



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, August 5, 2021
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

****REVISED AGENDA** 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 - 06/03/2021
4. Action Items
 - a. **21053 & 21054 - 105 4th Avenue - Certificate of Appropriateness** and FEMA Variance
Certificate of Appropriateness and related Variance from the Floodplain Management Regulations to perform work that constitutes modifications to the Certificate of Appropriateness and related FEMA Variance that were granted by the Historic Preservation Board on February 4, 2021. (Case Nos. 20111 and 20112)
5. Discussion Items
 - a. **Historic Preservation Grant Award**
Historic Preservation grant award from the State of Florida, Division of Historical Resources, to conduct a historic survey in the Don CeSar Place neighborhood and also in the southern portion of the Belle Vista neighborhood.
 - b. **Replacement of Pavilion at Hurley Park**
City of St. Pete Beach to construct a 25' x 32' Pavilion at Hurley Park
 - c. **Sunshine Law and Public Records Law**
6. Next Meeting: 09/02/2021

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

June 3, 2021 3:30 PM

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

EXCUSED: Chris Marone, Chair
Bill Loughery, Member

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 3:35 PM.

1. **Changes to the Agenda** – The presentation on the Sunshine Law will be continued until the next meeting. Member Loughery sent an email to be read when discussing Item 4a. Member Young will provide an update in Discussion Items.

2. **Audience Comments** – There were no audience comments.

3. **Approval of Minutes** - Historic Preservation Board 5/06/2021 Minutes

Member Young moved and Member Hockensmith seconded the approval of the May 6, 2021 minutes as presented; the motion carried unanimously.

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.

Senior Planner Lynn Rosetti reviewed a detailed presentation of the property and the application for Local Historic Designation, which included zoning information and photographs. The property has two residential units; one house and one cottage. A swimming pool will be added. Ms. Rosetti reviewed the designation criteria and staff findings. The property is in the Florida Master Site File. The presentation will be made part of these minutes.

Staff recommended approval of the Local Landmark Designation; the structure fits into the context of the historic district and will remain as two family residential.

Ms. Rosetti read an email from excused Member Loughery sharing information about a natural spring that once existed near the property, documented to the late 1800's. Member Hurley confirmed that a well existed there at one time, the sole source of water; it is not known what happened to it.

Venny Torre, applicant/owner of the property appeared to answer questions and provide additional information. He has a historic photograph of the spring with three cottages nearby.

Member Young moved and Member Hockensmith seconded to approve Case #21032 for a Local Historic Designation at 105 6th Ave. The motion carried unanimously.

b. Certificate of Appropriateness and FEMA Variance - Sandpiper Beach Cottages (#21030 & 31) 105 6th Ave.; Certificate of Appropriateness and Variance from the Floodplain Management Regulations for interior and exterior renovations to the Sandpiper Beach Cottages.

Ms. Rosetti reviewed a presentation on the requests for a Certificate of Appropriateness and Variance from Floodplain Regulations. She provided details on the proposed renovations for the structures, which were built in 1915. The presentation will be made part of these minutes.

Staff found that the proposed Certificate of Appropriateness and related FEMA variance are consistent with the City's Land Development Code. Staff recommended approval as presented.

Member Hockensmith requested that the applicant share any historic photos or information with Gulf Beaches Historic Museum.

There was no public comment on this item.

Applicant/owner Torre provided further details on the renovations, the property, and the landscaping and his commitment to consistency with period architecture, style and landscape.

Member Young moved, and Member Hockensmith seconded to approve Case #21030 for a Certificate of Appropriateness at 105 6th Ave. The motion carried unanimously.

Member Young moved, and Member Hockensmith seconded to approve Case #21031 for a FEMA Variance at 105 6th Ave. The motion carried unanimously.

The owner/applicant spoke about the unique historic nature of Pass-a-Grille and the need to provide protection for what still exists - providing value and interest to the area. Mr. Torre was a previous Chair of the Coral Gable Historic Preservation Board and offered his assistance with advocacy.

5. Discussion Items

a. Sunshine Law/Public Records Presentation – Continued to July meeting.

b. Added - Member Young updated the Board on the Historic Street Markers, noting that on Tuesday, the City Commission approved the wrought iron signs through other areas of the City, not just Pass-a-Grille.

6. Next Meeting – July 1, 2021

Chair Hurley moved and Member Hockensmith seconded adjournment at 4:11 PM.

These minutes will be considered for approval at the August 5, 2021 Historic Preservation Board meeting.

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: 21053 & 21054 - 105 4th Avenue - Certificate of Appropriateness and FEMA Variance

Date: August 5, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: The applicant is requesting modifications to a Certificated of Appropriateness (Case 20111) and related FEMA Variance (Case 20112) that were granted by the Historic Preservation Board on February 4, 2021.

Funding: NA

Requested Motion: Separate Motions to APPROVE the requested Certificated of Appropriateness (Case 21053) and related FEMA Variance (Case 21054) which modify Certificate of Appropriateness (Case 21111) and FEMA Variance (Case NO. 20112) Historic Preservation Board approvals for this property on February 4, 2021.

Attachments:

1. HPB COA Report 105 4th Avenue COA & FEMA Revision Case # 21053 and 21054
2. Changes to App
3. COA App 21053
4. FEMA App 21054



**PLANNING & ZONING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness / Related FEMA Variance Case Number 21053 & 21054

Property Owner: David Varias

Meeting Date: August 5, 2021

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

REQUEST	Certificate of Appropriateness and 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. The applicant requesting modifications to a Certificate of Appropriateness and related FEMA Variance that were granted by the Historic Preservation Board on February 4, 2021.
SUBJECT PROPERTY	105 4 th Avenue Morey Beach, Block 8, W 40 ft. of Lot 5 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 1912
HISTORIC STATUS	Contributing structure in the Pass-a-Grille National Register Historic District; Florida Master Site File No. PI00935. Local Landmark designation established on February 4, 2021.
SURROUNDING AREA	North – Single family residence circa 1910 (two-stories) South – Two-unit residential circa 1963 (one story) East – Two-unit residential circa 1910 (two stories) West – Alley / Four-unit residential circa 1955 (one story)

BACKGROUND and ANALYSIS

The subject frame vernacular single-family residential house was constructed circa 1912 and is typical with respect to scale and massing to other properties within the original boundary area of the Pass-a-Grille National Register Historic District. When this property was built it initially served as one-room schoolhouse from 1912 – 1915 (per its Florida Master Site File) for Pass-a-Grille's children. This property initially was built as Pass-a-Grille's first schoolhouse.

On September 14, 1989, the Pass-a-Grille Historic District was nominated to the National Register of Historic Places and included 105 Fourth 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.

