floor tile with thinset over ceramic floor tile with grout & thinset
HA 8: 16" beige ceramic floor tile with grout & thinset over black mastic
HA 18: concrete slab
HA 19: 16" beige ceramic floor tile with grout & thinset

Attic: The following suspect attic materials were identified and sampled:
HA 11: felt paper debris
HA 13: blown-in attic insulation

Plumb: No water heater was noted, and no insulation was present on bathroom pipes. No suspect plumbing materials were observed.

HVAC: The compressor, located outside, feeds the air-handling unit in the attic. There is black foam rubber on the pipes. Foil-wrapped fiberglass ducts and flex ducts run above the ceilings. No mastic was observed. No suspect HVAC materials were identified.

Misc: No door frame caulk, baseboard caulk or spray-applied fireproofing was observed. The following suspect miscellaneous materials were identified and sampled:
HA 7: ceramic tile cove base with adhesive
HA 10: caulking around ceramic wall tile
HA 12: gray sink undercoating
HA 16: window frame caulk
HA 17: window putty

Single Family Residence

General: The single family residence is located on the west end of the property, and comprises approximately 1,200 square feet. It is of wood-frame construction with both peaked and flat roof sections. The house has a wood sub-floor above a crawlspace, and a concrete slab floor in the family room. There is a fireplace in the living room, and an abandoned chimney on the exterior wall of the living room.

Roofs: The main house has a peaked roof with a wood deck. The back of the house, and part of the porch, has a flat roof; also with a wood deck. The following suspect roofing materials were identified and sampled:
HA 38: white coating over rolled roofing with felt underlayment
HA 39: roof shingles with felt underlayment
HA 40: black mastic at rooftop pipe penetrations

Ceilings: With the exception of the hall bath, the ceilings were wood. The following suspect ceiling material was identified and sampled:
HA 22: sheetrock ceiling with surfacing

Walls: The exterior walls are wood frame with wood siding. No vapor barrier was found behind the wood siding. Sections of brick wall were found along at the bottom of some exterior walls. Most of the interior walls are wood. The following suspect wall materials were identified and sampled:
HA 23: sheetrock walls with surfacing
HA 24: plaster with surfacing on sheetrock wall
HA 25: ceramic wall tile with adhesive on plaster walls
HA 27: ceramic wall tile with grout & thinset over concrete
HA 28: ceramic wall tile with adhesive on sheetrock walls
HA 34: caulk on ceramic tile shower walls
HA 35: brick & mortar walls & walkway
HA 37: brick & mortar chimney
HA 44: sheetrock walls with skimcoat

Floors: The sub-floor is wood, but there is concrete slab below the family room. The carpeting in the family room, living room, bedrooms and hall was put down without glue. There is wood flooring under the carpet in the living room and hall, but no suspect materials were found on these floors. The following suspect flooring materials were identified and sampled:
HA 20: beige & green sheet vinyl flooring with adhesive
HA 21: 9" beige speckled floor tile with black mastic
HA 32: ceramic floor tile with grout & thinset
HA 33: ceramic floor tile with grout & thinset
HA 35: brick & mortar walls & walkway
HA 43: 6" beige ceramic floor tile with grout & thinset
HA 45: leveling compound under laminate flooring

Attic: The following suspect attic material was identified and sampled:
HA 30: pink blown-in attic insulation with brown paper bits

Crwlspc: The house has a crawlspace with a dirt floor. No insulation or vapor barriers were found. No suspect materials were identified in this crawlspace.

Plumb: No water heater was noted, and no insulation was present on bathroom pipes. No suspect plumbing materials were observed.

HVAC: The compressor is located outdoors, and the air-handling unit is in the attic. There is black foam rubber insulation on the pipes. Foil-wrapped fiberglass ducts and flex ducts run above the ceilings. The return duct runs up a duct chase at one end of the closet in the living room. The following suspect HVAC material was identified and sampled:
HA 29: beige mastic on foil-wrapped fiberglass ducts

Misc: No door frame caulk, baseboard caulk or spray-applied fireproofing was observed. The following suspect miscellaneous materials were identified and sampled:
HA 26: ceramic tile back splash & counter top with grout & thinset over felt paper
HA 31: cabinet caulk
HA 34: caulk on ceramic tile shower walls
HA 35: brick & mortar walls & walkway
HA 36: mirror glue dots
HA 41: window frame caulk

Asbestos Survey Protocol

The purpose of this survey was to locate and assess the suspect asbestos-containing materials as defined in the Scope of Work. The site was surveyed for the presence of materials that are typically suspect to contain asbestos. Prior to collecting any samples, distinct homogeneous sampling areas are identified and a sampling strategy is developed. A **homogeneous sampling area** can be described as any suspect asbestos material that is similar in appearance and texture, having similar installation, age, use and function.

Sampling locations are chosen to be representative of the homogeneous sampling area. While an effort is made to collect the samples randomly, samples are taken preferentially from as many rooms as possible, and for occupied facilities, from areas that are the least visible. As these materials were identified, bulk samples were obtained and placed into individual sample containers for transport to the Apollo laboratory. Suspect materials were sampled in an effort to obtain all representative layers that characterize their composition. All sample locations were identified by a numbered label. These numbers directly correspond with the numbers listed in the analytical results tables, laboratory analysis sheets and drawings.

Each suspected asbestos-containing material was classified as either friable or non-friable. **Friable** materials as defined by the EPA may be crumbled, pulverized, or reduced to a powder by hand pressure when dry. Friable asbestos-containing material is usually more hazardous than non-friable asbestos-containing materials because it has greater potential to readily release airborne asbestos fibers.

Materials that were hidden or not accessible were not evaluated as part of this survey. These materials should be analyzed if and when they are located during any renovation or demolition. Materials visibly identifiable as non-asbestos (fibrous glass, foam rubber, wood, etc.) were not sampled.

The survey was performed as required by NESHAP, 40 CFR, Part 61, Subpart M. The sampling protocol/strategy is based on EPA Reg. 40 CFR, Part 763 (AHERA) with modifications. As 40 CFR, Part 763, does not address the assessment of roofing and limited exterior components of the buildings, these additional materials were added in accordance with NESHAP, Part 61, Subpart M, and assessed using the 40 CFR, Part 763 protocols. Inventory, general supplies, etc. are not included as NESHAP building components. Additionally, samples are not collected in a completely random manner (see second paragraph of survey protocol).

Bulk asbestos samples were analyzed by Apollo Environmental by polarized light microscopy using dispersion staining techniques according to US EPA method 600/M4-82-020 incorporating visual estimates (area) of identified materials percentages and Apollo's NVLAP accredited procedures.

Any material that contains greater than one percent of any type of asbestos is considered by the EPA, OSHA and the State of Florida, an **asbestos-containing material (ACM)** and must be handled according to regulations. Apollo Environmental, Inc. participates in the National Voluntary Laboratory Accreditation Program (NVLAP), and other quality control programs for asbestos analysis.

GENERAL CONDITIONS

1. **DOCUMENTS:** All documents, including but not limited to drawings, specifications, reports, field notes, laboratory test data, calculations, and estimates prepared by Apollo Environmental Incorporated (AEI) pursuant to this Agreement, shall be the sole property of AEI. Client agrees that all documents of any nature furnished to Client, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client agrees that under no circumstances shall any documents produced by AEI pursuant to this Agreement be used at any location or for any project not expressly provided for in this Agreement without the written permission of AEI. Client agrees that reports of AEI issued pursuant to this Agreement are for the exclusive use of Client and that such reports, the name of AEI, or its insignia or seal shall not be used by or on behalf of Client under any circumstances in advertising to the general public, or in any public material or in any other manner without AEI's prior written approval. Client agrees to indemnify, defend, and hold AEI harmless from and against any claims, liabilities, loss or damage, including reasonable attorney's fees arising out of any use of the reports, name, insignia or seal of AEI without AEI's prior written approval. At the request and expense of Client, AEI will provide Client with copies of documents created in the performance of the work for a period not exceeding one year following submission of the report contemplated by this Agreement.

   This assessment has been prepared for the sole use of the client. Its contents should not be relied upon by other parties without the express written consent of Apollo Environmental, Inc., and the client.

2. The information and conclusions presented in his report are valid only for the circumstances of the sites investigated as described in this report as they existed during the time period of the investigation.

3. **WARRANTIES. THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OR MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, NOT SPECIFIED HEREIN.** Respecting this Agreement for the equipment, documentation, reports and services to be provided hereunder, or the delivery, use, or performance thereof, the only warranty or guarantee made by AEI in connection with the services performed hereunder, is that it will use that degree of care and skill ordinarily required in the performance of the services provided. No other warranty, expressed or implied, is made or intended by AEI's services or written reports.

4. None of the information contained herein should be construed as medical advice or a call to action for evacuation. Any decision relative to medical significance should be made by a qualified physician.

5. Apollo Environmental, Inc., evaluated the reasonableness and completeness of all relevant information, but does not assume responsibility for the truth or accuracy of any information provided to Apollo Environmental Inc. by others or for the lack of information that is intentionally, unintentionally, or negligently withheld from Apollo by others. Professional judgement was exercised in gathering and evaluating the information obtained, and Apollo commits itself to the usual care, thoroughness and competence of the industrial hygiene/environmental profession.

   This report is based on information made available at the time of the inspections. The opinions expressed draw upon the background, training and experience of the personnel involved in the investigation. Should additional information become available, Apollo Environmental, Inc., reserves the right to determine the weight and impact, if any, of the new information on our opinions and conclusions, and to revise the opinions and conclusions if necessary and warranted by the discovery of the additional information.

6. After acceptance of this report, if Apollo obtains information that it believes warrants further exploration and development, Apollo will endeavor to provide that information to the Client, but Apollo will not be liable for not doing so.

7. This report is neither a legal opinion nor "due diligence inquiry." Only legal counsel retained by the Client is competent to determine the legal implications of information or conclusions contained in this report.

8. Apollo is not responsible for any effect upon the Client or others' legal rights, obligations, or liabilities or for any effect upon the finance ability, marketability, or value of the property or for the occurrence or non-occurrence of any transaction involving the property based upon the information stated in this report.

   LIMITATION OF LIABILITY: Client agrees that AEI's liability for any damage on account of any error, omission, or other professional negligence will be limited to an amount equal to the lesser of $10,000 or AEI's fee. AEI, its agents, and employees shall not be liable for any lost profits or any claim or demand against Client by any other party. In no event shall AEI be liable for special, consequential, or exemplary damages. This provision shall supersede any other provision in this report that may be deemed inconsistent with it. No action, regardless of form, arising out of the service under this Agreement, may be brought by the Client more than one (1) year after the act or omission giving rise to a cause of action has occurred.

9. To achieve the study objectives stated in this report, Apollo based its conclusions on the best information available during the period of the investigation and within the limits prescribed by the Client.

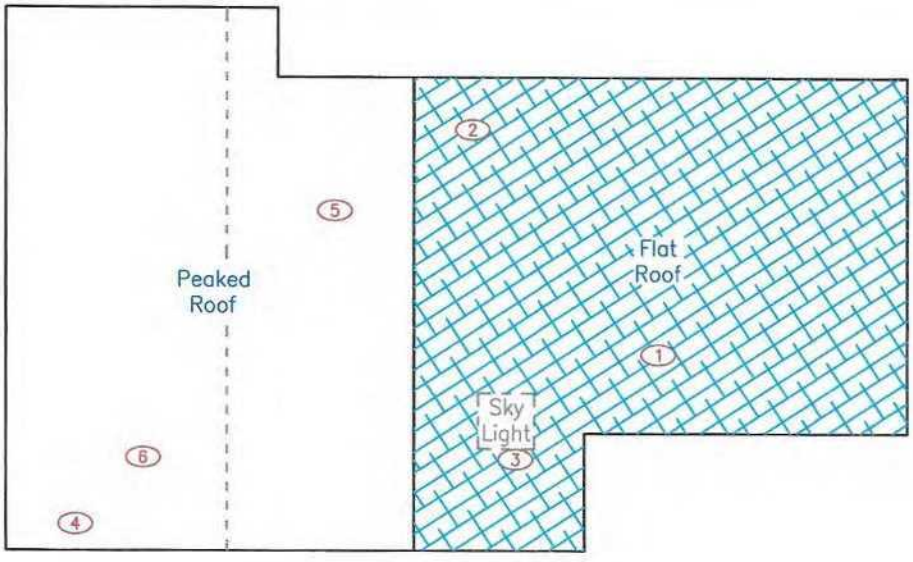
10. **SAMPLE DISPOSAL:** Unless otherwise agreed, test specimens or samples will be disposed of immediately upon completion of the test or per NVLAP.

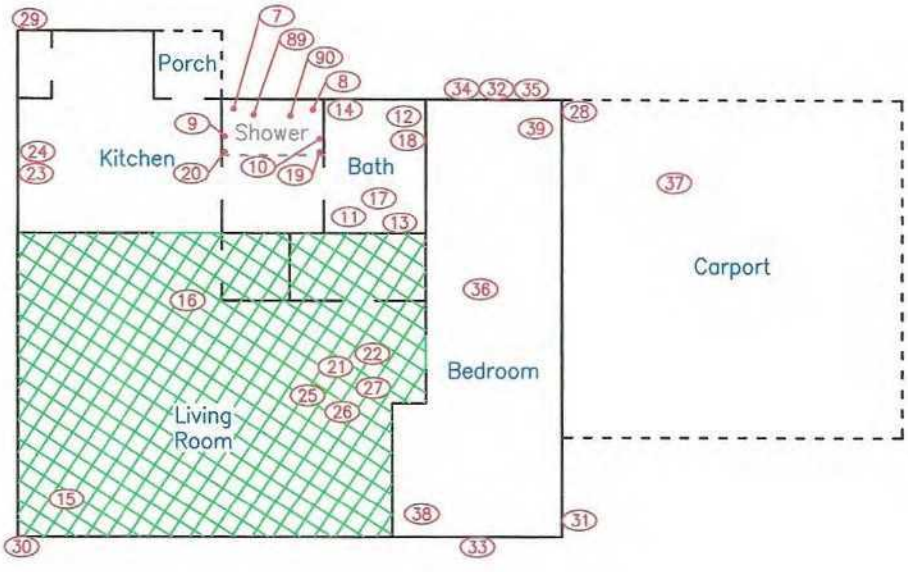
11. **INDEMNITY:** The Client agrees to indemnify, defend, and hold AEI, its officers, employees, and agents harmless from any and all claims, suits, losses, costs, and expenses, including but not limited to, court costs and reasonable attorney's fees arising or alleged to have arisen out of or to have resulted from the performance of AEI's work on or about the subject Project, and caused in whole or in party by a negligent, willful, or wanton act or omission of the Client. In the event that the Client shall bring any claim, suit, cause of action, or counterclaim against AEI, to the extent that AEI shall prevail upon such action, the Client shall pay to AEI the costs expended by AEI to defend against such action, including reasonable attorney's fees, witness fees, and other related expenses.

12. **PAYMENT:** Payment is due upon receipt of AEI's invoices. If payment is not received within thirty (30) days of receipt by Client, Client agrees to pay a finance charge of the principal amount of the past due account of two (2%) percent per month. If two (2%) percent per month exceeds the maximum allowed by law, the charges shall automatically be reduced to the maximum legally allowable. The Client agrees to pay AEI's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees.

Appendix 1

Sample Location and ACM Location Drawings





Cottage

(00) Sample Locations

Approx. ACM Locations

HA 1: Silver Paint Under White Roof Coating

HA 8: Black Mastic Under Ceramic Floor Tile

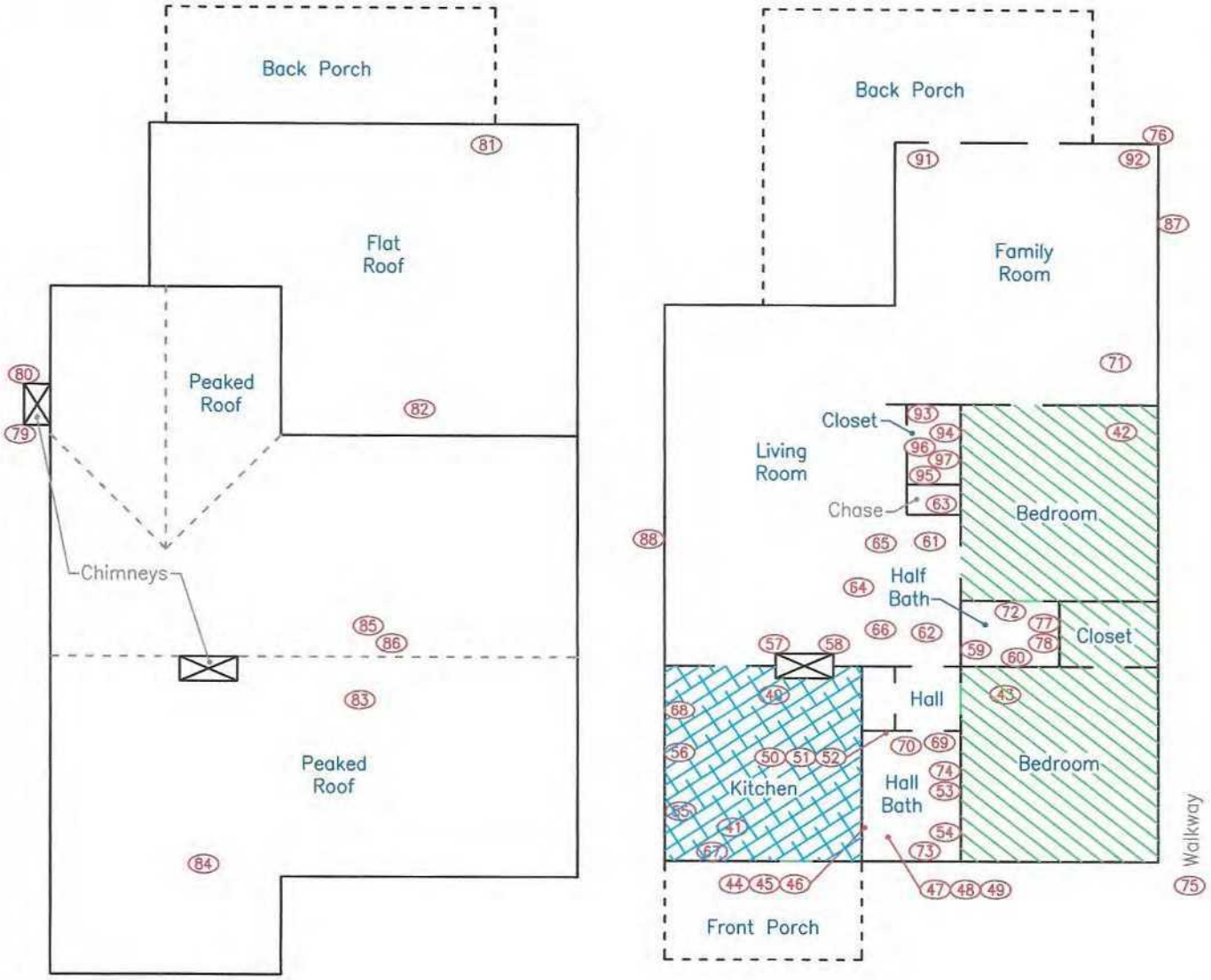
Drawing 1 of 2

Not To Scale

APOLLO ENVIRONMENTAL, INC.
9325 BAY PLAZA BLVD., SUITE 208
TAMPA, FLORIDA 33619
PHONE: 813-671-3999

DRAWN BY: F.R.R. DATE: 8-4-20

Cottage & Single Family Residence
2609 Sunset Way
St. Pete Beach, Florida 33706
Prepared for: Mr. & Mrs. David Argo



Single Family Residence

(00) Sample Locations

Approx. ACM Locations

HA 20: Sheet Vinyl Flooring Over Glue

HA 21: 9" Floor Tile Over Black Mastic

Drawing 2 of 2

Not To Scale

APOLLO ENVIRONMENTAL, INC.
9325 BAY PLAZA BLVD., SUITE 208
TAMPA, FLORIDA 33619
PHONE: 813-671-3999

DRAWN BY: F.R.R. DATE: 8-4-20

Cottage & Single Family Residence
2609 Sunset Way
St. Pete Beach, Florida 33706
Prepared for: Mr. & Mrs. David Argo

Appendix 2

Sample Analysis Sheets

APOLLO ENVIRONMENTAL, INC.
9325 Bay Plaza Boulevard, Suite 208
Tampa, FL 33619: Tel.: (813) 671-3999

Client Name: Mr. & Mrs. David Argo
166 Congress Run Road
Cincinnati, Ohio 45215

Project Name: Two Single Family Residences
2609 Sunset Way
St. Pete Beach, Florida 33706

Date Analyzed: August 5, 6, 7, 10, 11, 20, 2020

Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
203318	1 HA 1	white coating over rolled roofing over felt paper on wood heterogeneous	white paint **silver paint** rolled roofing black tar black felt paper	NAD **3% Chrysotile** NAD NAD NAD	 10% fibrous glass 2% cellulose 60% cellulose	100% pigments & binders 97% pigments & binders 88% bitumen & binders 100% binders 40% binders
203319	2 HA 1	white coating over rolled roofing over felt paper on wood heterogeneous	white paint **silver paint** rolled roofing black tar black felt paper	NAD **3% Chrysotile** NAD NAD NAD	 10% fibrous glass 2% cellulose 60% cellulose	100% pigments & binders 97% pigments & binders 88% bitumen & binders 100% binders 40% binders
203320	3 HA 2	black mastic around roof penetrations homogeneous	black tar	NAD	40% cellulose	60% binders
203321	4 HA 2	black mastic around roof penetrations heterogeneous	black tar white paint	NAD NAD	40% cellulose	60% binders 100% pigments & binders
203322	5 HA 3	roofing shingles over felt paper on wood heterogeneous	black shingle black tar black shingle black shingle black shingle black felt paper	NAD NAD NAD NAD NAD NAD	10% fibrous glass 5% fibrous glass 10% fibrous glass 10% fibrous glass 60% cellulose	90% binders & gravel bits 100% binders 95% binders & gravel bits 90% binders & gravel bits 90% binders & gravel bits 40% binders
203323	6 HA 3	roofing shingles over felt paper on wood heterogeneous	black shingle black tar black shingle black shingle black felt paper tan wood chips	NAD NAD NAD NAD NAD NAD	10% fibrous glass 5% fibrous glass 10% fibrous glass 60% cellulose 100% cellulose	90% binders & gravel bits 100% binders 95% binders & gravel bits 90% binders & gravel bits 40% binders
203324	7 HA 4	ceramic floor tile with grout and thinset heterogeneous	beige ceramic tile white grout amber adhesive tan paper backing	NAD NAD NAD NAD	 99% cellulose	100% ceramic 100% cementitious & binders 100% binders 1% binders
203325	8 HA 4	ceramic floor tile with grout and thinset heterogeneous	beige ceramic tile white grout amber adhesive tan paper backing	NAD NAD NAD NAD	 99% cellulose	100% ceramic 100% cementitious & binders 100% binders 1% binders

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Project Number: AD-37617

Analyzed By:

Lara A Davis

NVLAP Lab Code 101871-0

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9325 Bay Plaza Boulevard, Suite 208
Tampa, FL 33619: Tel.: (813) 671-3999

Client Name: Mr. & Mrs. David Argo
166 Congress Run Road
Cincinnati, Ohio 45215

Project Name: Two Single Family Residences
2609 Sunset Way
St. Pete Beach, Florida 33706

Date Analyzed: August 5, 6, 7, 10, 11, 20, 2020

Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
203326	9 HA 5	ceramic wall tiles over plaster & wire lath heterogeneous	white aggregate white ceramic tile white grout beige plaster	NAD NAD NAD NAD	1% cellulose	99% binders 100% ceramic 100% binders 100% cementitious & binders
203327	10 HA 5	ceramic wall tiles over plaster & wire lath heterogeneous	white aggregate white ceramic tile white grout beige plaster	NAD NAD NAD NAD	1% cellulose	99% binders 100% ceramic 100% binders 100% cementitious & binders
203328	11 HA 6	12" beige ceramic floor tiles with thinset over ceramic tiles with grout and thinset heterogeneous	white/beige tile amber adhesive white fibrous mesh gray thinset white ceramic tile beige grout white thinset	NAD NAD NAD NAD NAD NAD NAD	94% synthetic 5% cellulose	100% ceramic 100% binders 1% binders 100% cementitious & binders 100% ceramic 100% cementitious & binders 100% cementitious & binders
203329	12 HA 6	12" beige ceramic floor tiles with thinset over ceramic tiles with grout and thinset heterogeneous	white/beige tile amber adhesive white fibrous mesh gray thinset white ceramic tile beige grout white thinset	NAD NAD NAD NAD NAD NAD NAD	94% synthetic 5% cellulose	100% ceramic 100% binders 1% binders 100% cementitious & binders 100% ceramic 100% cementitious & binders 100% cementitious & binders
203330	13 HA 7	ceramic tile covebase with adhesive heterogeneous	white ceramic tile white grout cream adhesive	NAD NAD NAD	2% cellulose	100% binders 100% cementitious & binders 98% binders
203331	14 HA 7	ceramic tile covebase with adhesive heterogeneous	white ceramic tile white grout cream adhesive	NAD NAD NAD	2% cellulose	100% binders 100% cementitious & binders 98% binders
203332	15 HA 8	16" beige ceramic floor tile with grout and thinset & black mastic on concrete slab heterogeneous	beige ceramic tile gray thinset **black mastic**	NAD NAD **5% Chrysotile**	1% cellulose	100% binders 100% cementitious & binders 94% binders

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Floor tile and other resinously bound materials, when analyzed by EPA method, may yield false negative results because of limitations in separating closely bound fibers and in detecting fibers of small length and diameter. When a definitive result is required, Apollo recommends utilizing alternative methods of identification, including Transmission electron Microscopy. (Revision 7, December 2013)

Project Number: AD-37617

Analyzed By:

Lara A Davis

NVLAP Lab Code 101871-0

APOLLO ENVIRONMENTAL, INC.
9325 Bay Plaza Boulevard, Suite 208
Tampa, FL 33619: Tel.: (813) 671-3999

Client Name: Mr. & Mrs. David Argo
166 Congress Run Road
Cincinnati, Ohio 45215

Project Name: Two Single Family Residences
2609 Sunset Way
St. Pete Beach, Florida 33706

Date Analyzed: August 5, 6, 7, 10, 11, 20, 2020

Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	**% Asbestos**	% Other Fibers	% Binders
203333	16 HA 8	16" beige ceramic floor tile with grout and thinset & black mastic on concrete slab heterogeneous	beige ceramic tile gray thinset **black mastic**	NAD NAD **8% Chrysotile**	1% cellulose	100% binders 100% cementitious & binders 91% binders
203334	17 HA 9	wallpaper with adhesive on ceilings & walls homogeneous	tan wallpaper	NAD	50% cellulose	50% binders
203335	18 HA 9	wallpaper with adhesive on ceilings & walls homogeneous	tan wallpaper	NAD	50% cellulose	50% binders
203336	19 HA 10	caulk around ceramic wall tiles homogeneous	rubbery white caulk	NAD	1% cellulose	99% binders
203337	20 HA 10	caulk around ceramic wall tiles homogeneous	rubbery white caulk	NAD	1% cellulose	99% binders
203338	21 HA 11	felt paper debris in attic homogeneous	black felt paper	NAD	40% cellulose 20% fibrous glass	40% binders
203339	22 HA 11	felt paper debris in attic homogeneous	black felt paper	NAD	40% cellulose 20% fibrous glass	40% binders
203340	23 HA 12	gray sink undercoating homogeneous	gray undercoating	NAD		100% binders
203341	24 HA 12	gray sink undercoating homogeneous	gray undercoating	NAD		100% binders
203342	25 HA 13	blown-in attic insulation heterogeneous	white insulation cream aggregate	NAD NAD	95% fibrous glass 2% cellulose	3% binders 100% binders

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Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
203343	26 HA 13	blown-in attic insulation heterogeneous	white insulation cream aggregate	NAD NAD	95% fibrous glass 2% cellulose	3% binders 100% binders
203344	27 HA 13	blown-in attic insulation heterogeneous	white insulation cream aggregate	NAD NAD	95% fibrous glass 2% cellulose	3% binders 100% binders
203345	28 HA 14	exterior brick & mortar walls heterogeneous	red brick gray mortar	NAD NAD		100% cementitious & binders 100% cementitious & binders
203346	29 HA 14	exterior brick & mortar walls heterogeneous	red brick gray mortar	NAD NAD		100% cementitious & binders 100% cementitious & binders
203347	30 HA 15	felt paper behind exterior wood walls homogeneous	black felt paper	NAD	60% cellulose 5% fibrous glass	35% binders
203348	31 HA 15	felt paper behind exterior wood walls homogeneous	black felt paper	NAD	60% cellulose 5% fibrous glass	35% binders
203349	32 HA 16	window frame caulk heterogeneous	beige paint rubbery caulk tan wood chips	NAD NAD NAD	1% cellulose 90% cellulose	99% pigments & binders 100% binders 10% binders
203350	33 HA 16	window frame caulk heterogeneous	beige paint rubbery caulk tan wood chips	NAD NAD NAD	1% cellulose 90% cellulose	99% pigments & binders 100% binders 10% binders
203351	34 Ha 17	window putty heterogeneous	beige paint rubbery caulk	NAD NAD		100% pigments & binders 100% binders
203352	35 HA 17	window putty heterogeneous	beige paint rubbery caulk	NAD NAD		100% pigments & binders 100% binders
203353	36 HA 18	concrete slab homogeneous	gray/white concrete	NAD	1% cellulose	99% cementitious & binders
203354	37 HA 18	concrete slab homogeneous	gray/white concrete	NAD	1% cellulose	99% cementitious & binders

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Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
203355	38 HA 19	16" beige ceramic floor tile with grout and thinset on concrete slab heterogeneous	beige ceramic tile beige grout gray thinset	NAD NAD NAD	1% cellulose	100% binders 100% cementitious & binders 99% cementitious & binders
203356	39 HA 19	16" beige ceramic floor tile with grout and thinset on concrete slab heterogeneous	beige ceramic tile beige grout gray thinset	NAD NAD NAD	1% cellulose	100% binders 100% cementitious & binders 99% cementitious & binders
203357	40 HA 20	beige/green sheet vinyl flooring with adhesive on particle board heterogeneous	**beige/green vinyl** amber adhesive tan particle board	**40% Chrysotile** NAD NAD	5% cellulose 100% cellulose	55% vinyl & binders 100% binders
203358	41 HA 20	beige/green sheet vinyl flooring with adhesive on particle board heterogeneous	**beige/green vinyl** amber adhesive tan particle board	**40% Chrysotile** NAD NAD	5% cellulose 100% cellulose	55% vinyl & binders 100% binders
203359	42 HA 21	9" beige speckled floor tiles with black mastic on wood heterogeneous	**speckled vinyl tile** black mastic tan paper backing	**4% Chrysotile** NAD NAD	20% cellulose 2% synthetic 100% cellulose	96% vinyl & binders 78% binders
203360	43 HA 21	9" beige speckled floor tiles with black mastic on wood heterogeneous	**speckled vinyl tile** black mastic tan paper backing	**4% Chrysotile** NAD NAD	20% cellulose 2% synthetic 100% cellulose	96% vinyl & binders 78% binders
203361	44 HA 22	sheetrock ceilings with surfacing heterogeneous	white paint white surfacing drywall w/backing	NAD NAD NAD	10% cellulose	100% pigments & binders 100% carbonates & binders 90% gypsum & binders

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Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
203362	45 HA 22	sheetrock ceilings with surfacing heterogeneous	white paint white surfacing drywall w/backing	NAD NAD NAD	 10% cellulose	100% pigments & binders 100% carbonates & binders 90% gypsum & binders
203363	46 HA 22	sheetrock ceilings with surfacing heterogeneous	white paint white surfacing drywall w/backing	NAD NAD NAD	 10% cellulose	100% pigments & binders 100% carbonates & binders 90% gypsum & binders
203364	47 HA 23	sheetrock walls with surfacing heterogeneous	white paint white surfacing drywall w/backing	NAD NAD NAD	 10% cellulose	100% pigments & binders 100% carbonates & binders 90% gypsum & binders
203365	48 HA 23	sheetrock walls with surfacing heterogeneous	white paint white surfacing drywall w/backing	NAD NAD NAD	 10% cellulose	100% pigments & binders 100% carbonates & binders 90% gypsum & binders
203366	49 HA 23	sheetrock walls with surfacing heterogeneous	white paint white surfacing drywall w/backing	NAD NAD NAD	 10% cellulose	100% pigments & binders 100% carbonates & binders 90% gypsum & binders
203367	50 HA 24	plaster with surfacing on sheetrock walls heterogeneous	white paint white surfacing beige paint white plaster beige plaster drywall w/backing	NAD NAD NAD NAD NAD NAD	 3% cellulose 20% cellulose	100% pigments & binders 100% carbonates & binders 100% pigments & binders 100% binders 97% cementitious & binders 80% gypsum & binders
203368	51 HA 24	plaster with surfacing on sheetrock walls heterogeneous	white paint white surfacing beige paint white plaster beige plaster drywall w/backing	NAD NAD NAD NAD NAD NAD	 3% cellulose 20% cellulose	100% pigments & binders 100% carbonates & binders 100% pigments & binders 100% binders 97% cementitious & binders 80% gypsum & binders
203369	52 HA 24	plaster with surfacing on sheetrock walls heterogeneous	white paint white surfacing beige paint white plaster beige plaster drywall w/backing	NAD NAD NAD NAD NAD NAD	 3% cellulose 20% cellulose	100% pigments & binders 100% carbonates & binders 100% pigments & binders 100% binders 97% cementitious & binders 80% gypsum & binders
203370	53 HA 25	ceramic wall tiles with adhesive over plaster heterogeneous	white paint rubbery caulk green ceramic tile white grout white plaster	NAD NAD NAD NAD NAD	 2% cellulose 	100% pigments & binders 98% binders 100% ceramic 100% binders 100% cementitious & binders

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Project Number: AD-37617

Analyzed By:

Lara A Davis

NVLAP Lab Code 101871-0

APOLLO ENVIRONMENTAL, INC.
9325 Bay Plaza Boulevard, Suite 208
Tampa, FL 33619: Tel.: (813) 671-3999

Client Name: Mr. & Mrs. David Argo
166 Congress Run Road
Cincinnati, Ohio 45215

Project Name: Two Single Family Residences
2609 Sunset Way
St. Pete Beach, Florida 33706

Date Analyzed: August 5, 6, 7, 10, 11, 20, 2020

Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
203371	54 HA 25	ceramic wall tiles with adhesive over plaster heterogeneous	green ceramic tile white grout white plaster	NAD NAD NAD		100% ceramic 100% binders 100% cementitious & binders
203372	55 HA 26	ceramic tile walls & counter tops with grout and thinset and felt paper heterogeneous	yellow ceramic tile rubbery caulk white grout gray thinset black felt paper	NAD NAD NAD NAD NAD	3% cellulose 6% cellulose 15% cellulose	100% ceramic 97% binders 100% binders 94% cementitious & binders 85% binders
203373	56 HA 26	ceramic tile walls & counter tops with grout and thinset and felt paper heterogeneous	yellow ceramic tile white grout gray thinset black felt paper	NAD NAD NAD NAD	6% cellulose 15% cellulose	100% ceramic 100% binders 94% cementitious & binders 85% binders
203374	57 HA 27	ceramic wall tiles with grout and thinset on concrete heterogeneous	brown/orange tile brown/orange grout gray thinset red-orange paint white paint	NAD NAD NAD NAD NAD		100% ceramic 100% cementitious & binders 100% cementitious & binders 100% pigments & binders 100% pigments & binders
203375	58 HA 27	ceramic wall tiles with grout and thinset on concrete heterogeneous	brown/orange tile brown/orange grout gray thinset red-orange paint white paint	NAD NAD NAD NAD NAD		100% ceramic 100% cementitious & binders 100% cementitious & binders 100% pigments & binders 100% pigments & binders
203376	59 HA 28	ceramic wall tiles with adhesive on sheetrock heterogeneous	white ceramic tile beige grout cream adhesive beige backing	NAD NAD NAD NAD	80% cellulose	100% ceramic 100% cementitious & binders 100% binders 20% binders
203377	60 HA 28	ceramic wall tiles with adhesive on sheetrock heterogeneous	white ceramic tile beige grout cream adhesive beige backing	NAD NAD NAD NAD	80% cellulose	100% ceramic 100% cementitious & binders 100% binders 20% binders

