



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, April 6, 2023
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the April 6, 2023 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes; please complete a public comment card and submit it to the Clerk.

3. Approval of Minutes

a. February 2, 2023

4. Action Items -

a. Election of Officers 2023-24

Sec. 22-208. - Officers.

The members of the historic preservation board shall elect a chair and a vice-chair for a one-year term each.

Current Chair Chris Marone; Current Vice Chair Sean Hurley

Requested Action:

Motion to APPOINT _____ as the Committee Chair for 2023-24.

Motion to APPOINT _____ as the Committee Vice Chair for 2023-2024.

b. Certificate of Appropriateness for Demolition Case No. 23008 - 108 21st Ave

The property owners are requesting a Certificate of Appropriateness to demolish their contributing residential structure and replace it with a new single-family residential structure to be constructed to the House-Medium standards of the Pass-a-Grille Overlay District.

c. Design Review Case No. 23005 - 108 21st Ave

Staff requests 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 as a redevelopment of the subject property.

d. Certificate of Appropriateness for Demolition Case No. 23007 - 2701, 2703, & 2707 Pass-a-Grille Way

The property owners are requesting a Certificate of Appropriateness to demolish three adjoining contributing residential structures and related accessory structures that make up one unified property under one ownership to demolish all improvements (except the dock structures) on this property and replace them with one new single-family residential structure built to the underlying RU-2 zoning regulations.

e. Vina Del Mar Bridge lightpoles

Staff seeks a recommendation from the Historic Preservation Board regarding the proposed Vina Del Mar Bridge lightpoles.

f. Pass-a-Grille Fire Station design preference

Presenting two sets of renderings for a redevelopment of the fire station at 1950 Pass-a-Grille Way for Board consideration.

g. Policy Change Resolution

Reviewing requests made by the Historic Preservation Board for policy changes or additional powers between 2003 and 2023, and providing for Board consideration an overview of policy changes to include in a resolution.

5. Discussion Items

6. Informational Items -

a. Gulf Beaches Historical Museum stabilization

This item serves as notification that stabilization work will take place at the Gulf Beaches Museum Barracks to address structural weaknesses and moisture issues, which will include the removal of existing siding. Staff anticipate a Certificate of Appropriateness application for siding and window replacement at a forthcoming meeting.

b. New Residence: 1703 Pass-a-Grille Way

In an effort to keep the Historic Preservation Board informed about new development or redevelopment within the Pass-a-Grille area that would not otherwise come forward for formal review, staff are providing the site plan and elevations for a recently-approved residence at 1703 Pass-a-Grille Way.

7. Next Meeting: May 4, 2023

8. Adjournment -

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

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

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

DRAFT HISTORIC PRESERVATION BOARD MINUTES

February 2, 2023 - 2:30 PM

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

EXCUSED: Sean Hurley, Vice Chair

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Lynn Rosetti, Contract Planner;
Matthew McConnell, Assistant City Attorney; Contract Architect Jim Wehner;
Ginny Bodkin, Deputy City Clerk

Chair Marone called the meeting to order at 2:33 PM. Three members were present; the meeting moved to a discussion item until quorum was met.

Member Hockensmith entered the meeting at 2:36, establishing a quorum.

1. Approval of the Agenda – Member Loughery asked to add a discussion on the property at 2814 Pass a Grille Way.

Chair Marone moved and Member Young seconded the approval of the agenda with addition of discussion item 4g.; the motion carried unanimously.

2. Audience Comments – There were no general comments.

3. Approval of Minutes – a. Meeting minutes 1/05/2023

Member Young moved and Member Hockensmith seconded the approval of the January 5, 2023 regular meeting minutes; the motion carried unanimously.

4. Discussion Items -

a. Letter to residents about value of historic designation

Chief Operating Office Jennifer McMahon exhibited a letter from the (then) Aesthetic and Historic Review Board to Pass-a-Grill residents regarding the inclusion of their homes in the historic district as an example of what the Board requested at the last meeting. Discussion followed about possibly using a two-step process with a questionnaire followed by a letter (and a portal on the website to upload historic documents). The 2003 letter is part of the meeting record.

Staff will draft a letter for review at the next meeting, and this will be on the agenda as an action item.

b. Plaques for historic properties

Ms. McMahon displayed an updated graphic of the previous plaque; the graphic is part of the meeting record. A manufacturer for the project has been identified; cost is approximately \$290 for each plaque with an eight-week production time. The City may cover the cost depending on the volume.

Contract Planner Lynn Rosetti indicated there is an active list of historic properties; she will provide an update next month.

c. Defining "district"

Discussion took place on this item

- The 2015 Historic Survey; if the City Commission would take a current vote on what is in the historic district - e.g. everything south of 32nd Avenue, it would remove ambiguity.
- How districts are designated (handouts are part of the meeting record)
- Minutes of the 4/15/03 Commission meeting authorizing the City Manager to file an application to expand the historic district from 1st to 32nd to the National Historic Register
- Legal team will research what has been submitted or approved from 2003 forward and work on a vehicle to bring it before the Commission if not previously adopted
- Maps and lists to be updated accordingly
- City Code Section 28.19; all property owners need to opt-in to historic designation. Mr. McConnell will review Code and report back in a discussion item next month

Amy Loughery gave public comment that the Camelot property was made a historic property when she was on the Board but is cut out of the survey map.

d. Historical resolution – Update

Ms. McMahon provided a report to date (included in the meeting record) of all policies, ordinances and resolutions since 2003 that reference the evolution of this Board and its scope and capabilities. This is part of a compilation of data and Board requests which will ultimately come before the City Commission in the form of a Resolution. The data contained can then be made available on the website and/or other place accessible to staff and future Board members.

e. Thematic grouping designations

Mr. McConnell and Ms. Rosetti explained that a full review and survey of properties to meet a theme would be necessary – i.e., a particular architect, historic hotels, theaters, etc. An architect or consultant could be hired but would entail considerable time and expense. Whether this would be of any benefit to property owners was discussed. Board consensus was to investigate at a later time.

f. Historic Resources Survey (2015) - Update potential

This was discussed as part of Item 4c. Mr. McConnell will research the required process and bring it back before the Board in March for discussion.

g. (added) Property at 2814 Pass a Grille Way

Member Loughery expressed concerns regarding a Zillow website posting for this address, depicting a large-scale home which could never be built as it does not comply with Code; the listing is misinformation. It was discussed that realtors must eventually disclose what is permissible by Code.

5. Next Meeting/Adjournment – The next meeting will be held March 2, 2023 at 2:30 PM.

The Chair adjourned at the meeting at 3:58 PM.

These minutes will be considered for approval at the March 2, 2023 Historic Preservation Board meeting.

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: "I move to approve certificate of appropriateness case number 23008 upon approval of upcoming design review case number 23005."

Strategic Objective:

Date: April 6, 2023

Prepared By: Lynn Rosetti, Consultant

Through: Brandon Berry, Planner II

Summary of Issue: The property owners are requesting a Certificate of Appropriateness to demolish their contributing residential structure and replace it with a new single-family residential structure to be constructed to the House-Medium standards of the Pass-a-Grille Overlay District.

Funding: N/A

Attachments:

1. Case 23008 Staff Report
2. Case 23008 Attachments



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

Certificate of Appropriateness / Demolition Case Number 23008

Property Owner: Jason Lavalley and Christine Mellace

Meeting Date: April 6, 2023

Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The property owners are requesting a Certificate of Appropriateness to demolish their contributing residential structure and replace it with a new single-family residential structure to be constructed to the House-Medium standards of the Pass-a-Grille Overlay District (LDC Section 20.15).
SUBJECT PROPERTY	108 21st Avenue; Phillips Division Revised Map, Blk I, Lot 101; Property ID #18-32-16-68634-009-1010.
LAND USE / ZONING	RLM-2 / PAG
YEAR BUILT	Circa 1948
HISTORIC STATUS	This existing single-family residential property is listed as contributing to the Pass-a-Grille Historic District. Its Florida Master Site File number is P112580 and was constructed in 1948. The applicant is requesting to demolish this residential building and replace it with a new single-family structure. Once the existing structure is demolished, the property will no longer be contributing to the historic district. There is a companion Design Review scheduled for the Historic Preservation Board's review on April 6, 2023.
SURROUNDING AREA	North – Single-family Residential South – Alleyway/Single-family Residential East – Single-family Residential West – Alleyway/Single-family Residential (2)

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition (Case No. 23008) to demolish the existing contributing historic property to allow for the construction of a new elevated single-family residence on the property. The applicant is proposing to construct this new single-family home to the Pass-a-Grille Overlay District House – Medium (LDC Sec. 20.15) and other related standards found in LDC Section 20 which carry certain design requirements. This Design Review has been reviewed in-house and will be presented to the Historic Preservation Board at the April 6, 2023, hearing.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

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

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

The subject property has historically housed one residential unit. The proposed new construction will remain a one-unit residential property. The related Design Review for the new construction, in accordance with the House-Medium design guidelines, is scheduled for the Historic Preservation Board's review on April 6, 2023.

- 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 application indicates that the property owner wants to build a new FEMA compliant residential structure in accordance with the House-Medium building type (LDC Section 20.15). The Design Review application (Case #23005) was submitted concurrently with the demolition request and its review by the Historic Preservation Board will followed this request for demolition. The new residential building has been designed to meet the requirements of the Pass-a-Grille Overlay District in an effort to preserve the historic character of the historic district consistent with LDC Section 20.15, House-Medium building type, and LDC Section 20.22, General Building Design (residential) requirements in a manner that meets current floodplain requirements as well.

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

The application states that the proposed architectural details on the new house have not been copied from other historic properties. No items from other properties will be used on the new residence.

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

Not applicable.

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

Not applicable. The existing house is utilitarian in style and does not possess distinctive architectural features. The existing house shows signs of deferred maintenance and deterioration.

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

Not applicable.

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

Not applicable.

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

The applicant is put on notice that any discovered archaeological resources must be reported to the City's Building Official and protected and preserved in place while mitigation measures are undertaken.

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

The applicant is seeking design review to build a new single-family residential structure on this property subject to the requirements of Division 20 (Pass-a-Grille Overlay District) including but not limited to LDC Sec. 20.15 and Sec. 20.22. Furthermore, the application notes that adjacent and nearby structures range from one to three stories in height. The taller structures appear to have generally been constructed to meet floodplain elevation requirements.

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The applicant intends to build a new FEMA compliant house using the Pass-a-Grille Overlay for the House-Medium. In conjunction with this request for demolition, a companion Design Review will be presented to the Historic Preservation Board at the April 6, 2023, hearing.

LDC Sec. 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards

must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

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

Not applicable.

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

Not applicable.

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

Not applicable.

- 4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

Per the application, the HVAC and pool equipment for the new house will be concealed by either fence or roof parapet wall.

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

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

Not applicable.

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

Not applicable.

LDC Sec. 28.11. - Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be**

issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

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

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

This building is part of the historic fabric of the Pass-a-Grille National Register Historic District and was determined to be contributory to the historic district. It should be noted that the existing residential building is utilitarian in style and upkeep on the property appears to have been deferred.

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

This contributing property is part of the integrity and importance of the Pass-a-Grille National Register Historic District through its age, scale, and general building type. This modest building was constructed in 1948 and is utilitarian in style. The loss of this building will contribute to the erosion of the historic district's original character. Pass-a-Grille was originally a fishing village and many of its early buildings were modest and utilitarian in style.

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

This building cannot be reproduced because was built below the design flood elevation. Any reproduction which constitutes a new build, would have to be elevated approximately six (6) feet to meet the required floodplain requirements. As a point of information, staff has had conversations about with the State Historic Preservation office in the past regarding renovation vs. reproduction/replication. Staff was advised that a renovation which replaced more than 50% of the existing building and/or material is a reproduction/replication. Such renovation/replication would not be FEMA variance eligible because it would be considered a new build and could not be considered for local landmark designation. Discussion with the applicant's agent indicates that this property is in neglected and deteriorated condition.

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

According to its 2015 Florida Master Site File, this structure is a masonry vernacular building that is covered with an asbestos shingle exterior. There is a one-story addition in the rear. While this structure supports the character of the historic district, it is not unique or one of

the last remaining of its kind in Pass-a-Grille. There are no known historic associations connected to this property.

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

According to the application, the finished floor of the existing house is below the design flood elevation. The applicants have stated in the application that they are not interested in renovating this building because (1) the house cannot be satisfactorily renovated to meet their needs and it has no distinct architectural style, (2) it is subject to flood damage as constructed and the existing square footage does not meet their needs, and (3) it would be expensive to elevate, renovate, repair and add on to the existing house. The applicants have concluded that "the amount of money needed to elevate, renovate, repair and add on to this house so that it complies with the Florida Building Code, FEMA guidelines, and is suitable for the owners to live in is not reasonable."

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

According to the architect, the building's condition does not make it economically feasible to repair or renovate. In addition, the architect has stated in the application that the owners want to have a FEMA compliant building with additional square footage of living area.

Staff Recommendation:

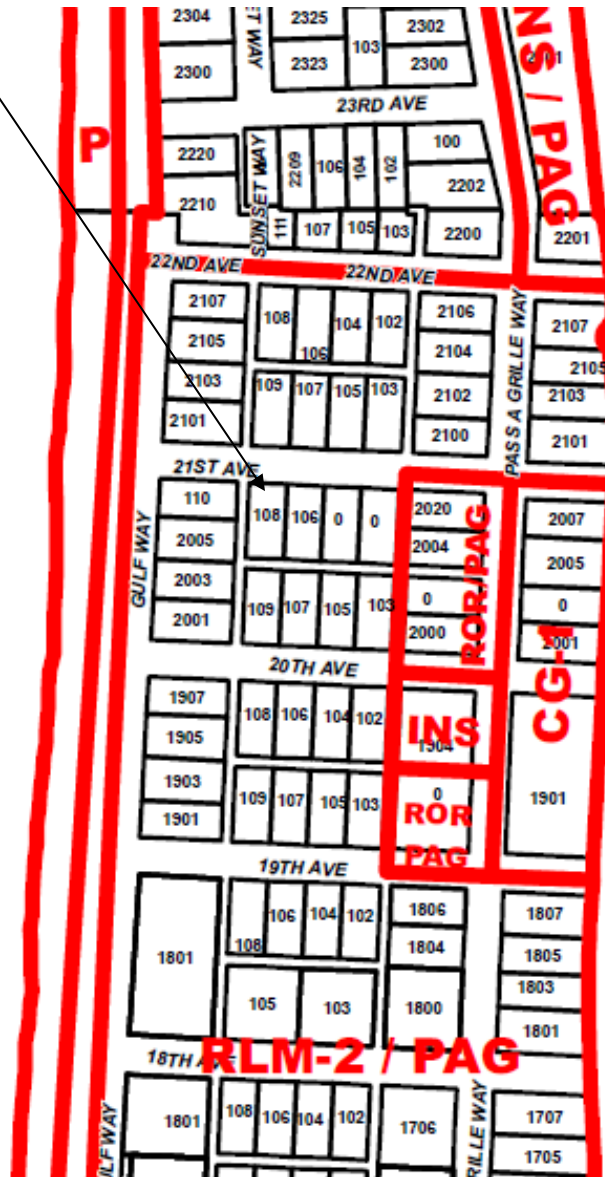
With respect to the proposed demolition, the Historic Preservation Board cannot deny the request but may defer action for up to 30 days for contributing structures per Sec. 28.11(b) of the Land Development Code to explore related historic preservation incentives or possible alternatives to demolition.

Staff notes that the applicant addressed these issues in a Demolition Addendum which is attached to the application for a COA for demolition. However, the applicant has indicated that they want their investment into the Pass-s-Grille neighborhood to be supportive of the Historic District guidelines and have concurrently proposed a design review they believe meets the PAG Overlay requirements.

Staff recommends APPROVAL of the requested demolition contingent upon the Historic Preservation Board being satisfied with the proposed residential building's Design Review (Case No. 23005) scheduled for the Board's review following this demolition request.

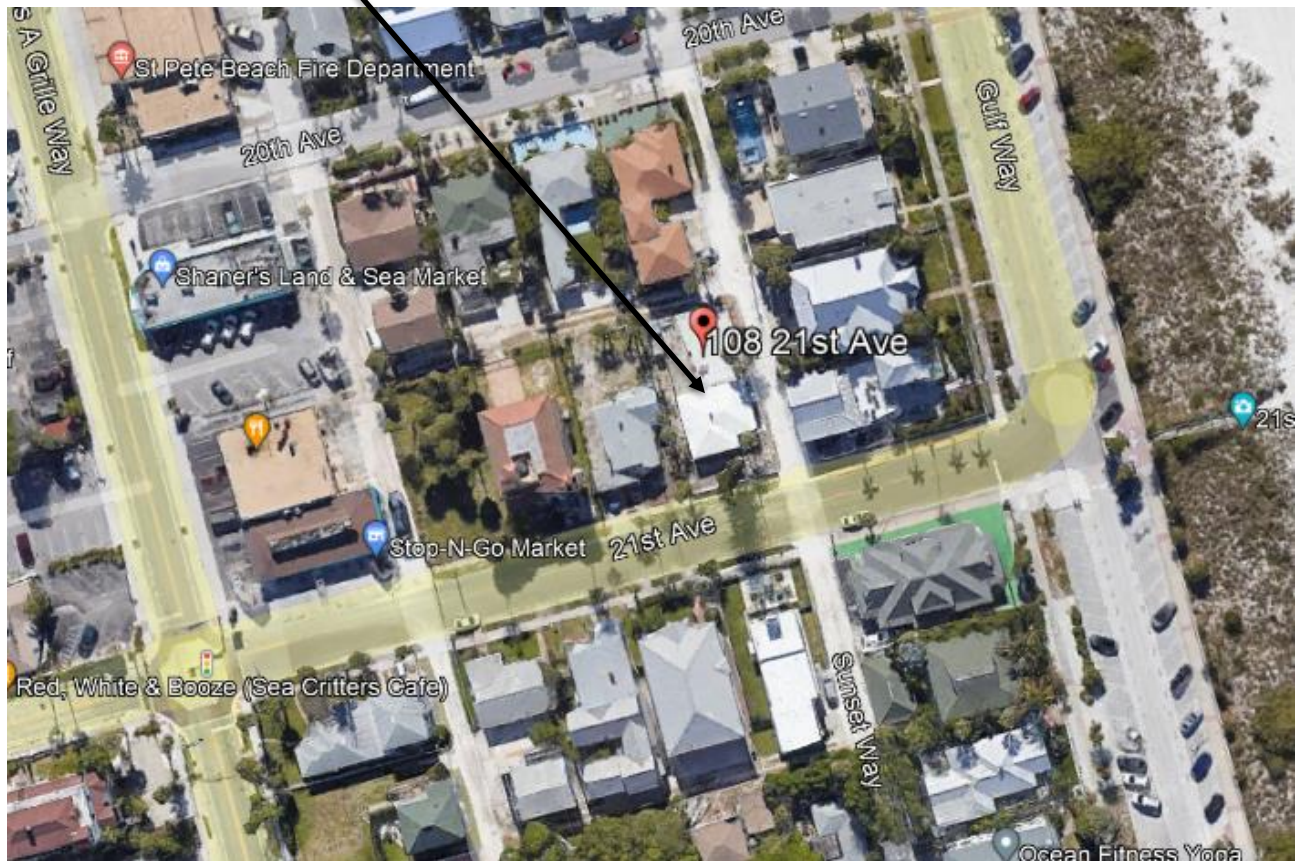
LAND USE/ZONING

COA/Demolition
Case No. 23008



AERIAL PHOTOGRAPH

**COA/Demolition
Case No. 23008**



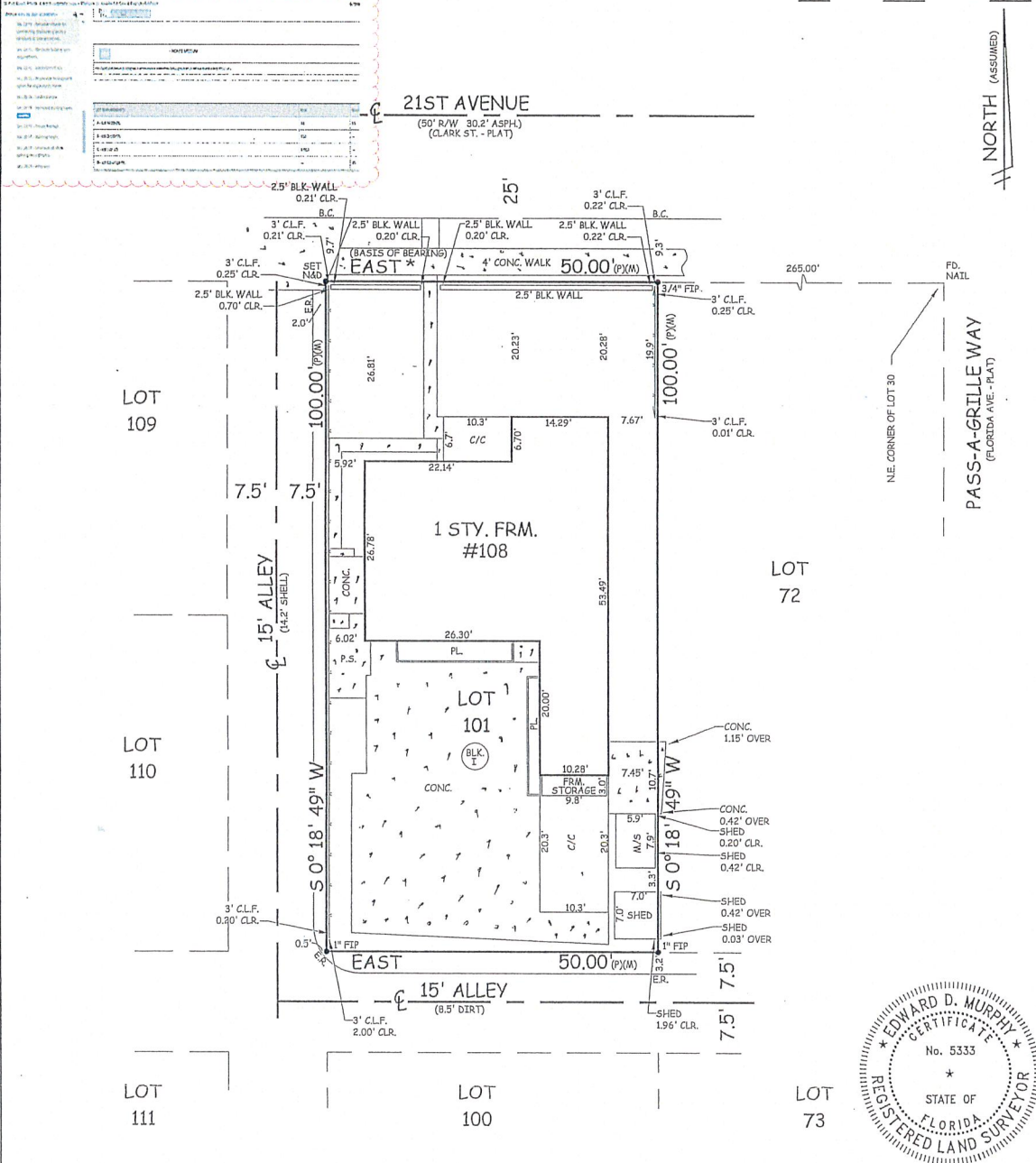
JOB NO.: 220680		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 5/24/2022			FAX (727) 344-4640

CERTIFIED TO: Jason Lavallee

SCALE: 1" = 20'

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

SEC. 18 TWP. 32 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 101, Block I, PHILLIPS DIVISION OF PASS-A-GRILLE CITY, as recorded in Plat Book 4, Page 26 of the Public Records of Pinellas County, Florida.

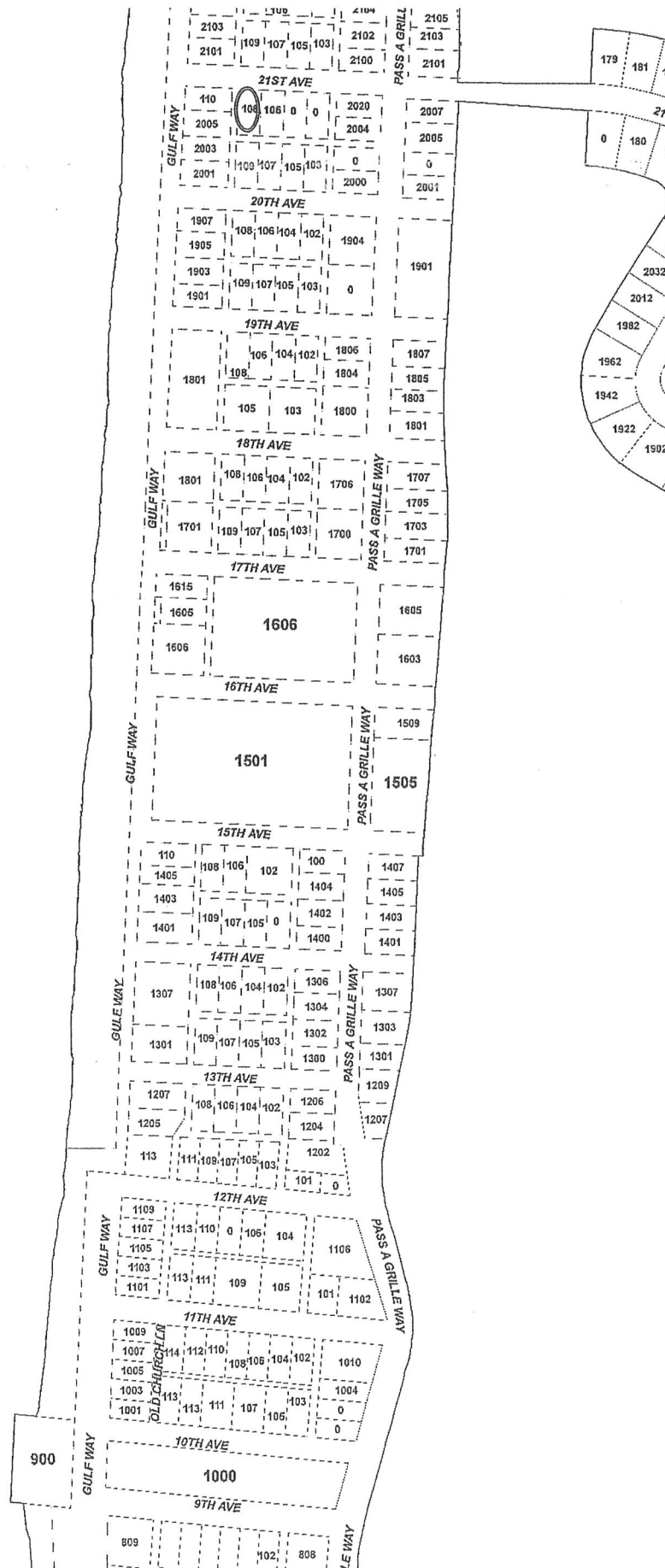
According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: AE Comm. Panel No. : 125149 0278 H Map Date : 8/24/2021 Base Flood Elev : 9.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(ES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMPLOYED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	F.D. - FOUND N.A.D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION X-X-X - FENCE FE - FENCE C.L.F. - CHAIN LINK FENCE A.F. - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL - PLANTER B.G. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W.W. - WING WALL C. - CENTERLINE R/W - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	ESM.T. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK S/W. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE O'VD. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C - COVERED CONCRETE A/C. - AIR CONDITIONER S.P. - SCREENED PORCH P-P - OVERHEAD POWER LINES T-T - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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PHILLIPS DIVISION REV MAP

BLK I, LOT 101

108 21ST AVE, ST PETE BEACH 33706-

108 21ST AVE, ST PETE BEACH 33706-4106

LAVALLEE, JASON

108 22ND AVE

ST PETE BEACH, FL

2022

18-32-16-68634-009-1010

PRINTED 08/08/2022

BY jarmstrong

Page 1 of 1

08/08/2022

BY jarmstrong

0110 Single Family Home

Map Id: 105.00 1.00 1.00 1.00 Frayle, Enlio 2-7671

** VALUE SUBJECT TO CHANGE **

QUALITY

Average

TYPE

%

PTS

FOUNDATION

2CONTINUOUS

100

3.00

100

100

12.0

100

EXTERIOR

2FRAME -

100

23.0

100

100

6.00

100

ROOF

1GABLE OR

100

5.00

100

100

5.00

100

ROOF

3SHINGLE

100

5.00

100

100

5.00

100

FLOOR

2CARPET/

100

33.0

100

100

1.00

100

INTERIOR

2DRYWALL/PLA

100

1.00

100

100

0.00

100

HEATING

1UNIT/SPACE/

100

0.00

100

100

0.00

100

COOLING

NONE

100

0.00

100

CATEGORY

UNITS

STORIES

1.00

FIXTURES

3.00

LIVING UNITS

1.00

TOTAL LIVING UNITS

ADJ

1

DEPRECIATION ADJ

0.0000

EXTERNAL OBSOLESCENCE

0.0000

EXTERNAL OBSOLESCENCE

0.0000

OTHER

0.0000

TYPE

QU

HX/NHX

01

02

0.00%

RCND

YB

EA

36966

1948

54

SAR

AREA

% B

EFF. AREA

OPF

70

20

14

BSF

200

80

160

OPU

150

15

22

BAS

1,070

100

1,070

UTU

30

25

8

1,520

1,274

598.90

TAXING DISTRICT

SPB JUST VALUE/SF

598.90

L

EXTRA

DESCRIPTION

BD

NHX

LEN

1

0101

PATIO/DECK

0.0

0

0

L

USE

LAND USE

HX/

R

T

N

CODE

DSCR

D

C

1

01

SINGLE

0.0

FRONT

50.00

DEPTH

100.0

FRNT FT

107.00

FF

T

70

UT

TP

130

D

T

0.91

SIZE

FACT

1.00

INFLUENCE

DESCRIPTION

90

UNIT

VALUE

18,500.0

ADJ UNIT

VALUE

16,211.5

LAND

VALUE

810,578.21

OTHER ADJ

AND NOTES

UT LV

APPRaisal DATES

REVIEW DATE

06/16/2022

FIELD NUMBER

248

REVIEW TYPE

Sale

0110 Single Family Home

Map Id: 105.00 1.00 1.00 1.00 Frayle, Enlio 2-7671

** VALUE SUBJECT TO CHANGE **

QUALITY

Average

TYPE

%

PTS

FOUNDATION

2CONTINUOUS

100

3.00

100

100

12.0

100

EXTERIOR

2FRAME -

100

23.0

100

100

6.00

100

ROOF

1GABLE OR

100

5.00

100

100

5.00

100

ROOF

3SHINGLE

100

5.00

100

100

5.00

100

FLOOR

2CARPET/

100

33.0

100

100

1.00

100

INTERIOR

2DRYWALL/PLA

100

1.00

100

100

0.00

100

HEATING

1UNIT/SPACE/

100

0.00

100

100

0.00

100

COOLING

NONE

100

0.00

100

CATEGORY

UNITS

STORIES

1.00

FIXTURES

3.00

LIVING UNITS

1.00

TOTAL LIVING UNITS

ADJ

1

DEPRECIATION ADJ

0.0000

EXTERNAL OBSOLESCENCE

0.0000

EXTERNAL OBSOLESCENCE

0.0000

OTHER

0.0000

TYPE

QU

HX/NHX

01

02

0.00%

RCND

YB

EA

36966

1948

54

SAR

AREA

% B

EFF. AREA

OPF

70

20

14

BSF

200

80

160

OPU

150

15

22

BAS

1,070

100

1,070

UTU

30

25

8

1,520

1,274

598.90

TAXING DISTRICT

SPB JUST VALUE/SF

598.90

L

EXTRA

DESCRIPTION

BD

NHX

LEN

1

0101

PATIO/DECK

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USE

LAND USE

HX/

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SINGLE

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FRONT

50.00

DEPTH

100.0

FRNT FT

107.00

FF

T

70

UT

TP

130

D

T

0.91

SIZE

FACT

1.00

INFLUENCE

DESCRIPTION

90

UNIT

VALUE

18,500.0

ADJ UNIT

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16,211.5

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HEATING

1UNIT/SPACE/

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COOLING

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1GABLE OR

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5.00

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100

5.00

100

ROOF

3SHINGLE

100

5.00

100

100

5.00

100

FLOOR

2CARPET/

100

33.0

100

100

1.00

100

INTERIOR

2DRYWALL/PLA

100

1.00

100

100

0.00

100

HEATING

1UNIT/SPACE/

100

0.00

100

100

0.00

100

COOLING

NONE

100

0.00

100

CATEGORY

UNITS

STORIES

1.00

FIXTURES

3.00

LIVING UNITS

1.00

TOTAL LIVING UNITS

ADJ

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EXTERNAL OBSOLESCENCE

0.0000

EXTERNAL OBSOLESCENCE

0.0000

OTHER

0.0000

TYPE

QU

HX/NHX

01

02

0.00%

RCND

YB

EA

36966

1948

54

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

MELLACE, CHRISTINE
LAVALLEE, JASON
108 22ND AVE
ST PETE BEACH FL 33706-4106

13 Feb 2023

Re: 18-32-16-68634-009-1010 Situs: 108 21ST AVE

Windstorm Loss Mitigation (WLM)

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

For the referenced parcel, the values are: Structure(s): \$33,077; Extra Features: \$2,233; and Land: \$725,294. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by making a 15% adjustment to Just Value. This yields the following values: Structure(s): \$38,914; Extra Features: \$2,627; and Land: \$853,287.

