



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, October 7, 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: 09/02/2021
4. Presentations -
 - a. **The Don CeSar Conference Center Addition** A representative for The Don CeSar will present a new conference center addition proposed to be located on the northern side of the property.
5. Action Items
 - a. **Design Review Case No. 21060: 2814 Pass-a-Grille Way**
A design review for a new single-family residence at the subject vacant property proposed to be built to the 'House-Medium' building type of LDC Sec. 20.15.
 - b. **Design Review Case No. 21068: 404 & 406 Pass-a-Grille Way**
A design review for a two-story addition to an existing residence currently located at 404 Pass-a-Grille Way, which will extend onto the property of 406 Pass-a-Grille Way under common ownership.
 - c. **Certificate of Appropriateness Case No. 21066: 102 8th Ave & Case No. 21074: 702 Pass-a-Grille Way**
Requests to demolish an existing locally-designated historic mixed-use building at 102 8th Ave (Case No. 21066) and two contributing outbuildings at 702 Pass-a-Grille Way (Case No. 21074).

6. Discussion Items

a. Hexblock Paver Discussion

Remove existing hexblock pavers that are in bad condition and replace them with stamped concrete to replicate the appearance of hexblocks.

7. Adjournment- Next Meeting 11/04/2021

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

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

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT Historic Preservation Meeting Minutes

September 2, 2021 3:30 PM

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

STAFF PRESENT: Wesley Wright, Planning Manager; Lynn Rosetti, Senior Planner; Ginny Bodkin, Deputy City Clerk; Jennifer McMahon, Recreation Director; Brandon Berry, Planner II, Jordan Elmore, Zoning and Permit Tech

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

1. **Changes to the Agenda** – Senior Planner Lynn Rosetti stated that a discussion item 5c. would be added regarding the Pass-a-Grille Setback Amendments. Chair Marone asked to add a discussion item 5d. regarding the proposed Don CeSar addition and presentation.

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

3. **Approval of Minutes** - Historic Preservation Board 8/05/2021 Minutes

Member Loughery moved and Member Young seconded the approval of the August 5, 2021 minutes as presented; the motion carried unanimously.

4. **Action Items**

a. Case 21053 (Certificate of Appropriateness) & 21054 (FEMA Variance) - 105 4th Avenue - The applicant is requesting modifications to previously approved Certificated of Appropriateness (Case 20111) and related FEMA Variance (Case 20112) that were granted by the Historic Preservation Board on February 4, 2021.

Senior Planner Lynn Rosetti reminded the Board that this building, which was constructed in 1912, is a contributing structure to the Pass-a-Grille National Register Historic District, is on the Florida Master Site File, and was locally designated as landmark of February 4, 2021. At that time a Certificate of Appropriateness (COA) and related FEMA Variance were granted. The Board of Adjustment granted a variance for a small addition a month later. During renovation, the Applicant uncovered excessive deterioration and virtually no wall framing, which was confirmed by the City's Deputy Building Official; this required an addendum of modifications to meet current building code. Due to the scope of modifications, Ms. Rosetti conferred with the City's Certified Local Government (CLG) Manager, who determined that an adequate amount of material was being salvaged and reused in keeping with what was previously approved.

She reviewed a detailed presentation of the request including zoning, photographs, original COA, and FEMA Variance. The presentation will become part of these minutes. She reviewed photos of the status of renovations up to the prior day.

The Board asked questions regarding percentages of renovation. 45-50% of the original building material will be reused including roofing materials and flooring, while meeting code and being structurally sound. The Board also asked questions regarding new materials and historic materials.

Ms. Rosetti reviewed the elements of the Certificate of Appropriateness for Case 21053 and steps taken to correct deficiencies once renovation work began. She reviewed criteria for a COA and Standards of the Secretary of Interior. Board questions and discussion followed regarding instances when the scope of work is broadened after applications have been approved.

Staff found the proposed COA revisions consistent with the City's Land Development Code and given the percentage of salvaged materials, recommended approval of the requested COA and FEMA Variance.

The Applicant's representative Matt Schoeppe of Florencia Design Build spoke regarding the structure, standards when it was built, what was uncovered when renovation began, efforts to keep close to original, and adhering to current building codes. Owner Dave Warias of 210 46th Avenue also appeared to answer any questions. Additional photographs were shown of the original structure.

Member Loughery moved and Member Young seconded approval of the requested Certificate of Appropriateness for Case 21053, which modifies Case 21111 from February 4, 2021; the motion carried unanimously.

Member Loughery moved and Member Young seconded the approval of the related FEMA Variance for Case 21054, which modifies Case 20112 from February 4, 2021; the motion carried unanimously.

5. Discussion Items

a. Merry Pier Update

Parks and Recreation Director Jennifer McMahon reported that construction will begin on September 16th; end date/return of boat is estimated to be in December. She provided some details of the repairs. Ms. McMahon also reported on the completed terrazzo flooring and other updates to the Warren Webster building.

b. Sunshine Law and Public Records Training .

Assistant City Attorney Matthew McConnell appeared via Zoom and reviewed a presentation on the Sunshine Law from the Special Council for Open Government as a refresher for long time Board members and an introduction to newer members. The presentation included the background and scope of the Sunshine Law, three basic requirements of all public meetings, and meeting conduct. The presentation will become part of these minutes. He reviewed the Public Records Law, definitions, accepting requests, records retention and penalties. He provided additional resources and encouraged members to reach out to the City Clerk or Attorney with any questions or concerns. A question and answer period followed.

c. (Added) Pass-a-Grille Setback Amendment

Brandon Berry, Planner II, explained that in April of 2021, the City Commission passed Resolution 2021-10, imposing a 180-day moratorium on waterfront rear setbacks for residential properties on

the East side of Pass-s-Grille Way, to explore whether the intent of the Overlay met with the setbacks in the Land Development Code (LDC). Field work, meeting with a consultant and examination of the LDC resulted in a proposal, included in the meeting packet. Following review by this Board, the proposal will go before the Planning Board and then the City Commission. Mr. Berry reviewed the proposed, amended definitions and proposal that all new waterfront builds have a 20-foot rear setback requirement for consistency throughout the City; 10-15 feet would remain for interior lots. This Board would still have the option to grant a 10-foot setback for contributing or locally designated structures, through a COA. Board question and answer followed.

d. (Added) Proposed Don CeSar Addition

Mr. Wright explained that over the past several weeks, the Don Cesar team has met with City staff regarding the proposed addition of 10,000 sq. ft. conference room to the North side of their property, consisting of one level of usable space above one level of parking. They have met with the Don CeSar Property Association and as a courtesy, have asked to bring a presentation of the proposal to this Board next month. A variance will be required from the Board of Adjustment and that hearing will be noticed for October or November. Ms. Rosetti explained that the Don CeSar is part of the National Register of Historic Places, is not a locally designated landmark, and does not fall within the Pass-a-Grille overlay.

Discussion followed on the Ordinance governing this board and its scope.

6. Next Meeting – October 7, 2021

Chair Marone moved and Member Young seconded adjournment at 5:10 PM.

These minutes will be considered for approval at the October 7, 2021 Historic Preservation Board meeting.

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Design Review Case No. 21060: 2814 Pass-a-Grille Way

Date: October 7, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Planning Manager

Summary of Issue: The applicant is requesting to construct a new single-family residence on the subject vacant lot that is proposed to be built to the 'House – Medium' building type of the Pass-a-Grille Overlay District. The Land Development Code provides the Historic Preservation Board the ability to provide comments on new construction projects that utilize the Overlay building types as a means of ensuring compatibility of new buildings within the District.

Reviews of historical aerials for the area and past building permits appear to reveal that the subject parcel has not had a building constructed upon it since at least the late 1960s. The lot is one of the few in Pass-a-Grille to be a "triple frontage" lot. While new construction in Pass-a-Grille is typically required to meet the frontage requirements to the street of which it is addressed, most homes on the block are oriented toward the western Sunset Way frontage rather than Pass-a-Grille Way. Staff are recommending, as part of the compatibility review, that the western Sunset Way frontage be treated as the primary street for building orientation and build-to purposes.

Funding: N/A

Requested Motion: Approval with Staff conditions.

Attachments:

1. 21060 - 2814 PAG Way DR Staff Report
2. 2814 Pass A Grille Way - Historic Preservation Design Review (08-31-21)
3. Lewallen Design Review Application 2021



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

Design Review Case No. 21060

Property Owner: SEA TURTLE HOLDINGS OF PASS A GRILLE LLC

Meeting Date: October 7, 2021

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

REQUEST	Staff request Historic Preservation Board design review of a new single-family residence, constructed to the House – Medium standards of the Pass-a-Grille Overlay District, which is being constructed on a vacant lot at the subject property (LDC Sec. 20.24).
SUBJECT PROPERTY	0 (2814) Pass-a-Grille Way; COLONIAL CORP REPLAT BLK 1, LOT 10; Property ID # 18-32-16-17316-001-0110.
LAND USE / ZONING	RU-2/PAG on the Zoning Map; RU on the Future Land Use Map
FEMA FLOOD ZONE	AE-9
HISTORIC STATUS	The property is currently vacant of all buildings and is not contributory to the Pass-a-Grille Historic District.
SURROUNDING AREA	North – 29 th Ave/Two-family Residential South – Vacant Property (Zoned Residential) East – Pass-a-Grille Way/Single-family Residential West – Sunset Way/Single-family Residential

BACKGROUND and ANALYSIS

The applicant is requesting to construct a new single-family residence on the subject vacant lot that is proposed to be built to the 'House – Medium' building type of the Pass-a-Grille Overlay District. The Land Development Code provides the Historic Preservation Board the ability to provide comments on new construction projects that utilize the Overlay building types as a means of ensuring compatibility of new buildings within the District.

Reviews of historical aerials for the area and past building permits appear to reveal that the subject parcel has not had a building constructed upon it since at least the late 1960s. The lot is one of the few in Pass-a-Grille to be a "triple frontage" lot. While new construction in Pass-a-Grille is typically required to meet the frontage requirements to the street of which it is addressed, most homes on the block are oriented toward the western Sunset Way frontage rather than Pass-a-Grille Way. Staff are

recommending, as part of the compatibility review, that the western Sunset Way frontage be treated as the primary street for building orientation and build-to purposes.

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

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

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

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

(a) The mass of a building must include:

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

The building has a distinct primary mass, formed by its largest shape. On the eastern (Pass-a-Grille Way) elevation, this mass is formed by the walls on the second and third stories, along with the wooden composite siding and shutters on the ground floor. On the western side, this mass is formed by the ground and second-story walls, and third-story macro shutters.

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

On the western side, the building has balconies and a stairwell that is enclosed in horizontal orange-brown toned wood composite. The eastern side has balconies supported by columns as its secondary massing elements.

The applicant has not provided a porch or stoop that meets the structural private frontage requirements of the building types, and will therefore be required to provide "Common Yard" landscaping including a continuous hedge, wall or fence, shrubs, and one canopy tree. This requirement shall be in addition to any landscaping required for elevated buildings in the Pass-a-Grille Overlay District.

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

Sliding glass doors on the western and eastern sides of the building on both the second and third levels, as well as rectangular windows on the northern and eastern sides, provide voids in the façade. At the northern secondary frontage, a small glass stairwell atrium provides further breaks in the building massing.

(b) Proportional design elements shall include:

(1) *Windows in varying, yet similar arrangements.*

Fixed square and rectangular windows on the northern and southern sides vary in proportionality, but are of similar individual pane area, width, and length. Glass features in

the garage, atrium, and third-story living levels provide a substantial amount of transparency to the development and are individually generally consistent in how the windows are broken up by muntin and mullions.

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

Staff finds there to be approximate vertical visual consistency at the centerline of the façade along all three frontages. The areas of the primary mass of the building, combined with the partial weight afforded by secondary elements and features such as eyebrow window frames, provide visual consistency.

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

While there are distinct elements at the ground level that provide minor additional massing to the bottom of the building, such as projecting wood composite paneling on the eastern side, Staff do not immediately recognize this criteria in the design. A certified architect shall be required to notate this element on the façade plans when submitted for building permitting.

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

Staff find the overall design to have a general asymmetric balance.

(c) Design must include the following rhythms:

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

Staff find general complements between window styles, muntin and eyebrow window frames. It is also apparent that the balcony railing and handrails are of similar style on the various levels. The primary massing of the building is primarily comprised of painted stucco over CMU, with the northern side having a significant amount of glass in similar patterns and styles.

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

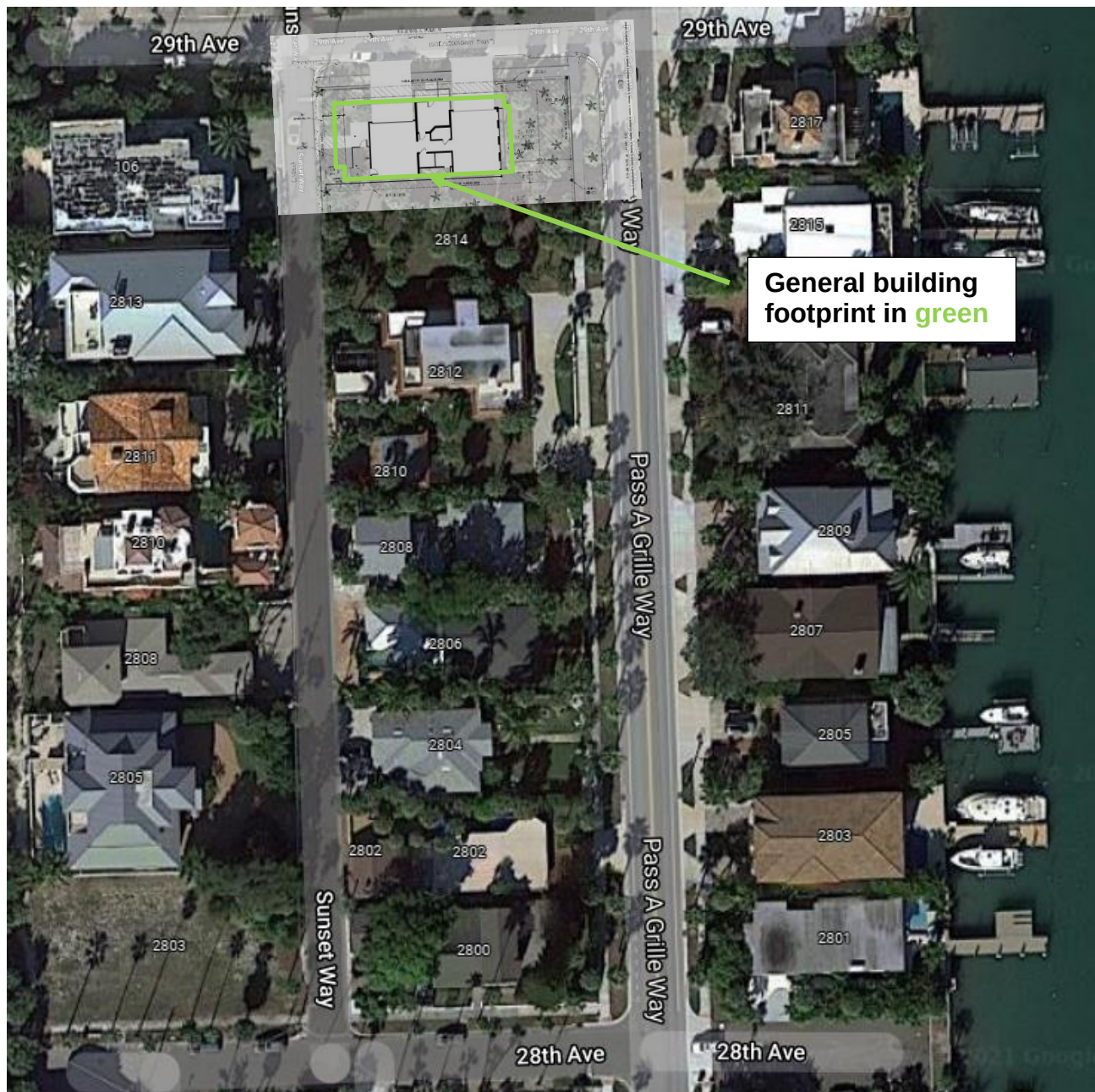
Colors appear to be drawn from a common palette, with pale blue as the base, copper used as a significant color accent on the eyebrow window frames and enclosed spiral staircase, and pale yellow as an accent on the northern side. Stucco over CMU is used throughout, with copper over wood-style composite. Aluminum and glass details are also featured throughout.

COMPATIBILITY WITH ADJACENT PROPERTIES

While the applicant's block features relatively modest single- and two-story homes, the western side of Sunset Way and the eastern side of Pass-a-Grille Way along the 2800 block feature numerous three-story homes with feature overruns that appear to be at or near the maximum height permitted for the district. The property to the south is currently vacant, but could be developed with a similar 'House-Medium' development as the applicant is proposing.



BLOCK-FACE CONSISTENCY



An overlay of the plan with an aerial of the block suggests that the building is relatively oriented with most homes on the western side of Pass-a-Grille Way, with the home set toward the Sunset Way rear of the lot away from the Pass-a-Grille Way frontage.

STAFF RECOMMENDATION

In order to utilize the House – Medium building type standard, the applicant shall be required to have an architect certify that items (a) through (c) under LDC Sec. 20.22 are met, pursuant to LDC Sec. 20.24,

and shall provide other exhibits listed in the section submitted along with the building permit for new construction. This shall include a listing of colors and siding materials.

Staff have identified the following items that will need to be addressed prior to the issuance of a building permit for new construction:

- 1) As this lot has three frontages, in keeping with the spirit of ensuring compatibility of new construction within the Pass-a-Grille Overlay District, Staff are requesting that the home be oriented toward the Sunset Way frontage as proposed. Staff finds that this provides compatibility with most of the homes on the block, despite the applicant proposing an address along Pass-a-Grille Way. New development in Pass-a-Grille is typically required to treat the front property line as being within the frontage to which it is addressed;
- 2) A porch, stoop or common yard private frontage that meets the requirements of LDC Sec. 20.15 shall be required to be identified on building plans.
- 3) Relevant landscaping elements of LDC Sec. 20.21 shall be required for the portions of the elevated building visible from the right-of-way.
- 4) Rooftop architectural and mechanical elements shall not exceed 32 feet in height above required freeboard, or 40 feet above natural grade provided that the living level starts at or above eight feet above natural grade, whichever is greater.
- 5) Cantilevered awnings at the northern entrance to the building shall be permitted to encroach no more than one foot into the required five-foot secondary front setback. The same shall apply to any other architectural feature which projects beyond the building face, minus stairs and balconies for which greater encroachments are permitted.

The applicant shall further meet the elevated building screening standards of LDC Sec. 20.21(b) and the residential building type landscaping standards of LDC Sec. 20.20(c) as it relates to landscaping.

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

Renderings

3
A&P SOUTH WEST CORNER - AERIAL VIEW



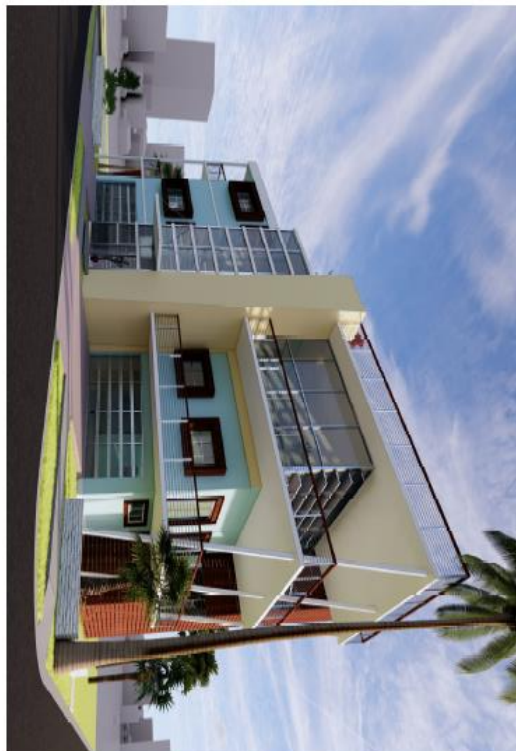
1
A&P NORTH EAST CORNER - STREET VIEW



4
A&P SOUTH EAST CORNER - AERIAL VIEW



2
A&P NORTH WEST CORNER - STREET VIEW



Elevations – North & South



Elevations – West & East





LEWALLEN RESIDENCE

2814 Pass A Grille Way
St Pete Beach, FL - 33706

HISTORIC PRESERVATION REVIEW SET (08-31-21)

JAHarchitects, LLC

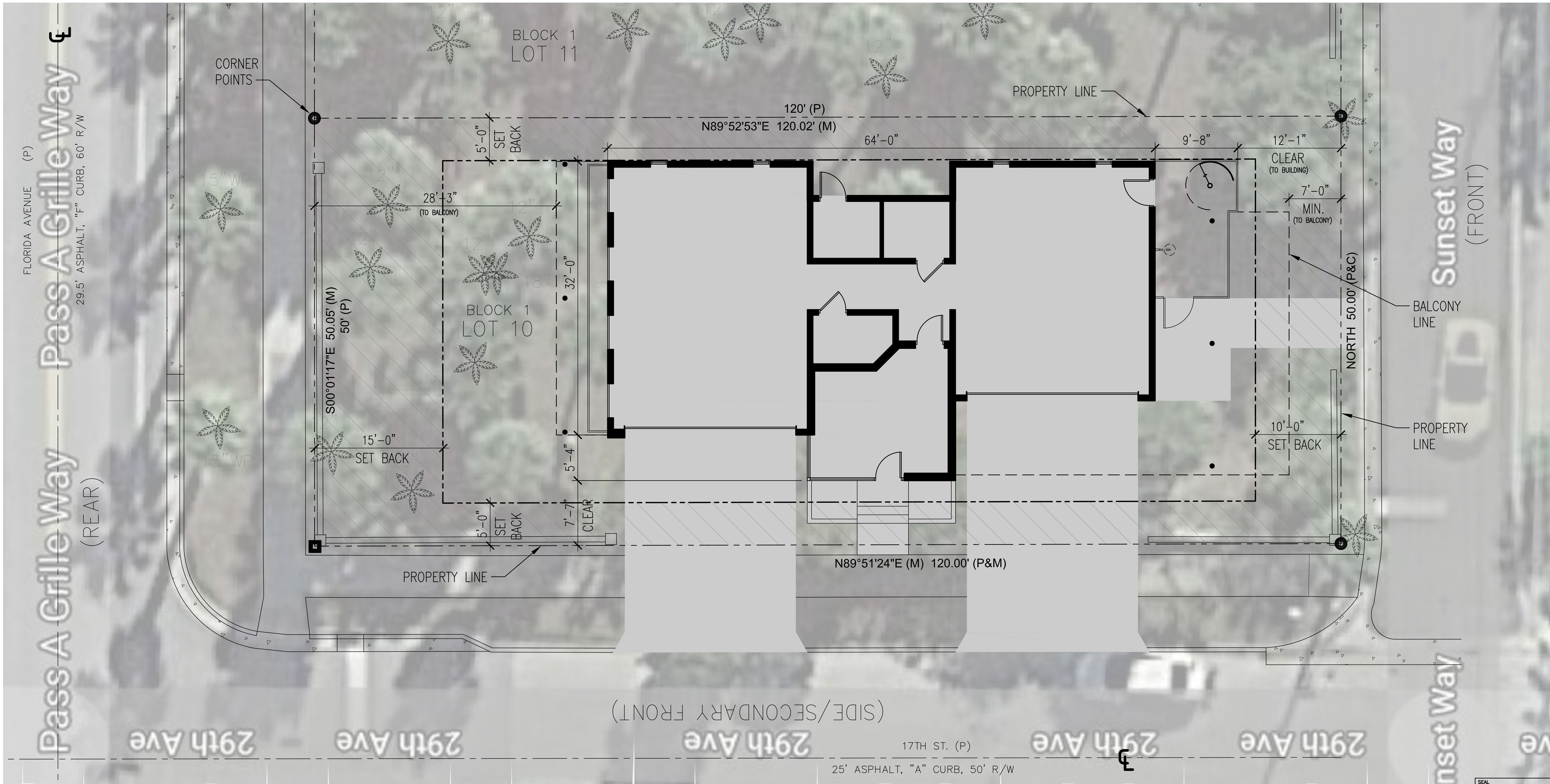
1121 E Twiggs Street
Suite 200
Tampa, Florida 33602
FL Architectural License No. AA26001219
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www.JAHarchitectsllc.com

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT AND ARE INTENDED TO BE IMPLEMENTED BY A LICENSED GENERAL CONTRACTOR. THEY ARE PREPARED TO WORK IN CONJUNCTION WITH THE WRITTEN SPECIFICATION, SCHEDULED TESTING, PROJECT MANAGEMENT AS OUTLINED IN THE SPECIFICATION, MOCK-UPS, PRE-INSTALLATION CONFERENCES, SHOP DRAWINGS, RFI'S, AND PROFESSIONAL COMMUNICATIONS BETWEEN THE ARCHITECT & G.C.. THE USE OF THESE DOCUMENTS, INCONSISTENT WITH THIS INTENT AND THE ARCHITECT NOT PROVIDING CONSTRUCTION ADMINISTRATION SERVICES MAY RESULT IN COST OVER RUNS, SCHEDULE DELAYS, INFERIOR BUILT SOLUTIONS, INCONSISTENT WITH THE ORIGINAL INTENT, AND MAYBE HARMFUL TO THE HEALTH, SAFETY & WELFARE OF THE PUBLIC.

REVISION	DATE	DESCRIPTION	BY
-	04/06/2021	SCHEMATIC DESIGN	JAH
-	08/09/2021	SCHEMATIC DESIGN	JAH
-	08/10/2021	HISTORIC PRESERVATION DESIGN REVIEW	JAH
-	08/31/2021	HISTORIC PRESERVATION DESIGN REVIEW	JAH

2
A2.01
VIEW FROM INTERSECTION OF PASS A GRILLE WAY & 29TH AVENUE

SCALE: N.T.S.