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Analyzed By:

Lara A Davis

Project Number: AD-37617

NVLAP Lab Code 101871-0

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9325 Bay Plaza Boulevard, Suite 208
Tampa, FL 33619: Tel.: (813) 671-3999

Client Name: Mr. & Mrs. David Argo
166 Congress Run Road
Cincinnati, Ohio 45215

Project Name: Two Single Family Residences
2609 Sunset Way
St. Pete Beach, Florida 33706

Date Analyzed: August 5, 6, 7, 10, 11, 20, 2020

Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
203378	61 HA 29	beige mastic over foil wrap on air-handler ducts heterogeneous	beige mastic silver foil clear adhesive yellow insulation silver foil clear adhesive multicolor insulation	NAD NAD NAD NAD NAD NAD NAD	1% synthetic 100% fibrous glass 50% cellulose 20% synthetic	99% binders 100% foil 100% binders 100% foil 100% binders 30% binders
203379	62 HA 29	beige mastic over foil wrap on air-handler ducts heterogeneous	beige mastic silver foil clear adhesive yellow insulation silver foil clear adhesive yellow insulation	NAD NAD NAD NAD NAD NAD NAD	1% synthetic 100% fibrous glass 100% fibrous glass	99% binders 100% foil 100% binders 100% foil 100% binders
203380	63 HA 29	beige mastic over foil wrap on air-handler ducts heterogeneous	beige mastic silver foil clear adhesive yellow insulation silver foil clear adhesive yellow insulation	NAD NAD NAD NAD NAD NAD NAD	1% synthetic 100% fibrous glass 100% fibrous glass	99% binders 100% foil 100% binders 100% foil 100% binders
203381	64 HA 30	pink blown-in attic insulation & brown paper bits heterogeneous	pink insulation black tar tan paper backing	NAD NAD NAD	99% fibrous glass 99% cellulose	1% binders 100% binders 1% binders
203382	65 HA 30	pink blown-in attic insulation & brown paper bits heterogeneous	pink insulation black tar tan paper backing	NAD NAD NAD	99% fibrous glass 99% cellulose	1% binders 100% binders 1% binders
203383	66 HA 30	pink blown-in attic insulation & brown paper bits heterogeneous	pink insulation black tar tan paper backing	NAD NAD NAD	99% fibrous glass 99% cellulose	1% binders 100% binders 1% binders
203384	67 HA 31	kitchen cabinet caulk homogeneous	rubbery caulk	NAD	3% cellulose	97% binders
203385	68 HA 31	kitchen cabinet caulk homogeneous	rubbery caulk	NAD	3% cellulose	97% binders

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Cincinnati, Ohio 45215

Project Name: Two Single Family Residences
2609 Sunset Way
St. Pete Beach, Florida 33706

Date Analyzed: August 5, 6, 7, 10, 11, 20, 2020

Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
203386	69 HA 32	ceramic floor tiles with grout and thinset heterogeneous	green ceramic tile white grout white thinset tan wood chips	NAD NAD NAD NAD	99% cellulose	100% ceramic 100% cementitious & binders 100% cementitious & binders 1% binders
203387	70 HA 32	ceramic floor tiles with grout and thinset heterogeneous	green ceramic tile white grout white thinset tan wood chips	NAD NAD NAD NAD	99% cellulose	100% ceramic 100% cementitious & binders 100% cementitious & binders 1% binders
203388	71 HA 33	4" ceramic floor tiles with grout & thinset heterogeneous	red-brown tile red-brown grout gray thinset	NAD NAD NAD	1% cellulose	100% ceramic 100% cementitious & binders 99% cementitious & binders
203389	72 HA 33	4" ceramic floor tiles with grout & thinset heterogeneous	red-brown tile red-brown grout gray thinset	NAD NAD NAD	1% synthetic	100% ceramic 100% cementitious & binders 99% cementitious & binders
203390	73 HA 34	caulking on ceramic tile walls heterogeneous	white paint rubbery caulk	NAD NAD	2% cellulose 4% cellulose	98% pigments & binders 96% binders
203391	74 HA 34	caulking on ceramic tile walls homogeneous	rubbery caulk	NAD	14% cellulose	99% binders
203392	75 HA 35	exterior brick & mortar walls & walkway heterogeneous	red brick gray mortar	NAD NAD		100% cementitious & binders 100% cementitious & binders
203393	76 HA 35	exterior brick & mortar walls & walkway heterogeneous	red brick gray mortar	NAD NAD		100% cementitious & binders 100% cementitious & binders
203394	77 HA 36	mirror glue dots homogeneous	tan glue dot	NAD	5% cellulose	95% binders
203395	78 HA 36	mirror glue dots homogeneous	tan glue dot	NAD	5% cellulose	95% binders
203396	79 HA 37	chimney brick & mortar homogeneous	gray mortar	NAD		100% cementitious & binders

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Project Number: AD-37617

Analyzed By:

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166 Congress Run Road
Cincinnati, Ohio 45215

Project Name: Two Single Family Residences
2609 Sunset Way
St. Pete Beach, Florida 33706

Date Analyzed: August 5, 6, 7, 10, 11, 20, 2020

Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
203397	80 HA 37	chimney brick & mortar homogeneous	red brick	NAD		100% cementitious & binders
203398	81 HA 38	white coating over rolled roofing over felt paper on wood heterogeneous	white coating black rolled roofing black felt	NAD NAD NAD	 50% cellulose	100% binders 100% bitumen, binders & gravel 50% bitumen & binders
203399	82 HA 38	white coating over rolled roofing over felt paper on wood heterogeneous	white coating black rolled roofing black felt	NAD NAD NAD	 50% cellulose	100% binders 100% bitumen, binders & gravel 50% bitumen & binders
203400	83 HA 39	roofing shingles over felt paper on wood heterogeneous	black shingles shiny black tar black felt	NAD NAD NAD	40% fibrous glass 50% cellulose	60% bitumen, binders & gravel 100% bitumen & binders 50% bitumen & binders
203401	84 HA 39	roofing shingles over felt paper on wood heterogeneous	black shingles shiny black tar	NAD NAD	40% fibrous glass	60% bitumen, binders & gravel 100% bitumen & binders
203402	85 HA 40	black mastic around roof penetrations homogeneous	black mastic	NAD	5% cellulose	95% bitumen & binders
203403	86 HA 40	black mastic around roof penetrations homogeneous	black mastic	NAD	5% cellulose	95% bitumen & binders
203404	87 HA 41	window frame caulk homogeneous	semi-hard gray rubbery caulk	NAD		100% binders
203405	88 HA 41	window frame caulk homogeneous	semi-hard gray rubbery caulk	NAD		100% binders

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Cincinnati, Ohio 45215

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St. Pete Beach, Florida 33706

Date Analyzed: August 5, 6, 7, 10, 11, 20, 2020

Asbestos, Bulk Sample Analysis

Test Method: PLM / DS - Method 600/R-93/116

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
203406	89 HA 42	ceramic tile ceiling with adhesive on sheetrock heterogeneous	white ceramic tile tan adhesive tan paper drywall w/backing	NAD NAD NAD NAD	 100% cellulose 10% cellulose	100% ceramic 100% binders 90% gypsum & binders
203407	90 HA 42	ceramic tile ceiling with adhesive on sheetrock heterogeneous	white ceramic tile tan adhesive tan paper drywall w/backing	NAD NAD NAD NAD	 100% cellulose 10% cellulose	100% ceramic 100% binders 90% gypsum & binders
203408	91 HA 43	6" beige ceramic floor tile with grout & thinset on wood heterogeneous	white/brown tile light brown grout gray thinset	NAD NAD NAD		100% ceramic 100% cementitious & binders 100% cementitious & binders
203409	92 HA 43	6" beige ceramic floor tile with grout & thinset on wood heterogeneous	white/brown tile light brown grout gray thinset	NAD NAD NAD		100% ceramic 100% cementitious & binders 100% cementitious & binders
203575	93 HA 44	sheetrock walls with skimcoat heterogeneous	white paint drywall w/backing	NAD NAD	 10% cellulose	100% pigments & binders 90% gypsum & binders
203576	94 HA 44	sheetrock walls with skimcoat heterogeneous	white paint drywall w/backing	NAD NAD	 10% cellulose	100% pigments & binders 90% gypsum & binders
203577	95 HA 44	sheetrock walls with skimcoat heterogeneous	white paint drywall w/backing	NAD NAD	 10% cellulose	100% pigments & binders 90% gypsum & binders
203578	96 HA 45	leveling compound under laminate flooring heterogeneous	hard off-white leveling compound tan adhesive	NAD NAD		100% binders 100% binders
203579	97 HA 45	leveling compound under laminate flooring heterogeneous	hard off-white leveling compound tan adhesive	NAD NAD		100% binders 100% binders

NAD - No Asbestos Detected

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Project Number: AD-37617

Analyzed By:

Lara A Davis

NVLAP Lab Code 101871-0

Apollo Environmental, Inc. - Sample Inventory Sheet - AD#: 37617 Page 1 of 4

Site: 2 Small Residences Surveyor: Nick Brandon Date: 8/4/20

Bldg.	Room	Smp #	HA #	Description	F/N
Office Complex	Flat Roof	1	1	White coating o/ rolled roofing o/	N/F
	Flat Roof	2		felt paper o/ wood	
	Flat Roof	3	2	Black mastic @ roof penetrations	N/F
	Pitch Roof	4			
	Pitch Roof	5	3	Roof shingles o/ felt paper o/ wood	N/F
	Pitch Roof	6			
	Shower	7	4	C.T. floor o/ grout & thinset	N/F
	Shower	8			
	Shower	9	5	C.T. walls o/ plaster o/ wire lath	N/F
	Shower	10			
	Bath	11	6	Beige 12" C.T. floor o/ thinset o/ CT	N/F
	Bath	12		floor o/ grout & thinset	
	Bath	13	7	C.T. cove base o/ glue	N/F
	Bath	14			
	LR	15	8	16" Beige C.T. floor o/ grout & thinset	N/F
	LR	16		~~o/ wood~~ CT & black mastic o/ C/S	
	Bath	17	9	Wallpaper o/ glue o/ ceiling & walls	N/F
	Bath	18			
	Shower	19	10	Caulk @ CT. walls	N/F
	Shower	20			
	Attic	21	11	Felt paper debris in attic	F/F
	Attic	22			
	Kitchen	23	12	Grey sink-undercoating	F/F
	Kitchen	24			
	Attic	25	13	Blown attic insulation	F/F
	Attic	26			
	Attic	27			
	Exterior	28	14	Brick walls w/ mortar	N/F
	Exterior	29			
	Exterior	30	15	Felt paper behind wood walls	F/F

Apollo Environmental, Inc. - Sample Inventory Sheet - AD#: 37617 Page 2 of 4

Site: 2 Small Residences Surveyor: Victor Brooks Date: 8/4/20

Bldg.	Room	Smp #	HA #	Description	F / N
Cottage Cabana	Exterior	31	15	Felt paper behind wood walls	F/F
	Exterior	32	16	Window Frame Caulk	N/F
	Exterior	33			
	Exterior	34	17	Window Putty	N/F
	Exterior	35			
	B1	36	18	Concrete slab	N/F
	Carport	37			
	B1	38	19	16" Beige C.T. floor w/grout &	N/F
	B1	39		thinset w/c/s	
S.F.R.	Kitchen	40	20	Beige & Green C.T. floor w/glue w/	N/F
	Kitchen	41		particle board	
	B1	42	21	9x9 FT. Beige w/specs w/black	N/F
	B1	43		mastic w/wood	
	Bath 2	44	22	Sla ceiling w/surfacing	F/F
	Bath 2	45			
	Bath 2	46			
	Bath 2	47	23	S/A walls w/surfacing	F/F
	Bath 2	48			
	Bath 2	49			
	Bath 2	50	24	Plaster w/surfacing w/S/A wall	N/F
	Bath 2	51			
	Bath 2	52			
	Shower Bath 2	53	25	C.T. walls w/glue w/plaster	N/F
	Shower Bath 2	54			
	Kitchen	55	26	C.T. wall & countertop w/grout &	N/F
	Kitchen	56		thinset & felt paper	
	Face of chimney	57	27	C.T. wall w/grout & thinset w/	N/F
	Face of chimney	58		concrete	
	Bath 1	59	28	C.T walls w/glue w/S/A	N/F
	Bath 1	60			

Site: 2 Small Residences Surveyor: Peter Barnicle Date: 8/4/20

Bldg.	Room	Smp #	HA #	Description	F/N
S.F.R.	Attic	61	29	Beige mastic @ pot/vent on A/H	N/F
	Attic	62		ducts	
	Attic	63			
	Attic	64	30	Pink blown attic insulation &	F/F
	Attic	65		brown paper	
	Attic	66			
	Kitchen	67	31	Kitchen cabinets caulk	N/F
	Kitchen	68			
	Bath 2	69	32	C.T. floor @ grout & thinset	N/F
	Bath 2	70			
	Front of Chimney	71	33	4" C.T. floor @ grout & thinset	N/F
	Bath 1	72			
	Bath 2	73	34	Caulk on CT. shower walls	N/F
	Bath 2	74			
	Walk-way	75	35	Brick w/mortar (walls & walk-way)	N/F
	Exterior	76			
	Bath 1	77	36	Mirror glue dots	N/F
	Bath 1	78			
	Chimney	79	37	Brick w/mortar	N/F
	Chimney	80			
	Flat Roof	81	38	White coating @ rolled roofing @	N/F
	Flat Roof	82		felt paper & wood	
	Pen Roof	83	39	Roof shingles @ felt paper & wood	N/F
	Pen Roof	84			
	Pen Roof	85	40	Black mastic @ roof penetrations	N/F
	Pen Roof	86			
	Exterior	87	41	Window Frame Caulk	N/F
	Exterior	88			
Cottage	Shower	89	42	CT. ceiling @ glue @ S/R	N/F
Cottage	Shower	90			

Apollo Environmental, Inc. - Sample Inventory Sheet - AD#: 37617 Page 4 of 4

Site: 2 Small Residences Surveyor: Vic Brandon Date 8/4/20

Bldg.	Room	Smp #	HA #	Description	F / N
SFR	Front Entrance	91	43	6" Beige cov. floor o/ Sand & Thinset	N/F
SFR	Front Entrance	92		o/ wood	

Continuation

Apollo Environmental, Inc. - Sample Inventory Sheet - AD#: 87617 Page 1 of 1

Site: 2 Small Residences / 2605 Sunset Way Surveyor: V. Rivera Date 8/18/20

Bldg.	Room	Smp #	HA #	Description	F / N
S.F.R.	La closet	93	44	S/R walls w/ skimcoat	F/F
	La closet	94			
	La closet	95			
	La closet	96	45	Leveling compound under laminate	N/F
	La closet	97		floor in La closet	

APOLLO ENVIRONMENTAL, INC.

SAMPLE ANALYSIS REQUEST FORM AND CUSTODY RECORD

AD#: 37617

CLIENT NAME: MAXMAS ARGO

ADDRESS:

TELEPHONE: Email:

CONTACT PERSON: MAXMAS ARGO

PROJECT NAME: 2 Small Residences (Cottage + Carport, S.F.R.)
2609 Sunset Way, St Pete Beach

SAMPLE(S) COLLECTED BY: Victor + Brandon

DATE SAMPLES COLLECTED: 8/14/20

Type of Analysis:		# Of Samples
(X)	PLM - Building Material for Asbestos Content	92
( )	PCM - Air Samples NIOSH 7400 Method ORM	
( )	TEM - Asbestos in Air	
( )	Lead -Atomic Absorption, Lead in Paint/Water/Air	
( )	IAQ - Air-O-Cell Samples	
( )	IAQ - Swabs	
( )	Other, Please List:	

1 → 39

Turn Around Time Requested:
( ) Rush-ASAP ( ) 24 Hour ( ) 48 Hour ( ) Normal

Released By:	Date/Time:	Received By:	Date/Time:
Print Name: Victor Rivera	8/14/20	Print Name: Kristen Boyd	08/05/2020 8:00 am
Released By:	Date/Time:	Received By:	Date/Time:
Print Name:		Print Name:	

COMMENTS/NOTES:

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Telephone: (813) 671-3999 - Toll Free: 1-800-348-3181 - FAX: (813) 677-3422
(Revision 5, March 2019)

APOLLO ENVIRONMENTAL, INC.

SAMPLE ANALYSIS REQUEST FORM AND CUSTODY RECORD

AD#: 37617

CLIENT NAME: MARMAS ARGO

ADDRESS:

TELEPHONE: Email:

CONTACT PERSON: MARMAS ARGO

PROJECT NAME: 2 SMALL RESIDENCES (COTTAGE & CAMPART; S.F.R.)
2609 SUNSET WAY, ST PETE BEACH

SAMPLE(S) COLLECTED BY: VICTOR & BRANDON

DATE SAMPLES COLLECTED: 8/4/20

Type of Analysis:		# Of Samples
(X)	PLM - Building Material for Asbestos Content	92
( )	PCM - Air Samples NIOSH 7400 Method ORM	
( )	TEM - Asbestos in Air	
( )	Lead -Atomic Absorption, Lead in Paint/Water/Air	
( )	IAQ - Air-O-Cell Samples	
( )	IAQ - Swabs	
( )	Other, Please List:	

40-92

Turn Around Time Requested:
( ) Rush-ASAP ( ) 24 Hour ( ) 48 Hour ( ) Normal

Released By:	Date/Time:	Received By:	Date/Time:
Print Name: Victor Rivera	8/4/20	Print Name: Kristen Boyd	08/07/2020 12:00 pm
Released By:	Date/Time:	Received By:	Date/Time:
Print Name:		Print Name:	

COMMENTS/NOTES:

9325 Bay Plaza Boulevard, Suite 208 - Tampa, Florida 33619
Telephone: (813) 671-3999 - Toll Free: 1-800-348-3181 - FAX: (813) 677-3422
(Revision 5, March 2019)

APOLLO ENVIRONMENTAL, INC.

SAMPLE ANALYSIS REQUEST FORM AND CUSTODY RECORD

AD#: 37617

CLIENT NAME: Mr & Mrs Argo

ADDRESS:

TELEPHONE: Email:

CONTACT PERSON: Mr & Mrs. Argo

PROJECT NAME: 2 Small Residences

2609 Sunset Way, St. Petebeach

SAMPLE(S) COLLECTED BY: Victor Rivera

DATE SAMPLES COLLECTED: 8/18/20

Type of Analysis:		# Of Samples
(X)	PLM - Building Material for Asbestos Content	5
( )	PCM - Air Samples NIOSH 7400 Method ORM	
( )	TEM - Asbestos in Air	
( )	Lead -Atomic Absorption, Lead in Paint/Water/Air	
( )	IAQ - Air-O-Cell Samples	
( )	IAQ - Swabs	
( )	Other, Please List:	

Turn Around Time Requested:

( ) Rush-ASAP ( ) 24 Hour ( ) 48 Hour ( ) Normal

Released By:	Date/Time:	Received By:	Date/Time:
Print Name: Victor Rivera	8/19/20 09:05	Print Name:	8-20-20 Noon
Released By:	Date/Time:	Received By:	Date/Time:
Print Name:		Print Name:	

COMMENTS/NOTES:

9325 Bay Plaza Boulevard, Suite 208 - Tampa, Florida 33619
Telephone: (813) 671-3999 - Toll Free: 1-800-348-3181 - FAX: (813) 677-3422
(Revision 5, March 2019)

Appendix 3

Survey Certifications

Ron DeSantis, Governor

Halsey Beshears, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

APOLLO ENVIRONMENTAL INC

ROBERT DAVID MITCHELL
9325 BAY PLAZA BLVD SUITE 208
TAMPA FL 33619

LICENSE NUMBER: ZA0000001

EXPIRATION DATE: NOVEMBER 30, 2021

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RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

MITCHELL, ROBERT DAVID

APOLLO ENVIRONMENTAL INC
P O BOX 783
FORT MEADE FL 33841

LICENSE NUMBER: DD0000007

EXPIRATION DATE: NOVEMBER 30, 2020

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RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MITCHELL, ROBERT DAVID

P.O BOX 783
FORT MEADE FL 33841-0783

LICENSE NUMBER: PE45325

EXPIRATION DATE: FEBRUARY 28, 2021

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United States Department of Commerce
National Institute of Standards and Technology

NVLAP®

Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 101871-0

Apollo Environmental, Inc.

Tampa, FL

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2019-10-01 through 2020-09-30

Effective Dates

DEPARTMENT OF COMMERCE · UNITED STATES OF AMERICA

For the National Voluntary Laboratory Accreditation Program

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

Apollo Environmental, Inc.
9325 Bay Plaza Boulevard, Suite 208
Tampa, FL 33619
Mr. Frank Recupero
Phone: 813-671-3999 Fax: 813-677-3422
Email: frankr@apolloenv.com
http://www.apolloenv.com

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101871-0

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

For the National Voluntary Laboratory Accreditation Program

Effective 2019-10-01 through 2020-09-30

McCRONE RESEARCH INSTITUTE

certifies that

Lara A. Davis

has successfully completed an intensive course of instruction in

Advanced Asbestos Identification

given by the McCrone Research Institute

Presented this 19th day of November, 2010

Lucy B. McCrone

Course Date: November 15-19, 2010

McCRONE RESEARCH INSTITUTE

certifies that

Lara A. Davis

has successfully completed an intensive course of instruction in

Microscopical Identification of Asbestos

given by the McCrone Research Institute

Presented this 14th day of April, 2006

Gary J. Laughlin

Course Date: April 10-14, 2006
3.5 CEU's

McCRONE RESEARCH INSTITUTE

certifies that

Kristen Boyd

has successfully completed an intensive course of instruction in

Microscopical Identification of Asbestos

given by the McCrone Research Institute

Presented this 24th *day of* January, 2020

Course Date: January 20-24, 2020

Florida Approval FL49-0001008

Retra

CERTIFICATE of training.

victor rivera

Has successfully completed the requisite training for Asbestos Accreditation as required by TSCA Title II.

Inspector Asbestos Refresher Course FL2847

Online — **Course Location**

RTS1588641869636 — **Certificate ID**

Completion Date: 5th May 2020 — **Competion Date**

Expiration Date: 5th May 2021 — **Expiration Date**

Course Administrator

Retra Training Services Post Office Box 270010 Tampa, Fl 33688 1-888-839-3315/727-938-5459 www.retratraining.com

Florida Approval FL49-0001008

Retra

CERTIFICATE of training.

Brandon Payton

Has successfully completed the requisite training for Asbestos Accreditation as required by TSCA Title II.

Inspector Asbestos Refresher Course FL2847

Online — **Course Location**

RTS1588258258170 — **Certificate ID**

Completion Date: 30th April 2020 — **Competion Date**

Expiration Date: 30th April 2021 — **Expiration Date**

Course Administrator

Retra Training Services Post Office Box 270010 Tampa, Fl 33688 1-888-839-3315/727-938-5459 www.retratraining.com

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 PI12693
Field Date 1-5-2015
Form Date 3-9-2015
Recorder #

Shaded Fields represent the minimum acceptable level of documentation. Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 2609 Sunset Way
Survey Project Name Pass-a-Grille Historic Resources Survey
Multiple Listing (DHR only)
Survey # (DHR only)
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address:	Street Number	Direction	Street Name	Street Type	Suffix Direction
	2609		Sunset	Way	

Cross Streets (nearest / between) 26th Avenue/27th Avenue
USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map
City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name:
Tax Parcel # 18-32-16-61002-003-0020
Subdivision Name SUNSET PARK REPLAT Landgrant
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐ Block C Lot 2
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1935 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use: Private Residence (House/Cottage/Cabin) From (year): 1935 To (year):
Current Use: From (year): To (year):
Other Use From (year): To (year):
Moves: ☐ yes ☒ no ☐ unknown Date: Original address
Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Windows
Additions: ☐ yes ☒ no ☐ unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay

DESCRIPTION

Style Frame Vernacular
Exterior Fabric(s): 1. Wood shingles Exterior Plan Rectangular Number of Stories 1
Roof Type(s): 1. Gable 2. 3.
Roof Material(s): 1. Asphalt shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2. 3.
Windows (types, materials, etc.) 1/1 double-hung vinyl sash 2.

Distinguishing Architectural Features (exterior or interior ornaments) Boxed cornice

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1-story guest house with attached carport is clad with wood shingles and has 1/1 sash windows and a round window.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info KEEPER – Determined eligible: ☐ yes ☐ no NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	Date Init Date

HISTORICAL STRUCTURE FORM

Site #8 PI12693

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. 3.
Structural System(s): 1. Wood frame 2.
Foundation Type(s): 1. Continuous 2.
Foundation Material(s): 1. Concrete, Generic 2.
Main Entrance (stylistic details) The main entrance is not visible from the public right-of-way.

Porch Descriptions (types, locations, roof types, etc.) A porch is not visible from the public right-of-way.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource The 1-story dwelling with irregular wood shingles is obstructed from view because the orientation of the building's facade are away from the street. Topography and surrounding buildings also obstruct photography.
Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys) ☒library research ☐building permits ☒Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS) ☒historic photos ☐interior inspection ☐HABS/HAER record search
☒other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP Nomination (2003). Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (1989);

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and guest house are contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 3. 5.
2. Community planning & development 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type Maintaining organization
Document description File or accession #'s

2) Document type Maintaining organization
Document description File or accession #'s

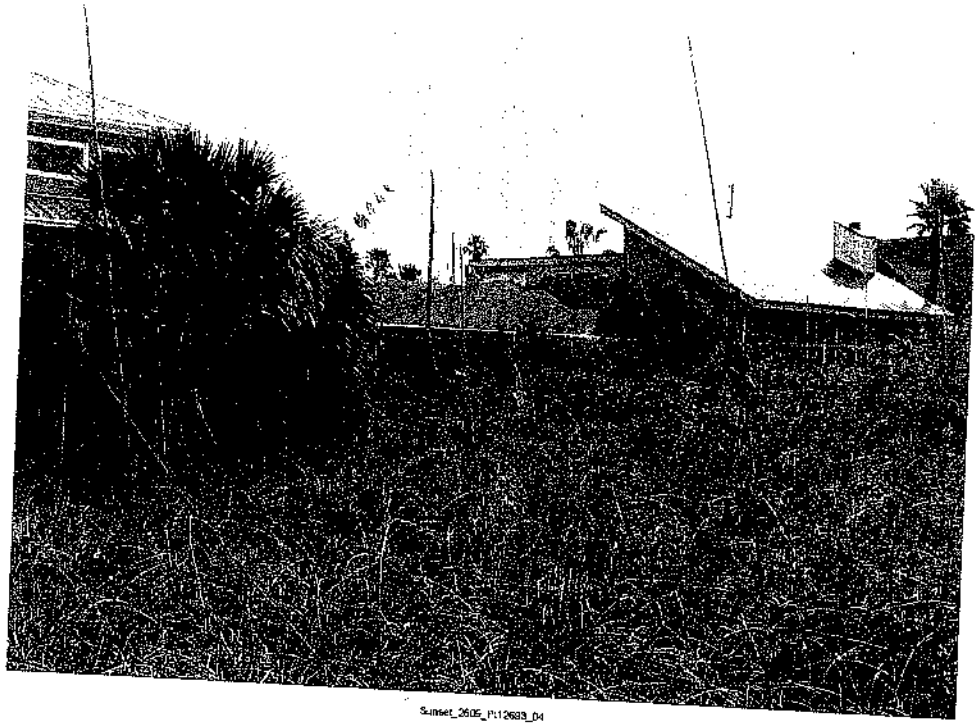
RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
Recorder Contact Information (address / phone / fax / e-mail) 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Sunset_2609_PI12693_01



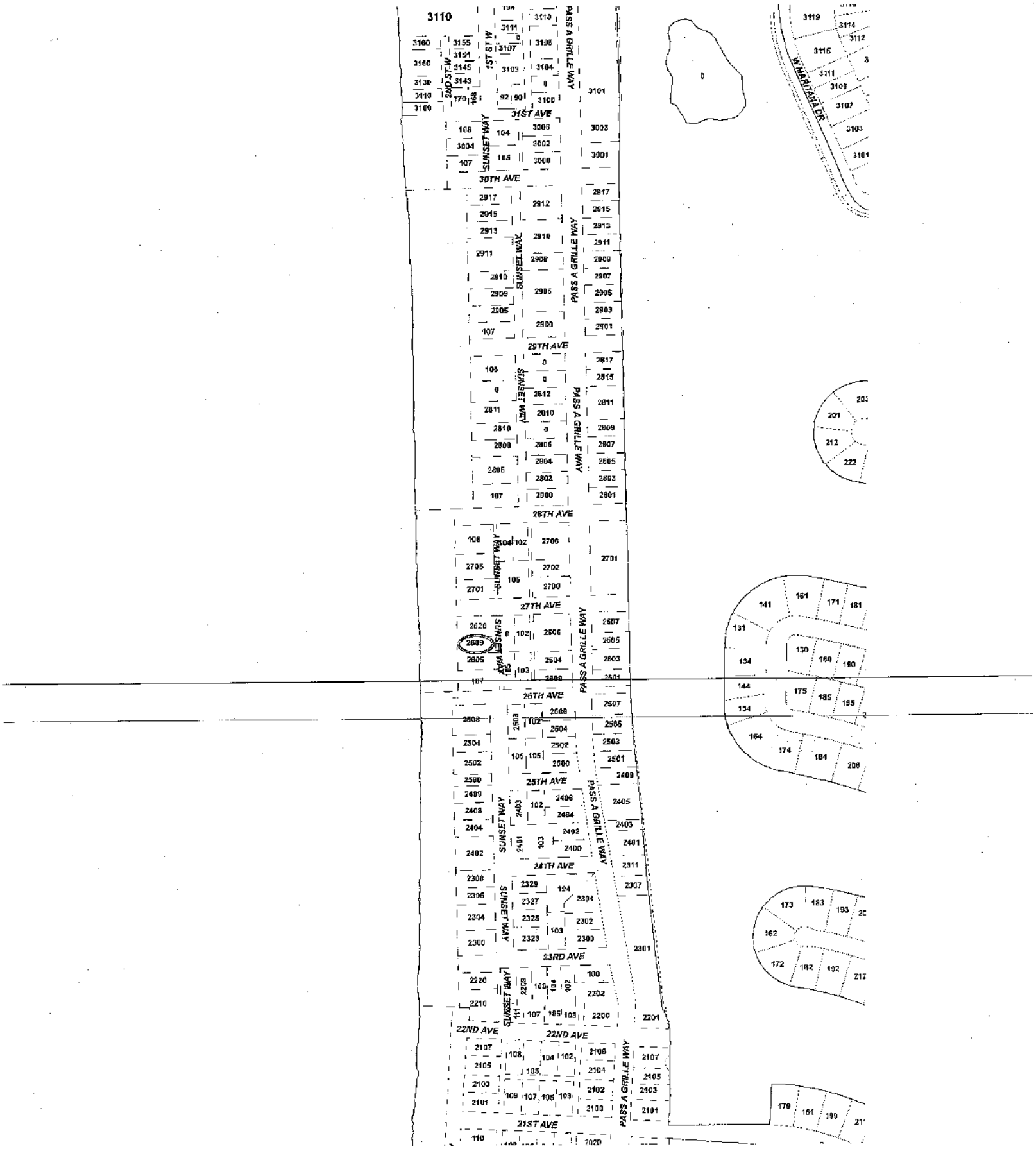
Sunset_2605_PI12693_04

Sunset_2609_PI12693_0103

Sunset_2609_PI12693_02

Address: 2609 SUNSET WAY

Site #8PI12693



Site #8PI12693 Address: 2609 SUNSET WAY

St. Pete Beach City Commission
Agenda Report

Issue Considered: 20085/20086 Certificate of Appropriateness and Design Review

Date: December 3, 2020

Prepared By: Lynn Rosetti, Senior Planner
Brandon Berry, Planner II

Through: Wesley Wright, Community Development Director

Summary of Issue: 1002 Pass-A-Grille Way - For the demolition of an existing contributing structure and the construction of a new home in the Pass-A-Grille Historic District

Funding: N/A

Requested Motion: Staff recommends approval of the requested demolition once the Board is satisfied with and completes its review and recommendation(s) of the proposed residential building's Design Review (Case No. 20086).

Attachments:

1. 20085 1002 Pass-a-Grille Way - COA Demolition
2. 20086 1002 Pass-a-Grille Way Design Review
3. 20085-86 Supporting Docs
4. 1002 Pass-A-Grille Home Inspection Report
5. 1002 PAG Way FMSF

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

Certificate of Appropriateness / Demolition Case Number 20085
Property Owner: Ruth Schiros/Tre/Ciega Land Trust
Meeting Date: December 3, 2020
Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owners are requesting a Certificate of Appropriateness to demolish their contributing residential structure and replace it with a new single-family residential structure constructed to the House-Medium standards of the Pass-a-Grille Overlay District with a request for two variances at the subject property (LDC Section 20-24).
SUBJECT PROPERTY	1002 Pass-a-Grille Way; MOREY BEACH BLK 4, LOT 4; Property ID #19-32-16-58932-004-0040.
LAND USE / ZONING	ROR / PAG
YEAR BUILT	Circa 1910
HISTORIC STATUS	The existing two-family residence and detached garage apartment are listed as contributing to the Pass-a-Grille National Register Historic District and have a Florida Master Site File number of PI00924. The applicant is requesting to demolish both structures and construct a new single-family residence to the House-Medium standards of the Pass-a-Grille Overlay District. Once the existing structures are demolished, the property will no longer be contributory to the Historic District.
SURROUNDING AREA	North – Single-family Residential South – Two-family Residential/Retail East – Pass-a-Grille Way/Water West – Alleyway/Five-family Residential

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition (Case No. 20085) to allow for construction of a new three-story single-family residence at the property. The applicant is required to construct the new home to the Pass-a-Grille Overlay District 'House – Medium' standards, which carries certain design requirements and requires certain exhibits at the time of permitting. However, the applicant has also requested two variances to allow for a one-foot reduction in the required side setback (Case No. 20083) and allow the home to exceed the maximum front setback

for the district (Case No. 20084). Staff have chosen to bring this design forward to the Historic Preservation Board to review and provide input based on the criteria specified in the Land Development Code Section 28-11. *Demolition Permits*.

The estimated cost of this demolition and new construction has not been specified. Staff met with the representative and property owner to discuss this property and the benefits of preserving this two unit residential property including the potential for a variance to the FEMA Substantial Improvement (50%) rule and the potential for Ad Valorem tax credit for any qualified renovation undertaken.

Following the standard COA criteria, those criteria relate to Demolition (Section 28-11 of the LDC) have been reviewed and commented upon by staff and are included in this report.

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)

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 subject property has historically housed two residential units. The proposed new construction will reduce the density to one residential unit. Historically, this will remain a residential property. According to the application, the new residence will be designed to reflect the historical nature of Pass-a-Grille.

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 subject property is required to meet the PAG design guidelines through demonstration and affirmation by an architect that the proposed new building will preserve the historic character of the district consistent with LDC Section 28-11, Demolition Permits, and LDC Section 20-22, General Building Design (residential). According to the application, the following items will be removed from the original house and re-installed into the reinstalled in the new residence: seeded glass from the kitchen, original hardware, the pine floors, and the claw foot bathtub.

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 application states that no items from other properties will be used on the new residence.

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

   The application states that some historical features as noted in #2 above will be used in the new residential building.

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

   Per the application, the materials, finishes, and construction will all be representative of Pass-a-Grille.

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.**

   Not applicable – per the application, there are not historic features worthy except those listed in #2 above.

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.**

   Not applicable.

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

   Per the application, if anything of archaeological significance is discovered, all mitigation measures will be undertaken.

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.**

   Applicant agrees.

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.**

Applicant agrees.

LDC Sec. 28.18 – <u>Additions and modern equipment</u>, 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.**

   Not applicable.

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.**

   Not appliable.

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

   Not applicable.

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.**

   Per the application, all equipment will be located along the back alley (in the rear). This conceals such equipment from sight from the front (street side) of the property.

LDC Sec. 28.16 – <u>Variance from floodplain management regulations</u>, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

1. **The variance will not preclude the structure's continued designation as a historic structure.**

   Not applicable.

2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.**

   Not applicable.

LDC Sec. 28.11. - Demolition permits.

