



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, June 3, 2021
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. **Minutes 5-6-2021**
4. Action Items
 - a. **Local Historic Designation - Sandpiper Beach Cottages (#21032)**
105 6th Ave (Case No. 21032); Local Historic Designation for the Sandpiper Beach Cottages.
 - b. **Certificate of Appropriateness and FEMA Variance - Sandpiper Beach Cottages (#21030-31)**
105 6th Ave (Case No. 21030 & 21031); Certificate of Appropriateness and Variance from the Floodplain Management Regulations (commonly referred to as the FEMA 50 percent rule) for interior and exterior renovations to the Sandpiper Beach Cottages.
5. Discussion Items
 - a. **Sunshine Public Records Committee Training**
6. Next Meeting: 07-01-2021
7. Adjournment

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

May 6, 2021 3:30 PM

PRESENT: Sean Hurley, Vice Chair
Bill Loughery, Member
Holly Young, Member
Tia Hockensmith, Member

EXCUSED: Chris Marone, Chair

STAFF PRESENT: Lynn Rosetti, Senior Planner; Ginny Bodkin, Deputy City Clerk; Jordan Elmore, Zoning and Permit Tech

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

1. Changes to the Agenda – Member Young asked to add a discussion item regarding the freeze on development in Pass-a-Grille and Member Hockensmith asked to add a discussion item on historical street signs and street marker on 10th Avenue.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes - Historic Preservation Board 4/01/2021 Minutes

Member Young moved, and Member Loughery seconded the approval of the April 1, 2021 minutes as presented; the motion carried unanimously.

4. Election of Officers

a. Chair and b. Vice Chair

Member Loughery moved, and Member Young seconded the appointment of Chris Marone as Committee Chair for 2021-2022; the motion carried unanimously.

Member Loughery moved, and Member Young seconded the appointment of Sean Hurley as Committee Vice Chair for 2021-2022; the motion carried unanimously.

5. Action Items

**a. 21032 - 105 6th Ave Local Historic Designation
Continued to June 3, 2021**

Vice Chair Hurley moved and Member Young seconded to continue Case 21032, the Local Historic Designation of 105 6th Avenue, from today until June 3, 2021. The motion carried unanimously.

**b. 21031 & 21030 - 105 6th Ave FEMA Variance and COA
Continued to June 3, 2021**

Vice Chair Hurley moved, and Member Loughery seconded to continue Case 21031 & 21030 – 105 6th Avenue FEMA Variance and COA until June 3, 2021. The motion carried unanimously.

**c. 21009 & 21008 - 504 Pass-A-Grille Way FEMA Variance and COA
Request to renovate an existing duplex into a single-family residence.**

Senior Planner Lynn Rosetti reviewed the exhibit list for the presentation that she provided on these two requests for 504 Pass-a-Grille Way. The presentation included historic photographs and a list of the proposed changes for the Certificate of Appropriateness. Ms. Rosetti reviewed the Secretary of Interior Standards and how the proposal complies with them.

The property owner also requested a recommendation to the Board of Adjustment for a variance to add an entry to the north side of the residence where a deteriorating chimney structure needs to be demolished. The proposed entry steps encroach into the secondary street setback by 4.9 feet.

Following a review of Floodplain Variance Criteria, Ms. Rosetti reviewed staff findings and their recommendation to approve the Certificate of Appropriateness and related FEMA variance as well as a positive recommendation to the Board of Adjustment for a 4.9ft encroachment into the secondary street side setback.

Matt Schoeppe of Florencia Design Build appeared to answer questions regarding the variance for the new side entry and other Board inquiries.

Member Young moved and Member Loughery seconded the approval of the requested Certificate of Appropriateness for Case 21008, as presented by staff. The motion carried 4-0.

Member Loughery moved Member Young seconded the approval of the FEMA Variance for Case 21009, subject to the condition that the Board of Adjustment approve a 4.9-foot encroachment into the required 5-foot secondary street setback for new entry stairs. The motion carried unanimously.

6. Discussion Items

Member Young referred to the 180-day moratorium on the building of new homes in Pass-a-Grille. Ms. Rosetti explained the moratorium is only for new construction in terms of waterfront rear setbacks due to possible conflicts within the Pass-A-Grille Overlay standards.

Community Development Director Wesley Wright appeared to give further details of the moratorium, explaining that the Pass-A-Grille Overlay was created in 2003. The related Standards were created in 2017 and provide for additional setback affordances for residential properties if certain criteria are met. There is a five-foot discrepancy and the goal is uniformity. The matter will go before the City Commission after the Planning Board and this Board review.

Member Hockensmith inquired about a historic street marker on 10th Avenue that has an image of the Gulf Beaches Museum. Mr. Wright confirmed that is not a new sign and that per the Commission budget workshop, the other historic street signs may still be considered.

h. Next Meeting/Adjournment - The next meeting is June 3, 2021.

Member Hockensmith moved and Member Young seconded adjournment at 4:30 PM.

These minutes will be considered for approval at the June 3, 2021 Historic Preservation Board meeting.

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Local Historic Designation - Sandpiper Beach Cottages (#21032)

Date: June 3, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: The property owner is requesting Local Landmark Designation for 105 6^h Avenue, a two-unit residential property (one house, one cottage).

Funding: N/A

Requested Motion: Motion to APPROVE case #21032 for a Local Historic Designation at 105 6th Ave.

Attachments:

1. HPB Local Designation Report 105 6th Avenue LHD Case# 21032
2. LHD Application
3. LHD Supporting Docs



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

Application for Local Historic Designation Case No. 21032

Property Owner: Sandpiper Beach Cottages, LLC

Meeting Date: June 3, 2021

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

REQUEST	The property owner is requesting Local Landmark Designation for 105 6 th Avenue, a two-unit residential property (one house, one cottage).
SUBJECT PROPERTY	105 6 th Avenue Morey Beach, Block 7, Lot 15 Parcel I.D. #19-32-16-58932-007-0150
LAND USE / ZONING	RLM-2 / PAG Overlay District: Residential Low Medium / Residential District, Pass-a-Grille Overlay District
YEAR BUILT	Circa 1915
HISTORIC STATUS	Contributing structure to the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI 12526.
SURROUNDING AREA	North – Single family residence circa 1920 (two stories) South – Single-family residence circa 1945 (one story) East – Single family residential circa 1988 (three stories) West – Single-family residential circa 1920 (two stories)

BACKGROUND and ANALYSIS

The subject property consists of two residential units: one house and one cottage. There is also a storage shed located between the units on the east side of the lot. All three buildings are currently painted white with light blue trim. The house and the cottage are contributing structures and the storage shed is noncontributing. Review of the 1986 survey and National Register Historic District files indicate that the storage shed did not exist in 1986. Staff has not been able to determine when the shed was added. However, the 2015 Pass-a-Grille survey update noted the storage shed and determine it to be noncontributory. This storage shed has been constructed in a manner that blends well with the two contributing structures which are frame vernacular and are from the same time era. The storage shed gives the appearance of a frame vernacular and appears to emulate the earlier buildings with respect to material, appearance, and style. This property is part of the original boundary area of the Pass-a-Grille National Register Historic District. Overall, the property is typical of the buildings that populated the earliest portion of the historic district.

On September 14, 1989, the Pass-a-Grille Historic District was nominated to the National Register of Historic Places and included 105 6th Avenue. The original Pass-a-Grille Historic District is comprised of mainly wood frame vernacular residences and one commercial street (8th Avenue) located in portions of an area 10 blocks long and one block wide and located at the southern end of historic Long Key (Long Key is the island that is known today as St. Pete Beach). The original district is made up of one and two-story houses, along with some two-story masonry vernacular commercial buildings that generally reflect the construction techniques and building types characteristic of the period between 1890 to 1920. As previously noted, the subject property is typical of other such buildings in this portion of the historic district.

Sec. 28.20. - Designation report.

Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

(1) Individual historic buildings or archaeological sites:

a. A physical description of the building or site and its character-defining features accompanied by photographs.

The two contributing buildings (house and cottage) are small one-story frame vernacular buildings that are similar to other such buildings located in the Pass-a-Grille Historic District. The Local Designation application includes photographs from the applicant and are included with this report. The Florida Master Site Files are also attached and include photos from 1986 and 2015. Finally, a survey is attached that identifies the two contributory building as well as the noncontributory storage shed.

b. A statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by this division.

Built in 1915, 105 6th Avenue meets Section 28.22(1) as follows:

- Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction;
- Contributes in the area of community planning and development; and,
- Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

c. A description of the existing condition of the building or site including any potential threats or other circumstances that may affect the integrity of the building or site.

The existing buildings appear to be in good condition.

d. A statement of rehabilitation or adaptive use proposals, if applicable.

The property will remain single-family. The extent of the work proposed to be undertaken is outlined in COA case report No. 21030. The following is a list of the overall work to be undertaken:

Description of Work as Submitted by Applicant

- 1 Install all new single hung impact resistant aluminum window throughout. All three structures/cottages.
- 2 Install new historical compatible entry doors to front and rear entrances of front and rear cottage.
- 3 Removal of existing vinyl siding on both cottages and replace with new 6 In solid LP Smartside solid siding and trim.
- 4 Demolition of existing front yard block planter, concrete pavers and concrete decks. Installation of "all" hexagon patio deck and walkways throughout all pool and patio areas - as per plans.
- 5 Remove 4ft chain link fence and installation of new 7ft pressure treated wood fence on rear of property adjacent to alley including new entry gate with trellis/arbor above.
- 6 New landscaping as per plans including removal of existing gravel surface and replacement with new 3/4" size shell throughout
- 7 New in-ground 10' x 14' pool and pool equipment with decorative back wall.
- 8 Build new 8' x 12' elevated wood deck on rear (East side) of front cottage. This opening was a window, and it is being changed to a single lite wood door.
- 9 New cypress picket fence in front of property. Approximately 40 linear feet. (asper plans). Natural - NO paint finish.
- 10 Install new 4 ft high cypress picket fence in both sides of the property including two self-closing gates to secure pool area. Includes a new trellis on the right-side entry gate at rear of driveway. Natural - NO paint finish.
- 11 New louver wood pool shower enclosure (in cypress) at rear of front cottage. Natural - NO paint finish.
- 12 Painting of exterior siding and roof overhang of all cottage buildings, including doors and trim.
- 13 New Exterior Light fixtures for all cottages.

e. A location map, showing relevant zoning and land use information.

The subject property located at 105 6th Avenue is zoned RLM-2/PAG, Residential District/Pass-a-Grille Overlay which is intended for mixed residential uses. (Divisions 11 and 20 of the LDC.) A zoning map and aerial are attached to this report.

f. A recommendation concerning the eligibility of the building or site for designation pursuant to this division and a listing of those features of the building or site which require specific historic preservation treatments.

Staff recommends that this residential structure be recognized as a locally designated historic property because it is significant as a contributing early single-family residential structure that typifies Pass-a-Grille's scale and massing. The proposed modifications are listed under Section "d" of this designation report. Staff will review these proposed modifications in the Certificate of Appropriateness staff report.

g. A photographic record of the property. Such record should include a comprehensive photographic representation of the interior and/or exterior appearance of all structures associated with the designation request.

The photographic record is attached to this designation report and include recently taken photographs and those contained with the FMSF forms.

Sec. 28.22 – Designation criteria established.

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

(1) Historic buildings. A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated with the life of a person who has played a significant role in our local, state or national history; or
- d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
- e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
- f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Staff analysis: Staff supports this application to locally designate 105 6th Avenue as an historic property. According to this property's Florida Master Site File, the building is significant in the areas of architecture and community planning and development. It is a contributing resource to the Pass-a-Grille National Register Historic District and City of St. Pete Beach-designated Pass-a-Grille Historic District. The existing house exhibits typical scale and massing of the many other contributing structures within the historic district. This house and cottage fit into the context of the historic district, both as existing and proposed. Its use as a single-family residence with a cottage will continue.

Bibliographic References:

Florida Master Site File 8PI12526 (2015)

Pass-a-Grille Historic Sites Survey, City of St. Pete Beach, Pinellas County, Florida, 1986, prepared by Gladys Cook, Historic Preservation Consultants, Inc., Sarasota, Florida 33577.

Pass-a-Grille Historic Sites Survey, City of St. Pete Beach, Pinellas County, Florida, April 2015, prepared by Geoffrey B. Henry, M.A. and G. Ellen Rankin, B.S., TRC Environmental Corporation, Lanham, Maryland.

Zoning Map



Aerial Photograph



ATTACHMENTS

Application
Survey/Site Plan
Pool Permit
NR District Photos and Information 1986 for subject property
FMSF 2015
Site Photographs



Application for Local Historic Designation

June

GENERAL INFORMATION

Case Number 21032

Property Owner Name & Address

Sandpiper Beach Cottages LLC

208 Andalusia Ave

Coral Gables ,FL 33134

Phone 305-442-9494

Email Address Venny@torrecompanies.com

Agent or Representative Name & Address

Venny Torre

208 Andalusia Ave

Coral Gables ,FL 33134

Phone 305-442-9494

Email Address dionne@torrecompanies.com

Property Address, Legal Description, Parcel ID

105 6th Ave St Pete Beach 33706, Morey Beach H1/102 21152/2013

19-32-16-58932-007-0150

Historic Name of Property (if applicable): Unknown

Florida Master Site File Number (if applicable): PI 12526

Florida Master Site File Recorder: TRC Solutions
(Name and Title, if applicable):

I (the undersigned) am the legal owner/legal representative of Sandpiper Beach Cottages LLC located at 105 6th Ave and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: [Signature]

Date: 1/9/21

TYPE OF REQUEST

- X ----- Individual historic building
- Individual archaeological site
- Historic or archaeological district
- Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting the proposed boundary. (Use continuation sheet if necessary). Include acreage or land square footage of the subject property.

1 story frame vernacular structures

FUNCTION OR USE

Historic Functions
Residential 2 units 1 house
1 Cottage still existing

Current Functions
Residential 2 units 1 house, 1 Cottage
Still Existing

DESCRIPTION

Architectural Classification
Frame Vernacular, rectangular, 1 story
Overhanging eaves, pierced concrete foundation infill

Materials
Frame Vernacular, ext, vinyl, Gable roof, asphalt roof
1/1 double hung vinyl sash windows

STATEMENT OF SIGNIFICANCE

Designation Criteria Established (mark one or more boxes for the appropriate criteria)

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

- (1) **Historic buildings.** A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration or master plan, and when no other building or association has survived; and
- ☒ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

- (2) **Historic districts.** A district is of historic significance if it:

- ☐ Represents a significant entity whose components may lack individual distinction; or
- ☒ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

- (3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:

- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
- ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

Built in 1915 turn of 21st century house typical of Pass-a-grill

historical district.

2. Significant Dates (date constructed and altered, if applicable)

Year built 1915

3. Significant Persons

Unknown

4. Cultural Affiliation/Historic Period

The 20th century Pass-a-Grille historic district spans the entire 20th century beginning around 1900, the existing house & cottage exhibit typical scale and massing of many other contributory structures this house & cottage fit into the context of this historic district.

5. Architect

Unknown

6. Builder

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
5. Provide a location map, showing relevant zoning and land use information.

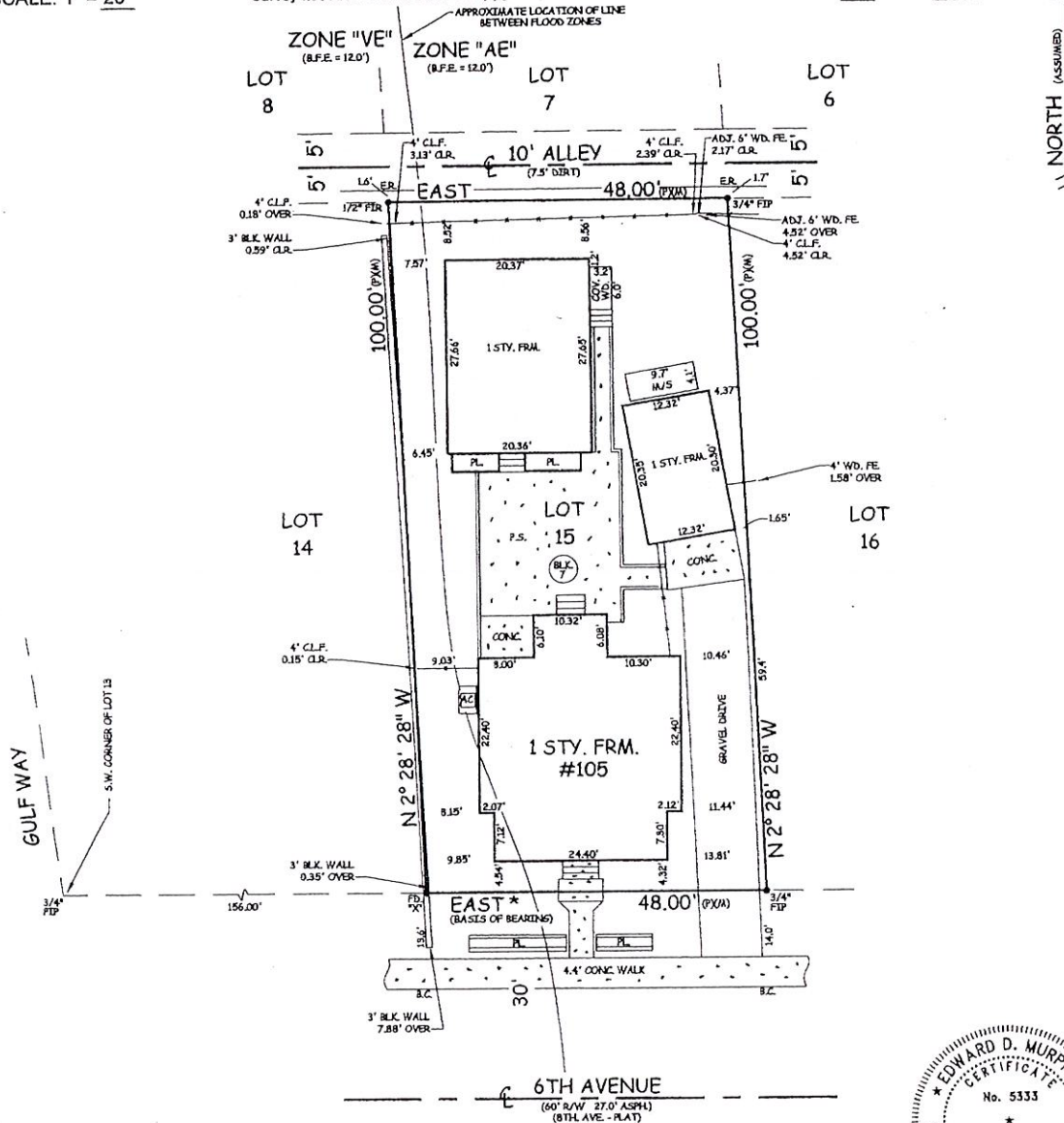
Major Bibliographic References

Please cite the books, articles, and other sources used in preparing this form below or on one or more continuation sheets.