1
A2.01
SITE PLAN

HISTORIC PRESERVATION REVIEW SET (08-31-21) SCHEMATIC DESIGN

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CLIENT
LEWALLEN RESIDENCE
2814 Pass A Grille Way
St Pete Beach, FL - 33706

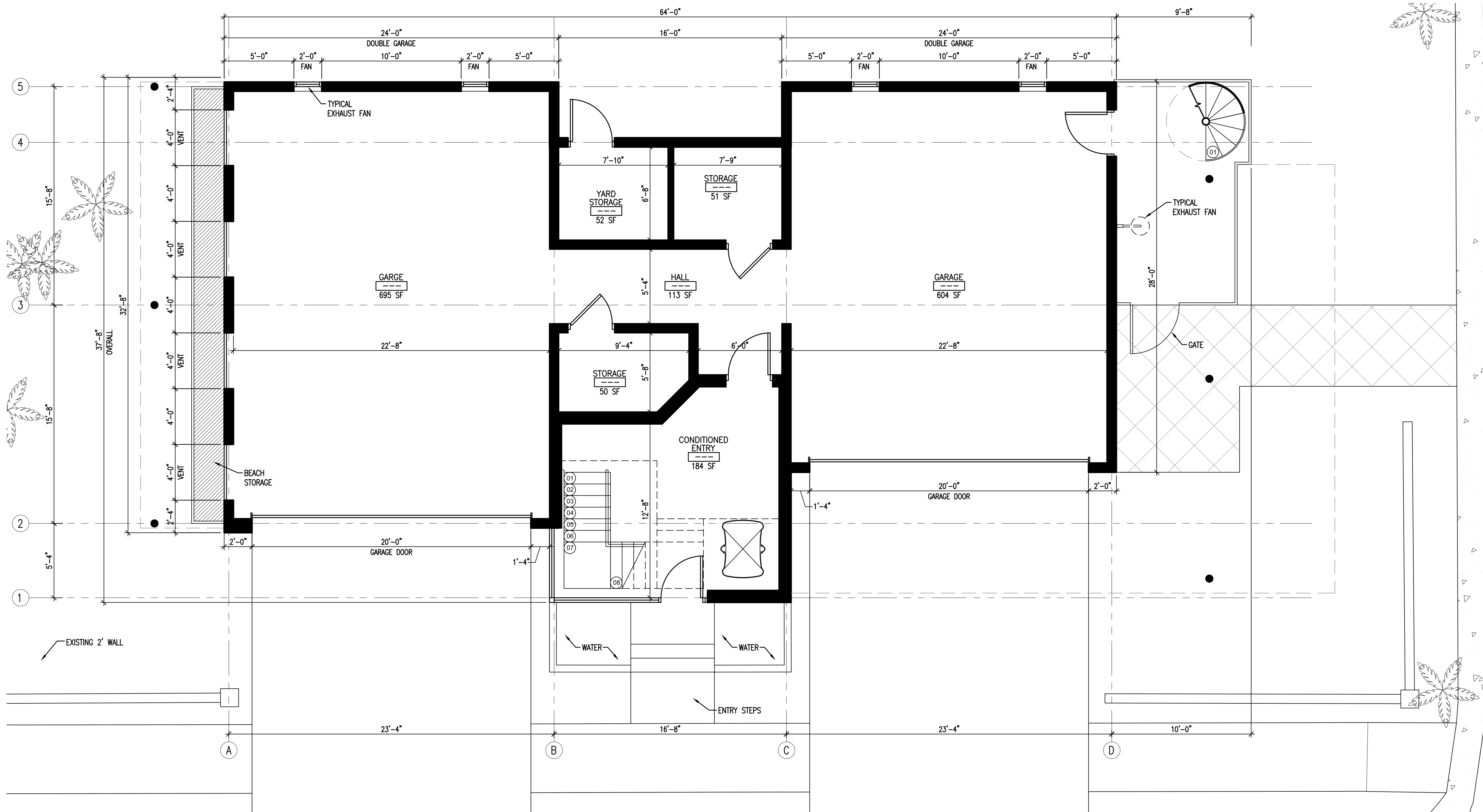
DRAWING TITLE
SITE PLAN

ENGINEER	ARCHITECT	DESIGNER
-	TH	JAH
DRAWN BY	REVIEWED BY	SCALE
GS	TH	AS SHOWN

JAH # 738	DRAWING NUMBER
CADD FILE #	A2.01
XREF FILE(S)	

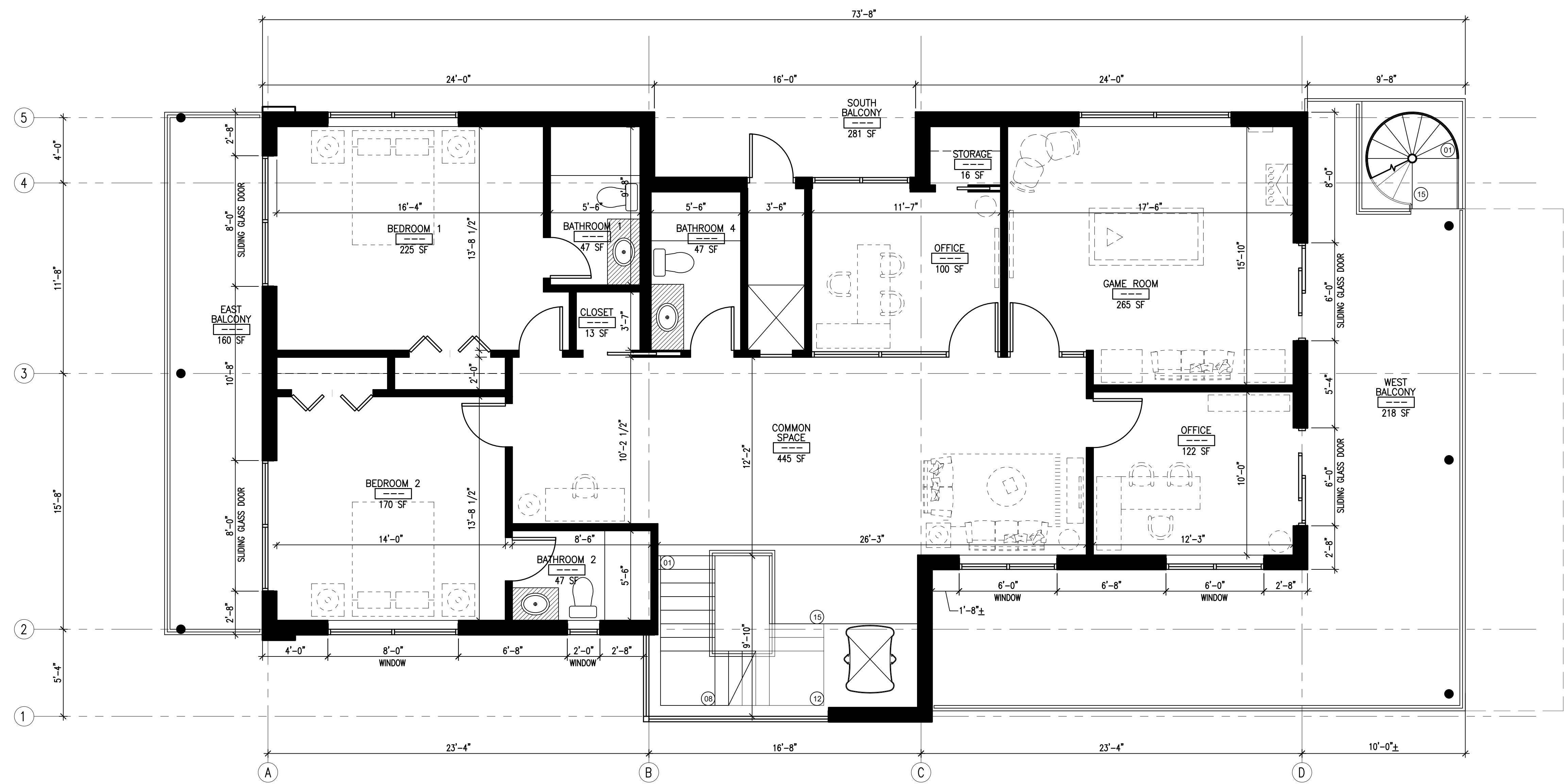
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1
A3.01 GROUND LEVEL - FLOOR PLAN
V.I.F. = 100'-0" FIN. FLOOR

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



2
A3.01 LEVEL ONE - FLOOR PLAN

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

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2814 Pass A Grille Way
St Pete Beach, FL - 33706

DRAWING TITLE
FLOOR PLANS

ENGINEER -	ARCHITECT TH	DESIGNER JAH
DRAWN BY GS	REVIEWED BY TH	SCALE AS SHOWN

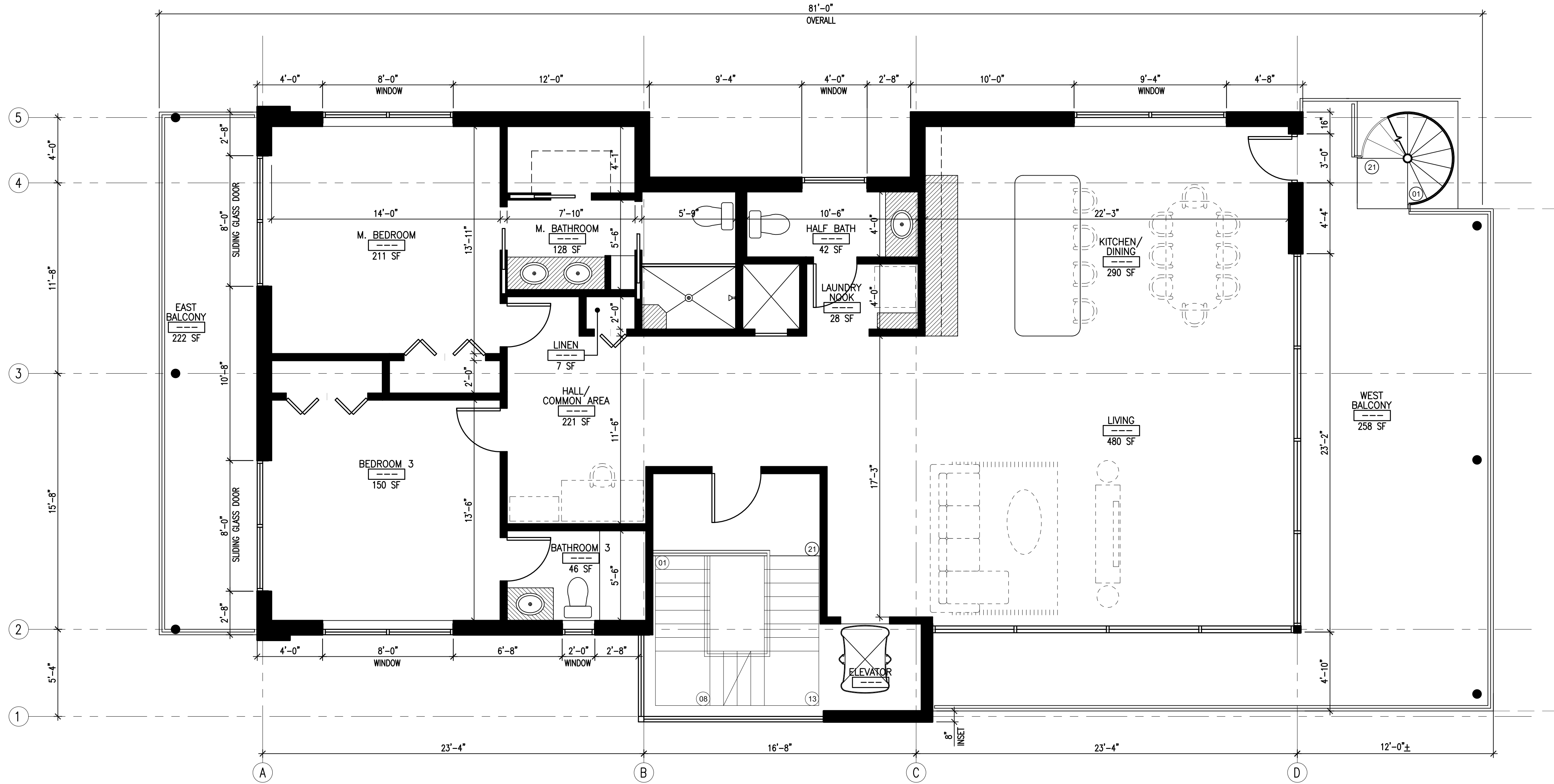
RECORDS CONTROL JAH # 738 CADD FILE # XREF FILE(S)	DRAWING NUMBER A3.01
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SCHEMATIC DESIGN

SEAL
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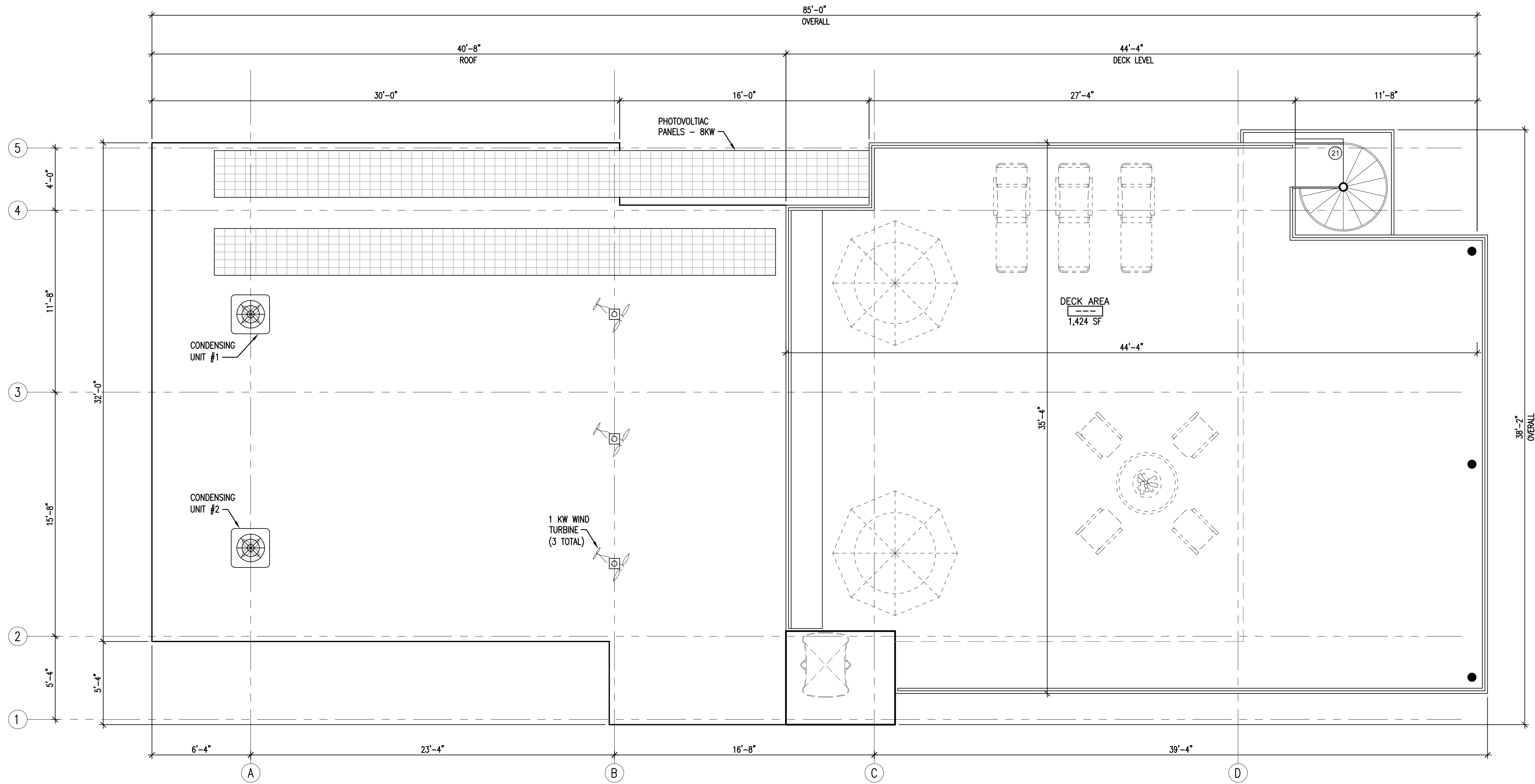
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1
A3.02
LEVEL TWO - FLOOR PLAN

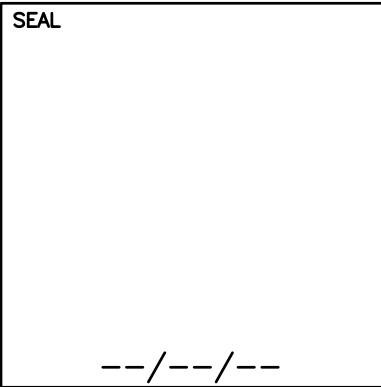
SCALE: 1/4"= 1'-0"



2
A3.02
ROOF LEVEL - FLOOR PLAN

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

SCHEMATIC DESIGN



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CLIENT
LEWALLEN RESIDENCE
2814 Pass A Grille Way
St Pete Beach, FL - 33706

DRAWING TITLE
FLOOR PLANS

ENGINEER -	ARCHITECT TH	DESIGNER JAH
DRAWN BY GS	REVIEWED BY TH	SCALE AS SHOWN

RECORDS CONTROL JAH # 738 CADD FILE # XREF FILE(S)	DRAWING NUMBER A3.02
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1 NORTH EAST CORNER - STREET VIEW
A4.01



2 NORTH WEST CORNER - STREET VIEW
A4.01



3 SOUTH WEST CORNER - AERIAL VIEW
A4.01



4 SOUTH EAST CORNER - AERIAL VIEW
A4.01

JAHarchitects, LLC

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www.JAHarchitectsllc.com

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-	08/31/2021	HISTORIC PRESERVATION DESIGN REVIEW	JAH

CONFIDENTIAL

THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF JAHarchitects, LLC.

CLIENT

LEWALLEN
RESIDENCE

2814 Pass A Grille Way
St Pete Beach, FL - 33706

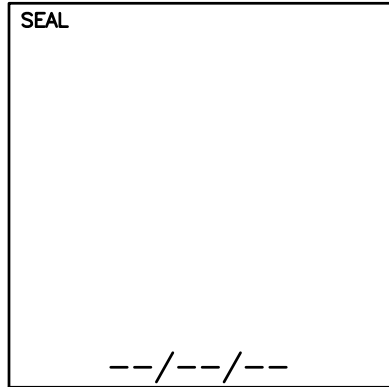
DRAWING TITLE

3D VIEWS

ENGINEER	ARCHITECT	DESIGNER
-	TH	JAH
DRAWN BY	REVIEWED BY	SCALE
CS	TH	AS SHOWN

RECORDS CONTROL	JAH # 738	DRAWING NUMBER A4.01
	CADD FILE #	
	XREF FILE(S)	

SCHEMATIC DESIGN



THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT AND ARE INTENDED TO BE IMPLEMENTED BY A LICENSED GENERAL CONTRACTOR. THEY ARE PREPARED TO WORK IN UNISON WITH THE WRITTEN SPECIFICATION, SCHEDULED TESTING, PROJECT MANAGEMENT AS OUTLINED IN THE SPECIFICATION, MOCK-UPS, PRE-INSTALLATION CONFERENCE, SHOP DRAWINGS, RFI'S, AND PROFESSIONAL COMMUNICATIONS BETWEEN THE ARCHITECT & G.C.. THE USE OF THESE DOCUMENTS, INCONSISTENT WITH THIS INTENT AND THE ARCHITECT NOT PROVIDING CONSTRUCTION ADMINISTRATION SERVICES MAY RESULT IN COST OVER RUNS, SCHEDULE DELAYS, INFERIOR BUILT SOLUTIONS, INCONSISTENT WITH THE ORIGINAL INTENT, AND MAYBE HARMFUL TO THE HEALTH, SAFETY & WELFARE OF THE PUBLIC.

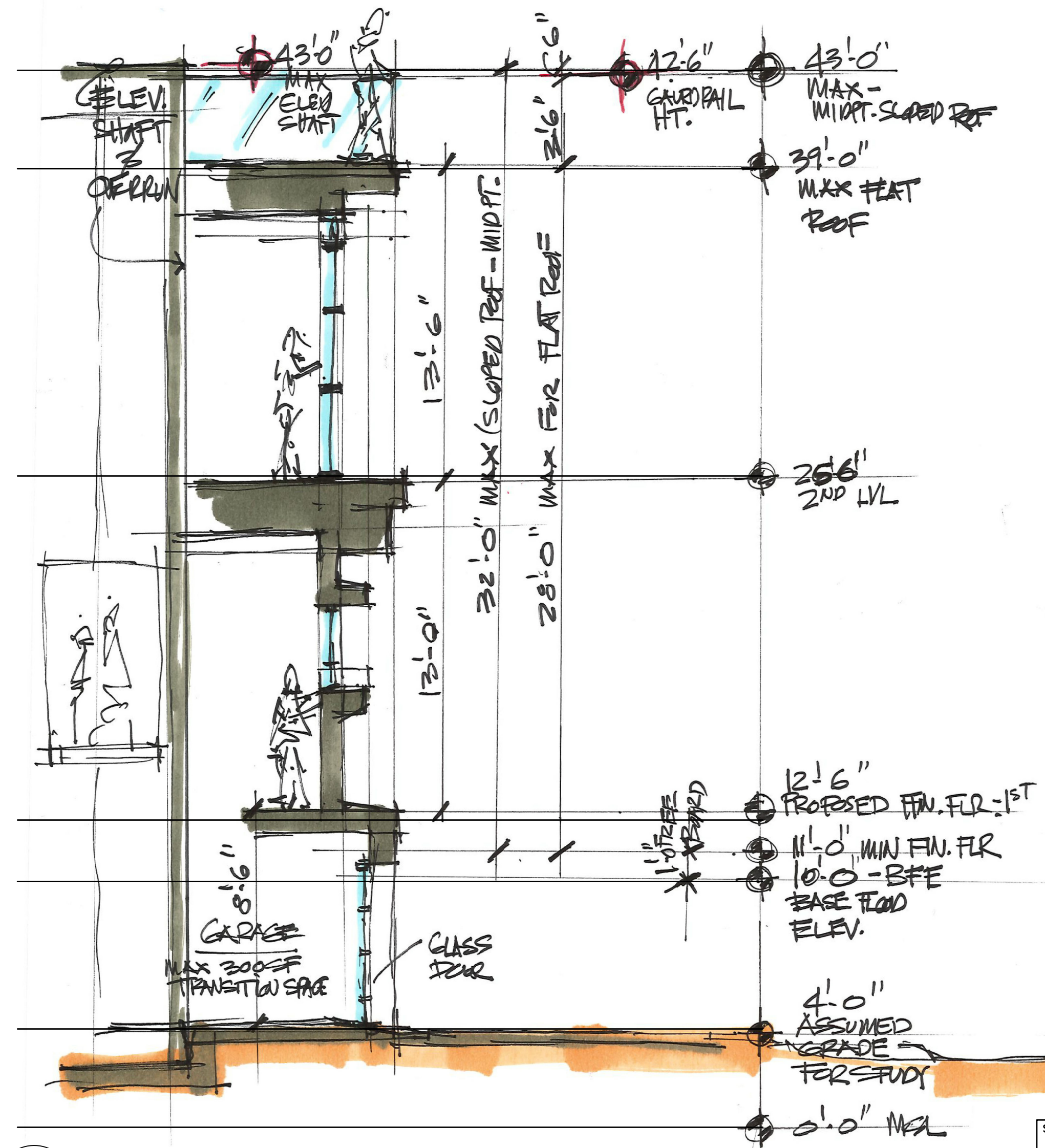
REVISION	DATE	DESCRIPTION	BY
-	04/06/2021	SCHEMATIC DESIGN	JAH
-	08/09/2021	SCHEMATIC DESIGN	JAH
-	08/10/2021	HISTORIC PRESERVATION DESIGN REVIEW	JAH
-	08/31/2021	HISTORIC PRESERVATION DESIGN REVIEW	JAH



1 NORTH ELEVATION - 29TH AVE
A5.01



2 EAST ELEVATION - PASS A GRILLE WAY
A5.01



3 TYPICAL WALL SECTION
A5.01

SCHEMATIC DESIGN

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CLIENT
LEWALLEN RESIDENCE
2814 Pass A Grille Way
St Pete Beach, FL - 33706

DRAWING TITLE
ELEVATIONS

ENGINEER	ARCHITECT	DESIGNER
-	TH	JAH
DRAWN BY	REVIEWED BY	SCALE
GS	TH	AS SHOWN

JAH # 738	DRAWING NUMBER
CADD FILE #	A5.01
XREF FILE(S)	

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REVISION	DATE	DESCRIPTION	BY
-	04/06/2021	SCHEMATIC DESIGN	JAH
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-	08/10/2021	HISTORIC PRESERVATION DESIGN REVIEW	JAH
-	08/31/2021	HISTORIC PRESERVATION DESIGN REVIEW	JAH

BUILDING MATERIALS LEGEND

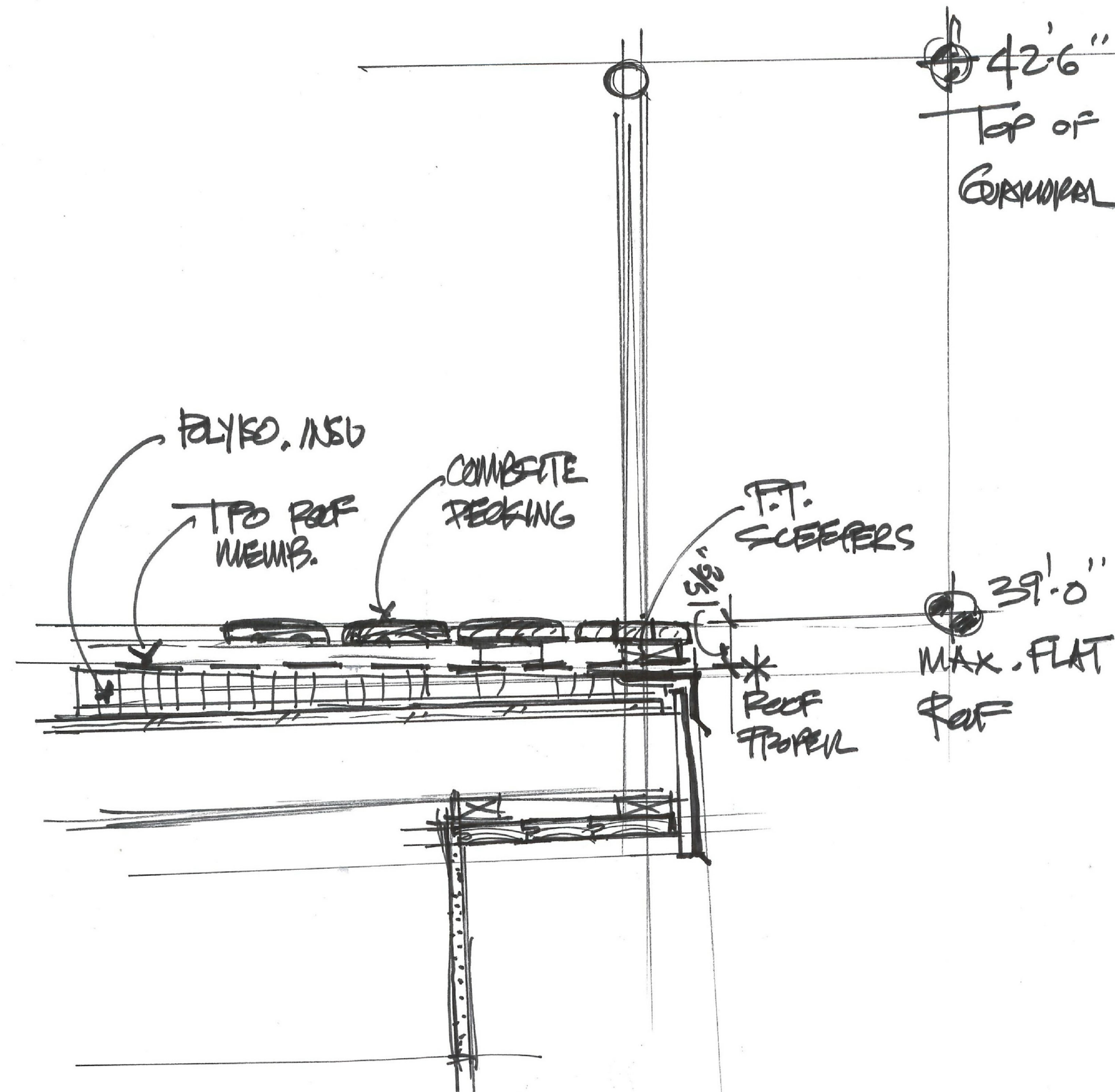
- 1 PAINTED STUCCO OVER CMU
- 2 ALUMINUM & GLASS WALL (TURTLE GLASS)
- 3 COMPOSITE SIDING (INTEGRAL COLORS)
- 4 PAINTED STEEL COLUMN
- 5 GARAGE EXHAUST FAN
- 6 CONCRETE SLAB
- 7 PHOTOVOLTAIC PANELS - 8 KW
- 8 BEACH STORAGE
- 9 GLASS HANDRAIL OR STAINED STEEL 316 CABLE RAILS (T.O.B.)
- 10 1 KW WIND TURBINE (TOTAL OF 3)
- 11 COMPOSITE EYE BROW WINDOW
- 12 CONDENSING UNIT (TOTAL OF 2)



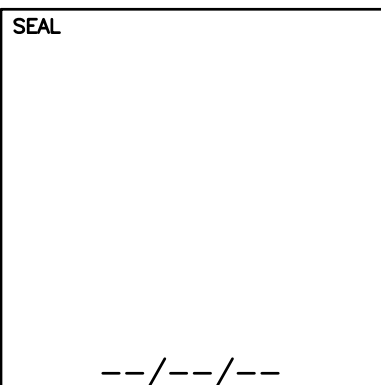
SCALE: 1/4" = 1' - 0"



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



SCALE: 1 1/2" = 1' - 0"



SCHEMATIC DESIGN

CONFIDENTIAL

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CLIENT
LEWALLEN RESIDENCE
2814 Pass A Grille Way
St Pete Beach, FL - 33706

DRAWING TITLE
ELEVATIONS

ENGINEER	ARCHITECT	DESIGNER
-	TH	JAH
DRAWN BY	REVIEWED BY	SCALE
GS	TH	AS SHOWN

JAH # 738	DRAWING NUMBER
CADD FILE #	A5.02
XREF FILE(S)	

Case #: _____ Submission Date: _____ Review Date: _____



Application for Pass-a-Grille Overlay District Residential Design Review

The information below provides a list of details that must be shown on all plans submitted for new development, redevelopment, or additions that utilize the residential Pass-a-Grille Building Types of Land Development Code (LDC) Sec. 20.15. Please read each section carefully. Applications may be rejected if information is not provided in full at time of submittal.

Staff may require review by the Historic Preservation Board of any project built to the Building Types of LDC Sec. 20.15. Please contact the Planning Department at 727-363-9253 to determine if Board review is required for your project.

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address
Linda Lewallen

Representative Name & Address
Tony Huggins - JAH Architects LLC

2802 Pass-a-Grille Way

1121 East Twiggs St., #200

St Petersburg, FL 33706-4143

Tampa, FL 33602

Phone (813) 391-0516

Phone (813) 240-9685

Property Address and Legal Description
2814 Pass A Grille Way, St. Pete Beach, FL 33706

Project Description Lot 10, Block 1, According to the Plat of Colonial Corporation's Replat of blocks 'E', 'F', 'B' and 'H' of section 'A' North Pass-a-Grille as recorded in Plat Book 9, Page 107 of the Public Records of Pinellas County, Florida.

TYPE OF ACTIVITY

New Construction: **XX**

Addition:

Other (please explain):

Required Drawings

The following drawings, as applicable, are required at the time of this application submission. Please check that the document is included with your submission, or indicate that it is not applicable to the project. All drawings shall be sized between 11x17" and 24x36" unless otherwise approved by Staff.

Site plan showing the following improvements:		
	Provided	N/A
Building dimensions shown on plans, or drawn to scale on plans	X	
Mass and scale proportions of on-site building(s)	X	
Location of service areas, such as solid waste storage areas, and mechanical equipment		X
Screening device locations	X	
Parking locations	X	
Site furnishings		X
Lighting fixtures		X
Freestanding signage		X
Elevations (front, secondary front, side(s), rear) showing the following improvements:		
	Provided	N/A
Full color elevation(s) of any building elevation which fronts a public right-of-way	X	
Building materials referenced on elevations Note: Numbering the elevation with references to materials on a separate document is acceptable.	X	
Mass and scale proportions	X	
Location of service areas, such as solid waste storage areas, and mechanical equipment		X
Screening devices		X
Site furnishings		X
Lighting fixtures		X
Signage		X
Landscaping plan showing the following:		
	Provided	N/A
One understory tree per 20 linear feet of the elevated building viewed from the public right-of-way(s) along primary frontage		X
A minimum three-foot-wide landscaping area along primary frontage	X	
Ornamental grasses and groundcovers	X	
At least ten shrubs, minimum three gallons, along primary frontage	X	
One canopy tree along primary frontage	X	
An opaque hedge (maximum 3' height at maturity), or wood, shell or concrete fence or knee wall of 2-4' in height, along the property frontage (except crossing driveways and pathways)	X	

Required Building Design Elements

A Florida-licensed architect must stamp and seal any façade elevation which fronts a public right-of-way, certifying that the design elements of LDC Sec. 20.22 are reflected in the design, prior to issuance of a building permit for the associated project. At the cost of the applicant, the City may request independent architectural review to ensure the design intent is met.

These elements should be reflected in the design documents that are submitted along with this application. However, at the discretion of the applicant, a licensed architect does not need to certify the design details until time of submission for the associated building permit. Note that significant modifications to plans following design review by the Historic Preservation Board shall require a second review.

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

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

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

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

- (a) The mass of a building must include:
 - (1) *Primary mass.* The building shall have a distinct primary mass.
 - (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in the mass.
- (b) Proportional design elements shall include:
 - (1) Windows in varying, yet similar arrangements.
 - (2) Appropriate vertical visual consistency at the centerline of the façade.
 - (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).
 - (4) Overall design shall be symmetrically or asymmetrically balanced.
- (c) Design must include the following rhythms:
 - (1) Proximity (objects close together complement each other).
 - (2) Similarity- common textures, colors or features.