(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

These buildings are part of the historic fabric of the Pass-a-Grille National Resister Historic District and may be eligible for Local Designation subject to such finding by the Historic Preservation Board. The Code requires that owner permission be granted for such local designation. Records indicate that this property was never reviewed for local designation due to lack of such review request by the owner of the property.

(2) The importance of the building to the character of a district, if applicable.

This property contributes to the integrity and importance of the Pass-a-Grille National Register Historic District through its age, architecture, scale, and uniqueness. Their loss contributes to the erosion of the district as a whole. Pass-a-Grille was a fishing village with modest and utilitarian architecture. This is especially evident in the earliest buildings found in the southern portion of the district. The subject property was constructed in 1910 and is a good example of the early buildings. According to history records, this building was built by the Thayer family and was later the residence of early community leader Mac Granger.

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

Because this property is located in the floodplain, the building can never be replicated because it is built below the floodplain. However, should the building(s) be locally landmarked they would be eligible for renovation as historic structures including the possibility for a variance from the FEMA 50% substantial improvement rule. Discussions with the owner and applicant indicate that this property is in neglected and deteriorated condition, making such renovation unfeasible. A statement from the applicant is included in this case report.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

According to its 1986 Florida Master Site File, this structure is reminiscent of the New England Salt Box style as seen by the catslide roof extending from steeply pitched gable and large shed dormers. This frame building is unique for its style, size, and details. It appears unique to the Pass-a-Grille National Register Historic District.

(5) Whether reasonable measures can be taken to save the building.

According to the applicant, following a thorough inspection of the two buildings after purchase, apparent decades of neglect and water intrusion caused significant damage beyond what the owner believes could be restored. According to a letter dated October 27, 2020 and attached to this report, the owner's intention was to renovate the buildings as they recently did with another property in Pass-a-Grille (106 11th Avenue). A separate condition report is included.

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

According to the architect, the building's condition does not make it economically feasible to repair or renovate. In addition, the architect has stated in the application that the owners want to have a FEMA compliant building because of its beachfront location.

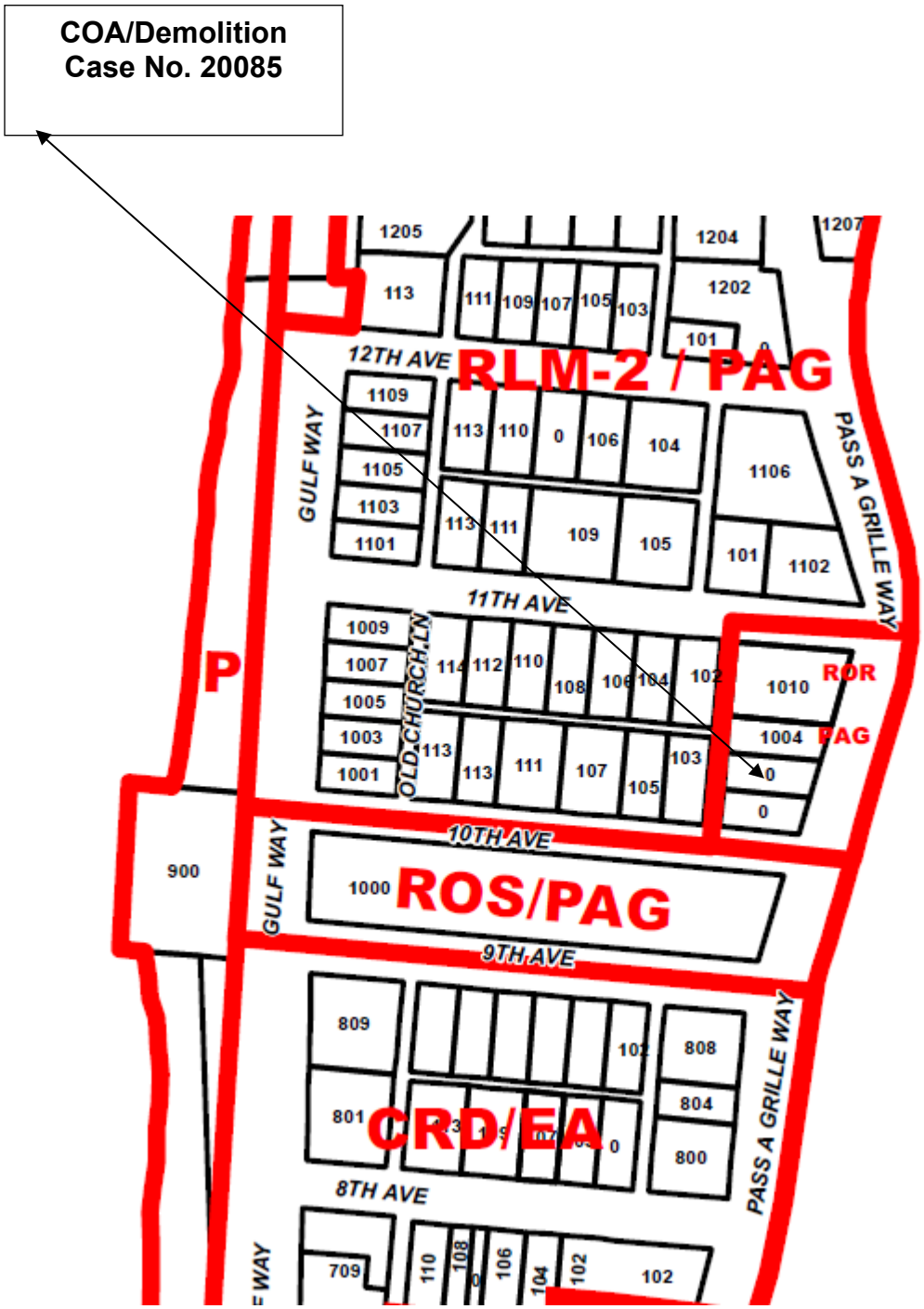
Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition.

However, the Historic Preservation Board may make recommendations to the applicant should Board members find that the recommendations will promote the design standards for the district or assist in establishing the structure's compatibility with the neighborhood. At the discretion of the Board, this item may be brought back for further review once requirements and recommendations have been integrated into the design. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.

Staff recommends approval of the requested demolition once the Board is satisfied with and completes its review and recommendation(s) of the proposed residential building's Design Review (Case No. 20086).

LAND USE/ZONING



AERIAL PHOTOGRAPH

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

Design Review Case No. 20086
Property Owner: Ruth Schiros/ Tre/Ciega Land Trust
Meeting Date: December 3, 2020
Prepared By: Brandon Berry, Planner II, Planning and Zoning Division

REQUEST	Staff request Historic Preservation Board design review of a new single-family residence, constructed to the House – Medium standards of the Pass-a-Grille Overlay District with a request for two variances, which is proposed to replace an existing contributing structure at the subject property (LDC Sec. 20.24).
SUBJECT PROPERTY	1002 Pass-a-Grille Way; MOREY BEACH BLK 4, LOT 4; Property ID #19-32-16-58932-004-0040.
LAND USE / ZONING	ROR/PAG
FEMA FLOOD ZONE	AE-10
HISTORIC STATUS	The existing two-family residence and detached garage apartment are listed as contributing to the Pass-a-Grille Historic District, and have a Florida Master Site File number of PI00924. The applicant is requesting complete demolition of the existing structures and construction of a new detached single-family residence. If constructed, the home would not be picked up in subsequent City surveys of contributing structures in the district.
SURROUNDING AREA	North – Single-family Residential South – Two-family Residential/Retail East – Pass-a-Grille Way/Water West – Alleyway/Five-family Residential

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition (Case No. 20085) to allow for construction of a new three-story single-family residence at the property. The applicant is required to construct the new home to the Pass-a-Grille Overlay District 'House – Medium' standards, which carries certain design requirements and requires certain exhibits at the time of permitting. However, the applicant has also requested two variances to allow for a one-foot reduction in the

required side setback (Case No. 20083) and allow the home to exceed the maximum front setback for the district (Case No. 20084). Staff have chosen to bring this design forward to the Historic Preservation Board to review and provide input based on the criteria specified in the Land Development Code.

Sec. 20.22. - General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

(a) The mass of a building must include:

(1) *Primary mass*. The building shall have a distinct primary mass.

Staff have identified the primary mass as the largest shape of the building, being the front façade and the shapes that complete it. There appears to be minimal variation in the shapes that comprise the front façade.

(2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building.

The building itself does not appear to have a distinct secondary mass, aside from a small porch bump-out on the second living story. The building contains a recessed entryway on the ground floor, and two large elevated decks above.

The residential building types of Pass-a-Grille allow for landscaping, known as a 'Common Yard', to substitute for secondary mass projecting features such as a porch or stoop which the applicant has not provided. The applicant will be required to provide a landscaping plan at the time of building permit submittal, or incorporate a feature such as a porch or stoop into their design.

(3) Voids that allow for natural breaks in the mass.

Entry doors and windows form voids on the ground floor. Symmetrical doors are also located in the left and right third of the building façade on the first and second living stories.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

The front façade features rectangular windows, some inset in doors, of varying arrangements.

(2) Appropriate vertical visual consistency at the centerline of the façade.

Staff find the structure to be symmetrical in design.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).

Staff find that the presence of unique siding at the ground floor helps lend visual weight and distinction to the bottom of the structure, but also find that there do not appear to be other design details that assist to lend the ground floor additional weight such as recessed upper stories or variations in building voids above the ground floor.

(4) Overall design shall be symmetrically or asymmetrically balanced.

Staff find the structure has clear symmetrical balance.

(c) Design must include the following rhythms:

(1) Proximity (objects close together complement each other)

Staff find the arrangement of rectangular windows and doors at the ground floor, as well as arrangements of doors on the front façade of the two living levels, helps to lend the structure proximity.

(2) Similarity- common textures, colors or features.

The applicant is proposing coquina "tabby" siding at the ground floor, hardie lap siding on the two living levels, and shingles with hardie "fish scales" on the roof. The applicant has not confirmed colors for the structure, but colors will be a required exhibit of the building permit submission.

COMPATIBILITY WITH ADJACENT PROPERTIES

The property contains smaller, single-story structures to the left and right. The street end on the northern side is bounded by a larger, two-story condominium building. Larger, two- and three-story structures tend to be more common on block ends north of 11th Avenue and south of 7th Avenue.

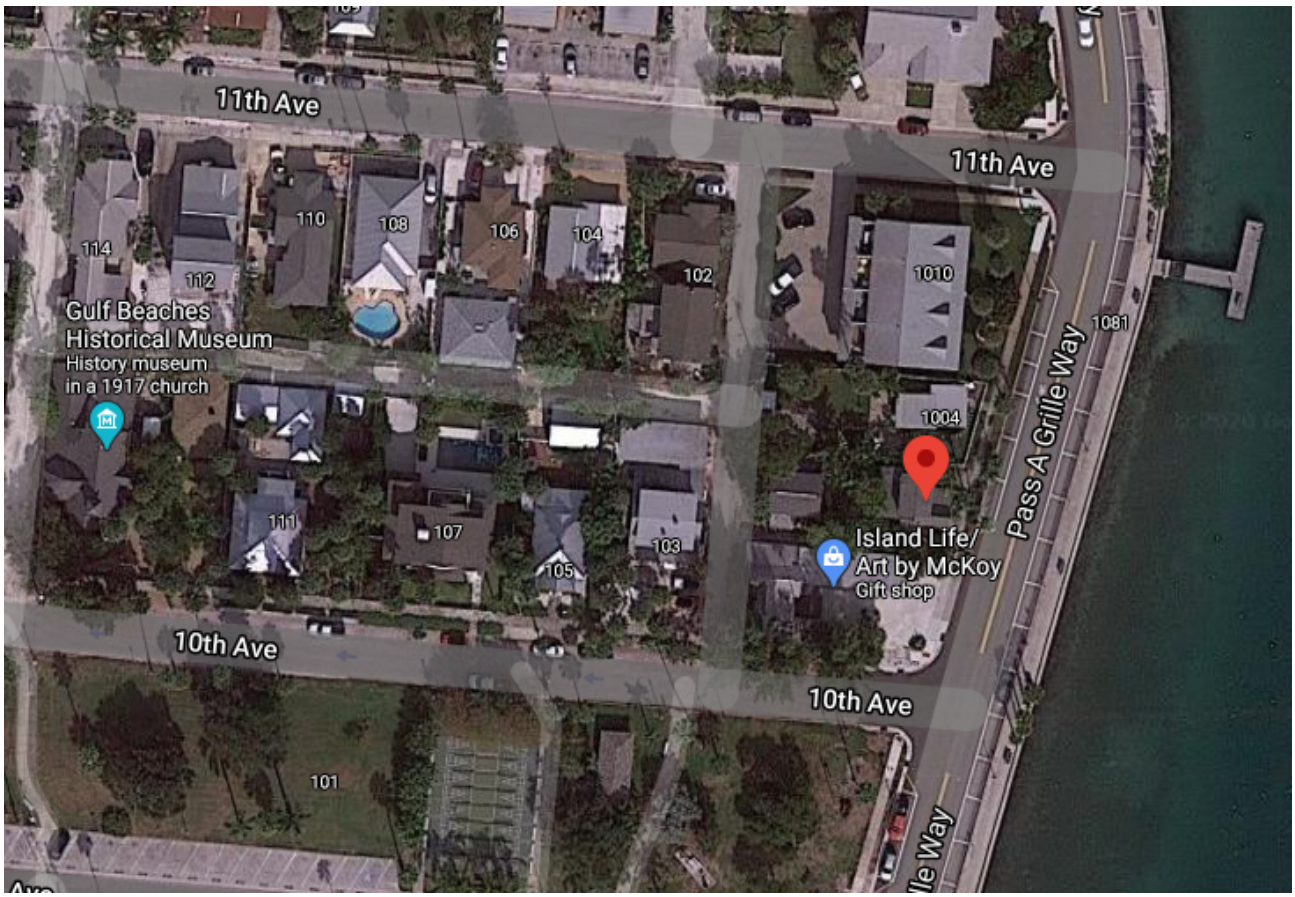
Left Neighbor – 1000 Pass-a-Grille Way

Right Neighbors – 1004 & 1010 Pass-a-Grille Way

BLOCK-FACE CONSISTENCY

The City does not have surveys on file for either abutting property. As the zoning of this block end is Residential/Office/Retail, neighbors have a variety of options for new construction. Should the neighbors choose to construct residential buildings, construction will be to the House-Medium or House-Small building types which provide similar setback standards to the applicant's property. Should they develop mixed-use or commercial buildings, front setbacks are generally in line with those prescribed for the applicant's property but side setbacks would be zero feet instead of the five feet required for the applicant.

The applicant is requesting variances to a) reduce the side setback to 4' (from 5'), and b) exceed the maximum front setback of 15' to allow for the placement of a pool in the front yard. It appears that this will cause the structure to substantially exceed the existing front setbacks of other structures on the block, as well as front setbacks if and when they redevelop.



STAFF RECOMMENDATION

Staff will require that the applicant either add a porch or stoop that meets the Pass-a-Grille Overlay District Private Frontage standards, or submit a landscaping plan along with the building permit application to ensure that the Common Yard standards are being met. The applicant shall be further required to have an architect certify that items 1-7 under LDC Sec. 20.22 are met, pursuant to LDC Sec. 20.24, and shall provide other exhibits listed in the section submitted along with the building permit for new construction. This shall include colors and siding materials. Finally, the applicant shall meet the elevated building screening standards of LDC Sec. 20.21(b) as it relates to landscaping.

Staff do not find that, structurally, the home has been designed for the lower portion to clearly and visually support the upper portion. Staff find that the addition of a private frontage could assist with giving the lower portion of the structure a greater visual weight, or recommend substantial landscaping at the front of the property to adequately balance the lot visually. Alternatively find an array of understory trees, adequate to screen large portions of the ground level, could also assist with the visual weighting of the building.

The Historic Preservation Board may make other recommendations to the applicant should members find that the recommendations will promote the design standards for the district, or assist in establishing the structure's compatibility with the neighborhood. At the discretion of the Board, this item may be brought back for further review once requirements and recommendations have been integrated into the design. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.

St. Pete Beach
The Sunset Capital of Florida

Certificate of Appropriateness

List of Required Submittals

Please note that only complete applications will be accepted and must include the following:

- ☑ Completed COA application form
- ☑ Payment of application fee
- ☑ Site plan or survey of the subject property
  - To scale on 8.5" x 11" paper
  - North arrow
- ☑ Elevation drawings – all sides (front / back)
- ☑ Samples or a detailed brochure of new materials to be used
- ☑ Photographs of the subject property and structures in question

The following items are optional but strongly suggested:

- ☑ Floor plans
  - To scale: on 8.5" x 11", 8.5" x 14", or 11" x 17" paper
  - North arrow
  - Locations of all doorways, windows, and walls (interior and exterior)
  - Dimensions and area of each room

Please note that a Historic Preservation Inspection is required as part of the Building Permit process. A final building inspection will not be conducted until the Historic Preservation Inspection is approved or waived by Historic Preservation staff.

St. Pete Beach
The Sunset Capital of Florida

Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Ruth Schiros / Tre/Ciega Land Trust
1003 Gulf Way
St. Pete Beach, FL 33706
Phone (727) 735-2310
Email Address bschiros@gmail.com

Agent or Representative Name & Address

Bruce Rosenbaum / Sun Custom Builders
3023 US ALT 19 STE 101
Palm Harbor, FL 34683
Phone (727) 647-6166
Email Address bruce@suncustom.com

Property Address, Legal Description, Parcel ID

1002 Pass-A-Grille Way - St. Pete Beach, FL 33706
Morey Beach Block 4, Lot 4
19-32-16-58932-004-0040

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: _____

demolition OR demo + new construction ?

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.**

   The new residence will be designed to reflect the historical nature of Pass-A-Grille.

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 seeded glass in the kitchen, original hardware, the pine floors, and the claw foot tub will all be removed prior to demolition & re-installed in the new home.

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 items from other properties will be used on the new home.

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

   As stated above, any of the historical features from the original home will be transferred to the new home.

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

   The materials, finishes, & construction will all be representative of Pass-A-Grille.

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.**

N/A - There is no historic feature worthy except those listed previously.

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.**

If anything of archeological significance is discovered, all mitigation measures will be undertaken.

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.**

We agree!

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.**

We agree!

LDC Section 28.18 – <u>Additions and modern equipment</u>, 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.**

   The site will not have any additions.

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.**

   N/A

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

   N/A

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.**

   Absolutely - please see floor plan. All equipment on back alley.

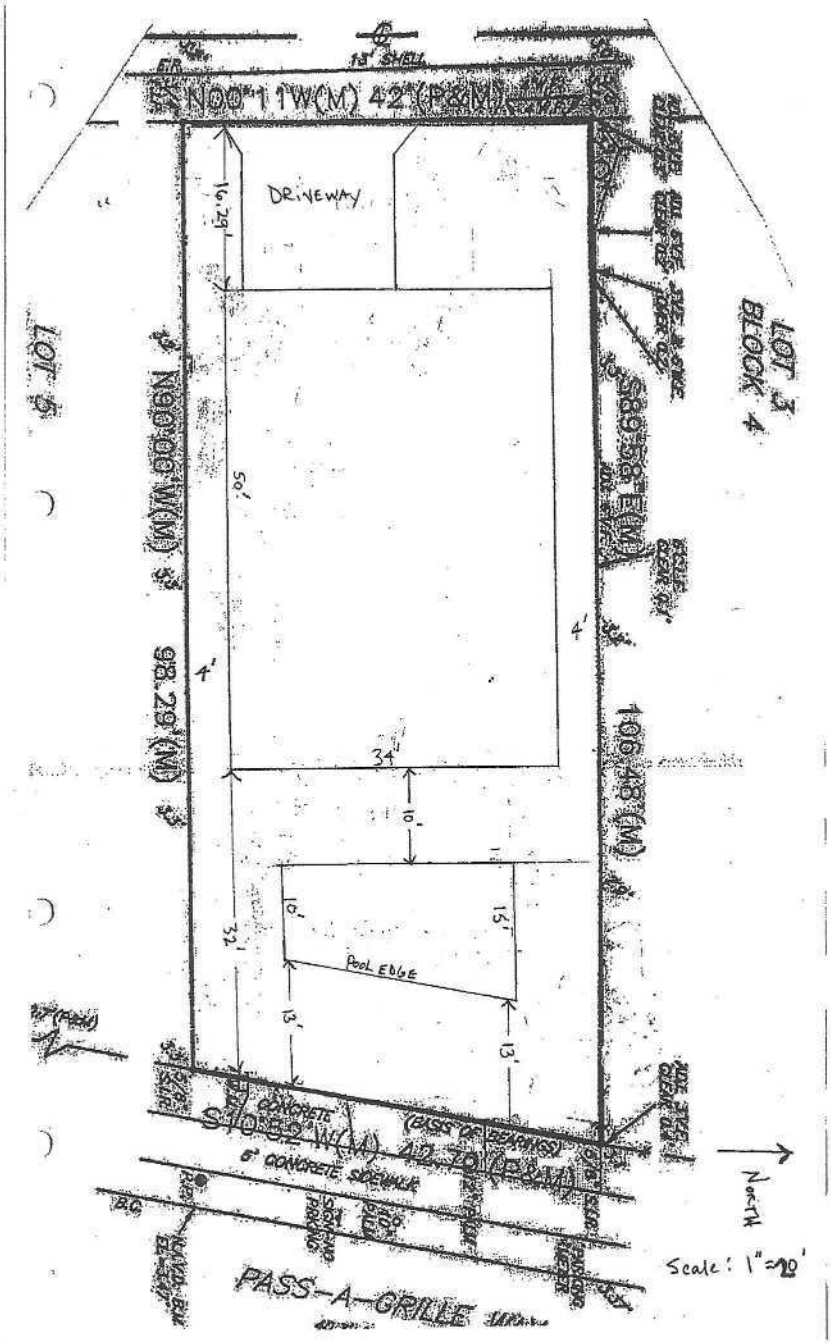
Please give an overview of the propose work on the following systems.
(Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite)

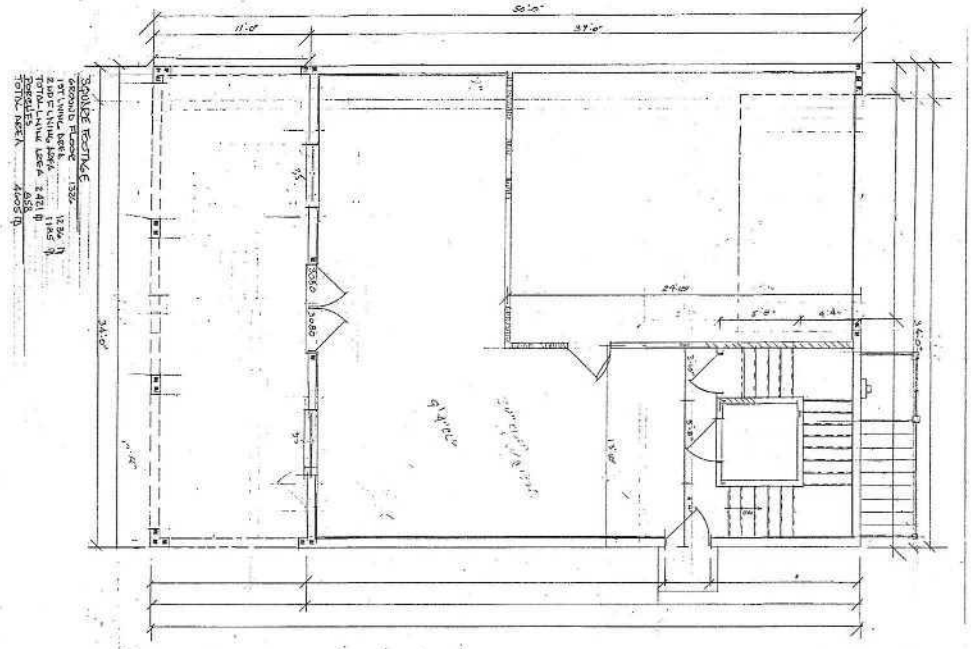
Exterior material/siding Coquina shell / hardie ship lap siding
Windows Traditional PGT
Doors Florida French Doors
Roofing Dimensional Shingle
Entrances/Porches (3) Large Florida Porches

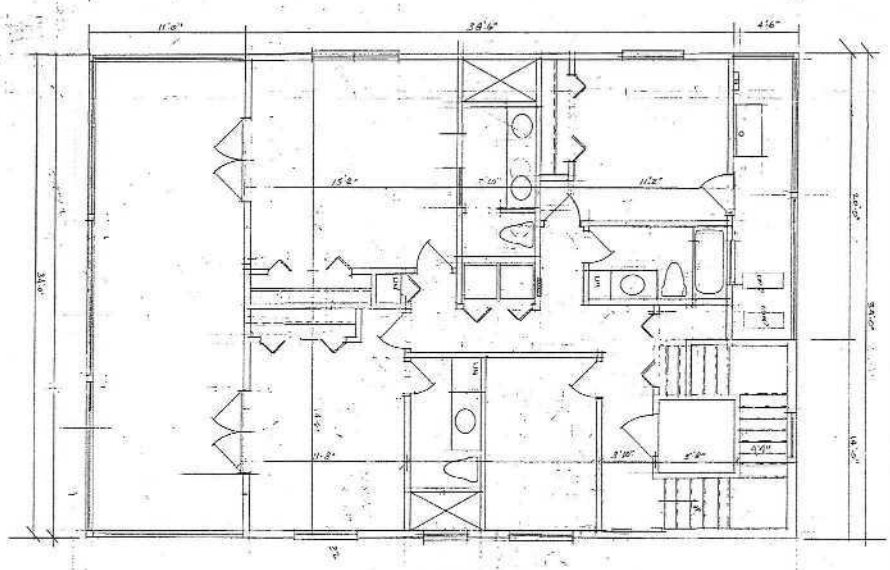
Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as 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.

Bruce Rose — 10/27/20

Applicant Signature — Date

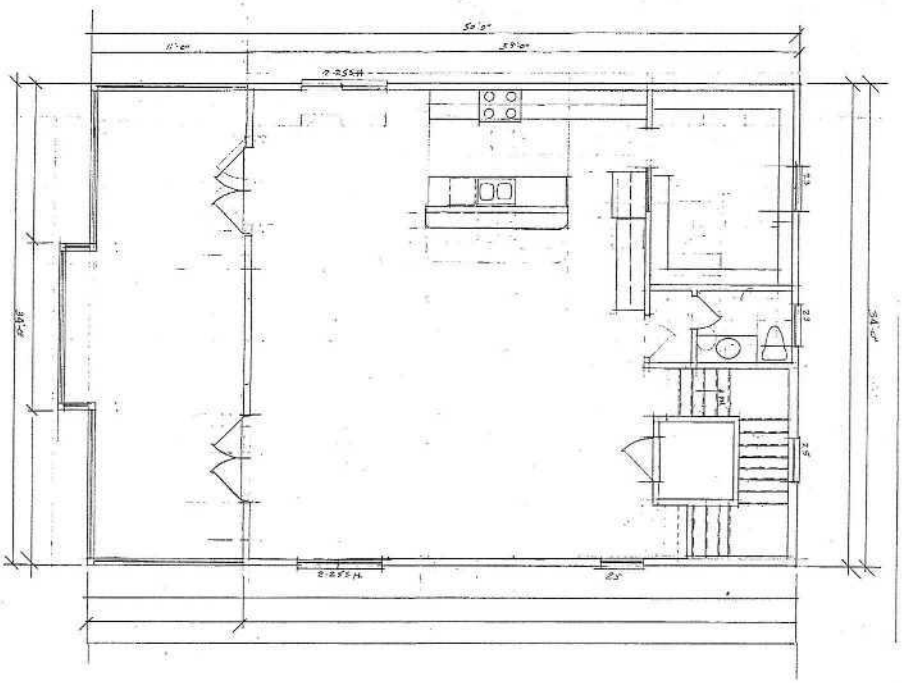

LOT 3
BLOCK 4
S89°58'E(M)
106.48'(M)
N00°11W(M) 42'(P&M)
13' SHELL
DRIVEWAY
16.29'
50'
4'
4'
34'
10'
10'
15'
32'
POOL EDGE
13'
13'
LOT 5
N00°06'W(M)
92.29'(M)
CONCRETE
(BASIS OF BEARINGS)
S10°52'W(M) 212.20'(P&M)
6" CONCRETE SIDEWALK
B.C.
PASS-A-GRILLE
North
Scale: 1"=20'





Sheet	MEMBER ICC	FALINI DESIGN	AIBD	VINCENT J. FALINI III
Of		Residential Design & Consultant 1650 Narnia Court Dunedin, Florida 34698		MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN (727) 784-0564
			Date:	Rev. / Bedroom
			Dwg. By	Job: / Bath

Proposed Residence for:
Bob Schiros
1002 Pass a Grille Way
St. Petersburg Beach, Florida
SUN CUSTOM INC.
P.O. BOX 2237
PALM HARBOR ,FLORIDA 34682
PHONE (727) 784-3620



Sheet

Of

MEMBER ICC

FALINI DESIGN

Residential Design & Consultant

1650 Narnia Court
Dunedin, Florida 34698

AIBD

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Date:	Rev.	Bedroom
Dwg. By	Job:	Bath

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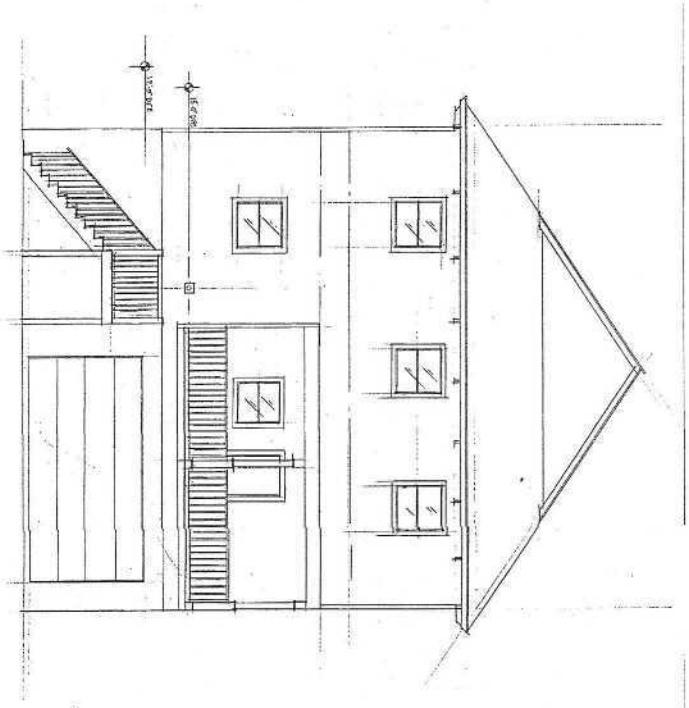

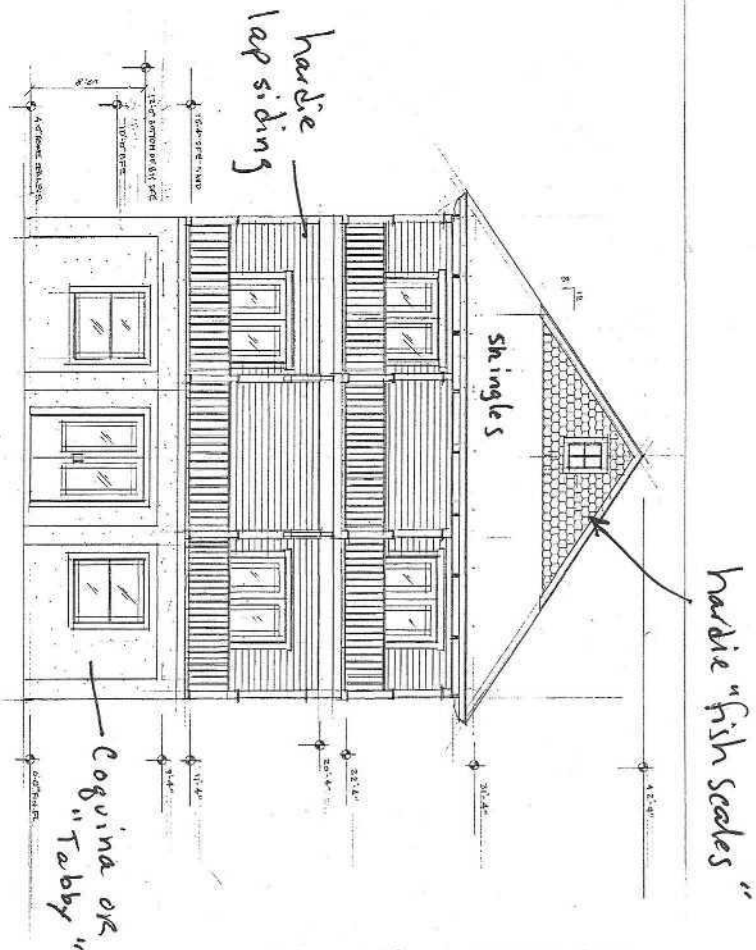

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PHONE (727) 784-3620

Sheet
Of

MEMBER ICC INTERNATIONAL CODE COUNCIL
FALINI DESIGN
Residential Design & Consultant
1650 Narnia Court
Dunedin, Florida 34698

AIBD
VINCENT J. FALINI III
MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN (727) 784-0564

Date:	Rev.	Bedroom
Dwg. By	Job:	Bath

SUN CUSTOM BUILDERS

INTERIOR FEATURES

- ✓ Flooring is Ceramic Tile and Carpeting (allowance available for change order)
- ✓ Interior Doors: Multi-Panel White & Bi-Fold Closet Doors
- ✓ High Efficiency Central Heat & Air Conditioning with Digital Thermostat
- ✓ Knock Down (Ceilings) & Orange Peel (Walls) Texturing
- ✓ 1Vaulted High Ceiling in Living Space and Garage
- ✓ Bathroom Exhaust Fans
- ✓ Energy Saving Electric Water Heater
- ✓ Safety G.F.I Circuits for Kitchen and Bathrooms
- ✓ Coated Closet Shelving in All Closets
- ✓ Prewired for Telephone & Cable TV (Bedrooms and Living Room)
- ✓ Prewired for Ceiling Fans in All Bedrooms & Living Room

KITCHEN FEATURES

- ✓ Custom Crafted Real Wood Cabinets
- ✓ Stone/Granite Counter Tops
- ✓ Porcelain or Stainless Sink Faucet

Stainless Steel Appliances Included:

- ✓ Self-Cleaning Oven/Range
- ✓ Over Stove Microwave
- ✓ Garbage Disposal
- ✓ Dishwasher
- ✓ Refrigerator w/ Ice & Water Dispenser
- ✓ Pre-Plumbed Refrigerator Water Line
- ✓ Recessed Lighting

BATHROOM FEATURES

- ✓ Designer Vanity Cabinet
- ✓ Decorative Vanity Light Fixtures
- ✓ Ceramic Tile Shower and Floors
- ✓ Elongated Toilets Water Saver
- ✓ Stepless Master Shower

EXTERIOR FEATURES

- ✓ All Hurricane Rated High Impact Windows and Doors
- ✓ Sodded Homesite with Basic Landscape Package
- ✓ Concrete Driveway
- ✓ 30yr Material Roofing Warranty
- ✓ Decorative Entry Door and Exterior Lighting
- ✓ Raised Panel Metal Garage Door with Opener and 2 Remotes
- ✓ Outside Hose Bibs
- ✓ Weather-proof Exterior Outlets

SUPERIOR CONSTRUCTION

- ✓ Soil Treatment for Termites
- ✓ Engineered Trusses Professionally Engineered Roof
- ✓ Hurricane Clips & WindProtection Tie Downs
- ✓ 15 SEER Energy Efficiency Air Conditioner
- ✓ Includes all Permit Fees (Not Tie-ins or Impact Fees)

One of the things we love most about Pass-a-Grille; is the historic Florida vibe. Almost 3 years ago we purchased two rental homes at 106 11th avenue. We upgraded those homes with new windows, new HVAC, paint and some exterior improvements as seen below:

As we spent time here, we loved the quaintness and the community. Earlier this year we sold our primary residence in St Petersburg and moved into our rental property fulltime. Our search for a permanent home to retire in was unexpectedly short. We wanted to stay close to our friends and neighbors on 11th Avenue and found this home at 1002 Pass-a-Grille way. The location offers a fantastic view of the Pass-a-Grille Channel; unfortunately, the structure has fallen into disrepair and can't be saved.

As we look to build our dream retirement here, we want to make our new home fit in with historic look and feel of the community.