JOB NO.: 201434		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 8/26/2020			FAX (727) 344-4640

CERTIFIED TO: OCT Holdings, LLC / Sandpiper Beach Cottages, LLC
 Anderson & Brodersen, P.A.
 Old Republic National Title Insurance Company

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 19 TWP. 32 S. RGE. 16 E.



*The location of the line between flood zones has been approximated based upon flood maps that scale one inch to 500 feet making an exact location of the line impossible to determine. Accordingly, this survey will not be responsible for decisions concerning flood insurance requirements based upon the approximate line of the flood zones shown hereon.

A BOUNDARY SURVEY OF: Lot 15, Block 7, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: AE - VE Comm. Panel No.: 125149 0286 G Map Date: 9/03/03 Base Flood Elev.: 12.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY (S), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS ENDORSED WITH SURVEYORS SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

REVISOR LOT WIDTH TO 48.00 FEET 9/1/2020

EDWARD D. MURPHY REG. P.L.S. # 6393

LEGEND: F.I.P. - FOUND IRON PIPE F.O.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD B.I.R. - SET IRON ROD 1/2" LB #410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE F.R.L. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	P.D. - FOUND NAIL AND DIBK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION X-X-X - FENCE FE - FENCE C.L.F. - CHAIN LINK FENCE A/F - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIAL A.R.C. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER M.S. - MASONRY F.R.M. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M.B. - METAL SHED A.L.M. - ALUMINUM W.H. - WATER HEATER P.B. - PATIO STONE C.P. - CARPORT P.L. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W.W. - WING WALL C. - CENTERLINE R/W - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	E.S.M.T. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CUL. - CULVERT COL. - COLUMN W.D. - WOOD B.L.K. - BLOCK S.W. - SEAWALL ASPHL. - ASPHALT UTIL. - UTILITY D.R. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C.W.D. - COVERED WOOD C.P.S. - COVERED PATIO STONE C.C. - COVERED CONCRETE A.C. - AIR CONDITIONER S.P. - SCREENED PORCH P.P. - OVERHEAD POWER LINES T-T - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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**CITY OF ST. PETE BEACH
HISTORIC PRESERVATION BOARD
NOTICE OF PUBLIC HEARING**

The City of St. Pete Beach Historic Preservation Board will consider the following FEMA Variance on **May 6, 2021** at **3:30 P.M.** or as soon thereafter in the St. Pete Beach City Commission Chamber, 155 Corey Ave., St. Pete Beach, FL 33706

FEMA VARIANCE –

105 6th Ave (Case No. 21031); Variance from the Floodplain Management Regulations (commonly referred to as the FEMA 50 percent rule) to perform work that constitutes a substantial improvement to complete renovations to the property. (Accompanied by an application for a Local Historic Designation (21032) and a Certificate of Appropriateness (21030).)

NOTE: The above-scheduled public hearing may be continued from time to time pending adjournment. Any written comments that are received on the subject matter will become part of the official record. Any person who decides to appeal any decision of the Historic Preservation Board with respect to any matter considered at this hearing will need a record of the proceedings and, for such purposes, 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 based. American with Disabilities Act: Florida Statutes Chapter 286.26. Accessibility of public hearings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a hearing should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the hearing for assistance.

A copy of this variance is on file in the Community Development Office and may be inspected by the public. Any interested parties may appear at the meeting and be heard with respect to the requested variance.

FOR MORE INFORMATION OR TO VIEW THE FILE ON THIS REQUEST, PLEASE CONTACT: City of St. Pete Beach, Community Development Department, 155 Corey Avenue, St. Pete Beach, Florida 33706 - (727) 363-9253.

April 21, 2021

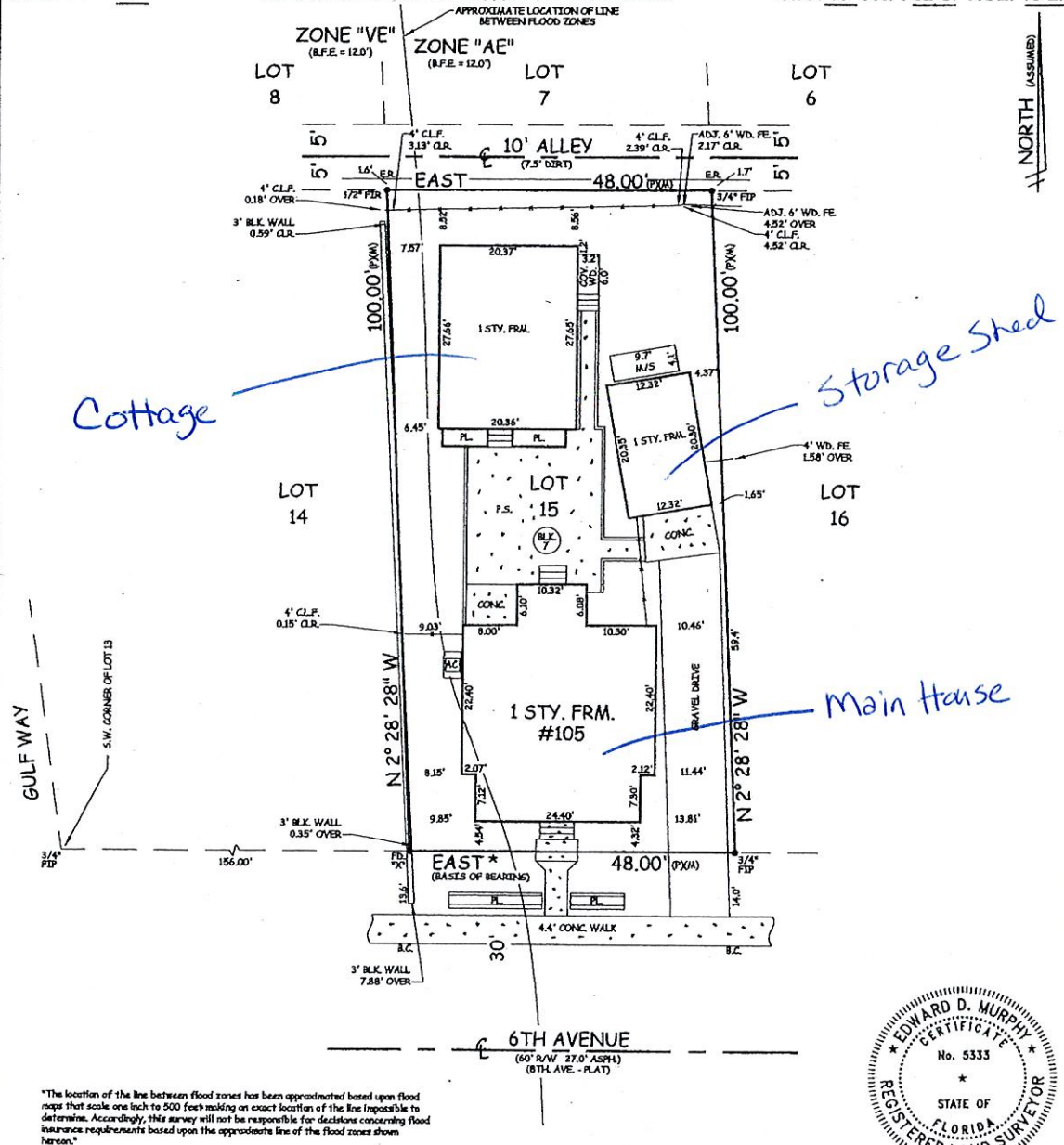
JOB NO.: 201434		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
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 Anderson & Brodersen, P.A.
 Old Republic National Title Insurance Company

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 19 TWP. 32 S. RGE. 16 E.



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According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: AE - VE Comm. Panel No.: 125149 0286 G Map Date: 9/03/03 Base Flood Elev.: 12.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 52-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

LEGEND:
 F.I.P. - FOUND IRON PIPE
 F.C.M. - FOUND CONCRETE MONUMENT
 F.I.R. - FOUND IRON ROD
 S.I.R. - SET IRON ROD 1/2" LB #7410
 S.R.C. - POINT OF REVERSE CURVATURE
 P.C.C. - POINT OF COMPOUND CURVATURE
 F.N.L. - FINISHED FLOOR ELEVATION
 P.R.M. - PERMANENT REFERENCE MONUMENT
 N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988

F.D. - FOUND
 N.A.D. - NAIL AND DISK
 P.O.L. - POINT ON LINE
 P.C. - POINT OF CURVATURE
 P.T. - POINT OF TANGENCY
 P.I. - POINT OF INTERSECTION
 X.X.X. - FENCE
 F.E. - FENCE
 C.L.F. - CHAIN LINK FENCE
 A.I. - ADJACENT FENCE
 A.D.I. - ADJACENT

R. - RADIUS
 A. - ARC
 C. - CHORD
 A. - DELTA
 R.W. - RIGHT OF WAY
 S. - NUMBER
 M.B. - MASONRY
 F.M. - FRAME
 G.I. - GRATE INLET
 C.B. - CATCH BASIN
 F.H. - FIRE HYDRANT

M.B. - METAL SHED
 A.L.M. - ALUMINUM
 W.H. - WATER HEATER
 P.B. - PATIO STONE
 C.P. - CARPORT
 P.L. - PLANTER
 S. - BACK OF CURB
 E.P. - EDGE OF PAVEMENT
 E.R. - EDGE OF ROAD
 E.O.W. - EDGE OF WATER
 T.O.B. - TOP OF BANK

W.W. - WING WALL
 C. - CENTERLINE
 R.W. - RIGHT OF WAY
 P. - PLAT
 C. - CALCULATION
 D. - DEED
 M. - MEASURED
 N. - NORTH
 S. - SOUTH
 E. - EAST
 W. - WEST

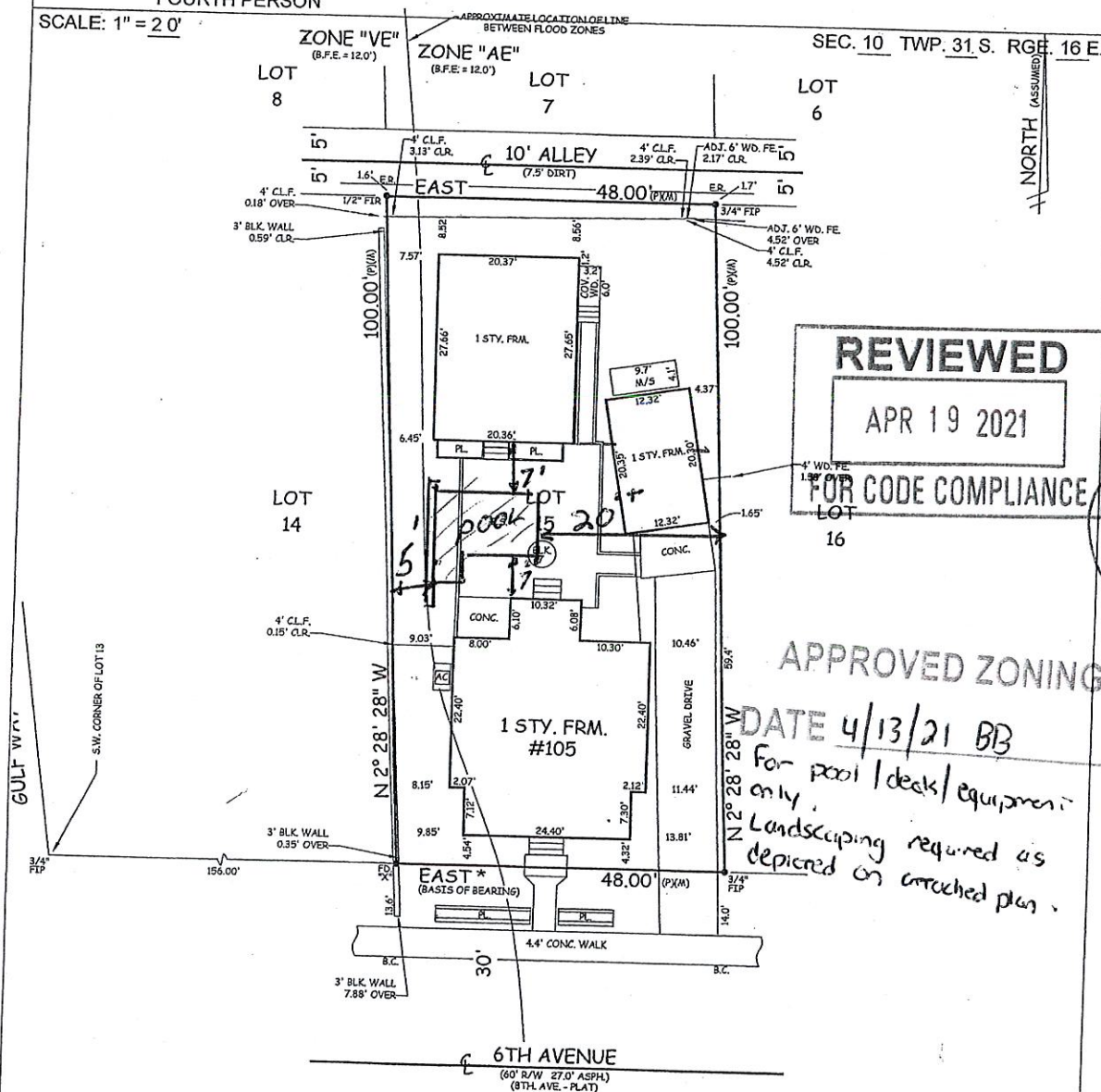
ESMT. - EASEMENT
 M.H. - MANHOLE
 CONC. - CONCRETE
 CUL. - CULVERT
 C.O. - COLUMBIA
 W.D. - WOOD
 B.U. - BLOCK
 S.W. - SEAWALL
 ASPH. - ASPHALT
 UTIL. - UTILITY
 DR. - DRAINAGE
 O.H. - OVERHANG
 G.A. - GARAGE
 C.W. - COVERED WOOD
 C.P. - COVERED PATIO STONE
 C.O. - COVERED CONCRETE
 A.C. - AIR CONDITIONER
 S.P. - SCREENED PORCH
 P.P. - OVERHEAD POWER LINES
 T.T. - OVERHEAD TELEPHONE LINES
 P.P. - POWER POLE
 L.P. - LIGHT POLE



JOB NO.: 010300		MURPHY'S LAND SURVEYING, INC. LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710	L.B. #6960
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 02/10/01			PH. (727) 344-4640

CERTIFIED TO: FIRST PERSON
SECOND PERSON
THIRD PERSON
FOURTH PERSON

SCALE: 1" = 20'



"The location of the line between flood zones has been approximated based upon flood maps that scale one inch to 500 feet making an exact location of the line impossible to determine. Accordingly, this survey will not be responsible for decisions concerning flood insurance requirements based upon the approximate line of the flood zones shown herein."