The subject property is located within the original historic district area. First surveyed in 1986, it was found to be contributing to the National Register Historic District nomination in 1989 because its architecture is typical of the district and it was also the first schoolhouse on the island.

A request for a Certificate of Appropriateness (Case 20111) and related FEMA variance (Case 20112) was approved by the Board on February 4, 2021, to renovate this property. However, during the recent exploratory demolition of certain portions of the structure, considerable deterioration was discovered. A list of the necessary modifications is included in this staff report along with an estimate of the related cost.

The original estimated cost of this proposed renovation was \$287,500. With respect to the discovery of more work being required due to the deteriorated state of this building, it is estimated that the additional cost will be approximately \$13,245. The overall cost estimate is now \$300,745. According to the Pinellas County Property Appraiser the value allocated to the structure would allow improvements not to exceed \$17,930 based on the FEMA 50% rule.

The following is a project list addendum to the original proposed project list from the applicant:

- 1) Original Cypress Board and Batten siding was found under the current lapped cedar siding. Applicant would like to incorporate replacement board and batten siding with Hardi-trim batten strips over Hardi panels giving it a very similar look but with low maintenance. Applicant states that they will attempt to preserve a portion of the original board and batten siding at the covered entrance/porch wall. They plan to incorporate the use of salvaged cypress boards on the interior depending on the quantity that can be salvaged.
- 2) Carefully remove the heart pine flooring and depending on the quantity that can be salvaged will be re-used in a portion of the structure.
- 3) Inadequate framing of roof and gable end walls. In order to meet the current wind loading and structural requirements applicant is recommending that the gable ends and end walls be balloon framed with no. 2 so. pine 2x4's 16"o.c. and that the substandard 2x4 roof rafters be replaced with 2x6 no. 2 so. pine rafters. They propose adding a continuous ridge board as well.
- 4) When reframing with 2x6 roof rafters, the applicant has stated that they believe that in keeping with the 1912 time period the original schoolhouse had exposed rafter tails. Therefore, they propose incorporating T & G decking at the overhangs with exposed rafter tails.
- 5) The front porch is out of plumb, square and level. Applicant wants to re-frame the front porch to meet current wind loads and structural requirements.

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. *No change in use is proposed. The property will remain a single-family use.***
- 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 original application, the existing historic structure is to remain and continue usage as a residence. During the exploratory demolition, considerable deterioration was discovered. The applicant states in the application that "it is imperative to retain as much of the original flooring and board and batten siding to be reused in other areas of the project." (See #1 of the proposed project list for more details.)***
- 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. *During the exploratory demolition, the wall framing was found to be non-existent (the board and batten siding was the structure). See the proposed project list for more details.***
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *According to the application, as much as possible will be retained and preserved. See the proposed project list for more details.***
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *According to the application, for example, the screen porch will be restored. See the proposed project list for more details.***
- 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, the deteriorated historic features will be repaired rather than replaced as much as possible. They have indicated they will comply. Furthermore, the applicant, Florencia Design, will supply copies of "as built" architectural drawings to the City of St. Pete Beach and the Historical Museum. See the proposed project list for more details.***
- 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, this is acknowledged, and they will comply. See the proposed project list for more details.

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 this is acknowledged, and they will comply.*

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, this is acknowledged, and they will comply.*

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, this is acknowledged, and they will comply.*

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, this is acknowledged, and they will comply.***
- 2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *The proposed additions were previously approved by the Historic Preservation Board. They are compatible with and do not overpower the original structure and are located 1) in the mid rear of the east side of the building (small second level addition) and 2) on the east rear portion of the building.***
- 3. Additions shall be attached to the rear and/or to the side of the original structure. *The proposed additions were previously approved.***
- 4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure. *The applicant acknowledges this requirement and will comply. The proposed air conditioning compressors will be located at the rear of the property.***

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. Most of the restoration work to be undertaken was previously reviewed and approved by the Historic Preservation Board on February 4, 2021, and it was found this work will not preclude the structure's continued designation a historic structure. The proposed addendum to the previous approval clarifies the additional work to be undertaken now that certain structural deficiencies have been identified. The original work to be undertaken exceeded FEMA's 50% substantial improvement rule. This additional work further exceeds the substantial improvement rule.*
2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *The work outlined to be undertaken in the original application was approved by the Historic Preservation Board. With respect to this case, additional work needs to be done to safely upgrade the existing structure due to structural inadequacies. A list of the deficiencies is included in this staff report as provided by the applicant. These corrections are necessary to ensure that the historic structure will meet code and be safe for occupancy.*

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.** *Staff find the request will be in harmony with the appearance and character of the surrounding community. The variance requested is for the addition of modifications that will correct previously unknown deficiencies in the structure's soundness. These modifications will ensure that the building meets code requirements and will be safe to occupy.*
2. **The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety, or welfare.** *Staff find that the requested variance will not be injurious or detrimental to the public health, safety, or welfare. In fact, the modifications being proposed will ensure that the renovated building will meet code and be safe to occupy.*
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.** *Staff find that the variance modification being requested is reasonable and necessary to ensure a safe and code compliant building.*

(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 and related FEMA Variance is consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness and related FEMA Variance from the floodplain management regulations as proposed. A separate motion for each action is required.

Lynn Rosetti

From: Matt Schoeppe <schoeppemattthew@gmail.com>
Sent: Monday, June 21, 2021 11:11 PM
To: Lynn Rosetti; Brian Kebler; erol@florenciadb.com
Subject: SCHOOL HOUSE RESTORATION

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,
Per our meeting here is a list of modifications that we would like to incorporate to the FEMA variance;
During exploratory demolition we encountered several field conditions that need to be addressed.
1.) Original Cypress Board and Batten siding was found under the current lapped cedar siding. We would like to incorporate replacement board and batten siding with Hardi-trim batten strips over Hardi panels giving it a very similar look but with low maintenance. We will attempt to preserve a portion of the original board and batten siding at the covered entrance/porch wall. We will also be incorporating the use of salvaged cypress boards on the interior depending on the quantity that can be salvaged.
2.) We are carefully removing the heart pine flooring and depending on the quantity that can be salvaged will be re-used in a portion of the structure.
3.) inadequate framing of roof and gable end walls. In order to meet the current wind loading and structural requirements we are recommending that the gable ends and end walls be balloon framed with no. 2 so. pine 2x4's 16"o.c. and that the substandard 2x4 roof rafters be replaced with 2x6 no. 2 so. pine rafters.
We will be adding a continuous ridge board as well.
4.) When reframing with 2x6 roof rafters, we believe that in keeping with the 1912 time period the original school house had exposed rafter tails, so we will be incorporating T & G decking at the overhangs with exposed rafter tails.
5.) The front porch is out of plumb, square and level, we will be re-framing the front porch to meet current wind loads and structural requirements.