The preceding value allocation to the structure would allow improvements not to exceed \$19,457 based on the "50% Rule".

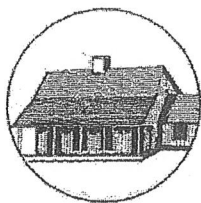
If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and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

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

Value Use Limitations

The above values are effective for the 2022 Interim Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2022. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 PI12580

Field Date 1-5-2015

Form Date 3-18-2015

Recorder #

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

Site Name(s) (address if none) 108 21st Avenue

Multiple Listing (DHR only)

Survey Project Name Pass-a-Grille Historic Resources Survey

Survey # (DHR only)

National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ objectOwnership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
 Address: 108 21st Avenue

Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way

USGS 7.5 Map Name PASS-A-GRILLE BEACH

USGS Date 1981 Plat or Other Map

City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County PinellasTownship 32S Range 16E Section 18 1/4 section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name:

Tax Parcel # 18-32-16-68634-009-1010

Landgrant

Subdivision Name PHILLIPS DIVISION REV

Block I

Lot 101

UTM Coordinates: Zone ☐ 16 ☐ 17 Easting

Northing

Other Coordinates: X: Y: Coordinate System & Datum

Name of Public Tract (e.g., park)

HISTORY

Construction Year 1948 ☐ approximately ☐ year listed or earlier ☐ year listed or later

Original Use Private Residence (House/Cottage/Cabin)

From (year): 1948

To (year):

Current Use

From (year):

To (year):

Other Use

From (year):

To (year):

Moves: ☐ yes ☒ no ☐ unknown Date:

Original address

Alterations: ☐ yes ☒ no ☐ unknown Date:

Nature

Additions: ☒ yes ☐ no ☐ unknown Date: Unknown

Nature

1-story rear

Architect (last name first):

Builder (last name first):

Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Masonry Vernacular

Exterior Plan Rectangular

Number of Stories 1

Exterior Fabric(s) 1. Shingles-asbestos

2. 3.

Roof Type(s) 1. Hip

2. 3.

Roof Material(s) 1. Asphalt shingles

2. 3.

Roof secondary strucs. (domers etc.) 1. 2.

Windows (types, materials, etc.) 1/1 double-hung metal sash with small square surrounds

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, concrete vents in the foundation

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A metal carport is attached to the 1-story addition in the rear.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

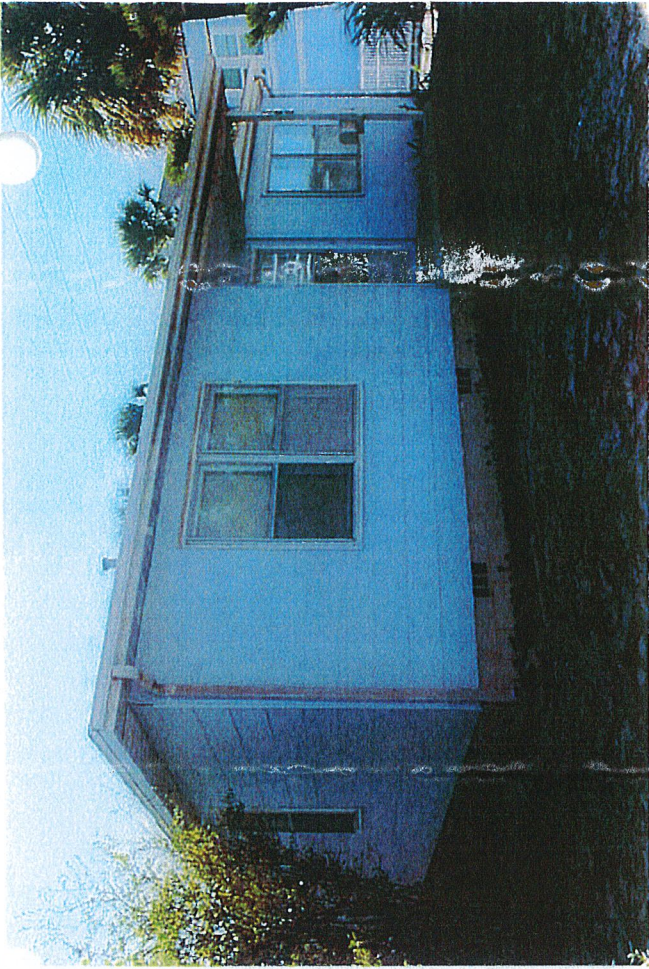
Date Init

KEEPER - Determined eligible:

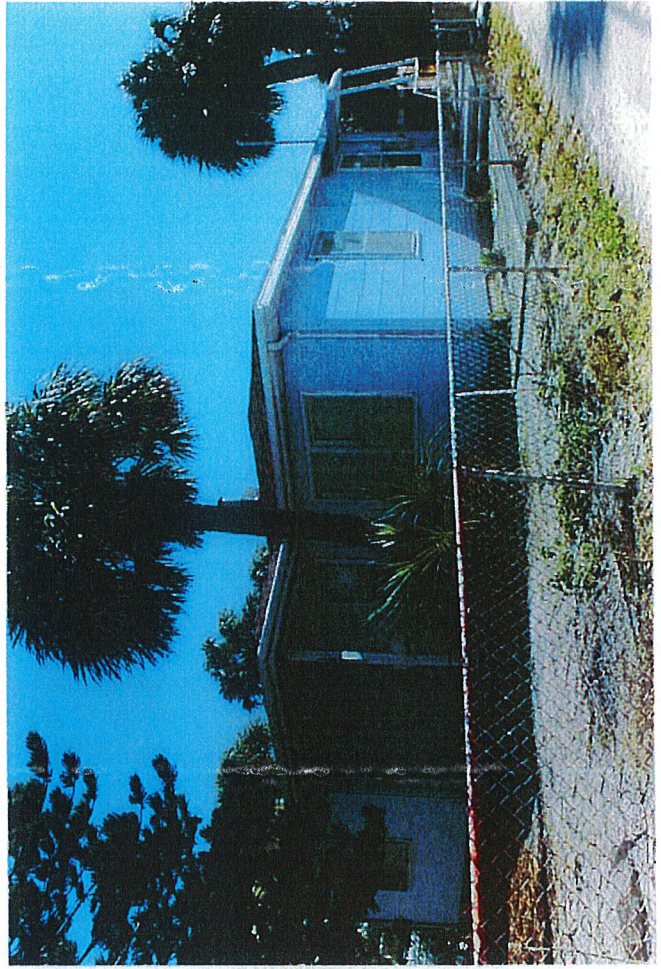
☐ yes ☐ no

Date

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15* p. 2)



214_108_P12580_02



214_108_P12580_03



214_108_P12580_01



214_108_P12580_04



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 23008

Property Owner Name & Address

JASON LAVALLEE
CHRISTINE MELLACE
108 22ND AVE
ST PETE BEACH, FL 33706

Agent or Representative Name & Address

NJM ARCHITECT, LLC
NATE MEYER, RA (AR94919)
715 N FRANKLIN ST
TAMPA, FL 33602

Phone CHRISTINE 727.512.2984
JASON 727.560.1510

Email Address JASON.LAVALLEE@BBROWN.COM
CMELLACE9@GMAIL.COM

Phone 813.713.6862

Email Address NJM.ARCHITECT@GMAIL.COM

Property Address, Legal Description, Parcel ID

(SEE SURVEY)

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

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

Estimated Cost of Work: A COST ESTIMATE IS IN PROGRESS

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 USE OF THIS PROPERTY WILL REMAIN SINGLE-FAMILY RESIDENTIAL.

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 EXISTING HOUSE IS L-SHAPED IN PLAN WITH A SMALL ELEVATED FRONT PORCH. SURFACE PARKING IS ACCESSED FROM THE ALLEY.

THE NEW HOUSE WILL HAVE A SIMILAR BUT C-SHAPED PLAN CREATING AN INTERIOR COURTYARD. PARKING WILL STILL BE ACCESSED FROM THE ALLEY, BUT CONCEALED WITHIN A GARAGE. THE EXISTING LOW WALL AT THE FRONT YARD WILL BE REBUILT AND EXISTING CABBAGE PALMS WILL BE REPLACED WITH A MORE PROMINENT SPECIES. (SEE IMAGES)

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.

ARCHITECTURAL DETAILS PROPOSED ON THE NEW HOUSE HAVE NOT BEEN COPIED FROM OTHER HISTORIC PROPERTIES. (SEE IMAGES)

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

NOT APPLICABLE.

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

THE EXISTING HOUSE HAS A UTILITARIAN APPEARANCE WITH NO DISTINCTIVE FEATURES. (SEE IMAGES)

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.**

NOT APPLICABLE.

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

NOT APPLICABLE.

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

NOT APPLICABLE.

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

HVAC AND POOL EQUIPMENT FOR THE NEW HOUSE WILL BE CONCEALED BY EITHER FENCE OR ROOF PARAPET WALL.

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

NOT APPLICABLE.

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

NOT APPLICABLE.

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

NOT APPLICABLE.

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

THE STRUCTURES ADJACENT TO THE SUBJECT PROPERTY AND SURROUNDING BLOCKS VARY FROM SINGLE STORY HISTORIC HOMES TO THREE STORY STRUCTURES ELEVATED TO COMPLY WITH THE FEMA DESIGN FLOOD ELEVATION. THE PROPOSED DESIGN IS CONSISTENT WITH THE EXISTING CONTEXT. THE NEW STRUCTURE RELATES TO THE SITE IN A SIMILAR FASHION AS THE EXISTING HOUSE (SEE COMMENT 2). THE OWNERS REQUIRED ADDITIONAL FLOOR SPACE, AND THE MASSING WAS SET BACK FROM THE SIDE AND REAR ALLEYS AS OPPOSED TO BEING MOVED UP TO THE SETBACK LINES. THIS CONFIGURATION IS LESS IMPOSING FROM THE ALLEYS AND NORTHWEST CORNER. THE HEIGHT OF THE GARAGE IS MORE CONSISTENT WITH THE SCALE OF THE EXISTING HOUSE, AND PROVIDES A TRANSITION IN SCALE.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NOT APPLICABLE.

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)

<i>Exterior material/siding</i> THE MAJORITY OF THE EXTERIOR WILL BE PAINTED STUCCO (WHITE) WITH ARCHITECTURAL FEATURES CLAD IN FIBER-CEMENT SIDING PANELS OR STAINED WOOD. SEE RENDERINGS
<i>Windows</i> MARVIN (OR SIMILAR) SINGLE-HUNG AND FIXED PICTURE WINDOWS WITH MUNTINS.
<i>Doors</i> THE ENTRY DOOR AND COURTYARD GATES WILL BE WOOD WITH EXPOSED HARDWARE.
<i>Roofing</i> STANDING-SEAM METAL PANELS (CLEAR FINISH / SILVER)
<i>Entrances/Porches</i> A STAINED WOOD ENTRY DOOR WILL BE VISIBLE FROM THE STREET THROUGH A TALL ARCHWAY. A PAVER PATH MARKED BY GAS LANTERNS WILL LEAD TO CONCRETE STEPS AND AN ELEVATED ENTRY STOOP.

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.

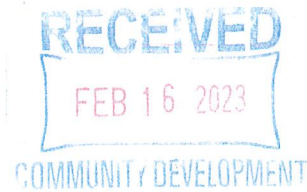
Digitally signed by nathaniel meyer

NATE MEYER, RA

Date: 2023.01.26 10:32:31-05'00'

Applicant Signature

Date



Agent Authorization Form
Community Development Department
City of St. Pete Beach, Florida

I/WE Jason Lavallee and Christine Mellace

(print name of property owner)

hereby authorize Nathaniel J Meyer, RA

(print name of agent)

to represent me/us in an application for COA #23008 and Design Review #23005

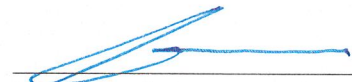
(type of application: variance, land use, zoning, special event, etc)



Signature of owner

Jason Lavallee

Print name of owner

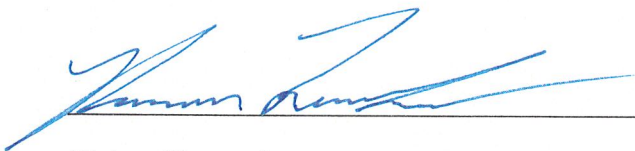


Signature of owner

Christine Mellace

Print name of owner

The foregoing instrument was acknowledged before me this 15 day
of February 2023, by Jason Lavallee Christine Mellace who
is personally known _____ or produced FL-15L as
identification.



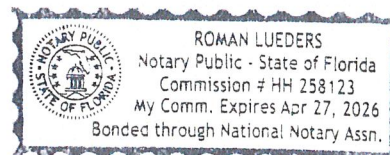
(Notary Signature)

(Notary Signature)

My commission expires 04/27/2026

02/15/23

(Date)



DEMOLITION ADDENDUM

108 21ST AVENUE

SAINT PETE BEACH, FL 33706

1. The historic or architectural significance of the building.

THE EXISTING HOUSE HAS NO HISTORIC OR ARCHITECTURAL SIGNIFICANCE.

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

THE HOUSE HAS NO DISTINCT ARCHITECTURAL STYLE AND DOES NOT CONTRIBUTE TO THE CHARACTER OF THE NEIGHBORHOOD.

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

THIS HOUSE COULD NOT BE REPRODUCED DUE TO FEMA REGULATIONS WITHOUT BEING ELEVATED APPROXIMATELY 6 FEET TO MEET THE DESIGN FLOOD ELEVATION.

THE EXTERIOR WALLS OF THE NEW STRUCTURE EXTEND TO THE GROUND AS OPPOSED TO STOPPING AT THE DESIGN FLOOD ELEVATION. THIS ENCLOSURE MASKS THE FACT THAT THERE IS NO LIVABLE SPACE ON THE GROUND LEVEL. ELEMENTS SUCH AS THE LOW WALL AT THE PROPERTY LINE AND THE MASONRY WAINSCOT ADD TEXTURE AND BREAK DOWN THE SCALE OF FRONT FAÇADE.

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

THIS IS NOT THE LAST REMAINING HOUSE OF THIS KIND IN THE CITY.

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

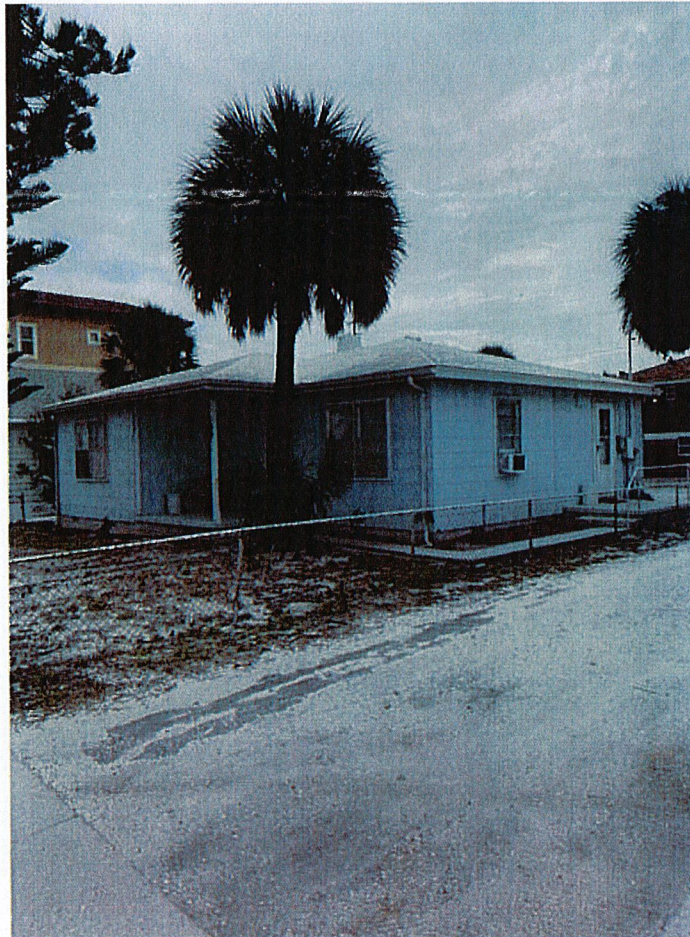
THE FINISHED FLOOR OF THE EXISTING HOUSE IS BELOW THE DESIGN FLOOD ELEVATION, AND INVESTING IN THE RENOVATION OF SPACE THAT IS SUBJECT TO FLOOD DAMAGE IS NOT IN THE INTEREST OF THE OWNERS. THE EXISTING SQUARE FOOTAGE AND 2 BEDROOM / 1 BATHROOM FLOOR PLAN IS ALSO NOT SUITABLE FOR THE OWNERS. THE AMOUNT OF MONEY NEEDED TO ELEVATE, RENOVATE, REPAIR AND ADD ONTO THIS HOUSE SO THAT IT COMPLIES WITH THE FLORIDA BUILDING CODE, FEMA GUIDELINES, AND IS SUITABLE FOR THE OWNERS TO LIVE IN IS NOT REASONABLE.

108 21st AVENUE
SAINT PETE BEACH, FL 33706



THE NEW HOUSE WILL HAVE AN ELEVATED ENTRY STOOP
SLIGHTLY OFF CENTER SIMILAR TO THE EXISTING CONDITION.
THE LOW WALL AND CHAIN LINK FENCING WILL BE REMOVED
AND REPLACED WITH A NEW MASONRY WALL WITH STONE CAP.
EXISTING CABBAGE PALMS WILL BE REPLACE WITH MORE
SIGNIFICANT SPECIES.

108 21st AVENUE
SAINT PETE BEACH, FL 33706



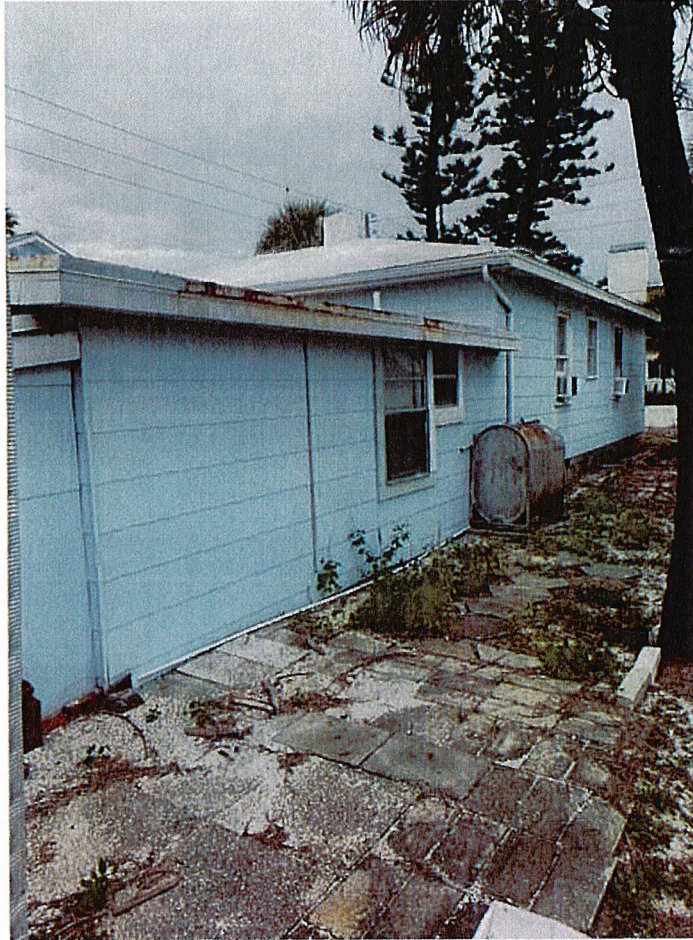
CHAIN LINK FENCING WILL BE REMOVED AND
REPLACED BY A MASONRY WALL WITH STUCCO AND
STONE CAP.

108 21st AVENUE
SAINT PETE BEACH, FL 33706



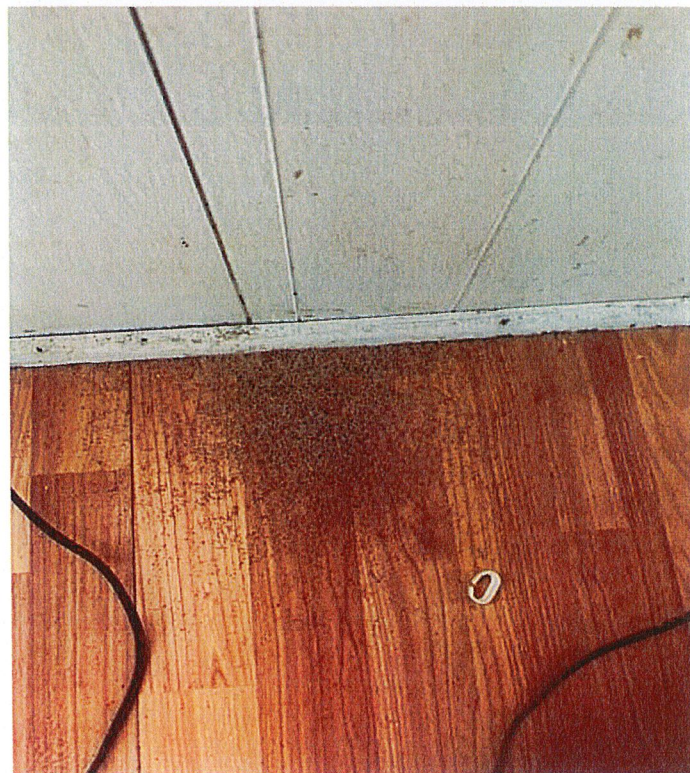
CONCRETE PARKING PAD WILL BE REMOVED AND
REPLACED WITH A COURTYARD AND DECORATIVE
MASONRY WALL.

108 21st AVENUE
SAINT PETE BEACH, FL 33706



IMPERVIOUS PAVING WILL BE REPLACED WITH VEGETATIVE
GROUND COVER AND PLANTS.

108 21st AVENUE
SAINT PETE BEACH, FL 33706



EXAMPLES OF THE PRESENCE OF TERMITES AT
SEVERAL LOCATIONS INSIDE THE HOUSE.

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: "I move to accept the design proposed under case number 23005 after the applicant successfully addresses the four mandatory items provided in the staff report, and considers the four remaining recommendations."

Strategic Objective:

Date: April 6, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Staff requests 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 as a redevelopment of the subject property.

Funding: N/A

Attachments:

1. Case 23005 Staff Report
2. Case 23005 Design Review Application
3. Case 23005 Site Plan & Elevations - Updated March 17, 2023
4. Case 23005 Conceptual Landscaping Plan



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

Design Review Case No. 23005

Property Owner: Jason Lavalley & Christine Mellace

Meeting Date: April 6, 2023

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

REQUEST	Staff requests 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 as a redevelopment of the subject property (LDC Sec. 20.24).
SUBJECT PROPERTY	108 21 st Ave; PHILLIPS DIVISION REV MAP BLK I, LOT 101; Property ID # 18-32-16-68634-009-1010.
LAND USE / ZONING	RLM-2/PAG
FEMA FLOOD ZONE	AE-9
HISTORIC STATUS	The property currently contains a single-family residence proposed for demolition (COA Case No. 23008) that is contributing to the Pass-a-Grille Historic District.
SURROUNDING AREA	North – Single-family Residential South – Alleyway and Two-family Residential East – Single-family Residential West – Alleyway and Single-family Residential

BACKGROUND and ANALYSIS

The applicant is requesting to construct a new single-family residence on the subject 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 structures within the District.

The property currently contains a residence that was constructed in 1948 and is considered a contributing structure to the Pass-a-Grille National Register Historic District. The applicant is proposing complete demolition of the structure in corresponding Certificate of Appropriateness Case No. 23008.

The applicant submitted revised plans on March 17, 2023, which showed additional trim work on the parapet, as well as added and modified details on the eastern side of the structure and frontage particularly. After review it was determined that staff and city architect comments still applied as originally written, as comments largely serve as recommendations rather than requirements for future building permit approval.

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

Review of the elements below is provided by James L. Wehner, R.A., who serves as consulting architect to the city. Staff provide clarity where warranted.

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.

The structure was found to have a primary mass and meet the literal language of the Overlay. However, the city's architect also found that additional trim work and depth at the cornice and/or roof parapet cap, first floor line, building base, wall base and cap, alley door, and arched openings would downplay the mass at overall volume.

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

The structure was found to have secondary massing in the form of a stoop and balcony projection as well as a large projecting window at the 21st Ave frontage. The city's architect opined that the city should define a minimum stepping distance between the primary and secondary mass(es), and there be a minimum of three predominant volume steps in the overall structure.

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

The structure was found to have the presence of voids. The city's architect found that there was a significant presence of blank surface area on the structure, particularly on the eastern side, and opined that the city should define a maximum blank surface area percentage that should be included at publicly-viewed elevations.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

The city's architect found this standard to be met.

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

The city's architect opined that this standard was not fully met. The large window at the northwestern side of the structure, while providing visual interest to the façade, does not provide for equal visual volume at the centerline of the front door and places greater weight on the northwestern frontage of the structure.

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

The city's architect found this standard to be met.

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

The city's architect found this standard to be met, with the exception of the vertical visual consistency comment mentioned prior.

(c) Design must include the following rhythms:

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

The city's architect found this standard to be met.

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

The city's architect found this standard to be met. However, they found that a terracotta-like roof in lieu of a standing seam would be more true to a Mediterranean style.

LANDSCAPING COMPLIANCE

At 5,000 square feet in site area, with a home constructed to FEMA standards, the lot is required to contain a minimum of four trees, two of which must be understory trees placed in front of the residence.

The applicant supplied a conceptual landscaping plan on February 15, 2023. Staff acknowledge that the plan is not complete and are reviewing the concept plan solely to minimum code standards.

The plan proposes a lot that exceeds the minimum number of trees required by code, containing several coconut and royal palms that the city treats each as equivalent to one canopy tree. It also demonstrates the required layering of plant material at the 21st Ave frontage, with mast trees and awabuki set behind dwarf podocarpus, which are set behind the low-level groundcovers of liriopse and the Florida friendly agapanthus.

The 21st Ave frontage proposal shows two royal palms where the code requires understory trees, of which a recommended list in LDC Sec. 22.4 includes sea grape, jatropha, crape myrtle, and similar low-growing trees. The applicant will need to select two of these listed trees or suitable alternatives at the time of permitting. Furthermore, staff has concerns regarding the use of liriopse, which UF IFAS lists as not recommended due to high invasion risk. While the plant is not currently listed on the Florida Invasive Species Council list and can thus be used as groundcover, staff ask that the applicant consider an alternative, Florida-friendly groundcover in its place.

COMPATIBILITY WITH ADJACENT PROPERTIES

The structure is proposed at three stories, including a non-habitable ground floor and two levels of living space above. It measures 27 feet from allowable starting point to the roof midpoint, and 29 feet to the top of the roof, which is one foot and three feet shorter than the maximum permitted respectively. This provides a structure that is overall 35 to 37 feet in height above grade. A small chimney on the west side of the structure extends to 30.5 feet as the highest element of the structure from the starting point of measurement, or 38.5 feet overall.

The structure will be notably taller and with more frontage volume than its neighbor to the west at 106 21st Ave, which contains a 1930s bungalow of approximately 1100 square feet of living space. The total gross square footage of the proposed structure is 6,035 SF, nearly double that of the structure to the west (3,267 SF) and across the street (3,300 SF). However, when accounting for living space only, the difference is less significant at 3,856 SF compared to 3,177 SF and 2,550 SF respectively.