A BOUNDARY SURVEY OF: Lot 15, Block 7, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

A BOUNDARY SURVEY OF: Lot 00, Block 00, SUBDIVISION NAME, as recorded in Plat Book 00, Page 00 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. department of housing and urban development, this property appears to be located in
 Flood zone: C Comm. Panel No.: 125148 0001 B Map Date: 9/30/83 Base Flood Elev.: N/A

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF BELIEF UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY, (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

EDWARD D. MURPHY REG P.L.S. # 5333

LEGEND:

F.I.P. - FOUND IRON PIPE
 F.C.M. - FOUND CONCRETE MONUMENT
 F.I.R. - FOUND IRON ROD
 S.I.R. - SET IRON ROD 1/2" LB #6960
 P.R.C. - POINT OF REVERSE CURVATURE
 P.C.C. - POINT OF COMPOUND CURVATURE
 FIN. FLR. - FINISHED FLOOR ELEVATION
 N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM OF 1929
 E.O.W. - EDGE OF WATER

P.O.L. - POINT ON LINE
 P.C. - POINT OF CURVATURE
 P.T. - POINT OFF TANGENCY
 P.I. - POINT OF INTERSECTION
 X-X-X - FENCE
 J-I-I - ADJACENT FENCE
 C.L.F. - CHAIN LINK FENCE
 M.S. - METAL SHED
 C.C. - COVERED CONCRETE
 C.B. - CATCH BASIN

R. - RADIUS
 A. - ARC
 C. - CHORD
 A - DELTA
 W.W. - WING WALL
 R/W - RIGHT OF WAY
 # - NUMBER
 M.S. - MASONRY
 FRM. - FRAME
 G.I. - GRATE INLET

ESMT. - EASEMENT
 ALUM. - ALUMINUM
 W.H. - WATER HEATER
 P.S. - PATIO STONES
 C.P. - CARPORT
 PL. - PLANTER
 B.C. - BACK OF CURB
 E.P. - EDGE OF PAYMENT
 E.R. - EDGE OF ROAD
 N - NORTH

C. - CENTERLINE
 S.P. - SCREENED PORCH
 (P) - PLAT
 (C) - CALCULATION
 (D) - DEED
 (M) - MEASURED
 B.C. - BACK OF CURB
 E.P. - EDGE OF PAYMENT
 E.R. - EDGE OF ROAD
 S. - SOUTH

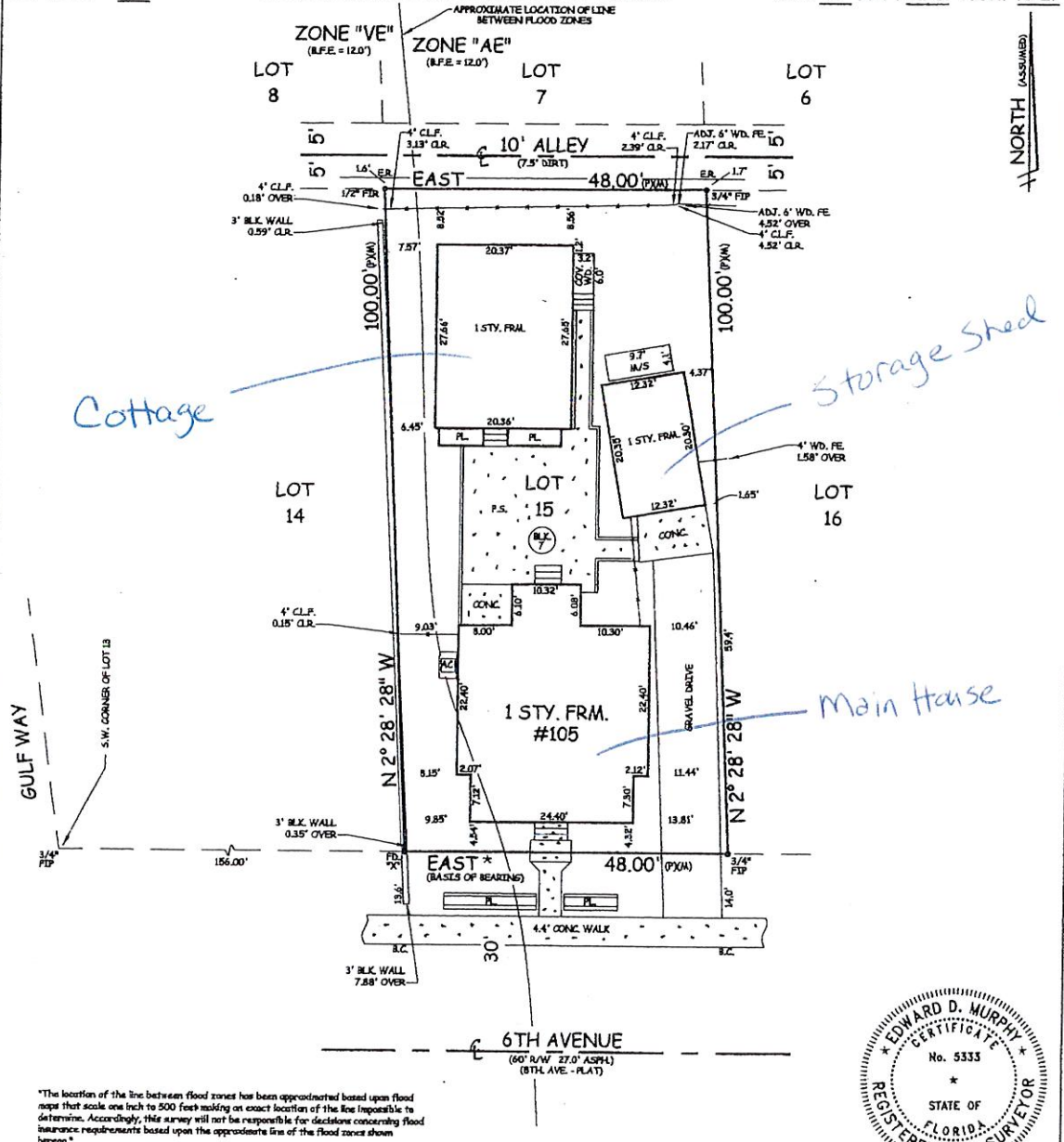
CONC. - CONCRETE
 CLR. - CLEAR
 N.A.D. - NAIL AND DISK
 W.D. - WOOD
 BLK. - BLOCK
 S.W. - SIDEWALK
 ASPH. - ASPHALT
 DR. - DRAINAGE
 E. - EAST

C/WD - COVERED WOOD
 C/P.S. - COVERED PATIO STONE
 A/C. - AIR CONDITIONER
 P.P. - OVERHEAD POWER LINES
 T.T. - OVERHEAD TELEPHONE LINES
 ADJ. - ADJACENT
 FE - FENCE
 T.O.B. - TOP OF BANK
 COL. - COLUMN
 W. - WEST

JOB NO.: 201434		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 8/26/2020			FAX (727) 344-4640

CERTIFIED TO: OCT Holdings, LLC / Sandpiper Beach Cottages, LLC
 Anderson & Brodersen, P.A.
 Old Republic National Title Insurance Company

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 19 TWP. 32 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 15, Block 7, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: AE - VE Comm. Panel No.: 125149 0286 G Map Date: 9/03/03 Base Flood Elev.: 12.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND, OR ON THE SURFACE OF THE LAND AND NOT VISIBLE, AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF, UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

REVISED LOT WIDTH TO 48.00 FEET 9/11/2020

EDWARD D. MURPHY REG. P.L.S. #5333

LEGEND:
 F.I.P. - FOUND IRON PIPE
 F.O.M. - FOUND CONCRETE MONUMENT
 F.I.R. - FOUND IRON ROD
 B.I.R. - SET IRON ROD 1/2" LB #1410
 P.R.C. - POINT OF REVERSE CURVATURE
 P.C.D. - POINT OF COMPOUND CURVATURE
 F.M.L. - FINISHED FLOOR ELEVATION
 P.R.M. - PERMANENT REFERENCE MONUMENT
 N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988

FD - FOUND
 N.A.D. - NORTH AMERICAN DATUM
 P.O.L. - POINT ON LINE
 P.C. - POINT OF CURVATURE
 P.T. - POINT OF TANGENCY
 P.I. - POINT OF INTERSECTION
 J.C.K. - JUMP
 FE - FENCE
 C.L.F. - CHAIN LINK FENCE
 A.D.U. - ADJACENT FENCE

R - RADIUS
 A - ARC
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 F.H. - FIRE HYDRANT

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 W.H. - WATER HEATER
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 C.P. - CARPORT
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 W. - WEST

E.S.M.T. - EASEMENT
 M.H. - MANHOLE
 C.O. - CONCRETE
 C.U. - CULVERT
 C.O. - COVERED CONCRETE
 W.O. - WOOD
 B.L. - BLOCK
 S.W. - SEAWALL
 A.S.P. - ASPHALT
 U.T. - UTILITY
 D.R. - DRAINAGE



1986

GARY G LYTTLE
105 6TH AVE

Type	1922 Frame Vernacular One story house
Roof and Related Features	Asphalt shingle hipped roof
Projections	Front enclosed patio
Structure and Materials	Horizontal wood panel siding Stands on raised concrete blocks with decorative wooden skirt
Windows and Doorways	Older windows with metal frames
Additions	Garage in the back of the house Asphalt shingle hipped roof Horizontal wood panel siding
Other	Central A/C



1986



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12526**
 Field Date 1-5-2015
 Form Date 3-14-2015
 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) 105 6th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey 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

Street Number 105 Direction _____ Street Name 6th Street Type Avenue Suffix Direction _____
 Address: 105 6th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 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 # 19-32-16-58932-007-0150 Landgrant _____
 Subdivision Name MOREY BEACH Block 7 Lot 15
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1915 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): c1915 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, porch
 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 Rectangular Number of Stories 1
 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. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 double-hung vinyl sash windows

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, pierced concrete foundation infill

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A 1-story guest house is set on concrete piers with pierced concrete infill and features 6/6 sash windows. A non-contributing shed is on the property.

DHR USE ONLY

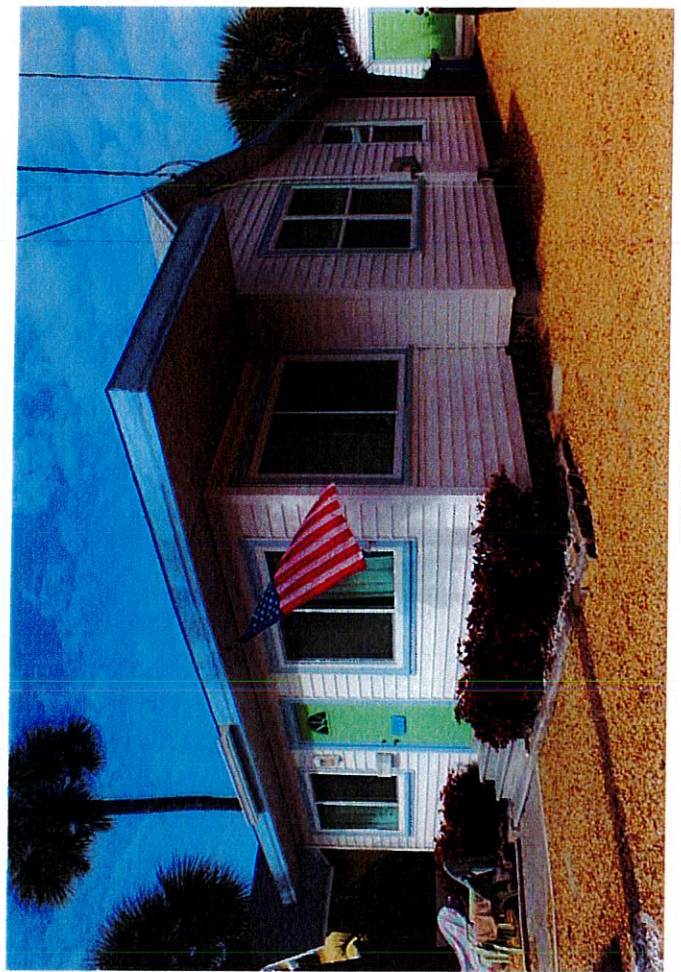
OFFICIAL EVALUATION

DHR USE ONLY

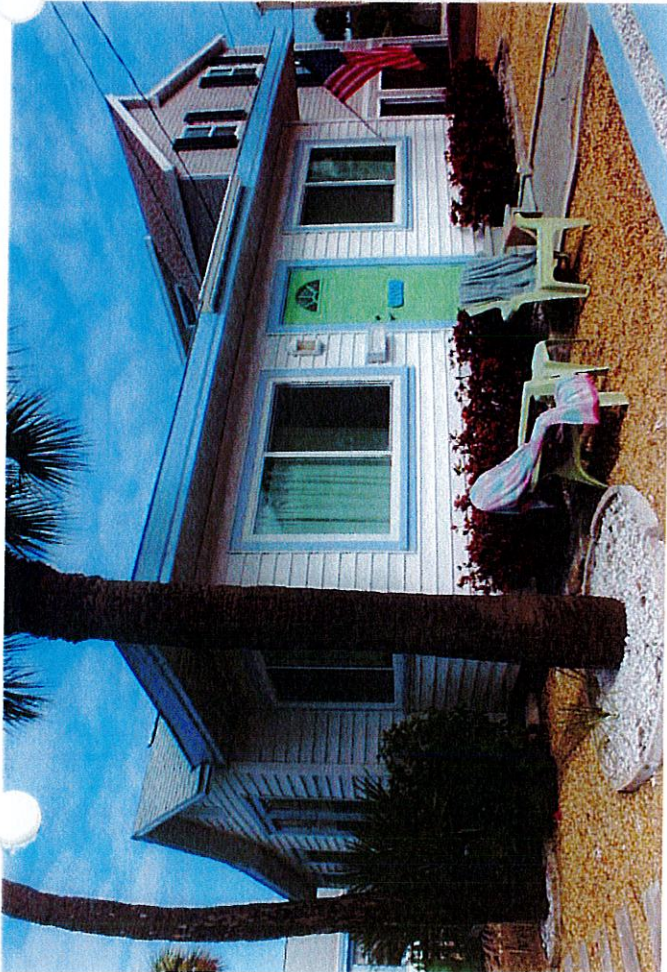
NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 OWNER - Determined eligible: ☐ yes ☐ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)



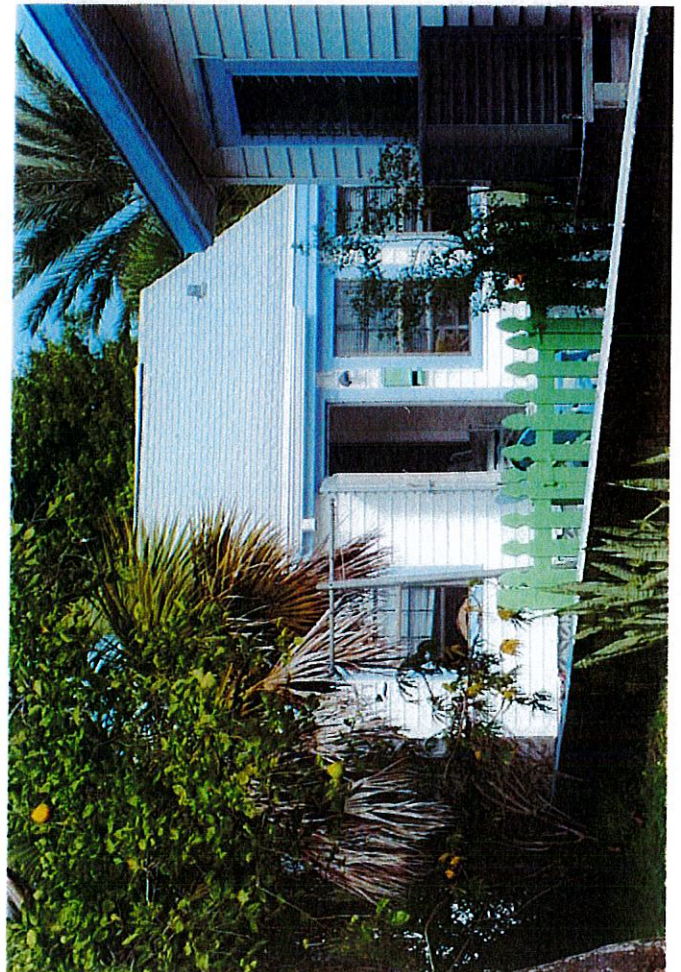
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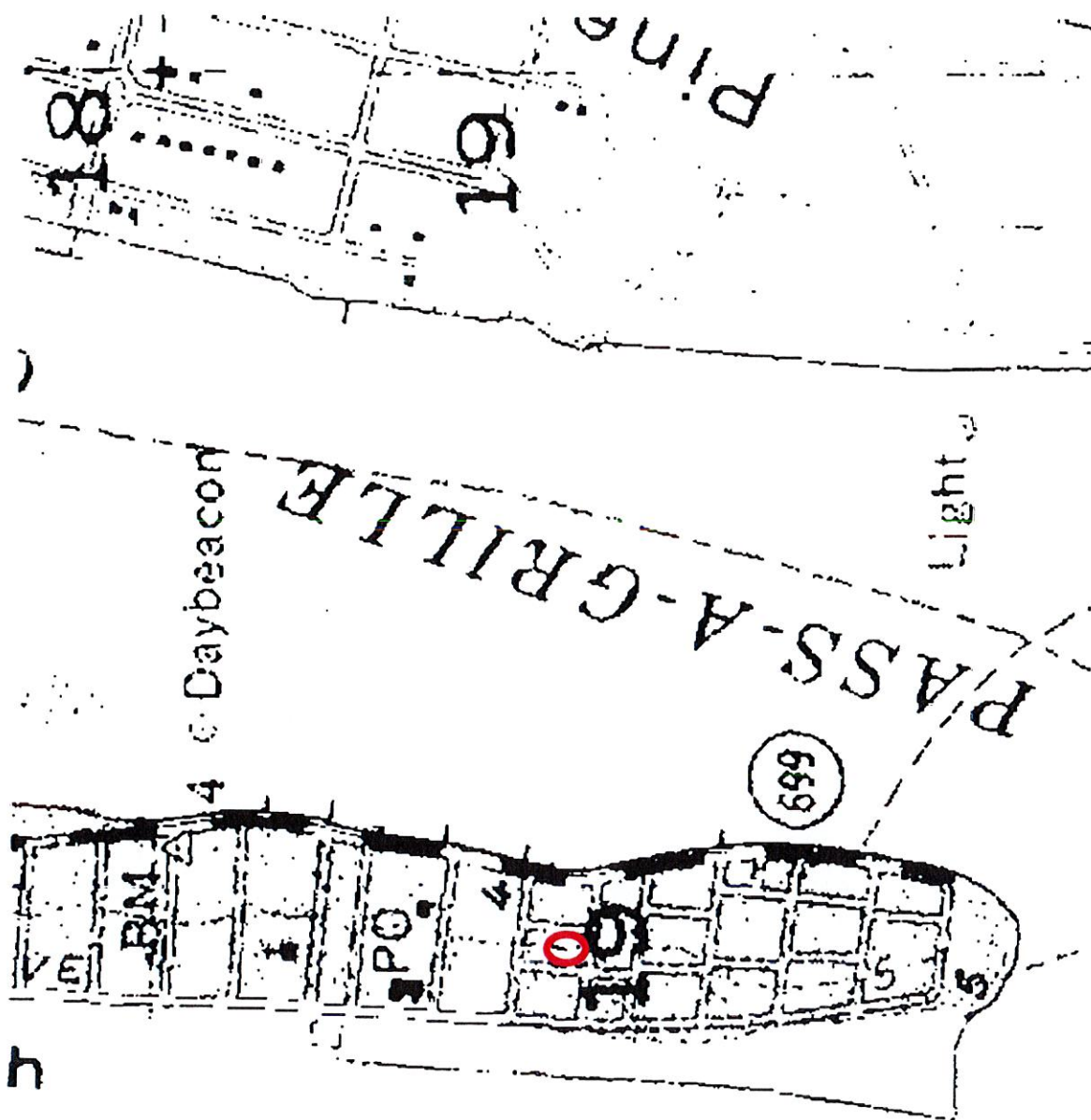
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6th_105_P112526_02