The additional costs will be approximately \$13,245.00
I will be sending you copies of the revised drawings later this week.
Thank you,

Matt Schoeppe
Floencia Design-Build
Cell No. 727-277-0545



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 21053

Property Owner Name & Address

Agent or Representative Name & Address

DAVID MARIAS
210 46TH AVE
ST. PETE BEACH, FL 33706

FLORENCIA DESIGN BUILD LLC
MATT SCHOEPPPE
20 S. ORION DR, CLW, FL

Phone 617-699-7261

Phone 727-271-0545

Email Address _____

Email Address schoepppe.matthew@gmail.com

Property Address, Legal Description, Parcel ID

105 4TH AVE. ST. PETE BEACH FL 33706
SE 1/4 TWP 32S R6 10E

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

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

PROPOSED USE

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

Estimated Cost of Work: ORIG. 287,500
ADDENDUM 13,245
\$ 300,745.00

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.

THERE IS NO CHANGE OF USE. CURRENT STRUCTURE AND SPATIAL RELATIONSHIP WILL BE RETAINED AS MUCH AS POSSIBLE.

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.

DURING EXPLORATORY DEMO, BECAUSE OF THE EXCESSIVE DETEIORATION IT WAS IMPERATIVE TO RECLAIM AS MUCH OF THE ORIGINAL FLOORING AND BOARD AND BATTEN SIDING TO BE REUSED IN OTHER AREAS OF THE PROJECT. EXCEPTION: ALIGNMENT OF WINDOW HEADS AND A PATTERN OF WINDOWS PROPOSED FOR THE WEST (ALLEY) ELEVATION TO SUGGEST "SCHOOL ROOM"

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

THE EXISTING HISTORIC STRUCTURE HAS BEEN PREVIOUSLY MODIFIED. DURING EXPLORATORY DEMO, WALL FRAMING LITERALLY NON-EXISTENT (THE B & B SIDING WAS THE STRUCTURE). PLEASE SEE ATTACHED ADDENDUM OF MODIFICATIONS WE RECOMMEND TO MEET THE CURRENT BUILDING CODE.

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

YES, AS MUCH AS POSSIBLE

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

YES, E.G. SCREEN PORCH WILL BE RESTORED, EXPOSED RAFTER TAILS WILL BE INTRODUCED TO BE

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.

YES, AS MUCH AS POSSIBLE ACKNOWLEDGED, WILL COMPLY.
FLORENCIA DESIGN BUILD WILL SUPPLY "AS BUILT"
ARCHITECTURAL DRAWINGS AND WILL PROVIDE COPIES TO
THE CITY OF ST. PETE BEACH AND THE HISTORICAL
MUSEUM.

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.

YES, ACKNOWLEDGED, WILL COMPLY,
PLEASE SEE ATTACHED APPENDUM

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

YES, ACKNOWLEDGED, WILL COMPLY,

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.

YES, ACKNOWLEDGED, WILL COMPLY.

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.

YES, ACKNOWLEDGED, WILL COMPLY.

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.

YES, ACKNOWLEDGED, WILL COMPLY

2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

THE ADDITION, ALTHOUGH WHIMSICAL IN DESIGN & SCALE IS POSITIONED TO THE MID-REAR OF THE (CURRENT NON-ORIGINAL STRUCTURE) & IS INTENDED TO PAY HOMAGE TO THE ORIGINAL STRUCTURE.

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

YES, ACKNOWLEDGED, WE BELIEVE THE ADDITION IS IN COMPLIANCE.

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.

YES, ACKNOWLEDGED, WILL COMPLY, HVAC WILL BE (2) MINI-SPLIT SYSTEMS WITH HVAC CONDENSORS LOCATED AT THE REAR OF THE PROPERTY.

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

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

Exterior material/siding

HARDI-PANEL (BOARD & BATTEN) SIDING, PAINTED EXPOSED
RAFTER TAILS W/ 1X4 BEAD BOARD SOFFIT

Windows

JELDGEN "TRADITION PLUS" WOOD CLAD DOUBLE HUNG

Doors

FRONT DOOR ARTISTIC DOOR "HARDWOOD WITH TRUE
DIVIDED LITES"
REAR DOOR PGT VINYL SLIDING GLASS DOOR

Roofing

SNAP CLAD STANDING SEAM METAL ROOF WITH 12" O.C.
SEAMS COLOR TND

Entrances/Porches

FIBERGLAS SCREEN IN WOOD FRAME, T. & G. FLOORING
PAINTED, WOOD SCREEN DOOR PAINTED

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

7-1-21

ADDENDUM 7-1-21

Lynn,

Per our meeting here is a list of modifications that we would like to incorporate to the FEMA variance; During exploratory demolition we encountered several field conditions that need to be addressed.

- 1.) Original Cypress Board and Batten siding was found under the current lapped cedar siding. We would like to incorporate replacement board and batten siding with Hardi-trim batten strips over Hardi panels giving it a very similar look but with low maintenance. We will attempt to preserve a portion of the original board and batten siding at the covered entrance/porch wall. We will also be incorporating the use of salvaged cypress boards on the interior depending on the quantity that can be salvaged.
- 2.) We are carefully removing the heart pine flooring and depending on the quantity that can be salvaged will be re-used in a portion of the structure.
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- 4.) When reframing with 2x6 roof rafters, we believe that in keeping with the 1912 time period the original school house had exposed rafter tails, so we will be incorporating T & G decking at the overhangs with exposed rafter tails.
- 5.) The front porch is out of plumb, square and level, we will be re-framing the front porch to meet current wind loads and structural requirements.

The additional costs will be approximately \$13,245.00

I will be sending you copies of the revised drawings later this week.