Ruth Schiros

SUN CUSTOM BUILDERS

October 27, 2020

Lynn Rosetti, AICP, CFM
Senior Planner
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

Dear Ms. Rosetti,

Thank you for taking the time to meet with us in person (twice) and providing such valuable input and feedback.

As you know, my clients Bob & Ruth Schiros are St. Pete Beach residents and have purchased the home at 1002 Pass-A-Grille Way. Their intention was to renovate the primary home and the detached garage. (as they did to the properties at 106 11th Avenue – see separative PDF titled Schiros PAG for before/after photos) However, upon closing last month and inspecting the structures thoroughly, it became quite apparent that this would not be feasible.

Unfortunately, the decades of neglect and water intrusion caused such damage that the original structure simply cannot be restored. The exterior façade has been replaced entirely with plywood substrate and vinyl siding. None of the original windows can be saved. Most of the interior has extensive water damage. (Please see separate report with pictures.)

As a result, my clients have decided to move forward with new construction. Their proposed design is very much like an old Florida house. Two large front porches are the centerpiece of the front elevation. Their intent is for the new home to compliment the historical nature of the Pass-A-Grille neighborhood. While they will take advantage of newer construction products such as coquina stucco and Hardie siding, the house will resemble and feel like an old Florida home.

We welcome any input from the HPB with specific ideas and look forward to working with the city on this exciting project.

Thanks so much for your time!

Sincerely,
Bruce Rosenbaum
President
bruce@suncustom.com
Mobile: (727) 647-6166

Findings Necessary for Granting Request: In order for an application for an administrative variance to be approved or approved with conditions, the City Manager or designee must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances that exist which are particular to the land involved and are not applicable to other surrounding lands;

   Narrow, non-conforming lot width of 42'.

2. The basis for seeking a variance; Adding 2' to the width of the home allows us to build the home we want. Without the extra 2', there simply would not be enough width for the second bath & bedroom. The additional 2' makes all the difference.

3. How a literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties located in the City;
   We can show you several (perhaps over 20) examples of new construction of homes & additions where the set-back is less than 5'. Thus, it is ceitainly a precedent within the PAG. It is a common feature of the neighborhood. We are happy to share specific examples upon request.

4. That the granting of the variance requested will not confer on the applicant any special privilege that is otherwise denied other similarly situated lands, buildings, or structures in the same zoning district; and We see no "special" privilege.

5. An explanation of how the request meets the requirements for approval under this section.
   Sec. 20.10 of the SPB LDC specifically states.

Bruce Rosl 10/27/20

Signature of Applicant **Date** **Signature of Authorized Agent** **Date**

Home Inspection Report

Prepared exclusively for

Bob and Ruth Schiros Bruce Rosenbaum

PROPERTY INSPECTED:

1002 Pass a Grille Way
St. Pete Beach, FL 33706

Date of Inspection: 10/08/2020

Inspection No. 23691-2-1176

INSPECTED BY:

4TRESS HILL CORPORATION

518 N. Tampa St.

Suite 375, Tampa FL

scott.mcgarrity@pillartopost.com

(813) 685-7573

INSPECTOR:

James Borden

james.borden@pillartopost.com

(813) 685-7573

Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

2.0 PROPERTY AND SITE

2.2 Landscape / Grading

2.2.2 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity.

3.0 EXTERIOR

3.2 Wall Surface

3.2.2 Wood rot identified in areas throughout the exterior. This should be repaired or replaced.

3.4 Trim

3.4.2 Insect damage was found in wood trim around house. Repair trim to prevent further damage.

3.6 Exterior Doors

3.6.2 Paint / finish is worn and rusty. Re-finish to protect the door from the elements.

5.0 ATTIC

5.3 Insulation

5.3.1 There is no insulation in attic. Provide insulation for energy efficiency.

6.0 GARAGE / CARPORT

6.2 Structure

6.2.1 The garage is in general disrepair, as is typical of many similar detached garages. Repair and maintain as needed to the level of functionality that you need. Extensive improvements would likely justify rebuilding the structure.

7.0 STRUCTURE

7.4 Wall Structure

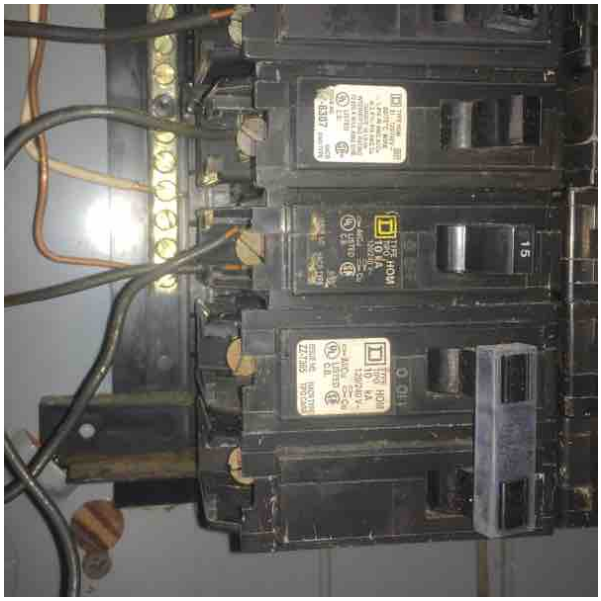
7.4.2 Condition of wall structure under exterior cladding/siding cannot be determined through a visual inspection. Hidden damages or termite activity may be revealed in the course of remodeling/renovation.

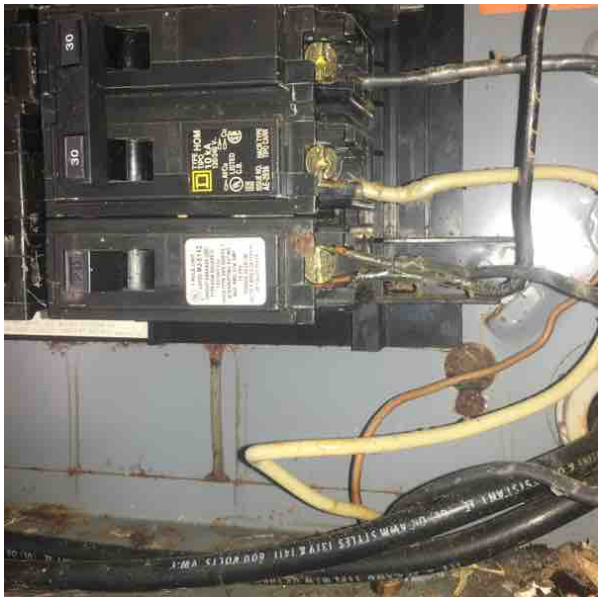
Recommend general contractor or structural engineer evaluate/determine need of brace.

8.0 ELECTRICAL SYSTEM

8.5 Distribution Panel(s)

8.5.2 2 breakers are double-tapped. Have this corrected for improved electrical safety.



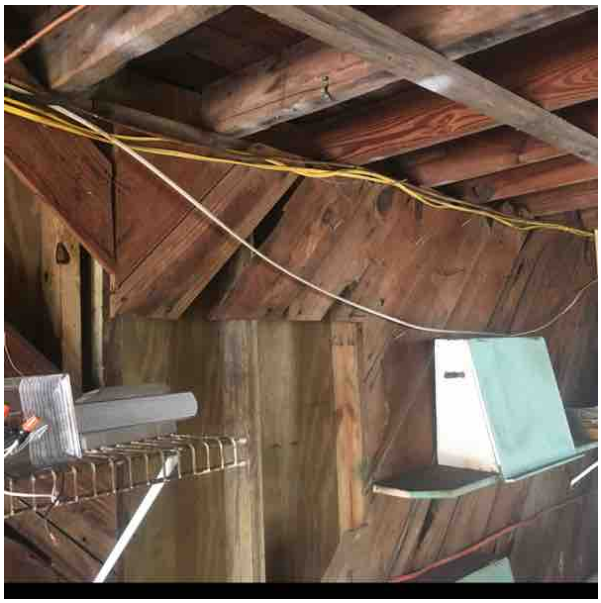


8.6 Sub-Panel(s)

8.6.1 Panel covers are missing, replace covers for safety.

8.7 Branch Circuit Wiring

8.7.2 All unprotected wiring should be placed in proper conduit to prevent possible wire damage and associated electrical safety concerns.



1-800-558-5700

8.8 Receptacles

8.8.2 Ungrounded three-prong receptacles were found. This should be corrected to prevent electric shock injuries.

Reversed-polarity receptacles should be repaired to prevent electric shock injuries.

8.12 Smoke Alarms

8.12.1 Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

10.0 PLUMBING SYSTEM

10.2 Distribution Piping

10.2.2 The supply plumbing includes galvanized steel pipe. Have this replaced for improved water pressure and to reduce the potential for leakage.

10.4 Water Heating Equipment

10.4.2 Install TPR discharge pipe on water heater for safety.

The water heater is nearing the end of its typical service life. The remaining life is unpredictable replace the units when it fails, when repairs are no longer cost effective, or proactively to prevent a loss of functionality.

10.8 Toilet(s)

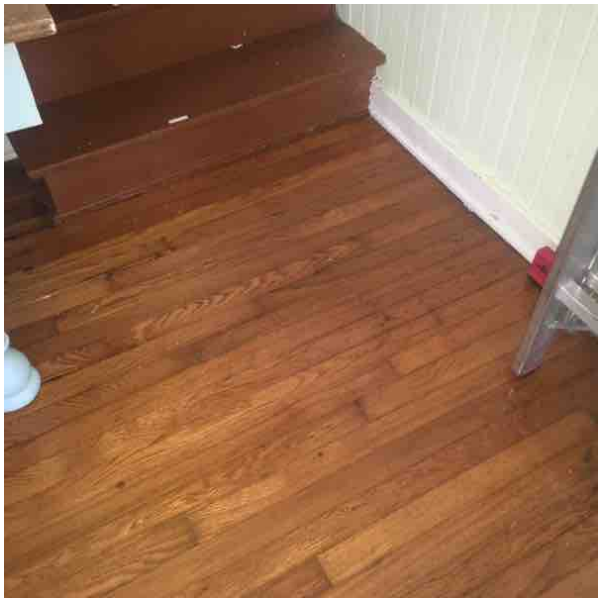
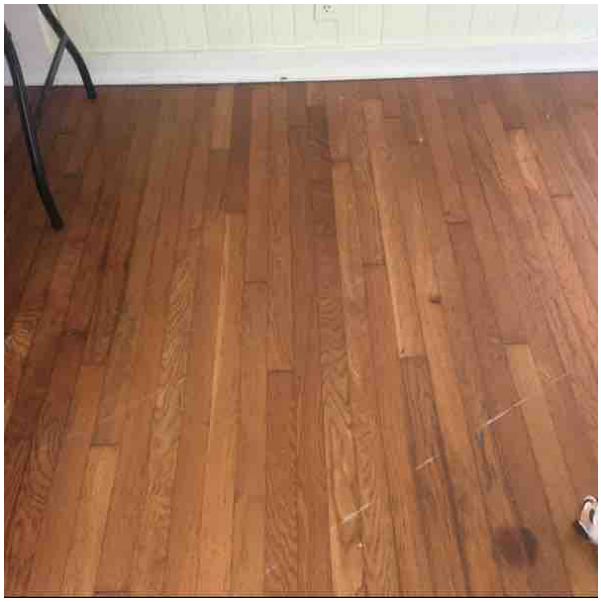
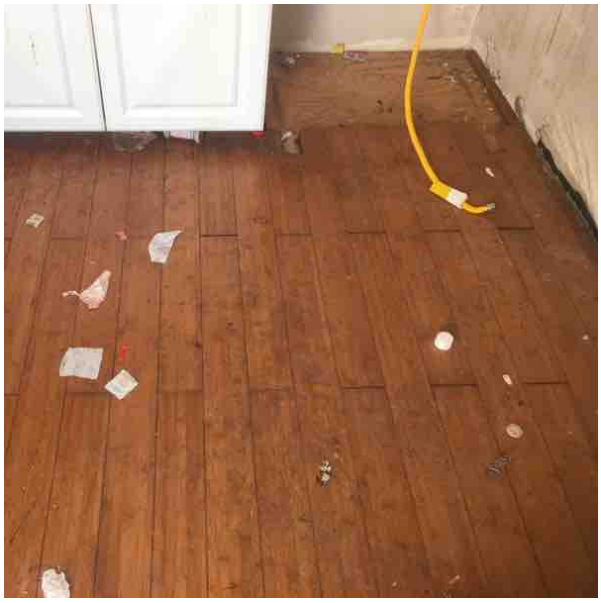
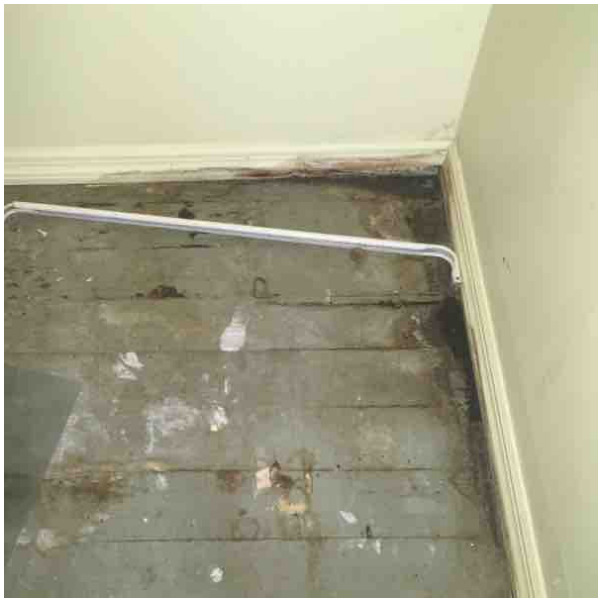
10.8.2 The toilet is loose and should be secured to floor.

11.0 INTERIOR

11.2 Floors

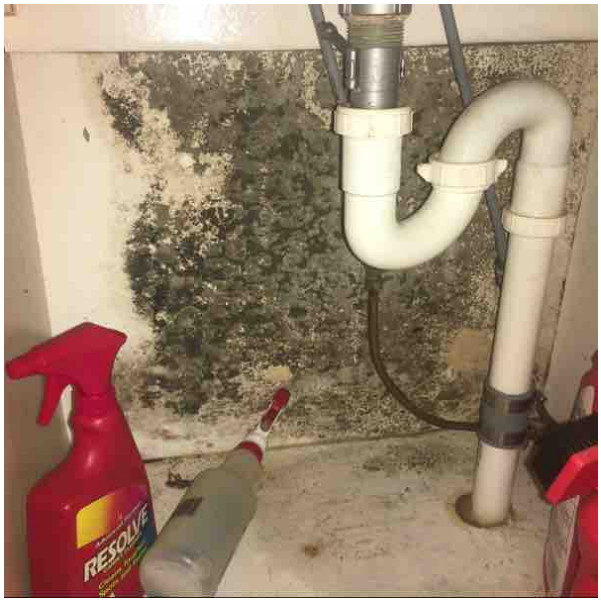
11.2.2 Flooring is not level and there are soft spots throughout house. Recommend general contractor evaluate subfloor in crawlspace and make repairs to flooring.

Moisture detected in storage closet, determine cause and make necessary repairs.

11.3 Walls / Ceilings

11.3.2 Wall and ceiling finishes are water damaged. Investigate the reasons for the leakage and repair the cosmetic damage.

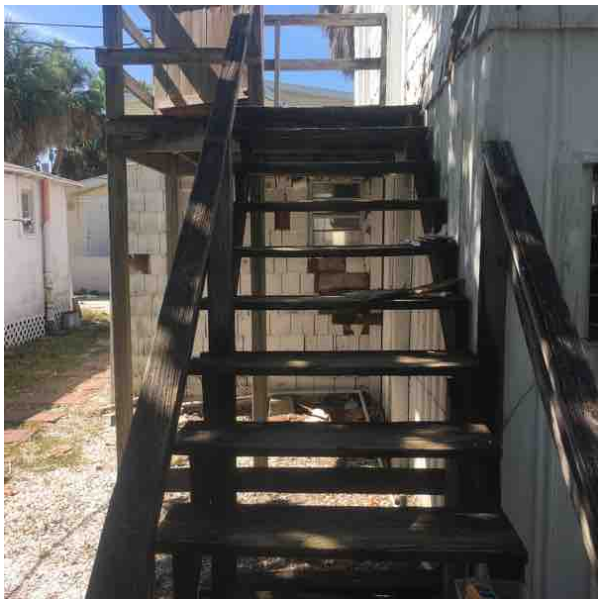


11.4 Windows

11.4.2 Glass is broken and will not close. Repair the window to address this safety concern.

11.7 Stairs / Railings / Guardrails

11.7.2 Consult specialist to determine cause of movement and correct as required to promote stability. Spaces between pickets in the railing are too wide. Correct this for improved safety.



INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 THIS REPORT IS INTENDED ONLY FOR THE EXCLUSIVE USE OF THE PERSON(S) PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON OR PARTY MAY RELY UPON ANY REPRESENTATION MADE IN THIS REPORT AND ARE HEREBY NOTIFIED THAT DISTRIBUTING OR COPYING THIS REPORT WITHOUT THE WRITTEN PERMISSION OF PILLAR TO POST IS PROHIBITED.

Insurance reports (wind mitigation, four points, roof certifications, etc...) are not included in the visual home inspection. These reports are additional services and are outside of the scope of a home inspection. If you need any of these reports at a later date, you can contact Pillar to Post at 813-685-7573 to have them added to your inspection at an additional fee.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the Visual Inspection Agreement. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

This report has been prepared based upon the Standards of Practice established by The State of Florida and The American Society of Home Inspectors - ASHI®. All components designated for inspection in the ASHI® Standards of Practice, adopted October 15, 2006, are inspected, except as may be noted within this report. Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. We do not include examination of concealed items within the walls, under concrete slabs or in other areas not visible without removing permanently assembled components or moving personal property. No destructive testing or dismantling of building components is performed. Not all needed repairs will be identified during this inspection. Unexpected repairs should be anticipated. This inspection is visual examination only. It is HIGHLY RECOMMENDED that a final walk-through be performed by the buyer or their representative prior to closing to determine if conditions in the home have changed since the original inspection and/or after removal of obstructions noted in the full report.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector is neither a guarantor nor insurer, and shall not be held liable for any repairs or replacements with regard to this property, systems, components, or the contents therein.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, environmental hazards including: mold, mildew, fungus, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination, cockroaches, rodents, pesticides, treated lumber, mercury and any other indoor or outdoor substances. The inspection does not include low voltage systems, telephone wiring, intercoms, sound systems, central vac systems, fire sprinkler systems, alarm systems, cable- or satellite- TV wiring, timers or smoke detectors.The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

2.0 PROPERTY AND SITE

2.1 Site Overview

2.1.1 SCOPE: This inspection is not intended to address or include any geological or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grade is limited to areas around the exterior of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or underground piping, including municipal water and sewer service piping or septic systems. We recommend that inquiry be made with the seller about knowledge of any foundation or structural repairs. Poor grading close to the foundation can be a major cause of water penetration under the slab and walls. It is very important that water & runoff drain away from the foundation to minimize the chance of water leakage and foundation problems.

2.2 Landscape / Grading

2.2.1 The general landscape such as grading and surface water drainage was inspected.

2.2.2 **Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity.**

2.3 Walkway(s)

- Concrete

2.3.1 All walkways on the property were inspected.

2.3.2 The uneven walkway is a trip hazard. This should be corrected for safety.

2.4 Patio(s)

2.4.1 All patios on the property were inspected.

2.5 Enclosure(s)

- Fences

2.5.1 Inspected

3.0 EXTERIOR

3.1 Foundation Surface

- Concrete
- Block

3.2 Wall Surface

- Wood siding

3.2.1 Exterior wall surfaces were inspected from ground level.

3.2.2 **Wood rot identified in areas throughout the exterior. This should be repaired or replaced.**

3.3 Eaves / Fascia / Soffit

3.3.1 Inspected from ground level.

3.4 Trim

3.4.1 Inspected

3.4.2 **Insect damage was found in wood trim around house. Repair trim to prevent further damage.**

3.5 Windows

3.5.1 Exterior window frames and trim inspected from ground level.

3.6 Exterior Doors

3.6.1 Exterior doors were operated and inspected.

3.6.2 **Paint / finish is worn and rusty. Re-finish to protect the door from the elements.**

3.7 Porch(es)

3.7.1 Exterior porch(es) were inspected.

4.0 ROOFING SYSTEM

4.1 Roofing Inspection Method

- Walked on roof surface.
- Inspected from roof edge.

4.2 Sloped Surface(s)

- Asphalt shingles

4.2.1 No visible defects

4.2.2 .

5.0 ATTIC

5.1 Attic General Comments

- Attic inspected from the hatch area.

5.1.1 SCOPE: Certain areas of the attic could not be examined due to factors such as limited or no access, duct work, insulation, owner belongings, and vaulted ceilings. Conditions in these areas (including water tightness of the roof) are unknown and are specifically excluded from the inspection and report. You should consider installing additional access openings to allow for inspection of and work in the attic if the attic can't be fully inspected.

5.2 Attic Access

- Ceiling Hatch

5.3 Insulation

5.3.1 **There is no insulation in attic. Provide insulation for energy efficiency.**

5.4 Ventilation

- Gable end

5.5 Sheathing

- Dimensional Lumber
- Plywood

6.0 GARAGE / CARPORT

6.1 Garage General Comments

6.1.1 SCOPE: The inspection of the garage is performed in accordance with The ASHI Standards of Practice and is a visual inspection of readily accessible components. The presence of stored belongings in any area of the home creates a limitation but even more so in the garage due to the size and quantity of stored items. We recommend a close examination of this space during the final walk through.

6.2 Structure

6.2.1 **The garage is in general disrepair, as is typical of many similar detached garages. Repair and maintain as needed to the level of functionality that you need. Extensive improvements would likely justify rebuilding the structure.**

6.3 Vehicle Door(s)

- Single car

6.4 Vehicle Door Opener(s)

- Manual

6.5 Floor

- Concrete

6.6 Wall

6.6.1 Inspected

6.7 Ceiling

- Unfinished

6.7.1 Inspected

7.0 STRUCTURE

7.1 Foundation

- Concrete
- Concrete block

7.1.1 Foundation appears to be functioning as expected. Considering age, maintenance and soil expansion the foundation appears to be in average condition. This inspection does not include geological conditions or site stability information. Floor coverings are not removed during this inspection.

7.2 Support - Post / Beam / Column

- Wood beam support

7.3 Floor Structure

- Wood - dimensional lumber.

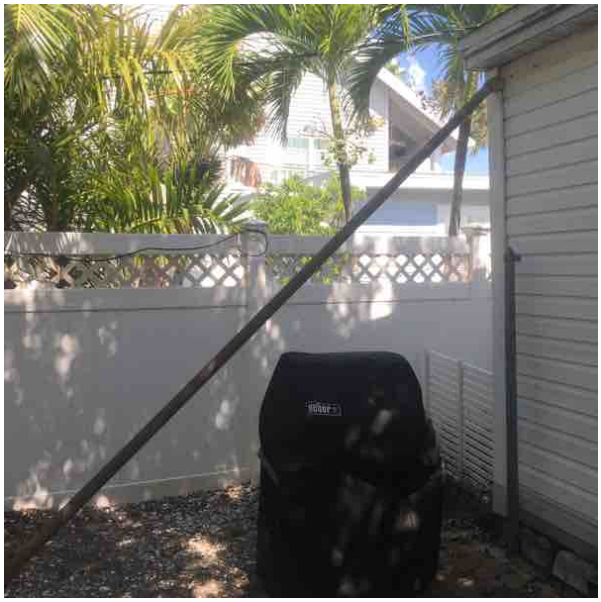
7.4 Wall Structure

- Wood frame

7.4.1 Condition of wall structure under exterior cladding/siding cannot be determined through a visual inspection. Hidden damages or termite activity may be revealed in the course of remodeling/renovation.

7.4.2 **Condition of wall structure under exterior cladding/siding cannot be determined through a visual inspection. Hidden damages or termite activity may be revealed in the course of remodeling/renovation.**

Recommend general contractor or structural engineer evaluate/determine need of brace.



7.5 Roof Structure

- Rafters

7.5.1 SCOPE: The inspection of the roof is a visual inspection of the readily accessible components and is performed in accordance with The ASHI Standards of Practice. The objective of this inspection is to report on the current health and status of the roof covering on the date of our inspection and identify any apparent or immediate repair or replacement needs. Any roof can leak and future performance cannot be predicted or guaranteed. The serviceable life of any roof covering cannot be determined because it is affected by so many variables, not the least of which is weather. We recommend all roof repairs be performed by a qualified roofing contractor.

7.6 Ceiling Structure

- Wood ceiling joists

8.0 ELECTRICAL SYSTEM

8.1 Electrical General Comments

8.1.1 SCOPE: The inspection of the electrical system is performed in accordance with The ASHI Standards of Practice. Determining adequacy of future operation, load calculations, and voltage testing are beyond the scope of the home inspection. Load testing, removing, and switching of breakers are also outside the scope of the home inspection. All low voltage wiring (e.g. telephone, cable, security, landscape lighting, etc.,) is excluded from the scope of this inspection unless otherwise noted. Comments regarding these items are provided as a courtesy.

8.2 Service Entrance

- Service entry conductors are copper.

8.3 Service Size

- 125 Amps

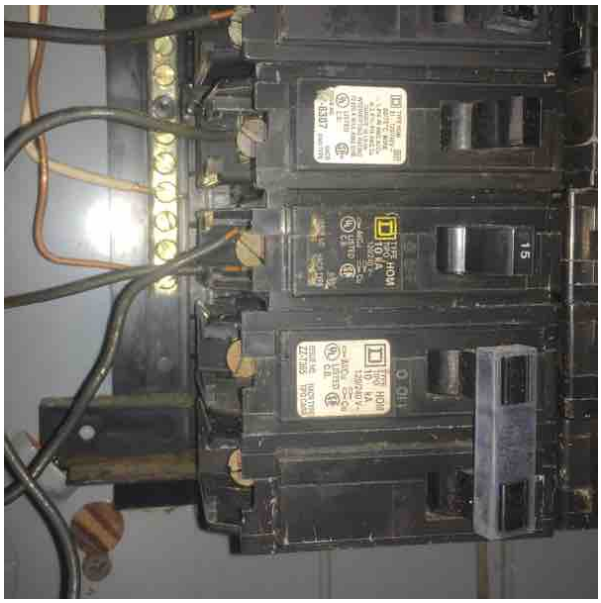
8.4 Main Disconnect(s)

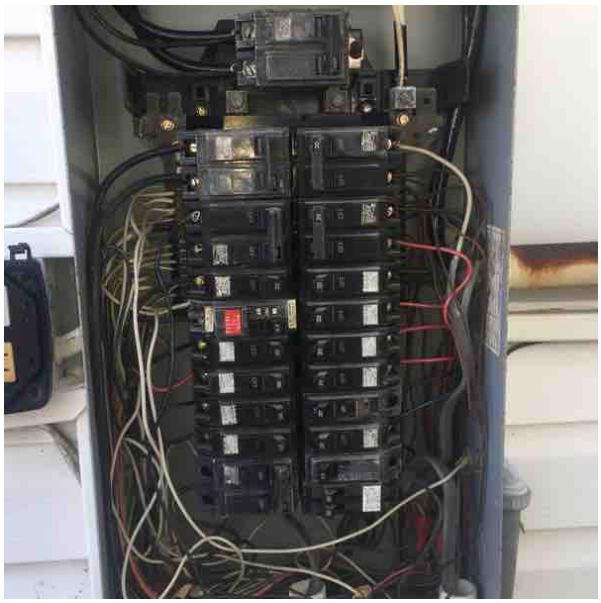
- The main electrical disconnect is in the garage.
- The main electrical disconnect is located on the outside of the house

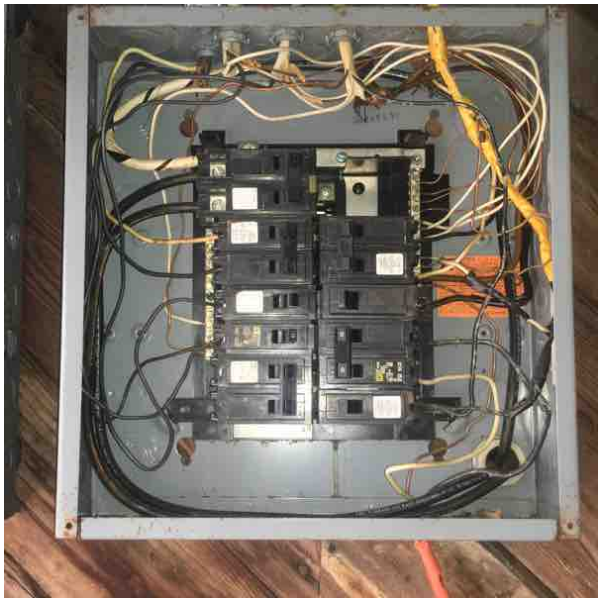
8.5 Distribution Panel(s)

8.5.1 Inspected

8.5.2 **2 breakers are double-tapped. Have this corrected for improved electrical safety.**







8.6 **Sub-Panel(s)**

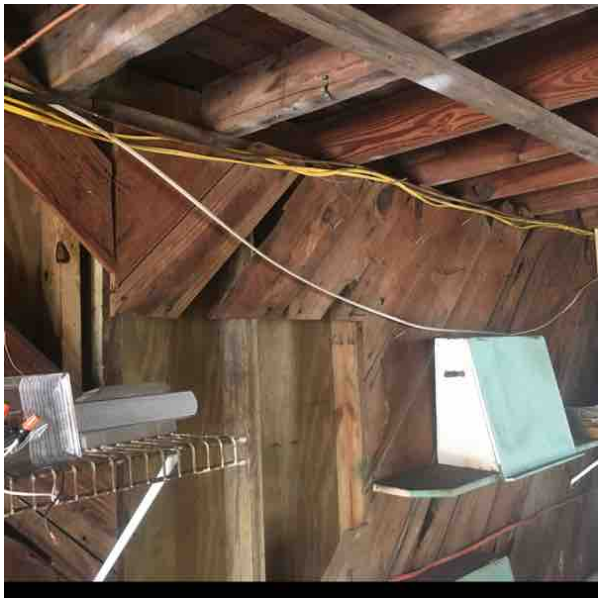
8.6.1 **Panel covers are missing, replace covers for safety.**

8.7 Branch Circuit Wiring

- Copper wire branch circuits.
- Grounded wiring

8.7.1 Inspected

8.7.2 **All unprotected wiring should be placed in proper conduit to prevent possible wire damage and associated electrical safety concerns.**



8.8 Receptacles

8.8.1 Inspected

8.8.2 **Ungrounded three-prong receptacles were found. This should be corrected to prevent electric shock injuries.**

Reversed-polarity receptacles should be repaired to prevent electric shock injuries.

8.9 Lighting / Ceiling Fan(s)

8.9.1 Inspected

8.10 Exhaust Fan(s)

8.10.1 Inspected

8.11 GFCI Devices

8.11.1 Install GFCI outlets for improved electric safety.

8.12 Smoke Alarms

8.12.1 **Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.**

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 HVAC General Comments

9.1.1 Not inspected

9.1.2 SCOPE: The inspection of the HVAC system is performed in accordance with The ASHI Standards of Practice. Estimated age and approximate life expectancy are provided as a courtesy. Serviceable life is impossible to predict. Determining supply adequacy or distribution balance is beyond the scope of this inspection. Dismantling and/or extensive inspection of interior components (e.g. heat exchanger) is also outside the scope of this inspection.

10.0 PLUMBING SYSTEM

10.1 Plumbing General Comments

10.1.1 SCOPE: The inspection of the Plumbing system was performed in accordance with The ASHI Standards of Practice. The main water shut off valve and all other valves are not tested or moved at the time of the inspection to limit the risk of leaks and related damage. Any reference to any valve inspection is only visual. As a part of a visual inspection it is impossible to examine the underground waste pipes. If this is a concern of yours, we recommend having these lines further evaluated (i.e. video scanned) to determine the health and status of this system. After a home sits vacant for any amount of time the plumbing and waste drainage are more prone to future leakage, and this makes identifying some leaks difficult at the time of the inspection since water is not run for a long period of time. Monitor these systems closely upon occupancy.

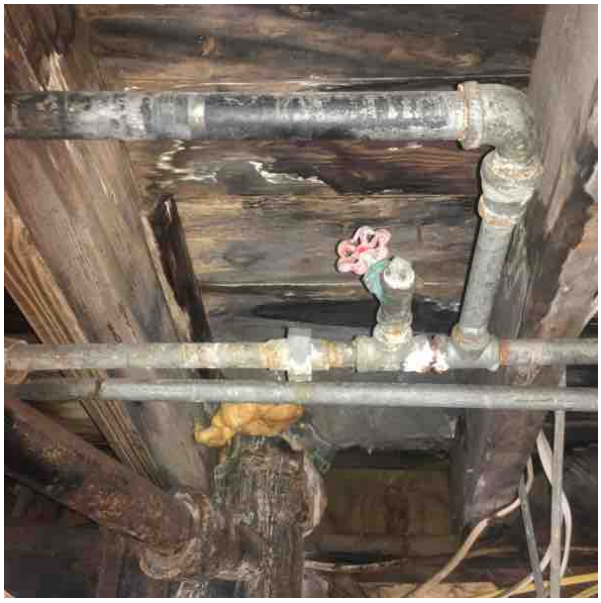
Excluded from the scope of this inspection: Water conditioning systems, solar water heating systems, fire sprinkler systems, and private waste disposal systems (septic) and wells.
Bathroom and kitchen fixtures are run to ensure proper operation and to look for active leaks. The washing machine connections and waste drainage are outside the scope of this inspection as defined by the ASHI Standards of Practice. If the washer/ dryer are staying we recommend inquiring with the seller regarding operational status. (Inspection of the area behind the washer and dryer is limited because these units are not moved due to the risk of floor damage.)

10.2 Distribution Piping

- Interior water supply pipes are copper.
- Interior water supply pipes are plastic.
- Interior water supply pipes are galvanized steel.

10.2.1 The visible portions of the water distribution piping was inspected.

10.2.2 **The supply plumbing includes galvanized steel pipe. Have this replaced for improved water pressure and to reduce the potential for leakage.**



10.3 Drain, Waste, and Vent Piping

- Plastic
- Cast iron
- Copper
- Galvanized steel

10.3.1 The visible portions of the interior drain, waste and vent system were inspected.

10.4 Water Heating Equipment

- 19.9 Gallon
- 2002 Rheem
- 2012 GE
- 38 Gallon
- Fuel source is electricity.

10.4.1 The domestic hot water system was inspected and operated.

10.4.2 **Install TPR discharge pipe on water heater for safety.**

The water heater is nearing the end of its typical service life. The remaining life is unpredictable replace the units when it fails, when repairs are no longer cost effective, or proactively to prevent a loss of functionality.