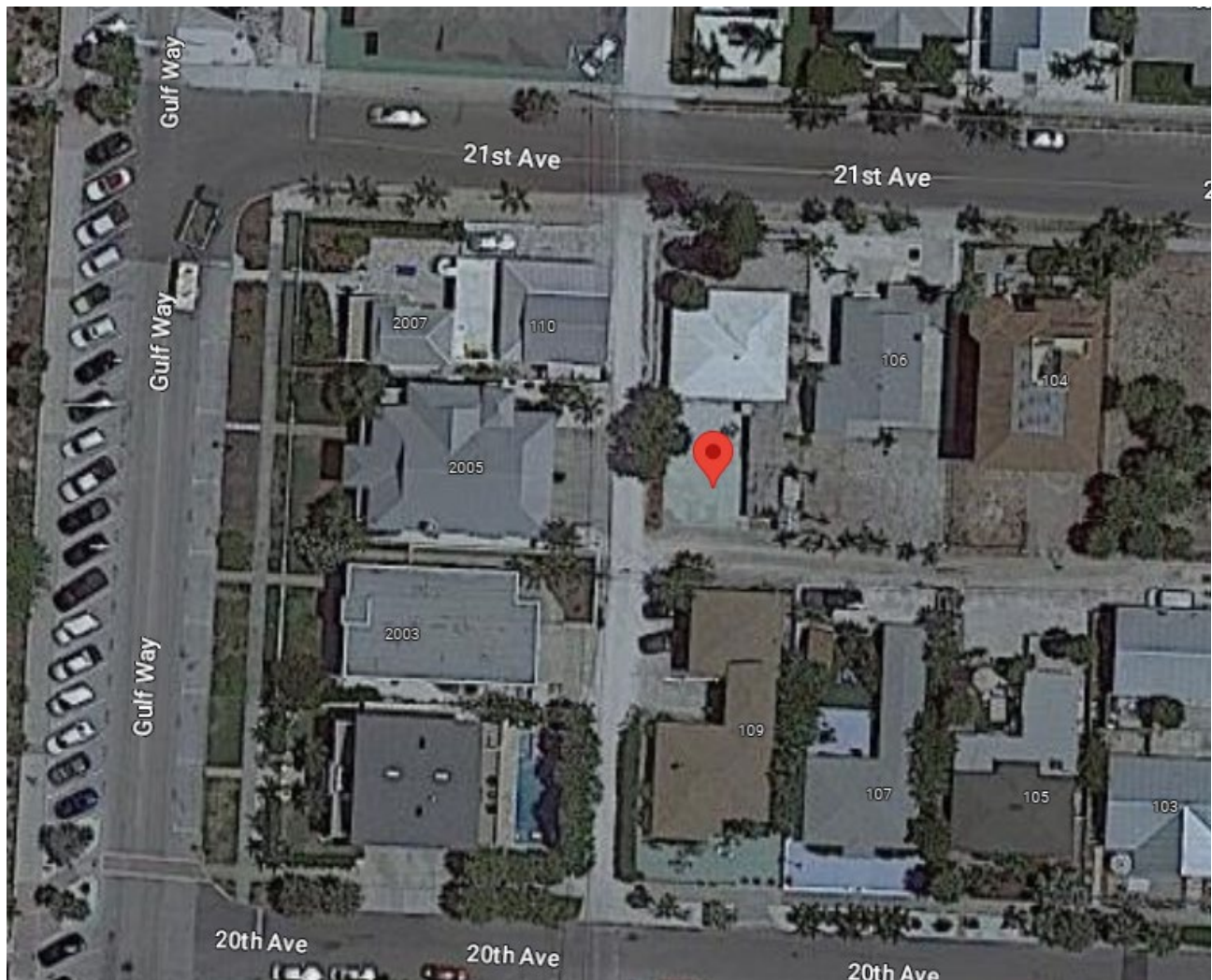


BLOCK-FACE CONSISTENCY

The City does not have surveys on file for either abutting property. The existing home on the subject property is shown with an approximately 20-foot setback from the front property line along 21st Avenue. The replacement home will have a balcony at ten feet from the front property line, a projecting covered stoop at approximately 11.5 feet, and the primary façade at approximately 13.5 feet.

The home at 2007 Gulf Way appears to have a setback of approximately 12 feet from the property line along 21st Ave per aerial measurements. If redeveloped, the home could encroach as close as five feet to the property line along Gulf Way.

The home at 106 21st Ave appears to have a setback of approximately 15 feet from the property line along 21st Ave per aerial measurements. If redeveloped to the Pass-a-Grille Overlay standards, the home could have a setback of 10-15 feet from the property line along 21st Ave, identical to the subject property.



STAFF RECOMMENDATION

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

- 1) The applicant shall be required to obtain a Certificate of Appropriateness for Demolition (Case #23008) of the existing home.
- 2) A variance must be obtained for the additional story above the garage, currently proposed at a five-foot setback from the alleyway where 15 feet is required. Should the variance be denied, the garage may remain in its proposed location, but the additional level above would need to be removed or offset at least 15 feet from the rear property line. In the case of the garage no longer sharing a common wall with the main home, the garage would be limited to 14 feet in height.
- 3) A variance is required for the pool setback on the western alleyway side (not considered a component of this design review).
- 4) The applicant shall demonstrate “appropriate vertical visual consistency at the structure’s centerline” and “balance” to the front facade per 20.15, b, 2 & 20.15, b, 4. Suggestions for exploring the remedy of such were provided by the City’s Consulting Architect in a recent video conference and subsequent email, but not yet presented by the Applicant’s Architect. If an alteration is later found appropriate to Staff, it is recommended that the Board not require this item to return for re-review. If consensus is not reached with Staff, this item shall be brought back before the Board by the Applicant for final approval.

In addition to the above, Staff makes the following recommendations:

- 1) Recognizing that these are preliminary design documents, Staff recommends that should the colors, features, spaces, or other required design elements of the structure be significantly altered, as determined by Staff or the city’s consulting architect, the application be returned to the Historic Preservation Board for re-review at time of permitting. This requirement shall also apply should the gross building area of the structure increase by more than 10% (611 SF based on a current proposed gross building area of 6,110 SF).
- 2) Some of the building façades, particularly the eastern side, have significant areas of blank mass. Staff recommends that features such as additional trim work or depth at the cornice or roof parapet cap, first floor line, building base, wall base and cap, alley door, and arched openings.
- 3) The city’s architect notes that a terracotta-style roof would be more compatible with the Mediterranean style than a standing seam as proposed.
- 4) The landscaping plan shall retain the layering of groundcovers and shrubs as shown on the current conceptual plan, and shall meet or exceed the total tree count, species and quality for both the lot as a whole and the 21st Ave frontage. However, Staff requests the Board approve the conceptual plan on the basis that the applicant shall adhere to the code standards for landscaping.
- 5) Deleted. *In the March version of this staff report, a now-removed recommendation suggested that the northwestern window element project a greater distance into the frontage to provide greater visual distinction from the primary mass. Upon discussion between the consulting architect and applicant, the recommendation was found to potentially result in a window that was too heavy or prominent or one that could pose a structural issue. As a result, the recommendation has been deleted.*

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 #: 23005 Submission Date: 1/18/2023 Hearing Date: 03/02/2023



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

CHRISTINE MELLACE AND JASON LAVALLEE

CHRISTINE 727.512.2984
Phone JASON 727.560.1510

Representative Name & Address

NJM ARCHITECT, LLC
NATE MEYER, RA
715 N FRANKLIN ST
TAMPA, FL 33602

Phone 813.713.6862

Property Address and Legal Description

108 21ST AVE ST PETE BEACH 33706

Project Description

A NEW 3-STORY SINGLE-FAMILY RESIDENCE. THE 2 MAIN LIVING LEVELS ARE ELEVATED EXCEEDING THE DESIGN FLOOD ELEVATION OF 10FT. AN AIR CONDITIONED FOYER PROVIDES ACCESS FROM THE GROUND LEVEL TO THE UPPER LIVING LEVELS. THE U-SHAPED PLAN CREATES A COURTYARD WITH A POOL AND LANDSCAPING. SPACES BELOW THE HOUSE WILL BE USED FOR ENTERTAINING AND STORAGE OF BICYCLES, BEACH GEAR, POOL GEAR, ETC. HVAC EQUIPMENT IS ELEVATED ABOVE DESIGN FLOOD ELEVATION AND LOCATED OUTSIDE OF THE GARAGE.

TYPE OF ACTIVITY

New Construction: YES

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	A1.01, A1.04, A2.04	
Screening device locations	A0.01	
Parking locations	A0.01	
Site furnishings		X
Lighting fixtures	A2.01-A2.04	
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	G0.00-G0.04	
Building materials referenced on elevations Note: Numbering the elevation with references to materials on a separate document is acceptable.	A2.01-A2.04	
Mass and scale proportions	A2.01-A2.04	
Location of service areas, such as solid waste storage areas, and mechanical equipment	A1.01, A1.04, A2.04	
Screening devices	A0.01	
Site furnishings		X
Lighting fixtures	A2.01-A2.04	
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	A0.01	
A minimum three-foot-wide landscaping area along primary frontage	A0.01	
Ornamental grasses, and groundcovers	A0.01	
At least ten shrubs, minimum three gallons, along primary frontage	A0.01	
One canopy tree along primary frontage	A0.01	
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)	A0.01	

THE INFORMATION ABOVE WAS PROVIDED BY NATE MEYER, RA

Digitally signed by nathaniel meyer
Date: 2023.01.12 10:57:06-05'00'

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

CHRISTINE MELLACE

1/11/23

Date



LAVALLEE RESIDENCE

03.17.2023

108 21ST AVENUE
SAINT PETE BEACH, FL 33706

NJM
ARCHITECT

PAG REVIEW
LAVALLEE RESIDENCE

>	DEGREES
>	GREATER THAN
<	LESS THAN
#	POUND OR NUMBER
&	AND
@	AT
Ø	DIAMETER
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AB	ARBITR FINISHED FLOOR
AL / ALUM	ALUMINUM
ANNO	ANODIZED
BYND	AUTHORITY HAVING JURISDICTION
BEYND	BEYOND
B	BOTTOM OF
CCSPF	CLOSED-CELL SPRAY FOAM (INSULATION)
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSIBLE
CONC	CONCRETE
CONTIN	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
E	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
ENVF	ENVIRONMENTAL
EPDM	EPOXY PROPYLENE DIENE M-CLASS
EPS	EXPANDED POLYSTYRENE (INSULATION)
EQ	EQUAL
EXTG, (E)	EXISTING
EXT	EXTERIOR
(F)	FUTURE
FBC	FLORIDA BUILDING CODE
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
F.O.	FACE OF
FND	FOUNDATION
FR	FIRE RATED, FIRE RESISTANT
GA	GALVANIZED
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GSF	GROSS SQUARE FEET
GWB	GYPSON WALL BOARD
HC	HOLLOW CORE
H	HOT-DIP GALVANIZED
HM	HOLLOW METAL
HP	HIGH POINT
H	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSON WALL BOARD
ILU	INSULATED
INSUL	INSULATED OR INSULATION
INT	INTERIOR
ISO	POLYISOCYANURATE (INSULATION)
LMI	LEAD MISSILE IMPACT
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MN	MINIMUM
MR	MOISTURE-RESISTANT
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NSF	NET SQUARE FEET
OC	ON-CENTER
OH	OVERHANG OR OPPOSITE HAND
OPP	OPPOSITE
OZ	OUNCE
PCC	PRECAST CONCRETE
PLUMB	PLUMBING
PLWD	PLYWOOD
PT	PRESSURE TREATED (WOOD)
PNT	PAINT OR PAINTED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PG	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
ROD	ROOF DRAIN
REQ	REQUIRED / REQUIREMENTS
RM	ROOM
S	SOUND ALARM
SAB	SOUND ATTENUATION BATT
SCHD	SCHEDULE
SIM	SIMILAR
SIM	SIMILAR
SIM	SMALL MISSILE IMPACT
SPEC	SPECIFICATION OR SPECIFIED
SPR	SPRINKLER OR SPEAKER
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STR	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TME	TO MATCH EXISTING
T.O.	TOP OF
TOS	TOP OF CONCRETE
TOT	TOP OF STEEL, TOP OF SLAB
TPT	TOILET PAPER DISPENSER
TPO	THERMOPLASTIC POLYOLEFIN ROOFING
TD	TELEPHONE / DATA
TVL	TYPICAL
UNL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UNS	UNSIDE
VIF	VERIFY IN FIELD
W	WITH
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WRB	WEATHER-RESISTIVE BARRIER
WRS	WELDED WIRE REINFORCING
XPS	EXTRUDED POLYSTYRENE (INSULATION)

	WALL ASSEMBLY TAG
	WINDOW TAG
	ELEVATION OF AN ELEMENT
	REVISION TAG
	DOOR TAG
	ACCESSIBILITY CLEARANCE
	OVERHEAD ELEMENTS
	HIDDEN ELEMENTS
	CENTERLINE OF ELEMENTS
	PROPERTY SETBACK LINE
	ELEVATION VIEW-BUILDING
	TRUE NORTH; SEE SURVEY
	PLAN NORTH

FLORIDA BUILDING CODE 7th EDITION (2020) - BUILDING CH. 1
FLORIDA BUILDING CODE 7th EDITION (2020) - ENERGY CONSERVATION
FLORIDA BUILDING CODE 7th EDITION (2020) - EXISTING BUILDING
FLORIDA BUILDING CODE 7th EDITION (2020) - RESIDENTIAL
FLORIDA FIRE PREVENTION CODE 7th EDITION (2020)
FLORIDA STATUTES (2020)
NATIONAL ELECTRICAL CODE (NEC 2017)
LAND DEVELOPMENT CODE CITY OF ST PETE BEACH, FL (PASS-A-GRILL OVERLAY)

NEW CONSTRUCTION

A NEW 3-STORY SINGLE-FAMILY RESIDENCE. THE 2 MAIN LIVING LEVELS ARE ELEVATED EXCEEDING THE DESIGN FLOOD ELEVATION OF 10FT. AN AIR CONDITIONED FOYER PROVIDES ACCESS FROM THE GROUND LEVEL TO THE UPPER LIVING LEVELS. THE U-SHAPED PLAN CREATES A COURTYARD WITH A POOL AND LANDSCAPING. SPACES BELOW THE HOUSE WILL BE USED FOR ENTERTAINING AND STORAGE OF BICYCLES, BEACH GEAR, POOL GEAR, ETC.

CONCRETE SLAB W/ SHALLOW CONCRETE FOUNDATIONS
CMU EXTERIOR WALLS
NON-LOAD BEARING WOOD FRAMED INTERIOR WALL PARTITIONS
PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES

CODE REFERENCE	
ESCAPE AND RESCUE OPENINGS:	5.75F MIN NET CLEAR 20" w MIN CLEAR 24" h MIN CLEAR 44" h MAX SILL HEIGHT
EGRESS DOOR:	32" X 78" MIN
FLOOR / LANDING @ EXT DOORS:	36" X 36" MIN
HALLWAYS:	36" MIN
STAIRWAYS:	36" X 80" MIN

PRESCRIPTIVE		CODE REFERENCE
CLIMATE ZONE	2A PINELLAS CO.	FBC-E TABLE R301.1 FBC-E TABLE R402.1.1
FENESTRATION U-FACTOR FENESTRATION SHGC	0.40 MAX 0.25 MAX	
ROOF / CEILING	R-38 MIN OR R-30 PER FBC R402.2.1	
WALLS WOOD FRAMED MASS / CMU	- R-13 MIN R-4 CONT OR R-6 CAVITY MIN	
FLOORS	R-13 MIN	

02 SITE CONSTRUCTION	
	EARTH (existing)
	EARTH (backfill)
	DRAINAGE FILL
03 CONCRETE	
	CAST-IN-PLACE CONCRETE
	PRECAST CONCRETE
04 MASONRY	
	BRICK
	CONCRETE MASONRY UNITS
	STONE
	CAST STONE
05 METALS	
	ALUMINUM
	STEEL
06 WOODS AND PLASTICS	
	WOOD, CONTINUOUS
	WOOD BLOCKING
	FINISH WOOD
	HARDBOARD
	MEDIUM DENSITY FIBER BOARD (MDF)
	PARTICLE BOARD
	PLYWOOD
	SOLID SURFACE MATERIAL
07 THERMAL & MOISTURE PROTECTION	
	BATT INSULATION
	LOOSE FILL INSULATION
	RIGID INSULATION
08 GLAZING	
	GLASS
09 FINISHES	
	LATH AND PLASTER
	GYPSUM BOARD

NO	SHEET NAME	REV	DESCRIPTION	DATE
00-GENERAL				
G0.00	COVER			
G0.01	GENERAL INFORMATION			
G0.02	SURVEY AND ELEVATION CERTIFICATE			
G1.01	3D AERIAL			
G1.02	3D NORTH (FRONT ENTRY)			
G1.03	3D WEST (SIDE ALLEY)			
G1.04	3D SOUTH (REAR ALLEY)			
G1.05	3D EAST (INT LOT LINE)			
01-ARCHITECTURAL				
A0.01	ARCHITECTURAL SITE PLAN			
A1.01	FLOOR PLAN LEVEL 1			
A1.02	FLOOR PLAN LEVEL 2			
A1.03	FLOOR PLAN LEVEL 3			
A1.04	ROOF PLAN			
A2.01	BUILDING ELEVATION-NORTH (FRONT ENTRY)			
A2.02	BUILDING ELEVATION-WEST (SIDE ALLEY)			
A2.03	BUILDING ELEVATION-SOUTH (REAR ALLEY)			
A2.04	BUILDING ELEVATION-EAST (INTERIOR SIDE)			

1. THE ARCHITECTS COMMON LAW COPYRIGHT AND OTHER
PROPERTY RIGHTS ARE HEREBY RESERVED IN THE
IDEAS, DESIGNS, PLANS, DRAWINGS, AND
SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE
IDEAS, DESIGNS, PLANS, DRAWINGS, AND
SPECIFICATIONS SHALL NOT BE REPRODUCED OR
CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY
THIRD PARTY WITHOUT THE WRITTEN AND EXPRESS
WRITTEN PERMISSION OF THE ARCHITECT.

2. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL
AGENCIES TO REPRODUCE THE CONSTRUCTION
DOCUMENTS IN COMPLIANCE WITH THE REQUIREMENTS
OF THE NATIONAL BUILDING CODES, AND TO RESORT
TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE
PLANS AND SPECIFICATIONS COMPLY WITH THE
APPLICABLE MINIMUM BUILDING CODES AND THE
APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED
BY THE LOCAL AUTHORITY OF THE JURISDICTION OF
CHAPTERS 553 AND 663 OF THE FLORIDA STATUTES.

OWNER:
CHRISTINE MELLACE
P: 727.512.2984
JASON LAVALLEE
P: 727.560.1510

ARCHITECT:
NJM ARCHITECT, LLC
715 N FRANKLIN ST
TAMPA, FL 33602
P: 813.713.6862
NATE MEYER, RA
NJMARCHITECT@GMAIL.COM

LANDSCAPE ARCHITECT:
SWS
TAMPA, FL 33602
P: 941.549.9067
ARRON DIEDRICH, PLA, ASLA
ARRON@SWSLA.COM

GENERAL CONTRACTOR:
P: 860.705.2767
JOHN TORTORIGI
JOHNTORTORIGI2@GMAIL.COM

NJM ARCHITECT, LLC
715 N FRANKLIN ST
TAMPA, FL 33602
P: 813.713.6862
NJM.ARCHITECT@GMAIL.COM

SEAL

STATE OF FLORIDA
NATHANIEL J. MEYER
— ★ —
AR94919
REGISTERED ARCHITECT

NATHANIEL J MEYER, RA

PROJECT NAME

108 21ST AVENUE
SAINT PETE BEACH, FL 33706

This drawing is the intellectual property of
NJM ARCHITECT, LLC and is not to be
reproduced without written consent.

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MARK	DATE	DESC

PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM
SHEET TITLE	

SHEET NUMBER

G0.01

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

A1. Building Owner's Name
Jason Lavallee

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
108 21st Avenue

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 101, Block I, PHILLIPS DIVISION OF PASS-A-GRILLE CITY

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)
Residential

A5. Latitude/Longitude: Lat. 27d 41' 49.77" N. Long. 82d 44' 22.38" W. Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number
1A & 8

A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s) 1284.00 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 14
c) Total net area of flood openings in A8.b 861.00 sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:
a) Square footage of attached garage N/A sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A9.b N/A sq in
d) Engineered flood openings? ☐ Yes ☒ No

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

City
St. Pete Beach

State
Florida

ZIP Code
33706

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
St. Pete Beach 125149

B2. County Name
Pinellas

B3. State
Florida

B4. Map/Panel Number
12103C 0278

B5. Suffix
H

B6. FIRM Index Date
08-24-2021

B7. FIRM Panel Effective/ Revised Date
08-24-2021

B8. Flood Zone(s)
AE

B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
9.0'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

FEMA Form 086-0-33 (12/19)Replaces all previous editions.Form Page 1 of 6

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
108 21st Avenue

City
St. Pete Beach

State
Florida

ZIP Code
33706

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, Y (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: 872-6442 Tidal 2 Vertical Datum: NAVD 1988
Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:
Datum used for building elevations must be the same as that used for the BFE.
Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 5.2 ☒ feet ☐ meters
b) Top of the next higher floor 7.1 ☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only) N/A ☒ feet ☐ meters
d) Attached garage (top of slab) N/A ☒ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) N/A ☒ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG) 4.7 ☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG) 5.1 ☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A ☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.
Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
Edward D. Murphy

License Number
#5333

Title
Professional Land Surveyor

Company Name
Murphy's Land Surveying, Inc.

Address
5760 11th Avenue N.

City
St. Petersburg

State
Florida

ZIP Code
33710

Signature

Date
06-13-2022

Telephone
(727) 347-8740

Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments including type of equipment and location, per C2(e), if applicable

FEMA Form 086-0-33 (12/19)Replaces all previous editions.Form Page 2 of 6

JOB NO.: 220879

MURPHY'S LAND SURVEYING, INC.

PROFESSIONAL LAND SURVEYORS

5760 11TH AVENUE NORTH

ST. PETERSBURG, FLORIDA 33710

WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410

PH. (727) 347-8740

FAX (727) 344-4640

CERTIFIED TO: Jason Lavallee

SCALE: 1" = 20'

SURVEY NOT VALID FOR MORE THAN ONE (1) YEAR FROM DATE OF FIELD WORK.

SEC. 18 TWP. 32 S. RGE. 16 E.

NOTES:
1. ELEVATIONS BASED ON PINELLAS COUNTY ENGINEERING DEPARTMENT BENCH MARK 872-6442 TIDAL 2
N.A.D. 1988 ELEV. = 5.2'

EDWARD D. MURPHY
No. 5333
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

EDWARD D. MURPHY REG. #5333

A BOUNDARY SURVEY OF: Lot 101, Block I, PHILLIPS DIVISION OF PASS-A-GRILLE CITY, as recorded in Plat Book 4, Page 26 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
Flood zone: AE Comm. Panel No.: 125149 0278 H Map Date: 8/24/2021 Base Flood Elev.: 9.0'

FOR THE EXCLUSIVE USE OF THE HEREIN PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE, AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 64.17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS ACCOMPANIED BY SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

LEGEND:
F.I.P. - FOUND IRON PIPE
F.C.M. - FOUND CONCRETE MONUMENT
F.I.R. - FOUND IRON ROD
B.L.R. - BENT IRON ROD OR BENT PIPE
P.C.C. - POINT OF CURVATURE
P.R.R. - PERMANENT REFERENCE MONUMENT
N.A.V. - NORTH AMERICAN VERTICAL
D.A.T. - DATUM OF 1988
R. - RADIAL
A. - ARC
C. - CIRCULAR
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
VE - VERGE
C.L.P. - CHAIN LINK FENCE
A.D. - ADJACENT FENCE
M.S. - METAL SHED
A.L. - ALUMINUM
W.H. - WOOD HOLE
P.B. - PATIO STONE
C.P. - CONCRETE
B.L. - BLOCK
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
C.O.W. - EDGE OF WATER
T.O.B. - TOP OF BANK
E. - EAST
W. - WEST
E.A. - EASEMENT
M.H. - MANHOLE
C.C. - COVERED CONCRETE
C.L. - CLEAR
C.O. - COVERED
W.W. - WOOD
B.L. - BLOCK
B.W. - BRICK WALL
A.P. - ASPHALT
U.T. - UTILITY
D.R. - DRAINAGE
E.V. - OVERHEAD
C.A. - COVERED
C.P. - COVERED
A.C. - ASPHALT
D.P. - DRAINAGE
T.T. - OVERHEAD
P.P. - POWER POLE
T.B.M. - TEMPORARY BENCHMARK

LAVALLEE RESIDENCE

108 21ST AVENUE
SAINT PETE BEACH, FL 33706

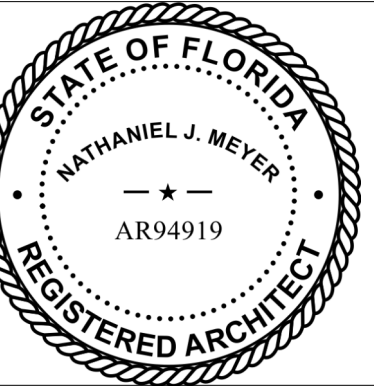
SHEET TITLE

SURVEY AND ELEVATION
CERTIFICATE

SHEET NUMBER

G0.02

Page 47 of 166



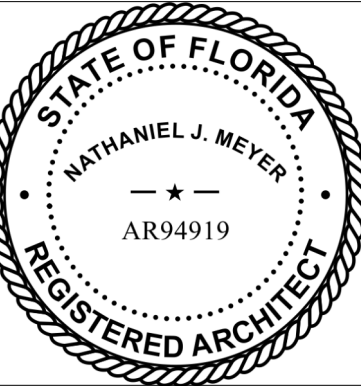
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM
SHEET TITLE	

3D AERIAL

SHEET NUMBER

G1.01



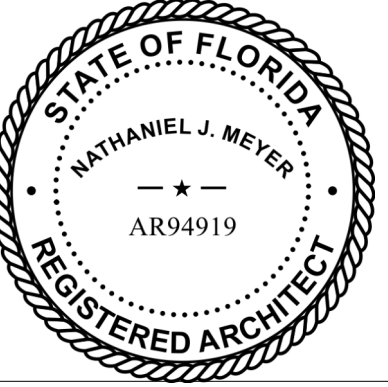
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM
SHEET TITLE	

3D NORTH (FRONT ENTRY)

SHEET NUMBER

G1.02



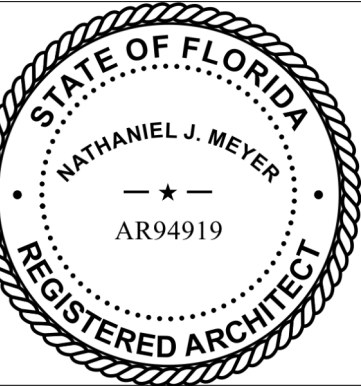
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM
SHEET TITLE	

3D WEST (SIDE ALLEY)

SHEET NUMBER

G1.03



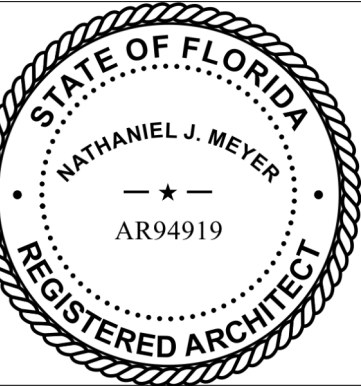
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM
SHEET TITLE	

3D SOUTH (REAR ALLEY)

SHEET NUMBER

G1.04



REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM
SHEET TITLE	

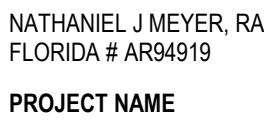
3D EAST (INT LOT LINE)

SHEET NUMBER

G1.05

SEC. 20.09 MAX IMPERVIOUS SURFACE RATIO (ISR)		---
	5,000 X 0.70 = 3,500SF	70% MAX IMPERVIOUS
IMPERVIOUS		3,325SF 67%
PERVIOUS		1,675SF 33%
SEC. 20.15 PERMITTED BUILDING TYPES		
BUILDING ENVELOPE		---
STREET SETBACK	10FT MIN	15FT MAX
SECONDARY STREET SETBACK		5FT
SIDE SETBACK		5FT
REAR SETBACK (INTERIOR LOT)		15FT
GARAGE ADJACENT TO ALLEY		5FT
FRONTAGE BUILDOUT		50%

ACCESSORY STRUCTURE ENVELOPE		---
STREET SETBACK		30FT
SIDE SETBACK		10FT
REAR SETBACK (INTERIOR LOT)		10FT
BUILDING FOOTPRINT		800SF
STOOP		
WIDTH		5FT MIN 10FT MAX
DEPTH		3FT MIN 8FT MAX
HEIGHT		18IN MIN 24IN MAX
SEC. 20.17 BUILDING HEIGHT		
DESIGN FLOOR ELEVATION		10.0' MIN
FINISHED GRADE		-5FT (SEE SURVEY)
HEIGHT OF FLOORS	8FT MIN	14FT MAX (LIVEABLE)
TOTAL HEIGHT	28-32' (FROM 8FT ABOVE NATURAL GRADE)	---
SEC. 23.5 NUMBER OF PARKING SPACES REQUIRED		
RESIDENTIAL SINGLE-FAMILY		2 SPACES PER UNIT
SEC. 23.11 PARKING CONSTRUCTION AND DESIGN REQ		
90 DEGREE SPACES		9X20
DRIVEWAY WIDTH		10FT MIN
	20FT MAX AT PROPERTY LINE	
	26FT MAX AT CURB W/ 3X7 FLARES	



108 21ST AVENUE
SAINT PETE BEACH, FL 33706

FF LEVEL 1	
PERVIOUS COURTYARD	245
PERVIOUS FRONT YARD	591
PERVIOUS REAR YARD	187
PERVIOUS SIDE YARD	683
TOTAL PERVIOUS AREA	1706

FF LEVEL 1	
A/C FOYER	197
COVERED ENTRY STOOP	79
COVERED TERRACE	853
GARAGE	664
STORAGE	355
	2147

SCHEDULE-BUILDING A/C

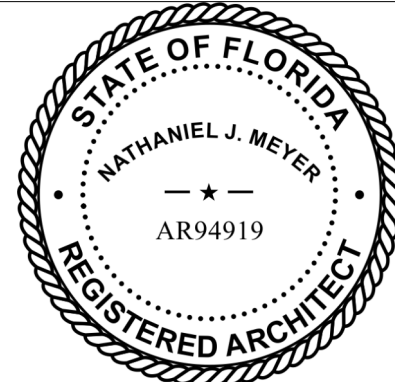
FF LEVEL 1		
A/C FOYER		197
		197
FF LEVEL 2		
A/C LEVEL 2		1669
		1669
FF LEVEL 3		