Thank you,

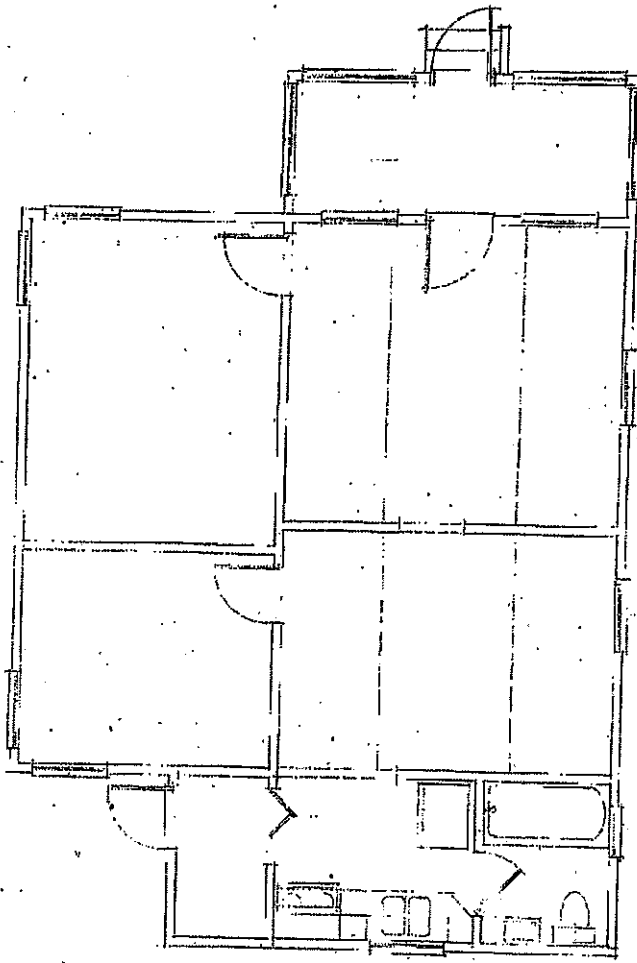
Matt Schoeppe
Florencia Design-Build
Cell No. 727-277-0545



RECORDED
FOR:
HISTORIC SCHOOL HOUSE - REMODEL
DAVID WARRAS
100 4th AV
ST. PETERSBURG, FL 33701
571-1111

PERMIT NO.
CONTRACT NO.

COA-2

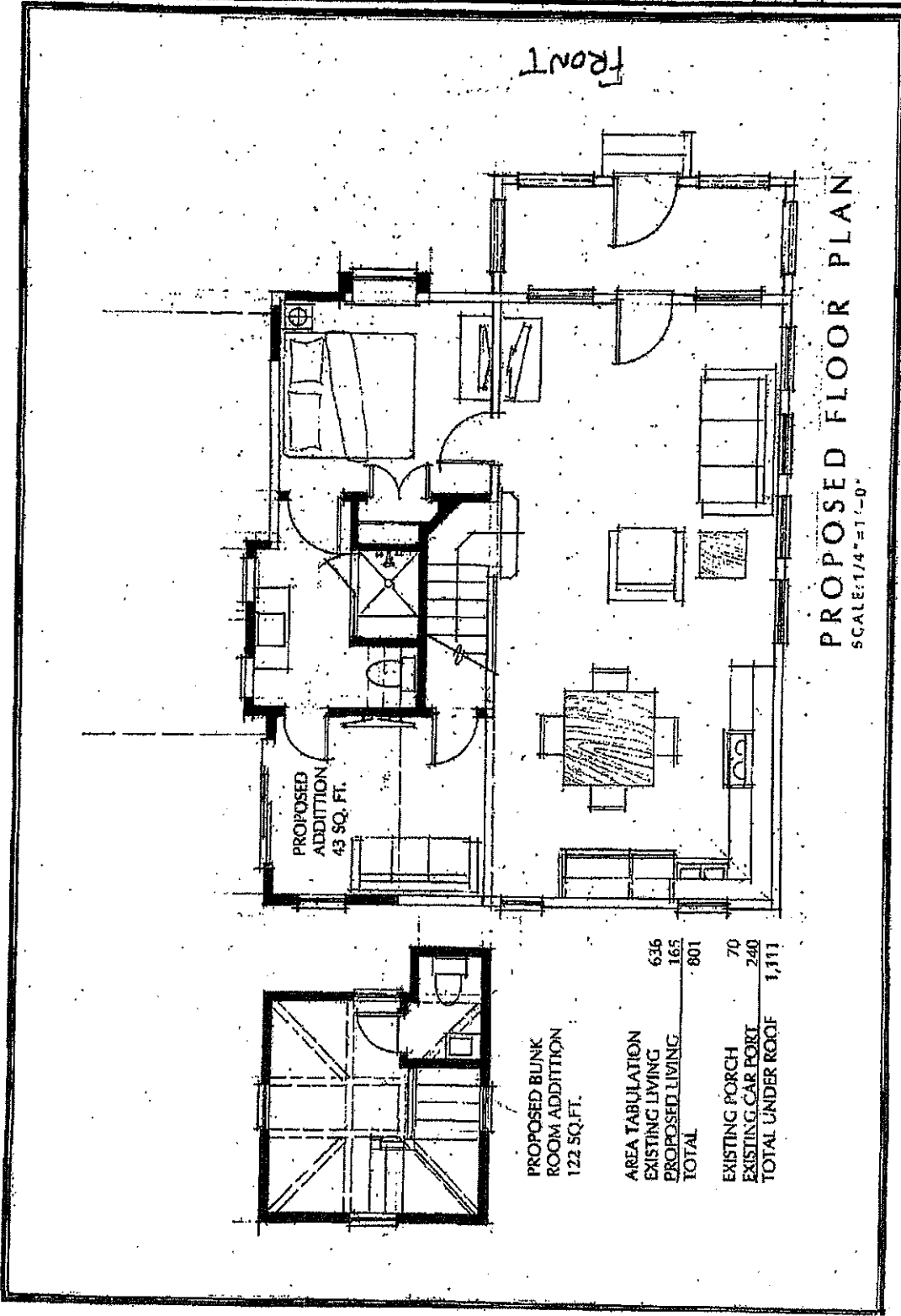


EXISTING CONDITIONS
SCALE: 1/4" = 1'-0"



HISTORIC SCHOOL HOUSE - KENODEE
 100 S. 2nd St.
 KENODEE, MO 64504
 DAVID WARAS
 ARCHITECTS, INC.
 100 S. 2nd St.
 KENODEE, MO 64504