10.5 Hose Bib(s)

10.5.1 The exterior hose bibs were inspected but not operated.

10.6 Fixtures / Faucets

10.6.1 Not inspected

10.7 Sink(s)

10.7.1 Not inspected

10.8 Toilet(s)

10.8.1 Inspected

10.8.2 **The toilet is loose and should be secured to floor.**

10.9 Tub(s) / Shower(s)

10.9.1 Not inspected

11.0 INTERIOR

11.1 Interior General Comments

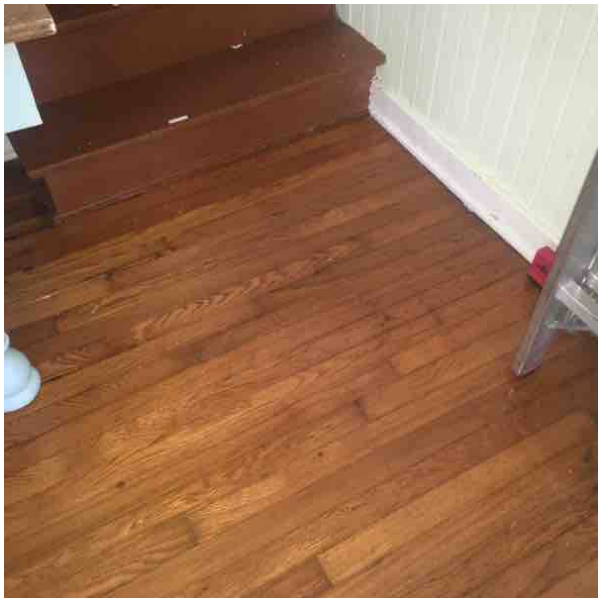
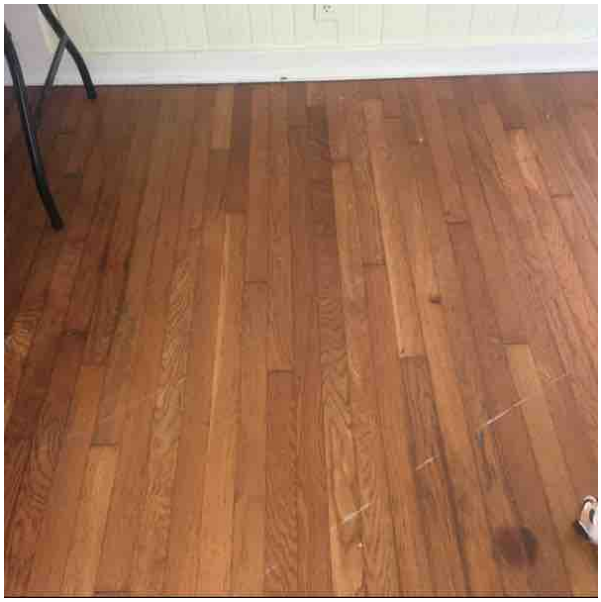
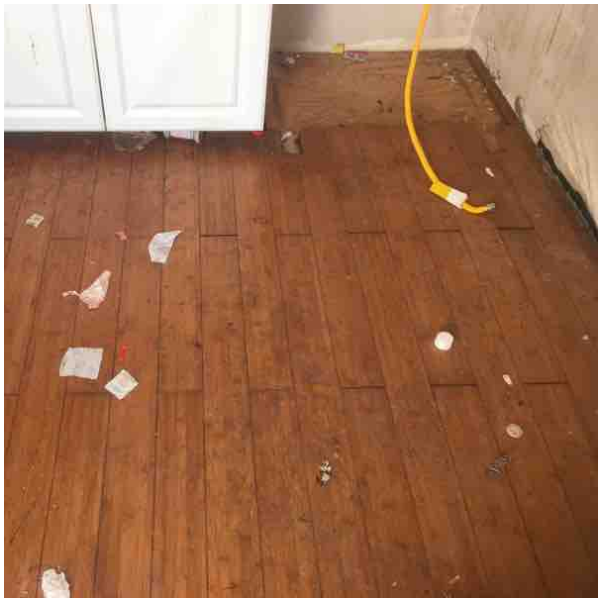
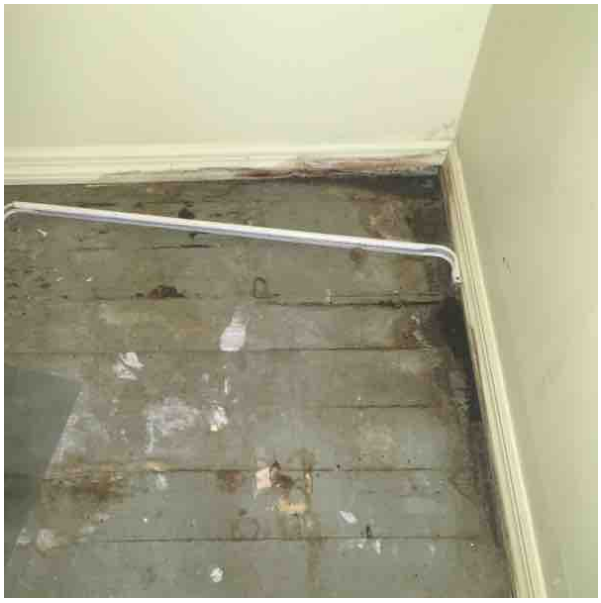
11.1.1 SCOPE: The inspection of all interior rooms is a visual inspection and the inspector is not required to move furniture in order to conduct the inspection. Interior rooms were inspected for general condition. Minor cracks on interior surfaces are usually cosmetic and are not mentioned in the report. Doors and windows are randomly tested for proper operation. Lighting and ceiling fans were tested for proper operation and receptacles were randomly tested for proper grounding and polarity.

11.2 Floors

11.2.1 Inspected

11.2.2 **Flooring is not level and there are soft spots throughout house. Recommend general contractor evaluate subfloor in crawlspace and make repairs to flooring.**

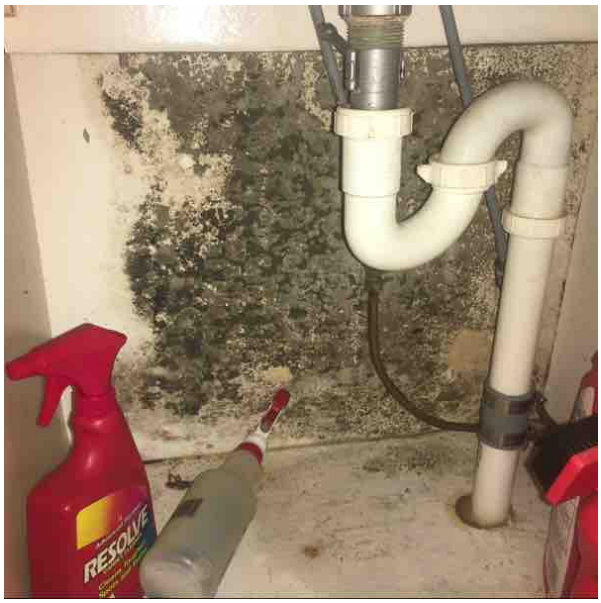
Moisture detected in storage closet, determine cause and make necessary repairs.

11.3 Walls / Ceilings

11.3.1 Inspected

11.3.2 **Wall and ceiling finishes are water damaged. Investigate the reasons for the leakage and repair the cosmetic damage.**



11.4 Windows

11.4.1 Inspected

11.4.2 **Glass is broken and will not close. Repair the window to address this safety concern.**

11.5 Doors

11.5.1 Inspected

11.6 Entrance Door(s)

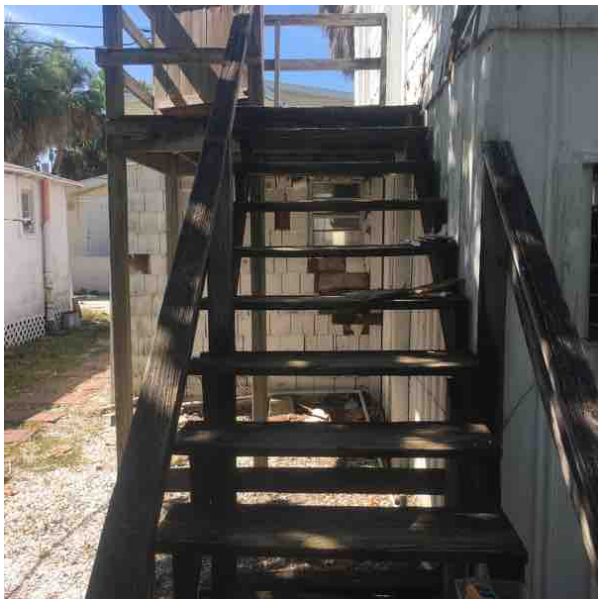
11.6.1 Inspected

11.7 Stairs / Railings / Guardrails

11.7.1 Inspected

11.7.2 **Consult specialist to determine cause of movement and correct as required to promote stability.**

Spaces between pickets in the railing are too wide. Correct this for improved safety.



11.8 Countertops / Cabinets

11.8.1 Inspected

11.8.2 Cabinets are damaged. Replace these as desired.

12.0 APPLIANCES

12.1 Appliance General Comments

12.1.1 Not inspected

12.1.2 SCOPE: Appliances are checked briefly to determine if they are functional, but we do not run them through a complete cycle and offer no warranty or guarantee on future performance. Each appliance was operational during the inspection unless it is identified as non-functional in the report.

FLORIDA MASTER SITE FILE
Site Inventory Form

Site No. _____

Site Name _____

Address of Site 1002 Passe-A-Grille Way

Survey Date 4-12-86

Instruction for locating Pass-a-Grille Beach, City of St. Petersburg Beach, FL

Location Morey Beach (Subdivision name) 4 (block no.) 4 (lot no.)

County Pinellas

District name if applicable Pass-a-Grille Beach

Owner of Site: Name Lloyd A. and Geraldine M. Ochsner

Address 1002 Pass-a-Grille Way, P. O. Box 46525, St. Petersburg Beach, FL 33741-6525

Type of Ownership Private

Recording Date June 30, 1986

Recorder: Name & Title Gladys Cook Historic Preservation Consultants, Inc.

Address 410 N. Orange Avenue Sarasota, FL 33577

Condition of Site: Check One
- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Deteriorated

Integrity of Site: Check One or More
- ☒ Altered
- ☐ Unaltered
- ☐ Original Use
- ☐ Restored/Date
- ☐ Moved/Date

Original Use Residence

Present Use Comm./Resid.

Dates 1906

Cultural/Phase American

Period 19th-20th c.

NR Classification Category _____ Date listed on NR _____

Threats to Site: Check One or More
- ☒ Zoning
- ☒ Development
- ☐ Deterioration
- ☐ Borrowing
- ☐ Other (See Remarks Below)
- ☐ Transportation
- ☐ Fill
- ☐ Dredge

Areas of Significance: Architecture

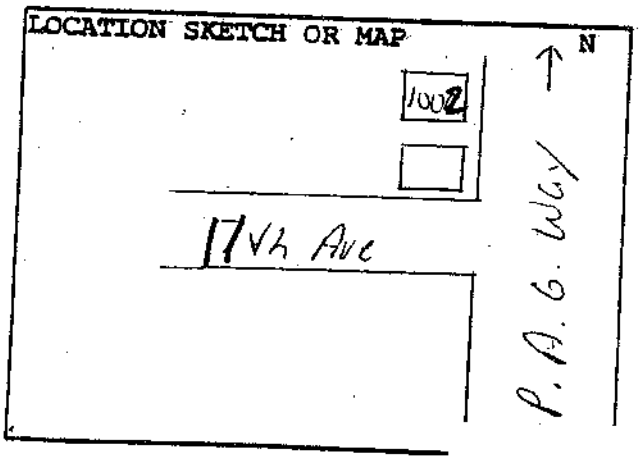
Significance:

1002 PASS-A-GRILLE WAY

This structure is reminiscent of the New England Salt Box style as seen by the catslide roof extending from steeply pitched gable, and large shed dormers. The building was built in 1906 by the Thayers family. It is significant for its style, size and details.

Architect
Builder
Style and/or Period Salt box
Plan Type Rectangular; irregular
Exterior Fabric(s) Double cedar shake shingle
Structural System(s) Wood frame
Porches Enclosed north
Orientation East
Foundation Masonry continuous
Roof Type Gable
Secondary Roof Structure(s) Shed, cross gable
Roof Surfacing Asphalt shingle
Window Type Wood frame 2/2
Ornament Exterior Wood shutter, hinged
Chimney None
Chimney Location -
No. of Chimneys -
No. of Dormers 1
No. of Stories 2
Surroundings Urban; Residential
Outbuildings Apt
Map Reference (incl. scale & date) LGCPA City of St. Petersburg Beach 1" = 400' 9/30/82
Latitude and Longitude:
N/A ° ' " ° ' "
Site Size (Approx. Acreage of Property) N/A

LOCATION SKETCH OR MAP



Township	Range	Section
32	16	19

UTM Coordinates:

N/A
Zone Easting Northing

Photographic Records Numbe
Please attach Photographic

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 PI00924
Field Date 1-5-2015
Form Date 2-12-2015
Recorder #

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Mac Granger House
Survey Project Name Pass-a-Grille Historic Resources Survey
Multiple Listing (DHR only)
Survey # (DHR only)
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address:	Street Number	Direction	Street Name	Street Type	Suffix Direction
	1002		Pass-a-Grille	Way	

Cross Streets (nearest / between) 10th Avenue/11th Avenue
USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map
City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name:
Tax Parcel # 19-32-16-58932-004-0040 Landgrant
Subdivision Name MOREY BEACH Block 4 Lot 4
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1910 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use: Private Residence (House/Cottage/Cabin) From (year): 1910 To (year):
Current Use From (year): To (year):
Other Use From (year): To (year):
Moves: ☐ yes ☒ no ☐ unknown Date: Original address
Alterations: ☒ yes ☐ no ☐ unknown Date: 11-4-2003 Nature: Vinyl Siding, window repl., porch encl.
Additions: ☐ yes ☒ no ☐ unknown Date: Nature:
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay

DESCRIPTION

Style: Frame Vernacular Exterior Plan: L-shaped Number of Stories 1.5
Exterior Fabric(s): 1. Vinyl 2. 3.
Roof Type(s): 1. Gable 2. 3.
Roof Material(s): 1. Asphalt shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2.
Windows (types, materials, etc.) 1/1 replacement vinyl sash

Distinguishing Architectural Features (exterior or interior ornaments) None-shutters removed

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 2-story garage/apartment in the rear (foliage obstructs view).

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init. KEEPER – Determined eligible: ☐ yes ☐ no Date NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 PI00924

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.

Structural System(s): 1. Wood frame 2. 3.

Foundation Type(s): 1. Continuous 2.

Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Modern 1-leaf door with sidelights is located on enclosed porch and has been reoriented away from the street.

Porch Descriptions (types, locations, roof types, etc.) 1-story porch on facade has been enclosed although it still retains the original form including asymmetrical gable-roof.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource The ca. 1910 house has an unusual form of a steeply pitch side-gable roof with shed-roofed wall dormers. Alterations include enclosure of the porch, removal of the wood shingle siding, and removal of 2/2 windows with shutters.

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys) ☒library research ☐building permits ☒Sanborn maps

☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps

☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)

☐cultural resource survey (CRAS) ☒historic photos ☐interior inspection ☐HABS/HAER record search

☒other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP Nomination (1989); Pass-A-Grille Historic District (Boundary Increase)NRHP Nomination(2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and garage/apartment are contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. 5.

2. Community planning & development 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions

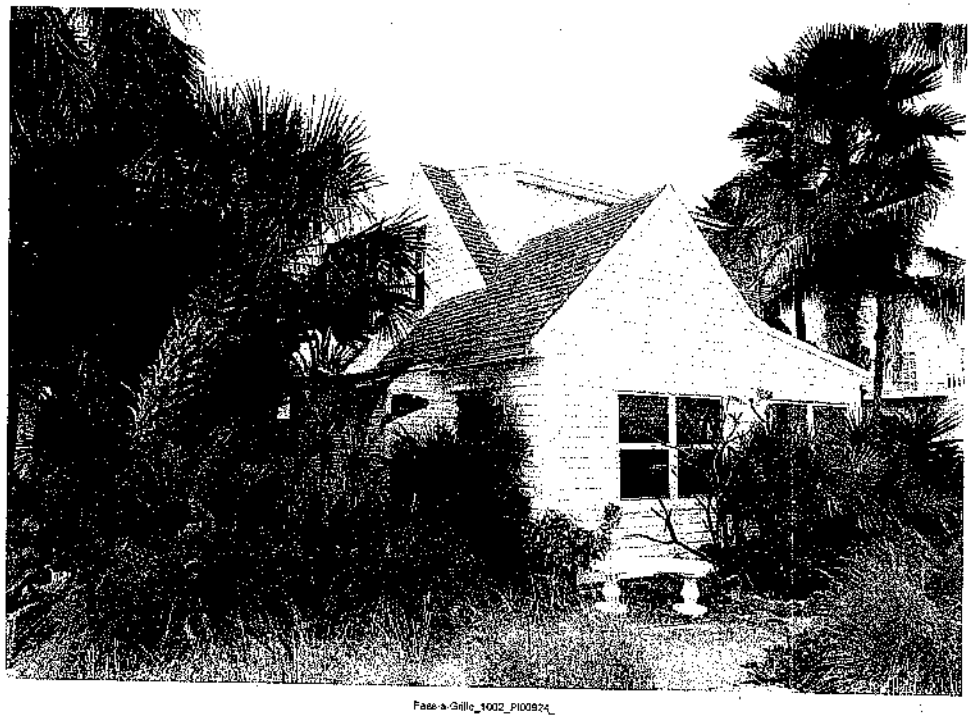
Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

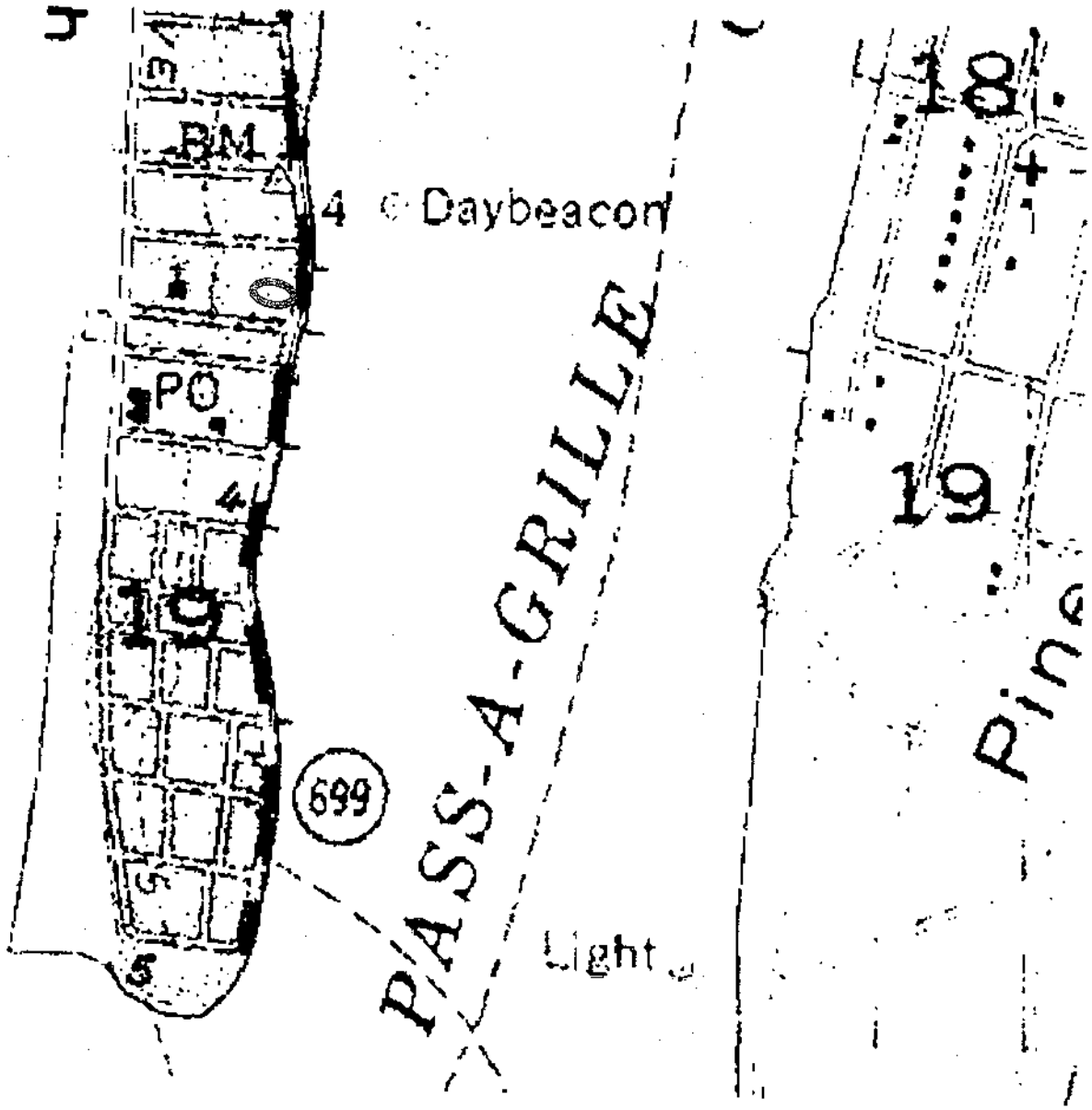
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



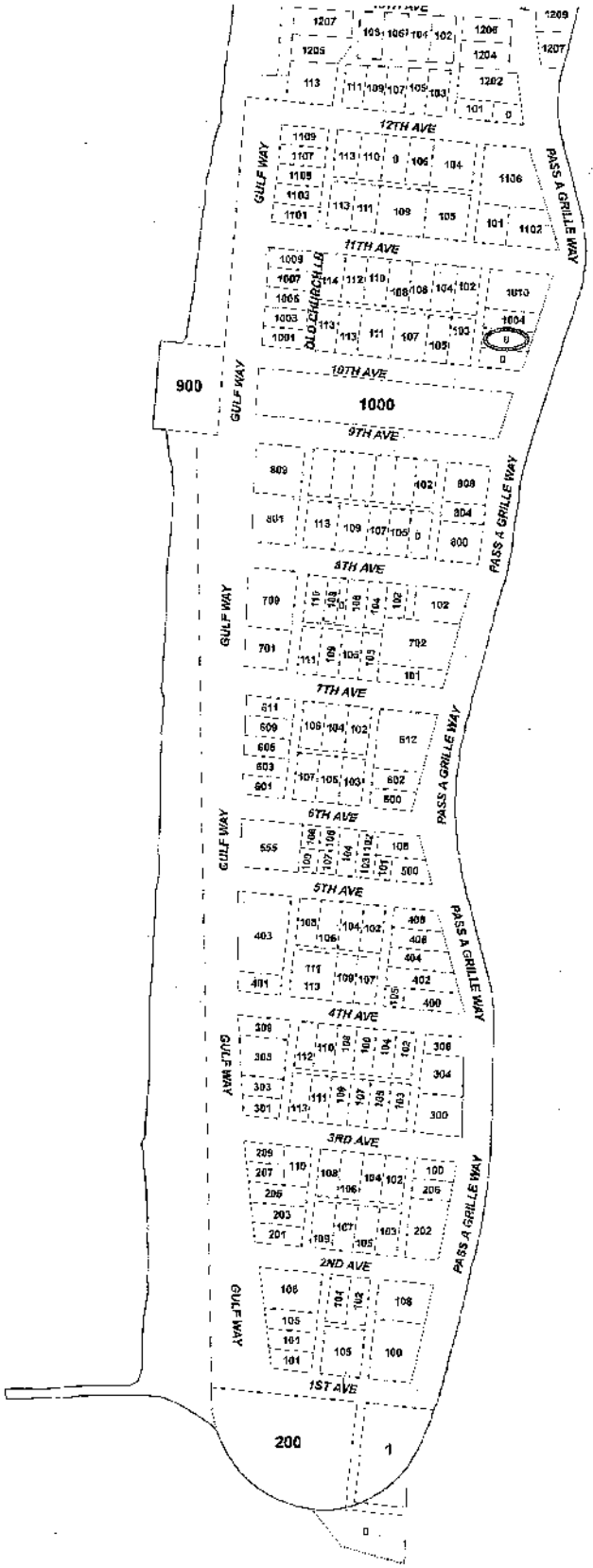
Pass-a-Grille_1002_PI00924_

Pass-a-Grille_1002_PI00924_02



Site #8PI00924

Address: 1002 PASS-A-GRILLE WAY



Site #8PI00924

Address: 1002 PASS-A-GRILLE WAY

St. Pete Beach City Commission
Agenda Report

Issue Considered: 20082/20081 Certificate of Appropriateness and Design Review

Date: December 3, 2020

Prepared By: Lynn Rosetti, Senior Planner
Brandon Berry, Planner II

Through: Wesley Wright, Community Development Director

Summary of Issue: 2401 Pass-A-Grille Way - For the demolition of an existing contributing structure and the construction of a new home in the Pass-A-Grille Historic District

Funding: N/A

Requested Motion: Staff recommends approval of the requested demolition once the Board is satisfied with and completes its review and recommendation(s) of the proposed residential building's Design Review (Case No. 20081).

Attachments:

1. 20082 - 2401 Pass-a-Grille Way COA re Demolition
2. 20081 2401 PAG Way Design Review
3. Supporting Docs Cases 20081_20082

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

Certificate of Appropriateness / Demolition Case Number 20082
Property Owner: Creamer, Roy D. Jr. & Sylvia J. M. Revocable Trust
Meeting Date: December 3, 2020
Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owner is requesting a Certificate of Appropriateness to demolish their contributing residential structure and replace it with a new single-family residential structure constructed to the House-Large standards of the Pass-a-Grille Overlay District.
SUBJECT PROPERTY	2401 Pass-a-Grille Way; SUNSET PARK ADD REPLAT BLK G, LOT 2 & S 24.45FT OF LOT 3; Property ID #18-32-16-88074-007-0020.
LAND USE / ZONING	RU-2 / PAG
YEAR BUILT	Circa 1952
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District, Florida Master Site File # PI12639.
SURROUNDING AREA	North – Single-family Residential South – Single-Family Residential East – Boca Ciega Bay West – Single-family Residential

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition (Case No. 20082) to allow for construction of a new three-story single-family residence at the property. The applicant has chosen to construct the new home to the Pass-a-Grille Overlay District "House – Large" standards, which carries certain design requirements and requires certain exhibits at the time of permitting. Staff is bringing this design forward to the Historic Preservation Board to review and provide input based on the criteria specified in the Land Development Code Section 28-11, *Demolition Permits*. Staff's review and comment on the applicant's response to the *Demolition Criteria* is part of the main COA staff report and review and is attached hereto.

The estimated cost of this demolition is $17,750. Staff met with the applicant to discuss this property and the benefits of preserving this residence including the potential for a variance to the FEMA

Substantial Improvement (50%) rule and the potential for Ad Valorem tax credit for any qualified renovation undertaken.

Following the standard COA criteria, those criteria relate to Demolition (Section 28-11 of the LDC) have been reviewed and commented upon by staff and are included in this report.

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)

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.**

   This property currently contains a single-family residential structure and a new single-family structure is being proposed. According to the applicant, the new structure will be located in the same footprint as the existing structure and will be elevated to meet FEMA and City requirements. The propose building is two living levels over parking.

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 new residence being proposed will resemble a modern Coastal Craftsman with horizonal siding over stucco, decorative roof brackets, and metal roof. Currently, the proposed design does not meet the Pass-a-Grille Overlay District "House-Large" standards which have certain design requirements specific to Section 20-16, "Private Frontage" (to provide an acceptable private frontage such as a porch or stoop). The proposed new construction does not include either a porch or stoop.

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 new residence is not recreating architectural styling from the past. Per the application, the structure is "establishing a modern style of its time consisting of a coastal Craftsman style that is multilevel living above garage."

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

The applicant has stated that the existing residence has not acquired any historic designation, however it is listed as contributing. Also, the applicant states that efforts are being made in the design of the new residence to re-establish the existing footprint for the new construction to be as least intrusive as possible for the district.

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

   Not applicable.

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.**

   Not appliable.

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.**

   Not applicable.

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

   Should archaeological resources be discovered during construction activities, applicant must cease work immediately and take corrective mitigation measures of such finding.

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.**

   Not applicable.

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.**

    Not applicable.

LDC Sec. 28.18 – <u>Additions and modern equipment</u>, 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.**

   Not applicable

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.**

   Not applicable.

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

   Not applicable.

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.**

   According to the application, the A/C condensing unit will be placed about 36 feet from the front property line and to be located in the rear portion of the east side of the property. It will be elevated above the Base Flood Elevation and will have decorative railing for visual screening from street view.

LDC Sec. 28.16 – <u>Variance from floodplain management regulations</u>, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

1. **The variance will not preclude the structure's continued designation as a historic structure.**

   Not applicable.

2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.**

   Not applicable.

LDC Sec. 28.11. - Demolition permits.

(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

This building is part of the historic fabric of the Pass-a-Grille National Resister Historic District. District and may be eligible for Local Designation subject to such finding by the Historic Preservation Board. The Code requires that owner permission be granted for such local designation. This property has never been reviewed for local designation due to lack of such review request by the owner of the property.

(2) The importance of the building to the character of a district, if applicable.

This two-story residential building contributes to the integrity and importance of the Pass-a-Grille National Register Historic District through its age, architecture, scale, and cohesiveness to its surroundings. The loss of this building will contribute to the erosion of the district as a whole. Pass-a-Grille was a fishing village with modest and utilitarian architecture. This is especially evident in the earliest buildings found in the southern portion of the district. The subject property was constructed in 1952 and is a ranch style house with a stucco exterior and a red barrel tile roof. It is not dissimilar to other mid-century residential buildings in this portion of the historic district.

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

Because this property is located in the floodplain, the building can never be replicated because it was built at grade. However, should the building be locally landmarked it would be eligible for renovation as a historic structure and might possibly be afforded a FEMA variance for approved renovation work that was consistent with its architectural style.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

Although this building is not unique, it is an important part of the district's fabric due to its architectural style.

(5) Whether reasonable measures can be taken to save the building.

According to the applicant there are issues with both asbestos and termites in both buildings. A copy of the asbestos report is included with this report.

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

According to the architect, the building's condition does not make it economically feasible to repair or renovate.

Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition.

However, the Historic Preservation Board may make recommendations to the applicant should Board members find that the recommendations will promote the design standards for the district or assist in establishing the structure's compatibility with the neighborhood. At the discretion of the Board, this item may be brought back for further review once requirements and recommendations have been integrated into the design. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.

Staff recommends approval of the requested demolition once the Board is satisfied with and completes its review and recommendation(s) of the proposed residential building's Design Review (Case No. 20081).

Land Use/Zoning

Aerial Photograph

2401 Pass a Grille Way
© 2020 Google

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

Design Review Case No. 20081
Property Owner: CREAMER, ROY D JR & SYLVIA J M REV TRUST
Meeting Date: December 3, 2020
Prepared By: Brandon Berry, Planner II, Planning and Zoning Division

REQUEST	Staff request Historic Preservation Board design review of a new single-family residence, constructed to the House – Large standards of the Pass-a-Grille Overlay District, which is proposed to replace an existing contributing structure at the subject property (LDC Sec. 20.24).
SUBJECT PROPERTY	2401 Pass-a-Grille Way; SUNSET PARK ADD REPLAT BLK G, LOT 2 & S 24.45FT OF LOT 3; Property ID #18-32-16-88074-007-0020.
LAND USE / ZONING	RU-2/PAG
FEMA FLOOD ZONE	AE-10
HISTORIC STATUS	The existing structure is listed as contributing to the Pass-a-Grille Historic District and has a Florida Master Site File number of PI12639. The applicant is requesting complete demolition of the existing structure and construction of a new single-family home. If constructed, the home would not be picked up in subsequent City surveys of contributing structures in the district.
SURROUNDING AREA	North – Single-family Residential South – Single-Family Residential East – Boca Ciega Bay West – Single-family Residential

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition (Case No. 20082) to allow for construction of a new three-story single-family residence at the property. The applicant has chosen to construct the new home to the Pass-a-Grille Overlay District 'House – Large' standards, which carries certain design requirements and requires certain exhibits at the time of permitting. Staff have chosen to bring this design forward to the Historic Preservation Board to review and provide input based on the criteria specified in the Land Development Code.

Sec. 20.22. - General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

(a) The mass of a building must include:

(1) *Primary mass*. The building shall have a distinct primary mass.

Staff have identified the primary mass of the building as its largest shapes, formed in relatively-equal balance by the northern front façade of the structure that contains a garage and two living levels above, as well as the center and right quadrants that contain an enclosed staircase as well as a one-story garage with living space above.

(2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building.

Staff have identified the secondary massing as the entryway foyer and balconies above, which evidently project out from the primary mass of the structure.

Staff do not find the foyer to graphically or dimensionally meet the city's minimum standard for a "porch" or "stoop" frontage as depicted in LDC Sec. 20.15. The applicant will therefore be required to either alter this foyer to qualify the secondary mass as meeting one of these two private frontages, or install sufficient landscaping for the private frontage to comprise a 'Common Yard'. A 'Common Yard' contains shrubs and ground cover, at least one canopy tree, and a wood or shell fence or concrete wall of two to four feet in height.

(3) Voids that allow for natural breaks in the mass.

Garage doors and a set of entryway doors form the ground-floor voids. The two living stories above contain several windows in similar arrangements.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

Windows at the structure's front façade are rectangular in design and vary in alignment across the frontage.

(2) Appropriate vertical visual consistency at the centerline of the façade.

Staff find there is generally vertical visual consistency at the structure's centerline. The northern portion of the primary mass has greater weight than the southern portion, due to comprising a larger portion of the front façade, but the presence of the secondary massing oriented toward the southern portion of the frontage balances that weight.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).

The presence of awnings on the first and second stories, as well as a different siding material compared to the ground floor, helps to somewhat visually balance the structure and provide additional weight to the ground floor. However, it does not appear that the first or second living stories are recessed.

(4) Overall design shall be symmetrically or asymmetrically balanced.

Staff find the structure generally has asymmetrical balance.

(c) Design must include the following rhythms:

(1) Proximity (objects close together complement each other)

Staff find the arrangement of windows, identical balcony railings on the secondary massing as well as identical awnings above the garage level, and consistency in siding among the ground floor and between the first and second living levels, lends the structure proximity.

(2) Similarity- common textures, colors or features.

Staff find that the textures, features and colors of the structure appear to have been drawn from a common palette. There is no evident borrowing of features from incompatible architectural styles. The applicant is showing sand-finish stucco at the ground level, with hardieplank cedar siding above, and hardie trim frieze separating the floors. The applicant states that colors shown in the rendering have been selected, but the elevations show colors to be selected, so if different colors are selected staff will require a listing at the time of permitting.

COMPATIBILITY WITH ADJACENT PROPERTIES

Two- and three-story residential properties tend to be somewhat common along the eastern side of Pass-a-Grille Way. The proposed structure does have one additional living level than adjacent structures, but the massing of the structure does not appear to be significantly incompatible with the block.

Left Neighbor – 2405 Pass-a-Grille Way

Right Neighbor – 2311 Pass-a-Grille Way

BLOCK-FACE CONSISTENCY

The City does not have surveys on file for either abutting property. Based on the property lot sizes provided by the Property Appraiser and existing uses, it appears that both abutting structures would be classified as a House – Large and subject to the same required setbacks as the subject property should redevelopment or additions be undertaken. The proposed subject structure is located 13 feet from the front property line at its closest point, being the southern corner of the foyer, but does slope away from the front lot line toward the northern end of the lot. As the lot is located adjacent to the bay, it is eligible to exceed the typical build-to line of fifteen feet that is set for the district.

A large portion of the rear of the subject lot is located in the water, which appears to be the case for several of the properties to the immediate south and north. The structure is proposed to be constructed approximately 17 feet from the midpoint of the seawall at its closest point, although the rear of the structure does slope away from the seawall toward the southern end of the lot. The minimum rear setback for this property, and all other adjacent properties, is fifteen feet.

The minimum side setback to the structure is seven feet on each side, which is identical for the properties to the north and south. The applicant is proposing the structure at exactly seven feet on the northern side, and approximately ten-and-a-third feet on the southern side. The applicant is proposing for elevated air conditioning compressors to be located at seven feet from the side property line on the southern end.

Line shown is measured 13' from the approximate interior edge of the sidewalk.

STAFF RECOMMENDATION

Staff will require that the applicant either expand and add details to the foyer to allow it to be considered as a porch or stoop under the Pass-a-Grille Overlay District Private Frontage standards, or submit a landscaping plan along with the building permit application to ensure that the Common Yard standards are being met. The applicant shall be further required to have an architect certify that items 1-7 under LDC Sec. 20.22 are met, pursuant to LDC Sec. 20.24, and shall provide other exhibits listed in the Section submitted along with the building permit for new construction. Finally, the applicant shall meet the elevated building screening standards of LDC Sec. 20.21(b), and residential standards of 20.20(c), as they relate to landscaping.