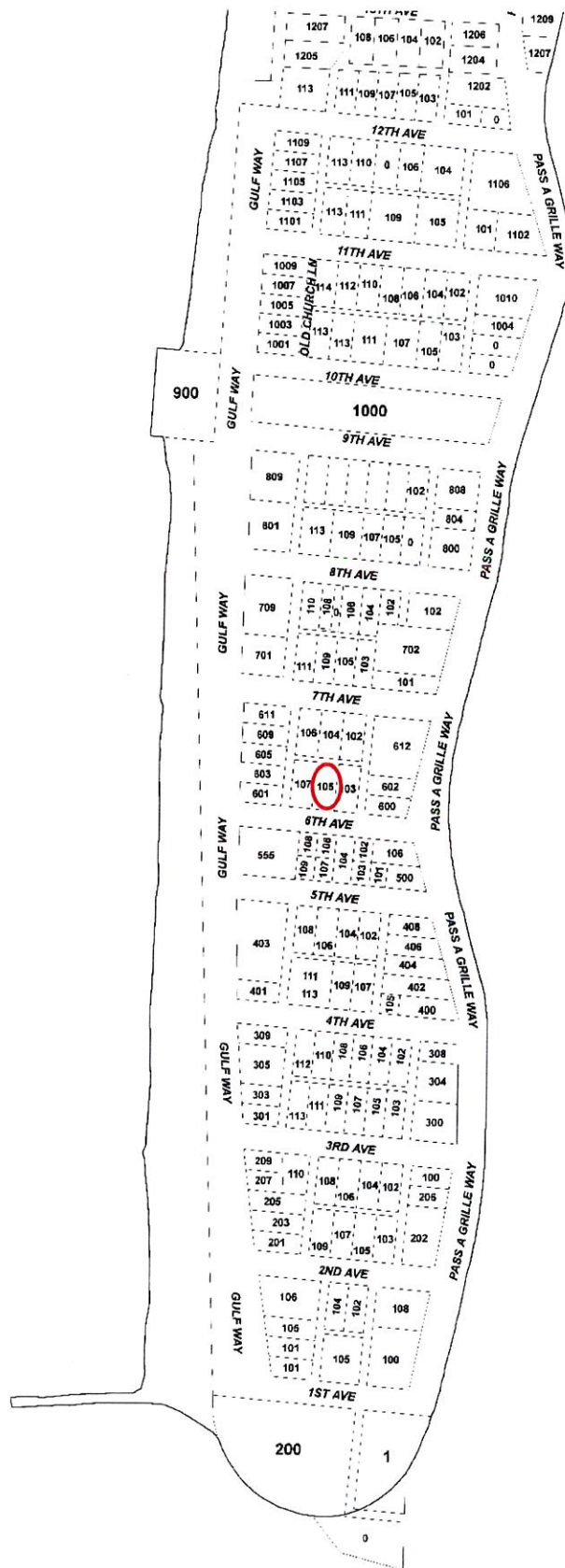


6th_105_P112526_03



Address: 105 6TH AVENUE

Site #8PI12526

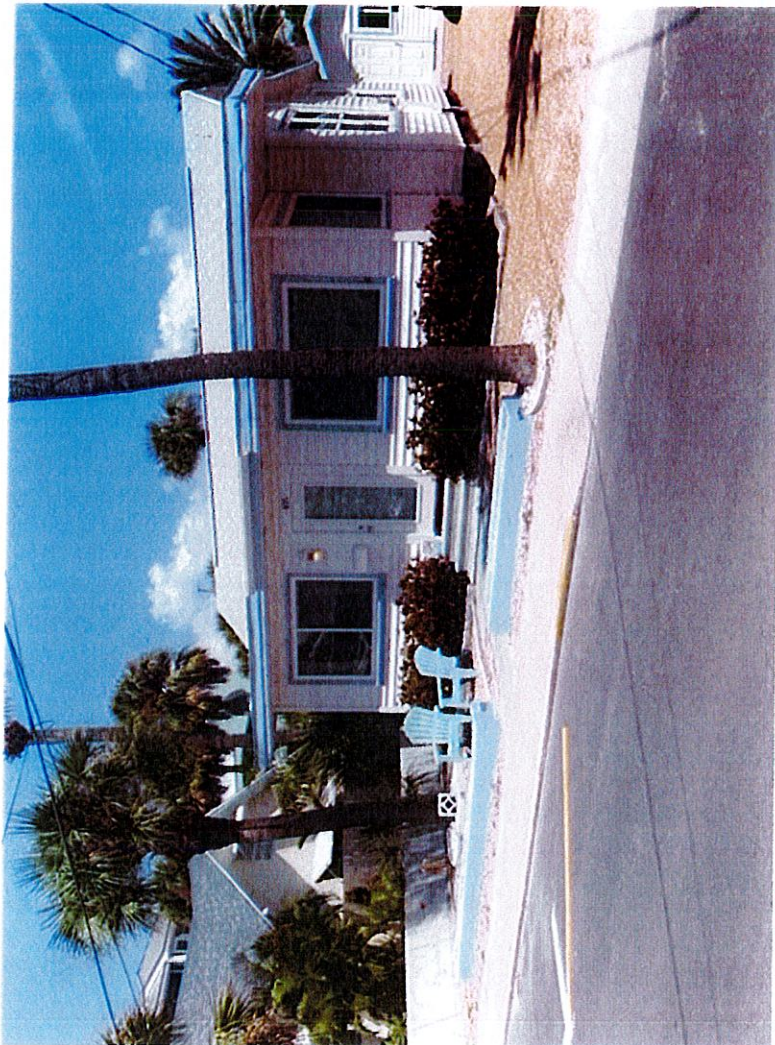


Site #8PI12526

Address: 105 6TH AVENUE



Front Cottage 105 6TH Ave









Storage Shed





Rear view of Front Cottage





Back Cottage

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Certificate of Appropriateness and FEMA Variance - Sandpiper Beach Cottages (#21030-31)

Date: June 3, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for rehabilitation of 105 6th Ave, a two unit residential property,

Funding: N/A

Requested Motion: Motion to APPROVE case #21030 for a Certificate of Appropriateness at 105 6th Ave.
Motion to APPROVE case #21031 for a FEMA Variance at 105 6th Ave.

Attachments:

1. HPB COA & FEMA Report 105 6th Avenue Case # 21030 and 21031
2. COA FEMA Application
3. COA FEMA Supporting Docs
4. COA FEMA Supporting Docs 2



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

Certificate of Appropriateness / Related FEMA Variance Case Number 21030 and 21031

Property Owner: Sandpiper Beach Cottages, LLC

Meeting Date: June 3, 2021

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

REQUEST	The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for rehabilitation of 105 6 th Ave, a two unit residential property,
SUBJECT PROPERTY	105 6 th Avenue Morey Beach, Block 7, Lot 15 Parcel I.D. #19-32-16-58932-008-0051
LAND USE / ZONING	RLM-2 / PAG Overlay District: Residential Low Medium / Residential District, Pass-a-Grille Overlay District
YEAR BUILT	Circa 1915
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI 12526
SURROUNDING AREA	North – Single family residence circa 1920 (two stories) South – Single-family residence circa 1945 (one story) East – Single family residential circa 1988 (three stories) West – Single-family residential circa 1920 (two stories)

BACKGROUND and ANALYSIS

The subject property consists of two residential units: one house and one cottage. There is also a storage shed located between the units on the east side of the lot. All three buildings are currently painted white with light blue trim. The house and the cottage are contributing structures and the storage shed is noncontributing. Review of the 1986 survey and National Register Historic District files indicate that the storage shed did not exist in 1986. Staff has not been able to determine when the shed was added. However, the 2015 Pass-a-Grille survey update noted the storage shed and determine it to be noncontributory. This storage shed has been constructed in a manner that blends well with the two contributing structures which are frame vernacular and are from the same time era. The storage shed gives the appearance of a frame vernacular and appears to emulate the earlier buildings with respect to material, appearance, and style. This property is part of the original boundary area of the Pass-a-Grille National Register Historic District. Overall, the property is typical of the buildings that populated the earliest portion of the historic district.

On September 14, 1989, the Pass-a-Grille Historic District was nominated to the National Register of Historic Places and included 105 6th Avenue. The original Pass-a-Grille Historic District is comprised of mainly wood frame vernacular residences and one commercial street (8th Avenue) located in portions of an area 10 blocks long and one block wide and located at the southern end of historic Long Key (Long Key is the island that is known today as St. Pete Beach). The original district is made up of one and two-story houses, along with some two-story masonry vernacular commercial buildings that generally reflect the construction techniques and building types characteristic of the period between 1890 to 1920. As previously noted, the subject property is typical of other such buildings in this portion of the historic district.

Attached herein are the demolition plans, proposed floor plans, and elevations for the Board's information and review. The applicant was issued permits for landscaping, pool, and pool deck in April as this work does not require a COA review.

The overall estimated cost of this proposed project is \$302,162. According to the Pinellas County Property Appraiser the value allocated to the structures would allow improvements not to exceed \$37,967 based on the FEMA 50% rule.

Description of Work as Submitted by Applicant

- 1 Install all new single hung impact resistant aluminum window throughout. All three structures/cottages.
- 2 Install new historical compatible entry doors to front and rear entrances of front and rear cottage.
- 3 Removal of existing vinyl siding on both cottages and replace with new 6 In solid LP SmartSide solid siding and trim.
- 4 Demolition of existing front yard block planter, concrete pavers and concrete decks. Installation of "all" hexagon patio deck and walkways throughout all pool and patio areas - as per plans.
- 5 Remove 4ft chain link fence and installation of new 7ft pressure treated wood fence on rear of property adjacent to alley including new entry gate with trellis/arbor above.
- 6 New landscaping as per plans including removal of existing gravel surface and replacement with new 3/4" size shell throughout
- 7 New in-ground 10' x 14' pool and pool equipment with decorative back wall.
- 8 Build new 8' x 12' elevated wood deck on rear (East side) of front cottage. This opening was a window, and it is being changed to a single lite wood door.
- 9 New cypress picket fence in front of property. Approximately 40

linear feet. (asper plans). Natural - NO paint finish.

- 10 Install new 4 ft high cypress picket fence in both sides of the property including two self-closing gates to secure pool area. Includes a new trellis on the right-side entry gate at rear of driveway. Natural - NO paint finish.
- 11 New louver wood pool shower enclosure (in cypress) at rear of front cottage. Natural - NO paint finish.
- 12 Painting of exterior siding and roof overhang of all cottage buildings, including doors and trim.
- 13 New Exterior Light fixtures for all cottages.

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.** *There is no change of use proposed for this property. It will remain a two-unit residential property (clarified by the owner's representative on 5/27/2021).*
- 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.** *According to the application, the historic character of the property will be retained and preserved. No distinctive materials will be altered or removed.*
- 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.** *According to the application, there will be not addition of any historical features from other properties. All work will be consistent with the period in which the cottages were built.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *The historic structures will remain and there are no proposed changes that have historical significance.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. According to the application, whenever possible, original construction materials, features, finishes and construction techniques will be preserved.

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. *According to the applicant, no deteriorated or damaged features were discovered that would require replacement or repair.*

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. *According to the application, the cleaning of historic surfaces will be done with care avoiding chemicals that may cause any damage.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *The application states that no present archaeological resources are known. However, staff recommends that should any archaeological resources be discovered, that any such resources be protected and preserved in place and then contact City staff to determine if mitigation measures would be necessary.*

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. *According to the application, no additions are being proposed.*

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. *According to the application, no additions are being proposed.*

LDC Sec. 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure. *According to the application, no additions are being proposed.*

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.** *According to the application, no additions are being proposed. Per the applicant via telephone, the paint colors will remain the same.*
3. **Additions shall be attached to the rear and/or to the side of the original structure.** *According to the application, no additions are being proposed.*
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, no additions or modern equipment are being proposed.*

LDC Sec. 28.16 – Variance from floodplain management regulations, 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.** *Staff finds that the variance will not preclude the structure's continued designation as a historic structure. Although a second story addition is being proposed, such addition will not disturb the existing structure and will be constructed in a manner that that is above the existing roof structure and, if removed, the existing structure will be remaining. In addition, the new addition will be constructed with materials that will differentiate it from the original building. The proposed addition exceeds FEMA's 50% substantial improvement rule.*
2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *In this proposal, the overall exterior look of the house will change. However, the addition will be in keeping with the character of the historic district in scale, mass, and usage. The allowance of the variance will allow the additional square footage of living space needed by this family in a manner will allow for the preservation of the historic character and design of the original structure while meeting the needs of the applicant.*

Sec. 28.14. - Review of requests for variances.

(a) All requests for a variance for a designated historic property under this division shall be presented to the historic preservation board, which shall upon review submit its objection, recommendation and comment to the board considering the request. The historic preservation board shall establish rules for reviewing such requests. Public notice shall be in accordance with the provisions of section 3.4 of the City of St. Pete Beach Land Development Code.

(b) Before recommending that a variance be granted, the historic preservation board shall find that:

1. **The variance shall be in harmony with the general appearance and character of the community.** *No variance other than the FEMA variance is being sought.*

2. **The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.** *No variance other than the FEMA variance is being sought.*
3. **The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.** *No variance other than the FEMA variance is being sought.*

(c) In recommending the granting of variances, the historic preservation board may also recommend any appropriate conditions necessary to protect and further the interest of the area and abutting properties, including but not limited to:

1. Landscape materials, walls and fences as required buffering.
2. Modifications of the orientation of any openings.
3. Modifications of site arrangements.

Recommendation: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Land Development Code. Staff recommend APPROVAL of the proposed Certificate of Appropriateness and related variance from the floodplain management regulations.

ATTACHMENTS

Application
Pinellas County Property Appraiser Substantial Improvement Valuation
Demolition and Proposed Floor Plans
Elevations



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 21030

Property Owner Name & Address

Agent or Representative Name & Address

SANDPIPER BEACH COHAGES LLC
208 ANDALUSIA AVE
CORAL GABLES, FL 33134

MR. VENTHY TORRE
208 ANDALUSIA AVE
CORAL GABLES, FL 33134

Phone (305) 442-9494

Phone (305) 442-9494

Email Address V.TORRE@

Email Address SAME

TORRECOMPANIES.COM

Property Address, Legal Description, Parcel ID

105 6th AVE ST. PETER BEACH FL
LOT 15, BLOCK 7 MOREY BEACH RECORDED PG 1 PAGE 102
HILLSBOROUGH COUNTY 19-32-16-58932-007-0150

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

PROPOSED USE

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

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

Estimated Cost of Work: \$302,162.00

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.

NO CHANGE THIS PROPERTY WILL REMAIN A SINGLE FAMILY HOME

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The Historic character **OF THE COTTAGES** will be retained and preserved - no distinctive materials will be altered or removed.

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.

We will not be adding any historical features from other properties.

ALL WORK WILL BE CONSISTENT WITH THE PERIOD THE COTTAGES WERE BUILT.

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

There are no proposed changes that have historical significance - existing structures will remain

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

Where ever possible , original construction materials, features, finishes and construction techniques will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

No deteriorated or damaged features were discovered requiring replacement or repairing

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

The Cleaning of historic surfaces will be done with care avoiding chemicals that may cause any damage

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

No present Archeological resources are known of

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.

No additions are being proposed

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.

no additions are being proposed

LDC Section 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

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

No additions are being proposed

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.

No additions are being proposed

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

No additions are being proposed

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.