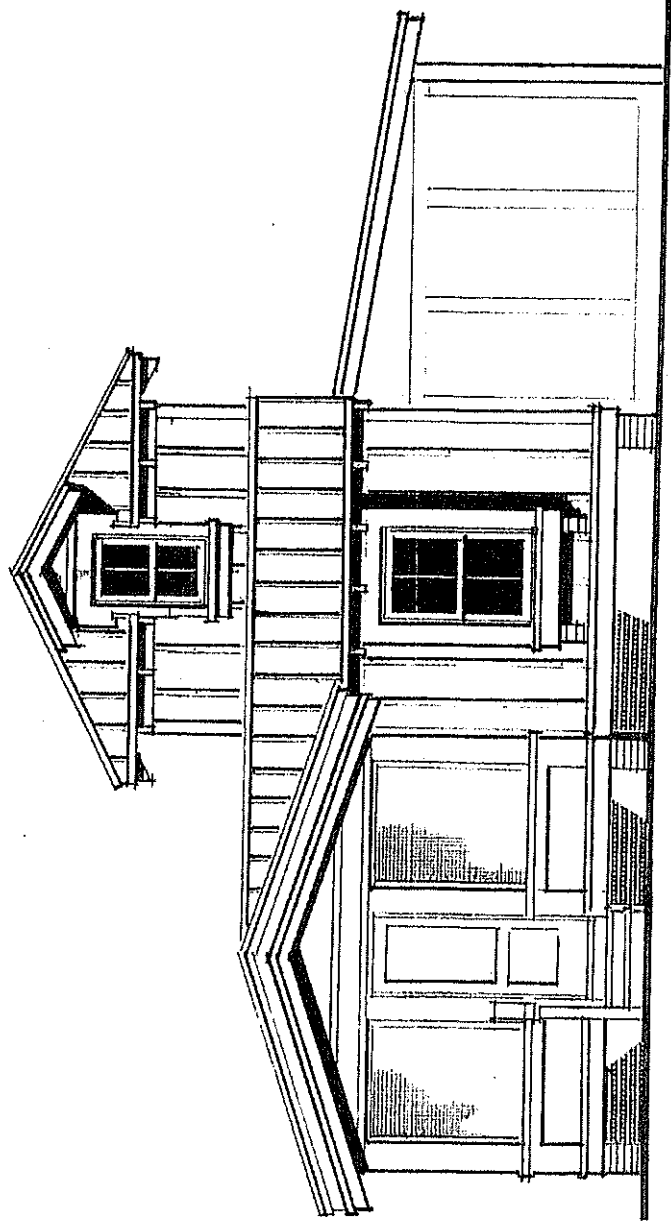
COA-3
 1/4" = 1'-0"



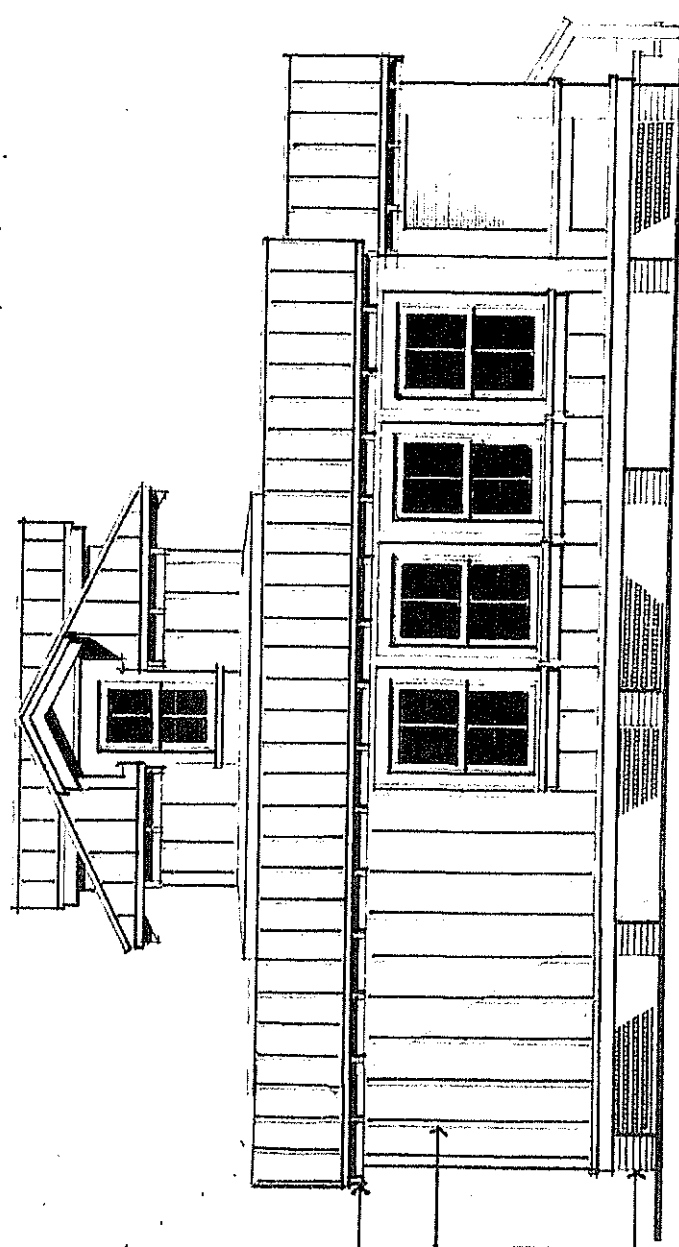


PROJECT: HISTORIC SCHUL HOUSE - REMODEL
DATE: 07/04/10
BY: DAVID WARREN
FOR: J. J. JOHNSON

COA-4
SHEET NO. 101
DATE: 07/04/10



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



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PAINTED EXPOSED 2x
RAFTER TRUS WITH
1x4 BOARD T. & G.
SCAFF
HARD BOARD & BATTEN
SIDING
BRICK VENEER PIERS