The Historic Preservation Board may make other recommendations to the applicant should members find that the recommendations will promote the design standards for the district, or assist in establishing the structure's compatibility within the neighborhood. At the discretion of the Board, this item may be brought back for further review once requirements and recommendations have been integrated into the design. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #: PI12639
Field Date: 1-5-2015
Form Date: 2-26-2015
Recorder #:

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 2401 Pass-a-Grille Way
Survey Project Name Pass-a-Grille Historic Resources Survey
Multiple Listing (DHR only)
Survey # (DHR only)
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: Street Number ~~2041~~ 2401 | Direction JR | Street Name Pass-a-Grille | Street Type Way | Suffix Direction
Cross Streets (nearest / between) 24th Avenue/25th Avenue
USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map
City / Town (within 3 miles) St. Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name:
Tax Parcel # 18-32-16-68074-007-0020 Landgrant
Subdivision Name SUNSET PARK ADD REPLAT Block G Lot 2
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1952 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1952 To (year):
Current Use From (year): To (year):
Other Use From (year): To (year):
Moves: ☐ yes ☒ no ☐ unknown Date: Original address
Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature: Siding, Windows, Door
Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature: 2-story on rear
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s): 1. Stucco 2. 3.
Roof Type(s): 1. Hip 2. 3.
Roof Material(s): 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) 6/6 and 8/8 double-hung vinyl sash

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) The 1-bay garage is integrated into the dwelling.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info KEEPER – Determined eligible: ☐ yes ☐ no NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	Date Init. Date

HISTORICAL STRUCTURE FORM

Site #8 PI12639

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Continuous 2.
Foundation Material(s): 1. Concrete Block 2.
Main Entrance (stylistic details) Off-center, modern 1-leaf door that is slightly recessed

Porch Descriptions (types, locations, roof types, etc.) The dwelling does not have a porch

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource The 1-story, 5-bay ranch house features stuccoed walls, low-pitched barrel-tile hipped roof with overhanging eaves, and a modern door and windows. A 2-story addition is located on the rear but is visible from the street.
Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys) ☒library research ☐building permits ☒Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS) ☒historic photos ☐interior inspection ☐HABS/HAER record search
☒other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP Nomination (1989); Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building is a contributing resource in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 3. 5.
2. Community planning & development 4. 6.

DOCUMENTATION

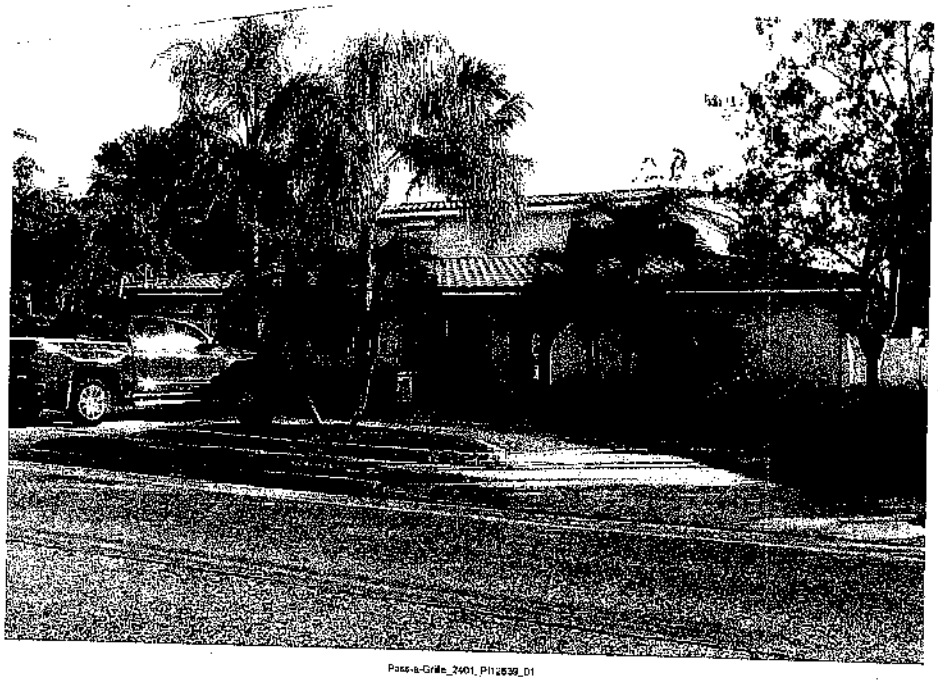
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
(address / phone / fax / e-mail)

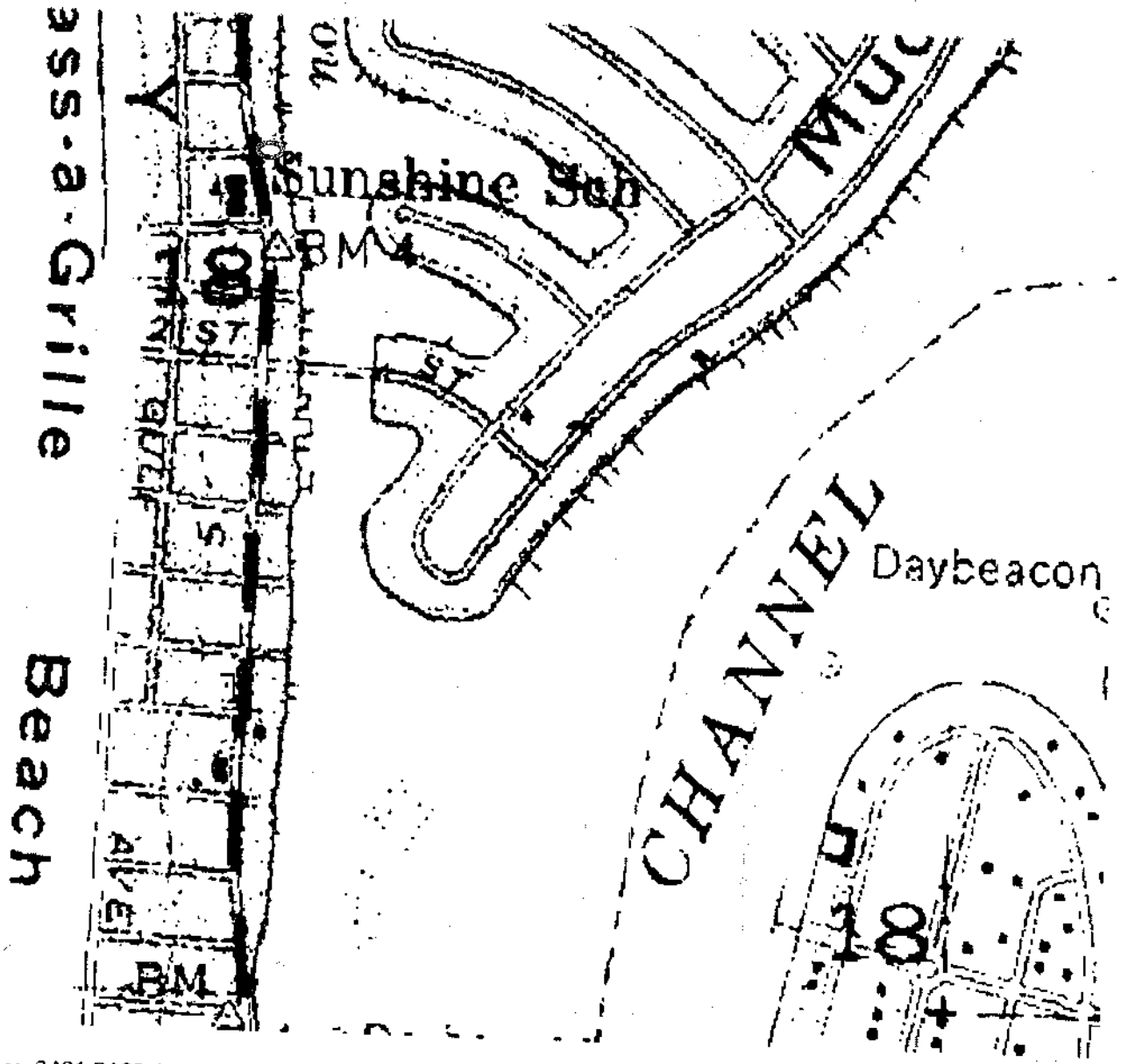
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable)
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff



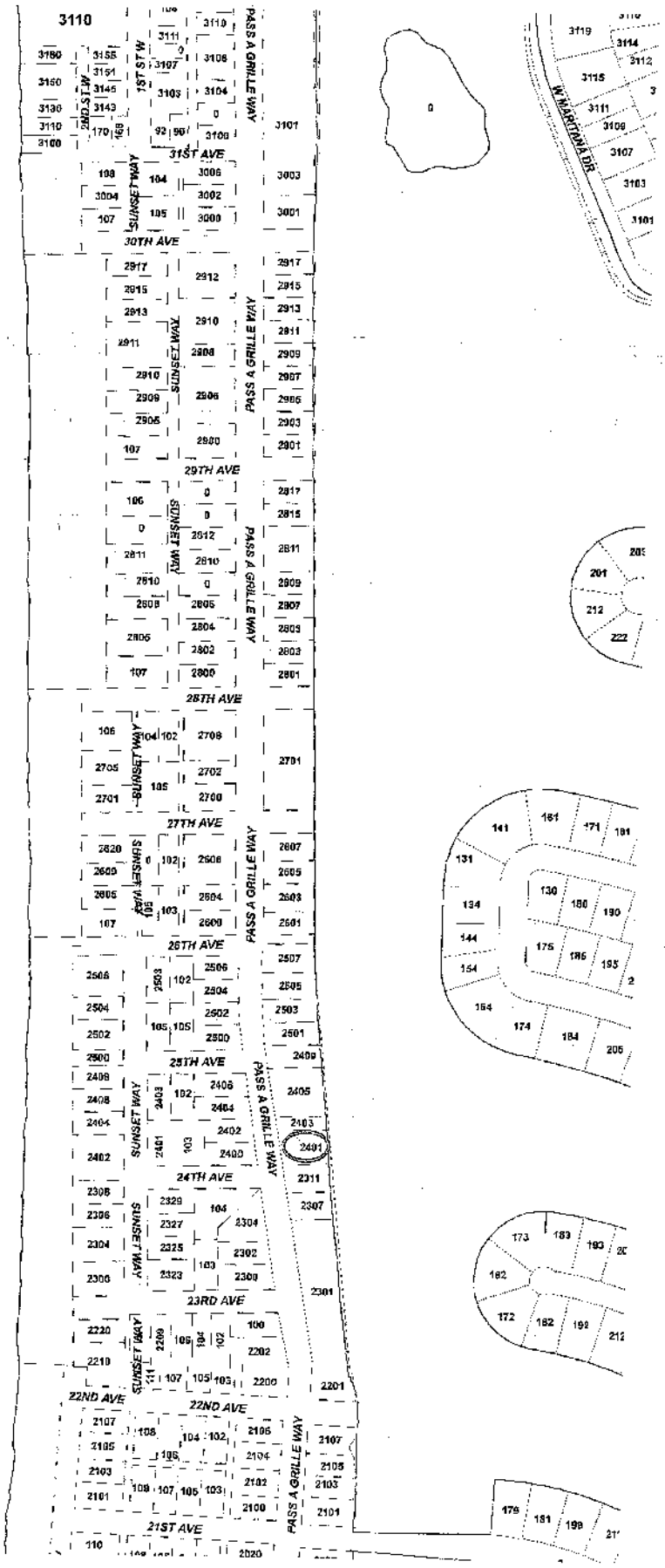
Pass-a-Grille_2401_P1r2639_01

Pass-a-Grille_2401_F1r2639_02



Site #8PI12639

Address: 2401 PASS-A-GRILLE WAY



Site #8PI12639

Address: 2401 PASS-A-GRILLE WAY

St. Pete Beach
The Sunset Capital of Florida

Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 20082

Property Owner Name & Address
ROY DANLEY CREAMER JR & SYLVIA JULENE MEDLIN CREAMER REV. TRUST
ROY D. CREAMER JR, TRE
610 PINELLAS BAYWAY #5201
TIERRA VERDE, FL 33715

Phone 404-569-3738

Email Address rdcreamerjr@gmail.com

Agent or Representative Name & Address
SEAN RONEY, RONEY DESIGN GROUP
535 CENTRAL AVE, SUITE M-1
ST. PETERSBURG, FL 33701

Phone 727-822-8600

Email Address sean@roneydesign.com

Property Address, Legal Description, Parcel ID
2401 PASS A GRILLE WAY, ST PETE BEACH

LOT 2 AND SOUTH 24.45 FEET OF LOT 3, BLOCK G, REPLAT OF ADDITION TO SUNSET PARK REPLAT BLOCKS "F" AND "G", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 5, PUBLIC RECORDS OF PINELLAS COUNTY, FL.

Is the property part of a previously approved development proposal? ☐ Yes ☒ No
(NOT THAT I AM AWARE OF)

If yes, provide the case number(s) _____

TYPE OF REQUEST		PROPOSED USE	
----	Alteration of building/structure	✓	Single-family residence
----	New Construction		Multi-family residence
----	Addition		Office
----	Rehabilitation		Commercial
----	Relocation		Hotel/Motel
✓	Demolition		Restaurant
			Other _____

Estimated Cost of Work: $17,750.00

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.**

   The property currently contains a single family residence. The new residence will be maintained as a single-family residence that will be located in the same footprint as the existing residence, but elevated to meet the FEMA guidelines for new construction with multiple levels.

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 new residence being proposed will preserve the context of designs in the district. The architectural style of the new residence will resemble a Coastal Craftsman with horizontal siding over stucco, decorative roof brackets, and metal roof.

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 proposed new residence will not recreate any conjectural features or elements from the existing residence or any other historically significant residence in the district. The new residence is establishing a modern style of its time consisting of a Coastal Craftsman style that is multilevel living above garage.

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

   Records do not indicate that the existing residence has acquired any historic designation, however it is listed as contributing. However, there are efforts being made in the design of the new residence to re-establish the existing footprint for the new construction to be as least intrusive as possible for the district.

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

   N/A

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.**

   N/A

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.**

   In the event during demolition there are archaeological discoveries, the parties involved must stop work immediately and contact the proper authorities for correct mitigation measures of said findings.

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.**

   N/A

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.**

    N/A

LDC Section 28.18 – <u>Additions and modern equipment</u>, 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.**

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.**

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

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.**

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
Windows
Doors
Roofing
Entrances/Porches

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

11-2-2020
Date

PAG - Creamer Residence November 2, 2020

2401 Pass-A-Grille Way

St. Pete Beach, Florida 33706

***All responses in red.**

Sec. 28.11. - Demolition permits.

(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

The subject building was constructed in 1952 and is a Ranch style home with a 2nd Floor addition that was constructed in the early 90's. There has been no indication that the subject building has any historic significance or architectural significance that warrant's preservation.

(2) The importance of the building to the character of a district, if applicable.

In the immediate vicinity of the subject building, most of the homes were constructed in the 1930's and 2000's. There about 5 homes that were constructed in the 1950's. The character of the proposed new home will blend into the district more suitably with its coastal style design than the subject building.

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

Since the subject building has been added on to over the years and is not in it's original state, it has lost its value to be salvaged as an original home constructed in this district. Additionally, the square footage and functionality does not meet the needs of the owners, resulting in the request for granting the demolition and approval of the design of the new residence proposed.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

No, although there are few homes of its kind in the immediate vicinity. The Pass-A-Grille neighborhood and City of St. Pete Beach encompass predominantly Ranch style homes built in the 1950's.

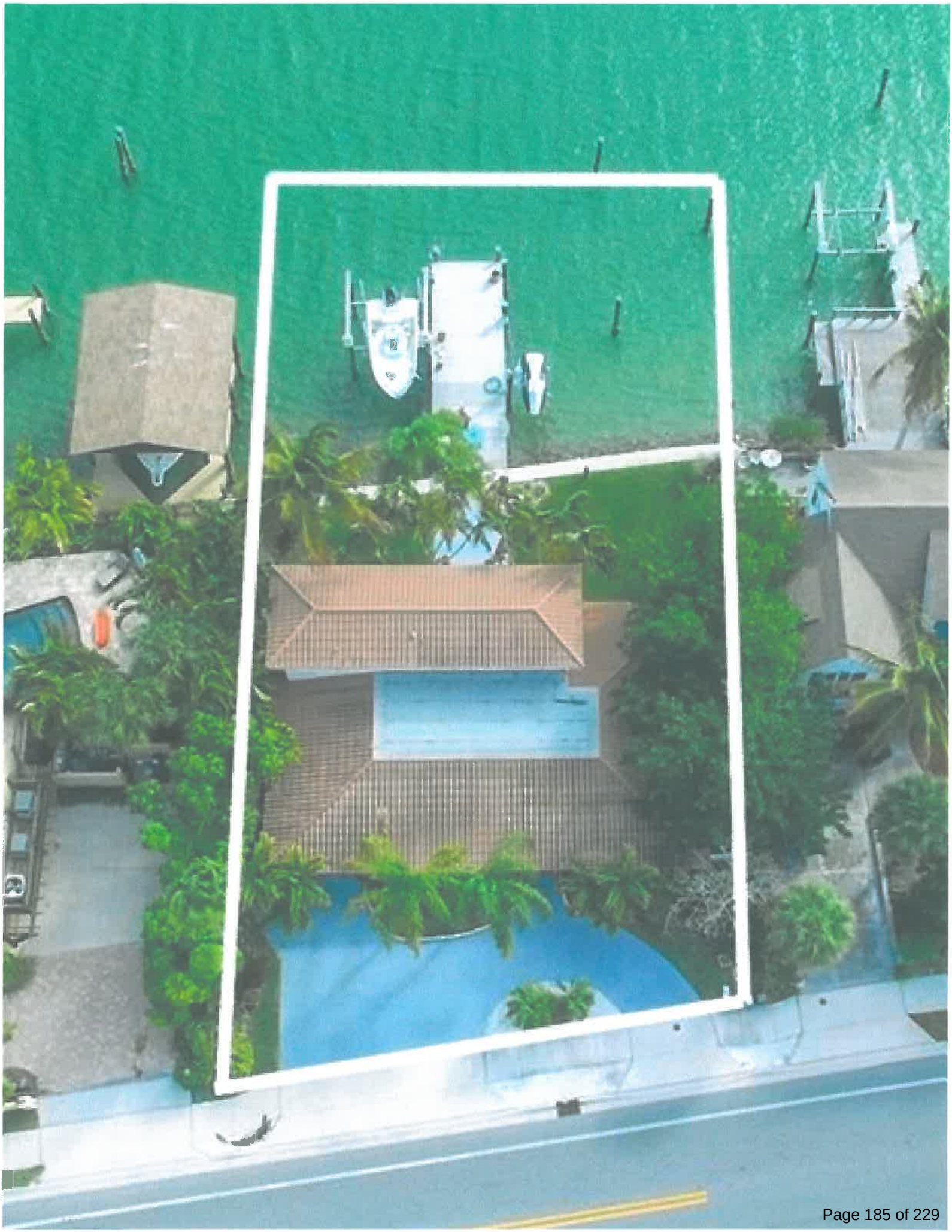
(5) Whether reasonable measures can be taken to save the building.

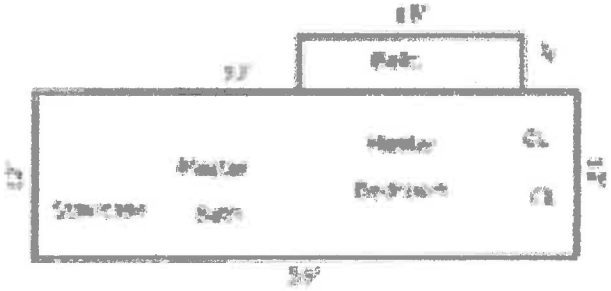
The owners have given considerable thought on adding square footage to the existing building they need while also renovating the existing footprint. The subject building's structural integrity will not support the additions that would be proposed if the building were to be salvaged. Additionally, the proposed additions will exceed the FEMA 50% rule and the result would have to be achieved in multiple permits while still maintaining a non-compliance status. FEMA will not support variances for a large-scale addition, only rehabbing the existing structure. The new footprint of the proposed new residence nearly fits within the existing footprint of the subject building. The building coverage will nearly be identical.

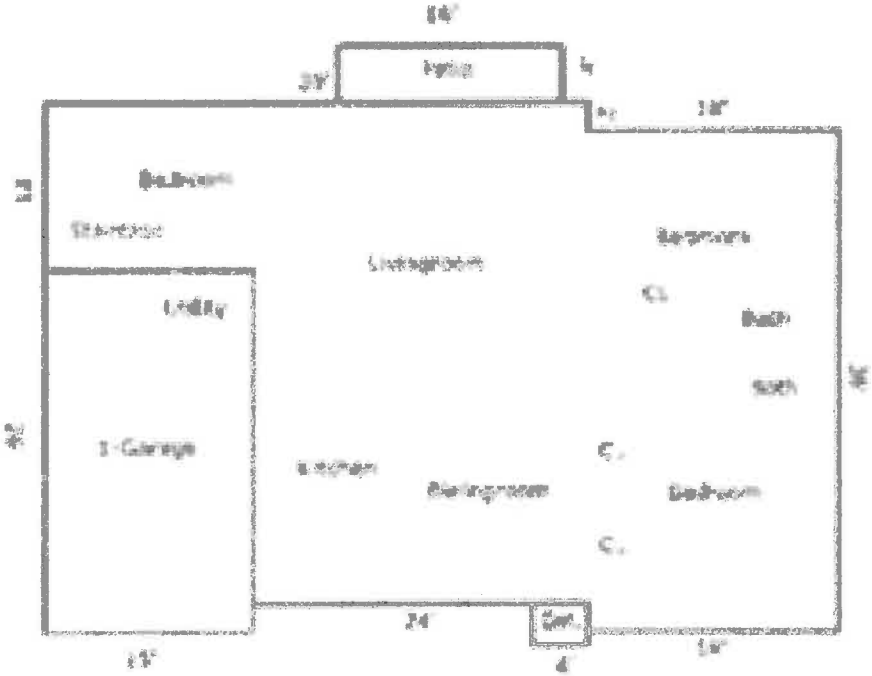
(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

Since the building has been added on to over the years and has lost its potential value of being an original structure in the historic district. The 2nd Floor addition that was built in the early 90s has put a financial burden on attempting to rehabilitate that space and additions to give the owner's the square footage they need. Proper care has not been taken to this home and the structural integrity does not support the proposed new square footage. This would entail retrofitting the foundation and exterior walls, removing the existing roof, and entirely removing the 2nd Floor addition that was not properly constructed. Moreover, multiple permits and years of construction will occur to reach the desired result. This substantial improvement has been determined to be more economical to demolish the subject building and start with a clean slate. It will also reduce the construction time and impact on the major street.

(Ord. No. 2006-01, § 1, 1-24-06; Ord. No. 2011-17, § 1, 6-28-11)







Area Calculations Summary

		Calculation Details
Living Area		
1st Floor	[illegible] Sq Ft	[illegible]
Second Floor	[illegible] Sq Ft	[illegible]
Total Living Area (Rounded)	**[illegible] Sq Ft**	
Non-Living Areas		
Porch	[illegible] Sq Ft	[illegible]
Steps	[illegible] Sq Ft	[illegible]
Deck/Porch	[illegible] Sq Ft	[illegible]
1st Garage	[illegible] Sq Ft	[illegible]

RONEY DESIGN GROUP
CERTIFIED PROFESSIONAL BUILDING DESIGNERS
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ST. PETERSBURG, FL. 33701
RGRP@RONEYDESIGN.COM
(727) 822-8600
MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

PAG - Creamer Residence November 2, 2020

2401 Pass-A-Grill Way

St. Pete Beach, Florida 33706

***All responses in red.**

DIVISION 20 - PAG PASS-A-GRILLE OVERLAY DISTRICT

Sec. 20.15. - Permitted building types

HL HOUSE-LARGE

A building lot located and designed to accommodate a detached building with large side, rear and front yards.

LOT REQUIREMENTS	MIN	MAX	ACTUAL
A - Lot Width (ft)	60	—	75.27’
B - Lot Depth (ft)	100	—	111.61’ (North), 106.56’ (South)
C - Lot Size (sf)	6,000	—	6,438 sq. ft. (additional 1,678 sq. ft. is submerged land)
D - Lot Coverage (%)	—	60	3,507 sq. ft. (54.47%)
BUILDING ENVELOPE	MIN	MAX	ACTUAL
E - Street Setback (ft)	10’	15’	13’
Secondary Street Setback		7’	N/A
F - Side Setback (ft)	7’	—	7’ & 10.33’
G - Rear Setback (ft)	15’	—	17.08’
H - Frontage Buildout (%)	50	—	75.7%

Sec. 20.21. - Screening of elevated buildings.

A building required by section 98-33 of the City's Code of Ordinances, to be elevated more than three feet above grade shall mask the fact that it is elevated through the use of appropriate architectural screening so that the building, when viewed from public rights-of-way, appears to have been constructed at, or near, natural grade as follows:

(a) Architectural screening shall:

(1) Create a visual continuity that is integrated with the overall design and architecture of the home using doors, garage doors, entryways, staircase and/or archways.

- The visual design of the ground floor of this residence is made up of a 18’ garage door, a 10’ garage door, both carriage style design with upper panel windows, a double front glass door with a covered entry / balconies with roof. Additionally, 2 eyebrow roofs were added to break up the blank façade to be supported by decorative structural brackets.

(2) No more than 20 percent of the area being screened can be transparent.

- The glass (transparent) in the doors = 75 sq. ft. or 18.8% of the ground level screening

(b) Landscape screening shall be installed:

(1) A minimum 3-foot-wide landscape area.

- Landscape areas along the frontage of the property occur on each side of the residence totaling 17' wide and a landscape area next to the front of the residence (14' wide x 6.33' deep). Additionally, there is a small landscape island between the entry drives.
- The only interruption of the landscape area along the front of the residence is where the driveways approach the overhead garage doors.

(2) One understory tree per 20 lineal feet (or portion thereof) of the elevated building length/width viewed from public rights-of way.

- The elevated building length is 57' wide, therefore (3) understory trees will be provided. One in the center landscape area in front of the building and one each side in the side setback areas.

(3) Planted with shrubs, ornamental grasses and groundcovers to provide 100 percent coverage of the landscape area within one growing season. The landscape design shall (unless spatially impractical) provide layering of plant materials that includes larger background shrubs and low foreground groundcovers. All plant material should be Florida friendly plantings as defined and identified by University of Florida/IFS horticulture experts.

- All landscape material will conform to the requirements as listed above and will be specified and shown on the landscape plan during permit submittal. The landscape material will be Florida native plantings suitable for coastal regions such as the subject property.

(4) Permanent mulch materials, such as organic mulches, stones, and recycled inorganic groundcover materials are not permitted in lieu of vegetation, unless they are provided as accent or focal points that enhance the landscape design.

- All planting beds will be landscaped with vegetation with appropriate mulch for growth and moisture control.

Sec. 20.22. - General building design (residential).

Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

(a) THE MASS OF A BUILDING MUST INCLUDE:

(1) *Primary mass*. The building shall have a distinct primary mass. This is the full width of the 3-level residence that is elevated for FEMA compliance. This mass includes horizontal siding and a standing seam metal roof along with decorative features such as corner brackets, canopy roofs for the garage door and distinctive railing systems at the balconies.

(2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building. The Secondary mass of the building in indicated in the design of the front entry structure for the private entry to the building as well as the vertical mass that is formed by the multiple level balconies and located approximately in the center of the Primary mass of the building.

(3) Voids that allow for natural breaks in the mass. There are variations on the front façade of the building creating stepping features that provide breaks or voids in the front plain of the structure

(b) PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE:

(1) Windows in varying, yet similar arrangements. The window arrangements have mostly vertical elements, in either single or double widths that complement each other with certain windows with a varying horizontal design.

(2) Appropriate vertical visual consistency at the centerline of the façade. The two sets of 3 vertical designed window elements of varying vertical heights create a vertical visual element and are located at the approximate centerline of the front façade.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top). With the lower portion of the building with a different material (stucco) than the upper portion (siding), it clearly demonstrates that the bottom ½ of the building supports the top half.

(4) Overall design shall be symmetrically or asymmetrically balanced. The overall design exhibits an asymmetrical design element to the front of the building and is appropriately balance to the Primary mass of the building.

(c) DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:

(1) Proximity (objects close together complement each other). The two sets of 3 vertical designed window elements of varying vertical heights create a vertical visual element and are located at the approximate centerline of the front façade.

(2) Similarity- common textures, colors or features. Please refer to the attached 3D rendering of the building for the colors and features.

- Common Textures – Stucco finish for the ground floor level of the residence with horizontal lap cement board siding for the upper two levels of the residence. Metal standing seam roofing
- Colors:
  1) The ground floor level stucco finish to be SW7060 Sand Beach color scheme for all walls at that level.
  2) The upper two floor have a horizontal siding to be SW7060 Attitude Gray.
  3) Trim, Railings and Window frames – SW7006 Extra White.
  4) Metal Roofing – Complimentary painted Kynar gray to the siding wall color.
- Features:
  1) Brackets at the corner of the wall / roof soffit
  2) Canopy (eyebrow) roof element at the Garage door and at the 2nd Level, with exposed rafter tails and brackets each end.
  3) Decorative louver at the upper Entry balcony between columns.

Sincerely,

RONEY DESIGN GROUP, LLC

11/02/20

Sean T. Roney, CPBD, AIBD Date

Managing Partner

Chris Culbertson

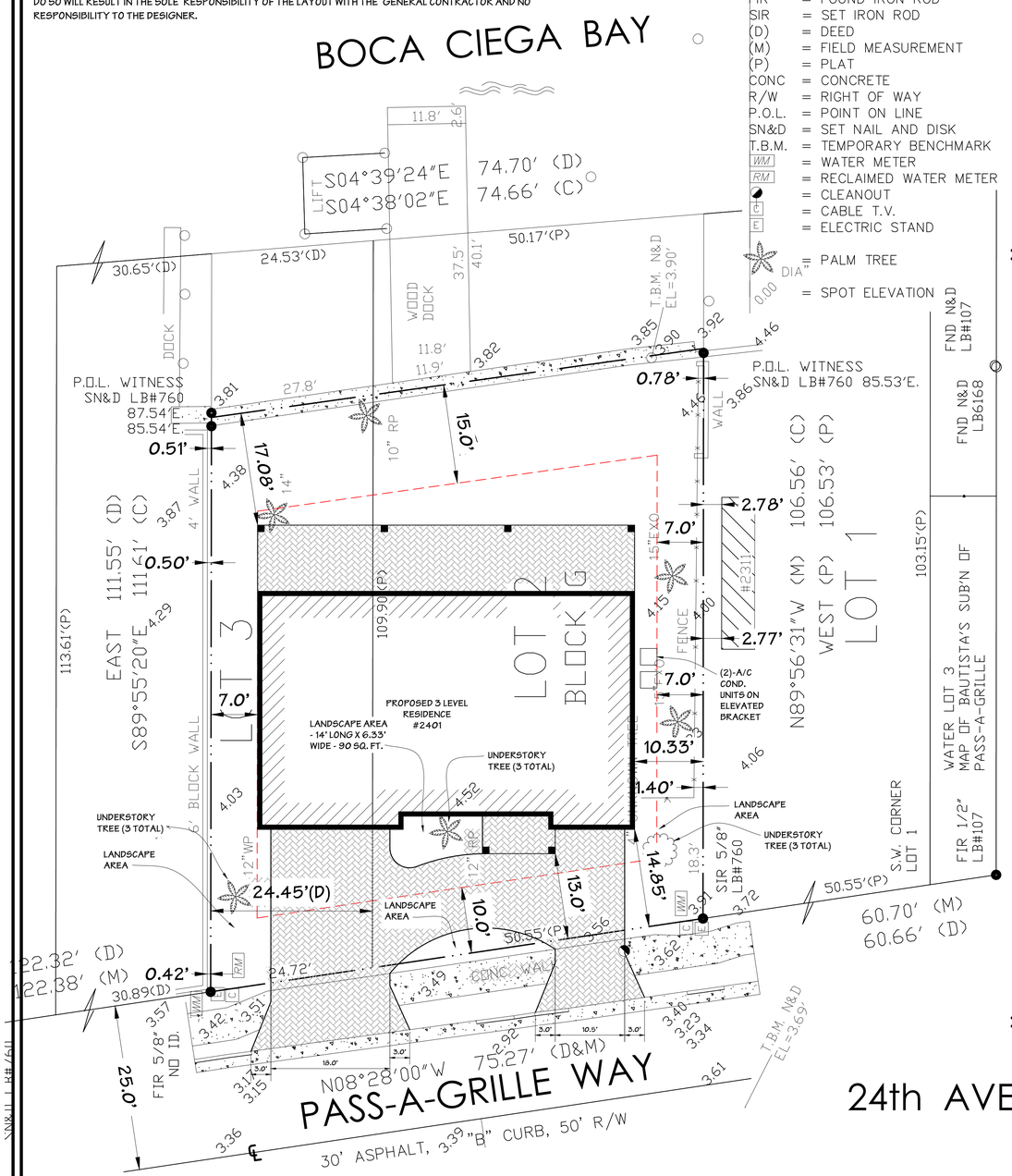
Chris Culbertson

Consulting Architect #AR91712

GENERAL SITE PLAN NOTE:
THE INFORMATION SHOWN ON THIS SITE PLAN WAS OBTAINED FROM A REGISTERED LAND SURVEYOR: JOHN C. BRENDLA & ASSOCIATES, INC. (JOHN O. BRENDLA) - JOB #: 2007-89. THE LAYOUT OF THE BUILDING / ADDITION HAS BEEN BASED ON THIS INFORMATION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE THE BUILDING / ADDITION LAID OUT ONTO THE SITE ACCORDING TO THE DRAWINGS AS SHOWN BY A REGISTERED LAND SURVEYOR AND ANY DISCREPANCIES TO THE BUILDING LAYOUT OR REQUIRED SETBACKS SHALL BE BROUGHT TO THE DESIGNERS ATTENTION PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. FAILURE TO DO SO WILL RESULT IN THE SOLE RESPONSIBILITY OF THE LAYOUT WITH THE GENERAL CONTRACTOR AND NO RESPONSIBILITY TO THE DESIGNER.

LEGEND:

FND	=	FOUND
N&D	=	NAIL & DISK
FIR	=	FOUND IRON ROD
SIR	=	SET IRON ROD
(D)	=	DEED
(M)	=	FIELD MEASUREMENT
(P)	=	PLAT
CONC	=	CONCRETE
R/W	=	RIGHT OF WAY
P.O.L.	=	POINT ON LINE
SN&D	=	SET NAIL AND DISK
T.B.M.	=	TEMPORARY BENCHMARK
WM	=	WATER METER
RM	=	RECLAIMED WATER METER
	=	CLEANOUT
C	=	CABLE T.V.
E	=	ELECTRIC STAND
	=	PALM TREE
0.00 DIA.	=	SPOT ELEVATION



NORTH 1 C1 PROPOSED SITE PLAN
1" = 10.0'

RESIDENTIAL INTENSITY RATIOS

LOT AREA:	6,438 SQ. FT. = 100%
BUILDING COVERAGE:	2,638 SQ. FT. = 40.97%
IMPERVIOUS SURFACE:	869 SQ. FT. = 12.69% (POOLS, DRIVEWAYS, ETC.)
TOTAL SITE AREA RATIO:	3,507 SQ. FT. = 54.47% (60% MAX.)

SITE DATA

JURISDICTION: CITY OF ST. PETE BEACH

FLOOD ZONE: AE - ELEV. 10.0'

PARCEL IDENTIFICATION #:
18-32-16-88074-007-0020

LEGAL DESCRIPTION: SUNSET PARK ADD REPLAT BLK G, LOT 2 & S 24.45FT OF LOT 3

ZONING: PASS-A-GRILLE OVERLAY DISTRICT (HOUSE LARGE)

SETBACKS: FRONT: 10.0'
SIDES: 7.0'
REAR: 15.0'

SQUARE FOOTAGE

LIVING:	
GROUND FLOOR -	358 SQ. FT.
1ST FLOOR -	1915 SQ. FT.
2ND FLOOR -	1929 SQ. FT.
TOTAL LIVING -	4,202 SQ. FT.
GARAGE -	1,314 SQ. FT.
COVERED ENTRY -	60 SQ. FT.
COVERED LANAI (GROUND FLOOR) -	906 SQ. FT.
COVERED BALCONY (1ST FLOOR) -	570 SQ. FT.
COVERED BALCONY (2ND FLOOR) -	630 SQ. FT.
TOTAL -	7,682 SQ. FT.