No additions are or modern equipment proposed

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

Exterior siding which is currently plastic will be replaced with a synthetic siding (LP Smooth star siding) which will closer simulate the look of wood siding used in similar cottages on Morey Beach

Windows

Existing windows will be replaced with single hung window that more closely simulate the type of window used on this property when it was built

Doors

Exteriors doors will be replaced with new thermatru fiberglass doors that simulate or match the authentic look of the cottages

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

Date



RENOVATION ESTIMATE

PROJECT: Sandpiper Beach Cottages Renovation
LOCATION: 105 6th Ave Pass-A-Grille, FL
DATE: 03/24/21

FRONT COTTAGE

REAR COTTAGE

DESCRIPTION	Units	Unit Cost / Sub Estimate	Quantity	SUBTOTAL	Units	Unit Cost / Sub Estimate	Quantity	SUBTOTAL
DIVISION 1 - GENERAL REQUIREMENTS								
Project Management and Supervision	week	\$500.00	12	\$6,000	week	\$500.00	12	\$6,000
Dumpsters and garbage pick up	each	\$450.00	2	\$900	each	\$450.00	2	\$900
Labor and Cleaning	per hr.	\$18.00	80	\$1,440	per hr.	\$18.00	80	\$1,080
Final cleaning	per hr.	\$18.00	16	\$288	per hr.	\$18.00	16	\$288
DIVISION 1 SUBTOTAL				\$8,628				\$8,268
DIVISION 2 - SITE CONSTRUCTION								
Demolition of existing front yard block planter, removal (and storage) of existing hexagon pavers, concrete pavers and concrete decks & walkways in preparation for new hexagon deck	Sub	\$1,000.00	1	\$1,000	Sub	\$1,000.00	1	\$1,000
Install existing (reused) hexagon paver system on new compacted sub surface and sand base (as per plans),	Sub	\$2,400.00	1	\$2,400	Sub	\$2,400.00	1	\$2,400
New Hexagon Pavers required to complete installation of deck and walkways	material	\$1,402.00	1	\$1,402	material	\$1,402.00	1	\$1,402
New landscaping as per plans including removal of existing gravel surface and replacement with new 3/4" size shell throughout	Sub	\$15,000.00	1	\$15,000	Sub	\$15,000.00	1	\$15,000
New irrigation system.	Sub	\$1,500.00	1	\$1,500	Sub	\$1,500.00	1	\$1,500
New in ground pool and pool equipment	Sub	\$36,700.00	1	\$36,700	Sub	\$0.00	0	\$0
Waterline tie	Material	\$1,000.00	1	\$1,000				
DIVISION 2 SUBTOTAL				\$57,600				\$19,900
DIVISION 3 - EXTERIOR CARPENTRY								
Exterior Carpentry -Removal of existing vinyl siding on both cottages and replace with new 6 in solid LP Smartside solid siding and trim. As per plans.	Sub	\$15,600.00	1	\$15,600	Sub	\$12,370.00	1	\$12,370
-New 8' x 12' elevated wood deck and handrail on rear of front cottage	Sub	\$760.00	1	\$760	Sub	\$0.00	1	\$0
-New Cypress picket fence in front of property. Approximately 40 linear feet. (as per plans). Natural NO paint finish.	Sub	\$1,000.00	1	\$1,000	Sub	\$0.00	1	\$0
-New louverer wood pool shower enclosure (in cypress) at rear of front cottage. Natural NO paint finish.	Sub	\$900.00	1	\$900	Sub	\$0.00	1	\$0
DIVISION 3 SUBTOTAL				\$18,260				\$12,370
DIVISION 4 - STUCCO								
Stucco No work included	Sub	\$0.00	0	\$0	Sub	\$0.00	0	\$0
DIVISION 4 SUBTOTAL				\$0				\$0
DIVISION 5 - METALS								
No work included	Sub	\$0.00	0	\$0	Sub	\$0.00	0	\$0
DIVISION 5 SUBTOTAL				\$0				\$0



RENOVATION ESTIMATE

PROJECT: Sandpiper Beach Cottages Renovation
LOCATION: 105 8th Ave Pass-A-Grille, FL
DATE: 03/24/21

FRONT COTTAGE

REAR COTTAGE

DESCRIPTION	Units	Unit Cost / Sub Estimate	Quantity	SUBTOTAL	Units	Unit Cost / Sub Estimate	Quantity	SUBTOTAL
DIVISION 6 - ROOFING, INSULATION								
No Work Included	Sub	\$0.00	1	\$0	Sub	\$0.00	1	\$0
DIVISION 6 SUBTOTAL				\$0				\$0
DIVISION 7 - WINDOW, ALUMIMUM SYSTEMS & GLASS								
Windows and Aluminum								
-Replace exterior windows and doors with new impact resistant product	Material	\$7,429.00	1	\$7,429	Material	\$4,289.00	1	\$4,289
Installation of new impact resistant windows	Sub	\$1,120.00	1	\$1,120	Sub	\$700.00	1	\$700
Glass and Glazing								
-Supply and install shower enclosures on two bathroom showers	Sub	\$600.00	1	\$600	Sub	\$600.00	1	\$600
DIVISION 7 SUBTOTAL				\$9,149				\$5,589
DIVISION 8 - FINISH CARPENTRY, DOORS & MILLWORK								
Doors and Frames								
New interior wood doors and frames - Materials	Vendor	\$210.00	2	\$420	Vendor	\$210.00	2	\$420
Door and frame installation - Labor	Sub	\$840.00	1	\$840	Sub	\$820.00	1	\$820
				\$1,260				\$1,040
Door Hardware								
Door hardware interior - material	Vendor	\$45.00	2	\$90	Vendor	\$45.00	2	\$90
Door hardware - installation	Sub	included	1	\$0	Sub	included	1	\$0
				\$90				\$90
Finish Woodwork and Carpentry								
Window casings and other wood wall finishes	Sub	\$450.00	1	\$450	Sub	\$350.00	1	\$350
Wood base for new relocated walls and other areas	Sub	\$825.00	1	\$825	Sub	\$450.00	1	\$450
				\$1,275				\$800
Architectural Woodwork/Cabinetry								
New kitchen cabinets - supply & install	Sub	\$5,548.00	1	\$5,548	Sub	\$4,236.00	1	\$4,236
New built in closets in rear cottage bedroom only	Sub	\$0.00	1	\$0	Sub	\$2,670.00	1	\$2,670
				\$5,548				\$6,906
Architectural Hardware								
Bathroom accessories - new	Vendor	\$250.00	1	\$250	Vendor	\$250.00	1	\$250
Door hardware and bathroom accessories - labor	Sub	\$150.00	1	\$150	Sub	\$150.00	1	\$150
				\$400				\$400
DIVISION 8 SUBTOTAL				\$8,673				\$9,236
DIVISION 9 - DRYWALL								
Demolition of existing drywall partitions as per plans. Dispose of in on-site dumpster. Repair of walls to accommodate new layout. Relocated walls and new walls as per plans.	Sub	\$1,780.00	1	\$1,780	Sub	\$1,250.00	1	\$1,250
DIVISION 9 SUBTOTAL				\$1,780				\$1,250
DIVISION 10 - WALL & FLOOR FINISHES								
Exterior Painting								
Painting of new exterior siding and roof overhang - of cottage building, including doors and trim	Sub	\$3,800.00	1	\$3,800	Sub	\$2,080.00	1	\$2,080
Painting of interior wall areas, doors (new and relocated) and wood trim being remodeled. Touch up of existing walls and wood surfaces	Sub	\$2,980.00	1	\$2,980	Sub	\$2,000.00	1	\$2,000
Removal of existing floor tile in front and rear cottages and installation of new floor tile over durock subdeck.	Sub	\$23,100.00	1	\$23,100	Sub	\$12,900.00	1	\$12,900
Tile material for new floors and bathrooms walls and floors	Sub	\$8,600.00	1	\$8,600	Sub	\$7,500.00	1	\$7,500
DIVISION 10 SUBTOTAL				\$38,380				\$24,480



RENOVATION ESTIMATE

PROJECT: Sandpiper Beach Cottages Renovation
 LOCATION: 105 8th Ave Pass-A-Grille, FL
 DATE: 03/24/21

FRONT COTTAGE

REAR COTTAGE

DESCRIPTION	Units	Unit Cost / Sub Estimate	Quantity	SUBTOTAL	Units	Unit Cost / Sub Estimate	Quantity	SUBTOTAL
DIVISION 11 - STONE AND PRECAST								
Stone tops								
New quartz stone tops for new remodeled kitchens including backsplash - labor and material	Sub	\$2,205.00	1	\$2,205	Sub	\$1,980.00	1	\$1,980
DIVISION 11 SUBTOTAL				\$2,205				\$1,980
DIVISION 12 - APPLIANCES AND FURNISHINGS								
Kitchen Equipment								
Appliance package - re-use existing appliances	Vendor	\$0.00	0	\$0	Vendor	\$0.00	0	\$0
Water Heaters								
Re-use existing water heaters	Vendor	\$0.00	0	\$0	Vendor	\$0.00	0	\$0
DIVISION 12 SUBTOTAL				\$0				\$0
DIVISION 13 - ELEVATORS SYSTEMS								
No work included	Sub	\$0.00	0	\$0	Sub	\$0.00	0	\$0
DIVISION 13 SUBTOTAL				\$0				\$0
DIVISION 14 - PLUMBING								
Remove and reinstall bathroom and kitchen fixtures	Sub	\$5,900.00	1	\$5,900	Sub	\$4,000.00	1	\$4,000
New Kitchen and Bathroom plumbing Fixtures - Materials	Vendor	\$2,306.00	1	\$2,306	Vendor	\$2,306.00	1	\$2,306
DIVISION 14 SUBTOTAL				\$8,206				\$6,306
DIVISION 15 - MECHANICAL/AIR CONDITIONING								
HVAC								
Air Conditioning existing -- NO WORK INCLUDED.	Sub	\$0.00	0	\$0	Sub	\$0.00	0	\$0
DIVISION 15 SUBTOTAL				\$0				\$0
DIVISION 16 - ELECTRICAL & LOW VOLTAGE								
Electrical Work								
Electrical Work as a result of minor interior remodeling, including relocation/addition of 5 outlets, 3 switches and installation of 6 light fixtures.	Sub	\$3,400.00	1	\$3,400	Sub	\$2,860.00	1	\$2,860
New Interior Light fixtures	Vendor	\$400.00	1	\$400	Vendor	\$400.00	1	\$400
New Exterior Light fixtures	Vendor	\$260.00	1	\$260	Vendor	\$260.00	1	\$260
DIVISION 16 SUBTOTAL				\$4,060				\$3,610
SUBTOTAL				\$156,831				\$92,889
OVERHEAD	10%	\$156,831.00		\$15,683	10%	\$92,889.00		\$9,289
PROFIT	10%	\$172,514.10		\$17,251	10%	\$102,177.90		\$10,218

TOTAL PROJECT COST

\$189,766

\$112,396

Lynn Rosetti

From: Dionne <dionne@torrecompanies.com>
Sent: Thursday, March 25, 2021 10:46 AM
To: Lynn Rosetti; Brandon Berry; Alaina Grundy
Cc: vtorre
Subject: RE: 105 6th Ave St Pete Beach Submittal for Board

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Lynn,

All windows are single hung window with Colonials 2/1 .

Dionne Simmons
Executive Assistant to Venny Torre
Torre Construction & Development
208 Andalusia Ave
Coral Gables ,FL 33134
Office: 305-442-9494
Email: dionne@torrecompanies.com



For changes to be of any true value, they've got to be lasting and consistent. Tony Robbins

From: Lynn Rosetti <lrosetti@stpetebeach.org>
Sent: Thursday, March 25, 2021 10:26 AM
To: Dionne <dionne@torrecompanies.com>; Brandon Berry <bberry@stpetebeach.org>; Alaina Grundy <agrundy@stpetebeach.org>
Cc: vtorre <vtorre@torrecompanies.com>
Subject: RE: 105 6th Ave St Pete Beach Submittal for Board

Hi Dionne –

Mostly everything looks good.



Application for FEMA Variance

GENERAL INFORMATION:

Case Number 21032

Property Owner Name/Address	Agent or Representative Name/Address
<u>SANDPIPER BEACH CONDOS, LLC</u>	<u>VENNY TORRE</u>
<u>208 ANDALUSIA AVE</u>	<u>208 ANDALUSIA AVE</u>
<u>CORAL GABLES, FL</u>	<u>CORAL GABLES FL 33134</u>

Phone 305 442-9494

Phone 305-442-9494

Email VTORRE@TORRECOMPANIES.COM

Email SAME

Property Address, Legal Description, Parcel ID:

105 6th AVENUE ST. PETE BEACH FL
LOT 15, BLOCK 7 MOREY BEACH. RECORDED IN 19-32-16-58932-007-015
PB-1 PAGE 102

Current Zoning: _____ Current Land Use: _____ Lot Area: 4800 SF

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

If yes, provide the case number(s) _____

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

see attached

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

me 11/9/21
Signature of Applicant/Authorized Agent and Date



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

SANDPIPER BEACH COTTAGES LLC
208 ANDALUSIA AVE
CORAL GABLES FL 33134-5902

21 May 2021

Re: 19-32-16-58932-007-0150 Situs: 105 6TH AVE

Windstorm Loss Mitigation (WLM)

Florida Statute 553.844: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value", as determined by the Property Appraiser's office for Ad Valorem taxation purposes.

For the referenced parcel, the values are: Structure(s): \$64,545; Extra Features: \$0; and Land: \$550,579. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by making a 15% adjustment to Just Value. This yields the following values: Structure(s): \$75,935; Extra Features: \$0; and Land: \$647,740.

The preceding value allocation to the structure would allow improvements not to exceed \$37,967 based on the "50% Rule".

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Please visit https://www.pinellascounty.org/flooding/sd_si_50.htm for more information regarding the FEMA "50% Rule".

Value Use Limitations

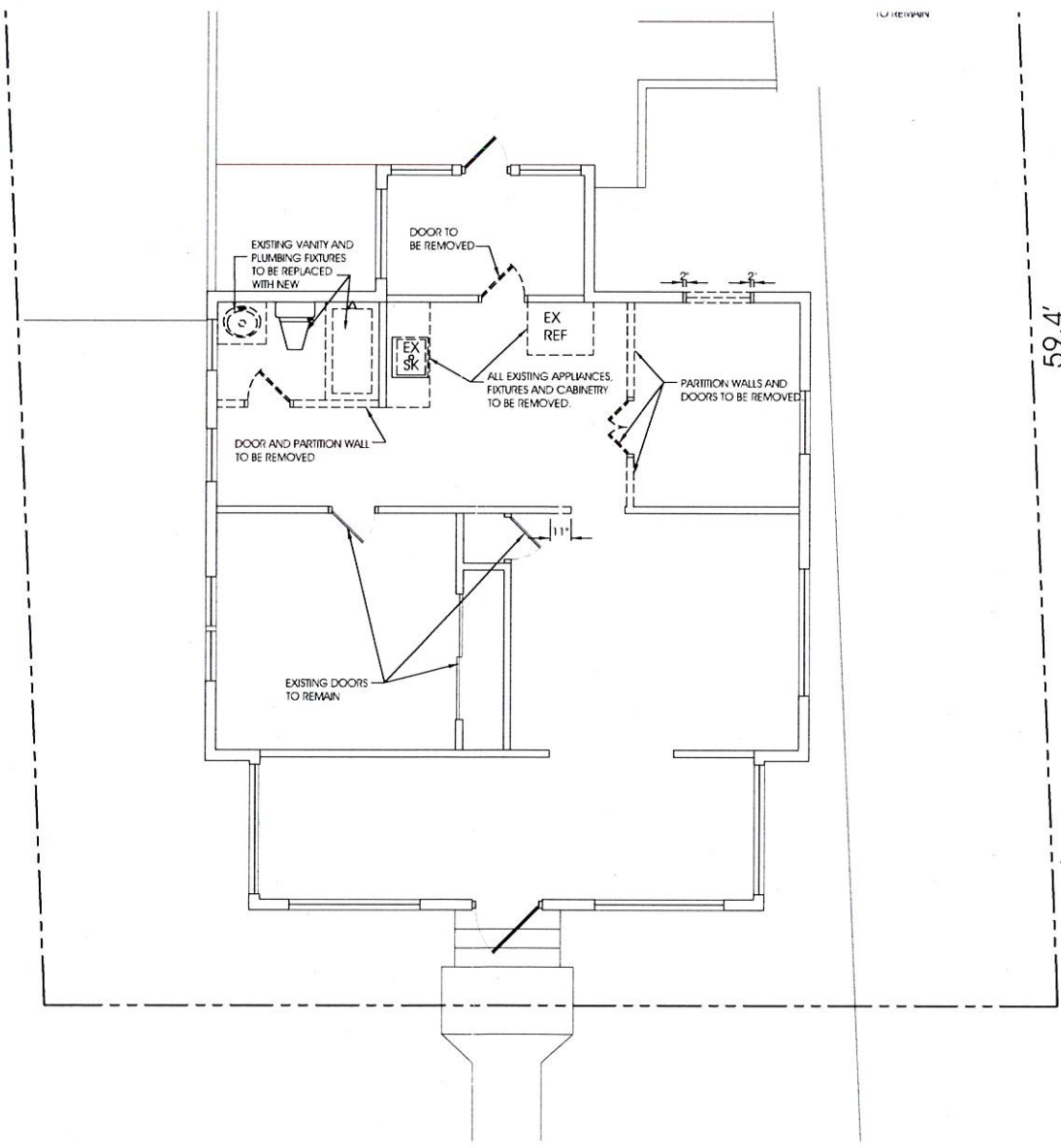
The above values are effective for the 2020 Final Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2020. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

DEMOLITION PLAN LEGEND:

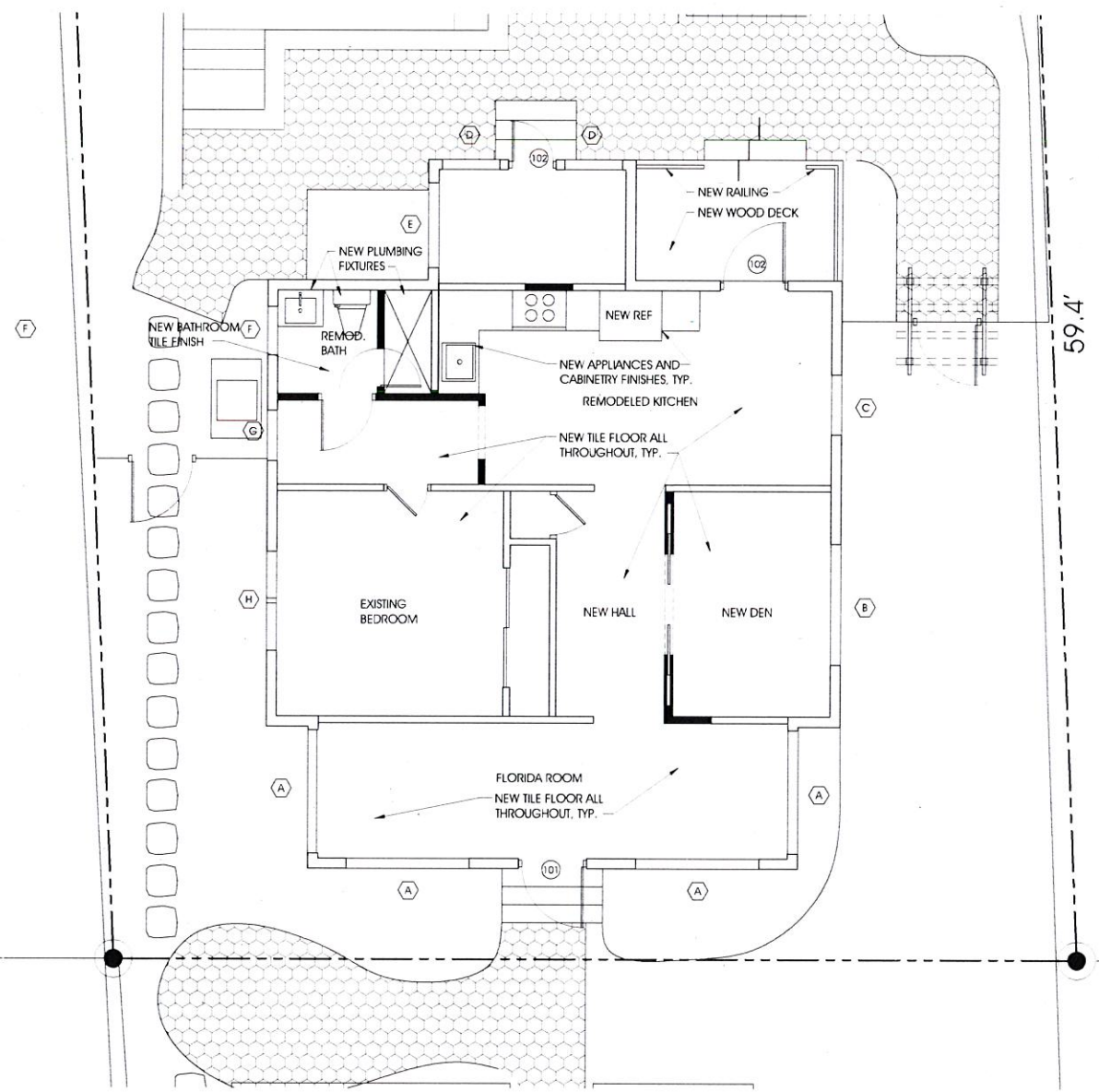
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN

NEW WALL LEGEND:

- NEW PARTITION (2"x4" STUDS @ 18" O.C. WITH 5/8" DRYWALL ON BOTH SIDES)
- EXISTING PARTITION
- NEW DOOR
- EXISTING WOOD FRAME EXTERIOR WALL



FRONT COTTAGE EXISTING/ DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT COTTAGE PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



- WALL LEGEND
- NEW INTERIOR PARTITION; PROVIDE MOISTURE RESISTANT BOARD IN ALL WET LOCATIONS
 - NEW CMU WALL; 5/8" STUCCO ON EXTERIOR TO MATCH, 5/8" DRYWALL ON 3/4" FURRING WITH R=4.2 INSULATION

LOCUS ARCHITECTURE
INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Fax: (305) 740-0620
License No. AA0002733

NO.	REVISION/SUBMISSION	DATE
1	OWNER REVIEW	02-12-21
2	HISTORICAL REVIEW	03-12-21

PROJECT
New Windows &
Site Improvements:
Sandpiper Beach
Cottages
150 6th Avenue
St. Pete Beach, FL 33706

DRAWING
Front Cottage
Floor Plans

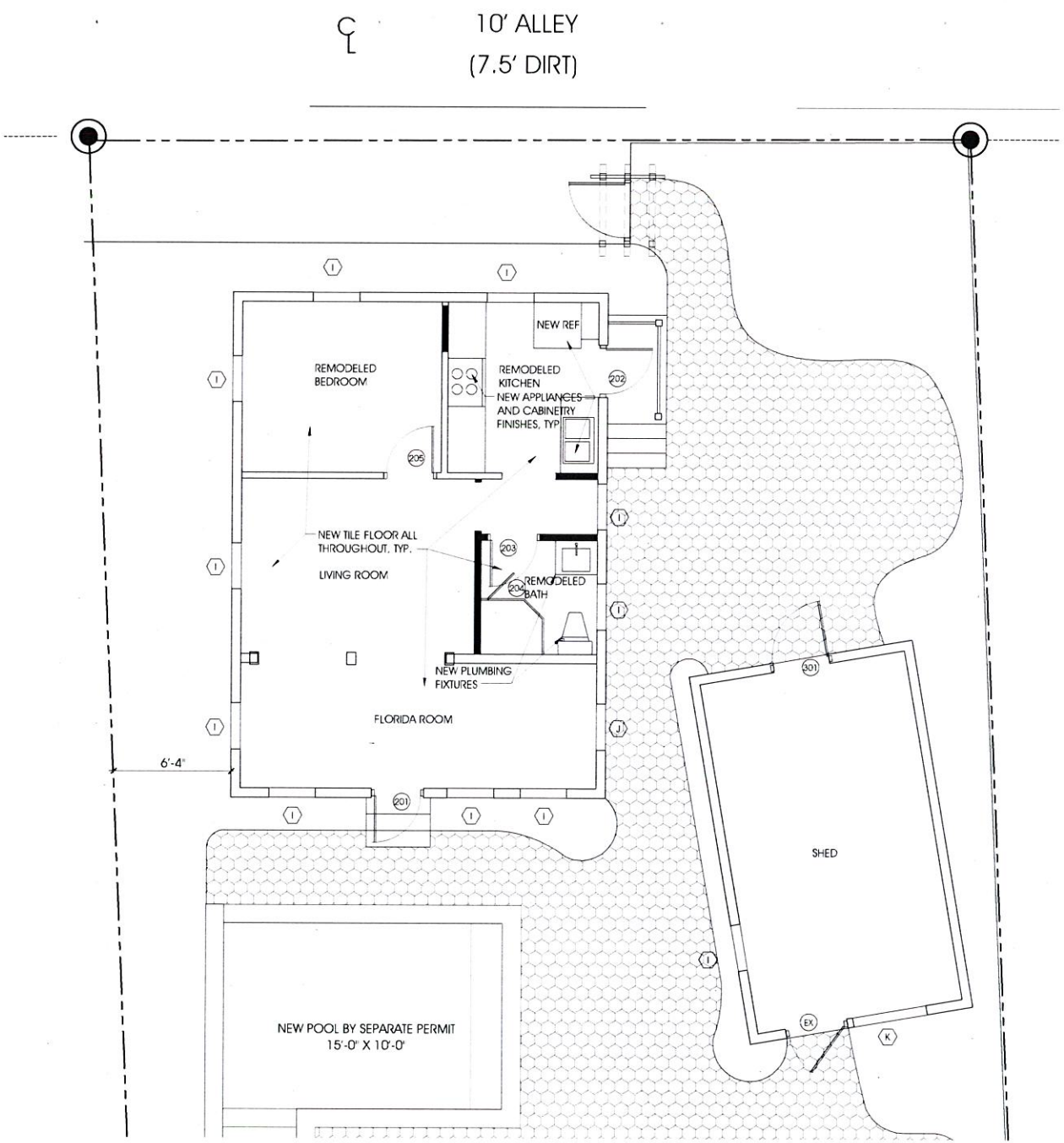
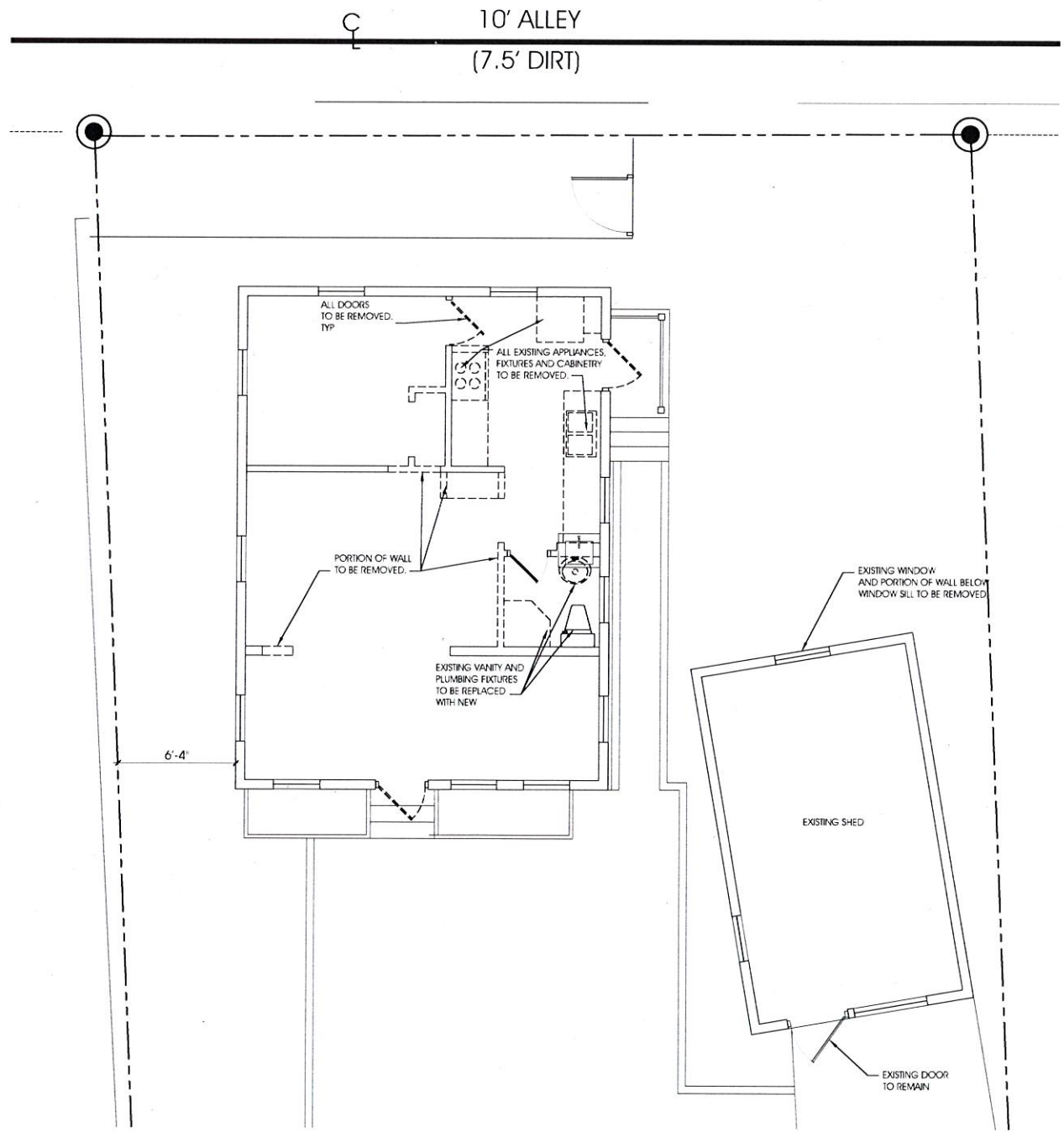
SEAL	SCALE 1/4" = 1'-0"
	DRAWN JAM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. XXX.0
SHEET NO.	

DEMOLITION PLAN LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN

NEW WALL LEGEND:

- NEW PARTITION (2"x4" STUDS @ 18" O.C. WITH 5/8" DRYWALL ON BOTH SIDES)
- EXISTING PARTITION
- NEW DOOR
- EXISTING WOOD FRAME EXTERIOR WALL



- WALL LEGEND
- NEW INTERIOR PARTITION: PROVIDE MOISTURE RESISTANT BOARD IN ALL WET LOCATIONS
 - NEW CMU WALL: 5/8" STUCCO ON EXTERIOR TO MATCH, 5/8" DRYWALL ON 3/4" FURRING WITH R=4.2 INSULATION

REAR COTTAGE & SHED EXISTING/ DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"



REAR COTTAGE & SHED PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



LOCUS ARCHITECTURE INCORPORATED
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License No. AA0002133
CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
1	OWNER REVIEW	02-12-21
2	HISTORICAL REVIEW	03-12-21

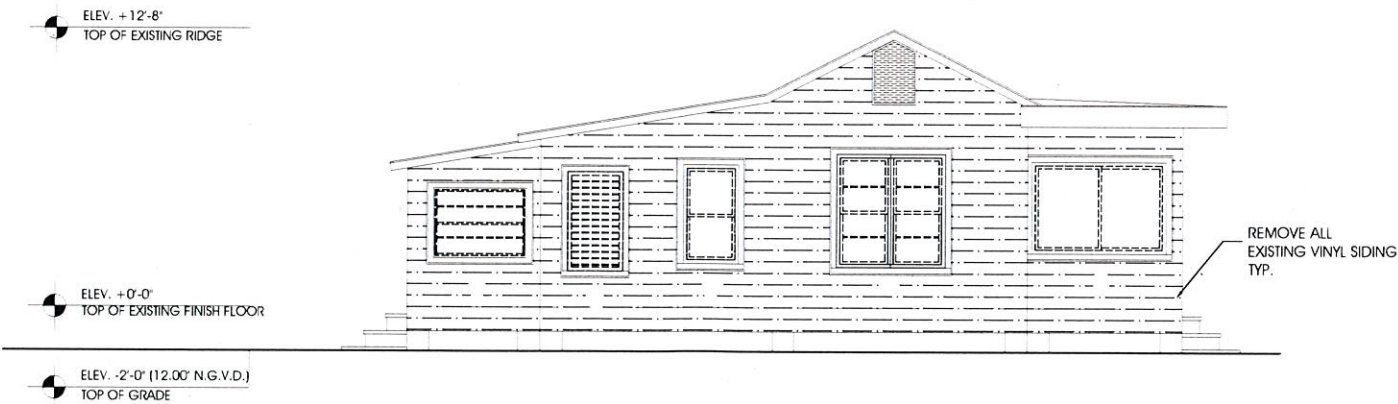
PROJECT
New Windows & Site Improvements:
Sandpiper Beach Cottages
150 6th Avenue
St Pete Beach, FL 33706

DRAWING
Rear Cottage & Shed Floor Plans

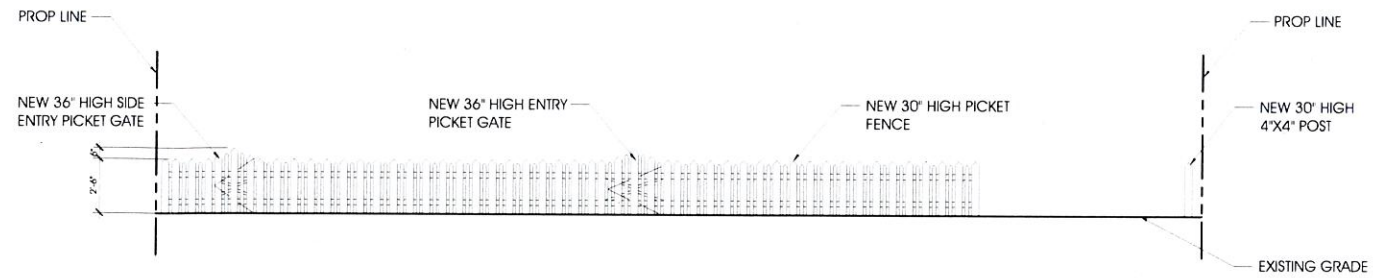
SEAL	SCALE 1/4" = 1'-0"
	DRAWN JAM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. XXX.C
SHEET NO.	