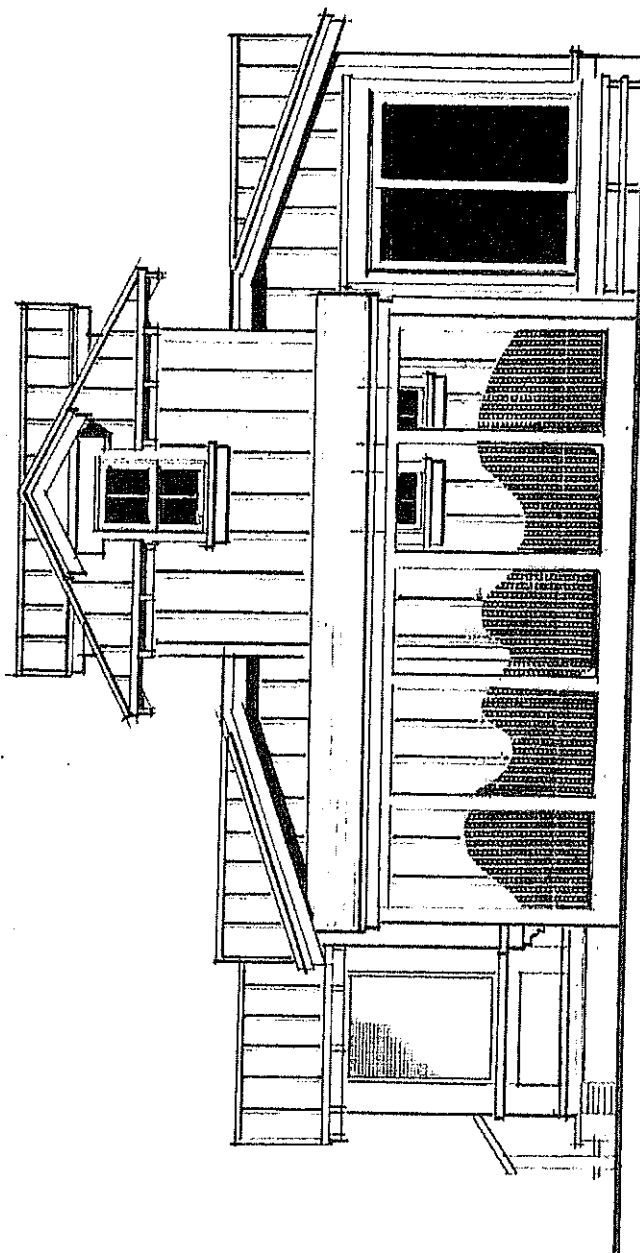


HISTORIC SCHOOL HOUSE REMODEL
 FOR: DAVID WARREN
 100 4TH ST
 SEASIDE, CA 92138
 619 441 1234

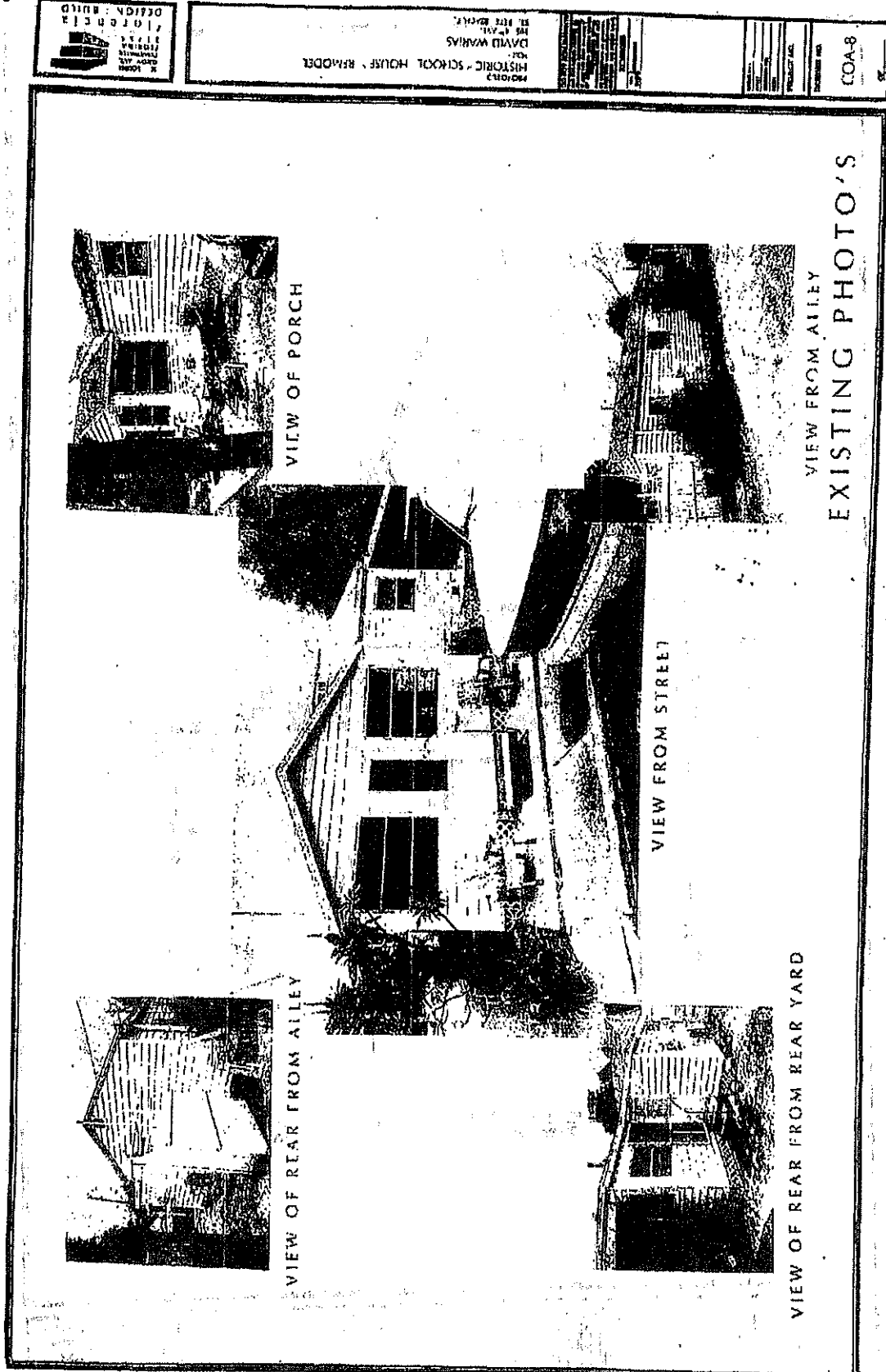
DATE	10/1/00
BY	DAVID WARREN
CHECKED BY	DAVID WARREN
APPROVED BY	DAVID WARREN

DATE	10/1/00
BY	DAVID WARREN
CHECKED BY	DAVID WARREN
APPROVED BY	DAVID WARREN

COA-7



RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"





Application for FEMA Variance

GENERAL INFORMATION:

Case Number 21054

Property Owner Name/Address

Agent or Representative Name/Address

DAVID WARIAS
210 46TH AVE.
ST. PETE BEACH, FL 33706

FLORENCIA DESIGN BUILD
20 SOUTH ORION, CUN. FL.
MATT SCHOEPPE

Phone (817)-699-7261

Phone 727-277-0545

Email dwarias

Email schoeppematt@earthlink.net

Property Address, Legal Description, Parcel ID:

105 4TH AVE. ST. PETE BEACH, FL 33706
SEC. 19 TWP 32S R6. 16E.

Current Zoning: _____ Current Land Use: _____ Lot Area: 1,680 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)

PLEASE SEE ATTACHED SHEETS COA-1 THRU COA-8
RENOVATION / RESTORATION OF THE ORIGINAL SCHOOL HOUSE
TO THE PASS A GRUE (ST. PETE BEACH) FL. AREA
PLEASE SEE ATTACHED ADDENDUM OF REQUEST
DATED 7-1-21

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.

Matt A. Schoeppe 7-1-21
Signature of Applicant/Authorized Agent and Date



FEMA VARIANCE APPLICATION

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

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

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

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

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

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

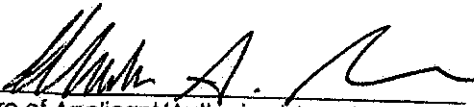
MCS I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:

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

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

MCS I have been notified in writing from the Community Official about the NFIP flood insurance implications of variances.

After acknowledgement of these conditions, please make sure your application is complete prior to submission. Incomplete applications will be returned to the applicant.