A NEW RESIDENCE
FOR
MR. & MRS. ROY CREAMER, JR.
2401 PASS A GRILL WAY
ST. PETE BEACH, FL 33706

BUILDING DATA

OCCUPANCY: RESIDENTIAL - GROUP R
- ☐ R2- MULTI-FAMILY DWELLINGS
- ■ R3 - ONE & TWO FAMILY DWELLINGS

USE:
- ■ SINGLE FAMILY
- ☐ TOWNHOME

CONSTRUCTION:
- ■ TYPE V - UNSPRINKLED
- ☐ TYPE V - SPRINKLED

FIRE RESISTANT SEPARATION: N/A

BLDG. HEIGHT: (MEASURED FROM DESIGN FLOOD ELEVATION (D.F.E.)
ALLOWABLE:
28'-0" TO ROOF MIDPOINT
32'-0" TO ROOF PEAK
ACTUAL:
27'-11" TO TO ROOF MIDPOINT
29'-11-5/8" TO ROOF PEAK

SHEET INDEX

C1	COVER SHEET & SITE PLAN
D1	NOT USED
D2	NOT USED
D3	GROUND FLOOR PLAN
D4	1ST FLOOR PLAN
D5	2ND FLOOR PLAN
D6	EXTERIOR ELEVATIONS
D7	EXTERIOR ELEVATIONS

CONTACT INFORMATION

DESIGNER: RONEY DESIGN GROUP, LLC
535 CENTRAL AVENUE, SUITE M-1
ST. PETERSBURG, FLORIDA 33701
727-822-8600, 727-822-8655 FAX
rgrp@roneydesign.com

OWNER: CREAMER, ROY DANLEY JR TRE
CREAMER, SYLVIA JULENE MEDLIN TRE
CREAMER, ROY D JR & SYLVIA J M REV TRUST
6465 RUBIA CIRCLE, APOLLO BEACH FL 33572
404-569-3738

CONTRACTOR: TO BE ANNOUNCED

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CONSULTING ARCHITECT
CHRIS CULBERTSON
AR91712

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11.02.2020
Sean Timothy Roney
CERTIFICATION NO. 10-246

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

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535 CENTRAL AVE
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REVISIONS

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DATE NOV. 02, 2020

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SHEET NUMBER
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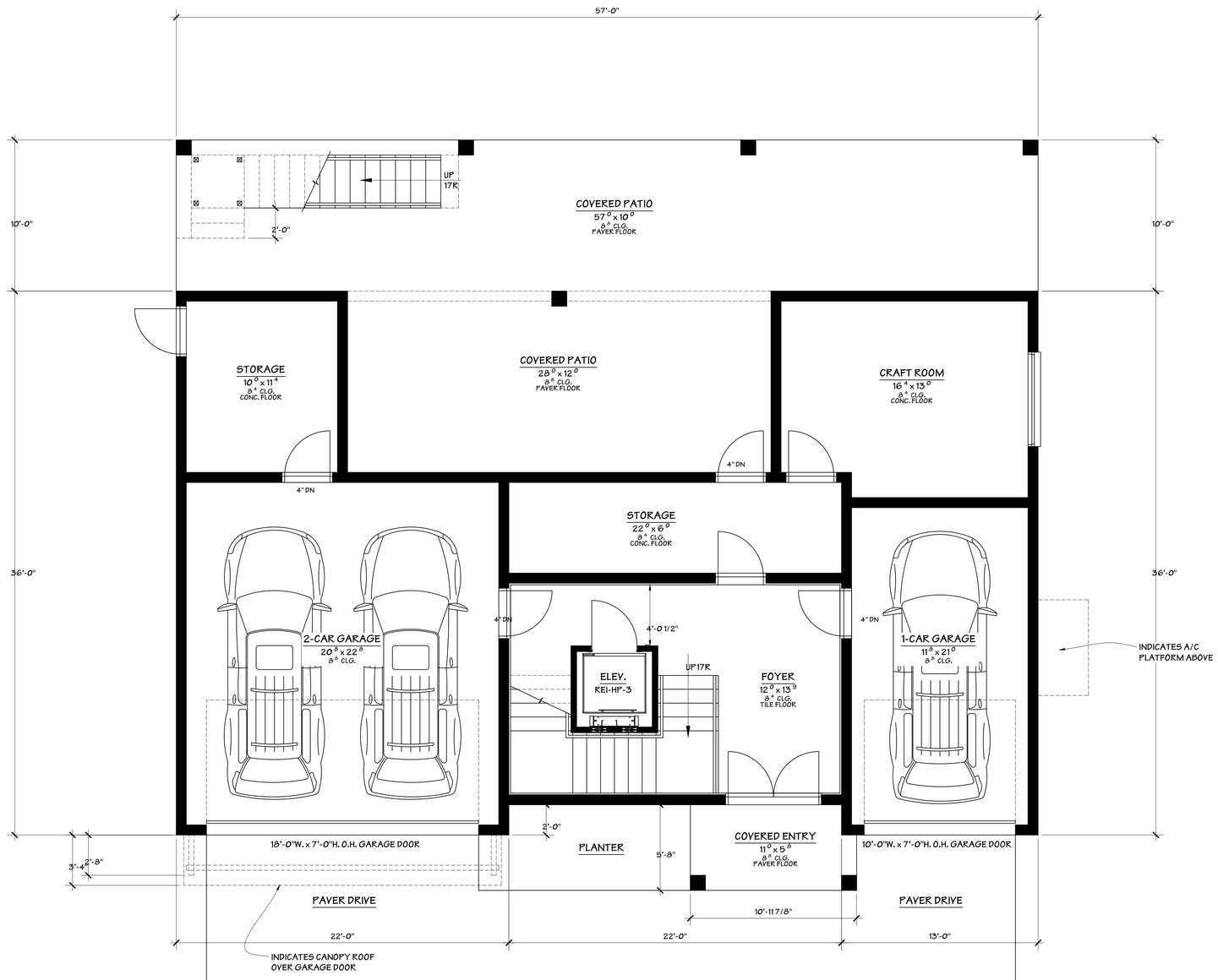
DESIGN REVIEW



NORTH

1 D3 PROPOSED GROUND FLOOR PLAN

1/4" = 1'-0"

PRELIMINARY DESIGN
DOCUMENTS
NOT TO USE FOR CONSTRUCTION

GENERAL NOTES TO CONTRACTOR

1. ALL DIMENSIONS AND CONDITIONS OF THE PROJECT SHALL BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR SAME ONCE THE CONSTRUCTION HAS BEGUN. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION PRIOR TO THE BEGINNING OF CONSTRUCTION.

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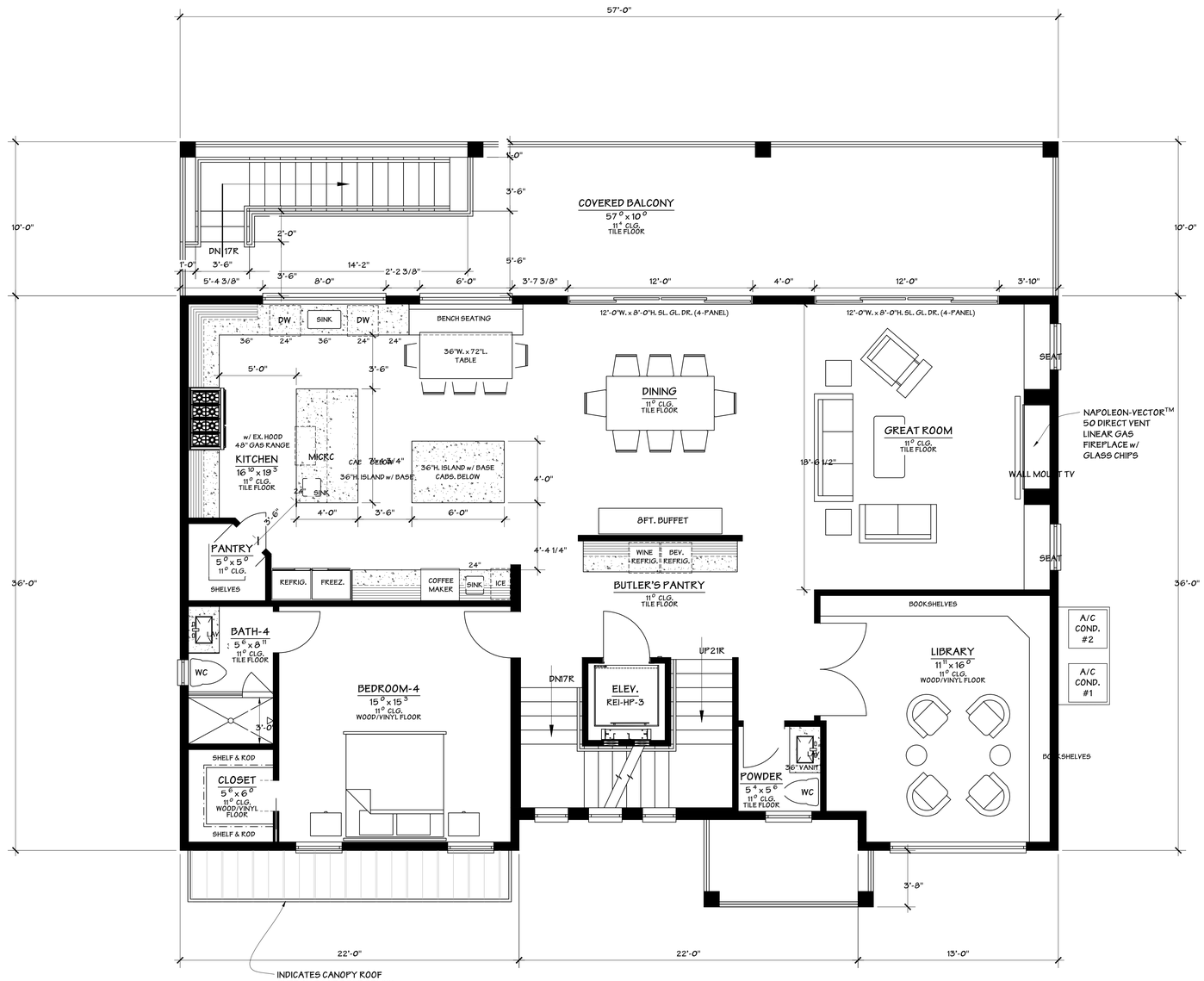

NORTH

1 D4 PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES TO CONTRACTOR

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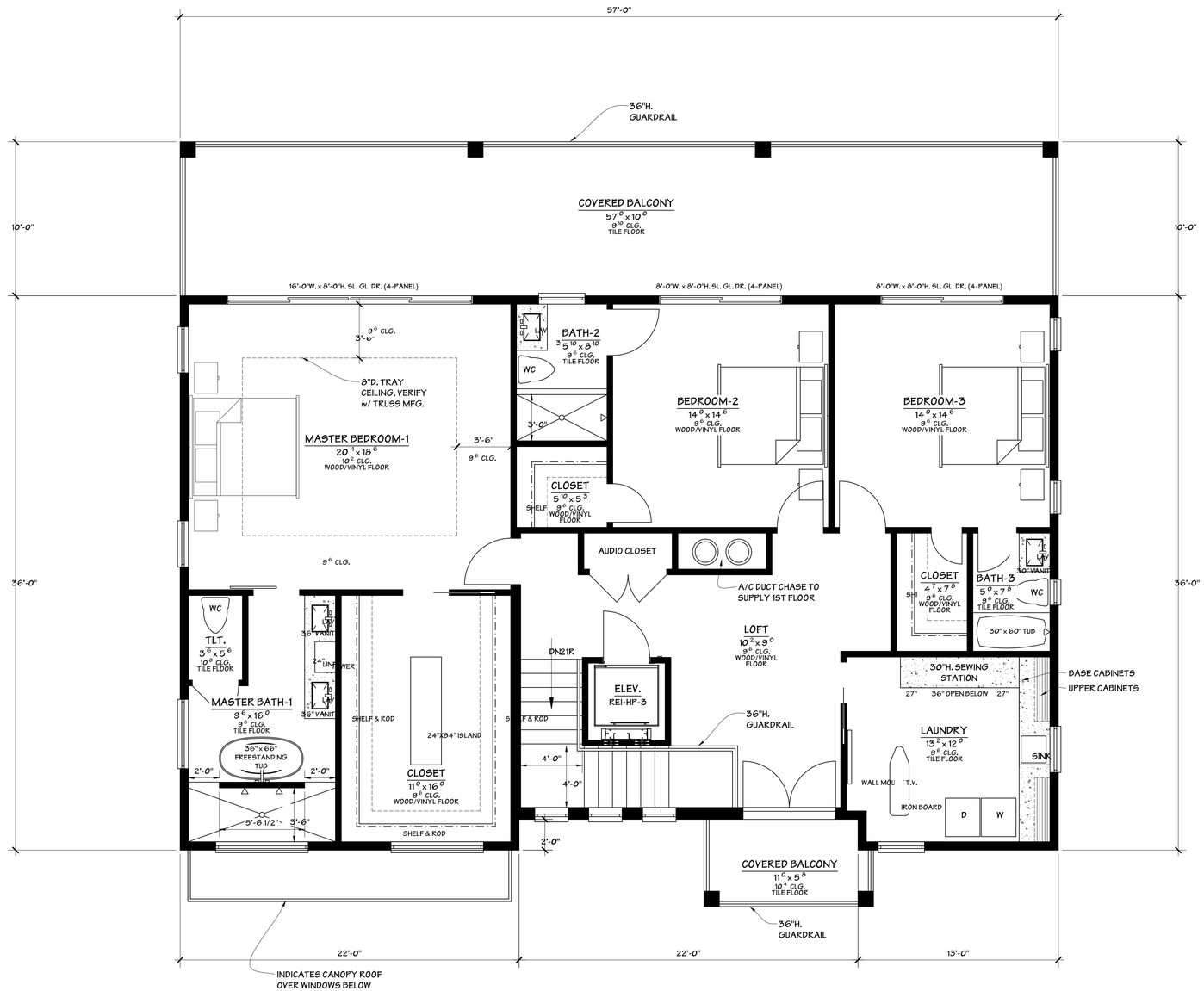

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NORTH 1 D5 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

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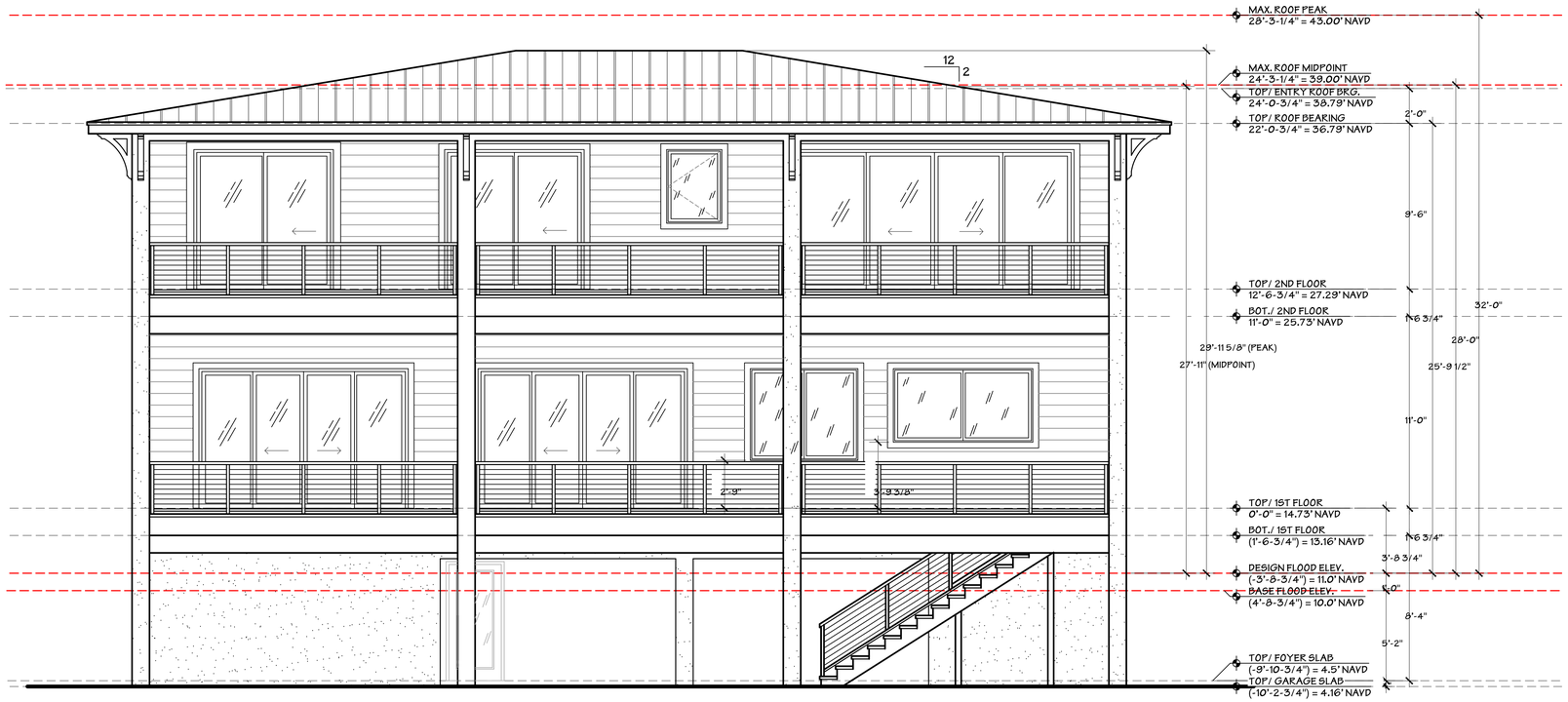
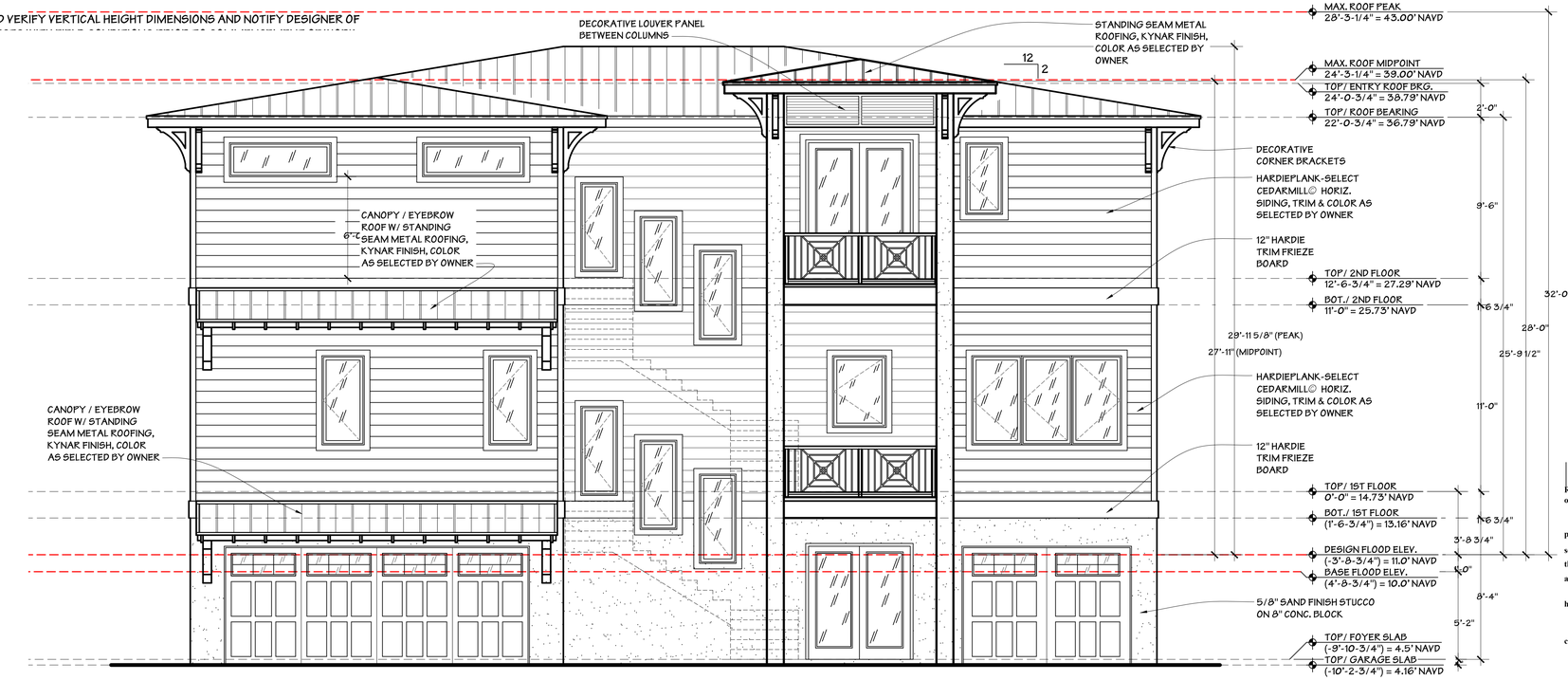


2 / D6 PROPOSED REAR (EAST) ELEVATION

1/4" = 1'-0"

NOTE: FIELD VERIFY VERTICAL HEIGHT DIMENSIONS AND NOTIFY DESIGNER OF



1 / D6 PROPOSED FRONT (WEST) ELEVATION

1/4" = 1'-0"

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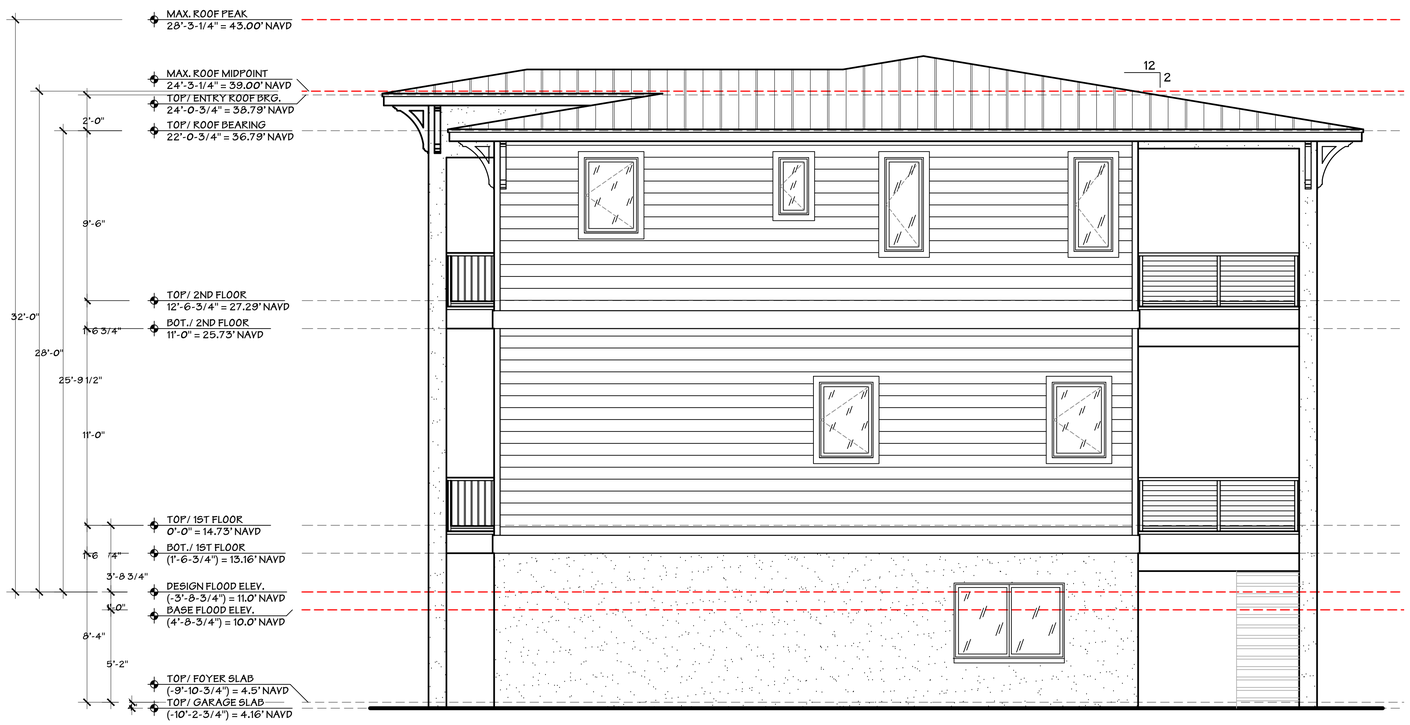
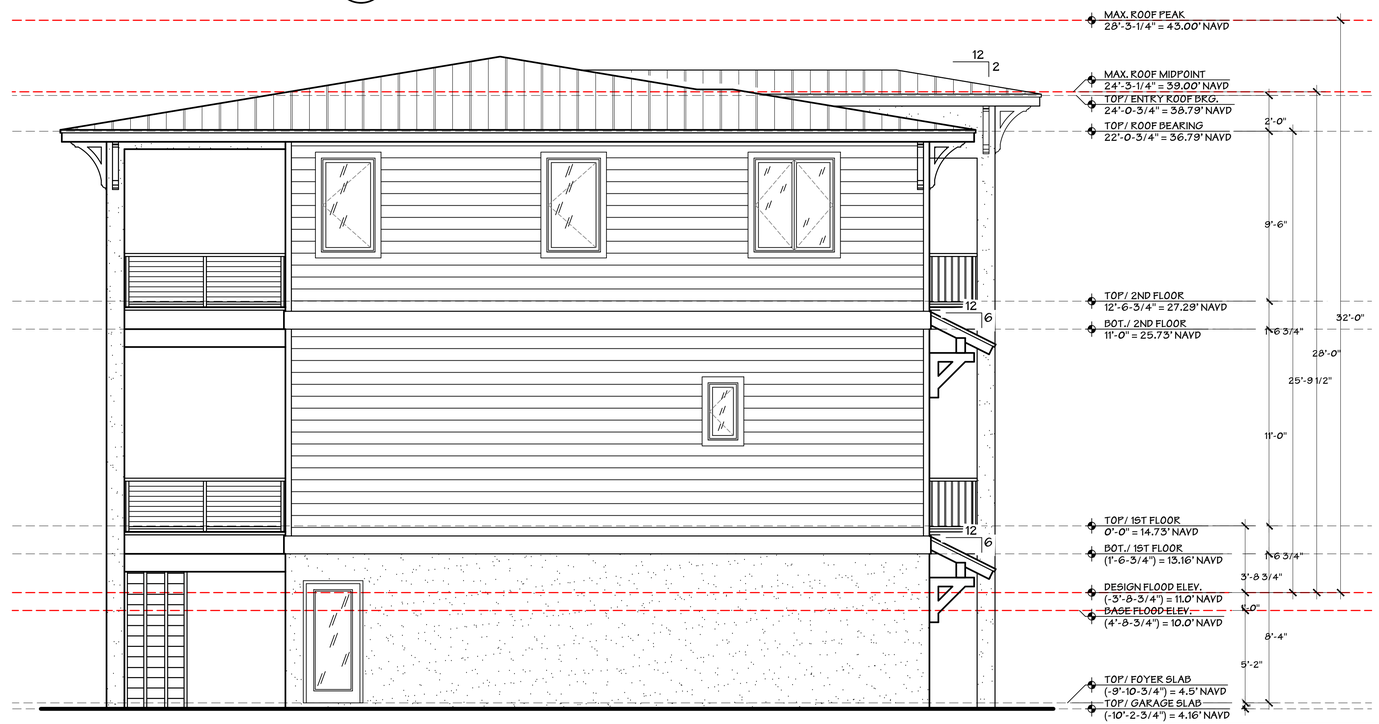


2 / D7 PROPOSED RIGHT (SOUTH) SIDE ELEVATION
1/4" = 1'-0"



1 / D7 PROPOSED LEFT (NORTH) SIDE ELEVATION
1/4" = 1'-0"

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PRELIMINARY DESIGN DOCUMENTS
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CONSULTING ARCHITECT
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AR91712

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DESIGN REVIEW

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St. Pete Beach City Commission
Agenda Report

Issue Considered: Merry Pier Boat Lift

Date: December 3, 2020

Prepared By:

Through:

Summary of Issue:

Funding: N/A

Requested Motion: Discussion

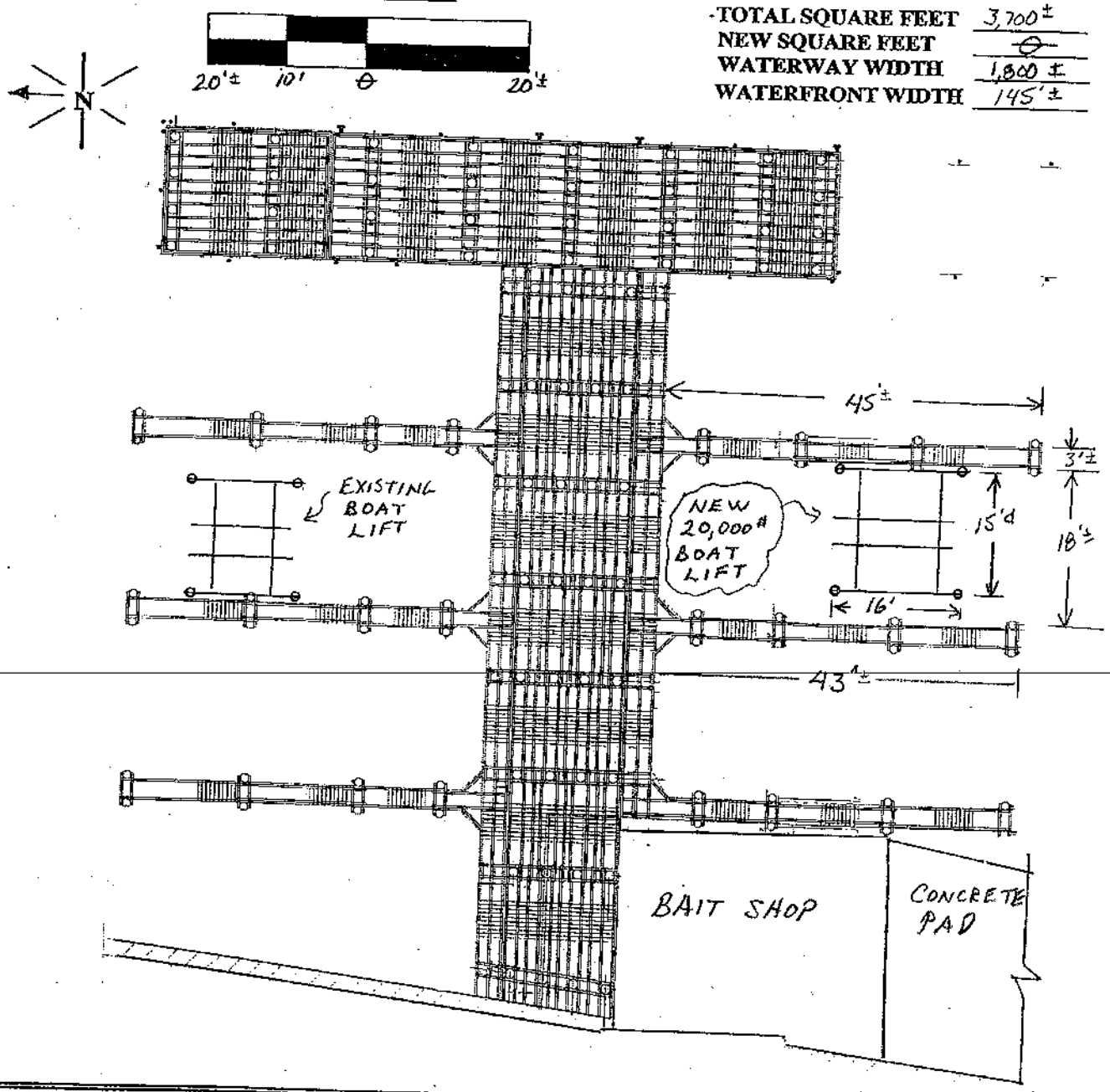
Attachments: 1. Boat Lift Sketch

MULTI-USE / COMMERCIAL DOCK

Application # _____
(OFFICIAL USE ONLY)

ENG. SCALE: 1" = 20'±

TOTAL SQUARE FEET	3,700±
NEW SQUARE FEET	0
WATERWAY WIDTH	1,800 ±
WATERFRONT WIDTH	145'±



SHORELINE

Municipality Approval	Water and Navigation Approval	Engineer's Seal

St. Pete Beach City Commission
Agenda Report

Issue Considered: Merry Pier Freestanding Informational Sign

Date: December 3, 2020

Prepared By:

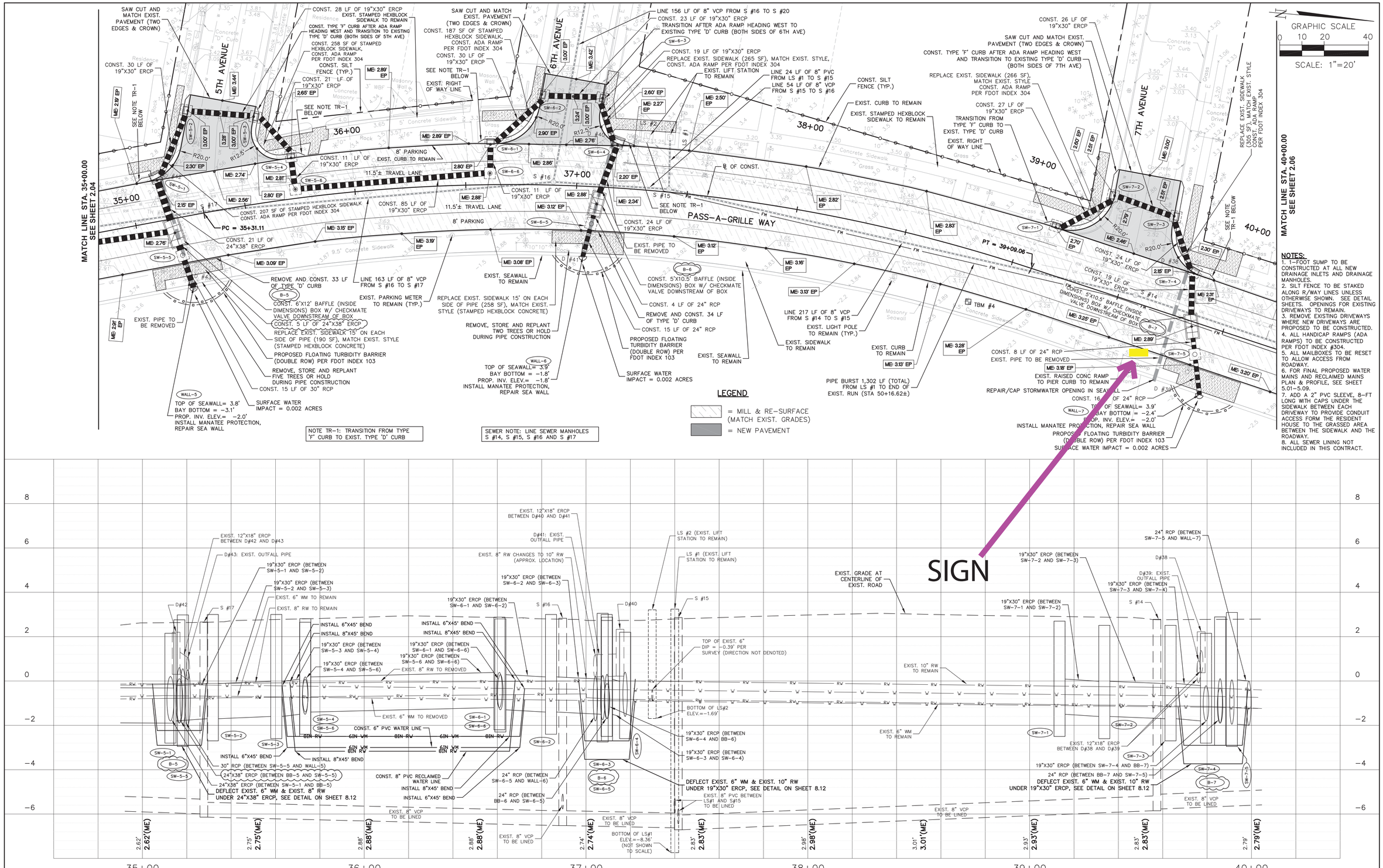
Through:

Summary of Issue:

Funding: N/A

Requested Motion: Discussion

Attachments:
1. Sign Location
2. Merry Pier Sign Sketch



NOTES:

1. 1-FOOT SUMP TO BE CONSTRUCTED AT ALL NEW DRAINAGE INLETS AND DRAINAGE MANHOLES.
2. SILT FENCE TO BE STAKED ALONG R/WAY LINES UNLESS OTHERWISE SHOWN. SEE DETAIL SHEETS. OPENINGS FOR EXISTING DRIVEWAYS TO REMAIN.
3. REMOVE EXISTING DRIVEWAYS WHERE NEW DRIVEWAYS ARE PROPOSED TO BE CONSTRUCTED.
4. ALL HANDICAP RAMPS (ADA RAMPS) TO BE CONSTRUCTED PER FDOT INDEX #304.
5. ALL MAILBOXES TO BE RESET TO ALLOW ACCESS FROM ROADWAY.
6. FOR FINAL PROPOSED WATER MAINS AND RECLAIMED MAINS PLAN & PROFILE, SEE SHEET 5.01-5.09.
7. ADD A 2" PVC SLEEVE, 8-FT LONG WITH CAPS UNDER THE SIDEWALK BETWEEN EACH DRIVEWAY TO PROVIDE CONDUIT ACCESS FORM THE RESIDENT HOUSE TO THE GRASSED AREA BETWEEN THE SIDEWALK AND THE ROADWAY.
8. ALL SEWER LINING NOT INCLUDED IN THIS CONTRACT.