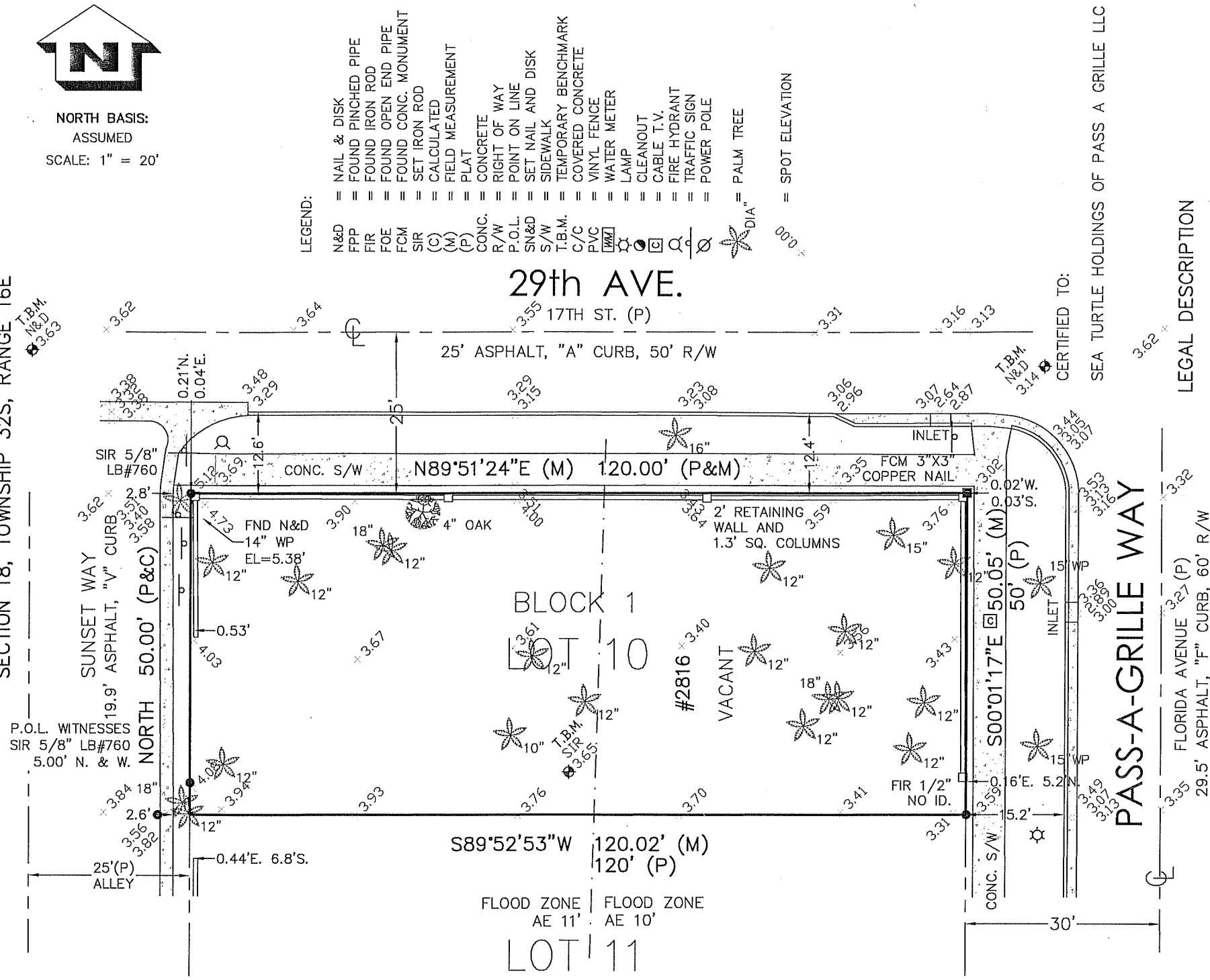
Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that review 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

9/13/21

NORTH BASIS:
ASSUMED
SCALE: 1" = 20'



CERTIFIED TO:

SEA TURTLE HOLDINGS OF PASS A GRILLE LLC

LEGAL DESCRIPTION

LOT 10, BLOCK 1, ACCORDING TO THE PLAT OF
COLONIAL CORPORATION'S REPLAT OF BLOCKS 'E', 'F', 'B' AND 'H' OF
SECTION 'A', NORTH PASS-A-GRILLE
AS RECORDED IN PLAT BOOK 9, PAGE 107
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 4/12/2021

2103-52.CRD
FIELD BOOK

COUNTY #285 NOAA 1923
EL = 7.286' N.G.V.D., ADJUSTED TO
EL. = 6.54' N.A.V.D. M.S.L. = 0.00'

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOB# 2103-52N
Dwn: JM

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Design Review Case No. 21068: 404 & 406 Pass-a-Grille Way

Date: October 7, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Planning Manager

Summary of Issue: Following demolition of the existing non-contributing structure at 406 Pass-a-Grille Way in mid-2021, the applicant is seeking design review to add a substantial elevated one-story addition to the existing FEMA-compliant single-family home at 404 Pass-a-Grille Way which will extend onto the newly-vacant 406 Pass-a-Grille Way. The living level addition is proposed to include an enclosed game room, lounge, bar, bedroom, kitchen, pool house, family room and bathroom, a partially-enclosed outdoor living room, and an outdoor pergola, deck, swimming pool, and spa. The ground floor will be utilized primarily as storage and a garage, with two rear-entry garage doors included to retain vehicle access to the property from the abutting western alleyway. A new driveway will be installed at the rear of the lot, with an elevated louvered enclosure at the rear of the addition masking new ancillary equipment for the residence.

The addition is designed to match the height of the existing first living level at approximately 24'-6" above grade, and will be one story shorter than the existing three-story structure. As this addition utilizes the House-Large building type of the Pass-a-Grille Overlay District, Staff are requesting Historic Preservation Board design review to ensure compatibility of the structure with the District.

Furthermore, as the addition extends the residence from being wholly contained on 404 Pass-a-Grille Way to including a substantial portion of the building on the lot formerly addressed as 406 Pass-a-Grille Way, the addition constitutes a parcel assembly which requires

approval of the City Commission pursuant to LDC Sec. 20.14(c). This review, which will address compatibility and respect of the proposal for the existing character of the Pass-a-Grille Overlay District, will take place following the subject design review.

Funding: N/A

Requested Motion: Approval with Staff conditions.

Attachments:

1. 21068 - 404 & 406 Pass-a-Grille Way DR
2. 21068 Application
3. PAGR SIGNED SEALED
4. Tarpon Air LLC
5. 404 PAG Wy Aerial



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

Design Review Case No. 21068 – 404 & 406 Pass-a-Grille Way

Property Owner: Steven D & Cynthia A Cureton

Meeting Date: October 7, 2021

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

REQUEST	Staff request Historic Preservation Board design review of a major addition to a single-family residence that constitutes a parcel assembly pursuant to LDC Sec. 20.14(c) and is constructed to the House-Large setbacks of the Pass-a-Grille Building Types (LDC Sec. 20.15).
SUBJECT PROPERTIES	404 Pass-a-Grille Way; MOREY BEACH BLK 8, LOT 2; Parcel ID #19-32-16-58932-008-0020 AND 406 Pass-a-Grille Way; MOREY BEACH BLK 8, LOT 2; Parcel ID # 19-32-16-58932-008-0020.
LAND USE / ZONING	RLM-2/PAG on the Zoning Map; RLM on the Future Land Use Map
FEMA FLOOD ZONE	Coastal A-10
HISTORIC STATUS	The structure at 404 Pass-a-Grille Way was constructed in 2013 and the noncontributing structure at 406 Pass-a-Grille Way was demolished in mid-2021. Neither properties are contributing to the Pass-a-Grille Historic District.
SURROUNDING AREA	North – Single-family Residential South – Single-family Residential East – Pass-a-Grille Way/Water West – Alleyway/Duplex

BACKGROUND and ANALYSIS

Following demolition of the existing non-contributing structure at 406 Pass-a-Grille Way in mid-2021, the applicant is seeking design review to add a substantial elevated one-story addition to the existing FEMA-compliant single-family home at 404 Pass-a-Grille Way which will extend onto the newly-vacant 406 Pass-a-Grille Way. The living level addition is proposed to include an enclosed game room, lounge, bar, bedroom, kitchen, pool house, family room and bathroom, a partially-enclosed outdoor living room, and an outdoor pergola, deck, swimming pool, and spa. The ground floor will be utilized primarily as storage and a garage, with two rear-entry garage doors included to retain vehicle access to the property from the abutting western alleyway. A new driveway will be installed at the

rear of the lot, with an elevated louvered enclosure at the rear of the addition masking new ancillary equipment for the residence.

The addition is designed to match the height of the existing first living level at approximately 24'-6" above grade, and will be one story shorter than the existing three-story structure. As this addition utilizes the House-Large building type of the Pass-a-Grille Overlay District, Staff are requesting Historic Preservation Board design review to ensure compatibility of the structure with the District.

Furthermore, as the addition extends the residence from being wholly contained on 404 Pass-a-Grille Way to including a substantial portion of the building on the lot formerly addressed as 406 Pass-a-Grille Way, the addition constitutes a parcel assembly which requires approval of the City Commission pursuant to LDC Sec. 20.14(c). This review, which will address compatibility and respect of the proposal for the existing character of the Pass-a-Grille Overlay District, will take place following the subject design review.

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

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

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

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

(a) The mass of a building must include:

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

Staff identify the primary mass of the building as its largest shape, comprising the portion of the building containing the residence which is recessed behind balconies, a ground-floor entryway, and stairs.

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

The building itself does not contain a distinct private frontage such as a porch or stoop. However, the applicant will be required to install sufficient landscaping to meet the 'Common Yard' standard of the Pass-a-Grille residential frontage types. Despite the lack of a distinct frontage the building does have clear secondary mass formed by balconies, a recessed ground-floor entryway along the frontage, and a staircase up to the first living level.

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

Ground floor supports for the balconies above, along with recessed doors and windows, form voids along the ground floor. The upper story of the addition results in a jog in the

building which contains a new family room, outdoor living room, and pool house that form a half-court for the swimming pool along the front of the first story. Numerous windows and doors are contained in this addition.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

The applicant is proposing double-hung vinyl windows along the frontage which appear to match existing. The entryways for the addition appear to be primarily bifold glass outswing doors of similar dimensions.

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

The addition is one story shorter than the original home to which it is attached, and a significant portion of the living-level addition will be recessed from the frontage. The addition appears that it will be shorter than the former home at 406 Pass-a-Grille Way, and Staff finds the addition may be more compatible with abutting properties along this block-end of Pass-a-Grille Way as a result. The other three homes along this block-end are near-grade structures with one-and-a-half to two story heights.

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

Staff find the recessed living level of the addition provides clear visual support of the top floor by the bottom floor, and helps to balance the existing portion of the building as well.

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

Staff find the design to be asymmetrically balanced. The greater height of the original home is balanced by the greater width of the addition, each having approximately equal visual weight when viewed from the right-of-way in terms of area.

(c) Design must include the following rhythms:

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

Staff find the fold-out glass doors that form the majority of the living level frontage are of similar size and design so as to be complementary. The roofline proposed for the addition is similar materially and dimensionally to the existing one a level above.

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

The applicant is proposing to match the existing shingle siding for the addition along with the trim. The ribbed galvalume roofing will match existing as well.

COMPATIBILITY WITH ADJACENT PROPERTIES



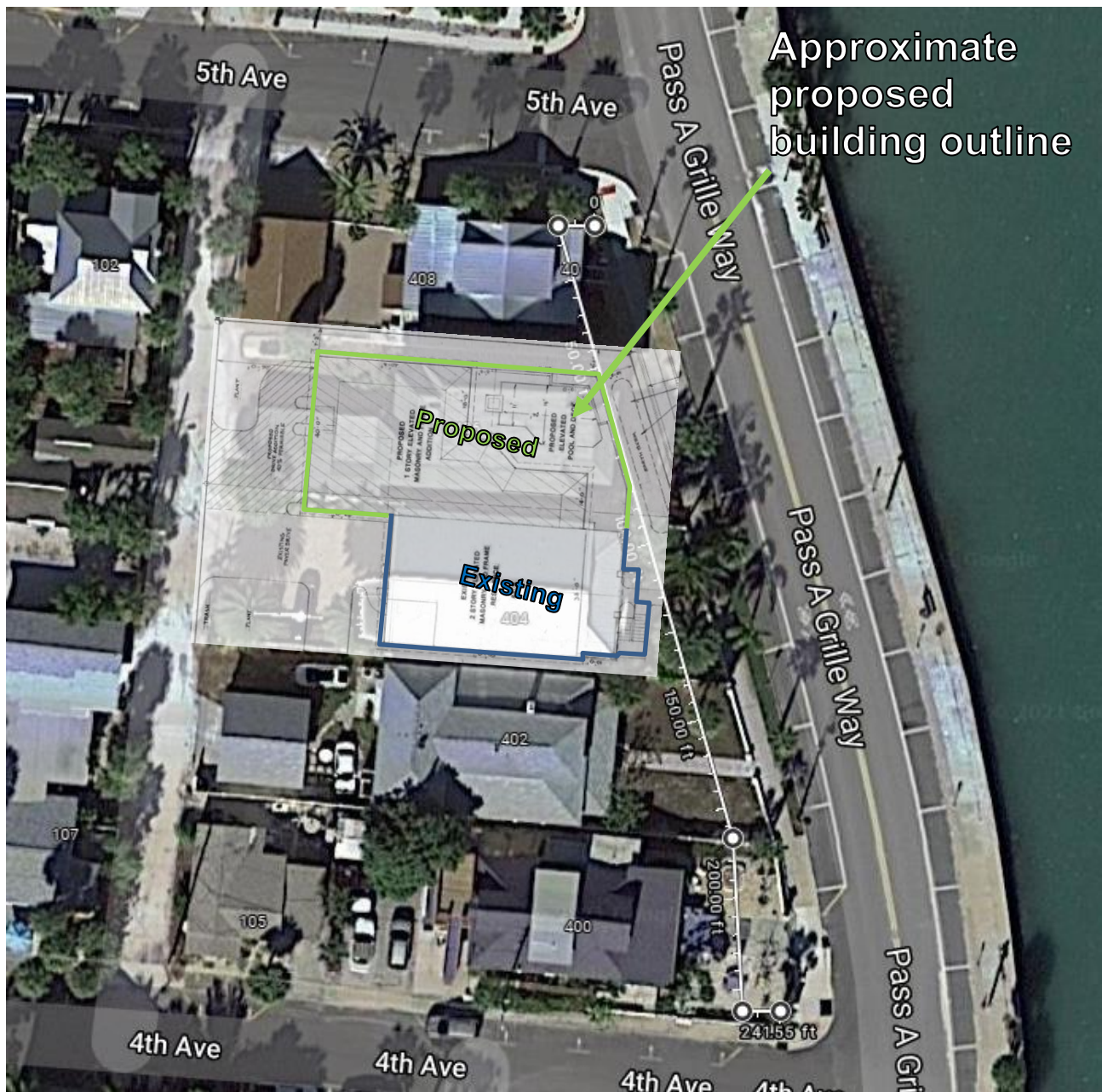
The remainder of the block is comprised of modest one-and-a-half to two story homes. These homes are built closer to grade than the existing home or proposed addition. However, the height of the addition is lesser than permitted by Code, and appears to be lesser than the former structure at 406 Pass-a-Grille Way.

BLOCK-FACE CONSISTENCY



Lots along Pass-a-Grille Way have substantial depth variance moving south from 5th to 4th Avenues, so while the interior lots of the block-end have general north-south alignment, homes toward the northern end have lesser setbacks from the front property line compared to those toward the southern end. The

applicant is requesting an addition that encroaches to 10'-2" from the front property line at its closest point, for a building type that has a minimum front setback of ten feet.



STAFF RECOMMENDATION

In order to utilize the House – Medium building type standard, the applicant shall be required to have an architect certify that items 1-9 under LDC Sec. 20.22 are met, pursuant to LDC Sec. 20.24, and shall provide other exhibits listed in the section submitted along with the building permit for new construction. This shall include a thorough listing of colors and siding materials.

Staff have identified the following items that will need to be addressed prior to the issuance of a building permit for new construction. These items are in addition to typical zoning review related to lot conditions and setbacks:

- 1) City Commission approval is required prior to any development that would constitute a lot assembly between the two proposed parcels;
- 2) The applicant shall demonstrate that the minimum requirements of the 'Common Yard' frontage have been met for the lot containing the addition;
- 3) The driveway access from the alleyway is wider than permitted by the Land Development Code and shall be no greater than 24' in width at the rear property line, nor shall it have more than two connections to the alleyway.

The applicant shall further meet the elevated building screening standards of LDC Sec. 20.21(b) and the residential building type landscaping standards of LDC Sec. 20.20(c) as it relates to landscaping. The site plan references these requirements, but Staff will require the applicant to supply an inventory of trees, groundcovers, and related plantings at the time of permitting.

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

Case #: 21068

Submission Date: 8/25/21

Hearing Date: 10/7/21



RECEIVED

AUG 25 2021

COMMUNITY DEVELOPMENT

Application for Pass-a-Grille Overlay District Residential Design Review

The information below provides a list of details that must be shown on all plans submitted for new development, redevelopment, or additions that utilize the residential Pass-a-Grille Building Types of Land Development Code (LDC) Sec. 20.15. Please read each section carefully. Applications may be rejected if information is not provided in full at time of submittal.

Staff may require review of any project subject to residential design review before the Historic Preservation Board.

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

STEVEN AND CYNTHIA CURETON

404 PASS-A-GRILLE WAY

ST. PETE BEACH, FL 33706

(727) 515-4358

Phone

Representative Name & Address

RALPH D. LICKTON

1706 PASS-A-GRILLE WAY #3

ST. PETE BEACH, FL 33706 4277

727 368 0017

Phone

727 601 8821

Property Address and Legal Description

404 PASS-A-GRILLE WAY

LOTS 2 AND 3, BLOCK 8, MOREY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED
IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS
FORMERLY A PART, FLORIDA.

Project Description

PROPOSED ELEVATED MASONRY AND FRAME ADDITION
OVER GARAGE AND STORAGE

CONSISTING OF FAMILY ROOM, OUTDOOR LIVING ROOM
GAME ROOM, BAR, POOL HOUSE AND BATH, ELEVATED
POOL, DECK, AND SPA 2191 sq. ft.

TYPE OF ACTIVITY

New Construction:

Addition:

Other (please explain):

Required Drawings

The following drawings, as applicable, are required to be included in this application submission. Please check that the document is included with your submission, or indicate that it is not applicable to the project. All drawings shall be sized between 11x17" and 24x36" unless otherwise approved by Staff.

Site plan showing the following improvements:		
	Provided	N/A
Building dimensions shown on plans, or drawn to scale on plans	✓	
Mass and scale proportions of on-site building(s)	✓	
Location of service areas, such as solid waste storage areas, and mechanical equipment	✓	
Screening device locations	✓	✓
Parking locations	✓	
Site furnishings		✓
Lighting fixtures		✓
Freestanding signage		✓
Elevations (front, secondary front, side(s), rear) showing the following improvements:		
	Provided	N/A
Full color elevation(s) of any building elevation which fronts a public right-of-way	✓	
Building materials referenced on elevations Note: Numbering the elevation with references to materials on a separate document is acceptable.	✓	
Mass and scale proportions	✓	
Location of service areas, such as solid waste storage areas, and mechanical equipment	✓	
Screening devices	✓	
Site furnishings		✓
Lighting fixtures		✓
Signage		✓
Landscaping plan showing the following:		
	Provided	N/A
One understory tree per 20 linear feet of the elevated building viewed from the public right-of-way(s) along primary frontage	✓	
A minimum three-foot-wide landscaping area along primary frontage	✓	
Ornamental grasses, and groundcovers	✓	
At least ten shrubs, minimum three gallons, along primary frontage	✓	
One canopy tree along primary frontage	✓	
An opaque hedge (maximum 3' height at maturity), or wood, shell or concrete fence or knee wall of 2-4' in height, along the property frontage (except crossing driveways and pathways)	✓	

Required Building Design Elements

A Florida-licensed architect must stamp and seal any façade elevation which fronts a public right-of-way, certifying that the design elements of LDC Sec. 20.22 are reflected in the design, prior to issuance of a building permit for the associated project. At the cost of the applicant, the City may request independent architectural review to ensure the design intent is met.

These elements should be reflected in the design documents that are submitted along with this application. However, at the discretion of the applicant, a licensed architect does not need to certify the design details until time of submission for the associated building permit. Note that significant modifications to plans following design review by the Historic Preservation Board shall require a second review.

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

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

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

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

- (a) The mass of a building must include:
 - (1) *Primary mass.* The building shall have a distinct primary mass.
 - (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in the mass.
- (b) Proportional design elements shall include:
 - (1) Windows in varying, yet similar arrangements.
 - (2) Appropriate vertical visual consistency at the centerline of the façade.
 - (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).
 - (4) Overall design shall be symmetrically or asymmetrically balanced.
- (c) Design must include the following rhythms:
 - (1) Proximity (objects close together complement each other)
 - (2) Similarity- common textures, colors or features.



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 review of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.

Applicant Signature

Ralph D. Lickton

Date

8/23/21

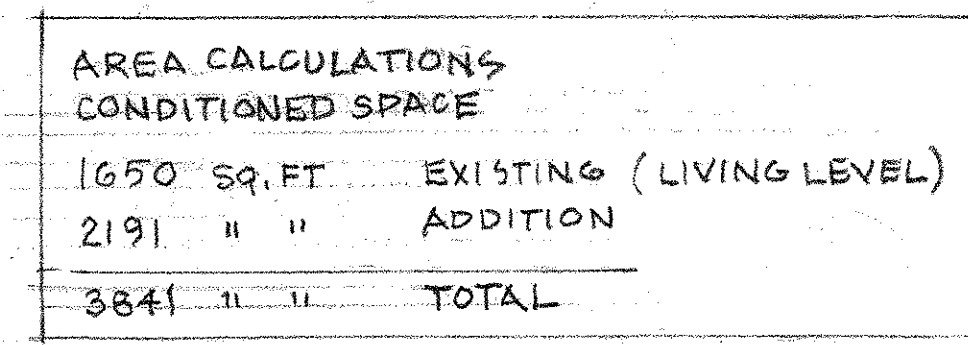




VP
23/16"

PROPOSED ADDITIONS AND RENOVATIONS PASS-A-GRILLE RESIDENCE TARPOON AIR LLC 404 PASS-A-GRILLE WAY ST. PETE BEACH, FLORIDA 33706	Comm. # 0620	Ralph Orville Lickton Designer 1708 PASS-A-GRILLE WAY, #3 ST. PETE BEACH, FLORIDA 33706-4277 Phone/Fax: 727-366-0017 licktondesign@aol.com In Association with: PATRICK KNAPP, P.E. 301 Woodward Avenue Oldsmar, Florida 34677 P.E. # 41069 (813) 955-6743 HEAVYPAK@AOL.COM	PERSPECTIVE	REPRODUCTION OR BELIEF OF THESE DRAWINGS AND/OR DESIGN ELEMENTS IS PROHIBITED FOR ANY CHANGES EFFECTING THE ELEMENTS OF THIS DESIGN. ANY CHANGES TO THIS DESIGN SHALL BE THE PROPERTY OF THE DESIGNER AND SHALL BE SUBJECT TO THE DESIGNER'S WRITTEN PERMISSION. ALL RIGHTS ARE RESERVED.
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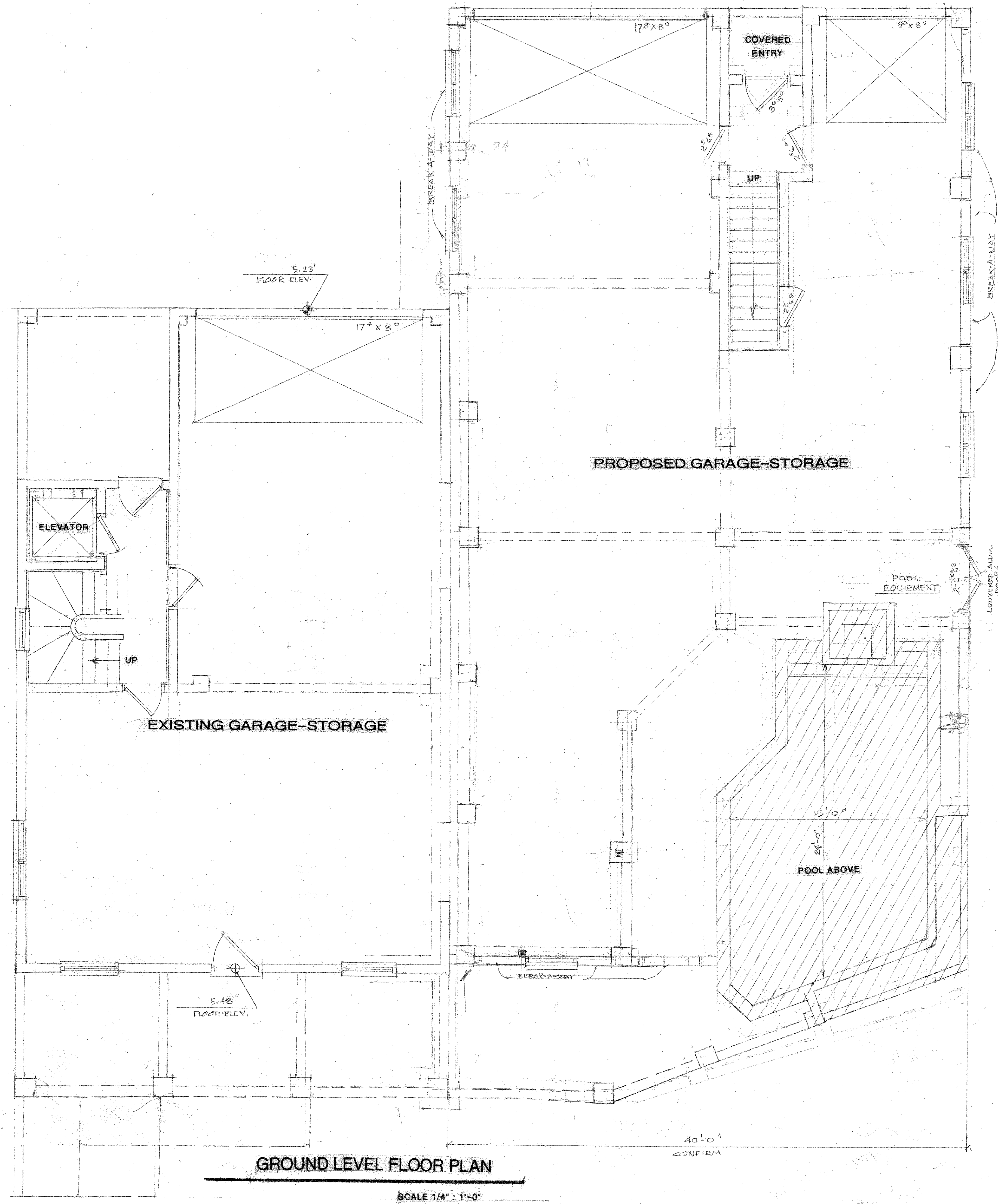
A circular seal for a Professional Engineer License. The outer ring contains the text "PATRICK DAVID KNAPP" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside this ring, the word "LICENSE" is at the top, "No. 41059" is in the center, "STATE OF" is below the number, and "FLORIDA" is at the bottom. The seal has a decorative border of small vertical lines.

PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
FOR TARPON AIR L.L.C.
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ST. PETE BEACH, FLORIDA 33706

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PATRICK KNAPP, P.E.
In Association with:
301 Woodward Avenue
Odessa, Florida 33467
P.E. # 41086 (1) 888-6743 HEAVYTR@AOL.COM

LIVING LEVEL FLOOR PLAN

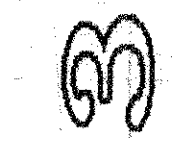
8/23/21
7/30/21
7/15/21
12/26/20



GROUND LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

CONCEPTUAL PLAN
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
TARPOON AIR L.L.C.
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ST. PETE BEACH, FLORIDA 33706

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GROUND LEVEL FLOOR PLAN

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8/23/21
7/30/21
7/19/21
12/26/20



FRONT ELEVATION - EAST - PASS-A-GRILLE WAY



RIGHT SIDE ELEVATION - NORTH

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

CONCEPTUAL PLAN
FOR REVIEW PURPOSES ONLY
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EXTERIOR ELEVATIONS

Ralph Orville Lickton Designer

105 PASS-A-GRILLE WAY #3
ST. PETE BEACH, FLORIDA 33706-4277

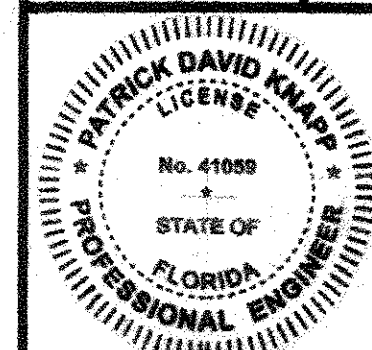
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Comm. # 0820

PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
TARON AIR L.L.C.
404 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706



8/23/21

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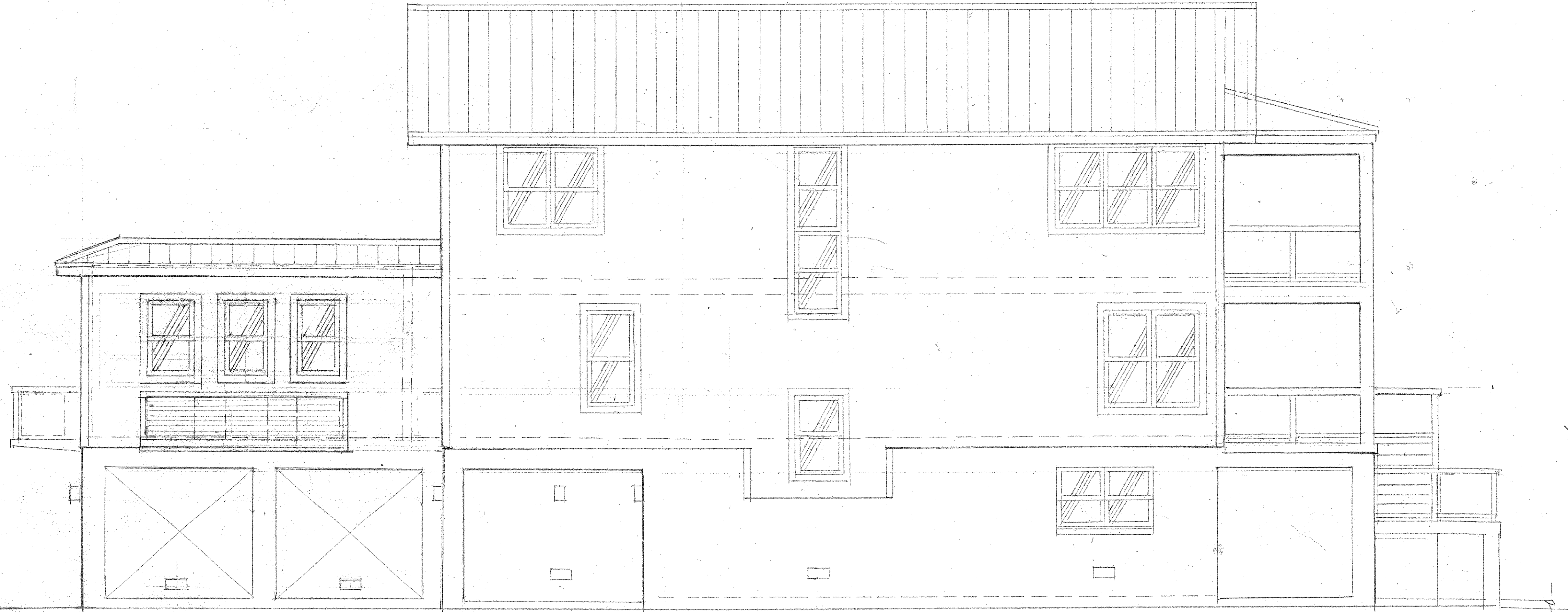
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REAR ELEVATION - WEST - ALLEY

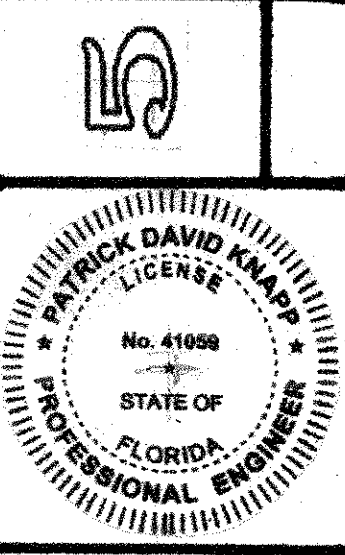


LEFT SIDE ELEVATION - SOUTH

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

CONCEPTUAL PLAN
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
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EXTERIOR ELEVATIONS

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DATE: 8/23/21
7/30/21
12/26/20



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Detail by Entity Name

Florida Limited Liability Company
TARPON AIR, LLC

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Status ACTIVE

Principal Address

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ST PETE BEACH, FL 33706

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Registered Agent Name & Address

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404 PASS A GRILLE WAY
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Annual Reports

Report Year	Filed Date
2019	02/13/2019
2020	01/15/2020

2021

03/15/2021

Document Images

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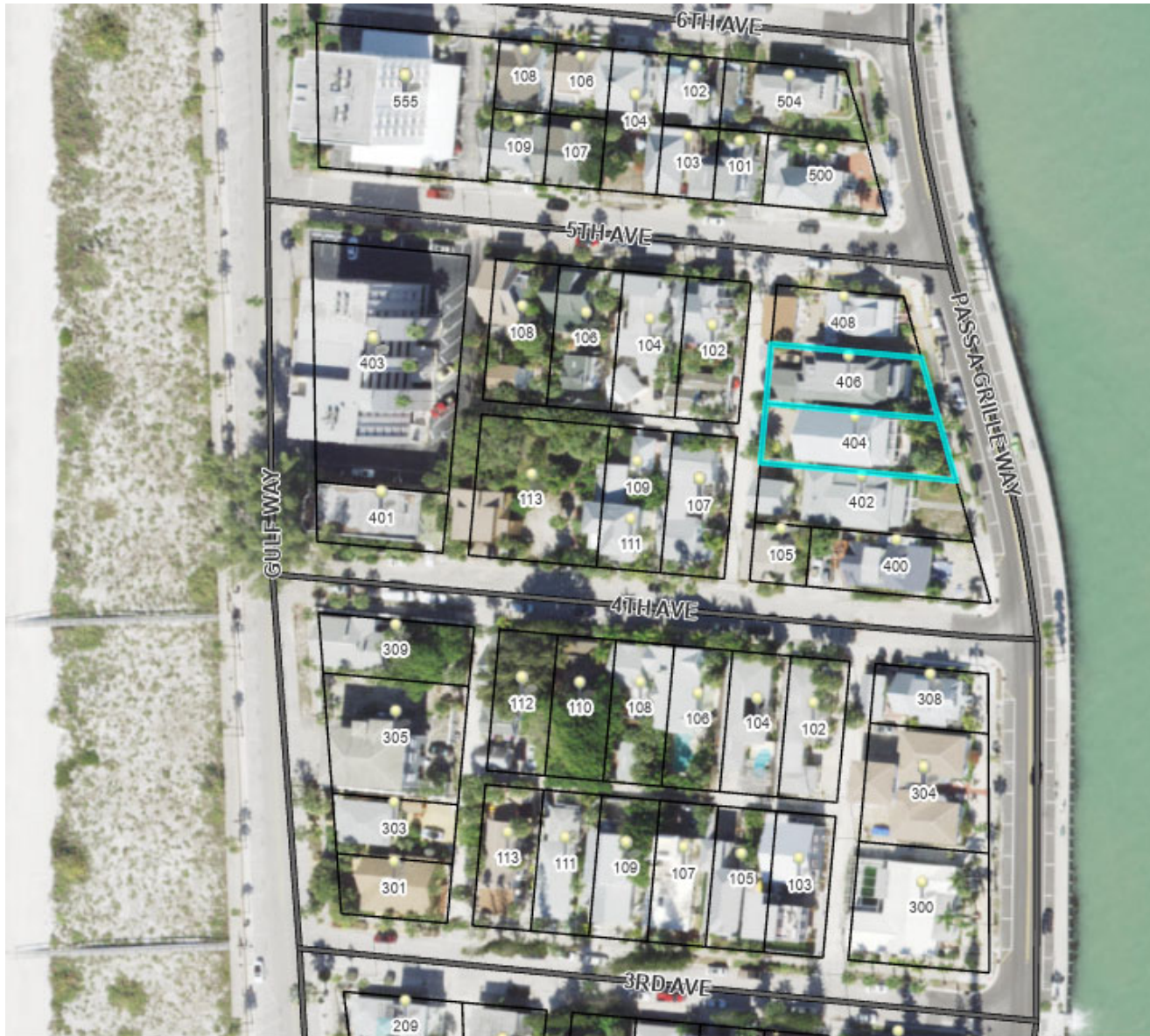
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Florida Department of State, Division of Corporations



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Certificate of Appropriateness Case No. 21066: 102 8th Ave & Case No. 21074: 702 Pass-a-Grille Way

Date: October 7, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Planning Manager

Summary of Issue: The applicant has applied for a Certificate of Appropriateness for Demolition at 102 8th Ave to allow for the demolition of an existing two-story structure which contains office space on the ground floor and nine residential units above. This structure was included in the City's National Register nomination for the Pass-a-Grille Historic District in 1989 as well as during the boundary expansion in 2003, and was placed on the local historic registry by its current owner in 2012. The structure had an original build date circa 1925. Additionally, this application includes a request to allow for the demolition of a two-story garage apartment and one-story loft storage building which both contribute to the Pass-a-Grille Historic District. These outbuildings once supported a contributing residence that was relocated to 1407 Pass-a-Grille Way in 2018 and which had an original build date circa 1925.

Funding: N/A

Requested Motion: Staff recommend approval of Case No. 21066 with a stay of 30 days and request that the applicant utilize this time to document materials, fixtures, furniture, and other historic building and interior components that will be retained for use in the new Holloway Hotel project or future projects. Staff recommend approval of Case No. 21074 as submitted.

Attachments:

1. Case Nos. 21066 & 21074 HPB Staff Report
2. COA Package 102 8th Ave
3. COA Demolition Questions

4. Supplemental Application Answers_Smith
5. 102 8th Ave Current Exterior Plan
6. The Holloway Hotel_Plans
7. Building Areas - Holloway Hotel
8. Historic Photo



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

Certificate of Appropriateness / Demolition Case Numbers 21066 & 21074

Property Owner: David and Helen Feinberg

Meeting Date: October 7, 2021

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

REQUEST	The property owners are requesting two (2) Certificates of Appropriateness to demolish a) an existing locally-designated structure at the subject property of 102 8 th Ave (Case No. 21066); and, b) two contributing outbuildings at the subject property of 702 Pass-a-Grille Way (Case No. 21074).
SUBJECT PROPERTY	102 8 th Ave; MOREY BEACH BLK 6, LOTS 1 & 2 TOGETHER WITH 18FT VAC R/W ADJ TO SD LOTS; Property ID #19-32-16-58932-006-0010 AND 702 Pass-a-Grille Way; MOREY BEACH BLK 6, LOT 17; Property ID #19-32-16-58932-006-0170.
LAND USE / ZONING	CRD-EA
YEAR BUILT	Circa 1925
HISTORIC STATUS	The existing mixed-use structure at 102 8th Ave is listed as contributing to the Pass-a-Grille National Register Historic District and has a Florida Master Site File number of PI00945. It has also been on the City's local historic registry since July 2012. The applicant is requesting to demolish the existing structure and construct a new mixed-use project pursuant to the Community Redevelopment District – Eighth Avenue standards. Once the existing structure is demolished, the property will no longer be contributory to the Historic District. The two existing outbuildings at 702 Pass-a-Grille Way are listed as contributing to the Pass-a-Grille National Register Historic District and have a Florida Master Site File number of PI00920. The applicant is requesting to demolish both structures and construct a new mixed-use project pursuant to the Community Redevelopment District – Eighth Avenue standards. Once the existing structures are demolished, the property will no longer be contributory to the Historic District.

SURROUNDING AREA	North – 8 th Ave/Restaurant South – Residential East – Pass-a-Grille Way/Merry Pier West – Mixed-use Commercial and Residential
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BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition at 102 8th Ave to allow for the demolition of an existing two-story structure which contains office space on the ground floor and nine residential units above. This structure was included in the City's National Register nomination for the Pass-a-Grille Historic District in 1989 as well as during the boundary expansion in 2003, and was placed on the local historic registry by its current owner in 2012. The structure had an original build date circa 1925. Additionally, this application includes a request to allow for the demolition of a two-story garage apartment and one-story loft storage building which both contribute to the Pass-a-Grille Historic District. These outbuildings once supported a contributing residence that was relocated to 1407 Pass-a-Grille Way in 2018 and which had an original build date circa 1925.

City records from May 1936 indicate that the building at 102 8th Ave formerly contained a ground-floor store with fourteen hotel rooms above. The property, along with what was then 706 Pass-a-Grille Way to the immediate east (now greenspace and parking) and 702 Pass-a-Grille Way to the immediate south, were under common ownership of Margaret K. Ott during the mid-1900s. The Ott family were early settlers of Pass-a-Grille whose company Ott Mfg. Co. was one of several which merged to eventually form the American Standard Brands. During her lifetime, Margaret gifted the Seventh Avenue Pier to the City.

The property at 102 8th Ave was developed with the Mason House, a hotel, in 1907. A fire destroyed the structure in 1922, upon which the owner built a single-story concrete block commercial building to which a second story was later added. The formerly-abutting property of 706 Pass-a-Grille Way, which contained the original Holloway Hotel in the early 1900s, appears to have been made part of the subject property at some time in the 1900s. The Holloway Hotel, a combination of the last names of Sylvester D. Hollenbeck and Warren W. Hathaway who built and managed the hotel, respectively, was built in 1911 and burned down in 1922. The lot has not been reconstructed to the present day, initially serving as a tennis court for the Otts and, later, greenspace and parking for the Mason House (now Tarpon Lodge and apartments).

The existing structure at 102 8th Ave underwent moderate alterations in the 1900s. These alterations included the vertical extension of the portion of the building that projects over the sidewalk in order to match the remainder of the building's height, the removal of front-facing windows from the second story of the structure, and the addition of entryways on the eastern side of the structure. In the late 1990s or early 2000s the window shutters on the front and side windows were replaced with header awnings, and architectural insets were added to the bottom of the marquee projection.

The building at 102 8th Ave appears to be largely unaltered since 2012 when it was placed on the local historic registry. In 2012 the current owner replaced the roof following storm damage, and received a variance from the floodplain management regulations ("FEMA variance") to allow for interior renovations that included plumbing and electric service. City records do not indicate that this work was ever performed.

Upon demolition of the structures at 102 8th Ave and 702 Pass-a-Grille Way, the applicant's architect has stated that they will seek to construct a reinterpretation of the historic Marine (Holloway) Hotel across the subject properties. Renderings and floor plans submitted with the project show a three-story mixed-use project with ground-floor commercial and two floors of lodging above, as well as an interior parking deck and pool area. The rooftop is proposed to have a terrace, bar, and event space. The project is proposed at a total height of 35 feet above base flood elevation, or 42'-9" above the ground, and will have its primary façade set close to the street along 8th Ave and Pass-a-Grille Way. The architect states that large ground floor columns, a second level open porch with historically-influenced column types, a third floor shed roof with open rafter tails attaching to the flat-roofed parapet main structure, aluminum-clad double-hung windows, and consideration for a textured masonry face on the first floor are features that the project is intended to recall from either the original Marine (Holloway) Hotel project or other historic structures along 8th Avenue.

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.

LDC Sec. 28.11. - Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.**
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:**

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

The subject buildings are part of the historic fabric of the Pass-a-Grille National Register Historic District. All three of the subject structures are listed as contributing to the District, and the building at 102 8th Ave was listed on the local historic registry in 2012. While the structure has undergone alterations in its nearly hundred-year history, Staff find it has not been dramatically altered in the form or mass insofar as it retains the general character of the Eighth Avenue streetscape.

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

The structure at 102 8th Ave is important to the character of the Pass-a-Grille Historic District due to its scale, architecture, and in the areas of community planning and development. While not one of the first buildings along Eighth Avenue, the subject structure has been generally preserved in overall form, mass, use, and contribution to the streetscape of the Avenue during the last ninety-six years. Staff do recognize that the historical figures associated with the site may have made a more indelible impact on the vicinity of Eighth Avenue than the building itself, but also find that the uses and form of the structure have contributed to the eclectic and well-preserved condition of Eighth Avenue in the 21st century.

The modest residential outbuildings at 702 Pass-a-Grille Way are important to the character of the Pass-a-Grille Historic District due to their scale, architecture, and in the areas of community planning and development. However, the primary residence that once sat on the site still remains within the district. Although the features of the relocated structure have been modified and the home elevated above the floodplain, the retention of the craftsman dormers, general window placement, design and trim, and the spatial relationships of the relocated structure have helped to preserve the general character of the building overall.

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

The applicant's architect states that the layout of the building at 102 8th Ave is not conducive to the intended use of a modern boutique hotel, which would require room fire separation walls, fire-rated ceiling and floor assemblies, and fire sprinklers. The project would require replacement of all exterior doors and windows to meet project, impact, and wind pressure requirements, fire separation between new and existing buildings, and the removal of exterior fenestration work (see photos at the end of this report) that was added in later renovations and resulted in the building being "radically altered and no longer contributing to the historic district character and fabric" according to the applicant's architect. However, in terms of general form, it appears the building could be reproduced in the future provided that the downstairs nonresidential space is sufficiently floodproofed and residences are elevated above FEMA requirements.

Staff find that the building's alterations, significant especially in the sleeping porch extension that resulted in the front of the building having a flat roof parapet look, do set the building apart from its open-terrace contemporaries to the west. However, the existing building does generally retain the overall mass and scale of the streetscape, and was placed on the local historic registry by the Historic Preservation Board in 2012 after these alterations had taken place. Although this property is not located within the Pass-a-Grille Overlay District formally, staff find that this building is generally compatible with others along the street in terms of scale, materials, and quality of construction.

At-grade habitable residential quarters can no longer be built within the City due to FEMA regulations, so the scale of the northern building on 702 Pass-a-Grille Way is likely irreproducible unless it were to be built without electric or plumbing facilities. The southern garage apartment could be reproduced provided that the building were to meet modern codes and elevation requirements.

The applicant states they wish to reinterpret the historic hotel that once stood at the site with the new development, which has some architectural differences from the current Tarpon Lodge and apartments structure. The applicant lists similar form and massing, large ground-floor columns, second-level open porch with historically-influenced column types, a

shed roof porch with open rafter tails attached to the flat-roofed parapet on the third floor, double hung windows with white aluminum cladding, and consideration for a textured masonry face on the first floor as features that will be recalled from the historic hotel.

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

Regarding the building at 102 8th Ave, the building is one of the few remaining historic masonry vernacular structures that retain this modest massing and scale in the neighborhood. However, masonry vernacular is the predominant architectural style of most other buildings along the streetscape, with all but the Zephaniah Phillips House falling into this category. The other two abutting two-story structures of this building's general form appear to have also undergone alterations, with 104 8th Ave adding new windows, siding and undergoing porch alterations, and 106 8th Ave altering its second-story porch, all taking place in an unknown year. It is unknown if these alterations are now of an age to have been considered historic in their own right.

The structures at 702 Pass-a-Grille Way are fine, if modest, examples of the single-family residence that once stood at the site and feature a number of the same details. However, craftsman structures are not uncommon in Pass-a-Grille and can be found in the vicinity along Pass-a-Grille Way.

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

The applicant states that the risk of continued occupancy from inspections have determined it not feasible to save the building at 102 8th Ave. The applicant's architect further provided a list of actions, summarized in item (b)(3) above, which would need to be undertaken to integrate the existing building into the new project. While these actions do appear to be significant, many also appear to be largely interior renovations which would result in the building retaining its existing general form and exterior look. Windows and doors could be matched to existing without impacting the historic exterior. The building can continue to be used, and is eligible for its owner to request a FEMA variance, in order to bring the building up to modern codes and extend its life.

The primary residence at 702 Pass-a-Grille Way has already been preserved in its relocation to a property further north. It is unclear if the remaining existing structures are in a state of disrepair.

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

The applicant states that the building at 102 8th Ave currently contains nine residential units along with a real estate office, making the return on investment not economically feasible. They further state that the land value compared to the current income on those units is prohibitive for anyone to make work. A direct response to this question was not provided for the structures at 702 Pass-a-Grille Way

Staff Recommendation:

With respect to the proposed demolitions, the Historic Preservation Board cannot deny such demolitions. However, as the structure at 102 8th Ave is listed on the local historic registry but never had its FEMA

variance executed, and all three subject structures are contributing to the Pass-a-Grille Historic District, demolition may be delayed for up to 30 days in order for preservation incentives or alternatives to demolition to be explored.

Recommended Motion – Case No. 21066 (102 8th Ave)

Staff finds the existing building at 102 8th Ave, known as the Tarpon Lodge and Marine Apartments, to be an important contribution to the historic fabric of Pass-a-Grille and Eighth Avenue more specifically. Alterations to the façade are noticeable when viewing the building in relation to historic photos of it from the first half of the 20th Century, but the building does ultimately retain its essential form and massing compared to when it was constructed nearly one-hundred years ago. Furthermore, the structure was found by the Historic Preservation Board to be eligible for placement on the City's local historic registry with its exterior in its existing state. While the building will not be of an identical architecture or scale to the newly-proposed project, and the applicant's architect provides a substantial list of alterations that would be required to integrate the building into the development, Staff does not find that this would prohibit said integration. The retention of the historic form, materials and quality of construction of the early 1900s is an essential part of the Eighth Avenue allure, which Staff hopes are recalled in the new construction.

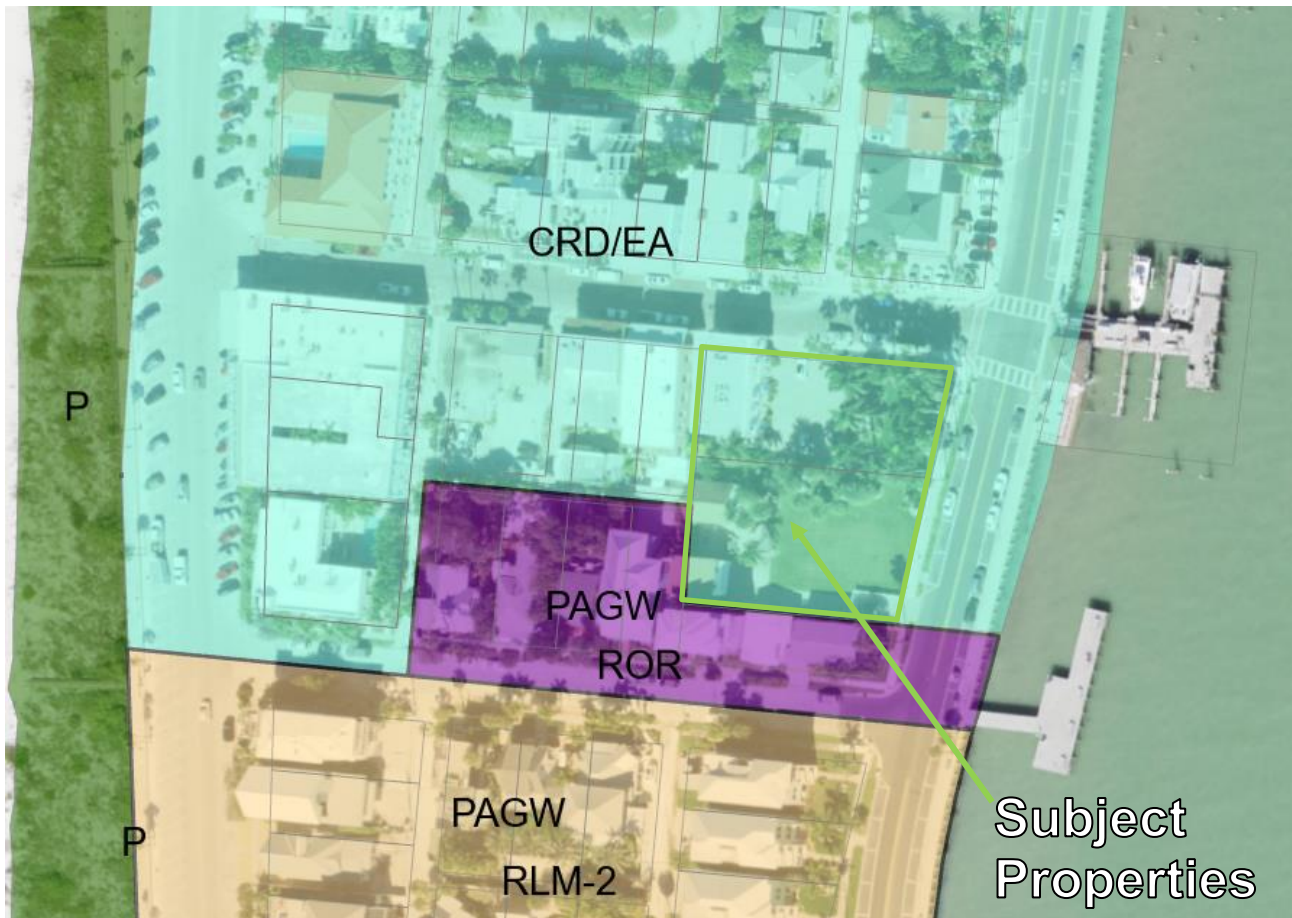
Staff recommends approval of Certificate of Appropriate Case No. 21066 with a 30-day stay. Staff requests that the applicant utilize this time to document materials, fixtures, furniture, and other historic building and interior components that will be retained for use in the new Holloway Hotel project or future projects.

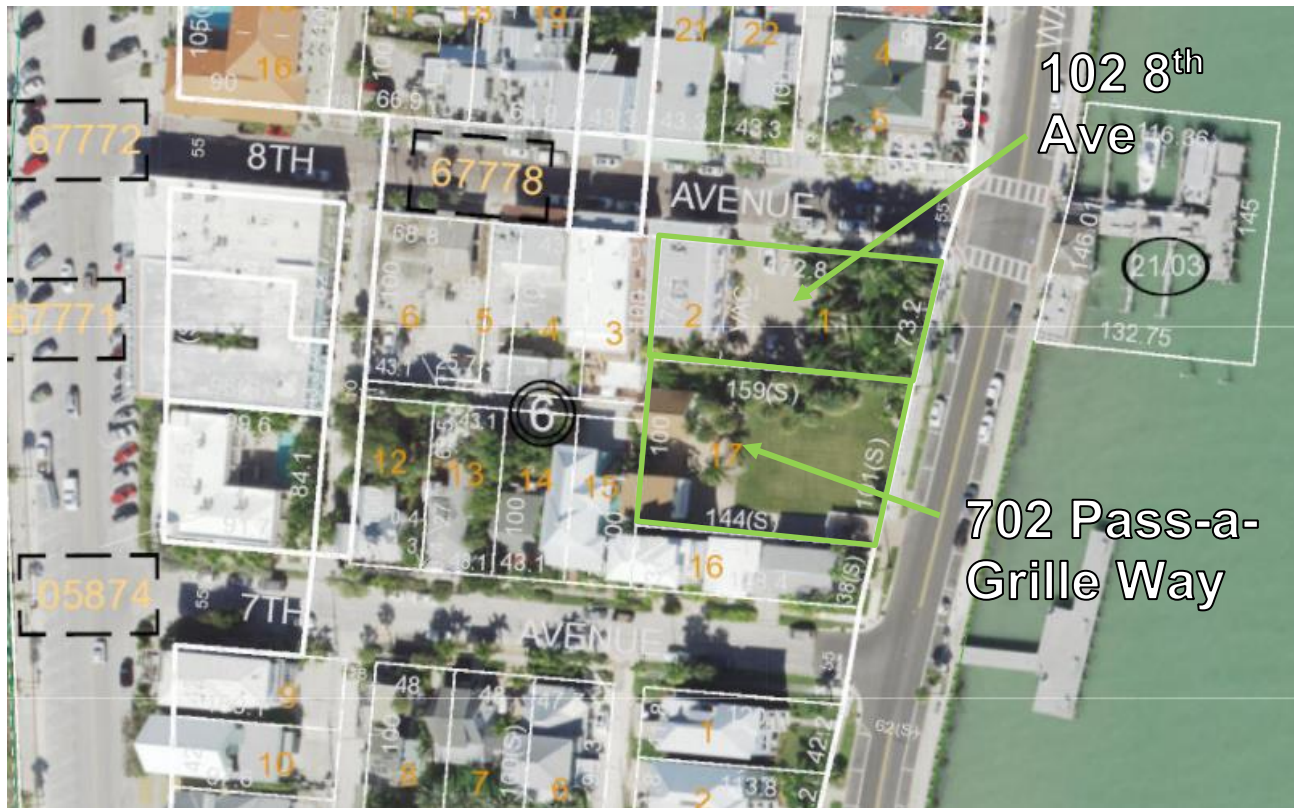
Recommended Motion – Case No. 21074 (702 Pass-a-Grille Way)

Regarding the remaining outbuildings at 702 Pass-a-Grille Way, Staff are not recommending a stay on their demolition. The existing structures were modest support structures for a home which has been generally preserved and relocated elsewhere in the District, the structures are set back substantially further than any other comparable primary structures in the vicinity and do not match the primary structure build-to lines of either the CRD-EA or Pass-a-Grille Overlay District, and it is likely that any new development of the lot would obscure the outbuildings.

Staff recommends approval of Certificate of Appropriateness Case No. 21074 as submitted.