Signature of Applicant/Authorized Agent and Date

**OFFICE OF THE
FLOODPLAIN
ADMINISTRATOR**

MEMO

To: Applicant
From: Bill Palmer, CBO, CFM
Date: October 30, 2019
RE: Disclosure Per 44CFR 60.6(A)(5)
NFIP Flood Insurance Implications of Variances

Please be advised that you are requesting a variance to allow a substantial improvement to your property which is either renovation(s) and/or addition(s). Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure at which the cost equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. Without a variance, the building receiving the substantial improvement would be required to be elevated above the required Base Flood Elevation (BFE) as designated by the Federal Flood Insurance Rate Map.

If your variance is granted and you complete the work be advised that:

- (i) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as has as \$25 for \$100 of insurance coverage and
- (ii) Such construction below the base flood level increases risks to life and property,

ADDENDUM 7-1-21

Lynn,

Per our meeting here is a list of modifications that we would like to incorporate to the FEMA variance; During exploratory demolition we encountered several field conditions that need to be addressed.

1.) Original Cypress Board and Batten siding was found under the current lapped cedar siding. We would like to incorporate replacement board and batten siding with Hardi-trim batten strips over Hardi panels giving it a very similar look but with low maintenance. We will attempt to preserve a portion of the original board and batten siding at the covered entrance/porch wall. We will also be incorporating the use of salvaged cypress boards on the interior depending on the quantity that can be salvaged.

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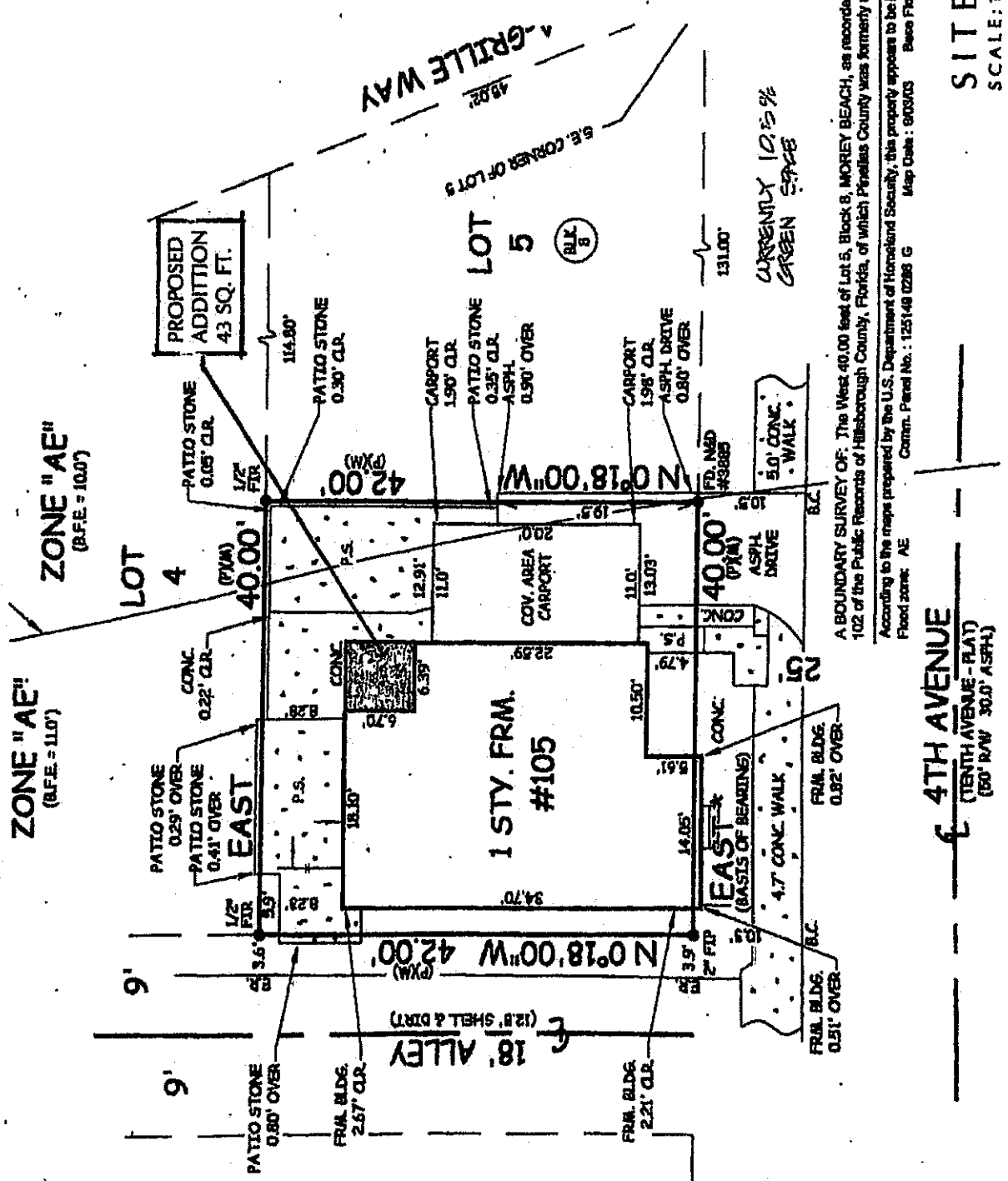
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The additional costs will be approximately \$13,245.00

I will be sending you copies of the revised drawings later this week.

Thank you,

Matt Schoeppe
Floencia Design-Build
Cell No. 727-277-0545



A BOUNDARY SURVEY OF: The West 40.00 feet of Lot 5, Block 8, 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
Comm. Parcel No.: 125149 02963 G
Map Date: 9/9/03
Reason Flood Elev:

Map Date : 8/03/03 Base Flood Elev : 10.0' - 11.0'

4TH AVENUE
(TENTH AVENUE - PLAT)
(50' R/W 30.0' ASPH.)