W/C LEVEL 3	1583
BEARING ROOF	1583
W/C ROOF LANDING	32
	32
TOTAL CONDITIONED AREA	3481

SHEET NUMBER

A0.01





MARK	DATE	DESC
------	------	------

PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM
SHEET TITLE	

GENERAL NOTES - FLOOR PLAN

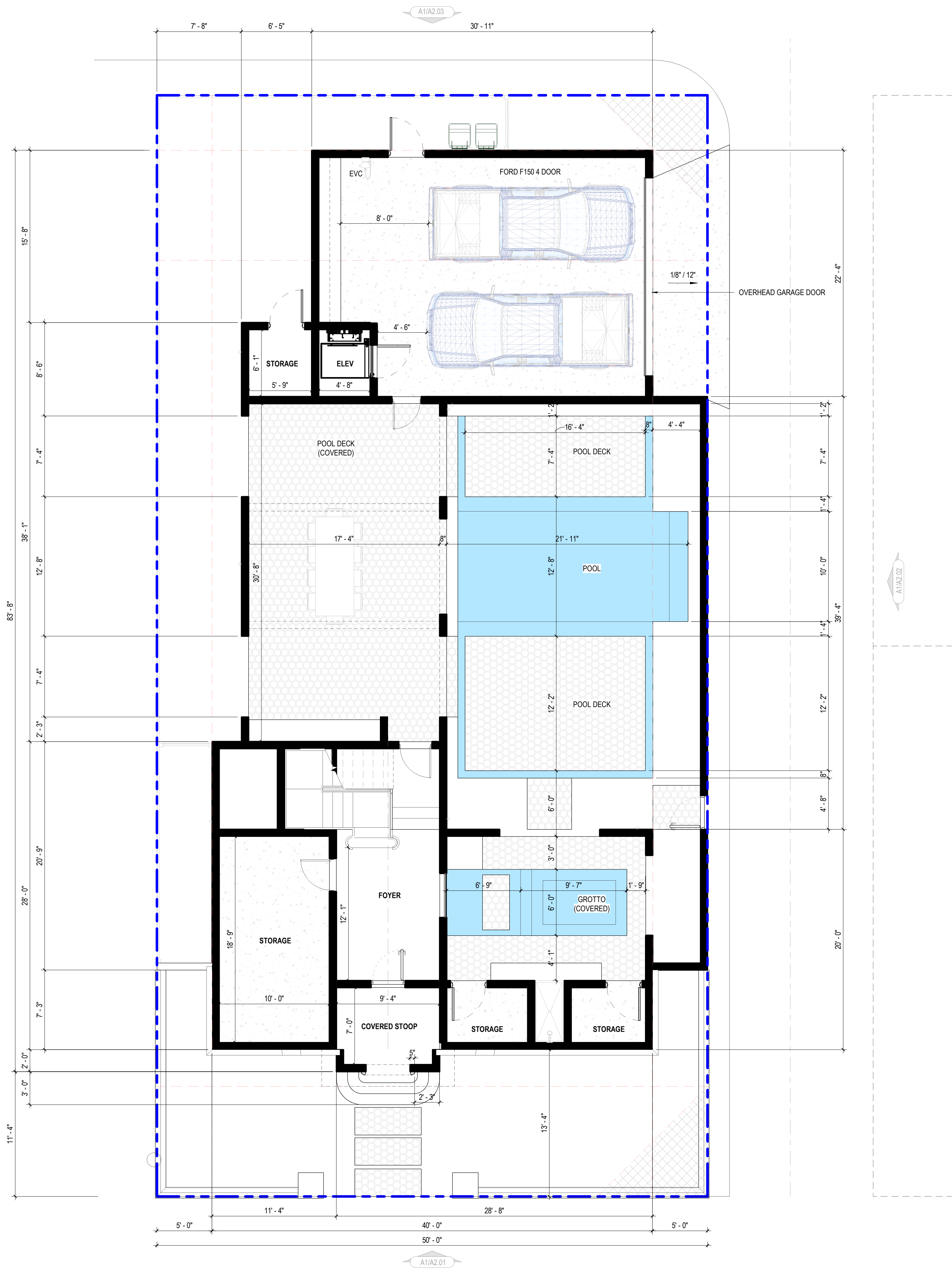
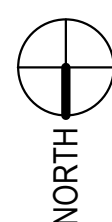
- CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS. NOTIFY THE ARCHITECT/OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
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- INDIVIDUAL STAIR TREADS SHALL BE DESIGNED TO SUPPORT A 300 POUND CONCENTRATED LOAD PLACED IN POSITIONS CAUSING MAXIMUM STRESS.

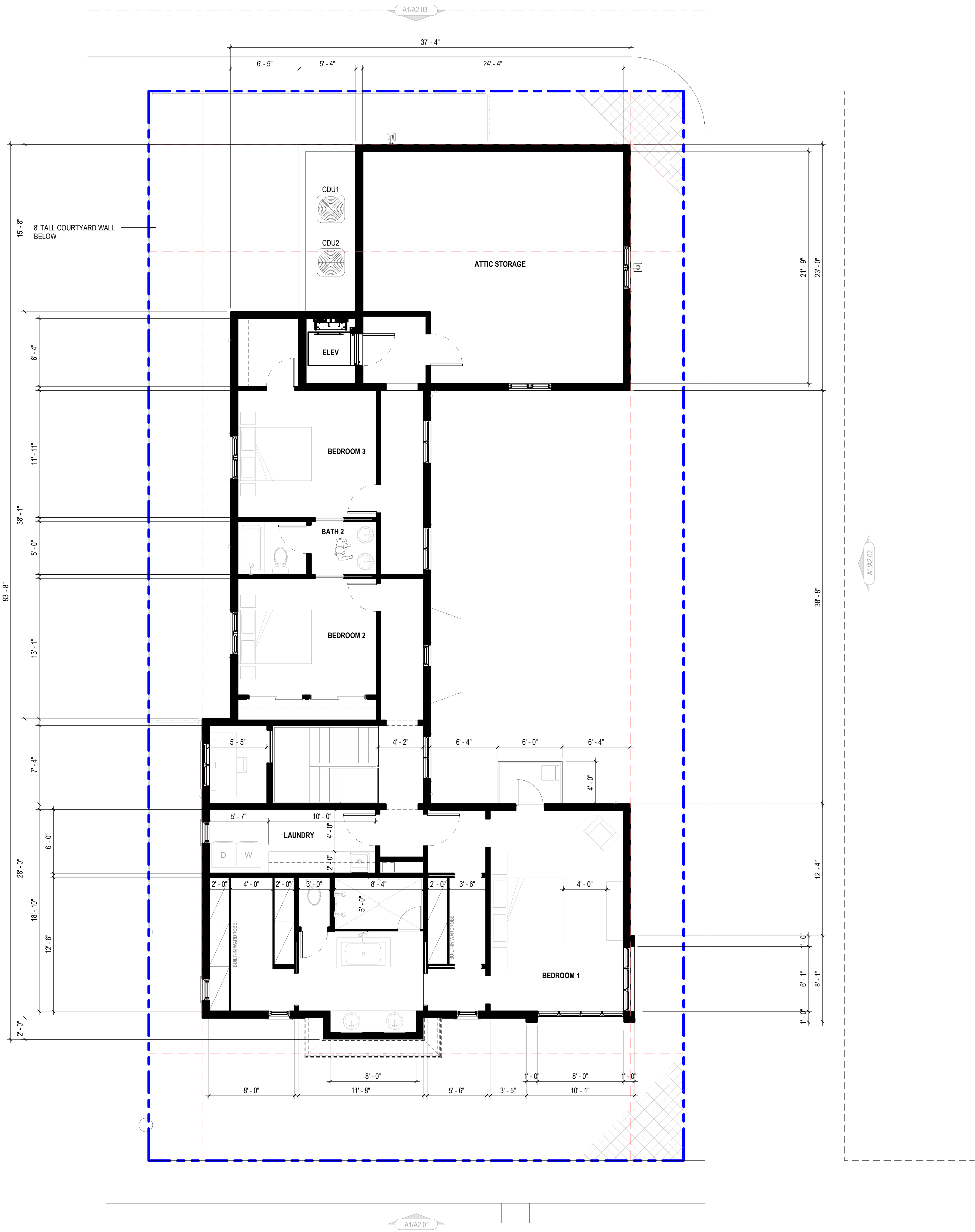
SCHEDULE-BUILDING AREA

NAME	AREA
FF LEVEL 1	
A/C FOYER	197 SF
COVERED ENTRY STOOP	79 SF
COVERED TERRACE	853 SF
GARAGE	664 SF
STORAGE	355 SF
	2147 SF
FF LEVEL 2	
A/C LEVEL 2	1669 SF
ATTIC STORAGE	539 SF
	2208 SF
FF LEVEL 3	
A/C LEVEL 3	1583 SF
BALCONY	57 SF
	1640 SF
BEARING ROOF	
A/C ROOF LANDING	32 SF
	32 SF
TOTAL GROSS BUILDING AREA	6027 SF

SCHEDULE-BUILDING A/C

NAME	AREA
FF LEVEL 1	
A/C FOYER	197 SF
	197 SF
FF LEVEL 2	
A/C LEVEL 2	1669 SF
	1669 SF
FF LEVEL 3	
A/C LEVEL 3	1583 SF
	1583 SF
BEARING ROOF	
A/C ROOF LANDING	32 SF
	32 SF
TOTAL CONDITIONED AREA	3481 SF





- GENERAL NOTES - FLOOR PLAN
1.

CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS. NOTIFY THE ARCHITECT/OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
2.

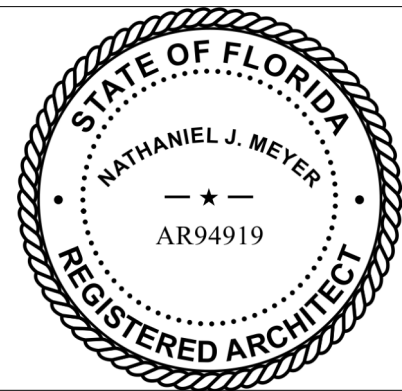
ENLARGED PLANS MAY BE ROTATED OR MIRRORRED COORDINATE WITH MAIN FLOOR PLAN.
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SCHEDULE-BUILDING AREA	
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A/C ROOF LANDING	32 SF
	32 SF
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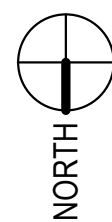
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NAME	AREA
FF LEVEL 1	
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BEARING ROOF	
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	32 SF
TOTAL CONDITIONED AREA	3481 SF

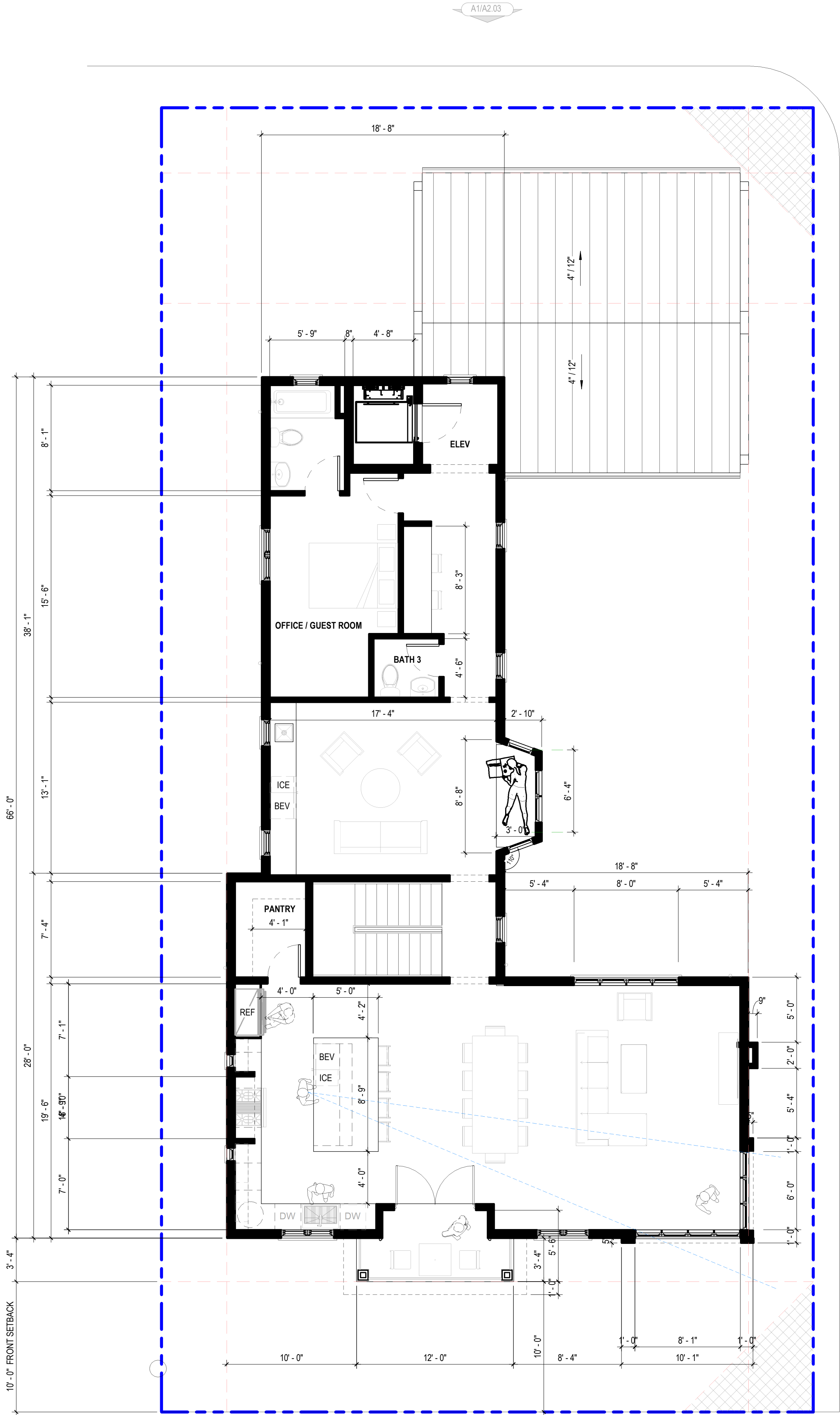
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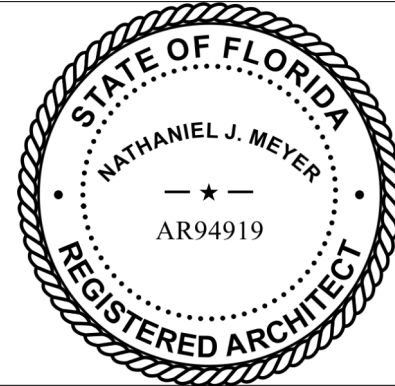
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MARK	DATE	DESC

SHEET MANAGEMENT	
PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM
SHEET TITLE	





- GENERAL NOTES - FLOOR PLAN
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LAVALLEE RESIDENCE

108 21ST AVENUE
SAINT PETE BEACH, FL 33706

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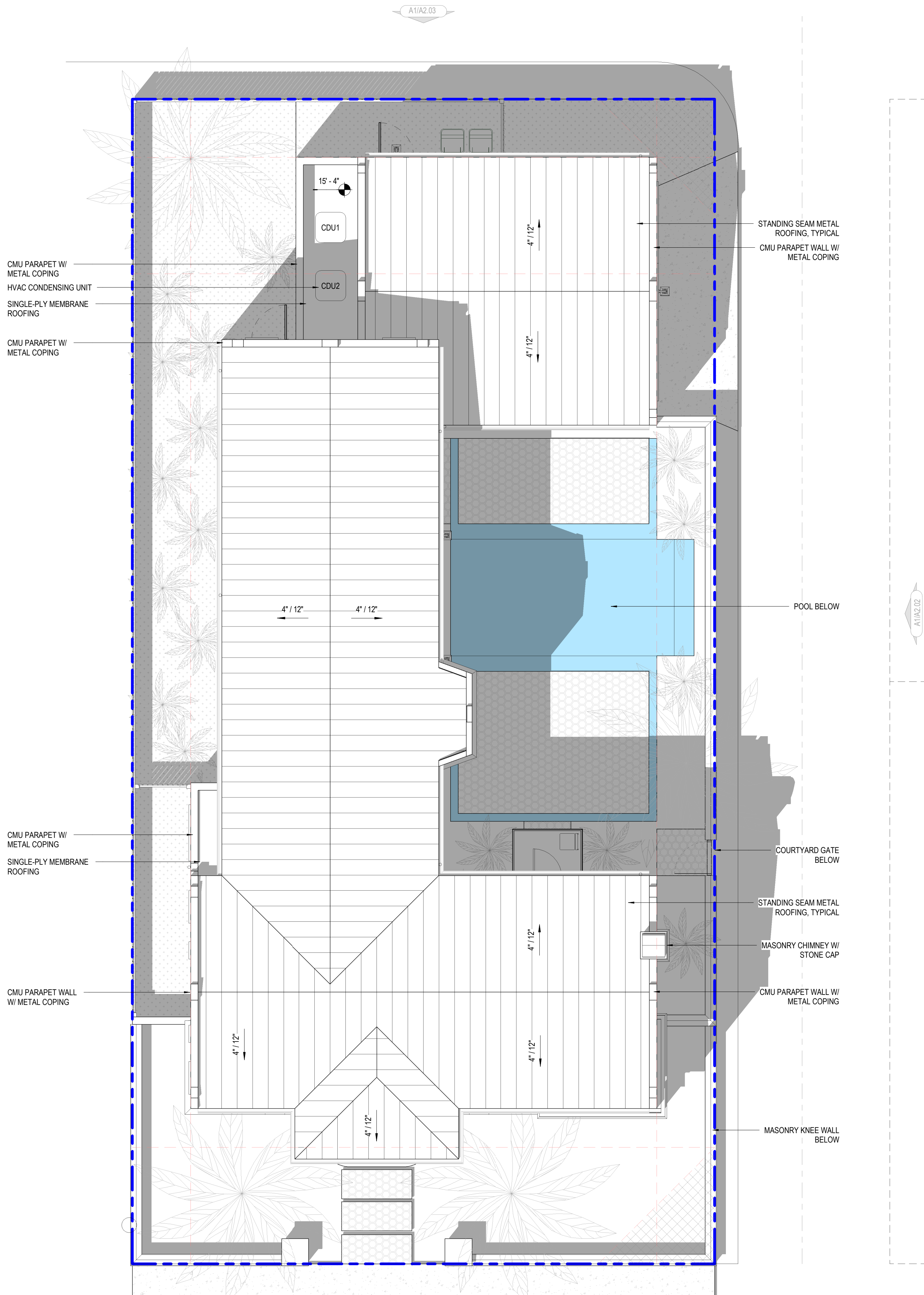
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MARK	DATE	DESC

SHEET MANAGEMENT	
PROJECT NO:	22-0610
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DRAWN BY:	NJM
SHEET TITLE	

FLOOR PLAN LEVEL 3

SHEET NUMBER

A1.03



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LANDSCAPE / PERVIOUS SURFACE

NAME	AREA
FF LEVEL 1	
PERVIOUS COURTYARD	245 SF
PERVIOUS FRONT YARD	591 SF
PERVIOUS REAR YARD	187 SF
PERVIOUS SIDE YARD	683 SF
TOTAL PERVIOUS AREA	1706 SF

SCHEDULE-BUILDING AREA

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	6027 SF

SCHEDULE-BUILDING A/C

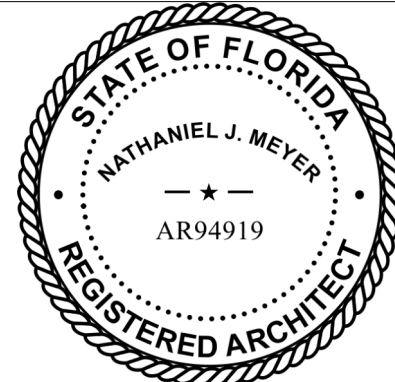
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TOTAL CONDITIONED AREA	32 SF
	3481 SF

NJM
ARCHITECT

NJM ARCHITECT, LLC
715 N FRANKLIN ST
TAMPA, FL 33602
P: 813.713.6862
NJM.ARCHITECT@GMAIL.COM

CONSULTANT

SEAL



NATHANIEL J MEYER, RA
FLORIDA # AR94919

PROJECT NAME

LAVALLEE RESIDENCE

108 21ST AVENUE
SAINT PETE BEACH, FL 33706

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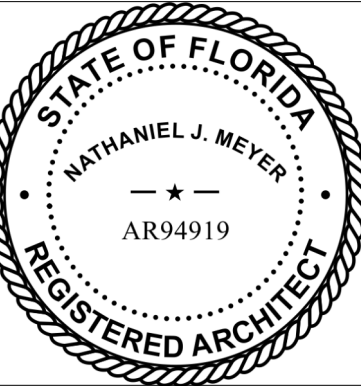
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PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM
SHEET TITLE	

ROOF PLAN

SHEET NUMBER

A1.04

A1
A1.04
ROOF PLAN
3/16" = 1'-0"



LAVALLEE RESIDENCE

108 21ST AVENUE
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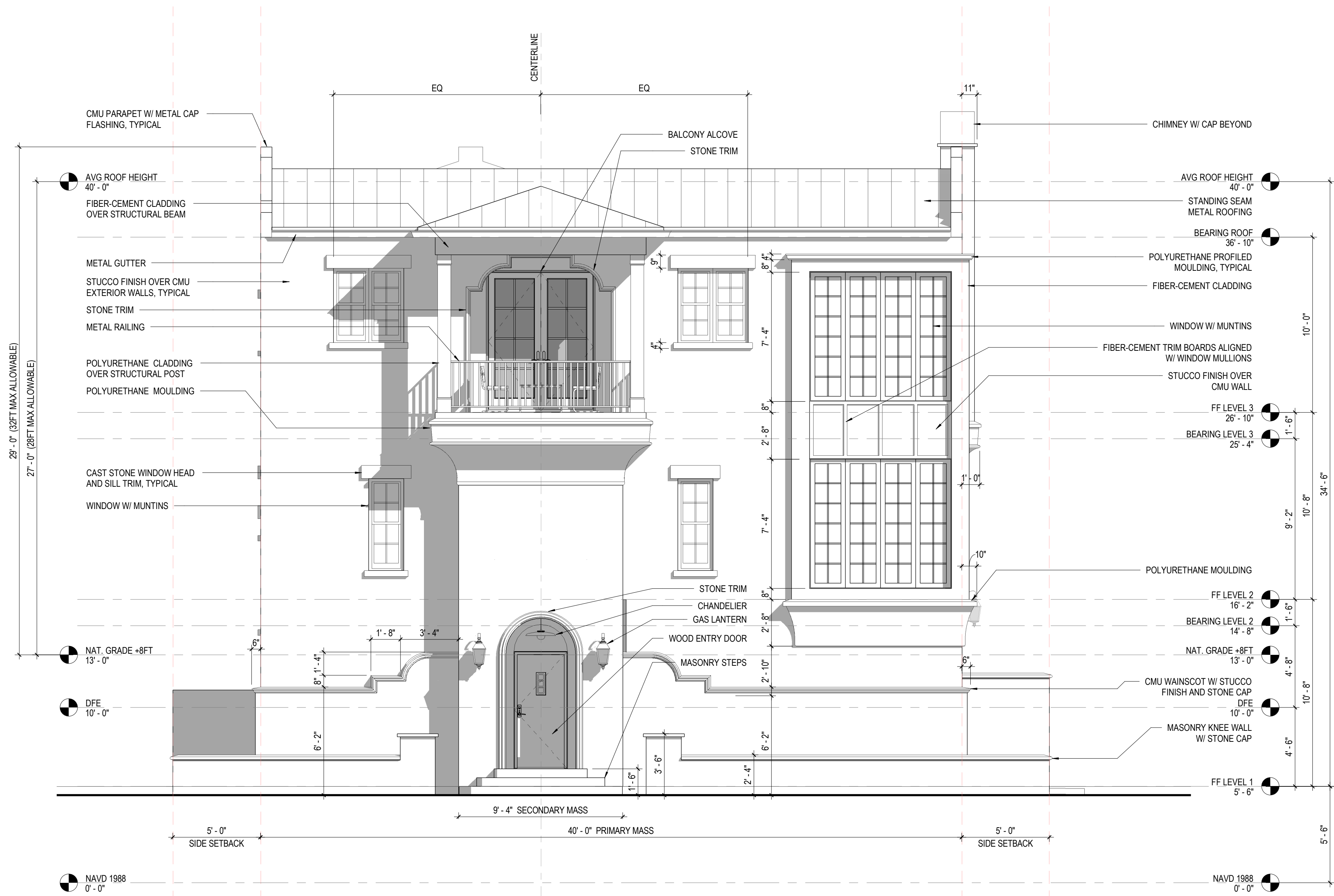
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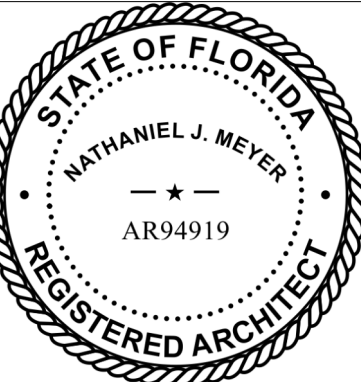
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PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM
SHEET TITLE	

BUILDING ELEVATION-NORTH
(FRONT ENTRY)

SHEET NUMBER

A2.01





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DRAWN BY:	NJM
SHEET TITLE	

BUILDING ELEVATION-WEST
(SIDE ALLEY)

SHEET NUMBER

A2.02

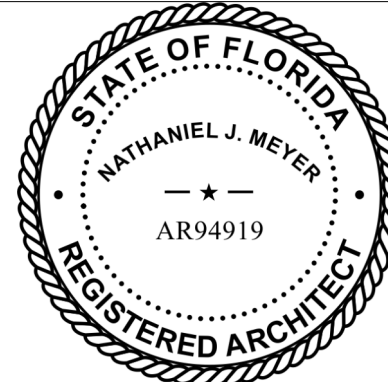


A1

A2.02

BUILDING ELEVATION-WEST / SIDE ALLEY

1/4" = 1'-0"



LAVALLEE RESIDENCE

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PROJECT NO: 22-0610

DATE: 03.17.2023

PHASE: PAG REVIEW

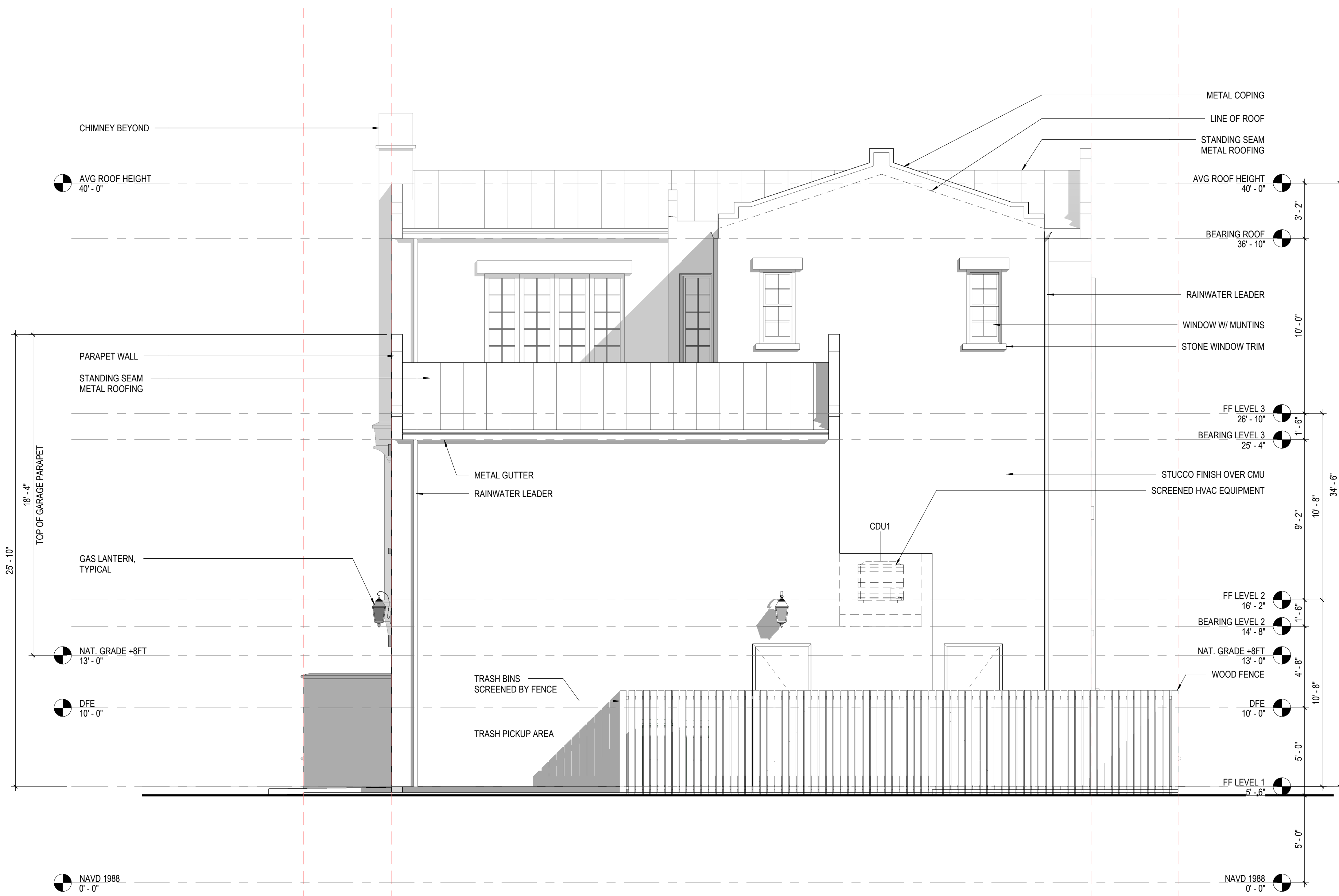
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SHEET TITLE

BUILDING ELEVATION-SOUTH
(REAR ALLEY)

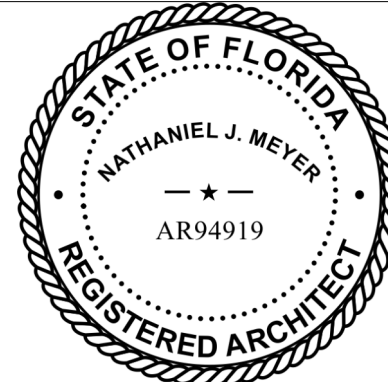
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A2.03

A1
A2.03

BUILDING ELEVATION-SOUTH / REAR ALLEY

1/4" = 1'-0"



LAVALLEE RESIDENCE

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SHEET MANAGEMENT

PROJECT NO:	22-0610
DATE:	03.17.2023
PHASE:	PAG REVIEW
DRAWN BY:	NJM

SHEET TITLE

BUILDING ELEVATION-EAST
(INTERIOR SIDE)

SHEET NUMBER

A2.04



A1

A2.04

BUILDING ELEVATION-EAST / INTERIOR SIDE

1/4" = 1'-0"

A photograph of a two-story white house with a balcony. The balcony has a white railing with a cross-hatch pattern. There are palm trees in the foreground, one on the left and one on the right. The house has white shutters on the windows. A black lantern-style light fixture is mounted on the wall above the balcony. The text "LAVALLÉE" is written in large, white, outlined letters across the middle of the image, and "RESIDENCE" is written in the same style below it.