LAND USE/ZONING





Current 102 8th Ave Site Photograph



102 8th Ave Site Photograph – Taken 1996



102 8th Ave Site Photograph – Taken 1936



Current Site Photograph



Former Site Photograph – Taken 2003



A look down 8th Ave to the east – 1920s



A look down 8th Ave to the west – date unknown



706 Pass-a-Grille Way – Holloway Hotel – Date Unknown (pre-1923)



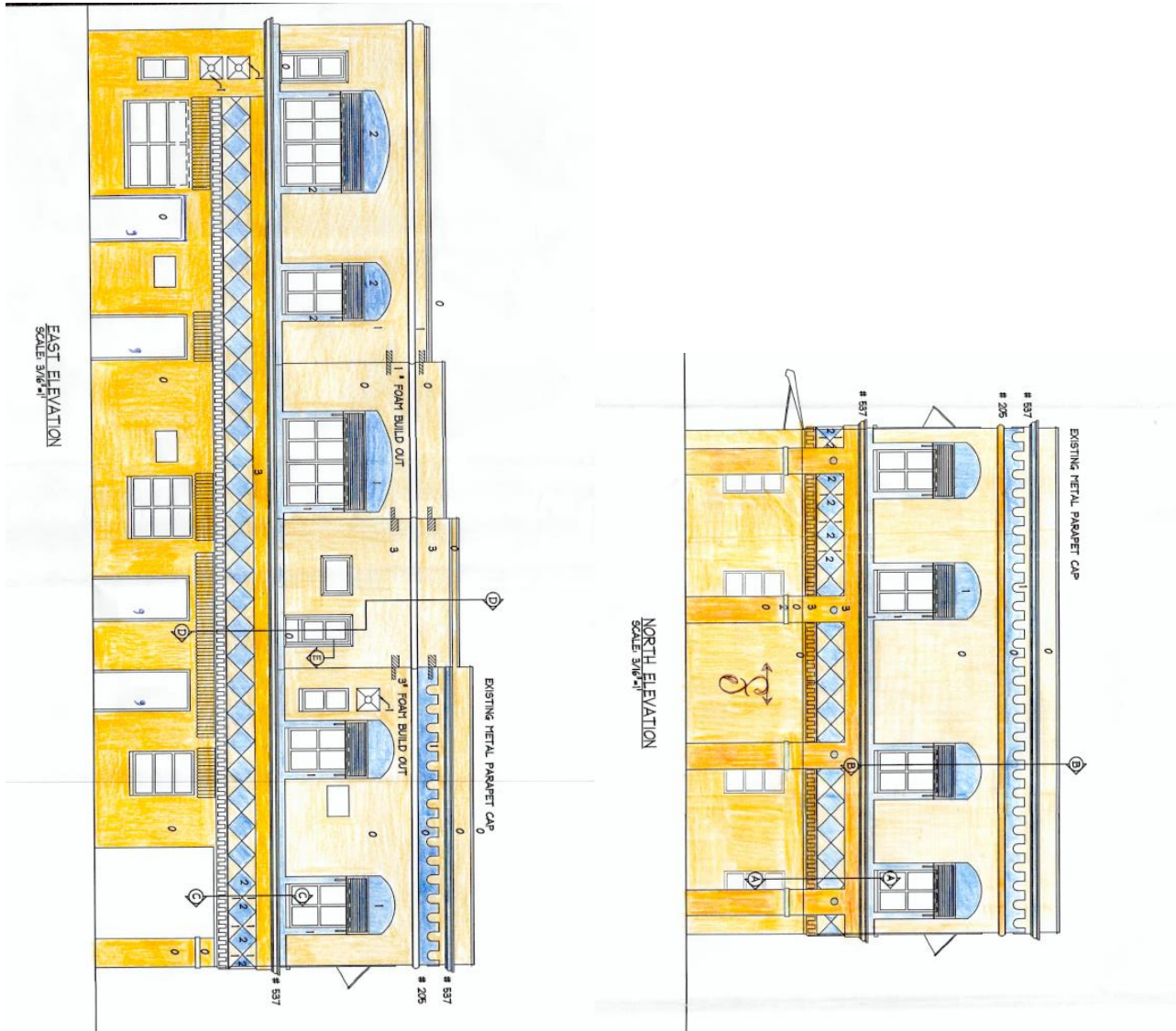
706 Pass-a-Grille Way – Holloway Hotel – Date Unknown (pre-1923)



706 Pass-a-Grille Way Tennis Court – Taken 1936



Current 102 8th Ave Exterior Plan



Proposed Holloway Hotel Development Rendering – Northeast Perspective

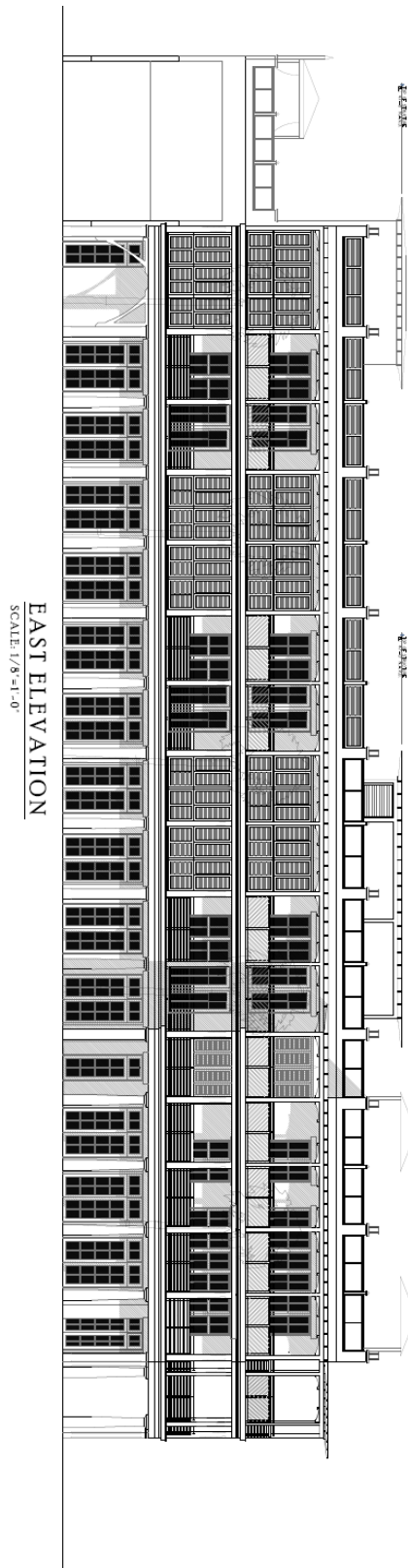
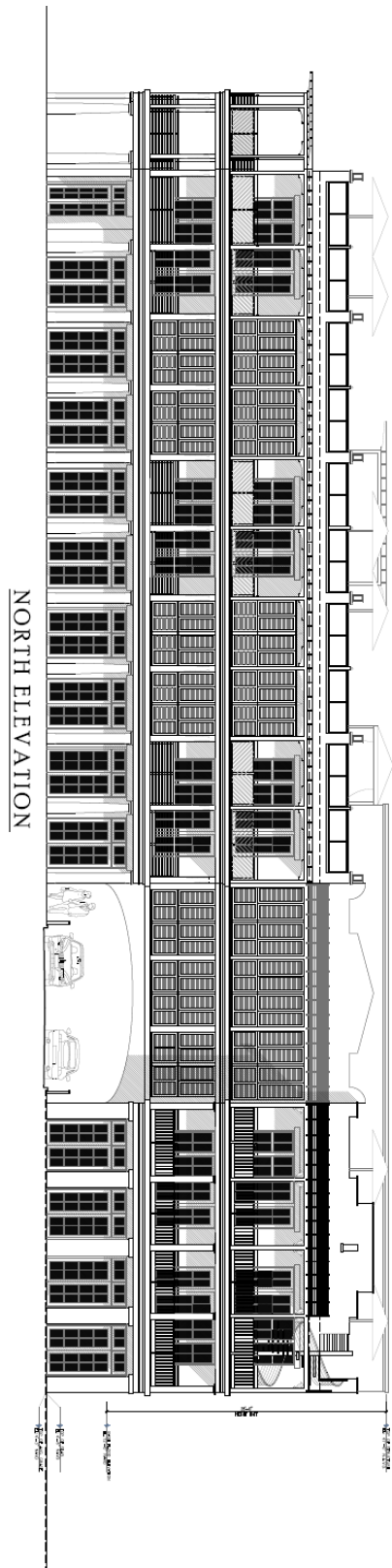
NORTHEAST PERSPECTIVE



Proposed Holloway Hotel Development Rendering – North Perspective



Proposed Holloway Hotel Development Elevations – North & East



COA Package 102 8th Ave

Prepared By:
Melinda Pletcher

.....

<i>Application for Certificate of Appropriateness Package</i>	<i>2</i>
<i>102 8th Ave 2008-Survey</i>	<i>8</i>
<i>102 8th Ave Historic Picture</i>	<i>9</i>
<i>102 8th Ave Current Exterior Plan</i>	<i>10</i>
<i>New design 102 8th Ave</i>	<i>11</i>



Certificate of Appropriateness

List of Required Submittals

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

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

The following items are optional but strongly suggested:

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

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



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Agent or Representative Name & Address

David Feinberg Sea Biscuit Properties LLC

102 8th Ave

St Pete Beach, FL 33706

Phone 727.643.6007

Email Address mauricefeinbergjr@gmail.com

Phone _____

Email Address _____

Property Address, Legal Description, Parcel ID

MOREY BEACH BLK 6, LOTS 1 & 2 TOGETHER WITH 18FT VAC R/W ADJ TO SD LOTS

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

 X Demolition

PROPOSED USE

_____ Single-family residence

_____ Multi-family residence

_____ Office

_____ Commercial

 X Hotel/Motel

_____ Restaurant

_____ Other _____

Estimated Cost of Work: _____

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

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. **Please describe your project with respect to the Secretary of Interior Standards which are as follows:**

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The subject parcel was originally the Marine Hotel, it has been extensively modified from it's original architectural facade and historical 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.**

The subject property is going to be rebuilt in similar esthetics to what was originally designed

- 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.**

See attached modifications that have been done and it's original structure

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

Unfortunately the existing structure does not meet the occupancy standards to today's building code and has structural issues that are not feasible to correct

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

Historical use and design will be respected and preserved with the new structure

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

Unfortunately the existing structure is obsolete to today's building codes and occupancy standards

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.**

Environmental assessments will determine proper disposal methods

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

Salvage of any historical elements have already been committed

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The new structure will be a tribute to the historic use, facade and features of the original building

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.**

Existing modified structure will be scraped, all historic elements salvaged

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.**

Color photos were not readily confirmed but the intention is to emulate original white

- 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.**

New structure will be built to the 8th Ave CRD EA standards that both the prior Historic Board and Planning Board ensured compatibility with existing structures in the district

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

Does not apply

- 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 mechanicals will be placed accordingly

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
See Development Project Architectural
Windows
Doors
Roofing
Entrances/Porches

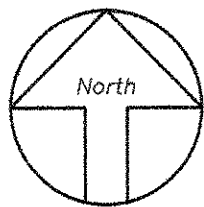
Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as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



Applicant Signature

8/17/2021

Date

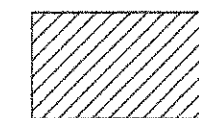


SCALE: 1"= 20'
BOUNDARY SURVEY

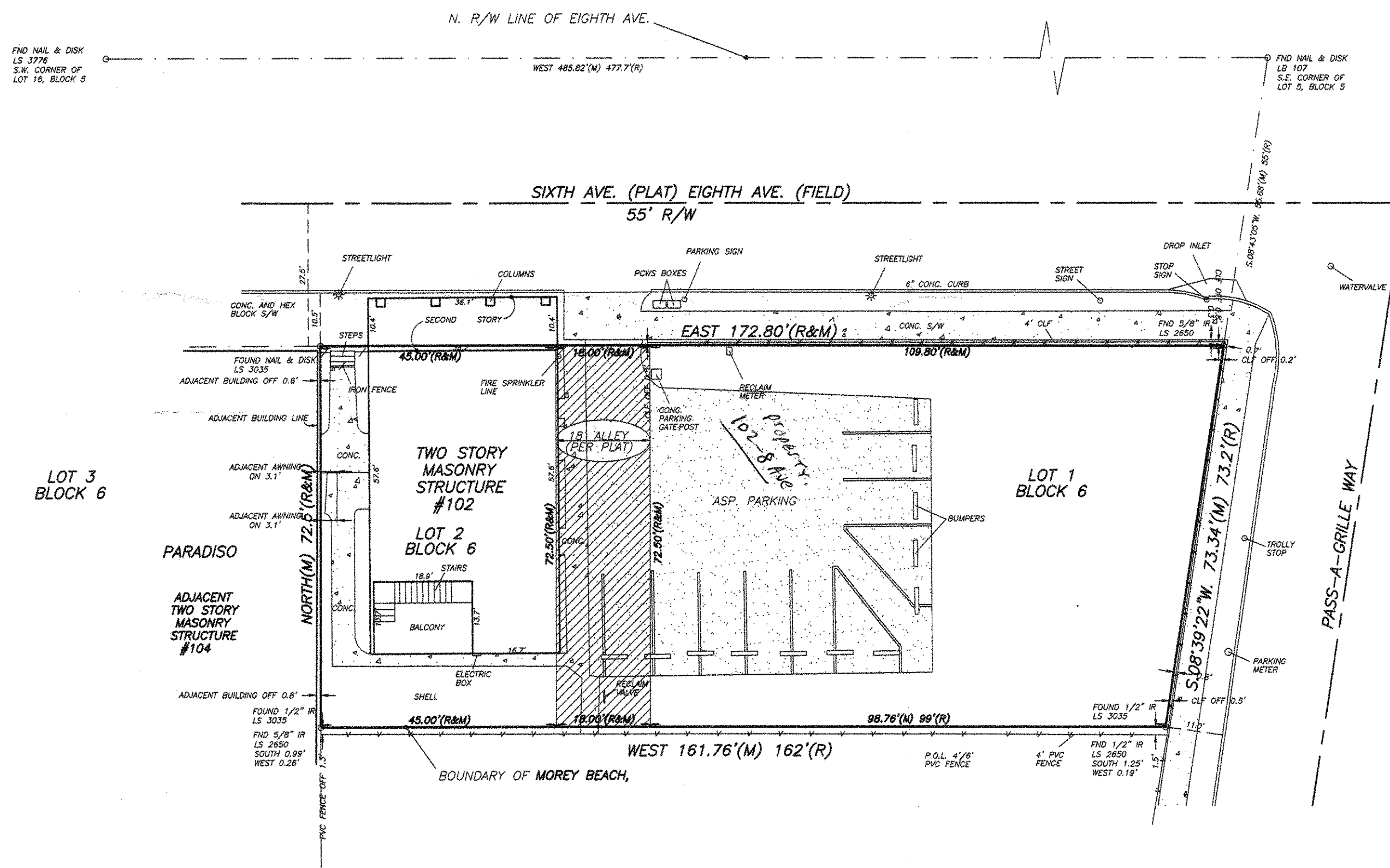
SECTION 20 TOWNSHIP 21S. RANGE 22E.
BASIS OF BEARINGS: N. R/W LINE OF EIGHTH AVE., BEING WEST(M)

LEGAL DESCRIPTION:

THAT PORTION OF A ALLEY SHOWN ON THE PLAT OF MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART OF, LYING WEST AND CONTIGUOUS TO LOT 1, BLOCK 6, LYING EAST AND CONTIGUOUS TO LOT 2, BLOCK 6, LYING SOUTH AND CONTIGUOUS TO SOUTH RIGHT RIGHT-OF-WAY OF SIXTH AVENUE AS SHOWN ON SAID PLAT NOW EIGHTH AVENUE AND LYING NORTH AND CONTIGUOUS TO A LINE FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 6, AND THE SOUTHEAST CORNER OF LOT 2, BLOCK 6, ALL LYING AND BEING IN PINELLAS COUNTY.



= AREA TO BE VACATED



LEGEND:
BM - Benchmark CB - Concrete Block CL - Centerline CM - Concrete Monument
ELEV - Elevation FND - Found IP - Iron Pipe IR - Iron Rod ASP - Asphalt
LS# - Land Surveyor Registration Number N/T - Nail & Tag N/D - Nail & Disk
M.H. - Manhole P.R.M. - Permanent Reference Monument R/W - Right of Way
CONC - Concrete P.C. - Point of Curvature P.T. - Point of Tangent
R.C. - Record of Reverse Curvature P.C.C. - Point of Compound Curve Ch - Chord
P.P. - Power Pole W.M. - Water Meter R.R.S. - Railroad Spike RAD - Radius
R - Record D - Dead M - Measured C - Calculated L.B. - Line Book
P.B. - Plat Book O.R. - Official Record Book PG - Page P.W.M. - Pavement
P.O.B. Point of Beginning P.O.C. Point of Commencement Ch.B. Chord Bearing
R.P. - Radius Point CL - Chain Link Fence P.C.P. - Permanent Control Point
P.I. - Point of Intersection

GENERAL NOTES:
1. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished, except as shown.
2. No foundations or underground improvements located except as shown.
3. If elevations are shown, such elevations are based on N.E.V.D. 1929 (MSL = 0.00'). Except Pinellas County where elevations are based on N.A.V.D. 1988 (MSL = 0.00').
4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on accurate and current title search may disclose.
6. No water meters located except as shown.
7. This Survey is prepared for the exclusive use of those parties certified herein and is valid for one (1) year from Date of Certification.

LINE LEGEND:
CENTERLINE
BOUNDARY LINE
BUILDING LINE
PLAT LOT LINE
EASEMENT LINE
POWER LINE
WOOD FENCE
CHAIN LINK FENCE
IRON FENCE
WATER/FLOOD ZONE LINE
BUILDING TIE(DIMENSION)

REVISED:

OFFICE LOCATION: 1305 SOUTH HIGHLAND AVE.
CLEARWATER, FLORIDA 33756-3508
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.
PREPARED FOR AND CERTIFIED TO:

SEA BISCUIT PROPERTIES, L.L.C.
FISHER & SAULS, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