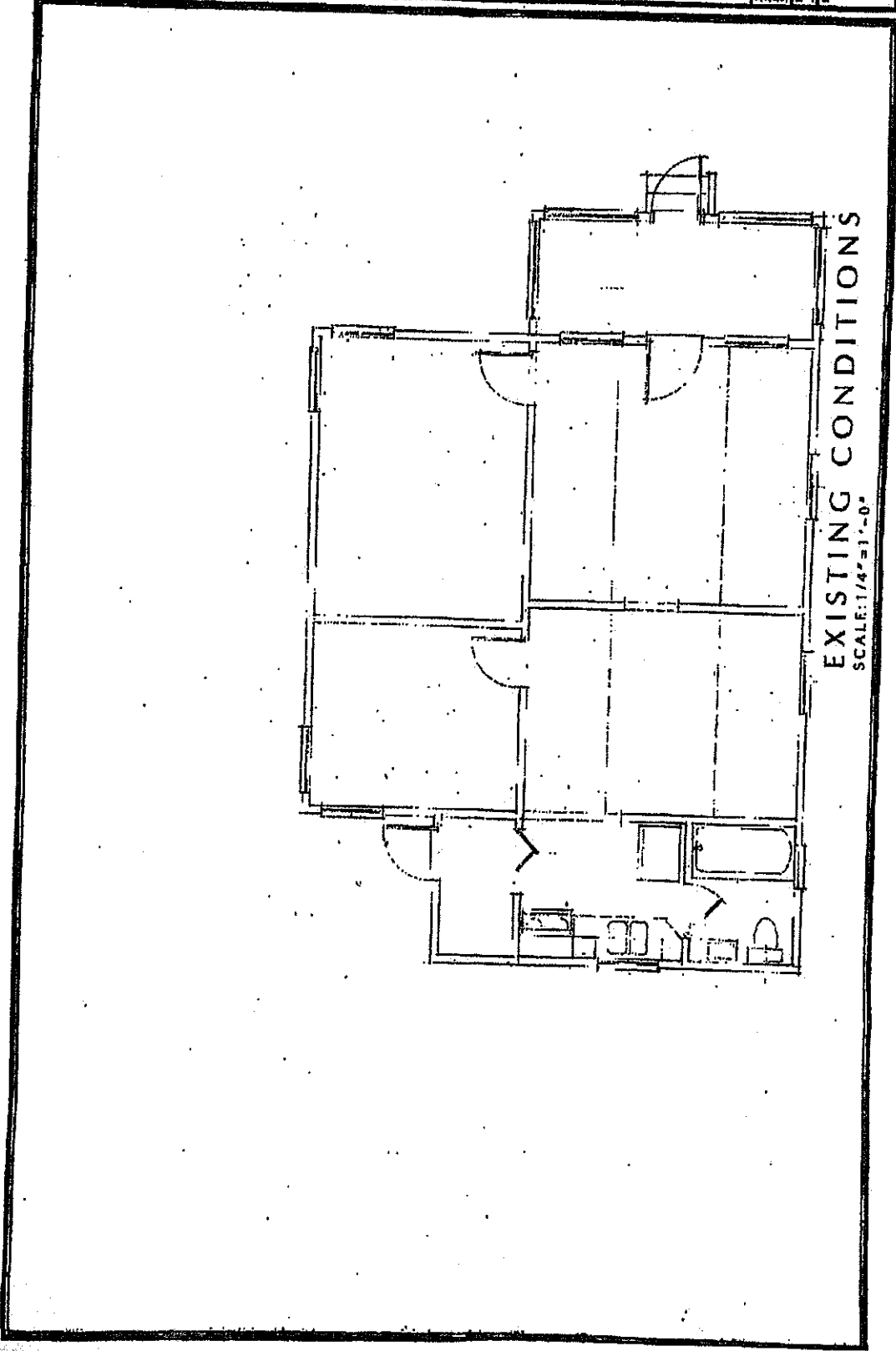
SITE PLAN
SCALE: 1"=10.0'

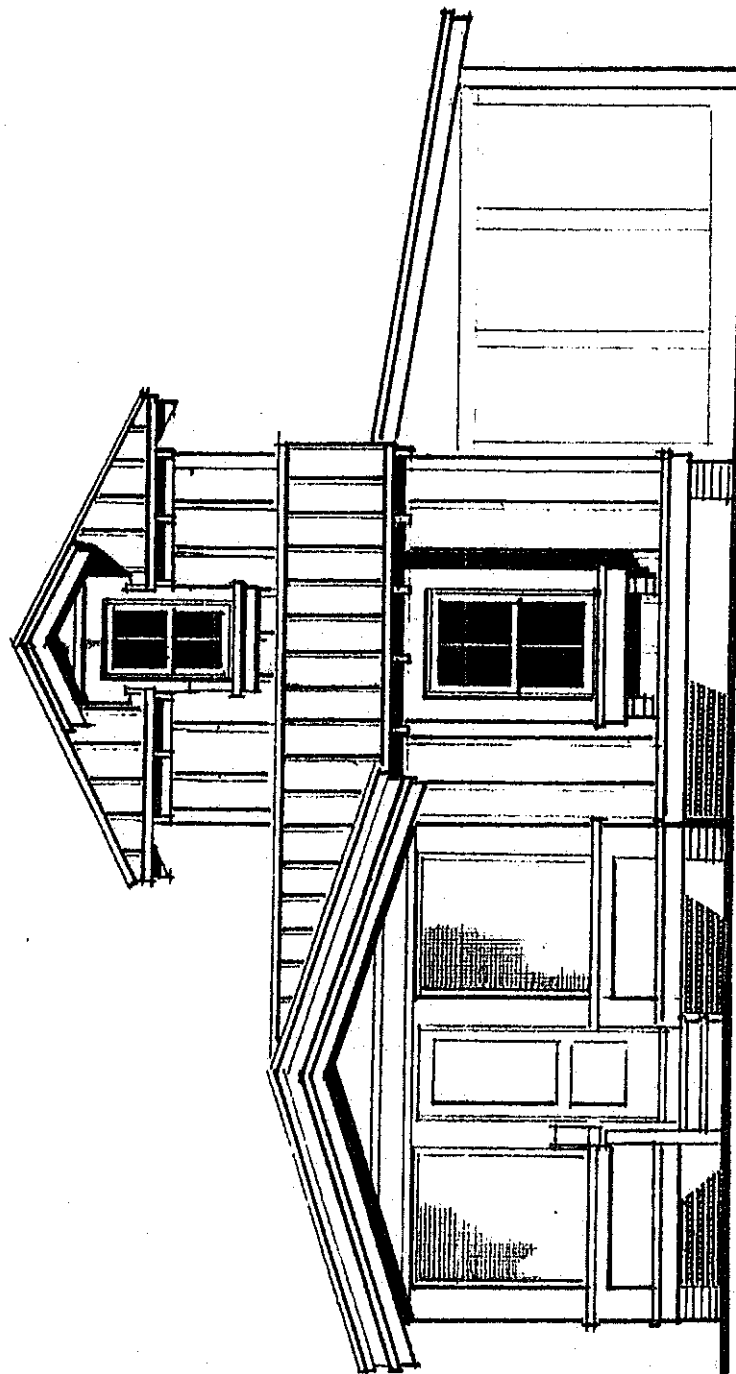


NO. 00774
12200 N. 30th St.
Phoenix, AZ 85018
TEL: 981-1111
FAX: 981-1112
WWW.DWA.COM

DAVID WARREN
ARCHITECTS, INC.
1001
HISTORIC SCHOOL HOUSE - REMODEL
11. 11.11.11

PROJECT NO.
CON-2





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

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>