LAVALLÉE RESIDENCE

CONTENTS

PROJECT SCOPE

ARCHITECTURE

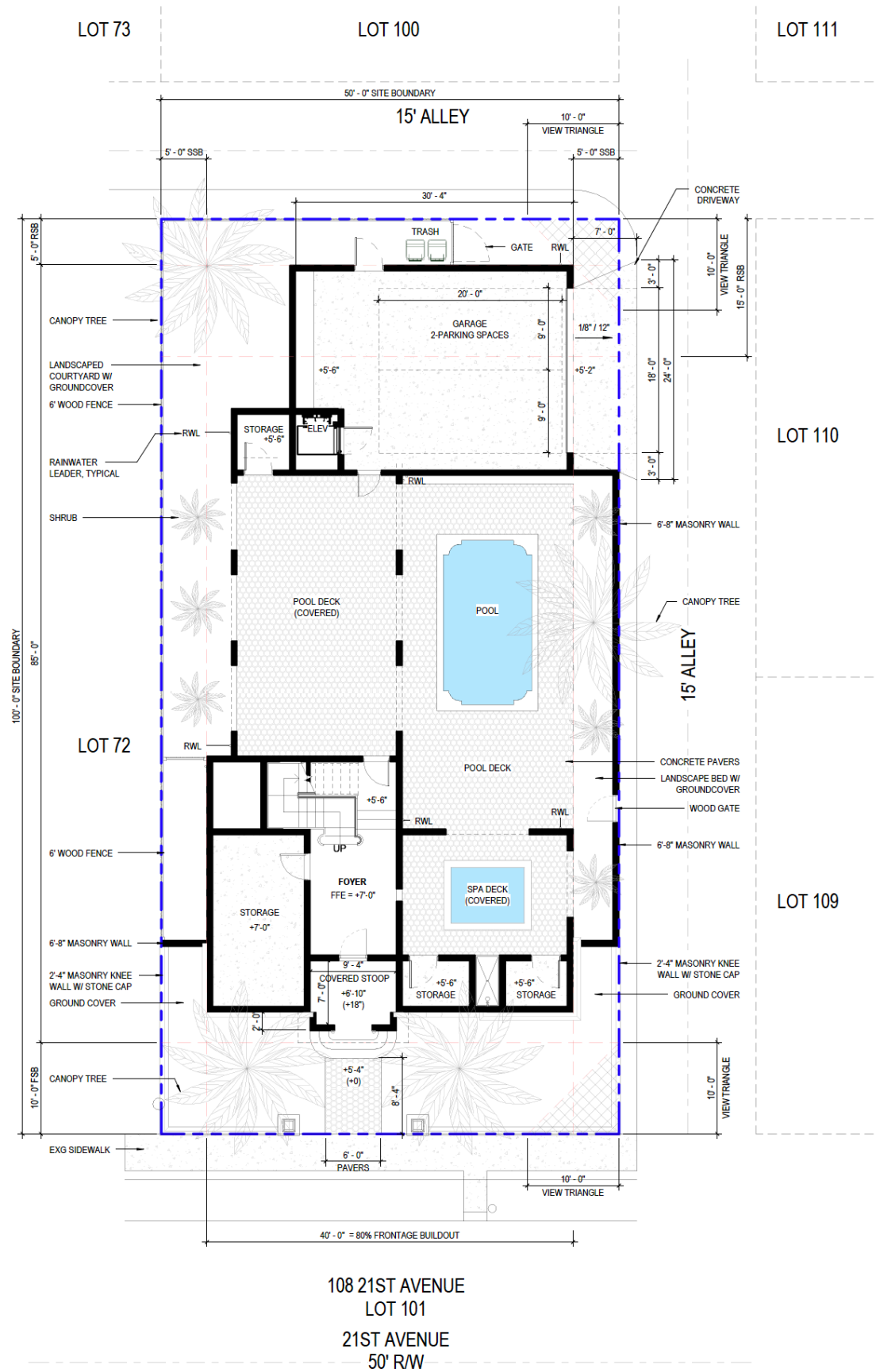
PHILOSOPHY

CHARACTER + FINISHES

SITE + LANDSCAPE DESIGN

LANDSCAPE MATERIALS

CONCLUSION



Direction

- 1 | Create a dynamic entrance + garden space that compliments the architecture
- 2 | Marry the interior and exterior experience
- 3 | Low Maintenance (Mixture of Native, Florida Friendly and Specimen Plants)
- 4 | Create a composition with varying hues, shapes, sizes and textures
- 5 | Design a unique grotto experience
- 6 | Modern aesthetic placing emphasis on view lines, symmetry and balance.
- 7 | Incorporate outdoor kitchen
- 8 | Add fountain feature
- 9 | Create a unique and engaging pool experience
- 10 | Consider Circulation around back of garage to pool equipment
- 11 | Incorporate dog run on southwest corner of property
- 12 | Add gas fire pit

Project Scope

Febraury 14th, 2023

This package is conceptual in nature and subject to change



Lavallee Residence

St. Pete Beach, Florida

Page | 3

View No. 1



View No. 2



View No. 3





FUNCTION

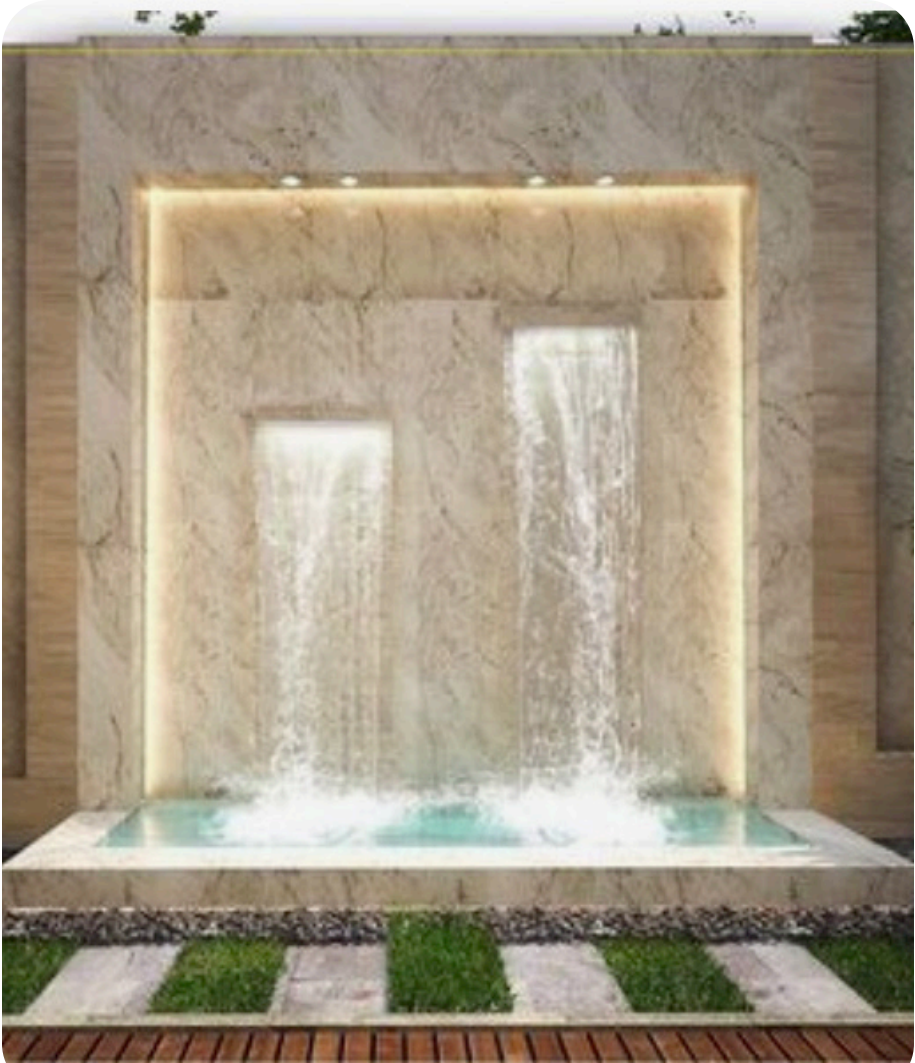
SPATIAL RELATIONSHIP

ENVIRONMENT

MATERIALS

PSYCHOLOGICAL DEMAND

SPIRIT OF TIME



Character Board

February 14th, 2023

This package is conceptual in nature and subject to change



Lavallee Residence

St. Pete Beach, Florida

Page | 6

Porcelain Paver Option A
24"x48", Gypsum Color



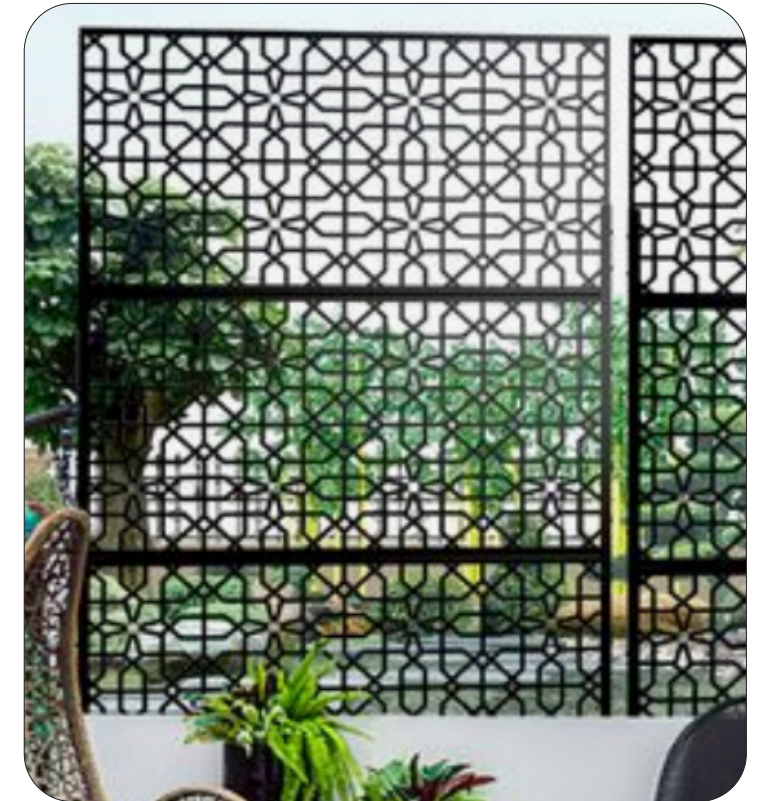
Porcelain Paver Option B
24"x48", Gypsum Color



Beach Pebble (Where Needed)



Forever Lawn | K-9 Lite



Hardscape Materials

Febraury 14th, 2023

This package is conceptual in nature and subject to change



Lavallee Residence

St. Pete Beach, Florida

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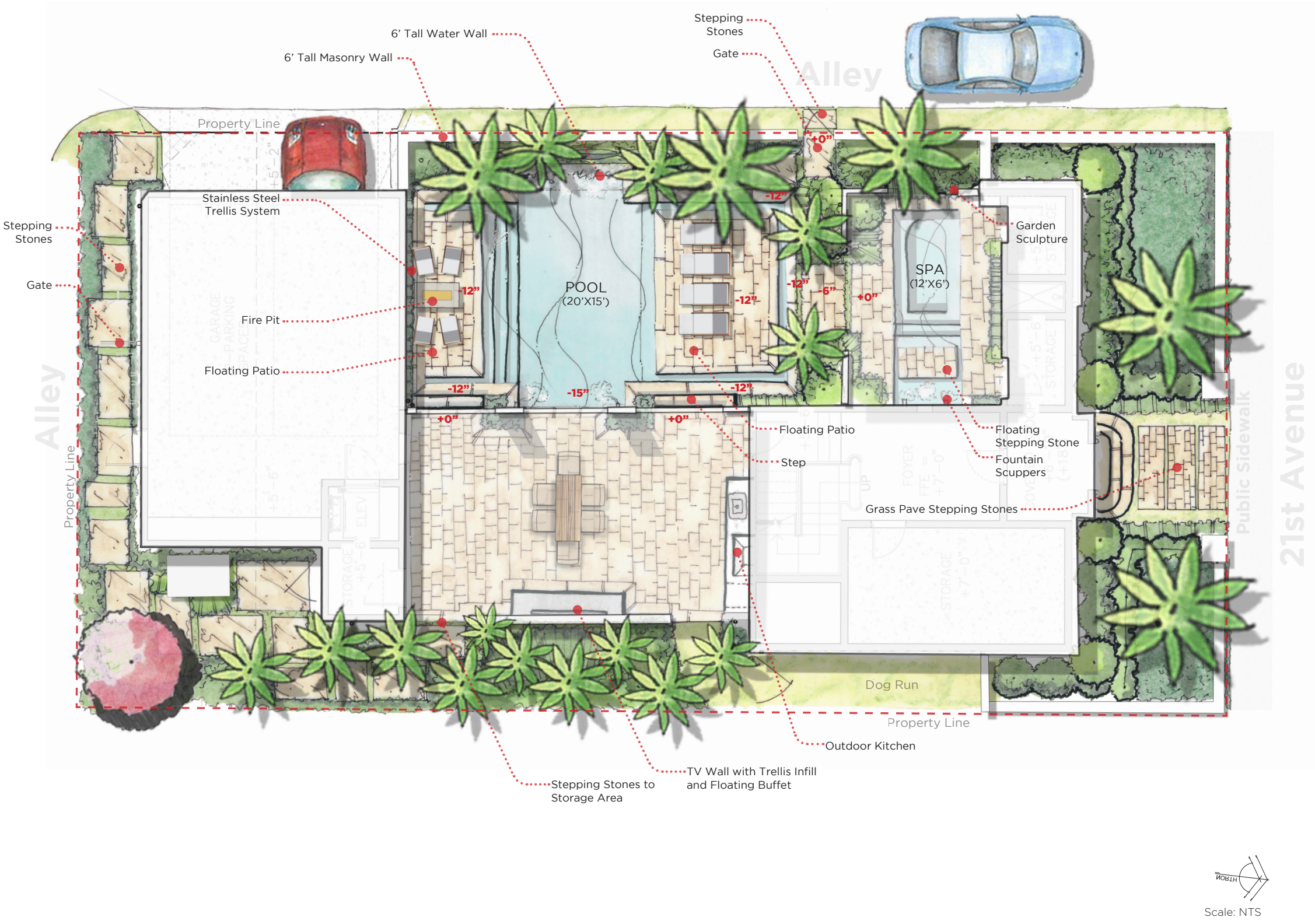


Image 1 | Grotto Fountain



Image 2 | Outdoor Kitchen



Image 4 | Grotto



Image 5 | Water Wall



Hardscape Layout

Febraury 14th, 2023

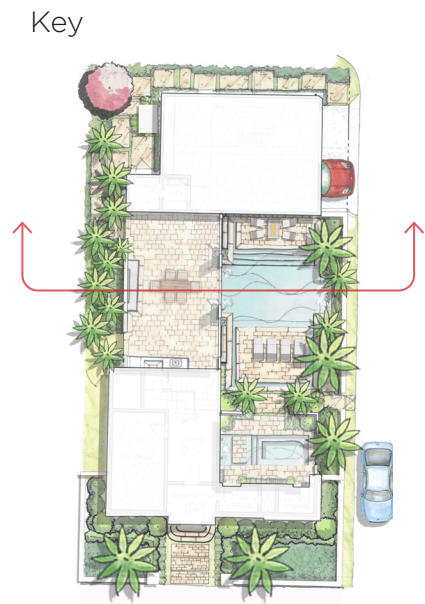
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Lavallee Residence

St. Pete Beach, Florida

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Courtyard | Section

February 14th, 2023

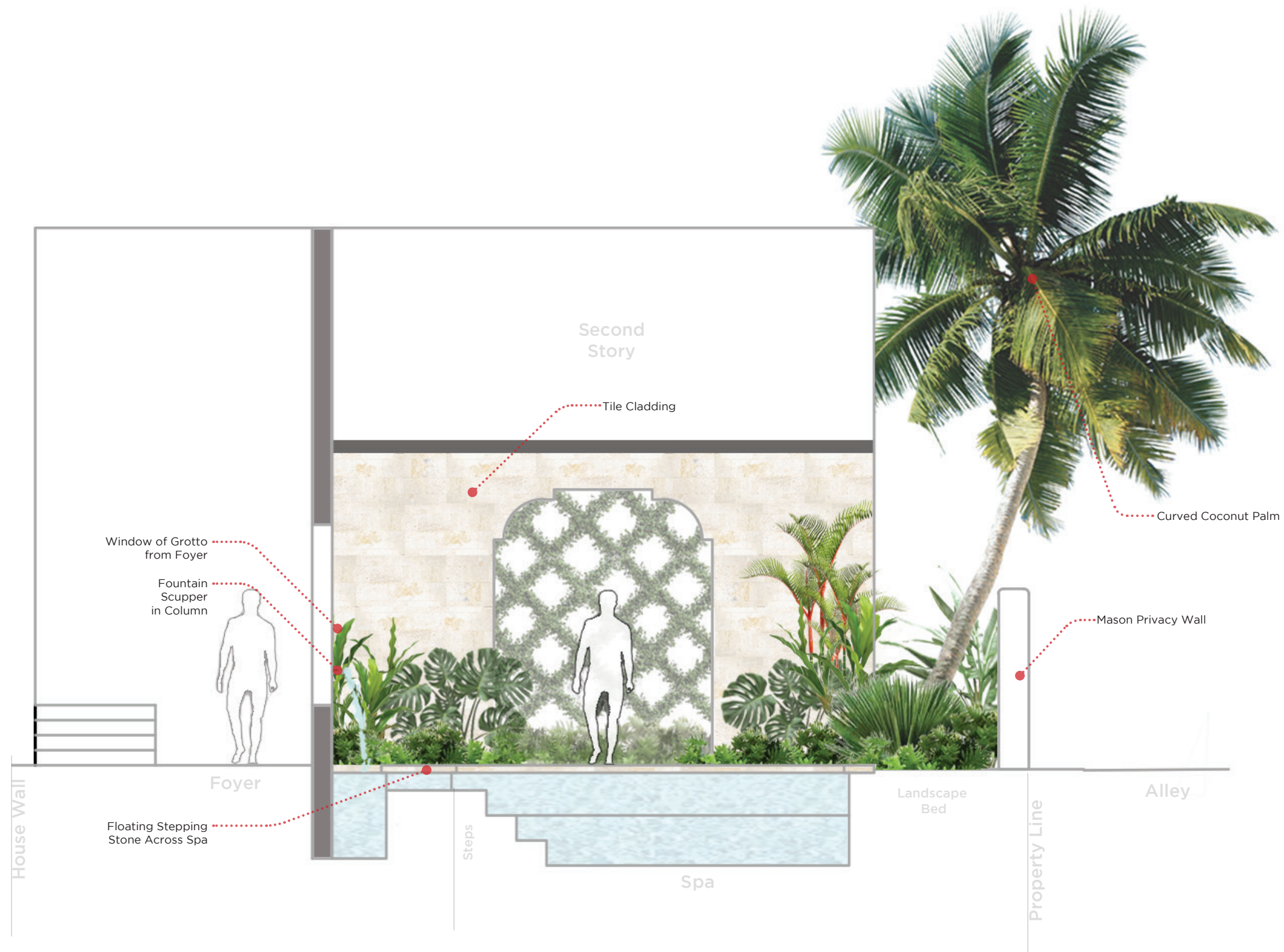
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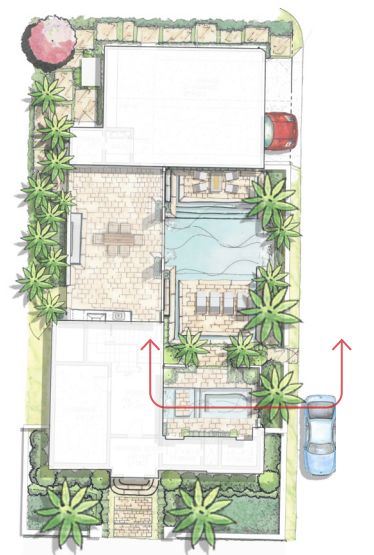
Lavallee Residence

St. Pete Beach, Florida

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Key



Grotto + Spa | Section

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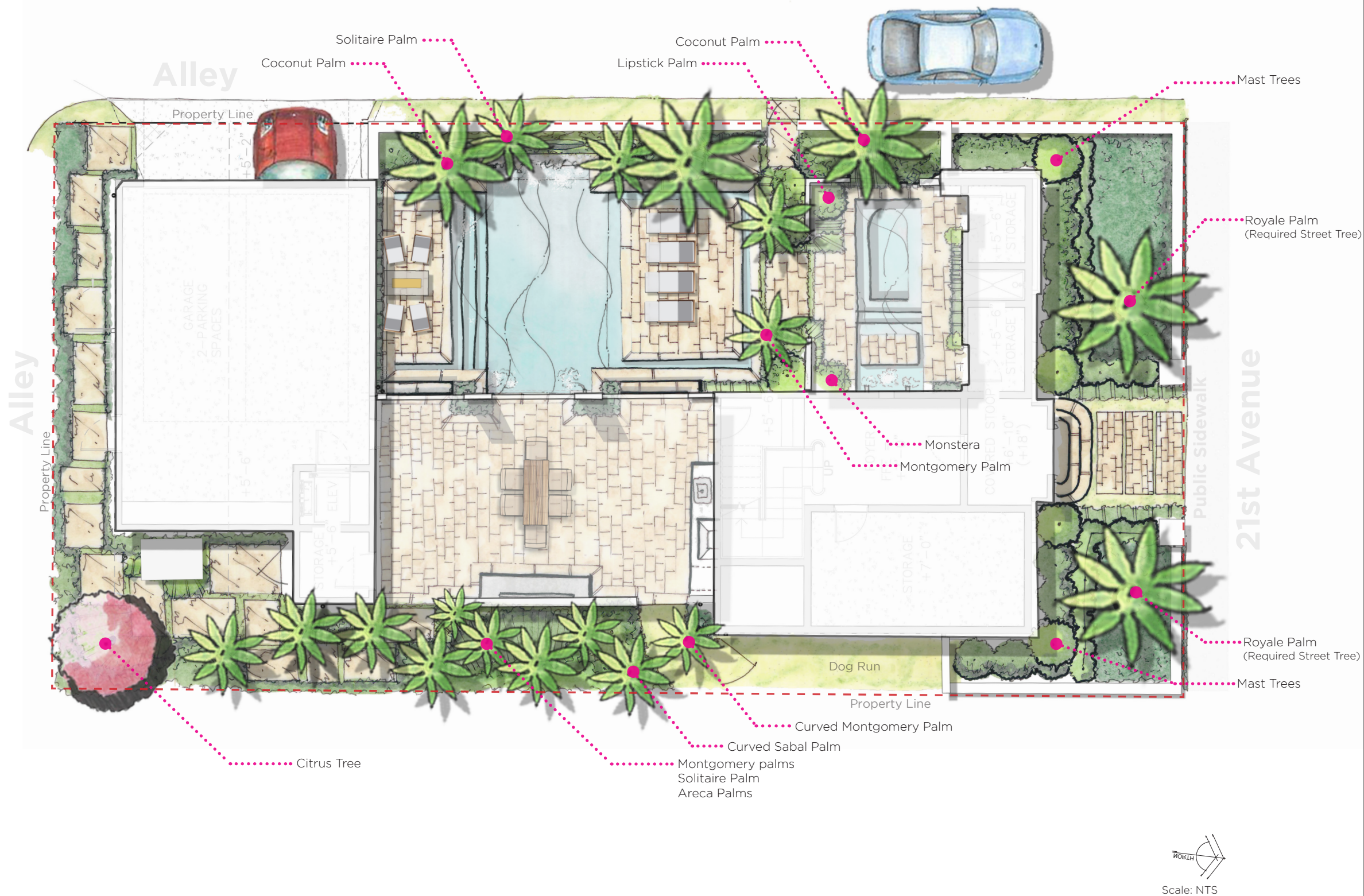


Lavallee Residence

St. Pete Beach, Florida

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Landscape Layout | Trees + Palms

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Lavallee Residence

St. Pete Beach, Florida

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Montgomery Palm



Medjool Date Palm



Coconut Palm



Curved Sabal Palm



Mast Tree



Solitaire Palm



Slender Lady Palm



Lipstick Palm



Florida Thatch Palm



Fiji Fan Palm



Loquat Tree

Plant Palette | Palms + Trees

February 14th, 2023

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Lavallee Residence

St. Pete Beach, Florida

Page | 13



Monstera



Bromeliads
(Species Vary, Color Green)



Heliconia



Philodendron Giganteum



Awabuki



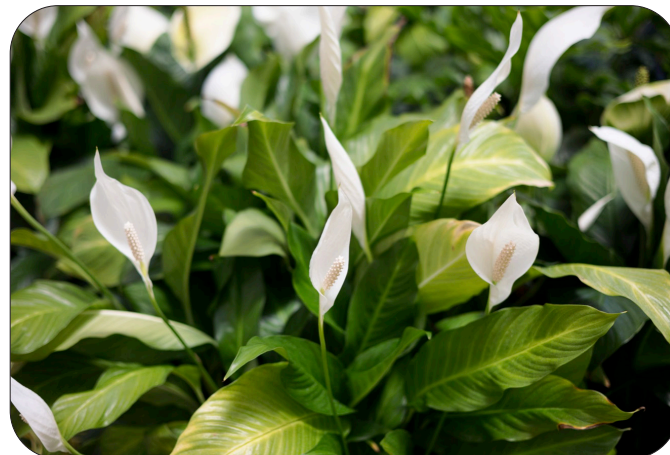
Agapanthus 'Queen Mum'



Alcantarea odorata



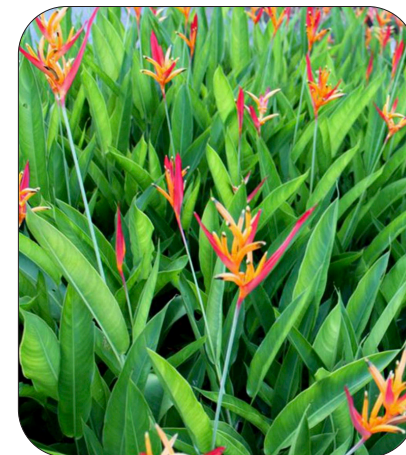
Red Crinum Lily



Peace Lilly



Green Ginger



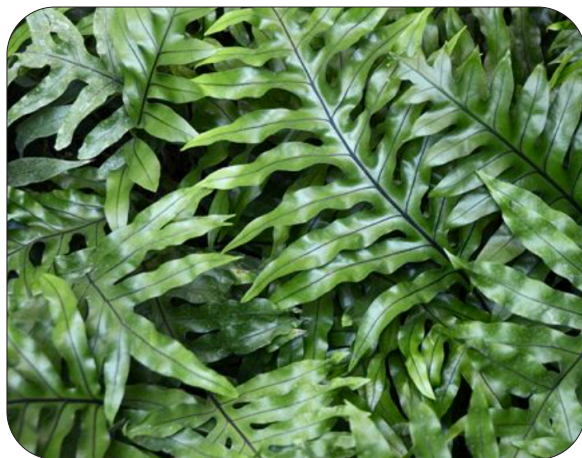
Heliconia



Podocarpus



Palm Grass



Wart Fern



Macho Fern



Coontie



Burle Marx Philodendron



Zoysia Tinefolia

Plant Palette | Shrubs + Groundcovers

February 14th, 2023

This package is conceptual in nature and subject to change



Lavallee Residence

St. Pete Beach, Florida

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Page 75 of 166



CONCLUSION

SUMMARY
DESIGN UPDATES
SCHEDULE

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: "I move to approve certificate of appropriateness case number 23007."

Strategic Objective:

Date: April 6, 2023

Prepared By: Lynn Rosetti, Consultant

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: The property owners are requesting a Certificate of Appropriateness to demolish three adjoining contributing residential structures and related accessory structures that make up one unified property under one ownership to demolish all improvements (except the dock structures) on this property and replace them with one new single-family residential structure built to the underlying RU-2 zoning regulations.