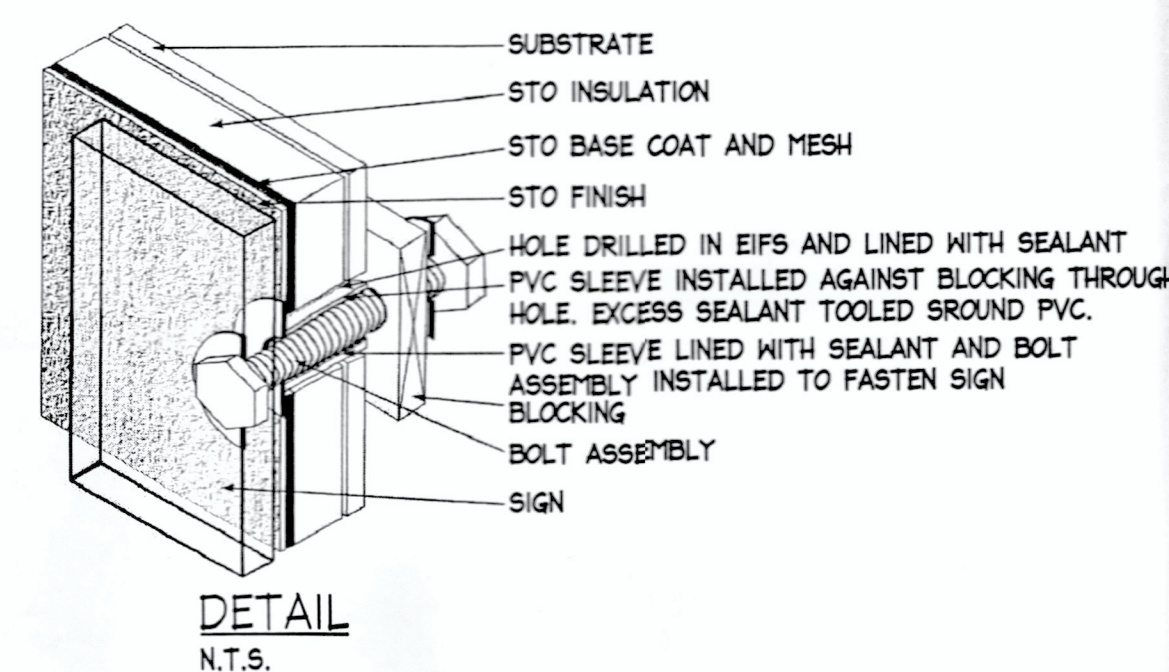
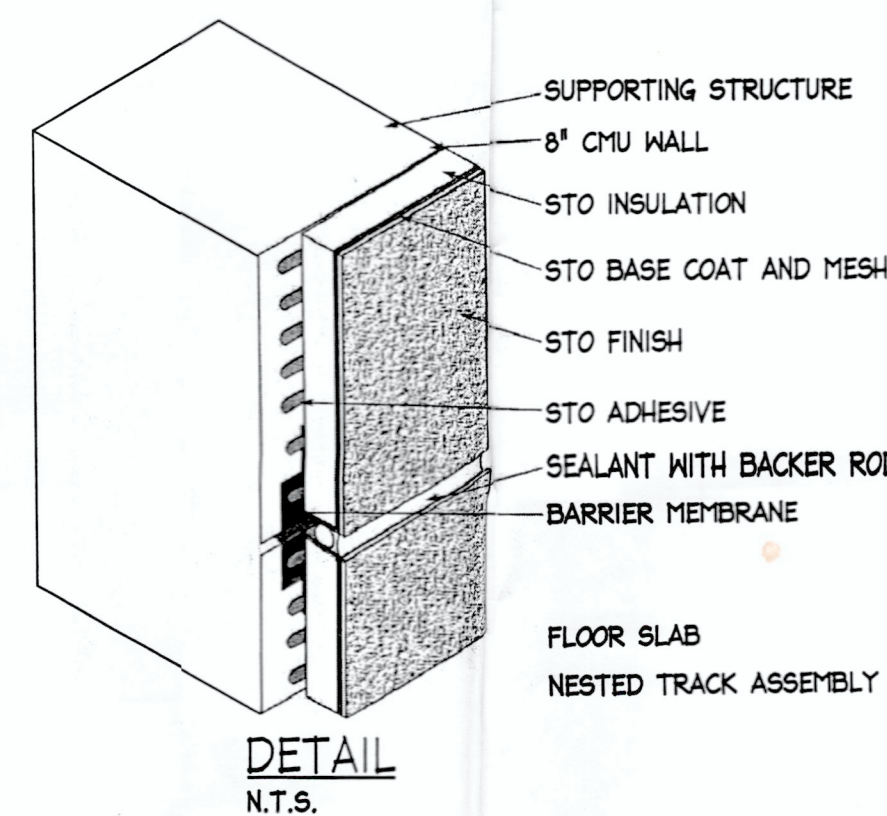
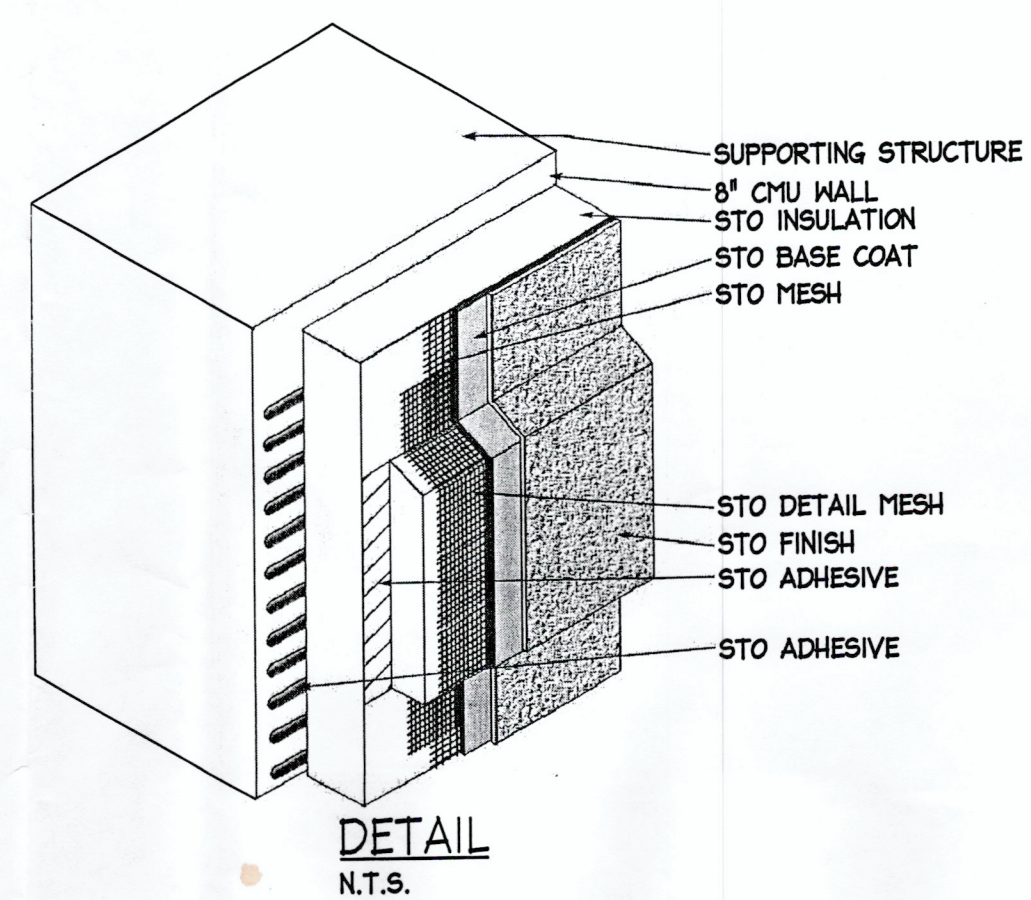
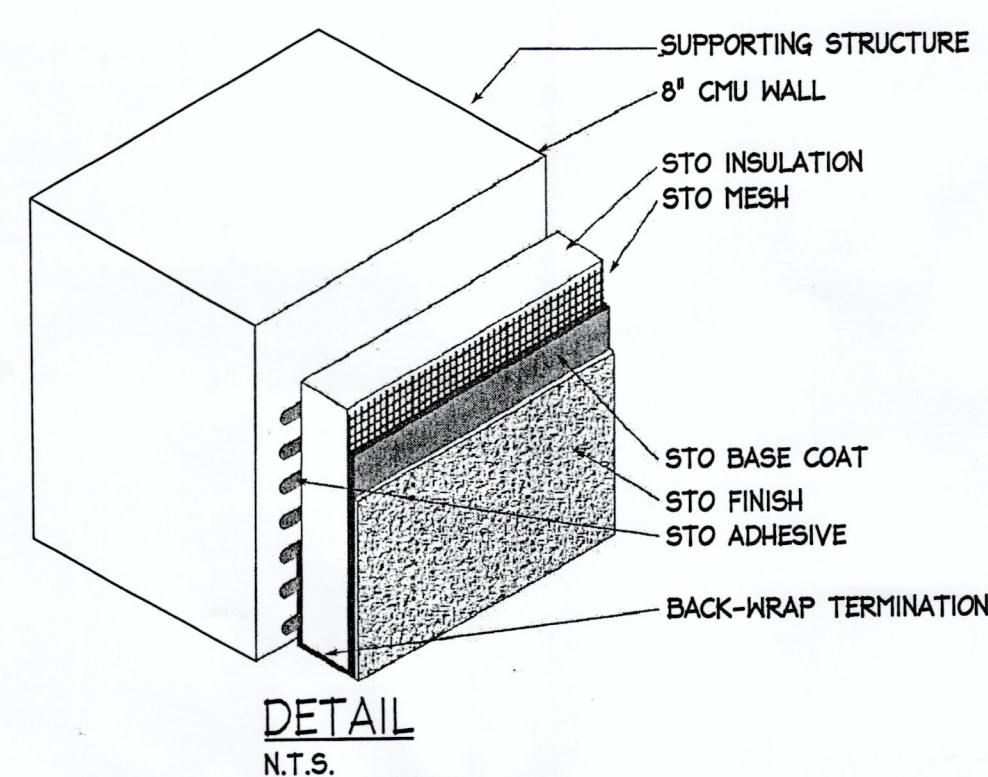
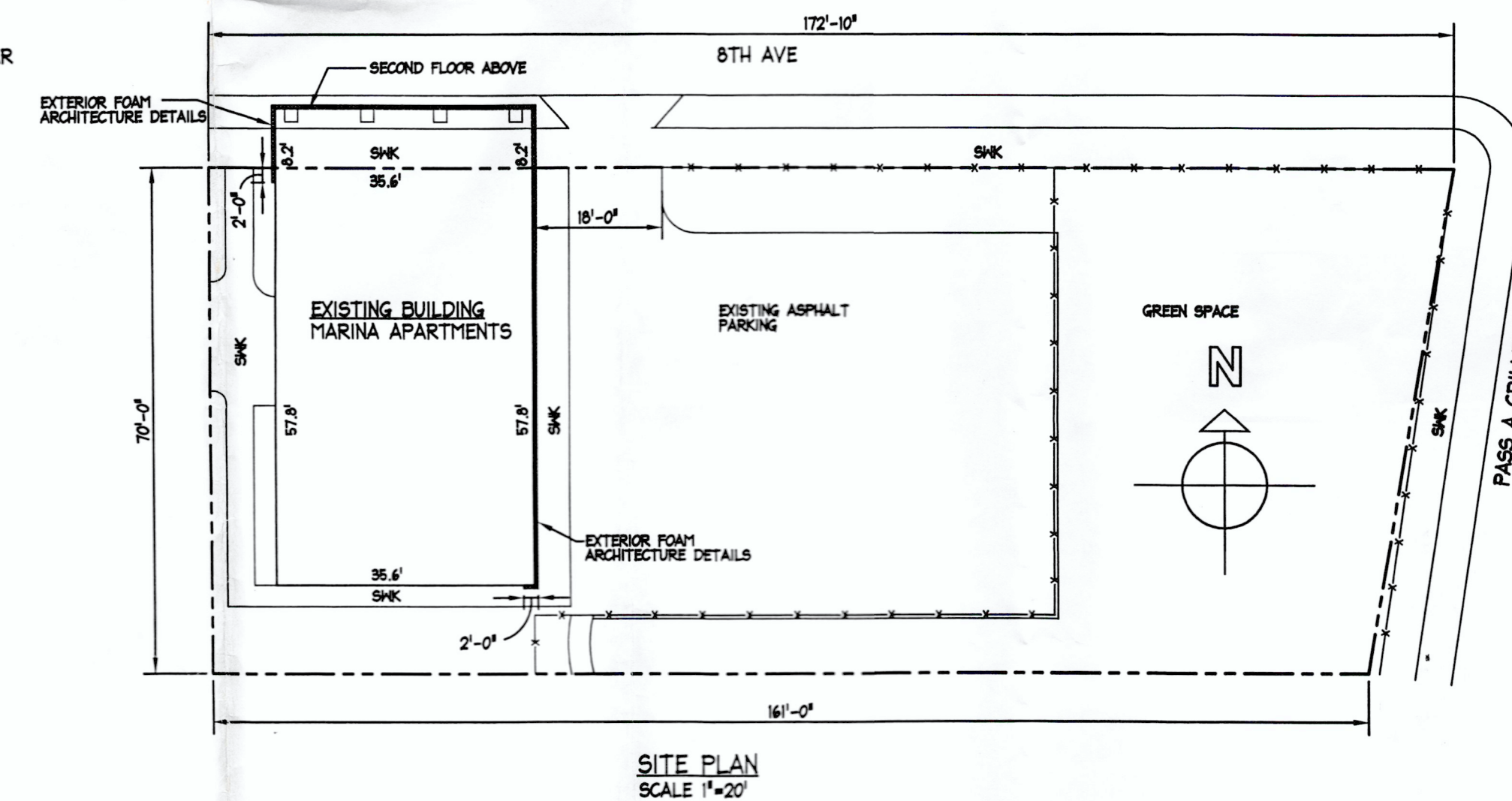
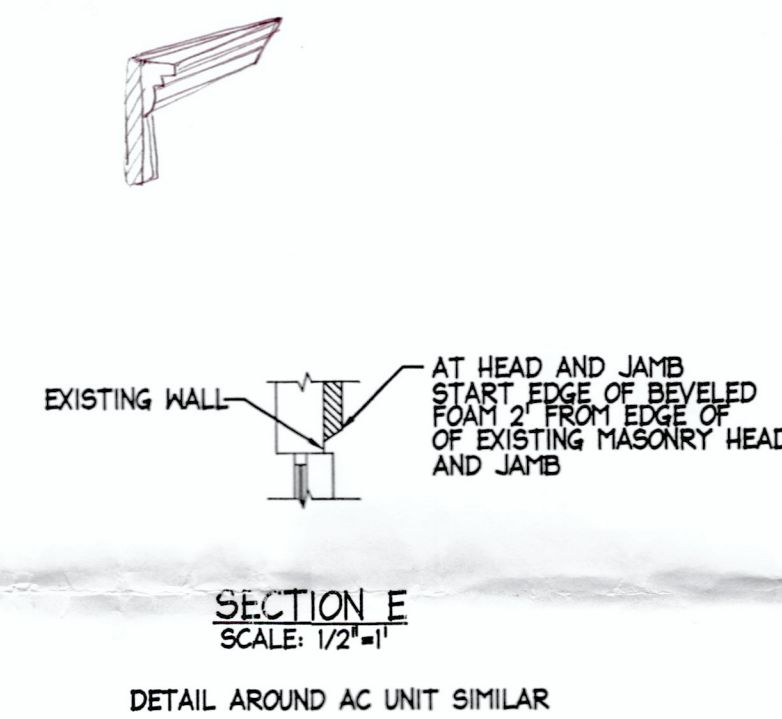
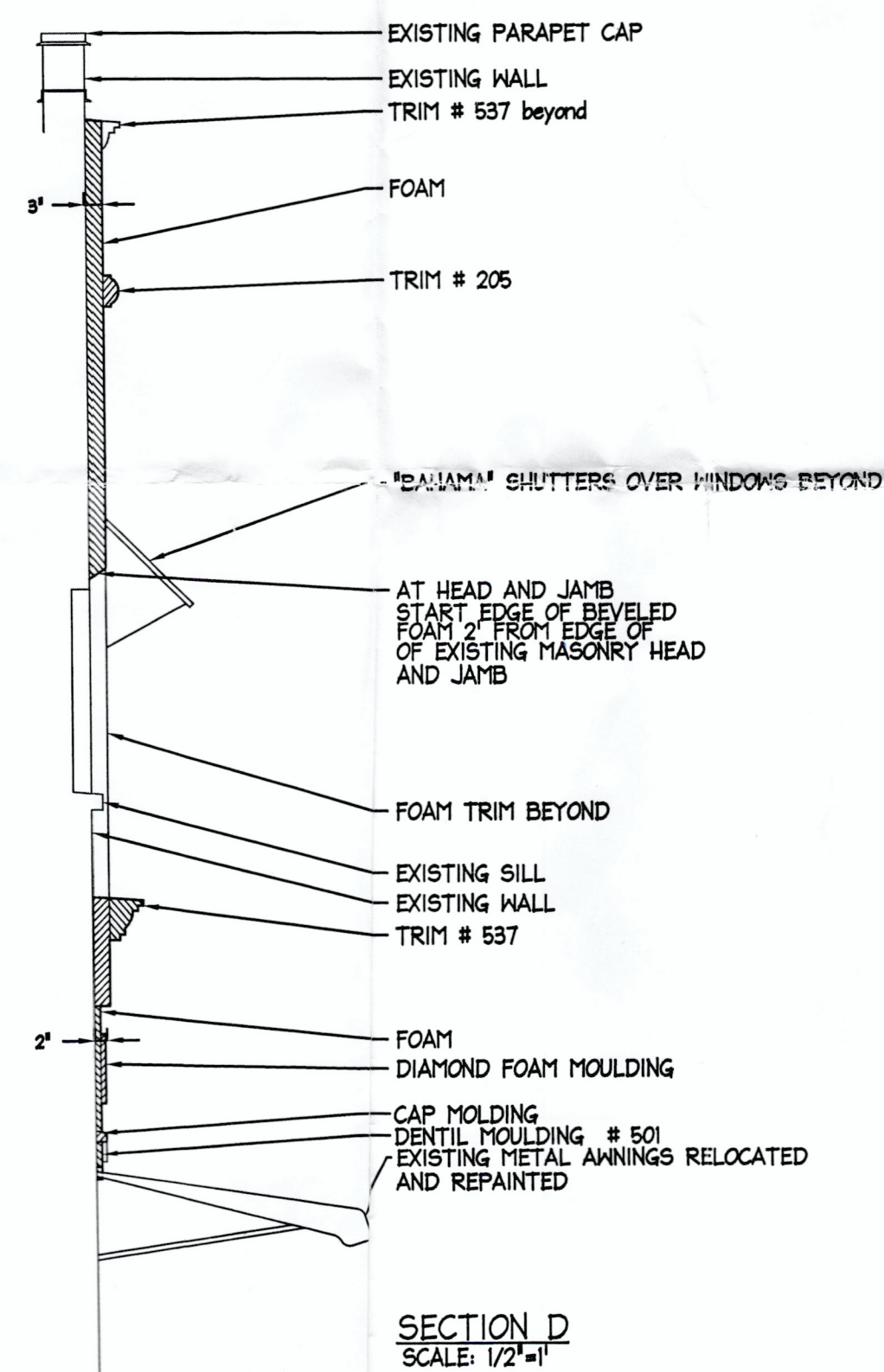
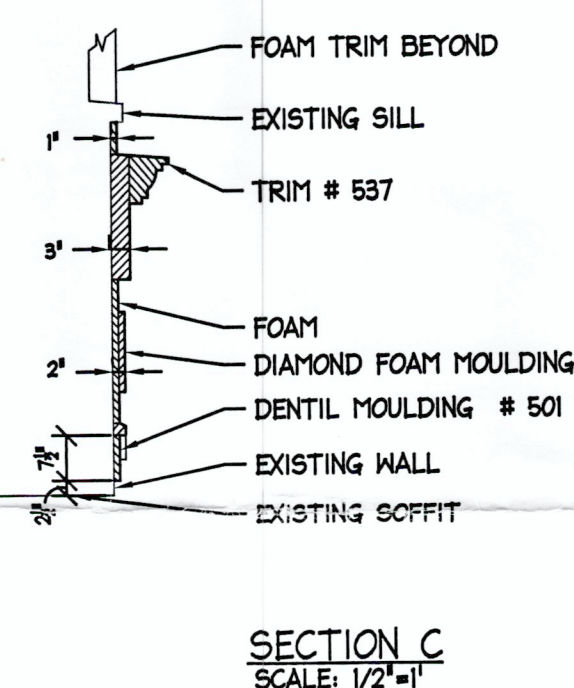
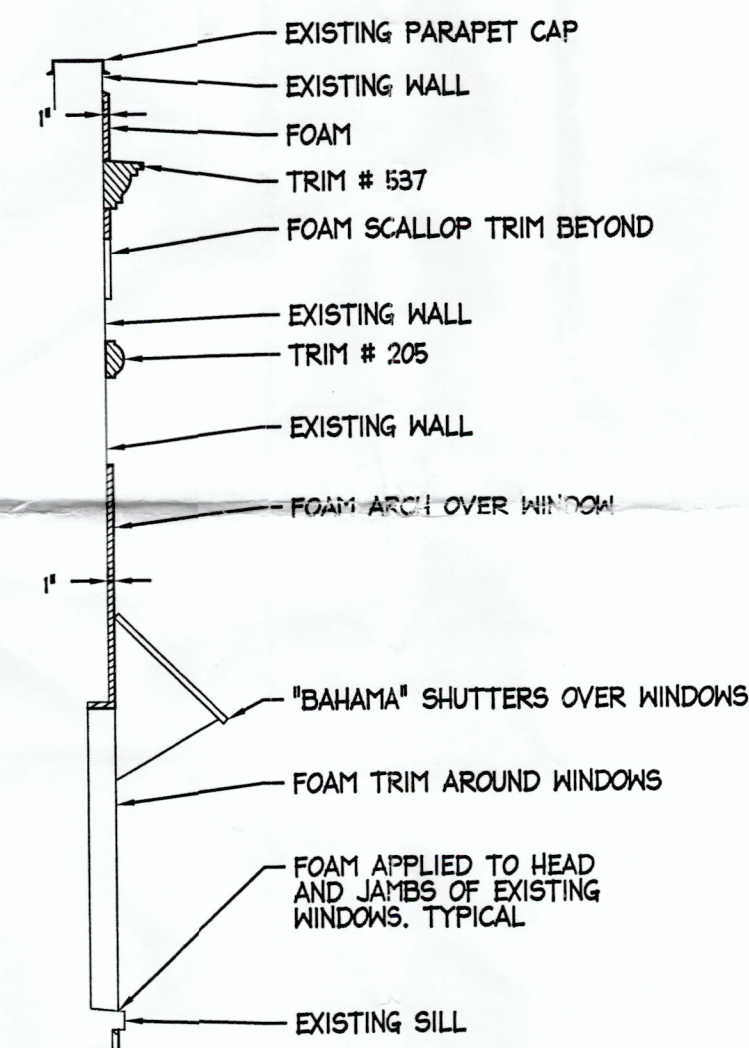
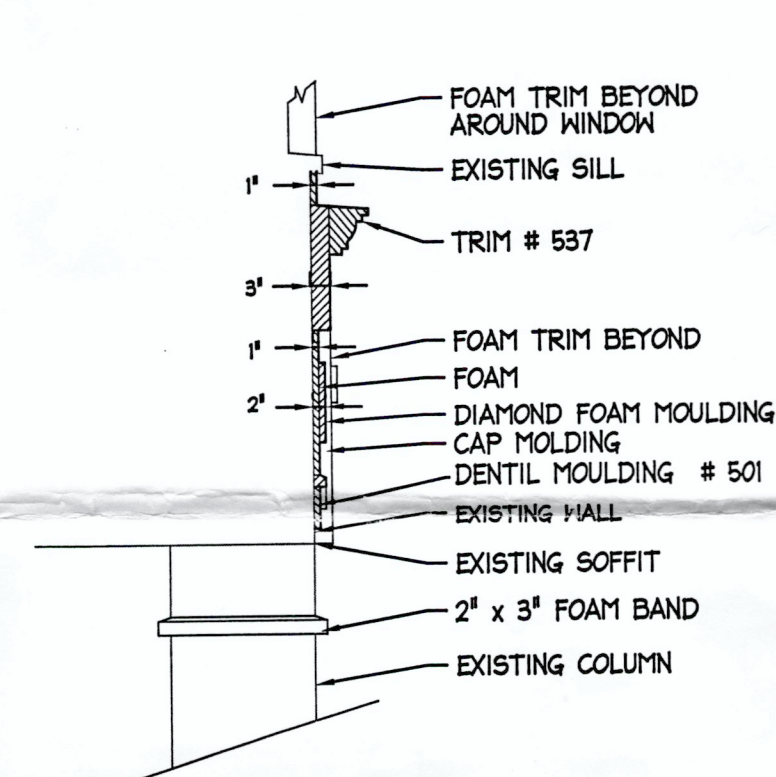
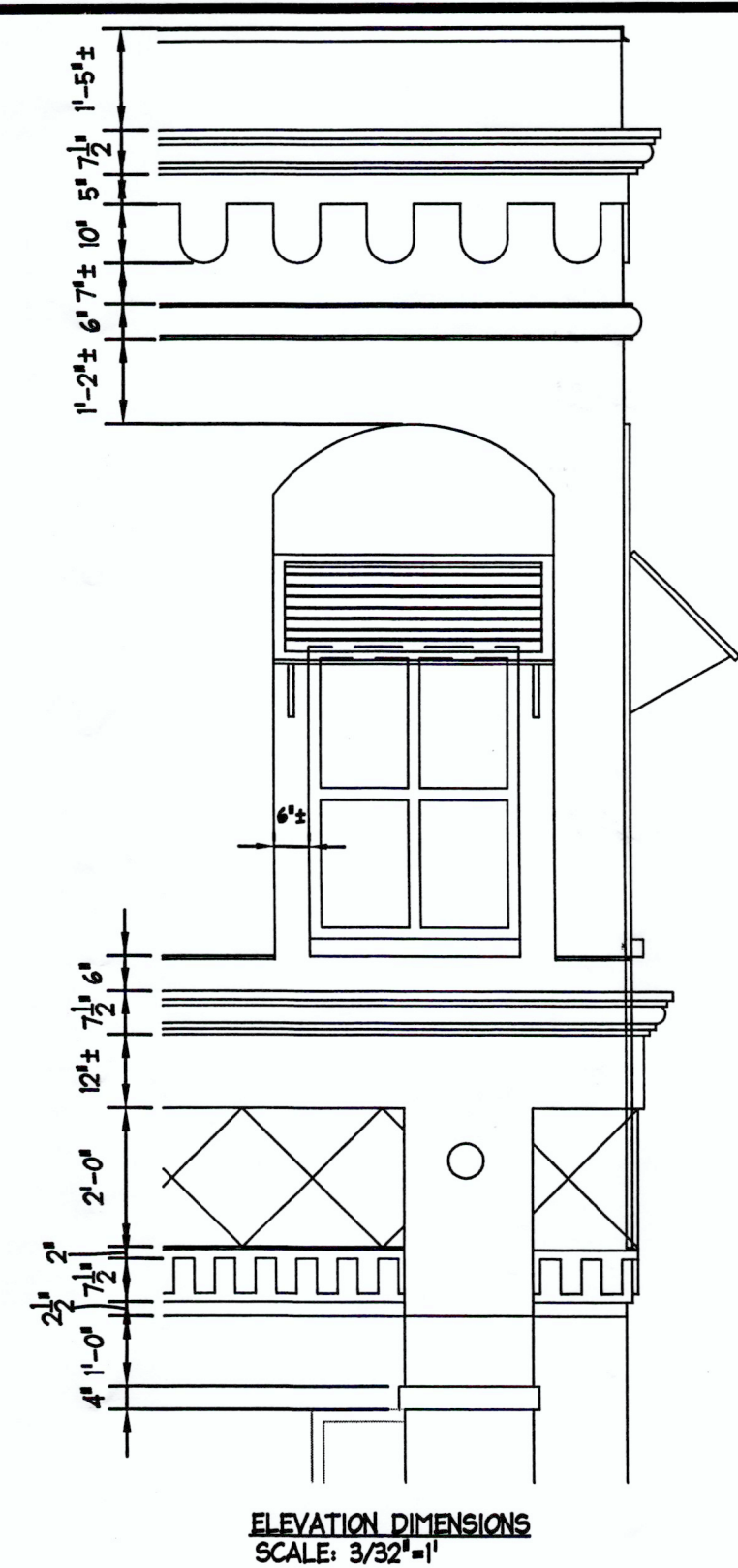
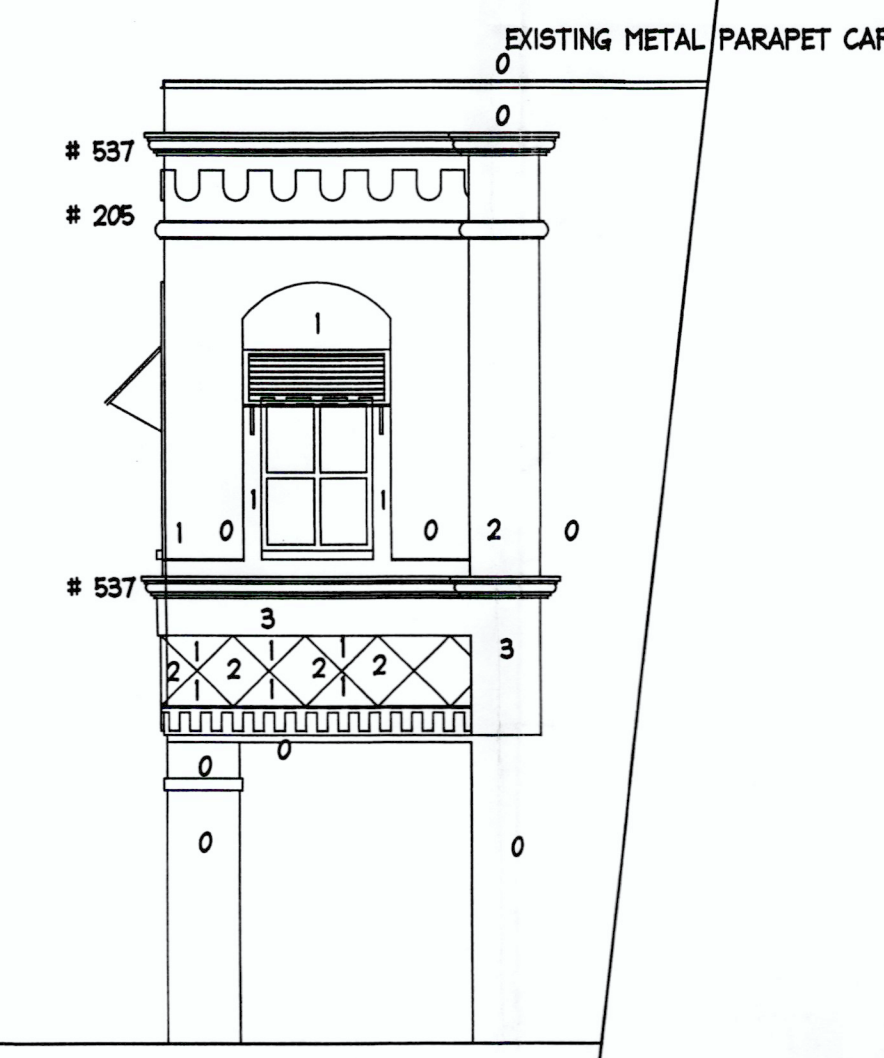
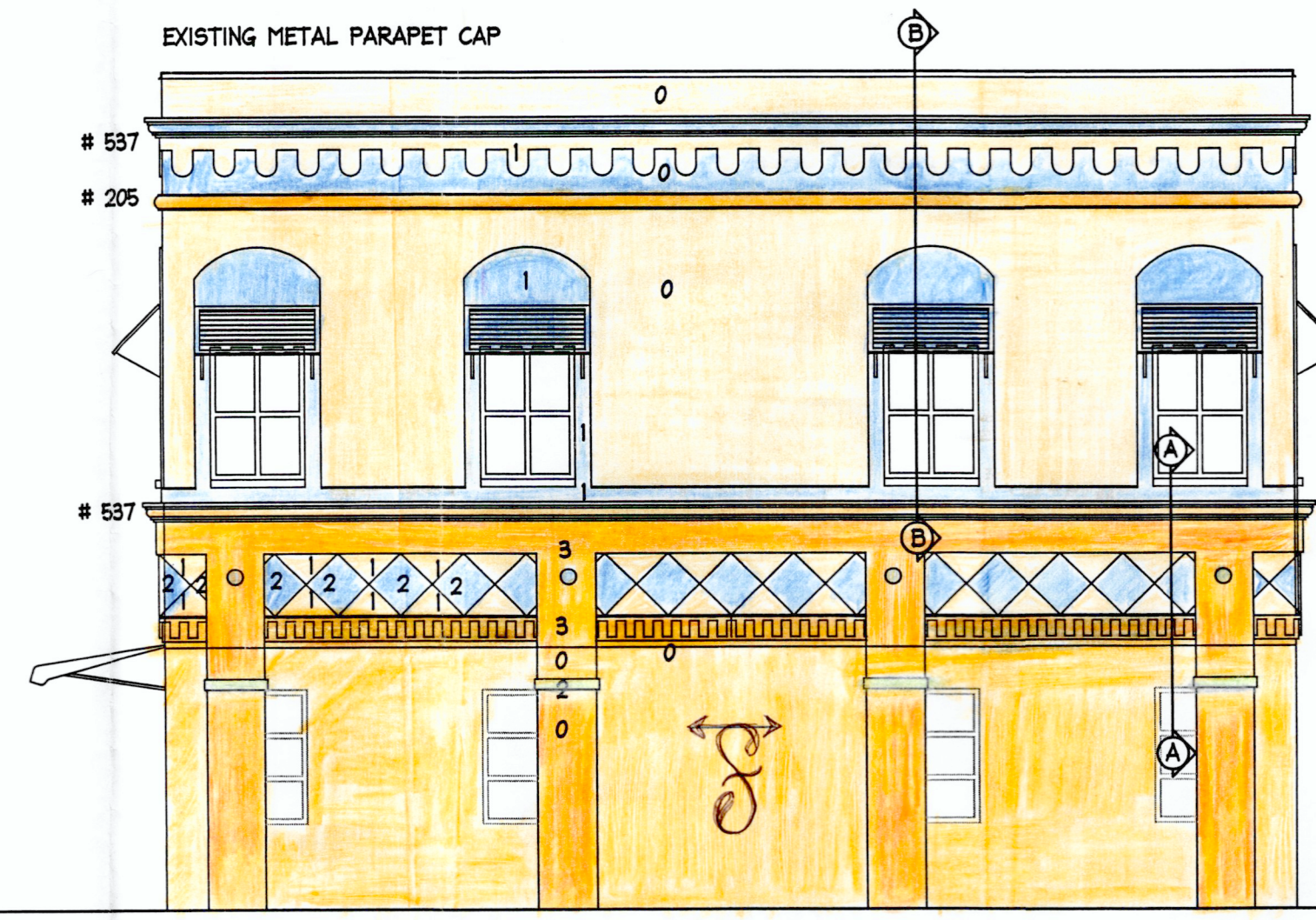
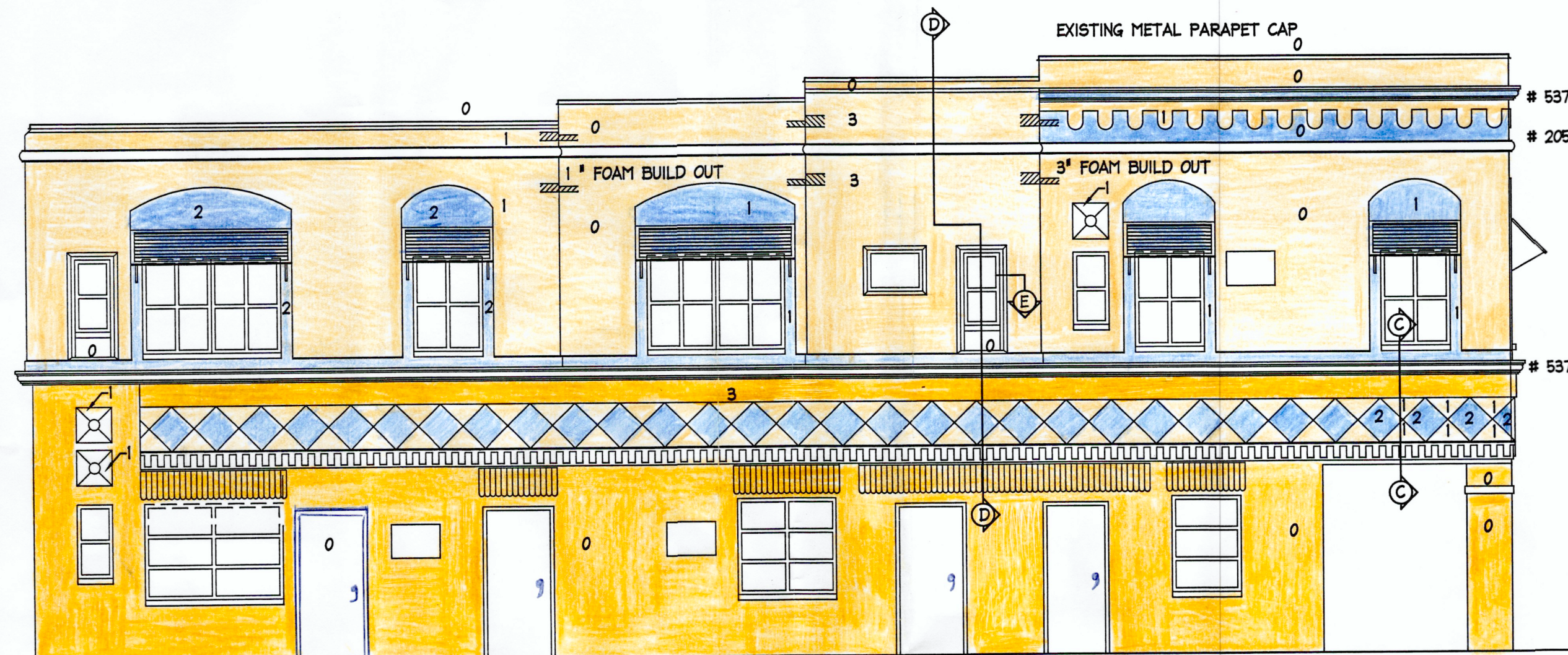
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TARGET LAND SURVEYING, INC.
P.O. BOX 663
DUNEDIN, FL 34697-0663 PH:(727) 784-0573

I hereby certify that this survey was made under my responsible charge and meets the minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61 G 17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

Field Survey 12/05/07
FB# E.F.B. Pg. N/A
Job# 071130.01
Drawn By: P.C.S.
Surveyed By: P.C.S.
12/05/07
DATE OF CERTIFICATION







NORTH PERSPECTIVE

HOLLOWAY HOTEL
PASS-A-GRILLE

Cooper Johnson Smith Peterson Architects

August 12, 2021

Sec. 28.11. Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:
 - (1) The historic or architectural significance of the building.

The current Structure is fairly unrecognizable to the original architecture. The Marine Hotel was it's original use but has since been turned into annual rental

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

The 8th Ave CRD EA is an excellent guide to ensure the character elements of the building facade is compatible

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

It's very easy to build back, what is an issue for having to build back is the structural integrity of the building standards 100+ yrs ago

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

There are several buildings on 8th Ave that were built in similar style and era.

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

The risk of continued occupancy from inspections have determined it not feasible.

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

There are currently 9 residential units and a real estate office, the return on investment is not economically feasible. The land is value compared to the current income on those units is prohibitive for anyone to make work.

Brandon Berry

From: Stephen Smith <ssmith@cjsarch.com>
Sent: Friday, August 20, 2021 9:31 AM
To: Brandon Berry
Cc: Lynn Rosetti; Wesley Wright; Melinda Pletcher (mpletcher@hotmail.com); Maurice Feinberg Jr (mauricefeinbergjr@gmail.com)
Subject: RE: Additional narrative - 102 8th Ave

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

Thank you guys! Please see additional narrative detail below each question in parentheses. Please advise us on how best to submit this formally.i.e. if best to amend the document and resend ,etc.Thanks!

Stephen Smith, AIA, LEED-AP
Principal



CLICK IT!

102 South 12th Street
Tampa, Florida 33602
Office: (813) 273-0034
Fax (813) 273-0079
E-mail: ssmith@cjsarch.com
www.CJSARCH.com



From: Brandon Berry [mailto:bberry@stpetebeach.org]
Sent: Wednesday, August 18, 2021 3:27 PM
To: Stephen Smith
Cc: Lynn Rosetti; Wesley Wright
Subject: Additional narrative - 102 8th Ave

Stephen,

We received the Certificate of Appropriateness application for demolition of the structure at 102 8th Ave yesterday. The plans and original photo were a great help, and we'll include those in our presentation, but there are a few items we'd like more detail on if possible. A paragraph or so per question should suffice.

1. The answer to the question of whether reasonable measures can be taken to save the building states that “the risk of continued occupancy from inspections have determined it not feasible”. A later answer states that it is an issue of economics, but are there any specific issues with the integrity of the building itself, whether structurally or due to compliance with modern codes, that would prevent it from being rehabilitated and made part of the new project?(When we studied the building, we saw that we would need do the following in order to incorporate it into the project:
2. 1. Complete demolition of all interior walls and features as the layout is not conducive to the program of a modern boutique hotel. Room fire separation walls ,fire rated ceiling and floor assemblies, and fire sprinklers to be added with that use.2.Replacement of all exterior doors and windows as they do not meet project quality standards as well as current impact and wind pressure requirements .3.Provide required fire separation between new and existing buildings as the subject building is of a combustible construction type (wood structural elements) and would not be acceptable in a project of this size.4. Remove all exterior fenestration work added in the later renovations. This work radically changed the style of the historic architecture and pushed the building into the “radically altered and no longer contributing to the historic district character and fabric” category in our professional opinion. We work in many local and nationally designated historic districts and in our experience these modifications do not in any way meet Secretary of the Interior Standards for rehabilitation and reuse for contributing historic structures. The all-important 8th Ave elevation was especially altered . Referring to the historic photos attached, the characteristic second floor windowed “sleeping porch “- styled shed roofed element has been replaced with a monolithic flat roof parapet structure. The shed roof element is completely gone.
3. Our conclusion is that in order to bring the building back to resemble its original form while meeting current building code and boutique hotel standards and requirements would be much more expensive than building a new structure that honors it.)
4. One of the answers states that the parcel has been significantly modified from its original architectural façade. I understand the Marine Hotel is no longer present, but for the main structure that remains, do you happen to know if that façade has been modified? If so, could you provide a list of the known modifications that have been made? (Please see answer above.)
5. One of the answers states that salvage of historic elements will be undertaken. Do you happen to know whether this refers to fixtures, siding, windows, furniture, or otherwise? If the historic elements to be salvaged from the existing structure are part of the façade, could you comment on how they are intended to be reutilized in the new building? (It is our intent to do so but it is a little early to determine what items will be retained and reused on site. At the very least , wood flooring and perhaps wood wall paneling would be used in the current or future projects . Dave Feinberg is dedicated to saving what makes sense.)
6. Could you provide a list of some of the design elements of the Marine Hotel that are either being emulated or alluded to with the new design? The new structure is designed as a three story reinterpretation of the Marine Hotel. The new hotel plan steps in dramatically to follow the footprint of the Marine Hotel thus recalling its form and massing. Also, we are replicating exactly the large ground floor columns ,and just like the historic structures to the west , we will have an open porch on level two with historically influenced column types. Our third floor will have the characteristic shed roof porch form with open rafter tails attached to the flat roofed parapet main structure. This will follow the Marine Hotels most prominent feature. The windows will be double hung like the originals and while aluminum clad for durability, they will imitate the historic wood versions. Also we are considering a textured masonry face on the first floor similar to the historic photos. Photos to follow in separate email. Thanks!

Thank you! If you'd like to set up a meeting at some point to discuss any of these please let me know.