JOB No.	PAGW PH II					
DESIGNED	JJE					
DRAWN	LKS					
CHECKED	JJE					
DATE	04/2017	No.	DATE	BY	APP	REVISION

CPWG
CRIBB PHILBECK WEAVER GROUP
3918 N. Highland Avenue, Tampa, Florida 33603
Phone: (813) 361-2644, Certificate of Authorization No. 26618

ST. PETE BEACH
THE SUNSET CAPITAL OF FLORIDA

CITY OF ST. PETE BEACH

STREET IMPROVEMENTS

PASS-A-GRILLE WAY - PHASE II

PLAN & PROFILE
STA 35+00 - 40+00

JEFFREY EARHART, PE, ENGINEER OF RECORD
FLORIDA REG. PROF. ENGINEER No.: 49935
CPWG, COA No.: 26618
3918 N. HIGHLAND AVENUE,
TAMPA, FL 33603
PHONE: 813-361-2644

SHEET NUMBER
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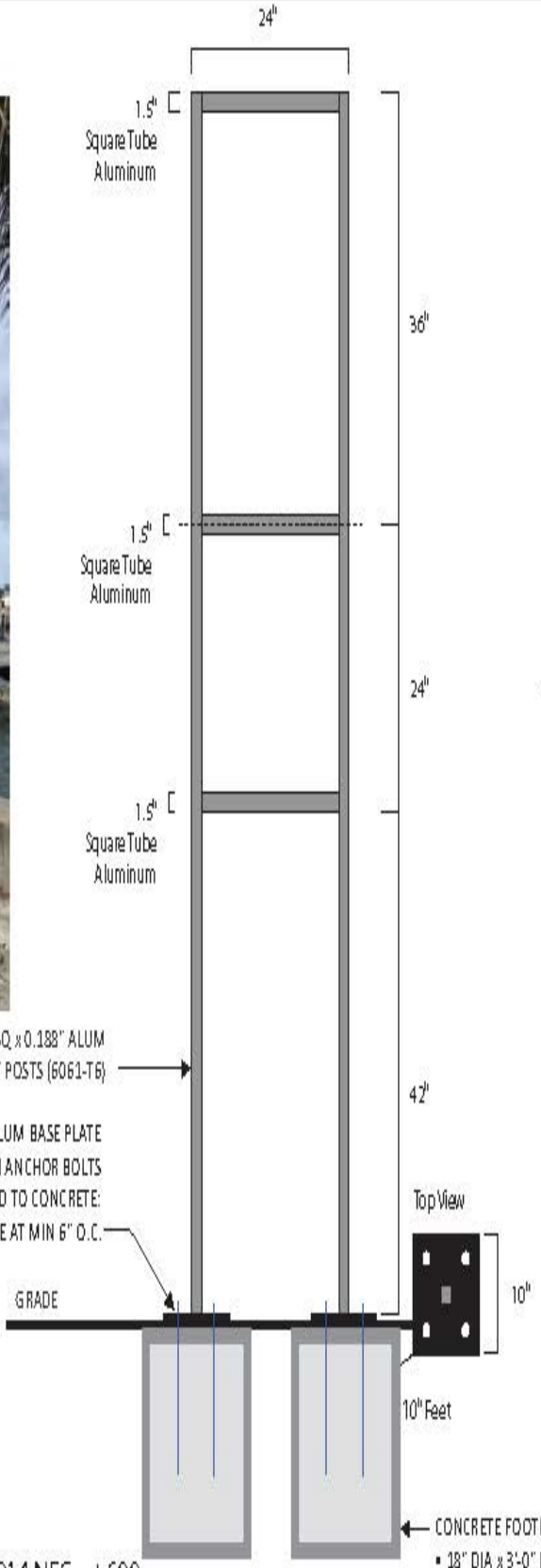

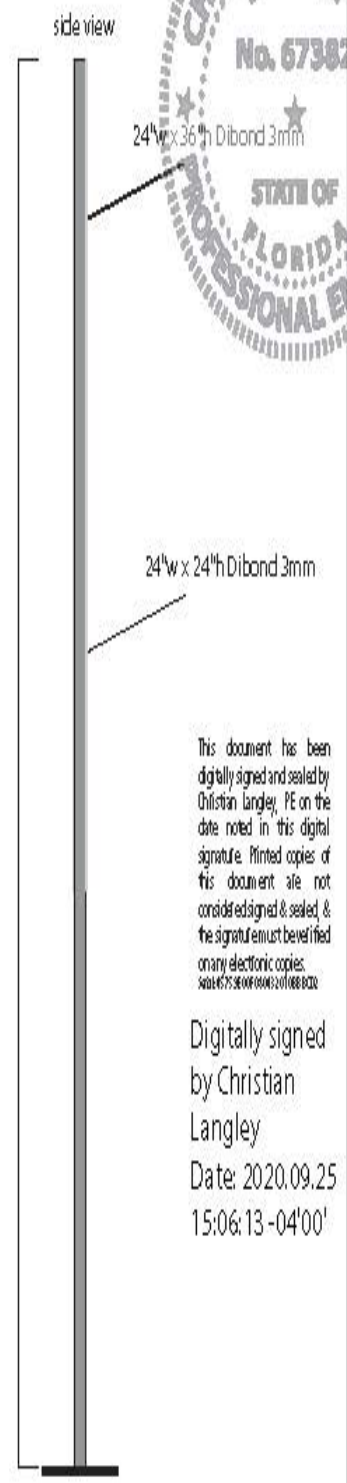

This document has been digitally signed and sealed by Christian Langley, PE on the date noted in this digital signature. Printed copies of this document are not considered signed & sealed, & the signature must be verified on any electronic copies.

Digitally signed by Christian Langley
Date: 2020.09.25 15:06:13 -04'00'

- Max Square Footage: TBD
- Actual Square Footage: 17 sq ft
- Suite Frontage: TBD
- Sign Shall be UL Listed and shall comply with 2014 NEC art 600.

This Drawing Is The Property Of Fastsigns® Tampa, FL

FASTSIGNS
3901 W Kennedy Blvd • 813-287-0110
265@fastsigns.com

Customer: PAG Pier
Estimate #: 265-105036
Contact: Rich Malinowski
Address: 701-801 Pass-A-Grille Way, St Pete Beach, FL 33706

Contact #: (509) 630-4589
e-mail: rich.malinowski@noaa.gov
Sales Person: Clark Craig

Approval Signature: _____ Date: _____

ASCE 7-10 WIND LOADS:
• V=140 mph, Exposure D
• Risk Category 1 Structure
• Sign Height = 15 ft max
• Kzt=1.0, Kd=0.85, G=0.85
• ASD Load Coeff = 0.6

Solid freestanding sign at grade:
• Cf=1.55 (w/h ratio = 1/2)
• ±34.7 psf

Christian Langley
Florida PE #67382
Cert of Auth #31124
1200 N Federal Hwy, #200
Boca Raton, FL 33432
1-888-371-3113

General Notes: • Design is in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) for use within & outside the High Velocity Hurricane Zone (HVHZ). • The engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, [illegible] responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AISC 360-10, ADM1-15, & NDS-15, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2008.2.2.2.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall be per AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, U.N.O.

St. Pete Beach City Commission
Agenda Report

Issue Considered: Parklet Program

Date: December 3, 2020

Prepared By:

Through:

Summary of Issue: Due to the effects of the novel coronavirus, the City has permitted citywide temporary outdoor seating to allow restaurants and bars to continue operating since March 2020. The temporary outdoor seating allowed for businesses to utilize up to 4 public parking spaces in front of their establishments to expand their dining areas to comply with social distancing guidelines. City Staff have found the reaction from both the business and residential community to be positive, with no complaints about the operation of these outdoor seating areas. This discussion will be a guide to the development and implementation of a more permanent parklet program option for the City.

Funding: N/A

Requested Motion: Discussion

Attachments:

1. Parklet Support Articles
2. City of St Pete Beach Parklet Program v4 10-13-20

USA TODAY

MONEY

As winter weather approaches, restaurants get creative with outdoor dining

Katie Akin, Patrick Cooley, Tom Daykin, Mark Kurlyandchik and Brett Molina
USA TODAY Network

Published 7:42 a.m. ET Oct. 8, 2020 | **Updated 2:06 p.m. ET Oct. 8, 2020**

At Jesse's Embers, a steakhouse and seafood restaurant in Des Moines, Iowa, summertime diners took their business to the parking lot.

Owner Deena Edelstein created a makeshift patio there in June, setting out several large, round tables on the asphalt. The outdoor dining area was adaptable and allowed abundant space for maintaining the required distance between customers suggested by the Centers for Disease Control & Prevention to prevent the spread of the novel coronavirus, which causes COVID-19.

It was an instant hit with customers. Edelstein said that even after the restaurant reopened its indoor dining room in September, most customers still requested to sit outside.

After several weeks of mandatory closure in the spring and with the capacity limits that accompanied reopening, Edelstein said the outdoor option made a big difference.

"Since we've done the outside seating, we were able to at least cover our expenses and pay our staff," she said.

Social distancing: It's not about you, it's about us

Leaving your coronavirus isolation?: Think about these 3 things first

For many restaurants across the nation, outdoor dining has served as a crucial pivot to recapture business lost because of the COVID-19 pandemic, which forced cities to shut down indoor dining to prevent the virus's spread.

As winter approaches and temperatures drop, restaurants in locations with colder weather are starting to rethink how to keep outdoor dining open.

Research from the National Restaurant Association found 1 in 6 restaurants closed permanently or long-term amid the pandemic. And as more states report rising numbers of COVID-19 cases, there's a fear more restaurants will shut down.

Time is ticking. According to a survey of 3,500 restaurants operators by the restaurant organization, establishments said they will be able to continue offering outdoor dining until November.

Nearly half of all full-service restaurants (49%) say they will take actions to extend outdoor dining, including adding tents and patio heaters.

In Milwaukee, Nomad World Pub made big changes – including expanded outdoor dining to a closed street on the city's east side.

Restaurant owner Mike Eitel and other local restaurateurs are considering ways to improve their outdoor dining spaces so they can operate throughout the winter – while hoping Milwaukee will better embrace the cold, snowy season. Eitel is considering ways to keep Nomad's patio open throughout winter.

Milwaukee began allowing restaurants to reopen with limited capacity on June 5.

Many patrons, mindful of the virus, prefer to dine outside.

Also, some restaurateurs remain concerned about the virus spreading even with reduced capacity, increased sanitation, mask requirements and other safety measures.

Nomad's indoor seating, with room for up to 99 patrons, remains closed.

The patio can normally accommodate up to 160 patrons. That's now limited to 80 because of the pandemic, Eitel said.

However, Nomad was the first Milwaukee restaurant to obtain city permission to shut down a street for outdoor dining under the new Active Streets for Businesses Program.

The pilot program, which the Common Council and Mayor Tom Barrett approved in June, suspends code and permit requirements to allow expedited city approval for restaurants to use streets and sidewalks for outdoor dining. It also waives fees for those businesses.

Several restaurants are using the program to convert parking lanes into seasonal dining space.

Nomad went further.

Along with a parking lane, it is using a small portion of North Warren Avenue, just south of Brady Street, during peak periods. Those public spaces have added room for 76 patrons.

"Oh my God, it saved our (butts)," Eitel said.

But the pilot program is set to end on Nov. 15. So Eitel's focus is on making the patio usable throughout winter.

A specific proposal to extend that program is coming soon for review by the Milwaukee Common Council, said Beth Weirick, Milwaukee Downtown Business Improvement District chief executive officer.

Meanwhile, the district is working on a marketing campaign to persuade people that outdoor drinking, dining and other activities can still be fun even when the cold wind blows.

The National Restaurant Association is urging local leaders across the country to offer more incentives to expand the outdoor dining season. In a letter last month to the U.S. Conference of Mayors, the organization suggested moves such as easing the process for obtaining permits to offer outdoor dining, and providing tax credits toward equipment used toward outdoor dining.

"While not a substitute for the resumption of full capacity indoor dining, actions that local leaders take to extend the outdoor dining season will help restaurants of all sizes in the community," wrote Mike Whatley, vice president of state and local affairs for the association.

Hen Quarter in Dublin, Ohio, is one of the few central Ohio eateries to see a year-over-year sales increase this spring and summer, which owner Ron Jordan largely attributed to the restaurant's expansive patio in the Bridge Park development.

Maintaining those sales figures means giving customers a sense of safety, Jordan said. He plans to set up heated tents and possibly "igloos" for small parties.

"I don't know how much of that is going to be possible, but that's the plan right now," he said.

Roughly two-thirds of seating at Gemut Biergarten in Columbus, Ohio, is outdoors, co-owner Kyle Hofmeister said. Last fall, the tavern erected a heated tent around its outdoor dining area, and plans to do the same this year.

"We had several events back there, whether it was DJ nights or a weekly trivia night," he said.

Gemut and Hen Quarter aren't alone. Treva Weaver, chief operating officer of the Columbus-based Wasserstrom Company, said other restaurants are adding tents, heaters and domes to prolong the outdoor season.

"After last weekend (when temperatures dipped below 70 degrees and into the 40s at night in much of Ohio) there was a lot more interest," she said.

Keep warm outside: The 10 top-rated outdoor blankets

Buy them while you can: 10 winter essentials to buy now before they sell out

In Detroit, EastEats has a unique restaurant concept: the outdoor space is composed of 12 geodesic domes built on platforms. Ten are for guests, who reserve the domes in time blocks online in advance, and the other two are for service staff.

Everything other than the domes is made from upcycled materials: The platforms the domes sit on are wood pallets, and the tables and seats are old shipping crates and wire spools. Sustainability is paramount here.

"This was born out of the pandemic," restaurant partner Kwaku Osei-Bonsu said. "Not to at all suggest that we saw only the financial opportunity, but out of tragedy comes industry. When we were looking at the tragedy of the pandemic and then the tragedy of the restaurant industry on top of it, we saw an opportunity there. The concept of dining out is not going to die. People still want to socialize and go out and entertain, but they need a space to do it in that makes sense for them."

The domes are open on one side during the warmer months, but EastEats will convert into enclosed heated domes for winter. The goal is to offer service year-round.

Anywhere from two to eight guests reserve a dome through the app Tock for their desired time slot on their desired day. The cost is $45 per person and includes the dome rental, plus five food items cooked on the adjacent food truck. For another $10 per party, you can bring your own alcohol.

While some restaurants look to expand outdoor dining, others are focusing on delivery.Alexander Hall, owner of several restaurants around the Des Moines area, said he doesn't plan to buy heaters or other outdoor equipment to stretch patio season, instead making adjustments to accomodate delivery.

Hall said 2020 has been the toughest year he's seen in nearly three decades working in the industry. But he sees a glimmer of hope at the end of a long winter indoors.

"I think we'll bloom next year," Hall said. "We've just got to buckle down over this period to get to the spring, and then everything will be great. It better be."

Katie Akin reports for the Des Moines Register. Patrick Cooley reports for the Columbus Dispatch. Tom Daykin reports for the Milwaukee Journal Sentinel. Mark Kurlyandchik reports for the Detroit Free Press. Brett Molina reports for USA TODAY.

STREET FOOD: TURN PARKING SPACES INTO DINING SPOTS AND NO ONE SEEMS TO MIND

NOEL KING, HOST:

If you live in a city, you know what a parking spot is worth. And here, I do not exaggerate, possibly as much as your rent. But during the pandemic, some people who live in cities are letting their parking spots go. Here's NPR's Camila Domonoske.

CAMILA DOMONOSKE, BYLINE: Philadelphia is a notoriously tough place to park. There was even a reality TV show called "Parking Wars" all about the tensions between residents and the dreaded parking authority.

(SOUNDBITE OF TV SHOW, "PARKING WARS")

UNIDENTIFIED PERSON #1: Why youse got to write us all tickets? What's wrong with youse?

UNIDENTIFIED PERSON #2: One hour, 30-minute parking - they got two minutes, sir.

(CROSSTALK)

UNIDENTIFIED PERSON #3: Well, where are you supposed to park at, buddy?

DOMONOSKE: And it's not just illegal parking that Philadelphians fight over. Proposals to reduce parking to create more space for bikes, pedestrians or parks usually prompt outrage. This is true in many cities. Car owners will vigorously object to even a few spaces disappearing. But a weird thing happened this summer. Hundreds of parking spaces were turned into outdoor dining. And to pretty much everyone's surprise...

RANDY RUCKER: No one's knocked on my door cussing at me.

DOMONOSKE: Randy Rucker is the chef and owner of River Twice, one of many Philadelphia restaurants that set up tables where cars used to be able to park. Local governments around the world have moved quickly to let more businesses move outdoors. In Philadelphia, indoor dining was banned all summer long. And in June, the city council made it easy for businesses to take over parking spots. At first, Danielle Renzulli was wary. She owns a bar called 12 Steps Down just north of the Italian Market.

DANIELLE RENZULLI: And I was hesitant to do the parklet because parking spaces are so valuable in the neighborhood.

DOMONOSKE: She thought there'd be too much backlash, a reasonable assumption. But as the pandemic stretched on, she realized she needed every table she could get.

RENZULLI: That's when I filed for the permit, and here we are (laughter).

DOMONOSKE: The first surprise was that getting the permit was easy. Before the pandemic, Renzulli had set up a few tables on the sidewalk. That meant blueprints and meetings.

RENZULLI: It took an entire year.

DOMONOSKE: Now the city's approving most permits to take over parking spaces in just three days. Renzulli set up a little patio.

RENZULLI: So we built a wooden barrier to protect the public from the traffic (laughter), and then we've hung some lights and some wreaths around it.

DOMONOSKE: And then came the second surprise - no one complained.

RENZULLI: Actually, I've gotten a lot of compliments on it. Everybody is like, it looks so cute. I love it.

DOMONOSKE: The lack of traffic might help explain the lack of outrage. Richard Shephard was recently eating lunch at a former parking spot outside of Flannel in South Philly.

RICHARD SHEPHARD: It would be a different story if people were moving their car more often and trying to find parking and were fighting for those parking spots. But since they pretty much are stationary at this point in time, I don't think people are too upset by it.

DOMONOSKE: But there's another reason people aren't upset. For restaurants that can't fill their dining rooms because of the risk of the coronavirus, the pandemic is an existential threat. Business owners say having extra tables has helped keep them afloat during really tough times. The city knows this, and residents are well aware of what's at stake. Brian Persons, for instance, was happy to be sitting in a parking space in front of Pistolas Del Sur.

BRIAN PERSONS: It is a nuisance, though. Like (laughter), as a parker, it does take up spots. But I'm grateful that we can dine and we can help make them survive.

DOMONOSKE: In short, he says, it's worth giving up the parking. Jamie Gauthier is a member of the Philadelphia city council and an urban planner by trade. She says, thinking like this is a shift for a car-centric city, and she hopes it continues.

JAMIE GAUTHIER: We have to weigh the benefit we're getting from having that be space for one car or having that be space for our communities to gather and enjoy themselves.

DOMONOSKE: It's hard to know whether this change in attitudes now will stick around once the pandemic is over. First, restaurants have to make it through the winter. But Danielle Renzulli, the owner of 12 Steps Down, says she's got one big takeaway from her experience taking space from cars and turning it into tables.

RENZULLI: We all probably imagined the worst. And you do it, and it was not bad at all.

DOMONOSKE: Change, she says, is not terrible.

Camila Domonoske, NPR News.

Drivers are surprisingly chill about restaurant patios taking up parking spaces

As restaurants have transitioned to outdoor service in response to COVID-19, one of the biggest logistical challenges has been setting up patio dining space. While this may not be such a big deal in towns or cities with wide sidewalks or lower density, in larger cities it's been a significant adjustment, with restaurateurs securing as much sidewalk space as they can and expanding into street parking spaces. But, amazingly enough, drivers seem to be pretty chill about the decreased number of parking spaces.

As reported by NPR, in Philadelphia, a city where street parking is already at a premium at the best of times, more than 400 restaurants are participating in a city program that allows them to use parking spaces as patio extensions, and the expected onslaught of complaints hasn't yet materialized. As written by NPR:

"Just ask Randy Rucker, the chef and owner of River Twice on East Passyunk Ave. The restaurant placed tables in the street where as many as four cars used to squeeze in, in a neighborhood where every parking spot is prized.

Rucker was ready to deal with the backlash. But to his surprise, there was none.

"No one's knocking on my door cussing at me," Rucker said. "It's been a positive experience so far, believe it or not."

There may be a few reasons behind the lack of complaints. For starters, "according to mapping company TomTom, Philadelphia's streets are about half as congested as they were pre-pandemic." But also, encouragingly, it's being theorized that drivers realize this outdoor patio space is an existential need for restaurants, which is helping to temper whatever frustration they might feel as they search in vain for parking.

While NPR's story only examines Philadelphia, it's worth noting that the need for outdoor seating is even more extreme in more densely populated cities like New York. According to the NYC "Open Restaurants" database, there are over 10,000 restaurants currently in operation, but only around 5,400 are making use of either street seating, sidewalk seating, or a combination of the two. Given that outdoor seating is a factor that can make or break a restaurant's ability to stay open, it's safe to say that we can expect outdoor seating numbers to expand in the coming months, taking away additional parking spaces during a time when the comforts of a warm, dry, socially distanced car might seem particularly compelling. Hopefully as the months wear on drivers will remain calm, and restaurants will be able to eke out as much space as they can.

NYC outdoor dining will be 'permanent and year-round,' de Blasio says

Mayor Bill de Blasio announced Friday that the city's Open Restaurants Program, which was created in June as a temporary solution to help restaurants survive the coronavirus restrictions, will be made "permanent and year-round."

"I want us to really take this model and make it part of the life of New York City for years and generations to come," de Blasio told WNYC's Brian Lehrer on Friday. "This has been, I think, an extraordinarily positive experiment and it's worked."

The program allows restaurants to seat diners outdoors on sidewalks or curb lanes bordering their businesses, according to the Open Restaurants website.

It also allows restaurants to seat customers on streets that are closed to traffic, in coordination with New York City's already existing Open Streets program.

According to the mayor's office, there are 85 New York City streets that are closed to cars on specific days for restaurants to seat diners.

Overall, the Open Restaurants Program has enrolled 10,300 businesses and saved about 90,000 jobs since it started this summer, a press release said.

"Open Restaurants was a big, bold experiment in supporting a vital industry and reimagining our public space," de Blasio said in a statement. "And it worked. As we begin a long-term recovery, we're proud to extend and expand this effort to keep New York City the most vibrant city in the world. It's time for a new tradition."

According to the release, restaurants will be able to use heaters in their outdoor spaces, and "partial tent enclosures." However, if they're fully enclosed, they will have to abide by the 25% capacity rule for indoor dining, which goes into effect Sept. 30.

"The bottom line here is that we want restaurants to do well," de Blasio told Lehrer on Friday." We want to see them thrive in the future and I think this is going to help a lot," he added later.

City of St Pete Beach Parklet Program

PERMIT GUIDELINES

2020

OVERVIEW

The City of St Pete Beach's Pilot Parklet Program focuses on conversion of on-street parking spaces into publicly accessible open space on a temporary basis. The program provides a way for merchants to take individual actions in the development and beautification of the City's public spaces. Parklets were first formally initiated in San Francisco in 2010 and duplicated in cities all around the world due to the success. The benefits that parklets provide are:

- Brings aesthetic enhancements to the city's streetscape
- Provides an economic solution to the need for increased public open spaces.
- Provides amenities like seating, planting, bike parking, and art.
- Reflects the city's commitment to encourage walking and biking
- Creates a pedestrian friendly street
- Provides an economic solution to the need for increased public open space

PROGRAM GOALS

Meet the demand of outdoor dining. As we continue to navigate through this pandemic, the desire for people to eat outdoors has grown immensely. Restaurants report 3 out of 4 people choose dining outdoors over indoors.

Reimagine the potential of the city streets. Parklets promote a low-cost, easily implementable approach to public space improvement through projects that energize and re-invent the streetscape of an area.

Encourage non-motorized transportation and pedestrian activity. Parklets provide pocket spaces for pedestrians to sit and relax and often provide bicycle parking.

Support local businesses. Parklets attract attention to businesses and provide additional seating that can be used by café customers and others. A parklet also beautifies the street and creates a neighborhood destination.

PARKLET GUIDELINES

1) Parklets are permitted on streets with speed limits of 25 mph or less.

2)Parking Spaces. Parklets can be sited along the curb line on streets where on-street parking spaces exist. They can be considered in any location where there are space(s) for on-street parallel, angled, or perpendicular parking, including spaces with metered or unmetered parking.

3) In general, parklets must be located at least one parking space away from an intersection or street corner. A curb extension (bulb-out), or some other physical barrier that would protect the parklet in a corner location may allow the city to consider corner parklets.

4) Parklets are prohibited in front of active driveways, on street curves or hills where horizontal or vertical sight-distance is an issue. There will be a required side parking offset of at least one parking space to any element that could impede sight lines. There must be visibility for anyone parking adjacent to the parklet.

5)Parklets are prohibited in bus lanes, in front of fire hydrants, at utility access points (like manholes), and at high turnover parking spots (like banks, post office, and reserved take out/ delivery service parking).

6) Parklets cannot be installed in locations where traffic congestion is an issue or where congestion could be an issue in the short term.

DESIGN GUIDELINES

Reflective Elements at Corners

Reflective elements are required at the outside corners of all parklets. Soft-hit posts are a standard solution deployed at the outside edges; however, the City will consider additional reflective elements incorporated in the parklet design.

Wheel Stops

For parklets in parallel parking spaces, a three-foot wheel stop must be installed one foot from the curb at the edge of the front and back parking spaces. When parklets are installed adjacent to parallel parking spaces, wheel stops should be setback four feet from the parklet structure. For angled parking spaces and adjacent to driveways, City staff will work with you to determine the appropriate location for wheel stops. Wheel stops shall be made of recycled rubber/plastic.

Site Conditions

Your initial site plan should accurately reflect the existing site conditions and include streetscape features like adjacent bike racks, utility covers, street poles, existing signs, street trees, tree wells, etc.

The Platform

The platform provides the structural base for the parklet. Platforms are not required for parklet spaces requesting for less than a 6 month period. Tables and chairs may be placed directly on the pavement. Parklets requesting more than a 6 month period are required to provide a platform structure. The City strongly recommends consulting a design or construction professional to ensure that the platform will be sturdy and safe.

Bolting

Bolting into the street or penetrating the surface of the road in any way is strongly discouraged and may not be allowed with- out a restoration plan and an excavation bond posted by the applicant and their contractor. Parklets may be bolted to the existing curb, with specific restoration requirements. The parklet shall not prevent the roadway from returning to it's original state.

Platform Surface

The top of the parklet platform must be flush with the sidewalk with a maximum gap of one-half inch. In the case of a sloping street, staff will work with the designer to address issues of access.

Access and ADA compliance

If the platform base is not solid, the space underneath the platform surface must be accessible for maintenance through access panels, removable pavers, etc. A minimum 36" ADA accessible entryway to the Parklet must be maintained for all parklets.

Drainage

The parklet cannot impede the flow of curbside drainage. Designers are strongly encouraged to cover openings at either end of the parklet with screens to prevent blockage from debris.

Maintain a Visual Connection to the Street

Your parklet design should maintain a visual connection to the street. Continuous opaque walls above forty-two inches that block views into the parklet from the surrounding streetscape are prohibited. You are allowed to include columns and other vertical elements.

Umbrellas

For a parklet, if umbrellas are proposed, they shall not exceed 6 feet by 6 feet with a vertical clearance of 96 inches.

Barriers

Enclosures are required to provide a clearly defined boundary and help create a comfortable and separated space for patrons. A combination of Heavyweight Barriers and Lightweight Barriers must be used to demarcate the perimeter of the enclosure. Heavyweight barriers shall be placed no more than 6 feet apart. Lightweight barriers shall be used between Heavyweight Barriers to form a completely enclosed space.

Parklet Amenities

Amenities within the parklet space should provide comfortable seating and/or shopping arrangements. All amenities must conform to the traffic safety height requirements. Additionally, all dining elements need to sit flush with the ground without rocking.

Adherence to CDC Guidelines

Dining spaces, tables and chairs must be spaced 6 to 8 feet from table to table depending on chairs in between the tables.

Emergency Access

The following emergency vehicle access considerations must be considered as part of the parklet design:

- Tables, chairs, umbrellas, merchandise racks, or other objects or equipment shall not encroach into any fire lanes, circulations lanes, handicap spaces, pedestrian paths, sidewalk ramps, or corner curb ramp area.
- Maintain 12foot fire and emergency vehicle access on the streets
- Access to fire hydrants, fire hose connections for sprinkler systems, and entrances and exits of all buildings shall not be obstructed at any time by barriers or seating.

Emergency Action Plan

Prepare an Emergency Action Plan that will be taken in case of an emergency (hurricane or other natural disasters) addressing the removal of equipment and securing the parklet.

Responsibilities of Permittee

The permittee will be responsible for the following:

- A no-refundable application fee of *$TBD*
- All costs related to design, materials and installation.
- In case of removal, the sponsor is responsible for all removal costs.
- The on-going maintenance of the parklet including replacing, painting or fixing elements damaged due to vandalism. All parklet designs shall contain at least one (1) ADA compliant accessible entrance.
- A (1) million combines single limit per occurrence liability insurance is required for the installation and maintenance of a parklet depending on location and use.
- Maintenance of any movable furniture. In addition, all movable elements of the parklet must be safely stored indoors after business hours or prior to a tropical storm or hurricane. Landscaping elements are encouraged in parklet design. All landscaping maintenance is the responsibility of the parklet permittee.
- General maintenance including furniture and non-approved graffiti removal. In addition, permittees must maintain the area under the parklet free of debris in order to allow proper drainage, and pressure clean the parklet as necessary.

Only street-fronting property owners or tenants may apply for a parklet. Sidewalk café parklets should also comply with applicable requirements related to the City's sidewalk café ordinance, as specified in the proposed permit application program. Parklets will only be allowed for businesses with sidewalk cafes. Landlord consent to apply for a parklet is not needed.

Parklets shall not have any additional signage other than the parklet public space designation approved by the City of St Pete Beach. Parklets must be located at least one parallel parking space away from the corner, unless curb configuration, such as a large bump-out, allows for safe placement of a parklet closer to the corner (evaluated on a case by case basis). In addition, parklets must have a three-foot wheel stop at both ends, and bollards or large non-movable planters, in order to provide adequate protection for parklet users. Parklets may not take up any handicap parking space.

It is understood that some parking spaces maybe in front of businesses. The location of the parklet on an existing on-street parking space will be reviewed as part of the application process. The City will allow parklets to cross over between property and business frontages.

The nature of the program will allow City staff to evaluate and adjust the program as needed. The Transportation Department will take parklet applications on a first come first serve basis.

Fees

1. A non-refundable application fee of $TBD

2. $TBD

3. The city has the right to waive the fees in case of declared state of emergencies.

1. Submit Application

a. Application form. All Applicants must complete the attached application form.

Applications maybe denied for the following reasons;

- Incomplete applications will not be accepted.
- Inactivity for a period of three (3) months since the last action was taken.
- Failing to meet any required deadlines.

b. Site Plan. All Applicants shall provide a plan with their application form that clearly includes and indicates all of the following information:

- The footprint of the proposed Parklet, including sufficient detailed information to illustrate the design elements on either end of the proposed Parklet. The site plan can go beyond the business footprint.
- Indicate all property lines, right-of-way lines, sidewalk width, Parklet length and width, existing parking stalls, and all surface obstructions within 15 feet of the occupied area (e.g., fire hydrants, streetlights, parking meters, street trees, utility access covers).
- The number(s) on all parking meters that are to be removed must also be included in all drawings. These numbers are generally posted on the meter.
- Provide as much detail as possible to aid in the City's review of the application.

c. Neighborhood Support: Parklet sponsors must demonstrate outreach to establish support for a parklet project through

- A public meeting will be scheduled for the applicant for provide the plan for the permit and allow for public input

d. Parklet Programming. Indicate what type of elements you are proposing on the Parklet (e.g. tables and chairs, benches, landscaping, bike parking, etc.)

e. Indemnity and hold harmless statement. Each applicant shall provide a signed agreement to defend, indemnify, save, and hold harmless the City and all its officer, agents, or employees from any liability for damages resulting from any and all operations under the permit in a form approved by the City Attorney.

2. Departmental review

An interdepartmental committee (Public Works, Planning, Transportation, Parks and Recreation) will review applications, on a first-come-first-served basis, to ensure that Applicants conceptually meet program criteria.

3. Permit Application

For those Applicants with an accepted conceptual application; the next step is to submit a construction permit application and fully detailed site plan, including but not limited to items such as cross sections, elevations, structural details, safety treatments, existing utilities and maintenance of traffic plans. City staff will work with the Applicant in a collaborative fashion during this period to ensure that the Parklet design is appropriate and that the final drawings produced meet requirements.

4. Department of Business and Professional Regulation

For those applicants that will be serving alcohol, we will require the extension of the DBPR alcohol permit with amended sketches of the service area.

5. Construction Permit Approval

a. Within 10 days from submittal of a Final Plan, if it is determined by the city departments that the application satisfies all policy requirements and the Applicant has paid all necessary fees, the Department of Transportation and Parking will grant final approval and issue a permit.

6. Construct Parklet

Upon permit issuance and as a condition of permit approval, Applicants are required to inform the Department of Transportation and Parking no less than ten (10) days before beginning any site work. Installation of the Parklet must be completed within 2 weeks of permit issuance.

7. Other Permits

In conjunction with the Parklet permit, the Applicant is required to obtain any other applicable permits that may be required by other agencies.

8. Parklet Removal

Permittee, at Permittee's sole cost, shall be responsible for removal of the Parklet and restoring the ROW to its original condition upon the occurrence of one (1) or more of the following:

- the cessation of use,
- failure to comply with permit conditions or other legal requirements, or
- The Parklet poses a dangerous condition or threat to life or property.

The City may remove the Parklet for any of the following reasons:

a. Failure to maintain,

b. Violation of this Pilot Program Policy,

c. Violation of the Permit,

d. Modifications unapproved by the City,

e. When the Parklet encroachment causes a dangerous condition or threat of danger to life or property as determined by the city staff. This includes but is not limited to:

- The Parklet is encroaching into a travel lane or bike lane
- The Parklet has lost structural integrity
- A gap develops between the Parklet and sidewalk
- The Parklet creates a visibility issues

f. As a condition of permit issuance, the Parklet Permittee shall agree in writing to authorize the City to remove the Parklet at the Permittee's sole cost in the event that any of the occurrence of any of the circumstances for removal herein.

If any of the above violations occur, the applicant will be sent notice of the violations and except in the case of dangerous or threatening conditions, will be given a maximum of five (5) working days to remedy the condition or remove the Parklet. If in the event that the Permittee fails to timely or adequately maintain or repair the encroachment or remove the encroachment within the five (5) working days, the permit will be terminated. Once the permit is terminated, the Parklet must be removed at the sole cost of the Permittee within three (3) calendar days. When the encroachment causes a dangerous condition or threat of danger to life or property, the permit will be terminated without the five (5) day notice and removed immediately at Permittee's cost.

The City, at its sole discretion, may remove the Parklet and restore the public right-of-way to its previous condition upon a finding that it is in the public interest for the City to fund or partially fund removal of the Parklet.

Transfer of Permits

If the Permittee sells its business interests, one of the following must be done:

1. Remove the Parklet; or

2. With the City's approval, Purchaser and Permittee must execute a new permit in the purchaser's name with their signature and comply with all other requirements for the issuance of a permit, such as insurance.