Funding: N/A

Attachments:

1. Case 23007 Staff Report
2. Case 23007 Attachments



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

Certificate of Appropriateness / Demolition Case Number 23007

Property Owner: 2707 Pass A Grille Way, LLC

Meeting Date: April 6, 2023

Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The property owners are requesting a Certificate of Appropriateness to demolish three adjoining contributing residential structures and related accessory structures that make up one unified property under one ownership to demolish all improvements (except the dock structures) on this property and replace them with one new single-family residential structure built to the underlying RU-2 zoning regulations.
SUBJECT PROPERTY	2707 Pass-a-Grille Way (Busch Estate which includes 2701, 2703, and 2707 Pass-a-Grille Way) Lots 13, 14, 15, and 16, Block D, Section A, North Pass-a-Grille, as recorded in Plat Book 5, Page 18 of the Public Records of Pinellas County, Florida. Property ID #18-32-16-61002-004-0130.
LAND USE / ZONING	RU-2 / PAG
YEAR BUILT	Circa 1949, 1949, 1951
HISTORIC STATUS	These existing residential properties are listed as contributing to the Pass-a-Grille Historic District. Their Florida Master Site File numbers are PI12654, PI12655, and PI12656. The applicant is seeking to demolish these contributing historic residential buildings and replace them with a new single-family structure. Once the existing structures are demolished, the properties will no longer be contributing to the historic district. The applicant has indicated that the new single-family residential building will be built to the underlying RU-2 zoning requirements rather than to the PAG Overlay.
SURROUNDING AREA	North – 28 th Avenue street-end/Single-family Residential South – 27 th Avenue street-end/Single-family Residential East – Little McPherson Bayou West – (north to south) MF Residential/SF Residential/SF Residential

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition (Case No. 23007) to demolish the existing contributing historic buildings (2701, 2703, and 2707 Pass-a-Grille Way) to

allow for the construction of a new FEMA compliant single-family residence that will be built to the underlying RU-2 zoning requirements. Historically, the subject property has been known as the “Busch Estate” and consists of three primary (residential) buildings and several accessory structures. The existing dock structures are to remain. The changes being proposed are part of a recent settlement agreement between the City and property owner which was recorded in October 2022 and specifies that the applicant will apply for demolition of the existing structures on the property within six months of the effective date of the agreement, and complete demolition within one year of permit issuance. This request, along with the corresponding building permit for demolition, serve as fulfillment of that component of the agreement.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

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

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

The subject property has historically housed three residential structures over several lots which have been combined into one lot. These residential and accessory structures are to be demolished. Only the dock structures will remain. The proposed new construction will be for one single-family residential structure that will meet the requirements of the underlying RU-2 zoning.

- 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.**

Not applicable.

- 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.**

Not applicable.

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

Not applicable. Only the dock structures will remain.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

The application notes that this is understood, and the City of St. Pete Beach will be contacted for possible mitigation should any archaeological resources be discovered during the demolition process. Such resources will be protected and preserved in place while any mitigation measures are undertaken.

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

Not applicable

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The applicant intends to build a new FEMA compliant single-family residential structure using the RU-2 underlying zoning rather than the PAG Overlay requirements.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

Modern equipment and amenities must meet the requirements of the Land Development Code.

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

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

Not applicable.

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

Not applicable.

LDC Sec. 28.11. - Demolition permits.

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

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

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

These buildings are part of the historic fabric of the Pass-a-Grille National Register Historic District Expansion and were determined to be contributory to the historic district. In addition, all three properties were designated as Local Historic Landmarks by owner consent on October 3, 2003. All received Historic Plaques at that time. Later, on June 27, 2006, the Local Historic Designations of all three were rescinded at the owner's request. These properties are still considered by the National Trust for Historic Preservation and the City to be contributory to the historic district.

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

This property contributes to the integrity and importance of the Pass-a-Grille Historic District through its age, scale, and building type. In addition, this property has historic association with the Busch family. The loss of these buildings will contribute to the erosion of the historic district's character.

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

Not applicable.

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

These buildings reflect mid-century modern architectural features and remain good examples of the basic architectural style that was common following World War II. There are other such examples of mid-century architecture in the north section of Pass-a-Grille as well as other residential neighborhoods in St. Pete Beach such as Belle Vista and the Don CeSar neighborhoods. These buildings are not architecturally unique or one of the last remaining of this style in Pass-a-Grille and St. Pete Beach. Historically, these properties are known as the "Busch Estate" and have connections with the Busch Family (August Busch). In addition, there is also a uniqueness of these buildings historically making up a campus or compound type of arrangement specifically for the owner's private use.

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

The applicant is requesting the demolition of the three existing main structures and other related accessory structures as part of a 2022 Settlement agreement which specifically contemplates the demolition of these structures. A new single-family residence that meets the underlying RU-2 zoning requirements of the property is anticipated to be built.

(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.

Not applicable.

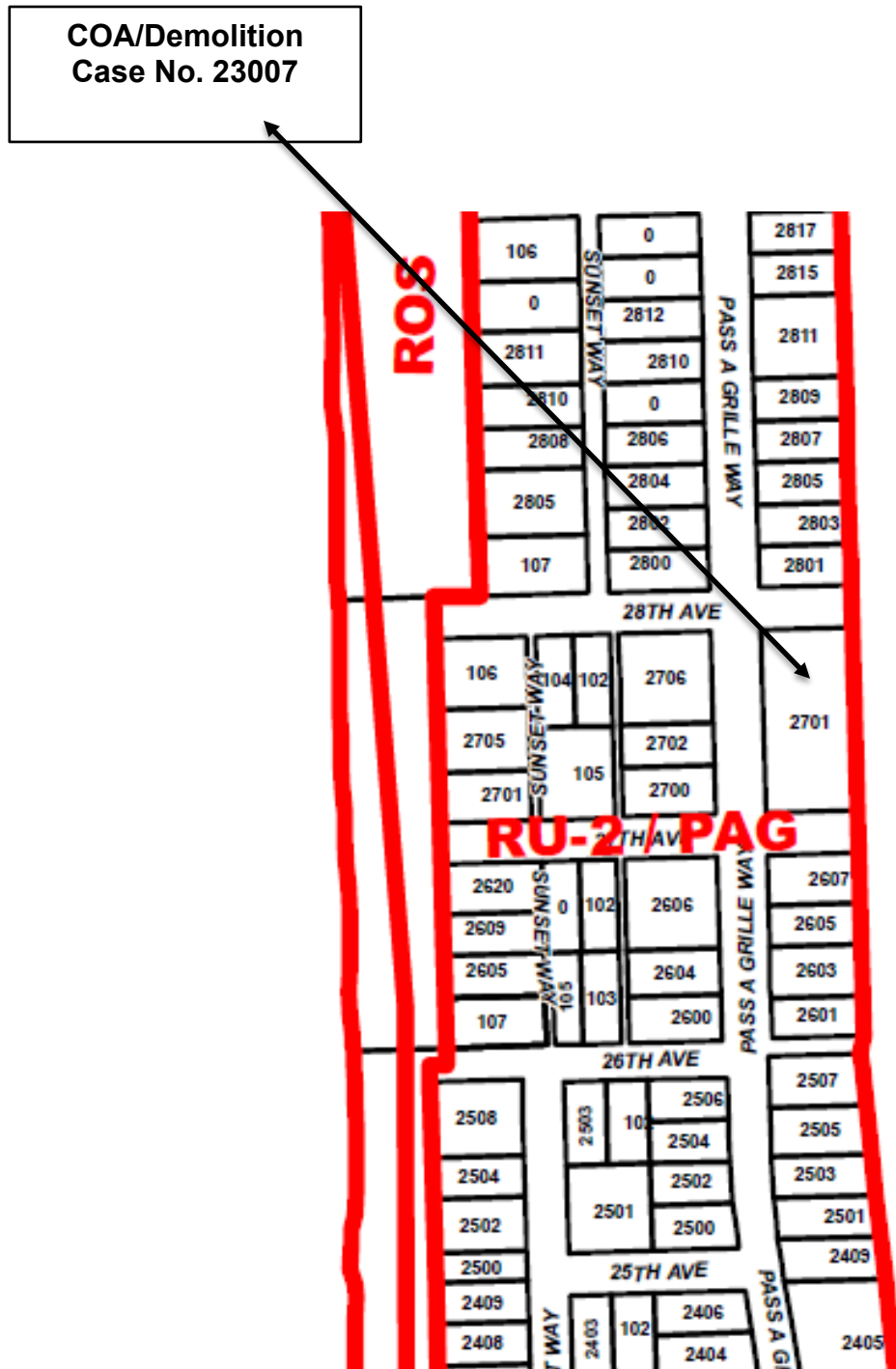
Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny the request but may defer action for up to 30 days for contributing structures per Sec. 28.11(b) of the Land Development Code to explore related historic preservation incentives or possible alternatives to demolition.

However, staff notes that this request is part of and subject to a 2022 Settlement Agreement between the property owner and the City of St. Pete Beach and which has been recorded in the Public Records of Pinellas County regarding the existing and future development of this property. The Settlement Agreement specifically included the demolition of all structures on the subject property.

Staff recommends **APPROVAL** of the requested demolition.

LAND USE/ZONING



AERIAL PHOTOGRAPH

COA/Demolition
Case No. 23007



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12654**
 Field Date **1-5-2015**
 Form Date **2-27-2015**
 Recorder # _____

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

Site Name(s) (address if none) 2701 Pass-a-Grille Way Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 2701 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: 2701 Pass-a-Grille Way
 Cross Streets (nearest / between) 27th Avenue/28th Avenue
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 18-32-16-61002-004-0130 Landgrant _____
 Subdivision Name NORTH PASS-A-GRILLE SEC Block _____ D _____ Lot 16
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1951 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1951 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

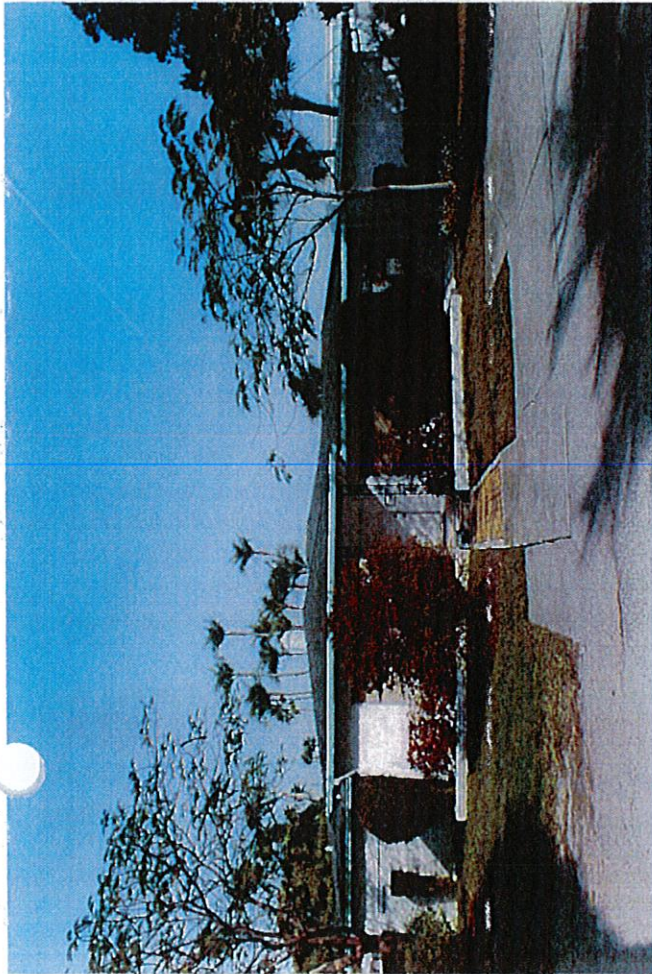
Style Ranch Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 double-hung vinyl sash windows, picture windows
 Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, scored concrete planter boxes, metal filigree posts
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) There are no visible outbuildings.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

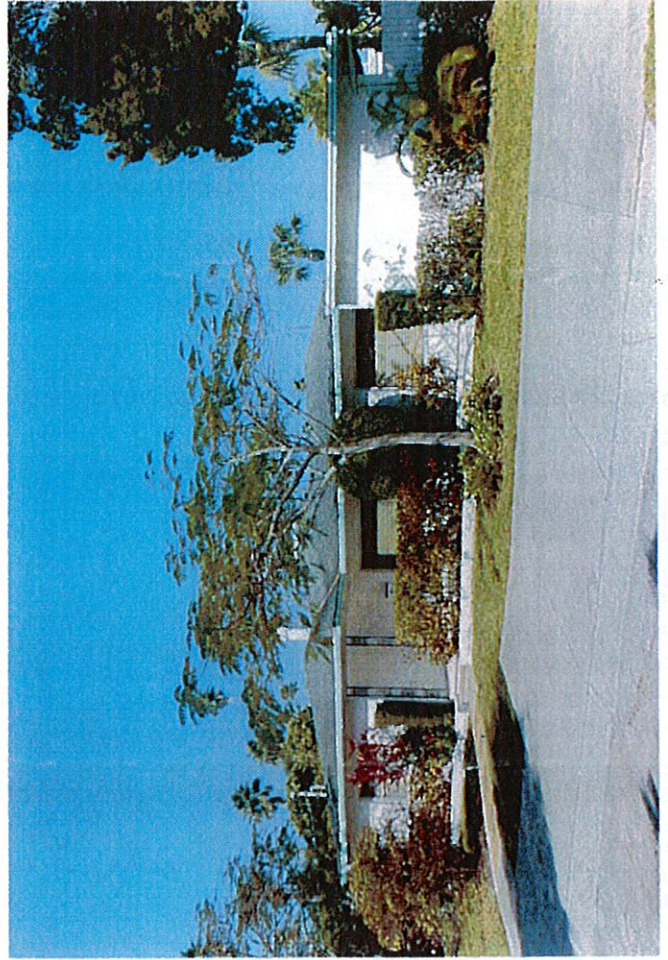
NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 Keeper - Determined eligible: ☐ yes ☐ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15* p. 2)



Pass-a-Gillie_2701_P112654_01



Pass-a-Gillie_2701_P112654_03



Pass-a-Gillie_2701_P112654_02

☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12655**
 Field Date **1-5-2015**
 Form Date **2-27-2015**
 Recorder # _____

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

Site Name(s) (address if none) 2703 Pass-a-Grille Way Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 2703 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: 2703 Pass-a-Grille Way
 Cross Streets (nearest / between) 27th Avenue/28th Avenue
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 18-32-16-61002-004-0130 Landgrant _____
 Subdivision Name NORTH PASS-A-GRILLE SEC Block D Lot 15
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1949 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1949 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Porch
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Rear, 2nd Story
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Tar & gravel 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Other 2. deck
 Windows (types, materials, etc.) Fixed picture windows
 Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves with exposed rafter tails, scored concrete planter boxes
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) There are no visible outbuildings.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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



Pass-a-Grille_2703_P012655_01

☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12656**
 Field Date **1-5-2015**
 Form Date **3-2-2015**
 Recorder # _____

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

Site Name(s) (address if none) 2707 Pass-a-Grille Way Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 2707 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) 27th Avenue/28th Avenue
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 18-32-16-61002-004-0130 Landgrant _____
 Subdivision Name NORTH PASS-A-GRILLE SEC Block D Lot 13&14
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1949 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1949 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Windows, Door
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Ranch Exterior Plan U-shaped Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. Brick 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1-light casement windows, sliding 1-light, fixed

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, brick veneer panels, integrated planter boxes

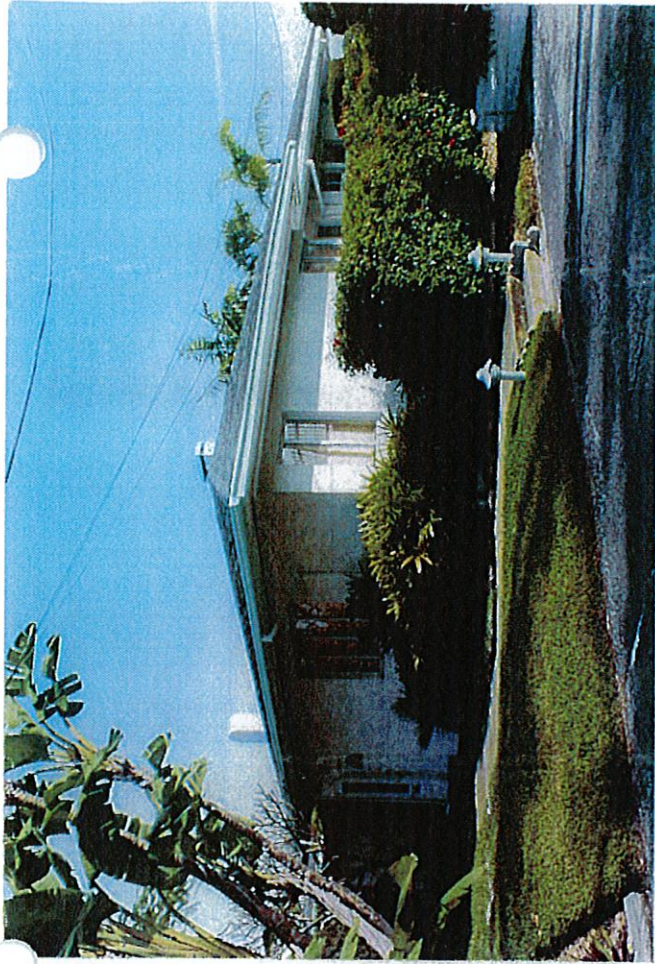
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 2-bay attached garage now enclosed. Privacy wall and vegetation obstruct photography.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

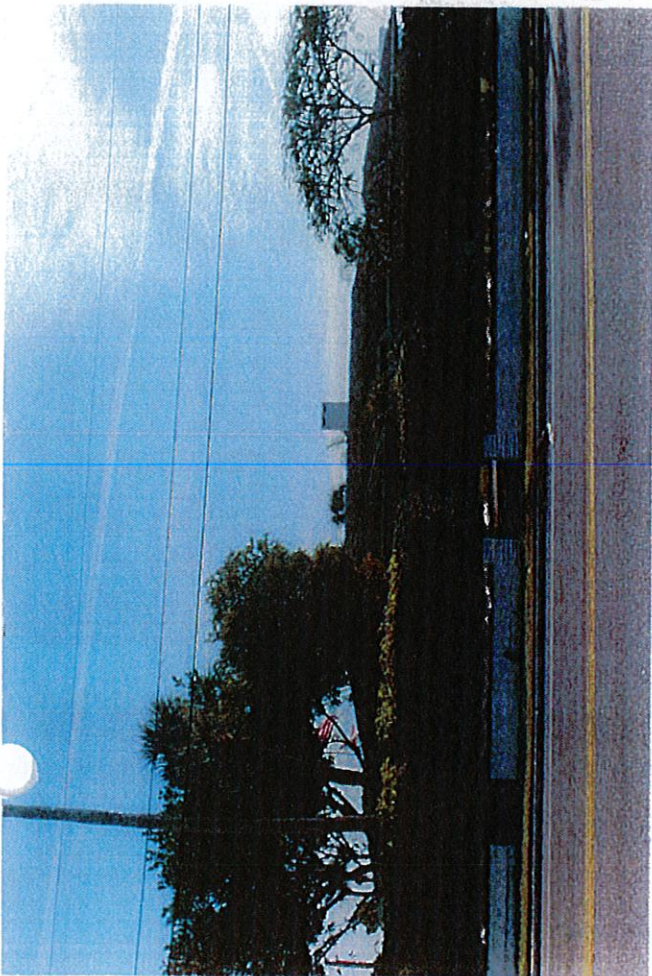
NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init _____
 KEEPER - Determined eligible ☐ yes ☐ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)



Pass-a-Gilla_2707_P1012656_01



Pass-a-Gilla_2707_P1012656_02



Pass-a-Gilla_2707_P1012656_03



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 23007

Property Owner Name & Address

2707 Pass A Grille Way, LLC

1311 Westshore Blvd, Ste 101A

Tampa, FL 33607

Phone 813-765-9256

Email Address steve@goingalt.com

Agent or Representative Name & Address

Ed Armstrong, Esq., Hill Ward Henderson

600 Cleveland Street, Suite 800

Clearwater, FL 33755

Phone 727-259-6789

Email Address ed.armstrong@hwhlaw.com; katie.cole@hwhlaw.com

Property Address, Legal Description, Parcel ID

2701, 2703 and 2707 Pass A Grille Way, St. Pete Beach, FL("Busch Estate")
(18-32-16-61002-004-0130). Lots 13, 14, 15 and 16, Block D, Section A, North Pass-A-Grille, as
recorded in Platt Book 5, Page 18, or the Public Records of Pinellas County, Florida. (see Exhibit "A"
attached hereto)

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

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

Estimated Cost of Work: _____



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.

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 applicant has provided information regarding the demolition of the structure pursuant to section 28.11 of the Code. No alterations or additions to structures are proposed.

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.

See attached hereto

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 hereto

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

See attached hereto

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

See attached hereto

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.

See attached hereto

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.

See attached hereto

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

Understood and will comply by contacting the City of St. Pete Beach for possible mitigation should archaeological resources be discovered during the demolition process.

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.

See attached hereto

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.

See attached hereto

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.

See attached hereto

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.

See attached hereto

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

See attached hereto

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.

See attached hereto

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

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

Exterior material/siding
Windows
Doors
Roofing
Entrances/Porches

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

Applicant Signature

Date

1-25-23

**2707 Pass a Grille Way
Demolition of Structures
Certificate of Appropriateness**

The Applicant, 2707 Pass a Grille Way LLC, respectfully requests the approval of a Certificate of Appropriateness for the demolition of the three structures and other accessory structures located on the Property generally known as 2707 Pass a Grille Way, St. Pete Beach, Florida (the "Property"). The Property is subject to a 2022 Settlement Agreement recorded in the public records of Pinellas County regarding the existing and future development of the Property. The Settlement Agreement specifically contemplate the demolition of all structures on the Property and states that the City shall promptly process the applications and approve such permits consistent with applicable City Codes for the demolition of the existing structures on the Property.

Accordingly, the Applicant submits this Certificate of Appropriateness application pursuant to section 28.11 of the St. Pete Beach Land Development Code for the demolition of the structures on the Property as the property and the structures were identified as "contributing structures" in the City's 2015 report regarding historic preservation within the Pass a Grille Historic District.

- **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.

The Property was identified as a contributing structure in 2015 by the City and was not otherwise designated.

(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 2015 study conducted by the City offers no indication as to why these structures were identified as a "contributing structure" in the report's survey of all of the Pass a Grille properties. Importantly, these structures are NOT currently considered a local historic landmark.

PI12655	2703 Pass-a-Grille Way	Contributing	
PI12658	2706 Pass-a-Grille Way	Contributing	Contributing (Apartment and Carport)
PI12656	2707 Pass-a-Grille Way	Contributing	
PI01296	2800 Pass-a-Grille Way	Contributing	Contributing
PI12659	2801 Pass-a-Grille Way	Contributing	
PI12660	2802 Pass-a-Grille Way	Contributing	Non-Contributing

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

The existing buildings on the Property are low-scale, one-story buildings which are generally nondescript. During the 2015 inventory of all structures in Pass a Grille, the consultant identified this Property as "contributing".

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

The Property owner and the City entered into a Settlement Agreement in 2022 which outlines the uses for the Property, including the replacement of the existing structures with a new single family home on the upland. This application is in furtherance of the terms of the Settlement Agreement.

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

It does not appear that the building has any unique attributes that provide an example of its kind in the neighborhood.

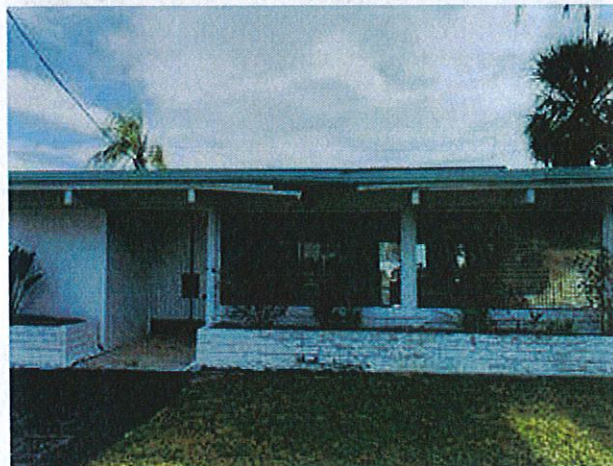
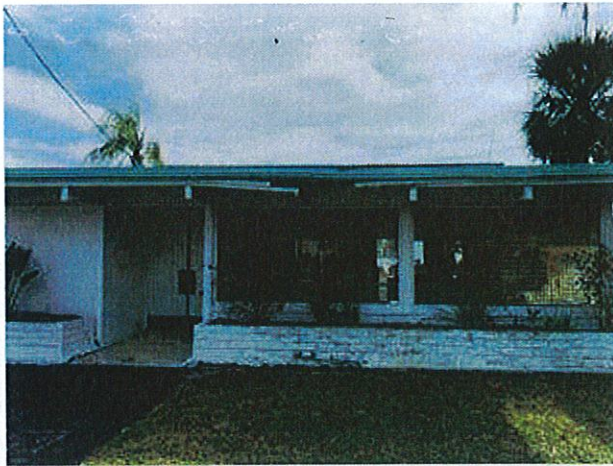
(5) Whether reasonable measures can be taken to save the building.

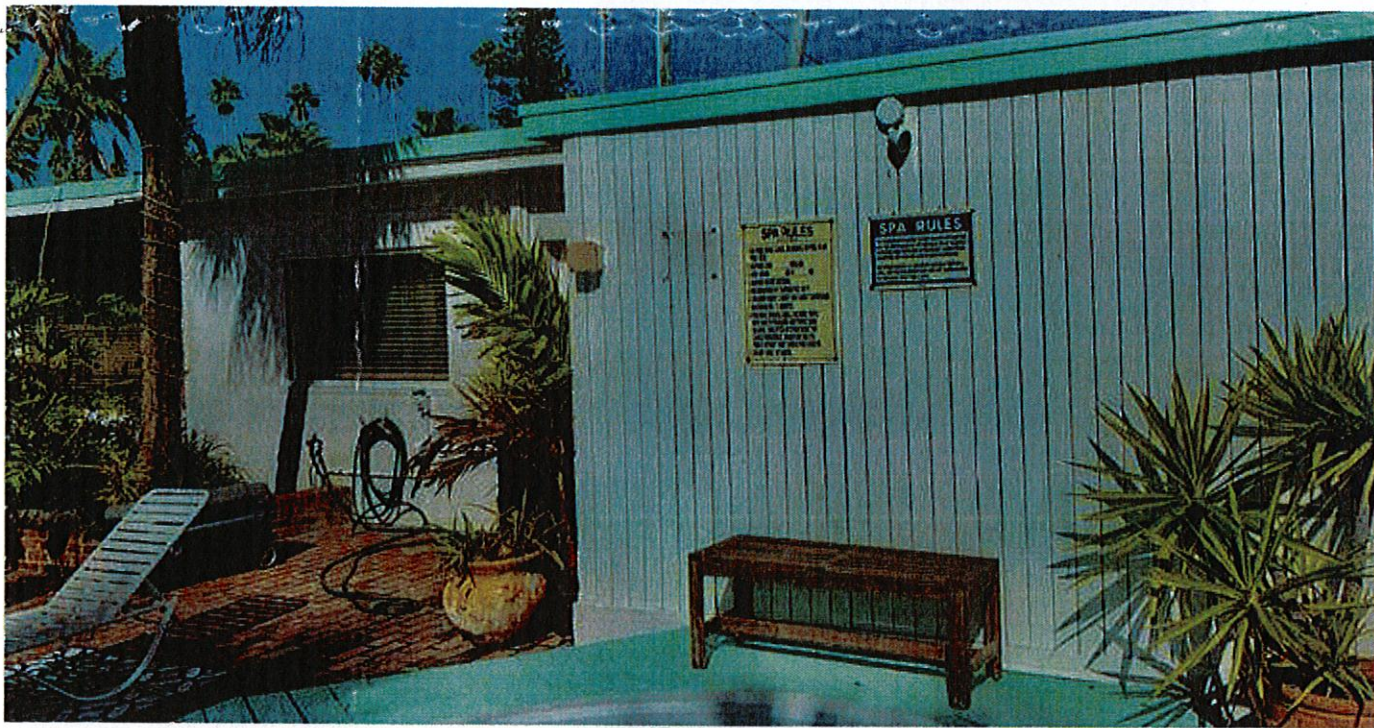
The stated above, the City and Property owner have agreed that the demolition of the structures is appropriate in furtherance of the goals of the parties for the construction of a single family home structure on the Property.

(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 been the anticipated expense of rehabilitation would be economically feasible.

The Owner and City settled litigation regarding the use of the Property and the docks resulting in the agreed upon demolition of the structures.

2703 Pass a Grille Way
Boat House Photos (Structure #1)





2701 Pass a Grille Way

Captains House Photos (Structure #2)

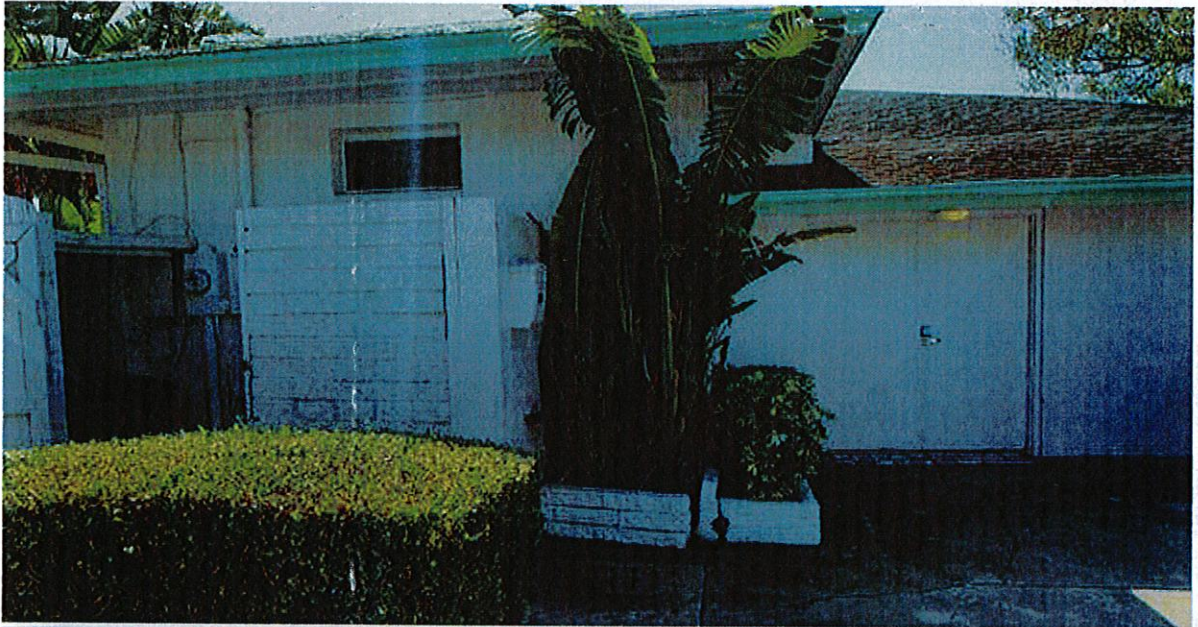


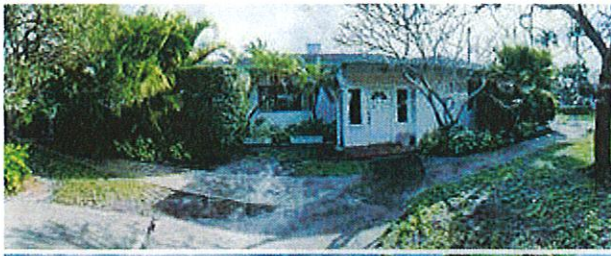




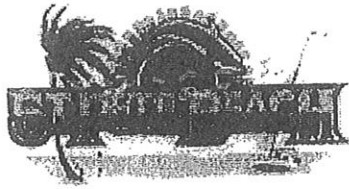
2707 Pass A Grille Way

North House (Structure #3)









Agent Authorization Form
Community Development Department
City of St. Pete Beach, Florida

I/WE 2707 Pass-a-grille Way
(print name of property owner)

hereby authorize Hill Ward Henderson (Katie Cole/E.D. Armstrong)
(print name of agent)

to represent me/us in an application for Certificate of Appropriateness for demolition
(type of application: variance, land use, zoning, special event, etc)

Signature of owner

Steven MacDonald

Print name of owner

Signature of owner

Print name of owner

The foregoing instrument was acknowledged before me this 23 day
of Feb 2023, by Steven MacDonald who
is personally known or produced as
identification.