Sincerely,



Brandon Berry

Planner II

Community Development | City of St. Pete Beach

☎ [727-363-9253](tel:727-363-9253)

✉ bberry@stpetebeach.org

🌐 www.stpetebeach.org

📍 155 Corey Avenue, St. Pete Beach FL
33706



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

St. Pete Beach Florida 33706

bberry@stpetebeach.org

(727) 363-9253 – Office

(727) 363-9222 – Fax

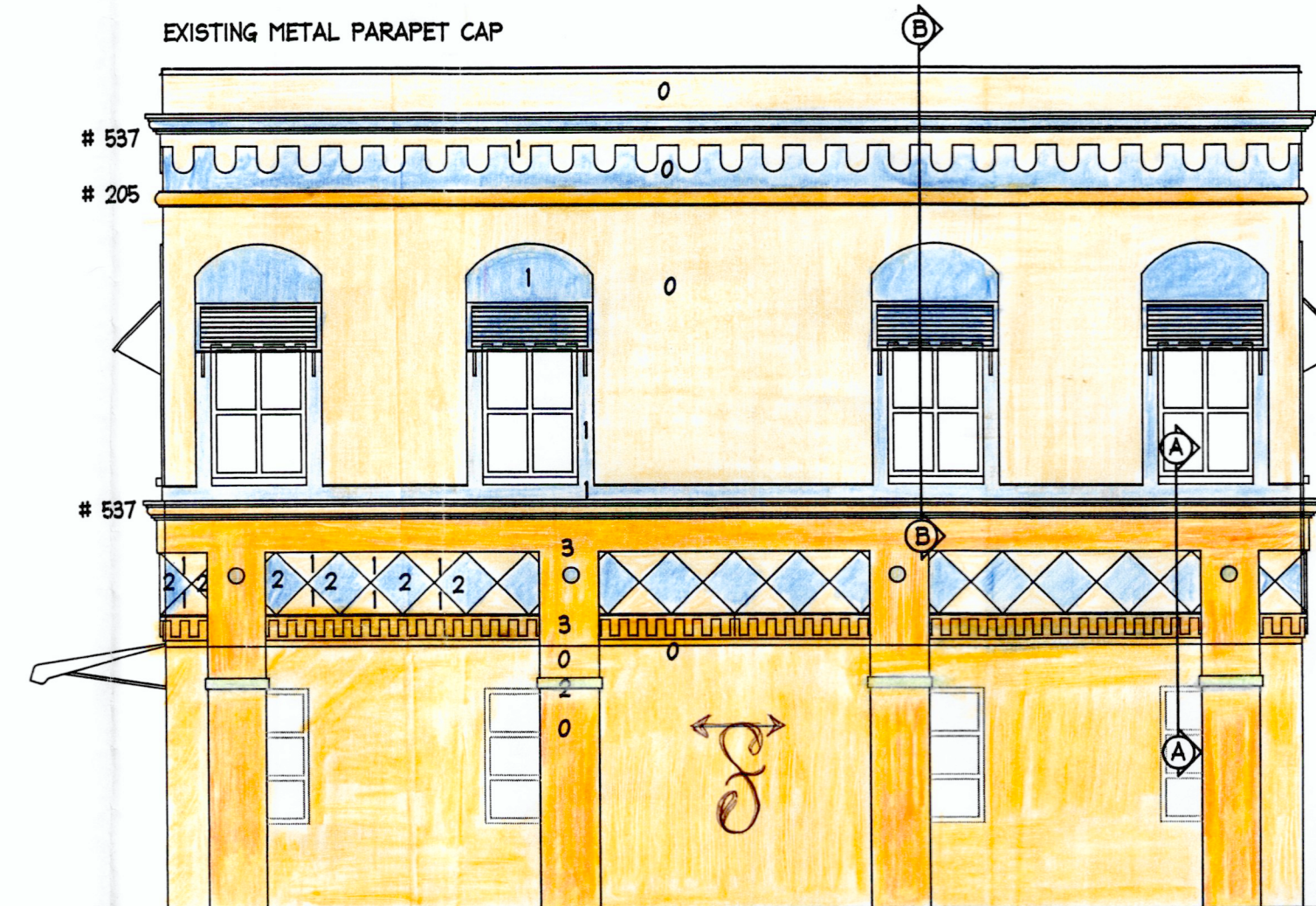
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

The city of St. Pete Beach uses SeeClickFix for residents to submit issues to the city. To report an issue, please [click here.](#)

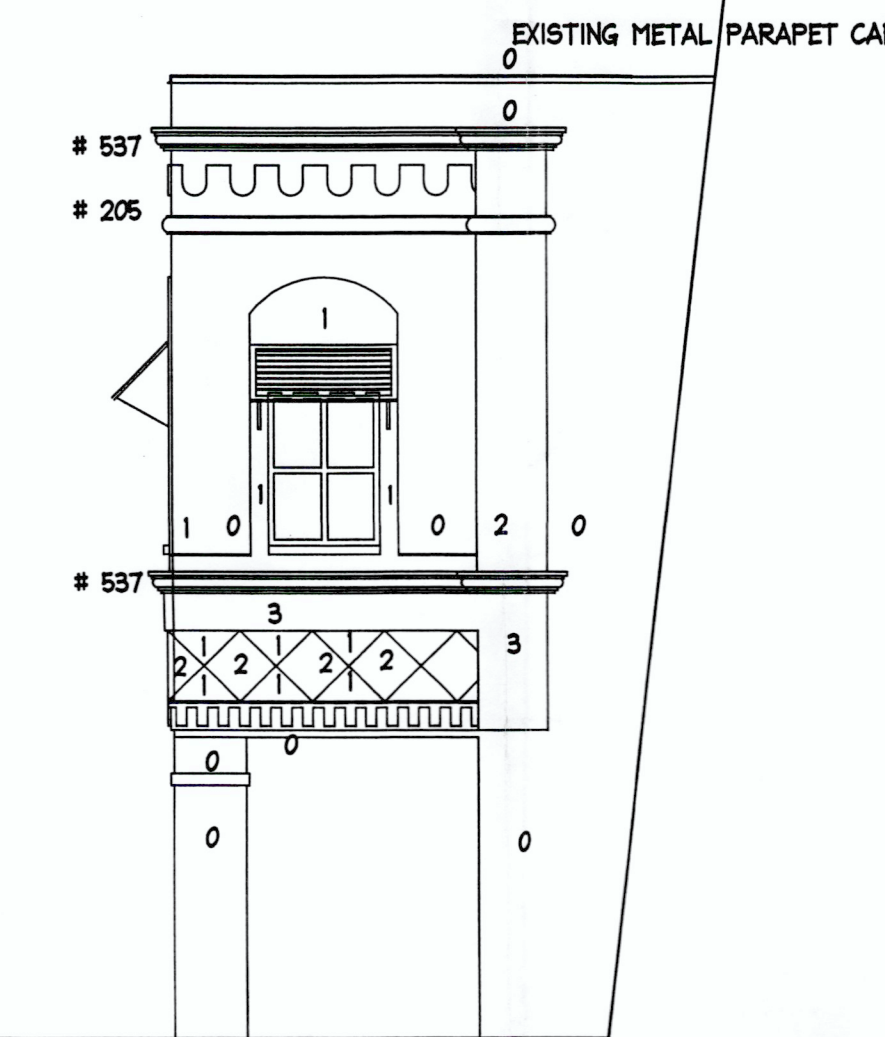
All government correspondence is subject to the public records laws.



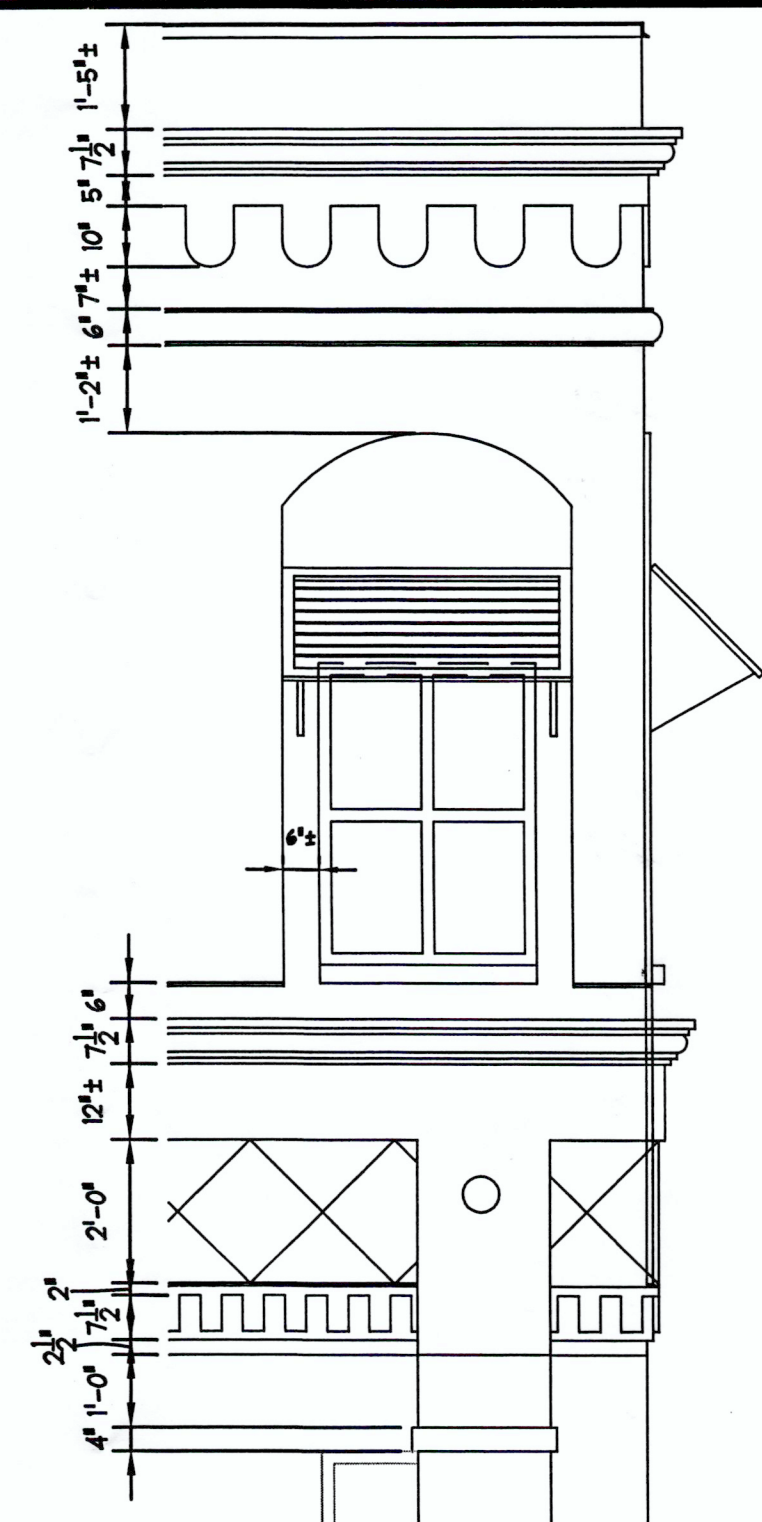
EAST ELEVATION
SCALE: 3/16"=1"



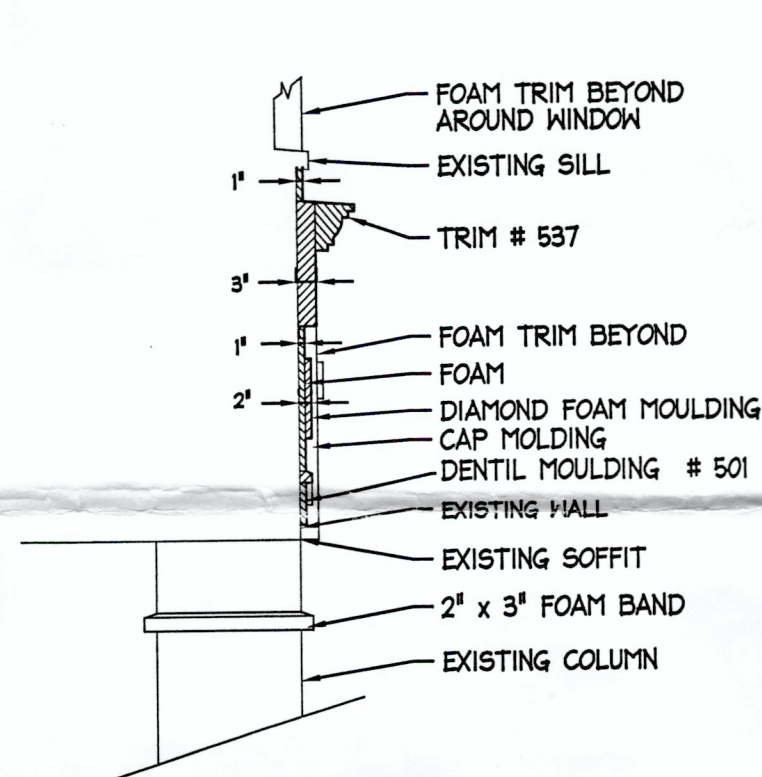
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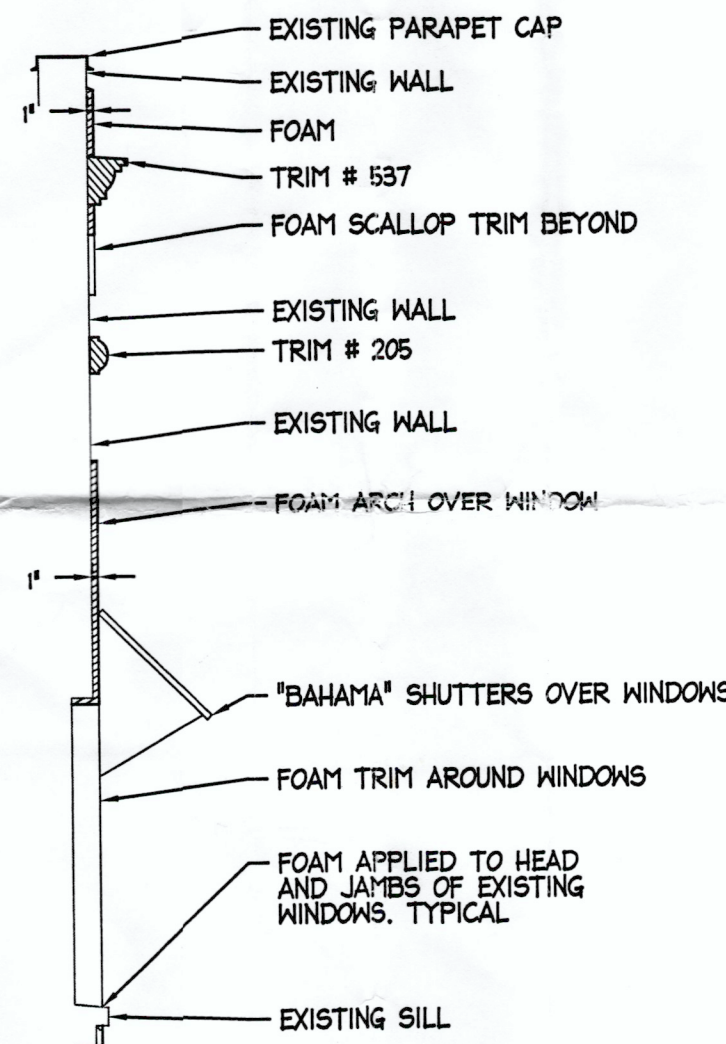
PARTAIL WEST ELEVATION
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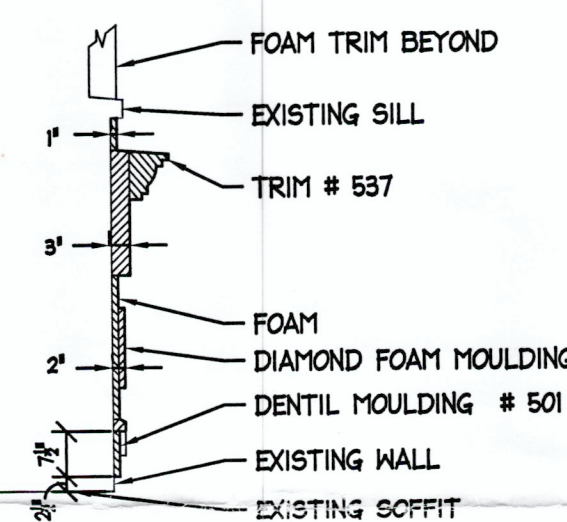
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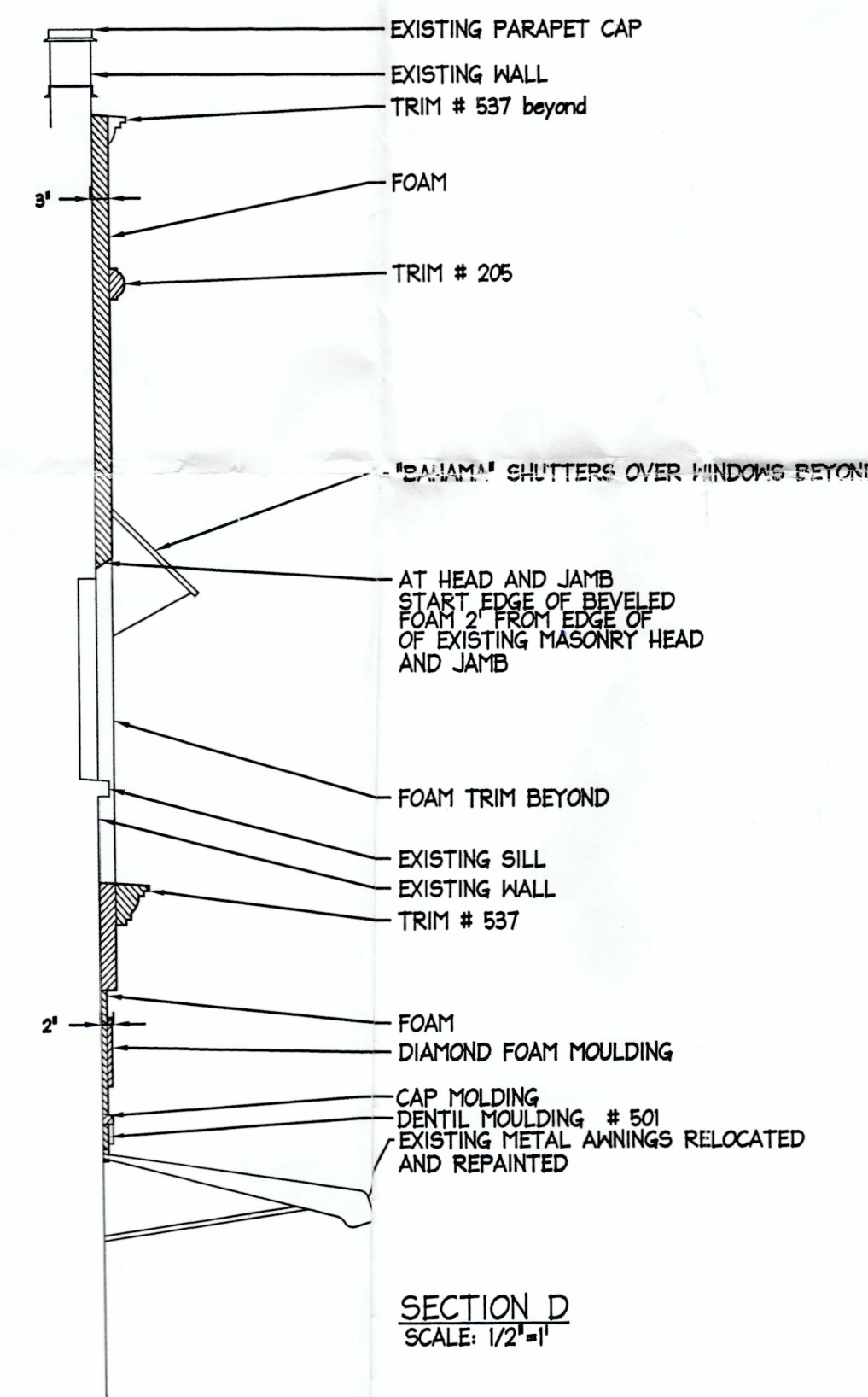
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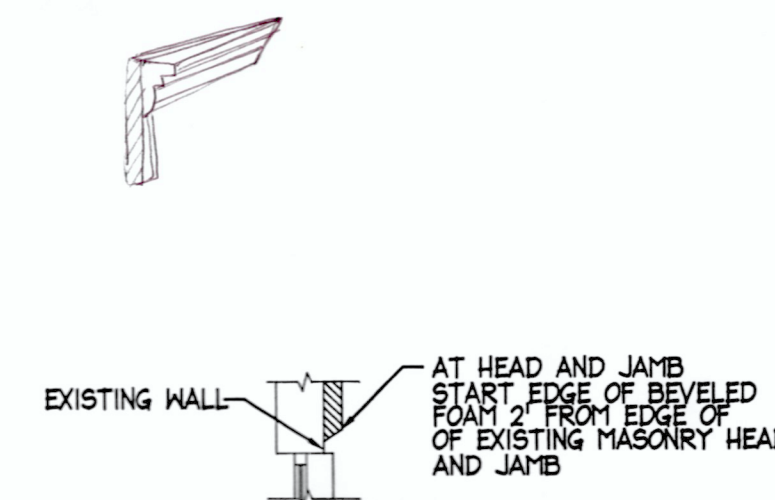
SECTION B
SCALE: 1/2"=1"



SECTION C
SCALE: 1/2"=1"

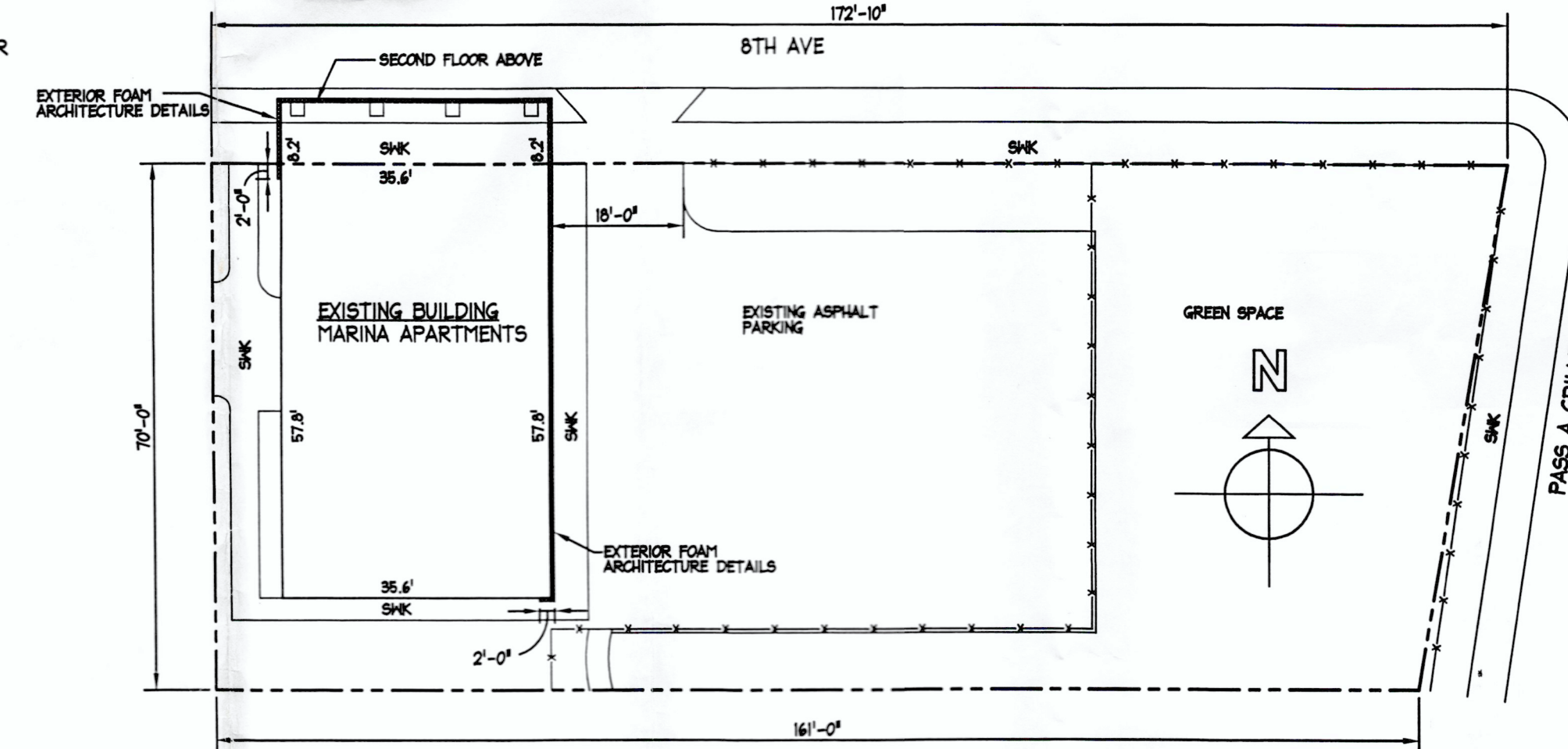


SECTION D
SCALE: 1/2"=1"



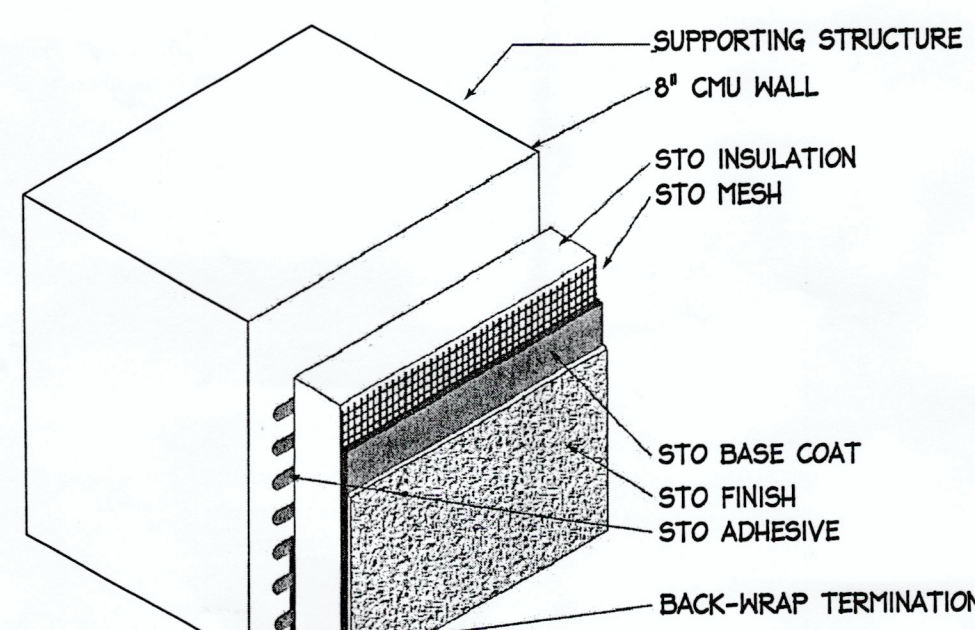
SECTION E
SCALE: 1/2"=1"

DETAIL AROUND AC UNIT SIMILAR

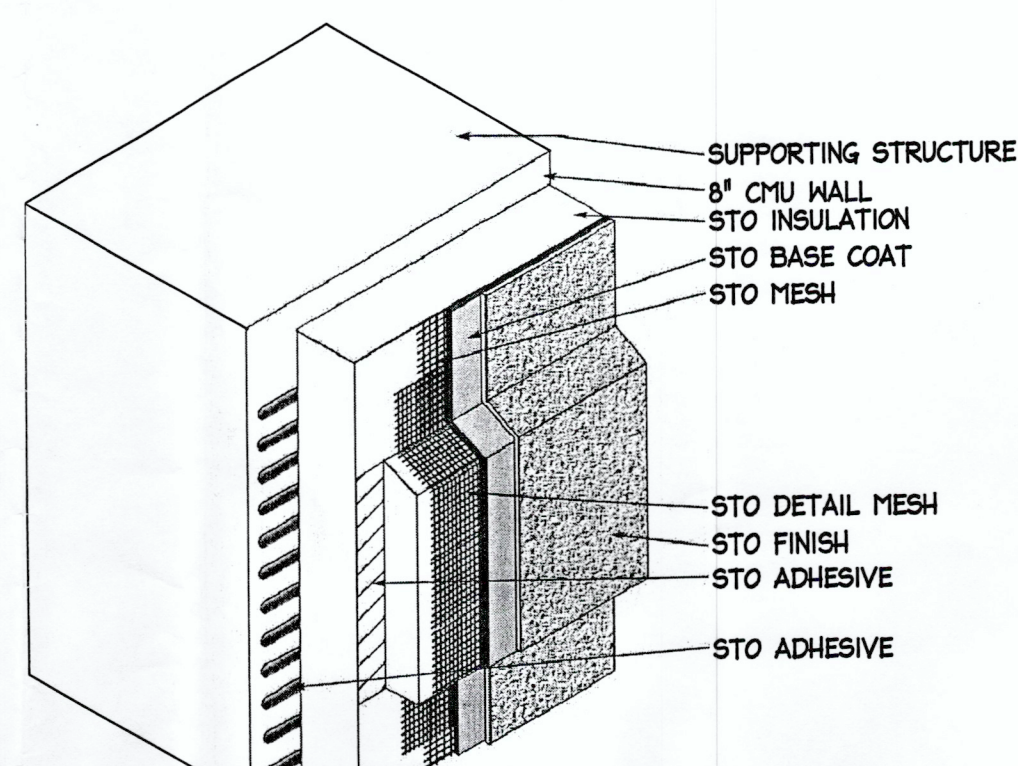


SITE PLAN
SCALE: 1"=20'

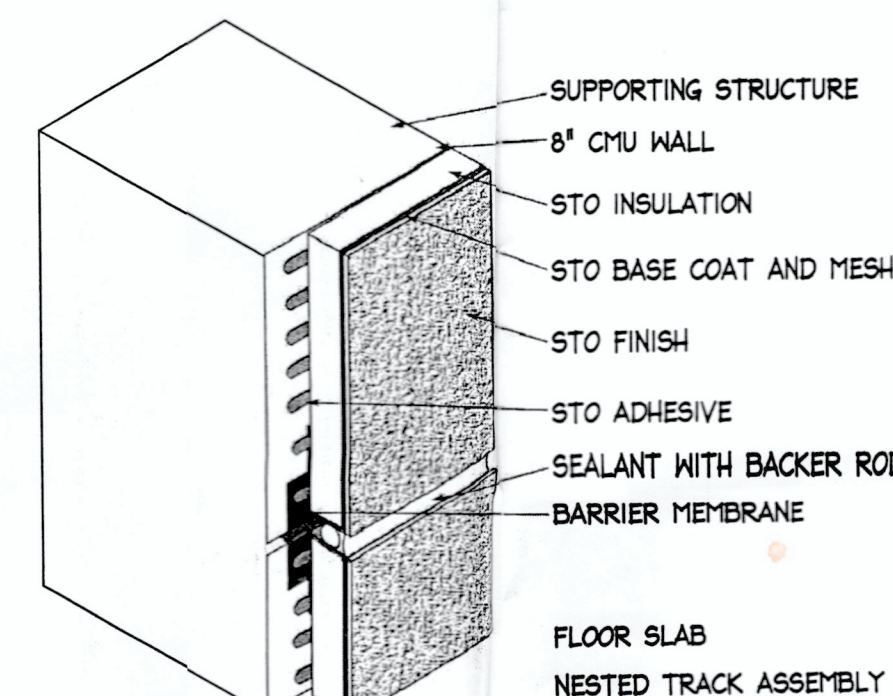
LEGAL DESCRIPTION
LOTS 1 & 2 OF BLOCK 6, MOORE BEACH, AS RECORDED IN
PLAT BOOK 14-1, PAGE 102 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FL.