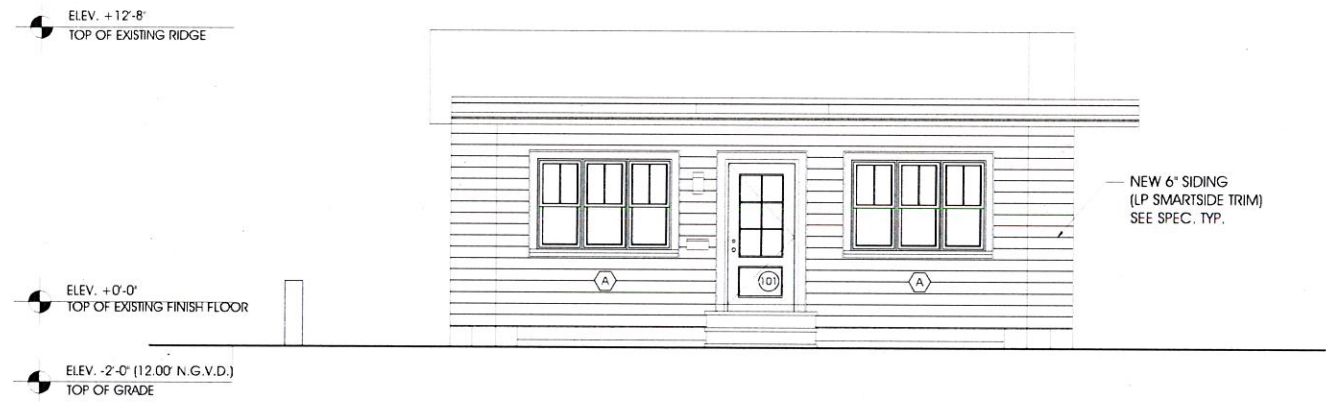
PROPOSED FRONT COTTAGE WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



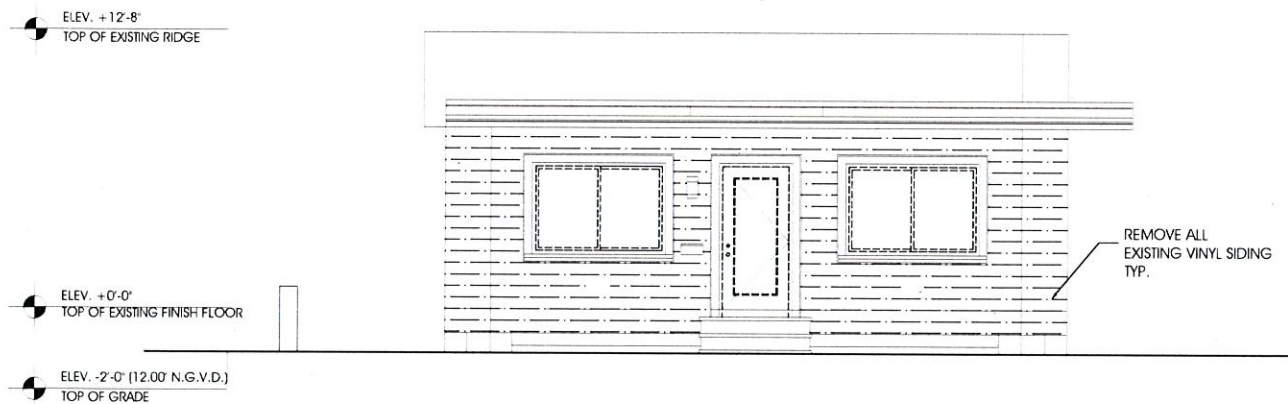
EXISTING/ DEMO FRONT COTTAGE WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



PROPOSED PICKET FENCE @ FRONT OF PROPERTY
SCALE: 1/4" = 1'-0"



PROPOSED FRONT COTTAGE SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



EXISTING/ DEMO FRONT COTTAGE SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

NOTES

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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
1	OWNER REVIEW	02-12-21
2	HISTORICAL REVIEW	03-12-21

PROJECT

New Windows &
Site Improvements:
Sandpiper Beach
Cottages
150 6th Avenue
St Pete Beach, FL 33706

DRAWING

Exterior Elevations
Front Cottage West & South

SEAL

SCALE
1/4" = 1'-0"

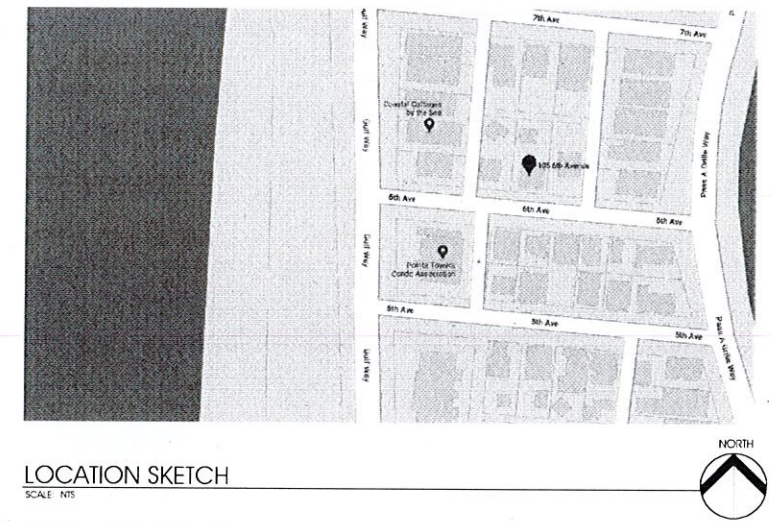
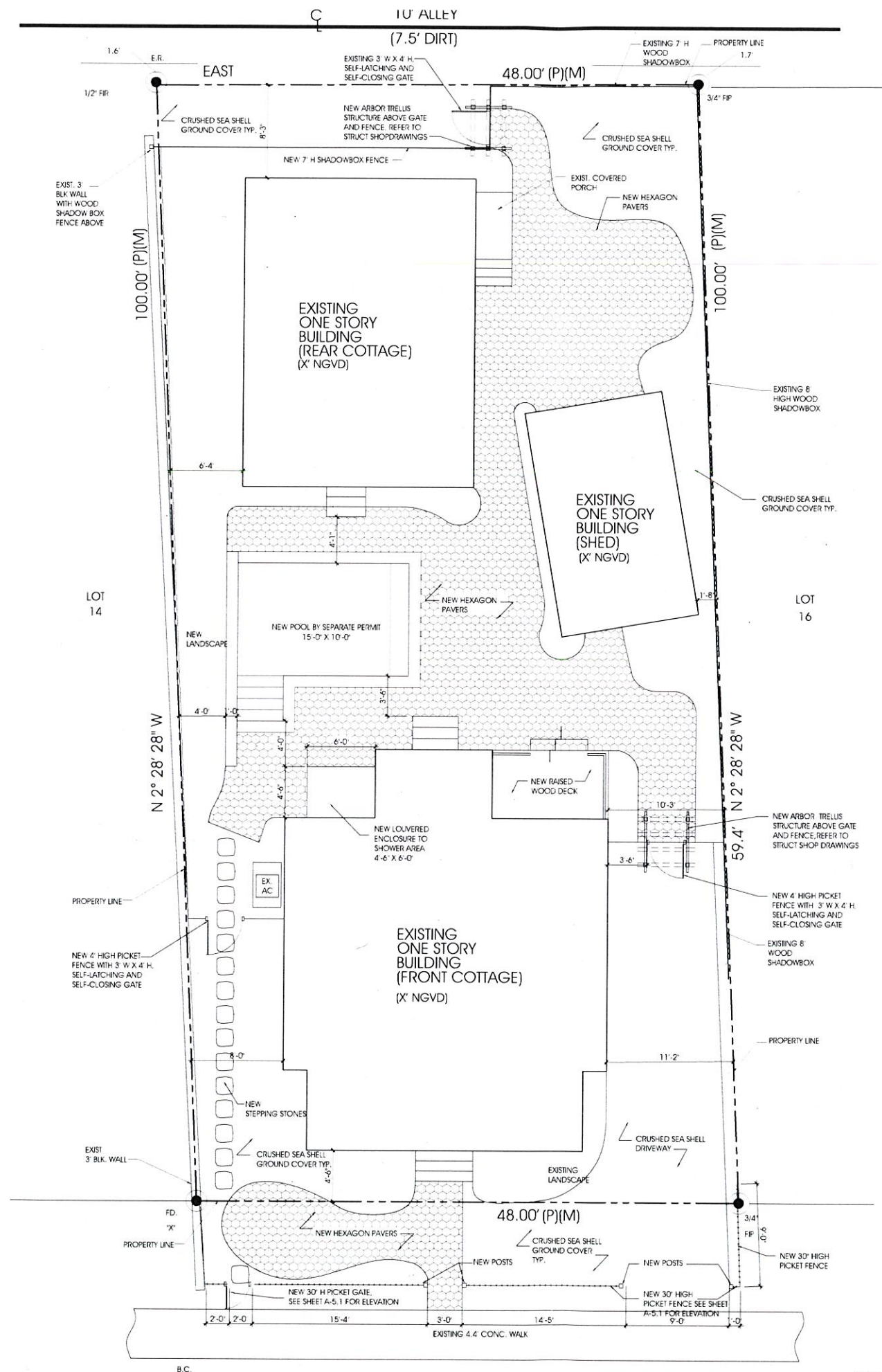
DRAWN
JAM

REVIEWED
NDL

Nelson de Leon
AR 13937

PROJ. NO.
XXX.0

SHEET NO.



SYMBOLS KEY

SETBACK REQUIREMENTS		
	EXISTING	PROPOSED
FRONT (SOUTH):	4'-0"	4'-0"
SIDE (WEST):	6'-4"	6'-4"
SIDE (EAST):	1'-7"	1'-7"
REAR (NORTH):	8'-0"	8'-0"

AREA CALCULATIONS: TOTALS		
	EXISTING	PROPOSED
FRONT COTTAGE	856 SF	856 SF
REAR COTTAGE	552 SF	552 SF
SHED (AUXILIARY BLDG)	244 SF	244 SF
TOTALS	1,668 SF	1,668 SF

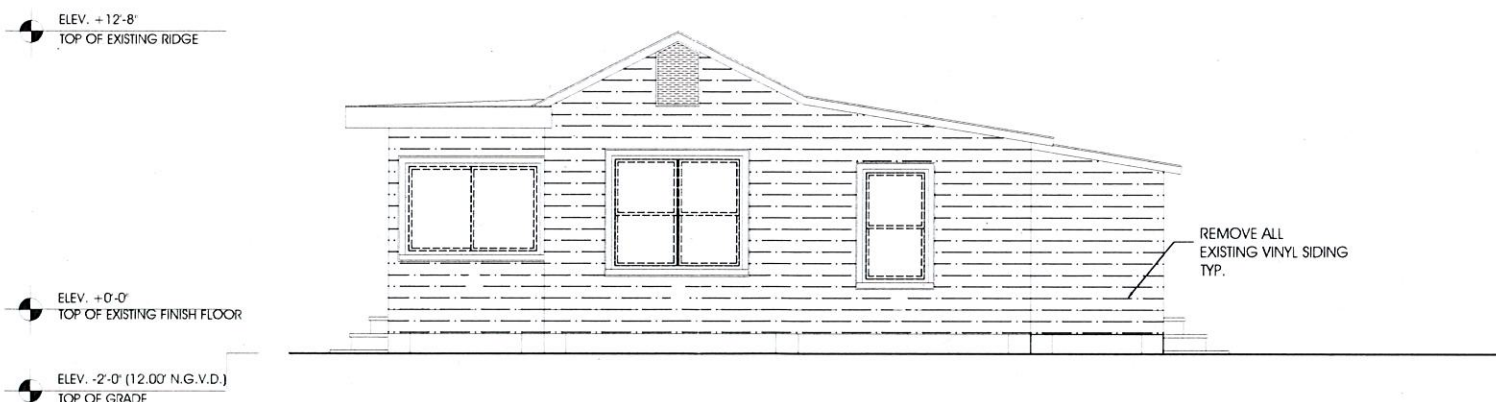
LOCUS ARCHITECTURE INCORPORATED 500 South Dixie Highway, Suite 307 Coral Gables, Florida 33146 Tel: (305) 745-0120 Fax: (305) 740-0620 License No. AA0002733	
CONSULTANT(S)	
D.	REVISION/SUBMISSION
	DATE
	OWNER REVIEW 02-12-21
	HISTORICAL REVIEW 03-12-21
PROJECT	
New Windows & Site Improvements. Sandpiper Beach Cottages 150 6th Avenue St Pete Beach, FL 33706	
DRAWING	
Proposed Site Plan, Zoning Information	
SEAL	SCALE 3/16" = 1'-0"
	DRAWN: JAM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. XXX.C
SHEET NO.	



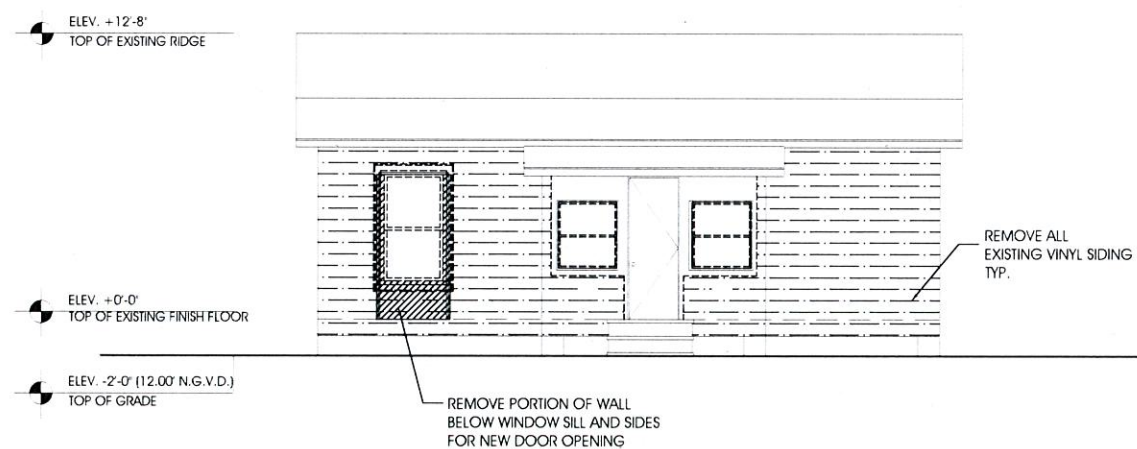
PROPOSED FRONT COTTAGE EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



PROPOSED FRONT COTTAGE NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



EXISTING/ DEMO FRONT COTTAGE EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



EXISTING/ DEMO FRONT COTTAGE NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

NOTES

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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	02-12-21
	HISTORICAL REVIEW	03-12-21

PROJECT
New Windows &
Site Improvements:
Sandpiper Beach
Cottages
150 6th Avenue
St Pete Beach, FL 33706

DRAWING
Exterior Elevations
Front Cottage East & North

SEAL	SCALE 1/4" = 1'-0"
	DRAWN JAM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. XXX.0

SHEET NO.

A-05.2



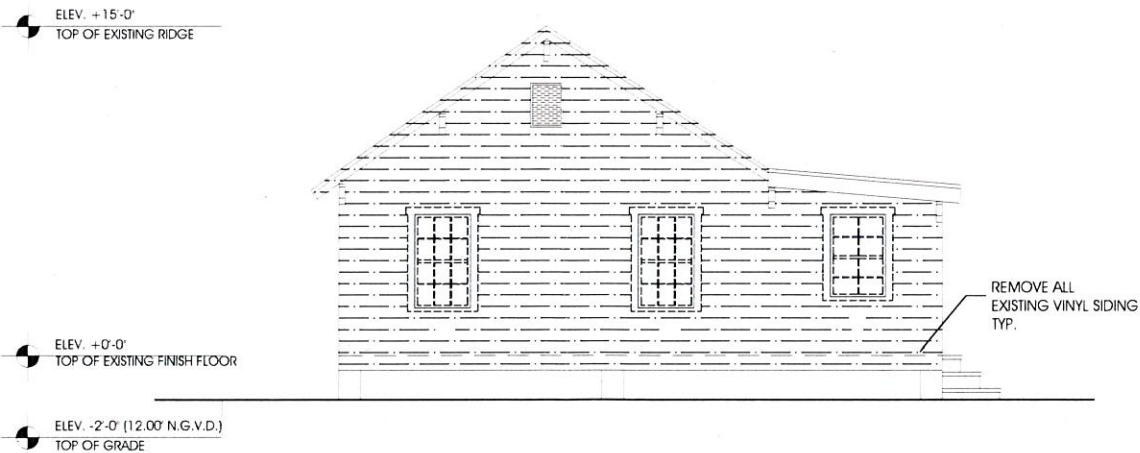
PROPOSED REAR COTTAGE WEST ELEVATION (SIDE)

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



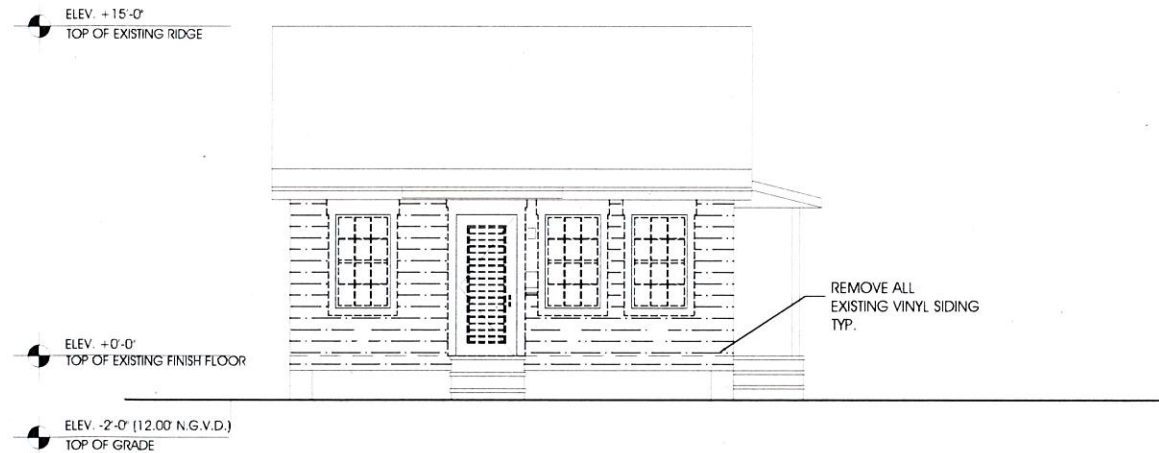
PROPOSED REAR COTTAGE SOUTH ELEVATION (FRONT)

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



EXISTING/ DEMO REAR COTTAGE WEST ELEVATION (SIDE)

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



EXISTING/ DEMO REAR COTTAGE SOUTH ELEVATION (FRONT)

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

NOTES

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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	02-12-21
	HISTORICAL REVIEW	03-12-21

PROJECT

New Windows &
Site Improvements:
Sandpiper Beach
Cottages
150 6th Avenue
St Pete Beach, FL 33706

DRAWING

Exterior Elevations
Rear Cottage West & South

SEAL

SCALE
1/4" = 1'-0"

DRAWN
JAM

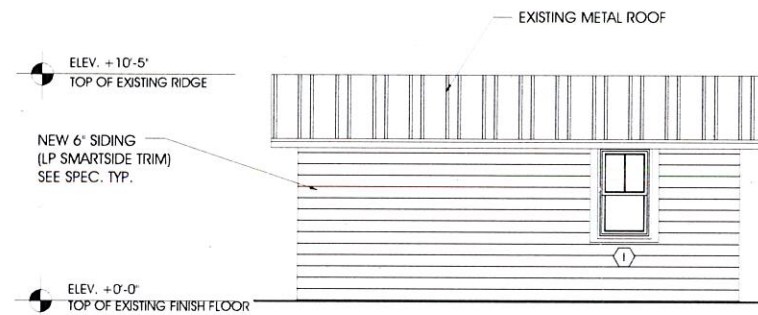
REVIEWED
NDL

Nelson de Leon
AR 13937

PROJ. NO.
XXX.0

SHEET NO.