Brigitte Stephens

(Notary Signature)

2-23-23

(Date)

My commission expires 5-13-26





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Detail by Entity Name

Florida Limited Liability Company
MACDONALD FAMILY MANAGEMENT, LLC

Filing Information

Document Number L20000045829
FEI/EIN Number 84-4829852
Date Filed 02/14/2020
State FL
Status ACTIVE

Principal Address

1311 N. WESTSHORE BLVD, SUITE 101A
TAMPA, FL 33607

Mailing Address

1311 N. WESTSHORE BLVD, SUITE 101A
TAMPA, FL 33607

Registered Agent Name & Address

KOCHE, DAVID L
601 BAYSHORE BOULEVARD, SUITE 700
TAMPA, FL 33606

Authorized Person(s) Detail

Name & Address

Title MGR

MACDONALD, STEVEN A
1311 N. WESTSHORE BLVD, SUITE 101A
TAMPA, FL 33607

Annual Reports

Report Year	Filed Date
2021	03/13/2021
2022	04/16/2022
2023	03/08/2023

Document Images

[03/08/2023 -- ANNUAL REPORT](#)

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Detail by Entity Name

Florida Limited Liability Company
2707 PASS A GRILLE WAY, LLC

Filing Information

Document Number	L20000025537
FEI/EIN Number	84-4531139
Date Filed	01/28/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/08/2020
Event Effective Date	NONE

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TAMPA, FL 33607

Registered Agent Name & Address

KOCHE, DAVID L
601 BAYSHORE BLVD, STE 700
TAMPA, FL 33606

Authorized Person(s) Detail

Name & Address

Title MGR

MACDONALD FAMILY MANAGEMENT, LLC
1311 N. WESTSHORE BLVD SUITE 101A
TAMPA, FL 33607

Annual Reports

Report Year	Filed Date
2021	03/13/2021
2022	04/16/2022
2023	03/08/2023

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: "I move to recommend approval of the proposed Vina Del Mar Bridge lightpoles to the City Commission".

Strategic Objective:

Date: April 6, 2023

Prepared By: Nicole Kurant

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Staff seeks a recommendation from the Historic Preservation Board to the City Commission on the proposed Vina Del Mar Bridge lightpoles.

Funding: N/A

Attachments: 1. Vina Del Mar Bridge Lighting Proposal

Custom Fit



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: "I move to recommend Pass-a-Grille fire station design [Option A or B] to the City Commission."

Strategic Objective:

Date: April 6, 2023

Prepared By:

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Presenting two sets of renderings for redevelopment of the fire station at 1950 Pass-a-Grille Way for Board consideration.

Funding: N/A

Attachments: 1. Pass-a-Grille Fire Station Draft Design Plans



St. Pete Beach Fire Station #22

Pass-a-Grille Historic Board Meeting

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



Introduction

Sweet Sparkman Architecture and Interiors (SSAI) and consulting engineer Kimley-Horn and Associates have provided conceptual design and programming services for new St. Pete Beach Fire Station no. 22 in the National Register listed Historic Pass A Grille District.

The City of St. Pete beach is seeking to demolish and replace existing Fire Station 22, located at at 1950 Pass-A-Grille Way, with a new “superior modern” fire station facility that is architecturally appropriate for the community.



Historical & Contextual Analysis

Historical Overview

The planned St. Pete Beach Fire Station 22 will replace the existing Station 22 located within the National Register-listed Pass-A-Grille Historic District within the city of St. Pete Beach (figure 1).

This 116 acre historical community, which is comprised of the majority of Long Key south of 31st Avenue, has a predominantly low-scale, residential character and mostly consists of small one and two-story masonry or frame homes with a small historic commercial core along Eight Avenue.

Most of the earliest remaining residential architecture built between the 1900's-1930's is characterized by a simple rectangular plan, few embellishments, and a front gable with overhanging eaves (figure 2a). The architectural envelop of these early frame buildings were mostly horizontal pine planks, with occasional shingled ornamentation on the gable ends. Though the form and plans of the buildings stayed relatively consistent through and up to the 1940s, detailing and architectural ornamentation tended to reflect the broader trends of the times, with craftsman/bungalow, and occasional Spanish or other Mediterranean features present. Many had detached garages.

Homes built post-WWII tend to be masonry with stucco or brick veneer, and attached garages or carports became a more prominent feature.

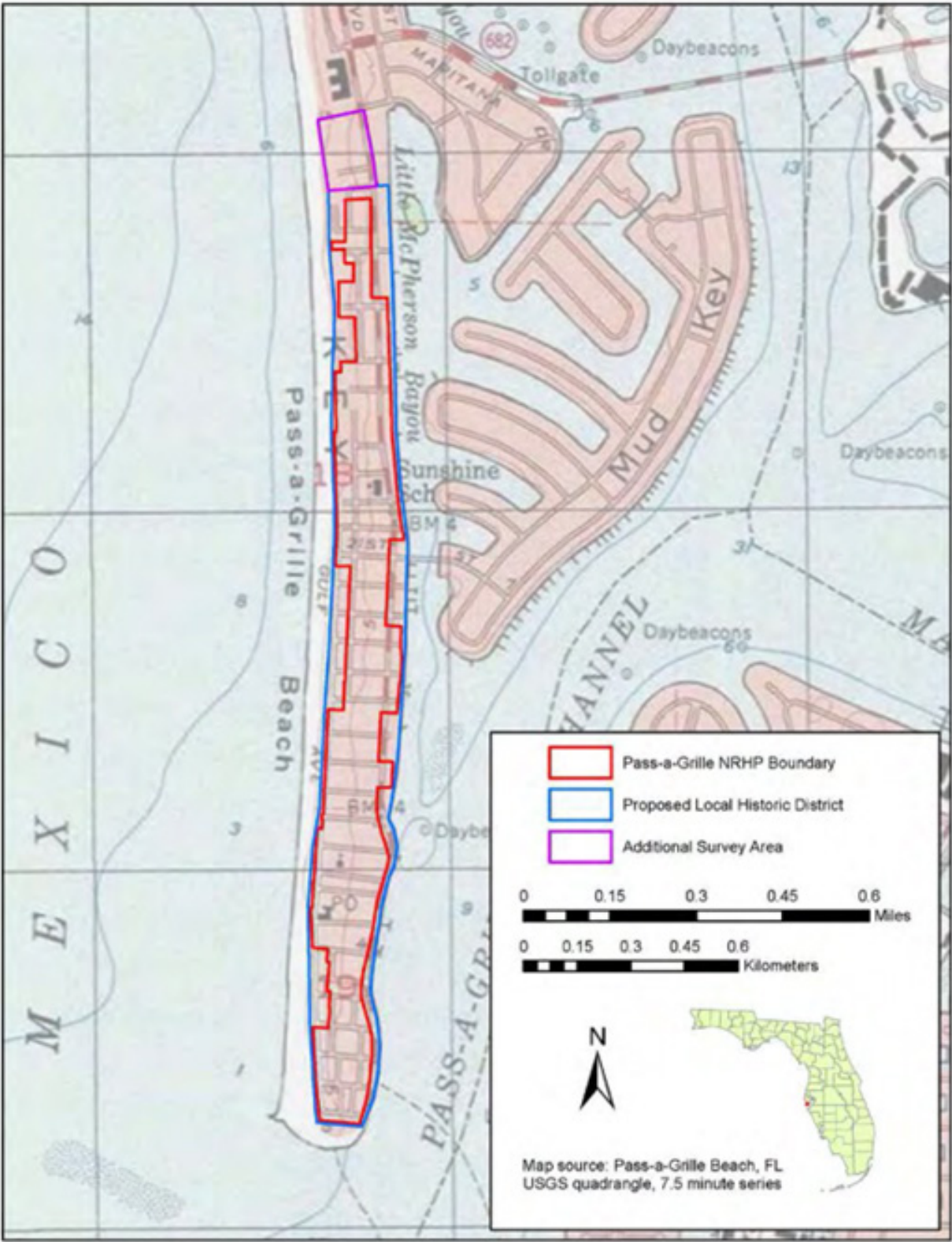


Figure 1: Historic Pass-A-Grille

Residential Land Development

Many, if not most, of the early historical homes tended to maximize their footprint on the lot, with minimal setback on one of the side yards, and a narrow drive aisle to a detached garage in the rear on the opposite side (figure 2a,2b). Those sited adjacent to alleyways tend to build right up to the alley, and some homes are as close as 15 ft to their frontage street. Over time, the lots have only densified further with various outbuildings and modifications such as enclosing the front porches (figure 4), finishing-out the detached garages into guest cottages, and adding carports or new detached garages in place of the former drive aisles (figure 2).

Figure 5 represents an interesting attempt at restoring the character of the original home by un-enclosing the front porch.

Because the lots are small and because the houses and outbuildings tend to cover a significant portion of their respective lots, the community has a close-knit, relatively dense feel considering its scale (figure 6).



Figure 2a: Prototypical Historic Pass-A-Grille Home built c. 1926

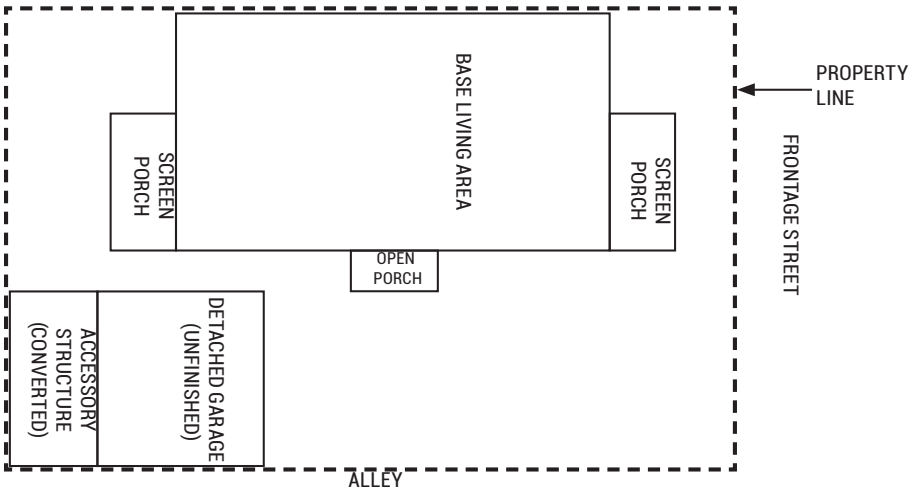


Figure 2b: Prototypical Historic Pass-A-Grille Home built c. 1926 in-situ site plan



Figure 3: Home featuring carport addition



Figure 4: Home featuring enclosed front porch, shingled siding, narrow side drive aisle to enclosed 2-story guest cottage



Figure 5a: Less Common 2 Story Home built 1910 with Recently Restored Front Porch (before)



Figure 5b: Less Common 2 Story Home built 1910 with Recently Restored Front Porch (after)

Commercial Land Development

Commercial buildings on Pass A Grille's historic 8th Ave. also tend to maximize the lot area, with second floors or balconies extending over the public sidewalks providing usable space for tenants and dry, shaded cover for pedestrians. The resulting street space is exciting and pedestrian-friendly, with the buildings providing a arcaded buffer between the sidewalks and the streets.



Figure 6: Buildings along 8th Ave. with 2nd floor balconies or enclosed 2nd floors above sidewalks. Note the proximity of the buildings to the street space.



Figure 7: Eye-Level view down 8th Ave. Looking West.

Context Map



Figure 6a: Figure-Ground Map of Pass-A-Grille bounded by 19th Ave (S), 22nd Ave (N), Gulf Way (W), and Pass A Grille Way (E)



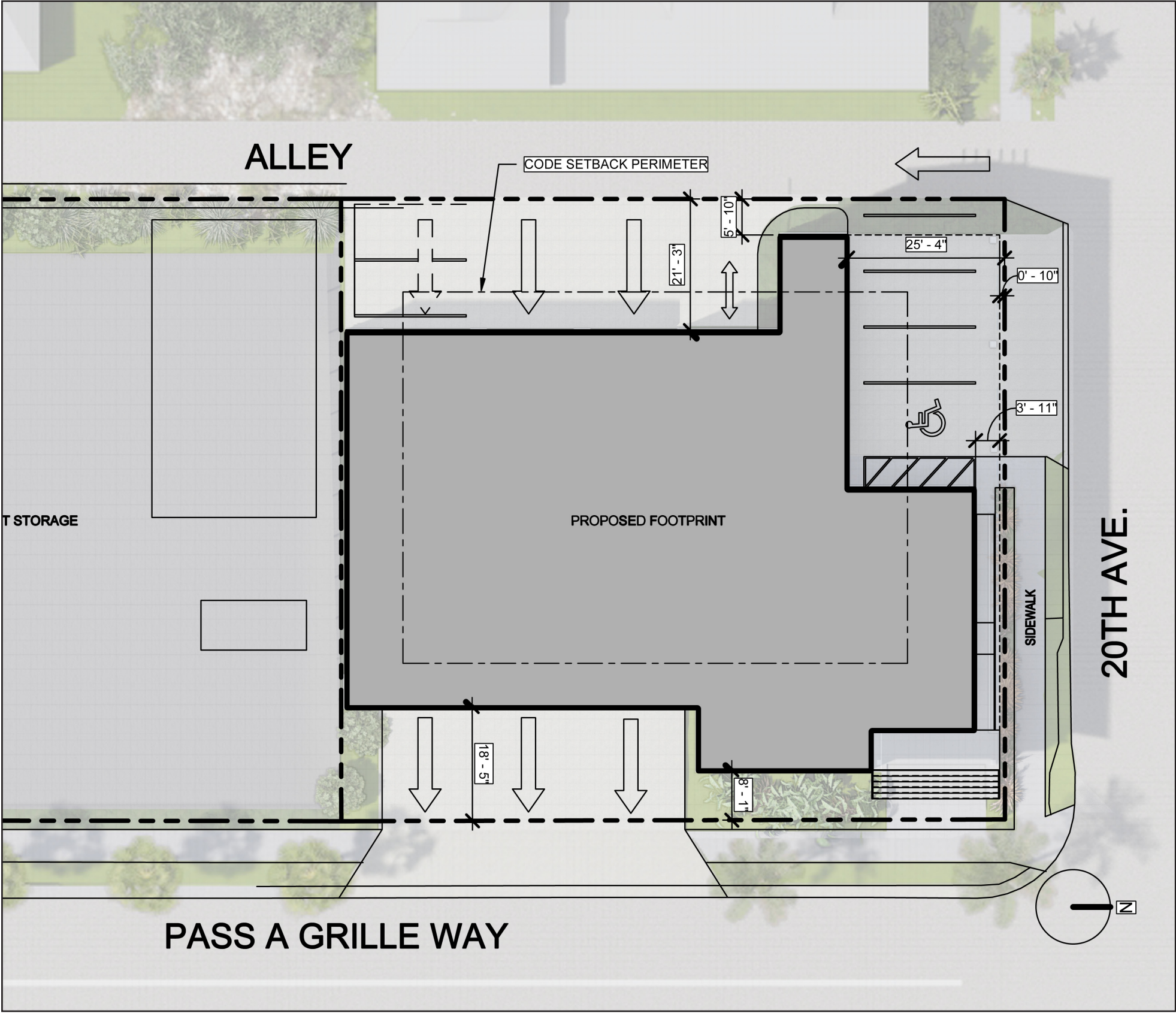
Figure 6a: Figure-Ground Map of Pass-A-Grille bounded by 19th Ave (S), 22nd Ave (N), Gulf Way (W), and Pass A Grille Way (E)

Non-Conforming Setbacks

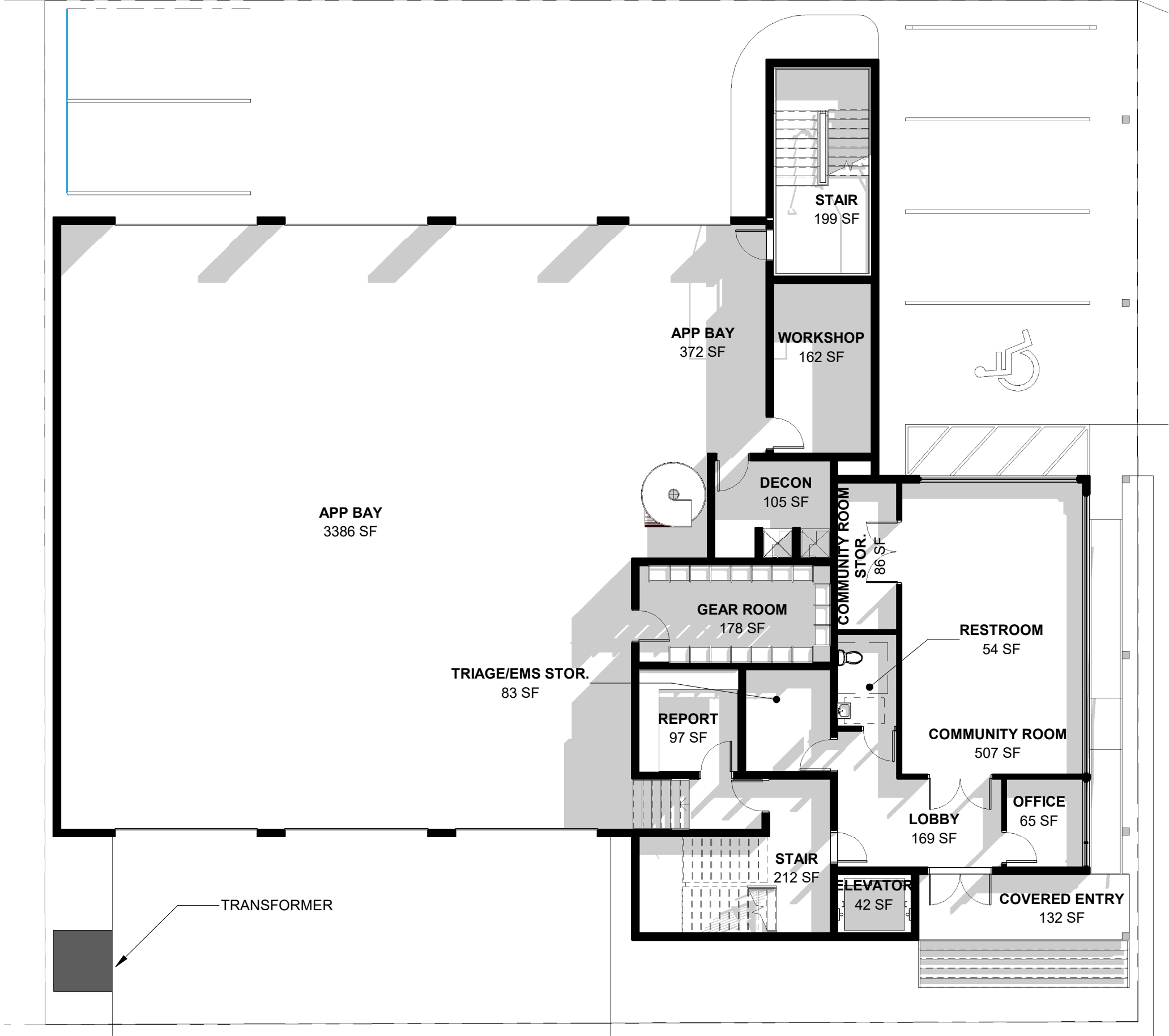
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Proposed Site Plan with Setbacks - Option A

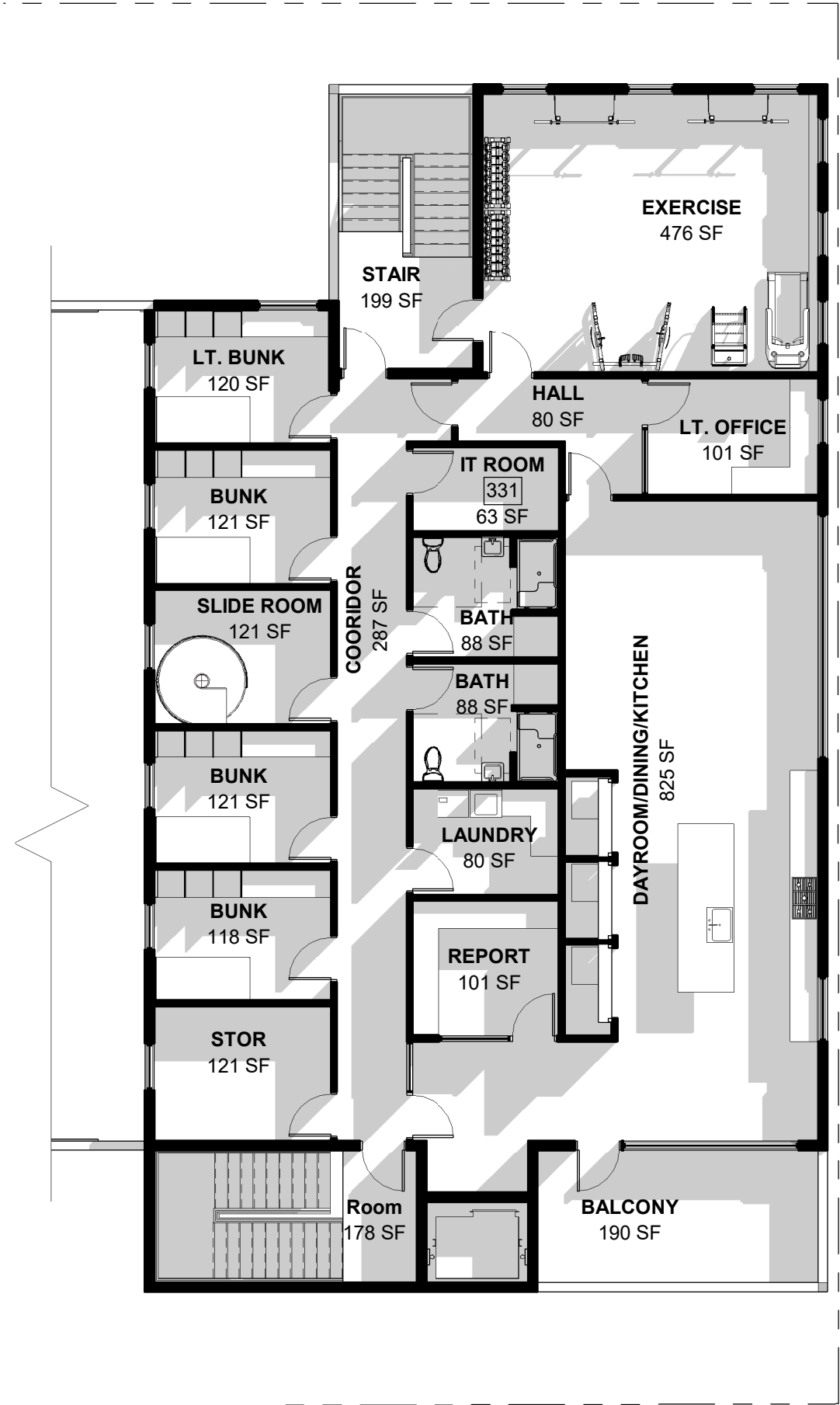
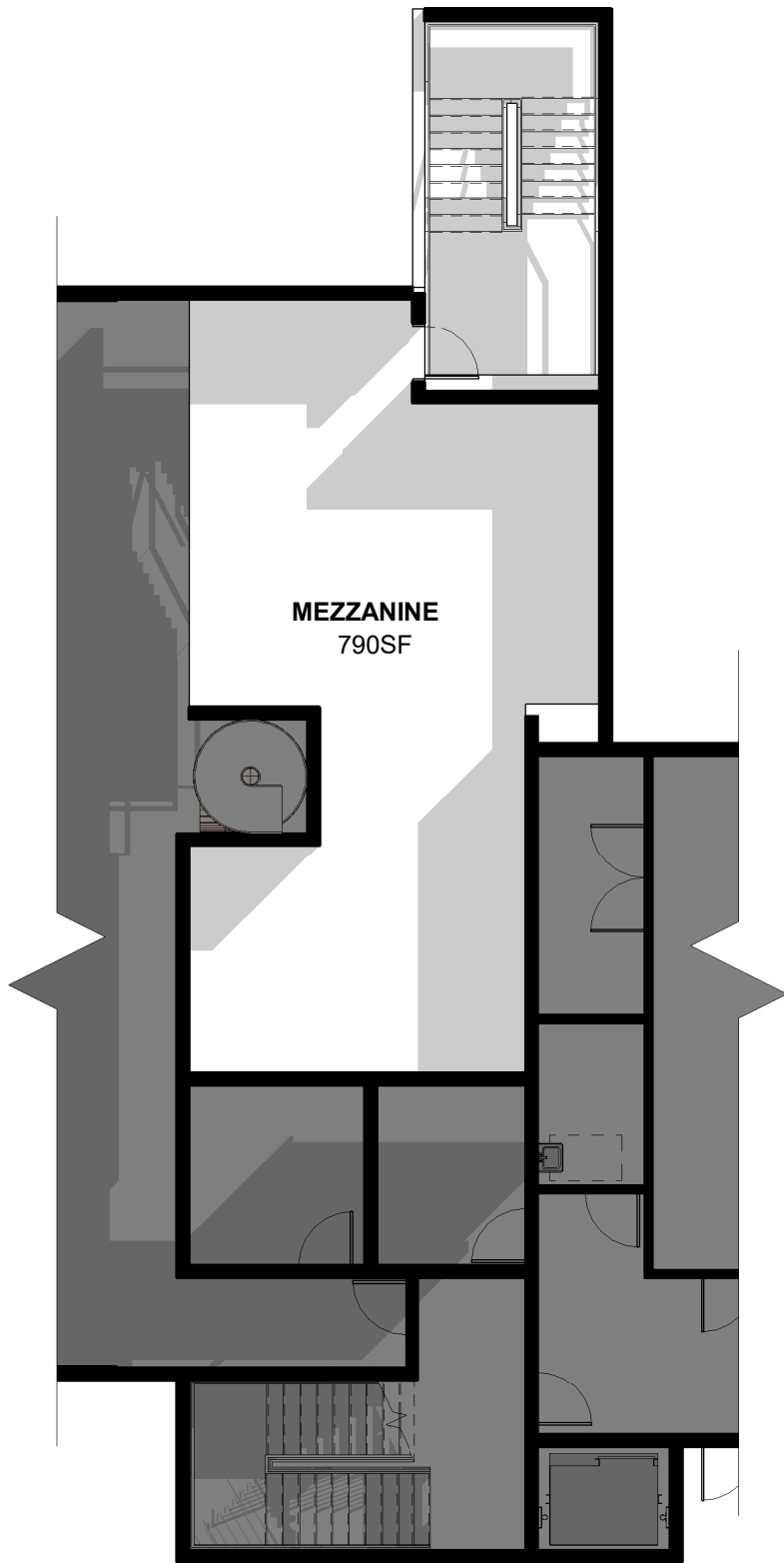
Proposed Option A extends into the zoning setbacks but is consistent with the prevailing massing and siting characteristics of the Pass A Grille community. In addition, this option provides several tangible site-specific benefits to the owner, including on-site surface parking and further a greater vehicular/apparatus maneuverability on the west alley entrance.