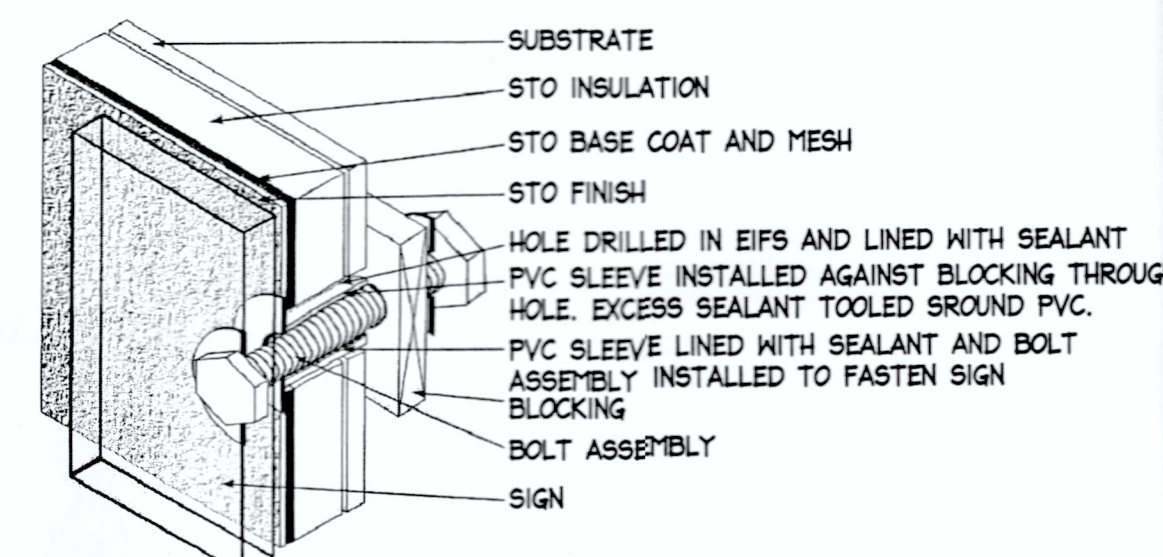
DETAIL
N.T.S.



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DETAIL
N.T.S.

George F. Young, Inc.
 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL
 LANDSCAPE ARCHITECTURE • PLANNING • SURVEYING
 ST. PETERSBURG • TAMPA • BRADENTON • GAINESVILLE
 SARASOTA • NORTH PALM BEACH
 RESPONSIBLE OFFICE: 299 9th Street North
 St. Petersburg, FL 33701-0883
 Tel: (727) 1-888-3370 (727) 822-2919

DESIGNED: MFL
 DRAWN: JLM
 CHECKED: WBR
 DATE: _____
 BY: _____
 AS NOTED

REVISIONS		PROJECT NAME	CLIENT
No.	DESCRIPTION	SEA BISCUIT PROPERTIES LLC EXTERIOR ENHANCEMENTS	SEA BISCUIT PROPERTIES LLC 102 8TH AVE. ST. PETE BEACH FL 33706

SEC: _____ TWP: _____ S. RNC: _____ E: _____

Martin T. Lott
6716

SHEET
A-1.0

JOB No. 0718-0209-00

The Holloway Hotel

Prepared By:
Melinda Pletcher

<i>Historic Holloway</i>	<i>2</i>
<i>2021 0812 Pass-a-Grille Boutique Hotel Perspectives</i>	<i>4</i>
<i>2021 0812 Pass-a-Grille Boutique Hotel Plans and Elevations</i>	<i>8</i>
<i>Surveys 1808-17 LOTS 1, 2 & 17 BLK 6 MOREY BEACH 10 SCALE REV 2</i>	<i>14</i>
<i>Historic Holloway Hotel</i>	<i>15</i>



SIXTH AVENUE, PASS-A-GRIFF, FLA.

Halloway Hotel, Pass-a-Grille, Fla.





NORTHEAST PERSPECTIVE

HOLLOWAY HOTEL
PASS-A-GRILLE

Cooper Johnson Smith Peterson Architects

August 12, 2021



NORTHEAST PERSPECTIVE

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PASS-A-GRILLE

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August 12, 2021



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PASS-A-GRILLE

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August 12, 2021

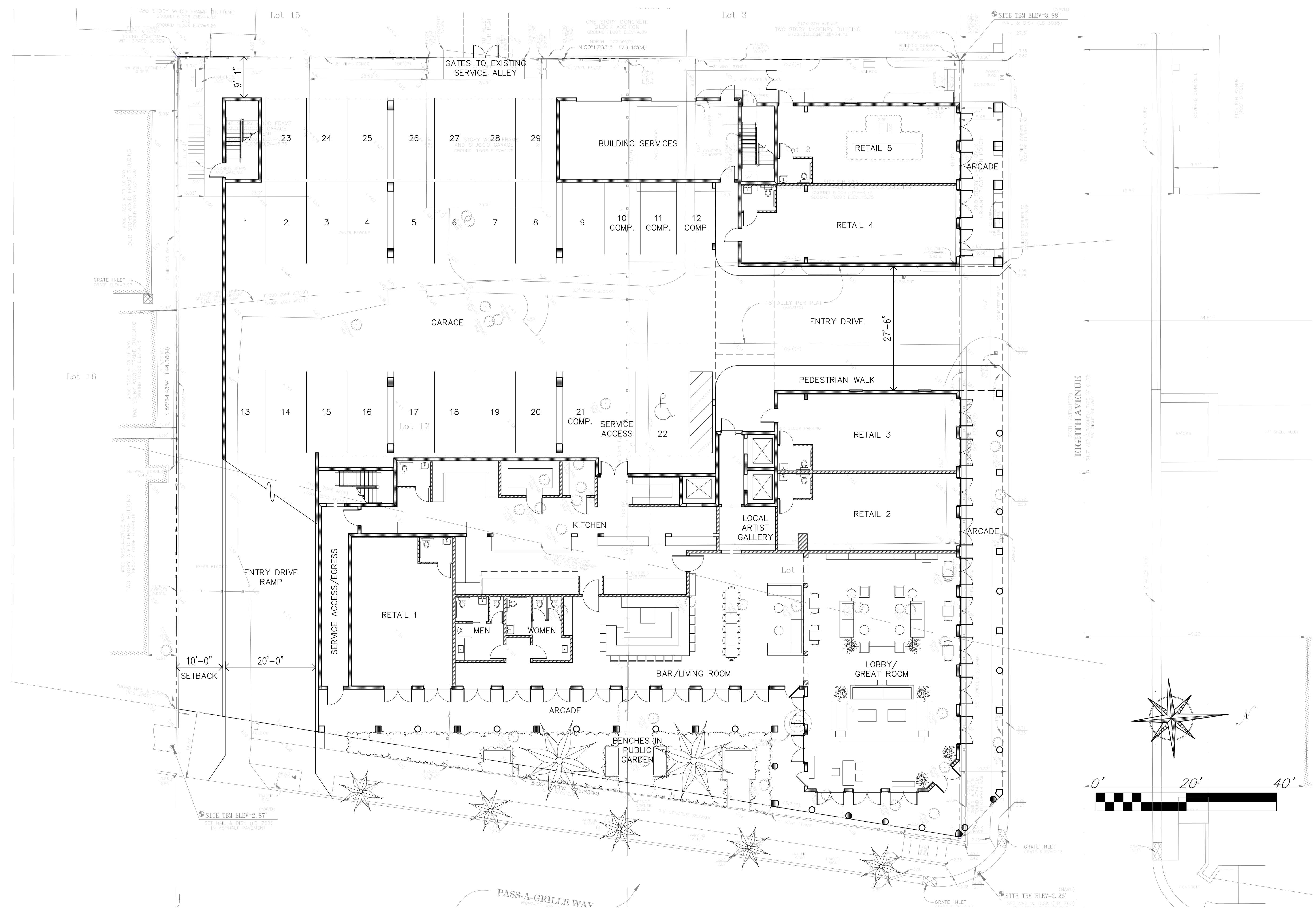


NORTH PERSPECTIVE

HOLLOWAY HOTEL
PASS-A-GRILLE

Cooper Johnson Smith Peterson Architects

August 12, 2021



GROUND FLOOR PLAN

HOLLOWAY HOTEL

PASS-A-GRILLE

Cooper Johnson Smith Peterson Architects

Django Project LLC
August 12, 2021

SEVENTH AVENUE

Lot 16

Lot 15

Lot 3

EIGHTH AVENUE

SITE TBM ELEV=2.87'
SET NAIL & DISK (L.B. 750)
IN ASPHALT DRIVEWAY

SITE TBM ELEV=2.26'
SET NAIL & DISK (L.B. 750)
IN ASPHALT DRIVEWAY

PASS-A-GRILLE WAY

SECOND FLOOR PLAN

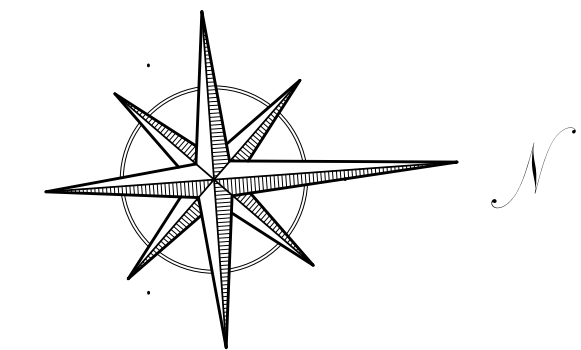
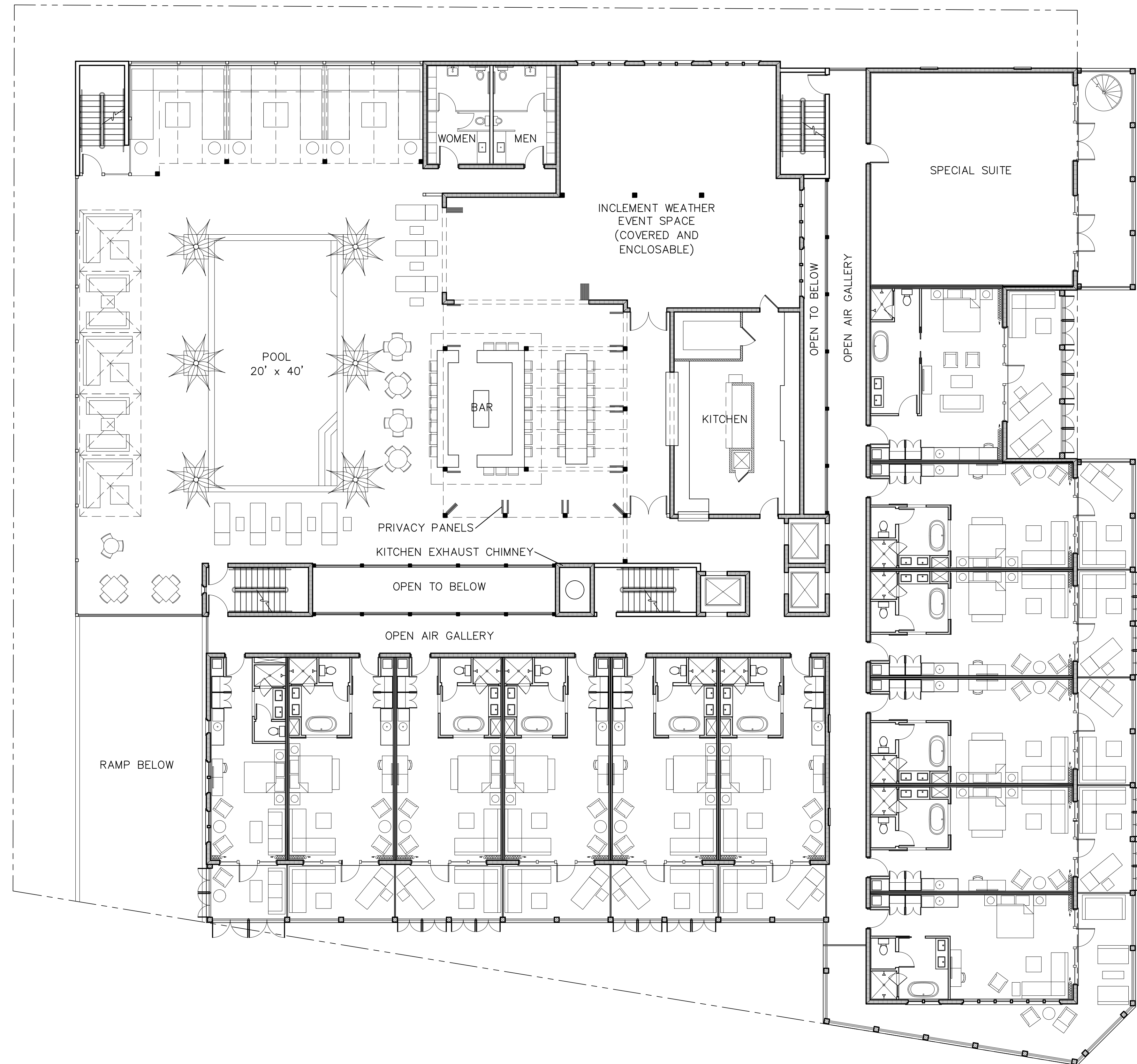
HOLLOWAY HOTEL

PASS-A-GRILLE

Cooper Johnson Smith Peterson Architects

Django Project LLC

August 12, 2021



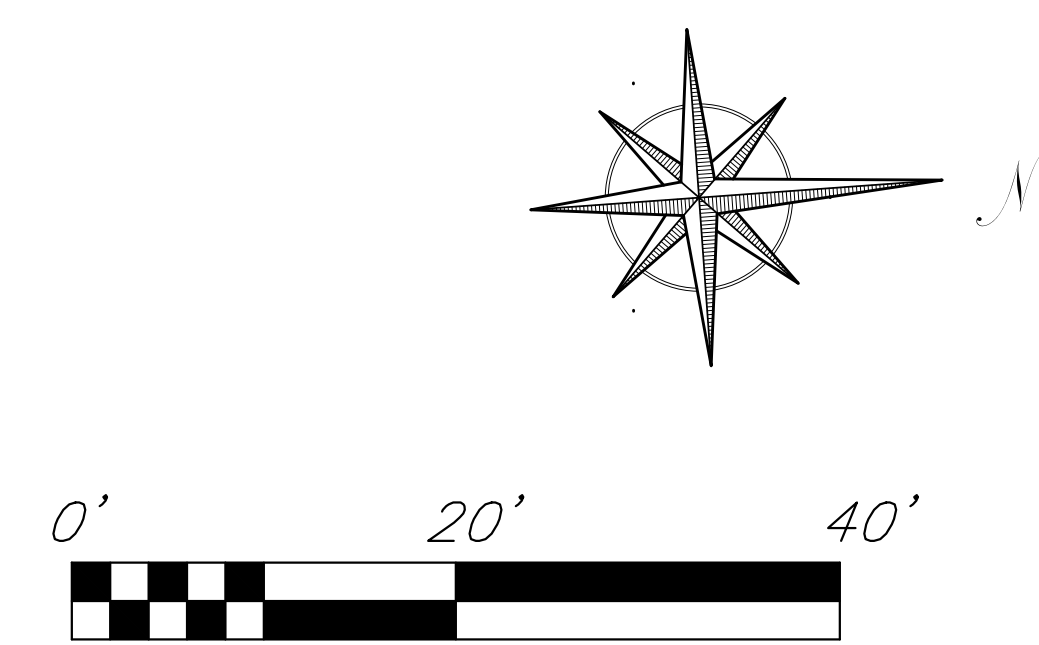
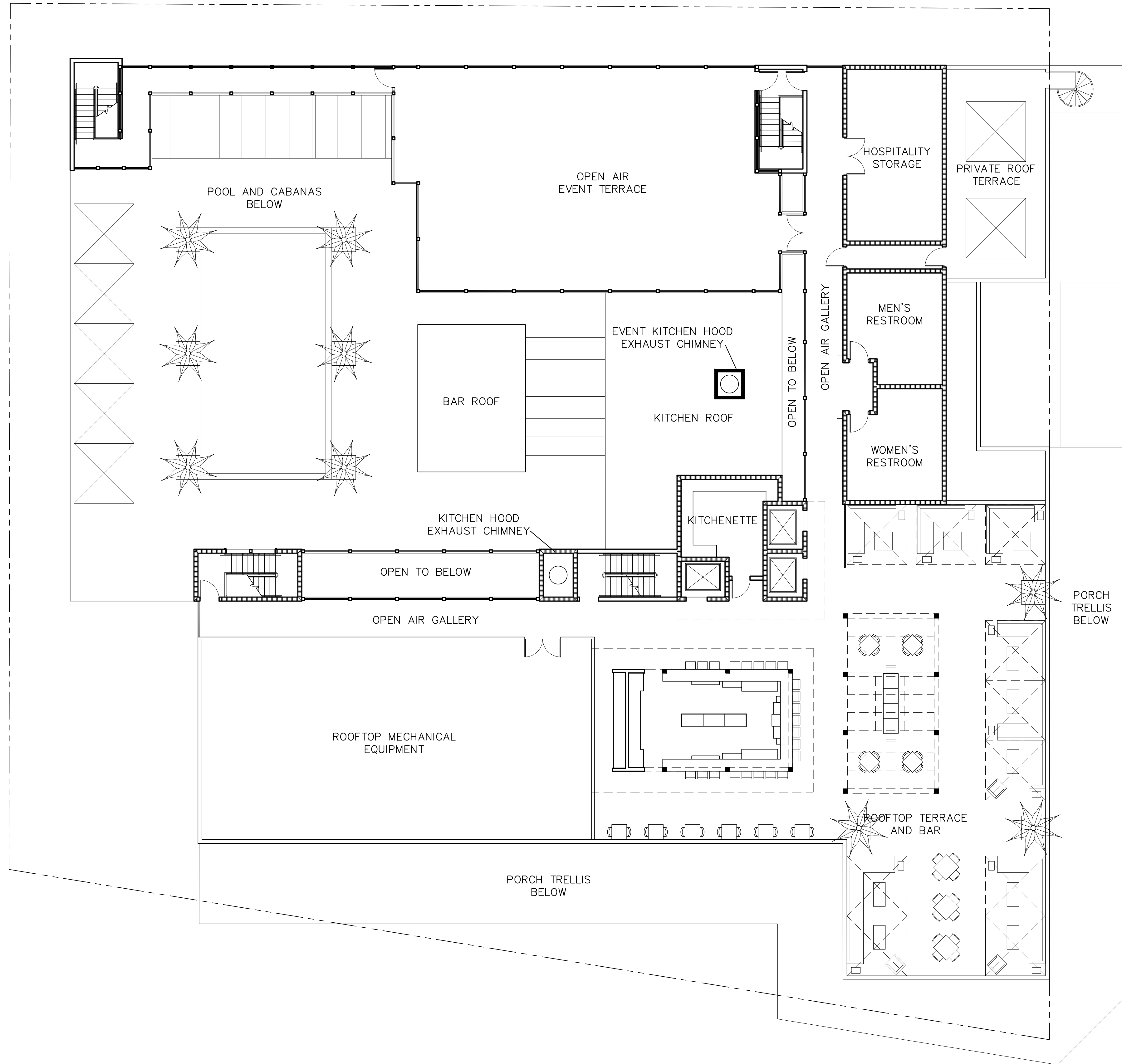
Cooper Johnson Smith Peterson Architects

THIRD FLOOR PLAN

HOLLOWAY HOTEL

PASS-A-GRILLE

Django Project LLC
August 12, 2021



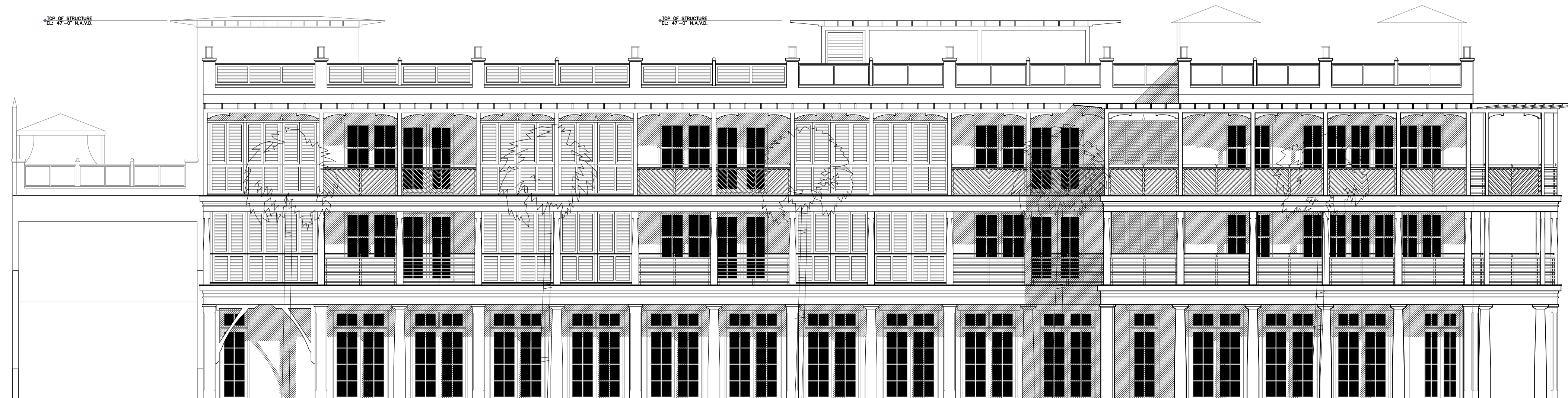
ROOF TERRACE PLAN

HOLLOWAY HOTEL

PASS-A-GRILLE

Cooper Johnson Smith Peterson Architects

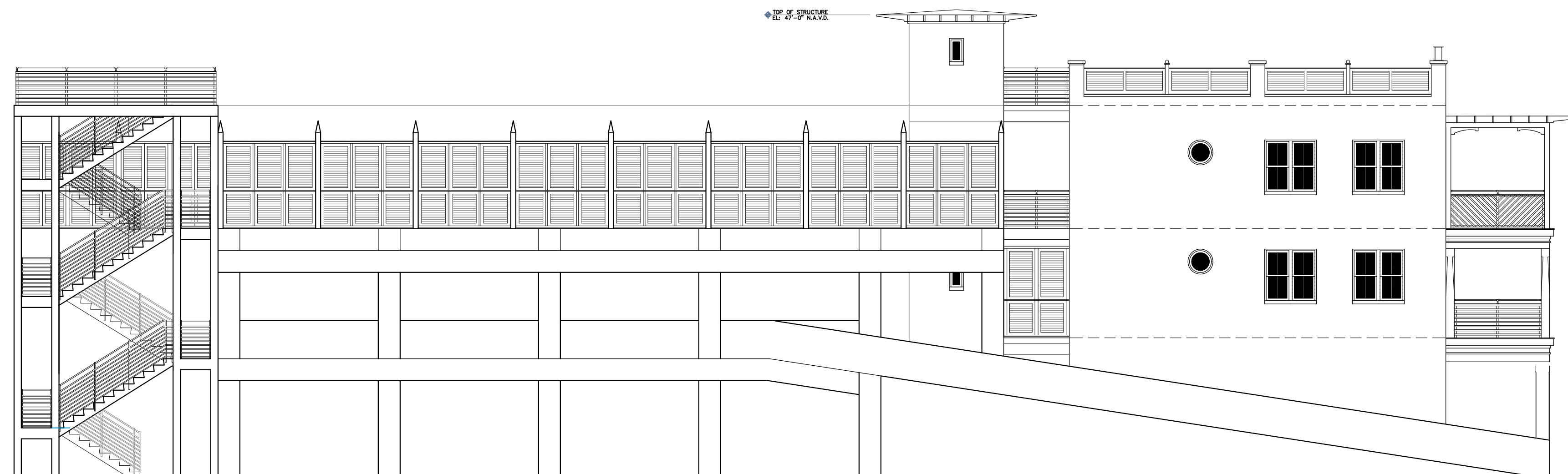
Django Project LLC
August 12, 2021



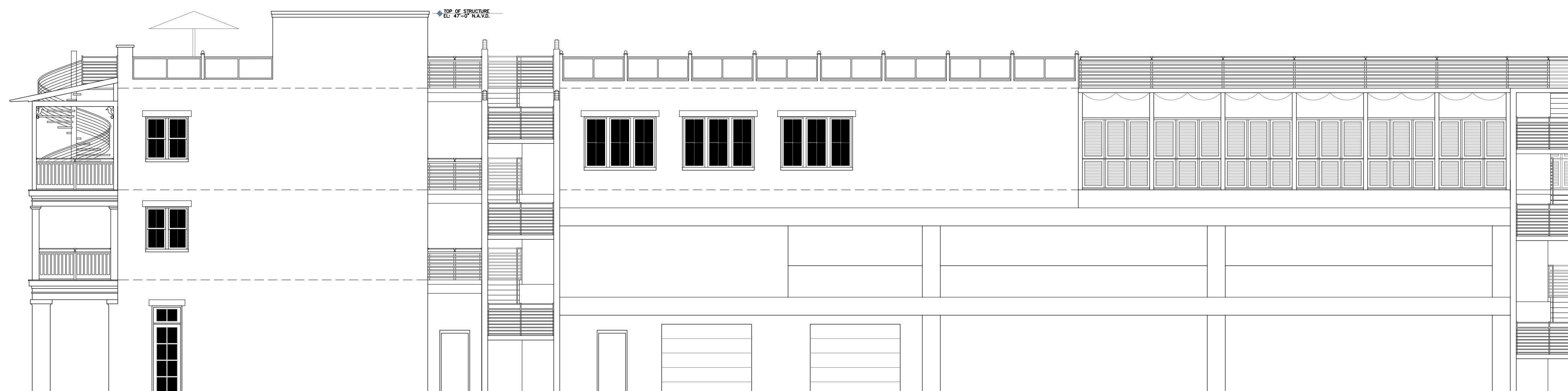
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

CERTIFIED TO:
M. DAVID FEINBURG, JR
HELEN HOUGH FEINBURG
SEA BISCUIT PROPERTIES, LLC

LEGAL DESCRIPTION: (WRITTEN BY SURVEYOR)
LOTS 1, 2 AND 17, BLOCK 6, 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, TOGETHER WITH THE VACATED
ALLEY LYING BETWEEN SAID LOTS 1 AND 2.

ABBREVIATIONS:
A/C = AIR CONDITIONER
CB = CENTERLINE
CM = CONCRETE BLOCK
CM = CONCRETE MONUMENT
ELEV = ELEVATION
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
(M) = MEASURED
(P) = PLAT
RLS = REGISTERED LAND SURVEYOR
TBM = TEMPORARY BENCHMARK
WASH. = WASHINGTONIAN PALM TREE

BOUNDARY AND TOPOGRAPHIC
SURVEY WITH IMPROVEMENTS
AND TREE LOCATION

CERTIFICATION

I hereby certify that the survey represented hereon meets
the requirements of Chapter 5J-17, Florida
Administrative Code.

JOHN O. BRENDLA

Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Current Flood Zone Data:
FLOOD ZONES AE(10') AND AE(11')
COMMUNITY PANEL #125149 12103C0278 G
AND
COMMUNITY PANEL #125149 12103C0286 G
REVISED 9/3/03

Preliminary Flood Zone Data:
FLOOD ZONES AE(9') AND AE(10')
COMMUNITY PANEL #125149 12103C0278 H
AND
COMMUNITY PANEL #125149 12103C0286 H
PUBLISHED 6/29/16

Basis of Bearings:
SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE AS
BEING S.90°00'00"E., PER PLAT.

Benchmark:
PINELLAS COUNTY MAP #288 Y135 PC(STATE SURVEY 135)
ELEV=4.053' NGVD, ADJUSTED TO
ELEV=3.32' NAVD, MSL=0.00'

Page 98 of 103



SIXTH AVENUE, PASS-A-GRIFF, FLA.

Halloway Hotel, Pass-a-Grille, Fla.



Building Areas – Holloway Hotel Pass-a-Grille 8/12/21

1. Hotel Rooms:
 - a. Typical Room – **582 SF**
 - b. Large Suite – **1,236 SF**Total Room Area – **16,892 SF**
2. Ground Floor Hotel and Tenant Space: **9,894 SF**
3. Arcade Floor 1: **2,650 SF**
4. Covered Porches at Rooms: **4,574 SF**
5. Pool and Rooftop Bars: **1,331 SF**
6. Pool Deck Level Enclosable Event space: **1,875 SF**
7. Support Spaces, Enclosed (Building Services, Hospitality Storage, Hospitality Support, B.O.H. Storage, Pool Equipment): **1,777 SF**
8. Pool and Rooftop Restrooms: **1,070 SF**
9. Enclosed Stairs and Elevators: **2,458 SF**
10. Covered Galleries and Open Stairs Floors 1,2 & 3: **4,488 SF**
11. Pool Deck and Rooftop Kitchens: **981 SF**
12. Rooftop Open Air Event Space: **2,319 SF**

Gross Enclosed Floor Area: 34,947 SF

Allowable F.A.R.: 1.5 x Lot Area of 27,475 SF = **41,212 SF Allowable Enclosed Floor Area**