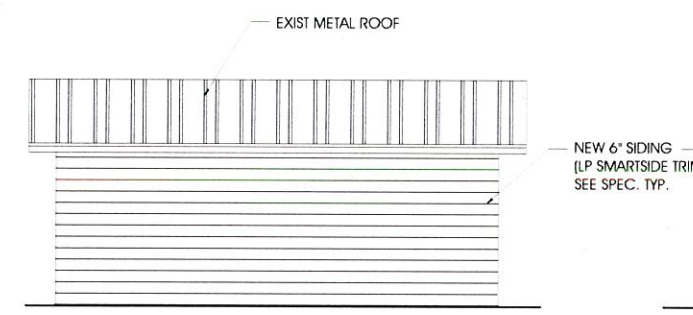
A-05.4



PROPOSED SHED WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



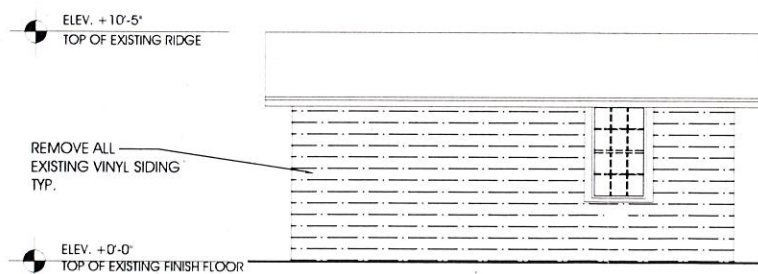
PROPOSED SHED SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



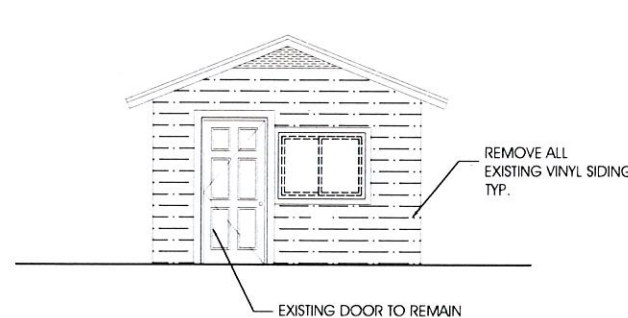
PROPOSED SHED EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



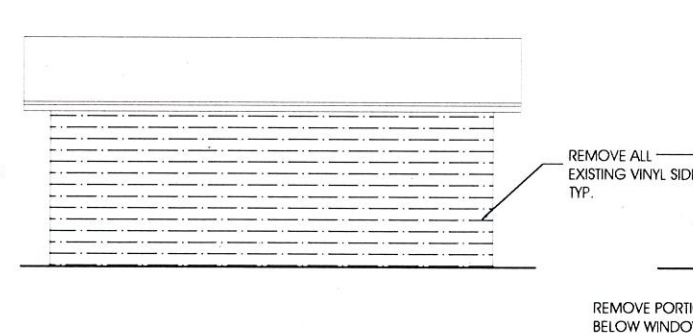
PROPOSED SHED NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



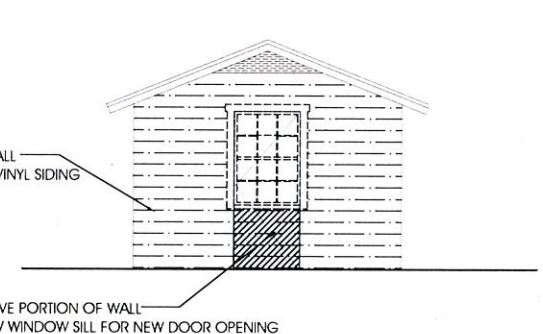
EXISTING/ DEMO SHED WEST ELEV (SIDE)
SCALE: 1/4" = 1'-0"



EXISTING/ DEMO SHED SOUTH ELEV (FRONT)
SCALE: 1/4" = 1'-0"



EXISTING/ DEMO SHED EAST ELEV (SIDE)
SCALE: 1/4" = 1'-0"



EXISTING/ DEMO SHED NORTH ELEV (REAR)
SCALE: 1/4" = 1'-0"

NOTES

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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
1	OWNER REVIEW	02-12-21
2	HISTORICAL REVIEW	03-12-21

PROJECT

New Windows &
Site Improvements:
Sandpiper Beach
Cottages
150 6th Avenue
St Pete Beach, FL 33706

DRAWING

Exterior Elevations
Shed West, South, East & North

SEAL

SCALE
1/4" = 1'-0"

DRAWN
JAM

REVIEWED
NDL

Nelson de Leon
AR 13937

PROJ. NO.
XXX.0

SHEET NO.

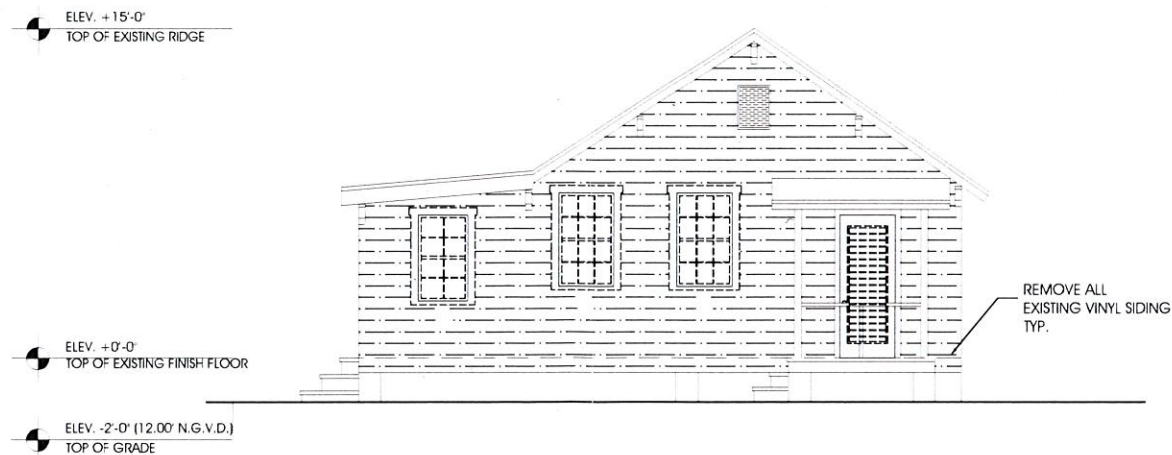
A-05.5



PROPOSED REAR COTTAGE EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



PROPOSED REAR COTTAGE NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



EXISTING/ DEMO REAR COTTAGE EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



EXISTING/ DEMO REAR COTTAGE NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

NOTES

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License No. A400002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	02-12-21
	HISTORICAL REVIEW	03-12-21

PROJECT

New Windows &
Site Improvements:
Sandpiper Beach
Cottages
150 6th Avenue
St Pete Beach, FL 33706

DRAWING

Exterior Elevations
Rear Cottage East & North

SEAL

SCALE
1/4" = 1'-0"

DRAWN
JAM

REVIEWED
NDL

Nelson de Leon
AR 13937

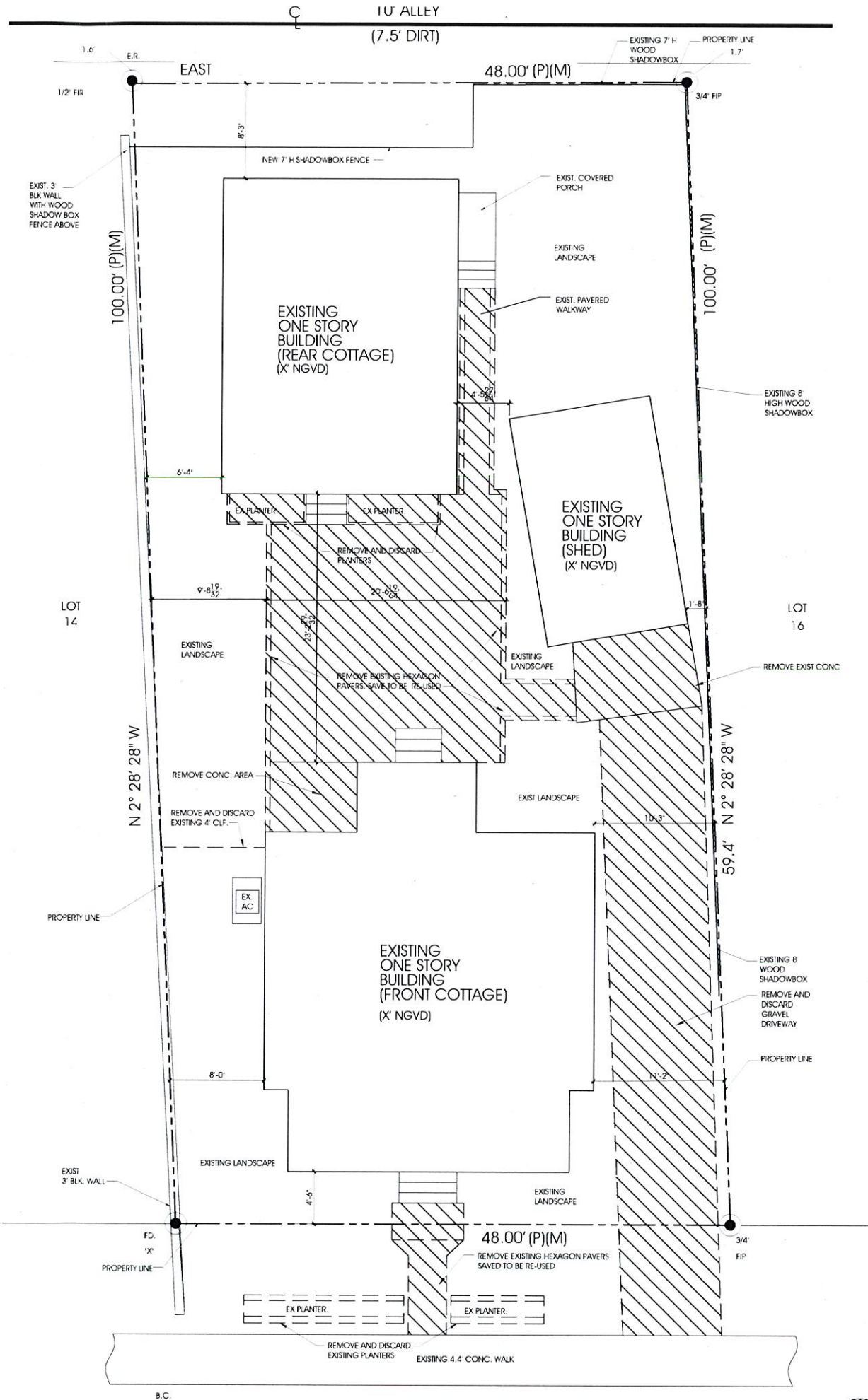
PROJ. NO.
XXX.D

SHEET NO.

A-05.3

DEMOLITION PLAN LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED. CONTRACTOR TO COORDINATE W/ ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE REMOVING ANY STRUCTURAL WALLS.
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOW TO REMAIN



6TH AVENUE EXISTING / DEMOLITION SITE PLAN

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

NOTES

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ARCHITECTURE
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Fax: (305) 745-0520
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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	02-12-21
	HISTORICAL REVIEW	03-12-21

PROJECT

New Windows &
Site Improvements:
Sandpiper Beach
Cottages
150 6th Avenue
St Pete Beach, FL 33706

DRAWING

Existing/ Demolition Site Plan

SEAL

Nelson de Leon
AR 13937

SHEET NO.

SCALE
3/16" = 1'-0"
DRAWN
JAM
REVIEWED
NDL
PROJ. NO.
XXX.D

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Sunshine Public Records Committee Training

Date: June 3, 2021

Prepared By: Dickman Law Firm, City Attorney

Through:

Summary of Issue: Florida's Government in the Sunshine Law provides a right of access to governmental proceedings at both the state and local levels. In the absence of statutory exemption, it applies to any gathering of two or more members of the same board to discuss some matter which will foreseeably come before that board for action.

Funding: N/A

Requested Motion: N/A

Attachments:

1. Sunshine Law and Public Records Law Presentation - Pat Gleason Jan. 2020 (00126359xE1F64)

OPEN GOVERNMENT OVERVIEW: January 2020

Patricia R. Gleason
Special Counsel for Open Government
Attorney General Ashley Moody



SUNSHINE LAW

- Florida's Government in the Sunshine Law provides a right of access to governmental proceedings at both the state and local levels. In the absence of statutory exemption, it applies to any gathering of two or more members of the same board to discuss some matter which will foreseeably come before that board for action.

SCOPE OF THE SUNSHINE LAW

- Board members may not engage in private discussions with each other about board business, either in person or by telephoning, emailing, texting or any other type of electronic communication (i.e Facebook, blogs).



SCOPE OF THE SUNSHINE LAW

- While an individual board member is not prohibited from discussing board business with staff or a nonboard member, these individuals may not be used as a liaison to communicate information between board members. For example, a board member cannot ask staff to poll the other board members to determine their views on a board issue.

SCOPE OF THE SUNSHINE LAW

There are three basic requirements:

1. Meetings of public boards or commissions must be open to the public
2. Reasonable notice of such meetings must be provided; and
3. Minutes of the meetings must be prepared and open to public inspection.

SCOPE OF THE SUNSHINE LAW

- The Sunshine Law applies to advisory boards created pursuant to law or ordinance or otherwise established by public agencies or officials.

SCOPE OF THE SUNSHINE LAW

- Staff meetings are not normally subject to the Sunshine Law.
- However, staff committees may be subject to the Sunshine Law if they are deemed to be part of the “decision making process” as opposed to traditional staff functions like factfinding or information gathering.

SCOPE OF THE SUNSHINE LAW

- Only the Legislature may create an exemption from the Sunshine Law (by a two-thirds vote). Exemptions are strictly construed.
- An exemption from the Public Records Law does not allow a board to close a meeting. Instead, a specific exemption from the Sunshine Law is required.

BOARD MEETINGS

- While boards may adopt reasonable rules and policies to ensure orderly conduct of meetings, the Sunshine law does not allow boards to ban nondisruptive videotaping, tape recording, or photography at public meetings.

BOARD MEETINGS

- Section 286.0114, F.S., provides, subject to listed exceptions, that boards must allow an opportunity for the public to be heard before the board takes official action on a proposition. The statute does not prohibit boards from “maintaining orderly conduct or proper decorum in a public meeting.”

PENALTIES

- Civil action
- Criminal penalties
- Suspension or removal from office

PUBLIC RECORDS LAW

- Florida's Public Records Act, Chapter 119, Florida Statutes, provides a right of access to records of state and local governments as well as to private entities acting on their behalf.
- If material falls within the definition of “public record” it must be disclosed to the public unless there is a statutory exemption.

THE TERM “PUBLIC RECORDS” MEANS:

- a) All “documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software or other material, regardless of the physical form, characteristics, or means of transmission” (**includes electronic communications like text messages, emails**).
- b) Made or received pursuant to law or ordinance or in connection with the transaction of official business
- c) By any agency [including a private entity acting ‘on behalf of’ a public agency]
- d) Which are used to perpetuate, communicate, or formalize knowledge.

PROVIDING PUBLIC RECORDS

- a) Public records cannot be withheld at the request of the sender
- b) A requestor is not required to show a “legitimate” or “noncommercial interest” as a condition of access
- c) A request cannot be denied because it is “overbroad”
- d) Unless authorized by another statute, an agency may not require that public records requests be in writing or require the requester to identify himself or herself

PROVIDING PUBLIC RECORDS

- The Public Records Act does not contain a specific time limit (such as 24 hours or 10 days).
- The Florida Supreme Court has stated that the only delay in producing records permitted under the statute is the reasonable time allowed the custodian to retrieve the record and redact those portions of the record the custodian asserts are exempt.

FEES

- Chapter 119 authorizes the custodian to charge a fee of up to 15 cents per one-sided copy for copies that are 14 inches by 8 1/2 inches or less. An additional 5 cents may be charged for two-sided copies. For other copies, the charge is the actual cost of duplication of the record. Actual cost of duplication means the cost of the material and supplies used to duplicate the record but does not include labor or overhead cost.

FEEES

- In addition to the actual cost of duplication, an agency may impose a reasonable service charge for the actual cost of extensive labor and information technology required due to the large volume of a request.



RETENTION

- All public records must be retained in accordance with retention schedules approved by the Department of State
- Even exempt records must be retained

PENALTIES FOR NONCOMPLIANCE

- A. Criminal penalties
- B. Civil action
- C. Attorney's fees



ADDITIONAL RESOURCES

- Office of Attorney General Ashley Moody website:
<http://www.myfloridalegal.com>
- First Amendment Foundation website:
<http://www.floridafaf.org>