Proposed 1st Floor Plan - Option A



Proposed 2nd Floor Plan - Option A



Proposed Building Massing & Conceptual Massing Studies

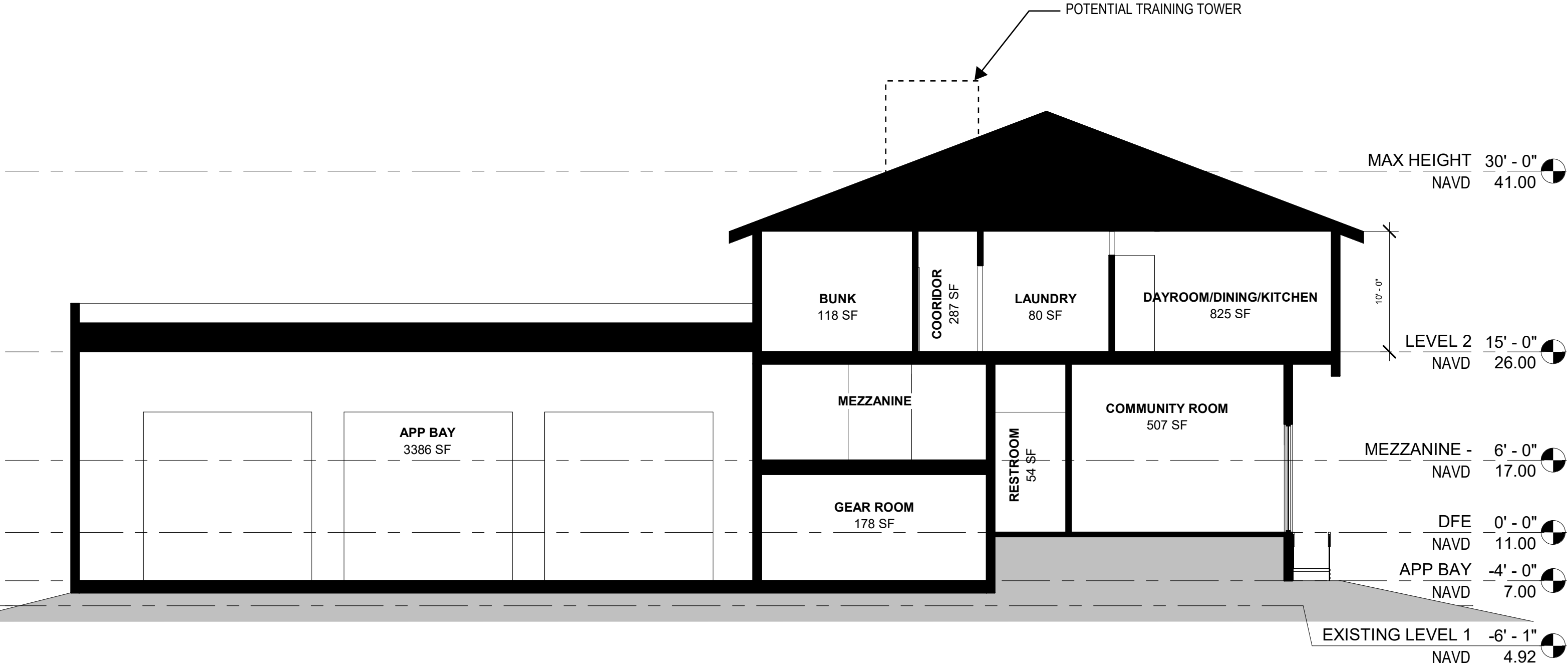




Proposed Building Massing & Conceptual Massing Studies

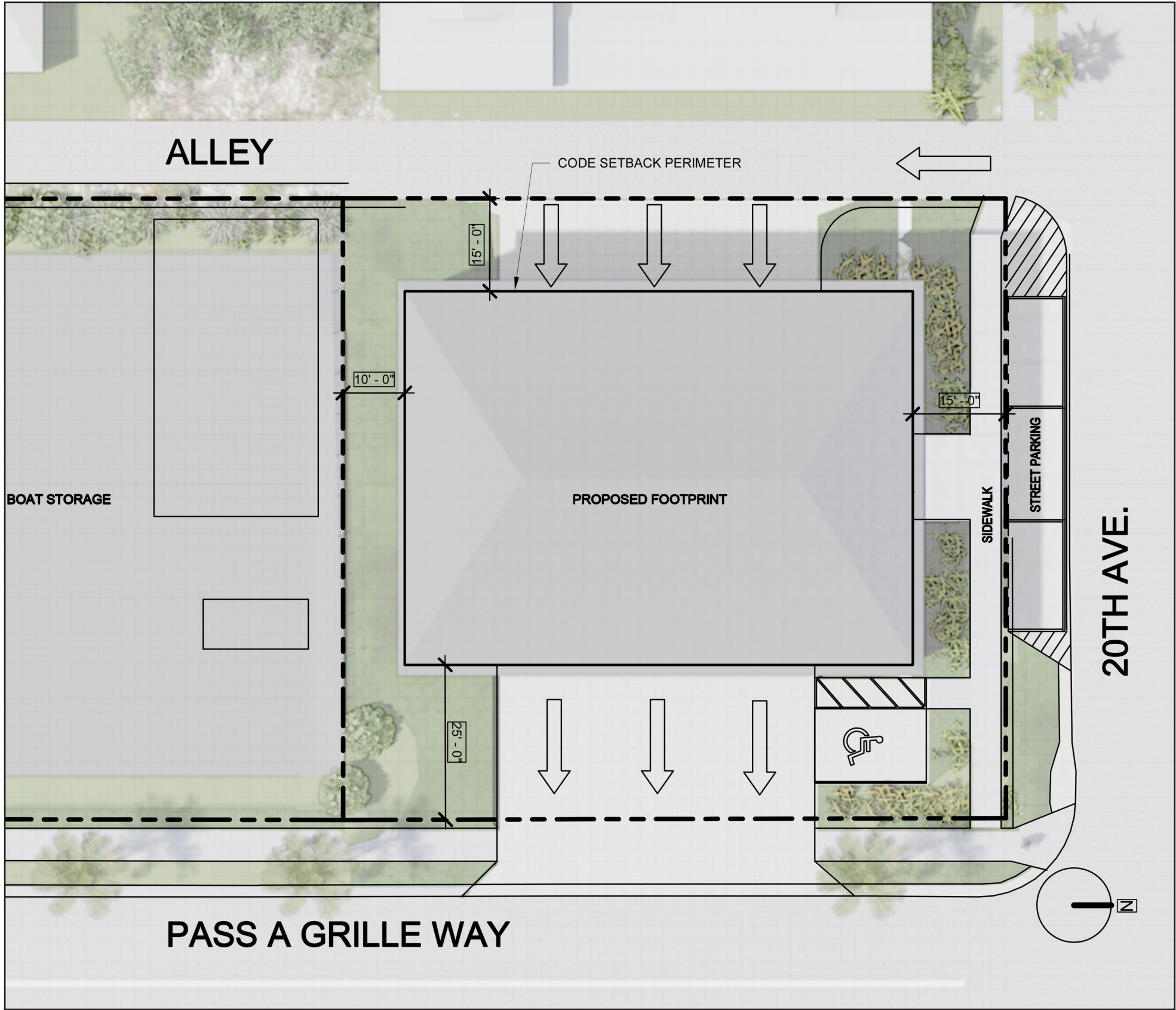


Proposed Option A - Section

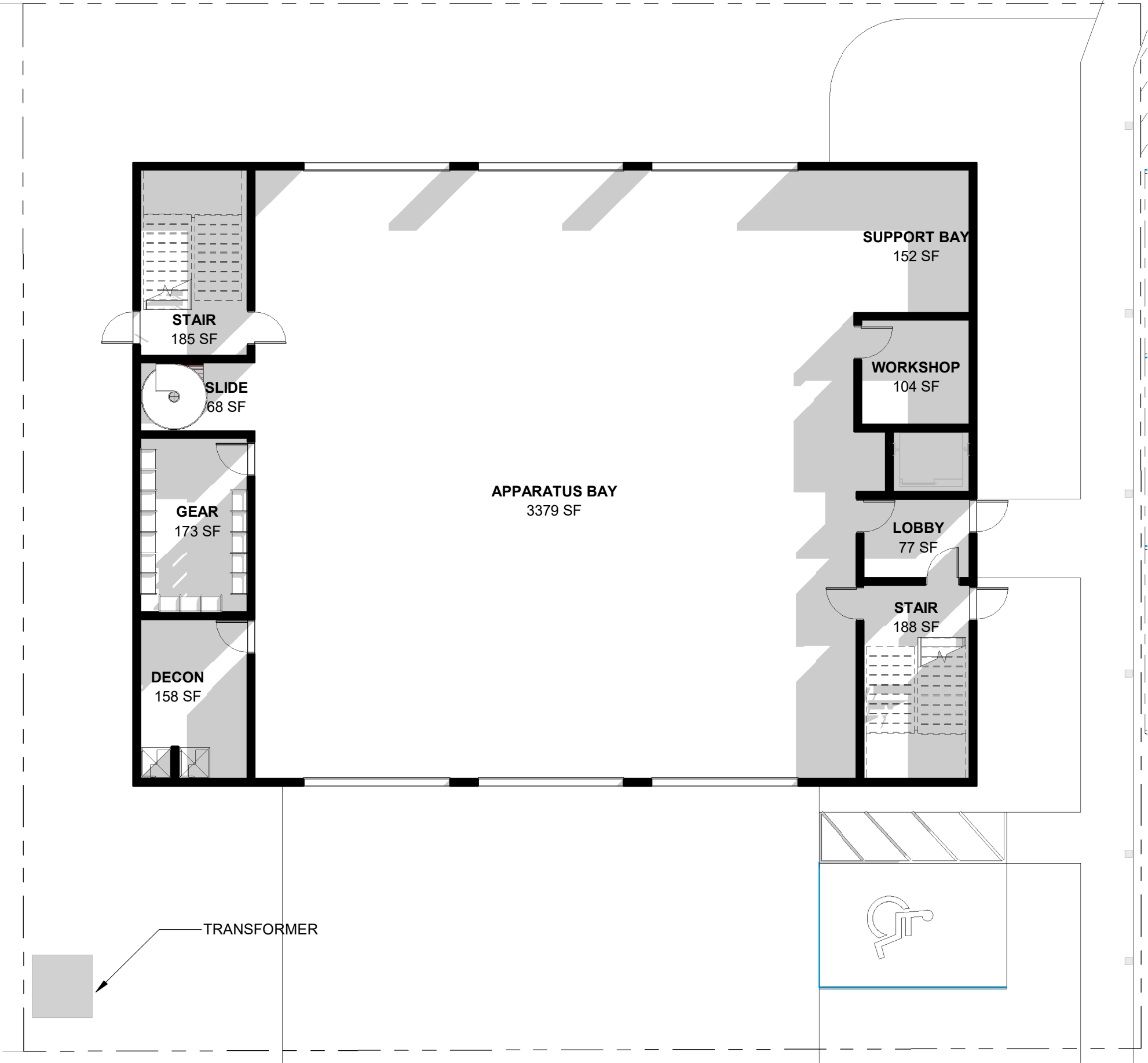


Proposed Footprint with Setbacks - Option B

Proposed Option B is designed to fit completely within the allowable setbacks. While this option is consistent with the zoning code in terms of building footprint, other special permissions/variances may still be required, such as permission to create parallel street parking along 20th Ave, which may still be insufficient for staff. Preliminary analysis of apparatus maneuverability via the west alley indicates that this option may necessitate back-in-only bays.



Proposed 1st Floor Plan - Option B



Proposed 2nd Floor Plan - Option B





Proposed Building Massing & Conceptual Massing Studies





Proposed 2nd Floor Plan - Option B



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: "I move to recommend that Staff draft a resolution addressing the listed recent policy changes for presentation to the City Commission."

Strategic Objective:

Date: April 6, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Reviewing requests made by the Historic Preservation Board for policy changes or additional powers between 2003 and 2023, and providing for Board consideration an overview of policy changes to include in a resolution.

Funding: N/A

Attachments:

1. Resolution Concerning Board Policies
2. Past Board Requests for Power or Policies (2003-2023)



Planning & Zoning Department
727-363-9229

February 17, 2023

Re: Resolution concerning Historic Preservation Board policy changes

Staff have identified the following items as recent policy changes that would be eligible for inclusion in a resolution:

- Washingtonian Trees shall be planted within the public streetscape whenever possible;
- Shell alleyways shall be maintained as shell;
- Hex block sidewalks shall be replaced only with hex block;
- All non-hex block sidewalks, when replaced, shall be replaced with stamped hex block;
- LED-lighted signs are prohibited (as currently codified);
- Provide uniformity among street end elements, with Historic Preservation Board review of items that are in the public realm;
- Stop sign and street sign design are to be reviewed by Historic Preservation Board;
- All new structures constructed to the Pass-a-Grille Overlay District shall be presented to the Historic Preservation Board as a courtesy design review;
- Major public improvements shall be presented to the Historic Preservation Board for discussion and recommendations.

Items	Date	Who	What				Authority (under current Code)	Notes
			Action	Recommendation	Discussion/ Input	Presentation/ Informational		
Role of HRB	3/4/2003					x	n/a	City Manager's report: HRB wants to discuss with Commissioners ways to stop demolition of historic structures, wants to expand historic district & develop regs to protect historic structures.
Historic District Boundries	4/15/2003	CC	Passed				n/a	Authorization to apply to National Historic Register
Architectural Review Authority	5/20/2003	CC			x		n/a	Wants to give an existing or new board power of architectural review
Historic District Boundries	7/15/2003	CC					n/a	Application to expand PAG Historic District was approved
Certificate of Appropriateness, New Construction Design Standards	7/13/2004	HPB@CC			x		22-211(d)(6) "Approve or deny applications for Certificate of Appropriateness... historic resources or... within historic districts pursuant to the LDC"	
Involuntary designation	8/24/2004	CC	did not pass				n/a	
Involuntary designation	10/24/2004	CC	approved				n/a	
Involuntary designation	11/4/2004	CC	approved				n/a	
Role of HRB	4/12/2005	CC			x		n/a	
Role of HRB	5/10/2005	CC			x		n/a	
Involuntary designation	5/10/2005	CC			x		n/a	
Asthetics	5/10/2005	CC			x		n/a	removing Asthetics from name and duties
Involuntary designation	6/16/2005				x		n/a	Joint Meeting
Asthetics	6/16/2005				x		n/a	Joint Meeting
Design Standards/ Mini Master Plan	6/16/2005				x		22-211(c) "develop design guidelines in PAG Overlay"	Joint Meeting
surveys	6/16/2005				x		22-211(d)(1) ".... maintain and update... surveys"	Joint Meeting

Creation of a historic society	6/16/2005		x	22-211(d)(13) "increase public awareness"	
				22-211(d)(8) "... proper recognition..."	Joint Meeting
brick road under asphalt on 8th	6/16/2005		x	22-211(d)(9) "advise CC.... city owned historic resource."	Joint Meeting
				22-211(d)(13) "increase public awareness"	
Post Office centennial	6/16/2005		x	22-211(d)(8) "... proper recognition..."	Joint Meeting
					name change to HPB to focus on historical preservation and not aesthetics
					eliminates involuntary designations
					HPB to determine designations, rather than CC
Role of HRB Ch 28 LDC	1/10/2006 CC	1st reading			amends critieria for FEMA floodplain variances
Role of HRB Ch 28 LDC	1/24/2006 CC	Passed			see 1/10/2006
		1st reading			
Role of HRB Ch 22 Amendments	1/24/2006 CC				name change
Role of HRB Ch 22 Amendments	2/14/2006 CC	Passed			name change
		Comm			
Architectural Review Authority	6/26/2007 Chaney		x		Wants new Board
Historic Preservation Plaques	11/27/2007 CC	x			Gives award to several home owners
Design Standards/ proposed historic district	8/7/2008 HPB		x	22-211(c) "develop design guidelines in PAG Overlay"	
				22-211(d)(1) ".... maintain and update... surveys"	
Survey	10/9/2008 HPB		x		
				22-211(11) "... make recommendations... Comp plan or LDRs that may affect designated historic resources."	
LDR 3.10 amendments	10/9/2008 HPB		x		
Replace vinyl siding at shuffleboard court	10/9/2008 HPB		x	22-211(d)(9) "advise CC.... city owned historic resource."	

Role of HRB	10/9/2008 HPB	x	n/a	recommendation from HRC to City CC, Planning Board and Community Development Director that all legislation affecting historic district and historic assets to go through HRC
Grant opportunities	12/4/2008 HPB	x	22-211(e) "Upon approval of... CC... apply for grant assistance..."	
PAG Overlay/ LDRs	12/4/2008 HPB	x	22-211(c) "develop design guidelines in PAG Overlay"	
Historic District Boundries	12/4/2008 HPB	x	22-211(a) "recommend historic district boundaries"	
Locally Designated Properities	12/4/2008 HPB	x	22-211(d)(1) ".... maintain and update... surveys"	
Inventory	12/4/2008 HPB	x		
Zepheniah Phillips Cottage	12/4/2008 HPB	x		
LDRs	1/8/2009 HPB	x	22-211(11) "... make recommendations... Comp plan or LDRs that may affect designated historic resources."	
Zepheniah Phillips Cottage	1/8/2009 HPB	x		
Historic District Boundries/ Don Cesar	1/8/2009 HPB	x	22-211(a) "recommend historic district boundaries"	
Certificate of Appropriateness	3/5/2009 HPB	x	22-211(d)(6) "Approve or deny applications for Certificate of Appropriateness... historic resources or... within historic districts pursuant to the LDC"	
PAG Overlay- new construction yards, porches	3/5/2009 HPB	x	22-211(c) "develop design guidelines in PAG Overlay"	
PAG Overlay-- update	3/5/2009 HPB	x	22-211(c) "develop design guidelines in PAG Overlay"	
Historic District Boundries/ Don Cesar	3/5/2009 HPB	x	22-211(a) "recommend historic district boundaries"	
PAG Overlay- new construction building materials	4/2/2009 HPB	x	22-211(c) "develop design guidelines in PAG Overlay"	
PAG Overlay- landscaping	4/2/2009 HPB	x	22-211(c) "develop design guidelines in PAG Overlay"	
Special Area Plan 8th Ave	4/2/2009 HPB	x	22-211(c) "develop design guidelines in PAG Overlay"	

PAG Overlay	5/15/2009 HPB		x	22-211(c) "develop design guidelines in PAG Overlay"	individual input treated as board recommendation
Historic Designation of the Shuffle Board Court Building	6/18/2009 HPB		x	22-211(d)(2,3,4) "...evaluate, designate, nominate... historic resources"	
PAG Overlay Design Standards	6/18/2009 HPB		x	22-211(c) "develop design guidelines in PAG Overlay"	
Landscaping Palm Trees in medians	6/18/2009 HPB		x	22-211(d)(9) "advise CC.... city owned historic resource."	
Zepheniah Phillips Cottage	6/18/2009 HPB		x		
8th Ave Survey needed	6/18/2009 HPB		x	22-211(d)(1) ".... maintain and update... surveys"	
PAG Overlay Design Standards-- Scoring Policy	7/9/2009 HPB		x	22-211(c) "develop design guidelines in PAG Overlay"	
				22-211(d)(6) "Approve or deny applications for Certificate of Appropriateness... historic resources or... within historic districts pursuant to the LDC"	
Certificate of Appropriateness/Demolition LDR PAG Overlay Design Standards Alleyways-- no plantings	7/9/2009 HPB	x		22-211(c) "develop design guidelines in PAG Overlay"	
	7/9/2009 HPB		x	22-211(c) "develop design guidelines in PAG Overlay"	
Speical Area Plan 8th Ave Zoning	7/9/2009 HPB		x	22-211(c) "develop design guidelines in PAG Overlay"	
Speical Area Plan 8th Ave Zoning				22-211(c) "develop design guidelines in PAG Overlay"	
Transient Parking	7/9/2009 HPB	x		22-211(c) "develop design guidelines in PAG Overlay"	
PAG Overlay Design Standards-- Scoring Policy update	7/9/2009 HPB			x	
Golf Carts	7/9/2009 HPB			x	
PAG Overlay Design Standards-- Scoring Policy update building materials, windows, additions landscaping	7/30/2009 HPB		x	22-211(c) "develop design guidelines in PAG Overlay"	
				22-211(a) "recommend historic district boundaries"	
				22-211(d)(2,3,4) "...evaluate, designate, nominate... historic resources"	
Local Designation	8/20/2009 HPB	x			

PAG Overlay Design Standards-- Scoring Policy, building materials, windows, additions, landscaping, porches, garages, roofs, FAR	8/20/2009 HPB		x		22-211(c) "develop design guidelines in PAG Overlay"	
Post Office letter of support	8/20/2009 HPB	x				HPB discusses role in applications for individual rezoning Consider asking CC for a procedural role to make recommendations on all properties in historic district not just the designated properties
Rezoning Applications	9/24/2009 HPB		x			
PAG Overlay Design Standards-- scoring policy, angle of light, porch, balcony, garages	9/24/2009 HPB		x	x	22-211(c) "develop design guidelines in PAG Overlay"	
Fractional Ownership	9/24/2009 HPB		x		22-211(10,11) "Recommend zoning and building code amendments... preservation of designated historic resources.... make recommendations... Comp plan or LDRs that may affect designated historic resources."	
Street ends/Alleyways	9/24/2009 HPB		x		22-211(c) "develop design guidelines in PAG Overlay"	
PAG Overlay New Construction	9/24/2009 HPB		x		22-211(c) "develop design guidelines in PAG Overlay"	
PAG Overlay New Construction	10/1/2009 HPB		x		22-211(c) "develop design guidelines in PAG Overlay"	unclear w/o minutes
Role of HRC Ch 22 Amendments	10/1/2009 HPB		x		n/a	unclear w/o minutes to review variances and rezoning, add aesthetics back to name
PAG Overlay	11/5/2009 HPB	x			22-211(c) "develop design guidelines in PAG Overlay"	recommend approval to proposed changes to LDR to planning board
Role of HRB Ch 22 Amendments	11/5/2009 HPB		x		n/a	rezoning and variances
ROW vacation application	11/5/2009 HPB			x		individual decision vs. regulation?
Items	Date	Who	What		Authority (under current Code)	Notes

		Action	Recommendation	Discussion/ Input	Presentation/ Informational	
Historic Markers	1/4/2018 HPB	x				
Historic Plaques	1/4/2018 HPB				x	
Street Ends Elements	1/4/2018 HPB				x	
Local Designation	1/4/2018 HPB				x	
Historic Markers	2/1/2018 HPB			x		
Historic Plaques	2/1/2018 HPB				x	
Street Ends Elements	2/1/2018 HPB			x		
Certificate of Appropriateness/ Modifications	4/5/2018 HPB	x				
Historic Markers	4/5/2018 HPB	x				
Historic Plaques	4/5/2018 HPB				x	
						discussed need for uniformity or at least some sort of guidelines, wants presentation from public works about current practice
Street Ends Elements	4/5/2018 HPB			x		
Street Signs	4/5/2018 HPB			x		
Street Ends Elements	5/3/2018 HPB		x			
Role of HPB	5/3/2018 HPB			x		
Street Signs	5/3/2018 HPB			x		
Historic Markers	5/3/2018 HPB				x	
						discussion about future recommendation
Street Ends Elements	6/7/2018 HPB			x		
Street Signs	6/7/2018 HPB			x		
Certificate of Appropriateness/ Modifications	7/5/2018 HPB	x				
Certificate of Appropriateness/Demolition	7/5/2018 HPB	x				
Certificate of Appropriateness/ Modifications	9/6/2018 HPB	x				
Certificate of Appropriateness/Demolition	10/4/2018 HPB	x				
Beach Theater	10/4/2018 HPB			x		
Certificate of Appropriateness/Demolition	11/1/2018 HPB	x				HPB member wants role on Beach Theater task force.
Certificate of Appropriateness/ Modifications	11/1/2018 HPB	x				

HP Trust Fund	11/1/2018 HPB			x	Member Young wants Commission to est a HP trust fund. Agreed to look into this. Some discussion on role of HPB and how to make recommendations to Commission.
Certificate of Appropriateness/ Modifications	1/3/2019 HPB	x			
Certificate of Appropriateness/Demolition	1/3/2019 HPB	x			
De-designation	1/3/2019 HPB			x	Some discussion of role of HPB, mostly process of designation & COAs
HP Trust Fund	1/3/2019 HPB			x	
Certificate of Appropriateness/ Modifications	2/7/2019 HPB	x			
HP Trust Fund	2/7/2019 HPB			x	
Certified Local Government Evaluation	2/7/2019 HPB			x	
Variance/Flood Plain Requirements	3/7/2019 HPB	x			
Certificate of Appropriateness/ Modifications	3/7/2019 HPB	x			
LDRs-- Setback	3/7/2019 HPB		x		Recommendation to the Board of Adjustment on LDR Variance application wants authority to direct use of "broad grants"
HP Trust Fund	3/7/2019 HPB			x	
Merry Pier Marker	3/7/2019 HPB			x	
Street Signs	3/7/2019 HPB			x	
Street Signs	3/12/2019 CC		x		HPC asked the CC to ask the HPC to make recommendations for new sign ordinance esp. along Gulf Blvd for height and set back
Certificate of Appropriateness/ Modifications	5/2/2019 HPB	x			
Variance/Flood Plain Requirements	5/2/2019 HPB	x			

Certificate of Appropriateness/ Modifications	5/2/2019 HPB	x			
Variance/Flood Plain Requirements	5/2/2019 HPB	x			
Certificate of Appropriateness/ Modifications	7/11/2019 HPB	x			
Local Designation/ Library Update	10/3/2019 HPB			x	
Role of HRB	10/3/2019 HPB		x		
Role of HRB	10/8/2019 CC		x		
PAG Overlay? SAP? PAG Infrastructure & 8th Ave Streetscape Improvements Update	11/7/2019 HPB		x	x	Role of HPB & Procedures & Communication Discussion MP: Dog Parks, Hurley Park, need HPB review
Local Designation/ Library Update	11/7/2019 HPB			x	
Annual Report	11/7/2019 HPB			x	
Local Designation/ Library Variance/Flood Plain Requirements	12/5/2019 HPB	x			
Certificate of Appropriateness/ Modifications	12/5/2019 HPB	x			
PAG Overlay? SAP? PAG Infrastructure & 8th Ave Streetscape Improvements Update	12/5/2019 HPB				
HPB Guidebook for Board Members 2020	1/9/2020 HPB			x	
2014 Community Engagement Info	1/9/2020 HPB			x	
PAG Overlay? SAP? PAG Infrastructure & 8th Ave Streetscape Improvements Update	1/9/2020 HPB		x	x	
Resiliency	2/6/2020 HPB			x	
Flood Plain Management & HP	2/6/2020 HPB			x	

PAG Overlay? SAP? PAG Infrastructure & 8th Ave Streetscape Improvements Update	2/6/2020 HPB		x		
Certificate of Appropriateness/ Modifications	3/5/2020 HPB	x			
Local Designation	3/5/2020 HPB	x			
Variance/Flood Plain Requirements	3/5/2020 HPB	x			
Certificate of Appropriateness/ Modifications	3/5/2020 HPB	x			
Grants	3/5/2020 HPB			x	
Grants	5/12/2020 CC			x	apply for survey grant for Don CeSar neighborhood
Grants	5/12/2020 CC	x			apply for survey grant for Don CeSar neighborhood
Local Designation	7/9/2020 HPB	x			
Certificate of Appropriateness/ Modifications	7/9/2020 HPB	x			
Variance/Flood Plain Requirements	7/9/2020 HPB	x			
Grants	7/9/2020 HPB			x	
Street Signs	7/9/2020 HPB			x	
GIS Historical Layer	7/9/2020 HPB			x	
Certificate of Appropriateness/ Modifications	8/6/2020 HPB	x			
Certificate of Appropriateness/ Modifications	8/6/2020 HPB	x			
Piers--1st Ave	8/11/2020 CC		x		MP reached out to members of HPB> recommend alt 2 for 1st Ave Fishing Pier
Parks-- Hurley	9/3/2020 HPB			x	
Piers-- Merry	9/3/2020 HPB			x	
Grants	9/3/2020 HPB			x	not funded
Redevelopment-- Corey Ave	9/3/2020 HPB			x	
Local Designation	10/15/2020 HPB				
Certificate of Appropriateness/ Modifications	10/15/2020 HPB	x			

Variance/Flood Plain Requirements	10/15/2020 HPB	x				
Certificate of Appropriateness/ Modifications	10/15/2020 HPB	x				
Variance/Flood Plain Requirements	10/15/2020 HPB	x				
Parks-- Hurley	10/15/2020 HPB		x			Check interpretation of 22-211 d(9) (Policy or Implementation) "Advise the city commission on all matters related to historic preservation policy, including use, administration and maintenance of city-owned historic resources."
Role of HRB	10/15/2020 HPB		x		role of HPB esp re: Hurley Park begins 1:07-- "advise CC on all matters in historical district"	28.10 Building permits. "After a building, district or site has been historically designated, the city manager shall refer all related applications for building permits to the historic preservation board for review prior to permit issuance."
Parklets/Outdoor Dining	10/15/2020 HPB		x		Jetty Fishing Pier didn't include HPB input. Street end caps. Dog Parks.	
Parklets/Outdoor Dining	10/27/2020 CC		x		CC requests HPB input	
Role of HRB	11/12/2020 HPB		x			
Locally Designated Properties Inventory	11/12/2020 HPB			x	discussed walking tour	
HRB 2020 Year in Review	11/12/2020 HPB			x		
Comp Plan & LDC Review	11/12/2020 HPB			x		
Short Term Rentals	11/12/2020 HPB			x		
PAG Overlay Design Standards Certificate of Appropriateness/Demolition	11/12/2020 HPB			x		
Certificate of Appropriateness/Demolition	12/3/2020 HPB	x				
Certificate of Appropriateness/Demolition	12/3/2020 HPB	x				
Certificate of Appropriateness/Demolition	12/3/2020 HPB	x				
Parklets/Outdoor Dining	12/3/2020 HPB		x			
Street Signs	12/3/2020 HPB					
Piers-- Merry Pier Boat Lift	12/3/2020 HPB		x			
Piers-- Merry Pier Info Sign	12/3/2020 HPB			x		

Street Signs	12/8/2020 HPB@CC		HY presented to the CC re: approving decorative street signs
Piers-- Merry Pier Boat Lift	1/7/2021 HPB	x	
Pedal Pub	1/7/2021 HPB	x	
PAG Overlay Design Standards?			
Exterior Additions to Historic Buildings	1/7/2021 HPB	x	
PAG Overlay Design Standards?			
Rooftop Additions to Historic Buildings	1/7/2021 HPB	x	
PAG Overlay Design Standards?			
New Construction in Historic Districts	1/7/2021 HPB	x	

PAG Overlay Building Height on 8th Ave	8/4/2022 HPB	x		22-211(c) "develop design guidelines in PAG Overlay"
PAG Overlay Alleyways inc. lights that overhang them	10/6/2022 HPB	x	x	22-211(c) "develop design guidelines in PAG Overlay" 22-211(d)(9) "advise CC.... city owned historic resource."
Street Ends	10/6/2022 HPB	x	x	22-211(d)(9) "advise CC.... city owned historic resource."
Sidewalks-- Hex Blocks	10/6/2022 HPB	x	x	22-211(d)(9) "advise CC.... city owned historic resource." 22-211(d)(13) "increase public awareness"
Street signs	10/6/2022 HPB	x	x	22-211(d)(8) "... proper recognition..."
Bricking	10/6/2022 HPB	x	x	22-211(d)(9) "advise CC.... city owned historic resource."

Jetties	10/6/2022 HPB		x	x	22-211(d)(9) "advise CC.... city owned historic resource."
Concession Stand	10/6/2022 HPB		x	x	22-211(d)(9) "advise CC.... city owned historic resource."
Park-- Dog Park	10/6/2022 HPB		x	x	22-211(d)(9) "advise CC.... city owned historic resource."
Beach Walkovers	10/6/2022 HPB		x	x	22-211(d)(9) "advise CC.... city owned historic resource."
Landscaping	10/6/2022 HPB		x	x	22-211(d)(9) "advise CC.... city owned historic resource."
Piers	10/6/2022 HPB		x	x	22-211(d)(9) "advise CC.... city owned historic resource."
Local Historical Designation	10/6/2022 HPB	x			22-211(a) "recommend historic district boundaries" 22-211(d)(2,3,4) "...evaluate, designate, nominate... historic resources"
Fire Station Review	10/6/2022 HPB			x	22-211(d)(9) "advise CC.... city owned historic resource."
Public Works Review Process	10/6/2022 HPB			x	22-211(d)(9) "advise CC.... city owned historic resource."
Parks & Signs	10/6/2022 HPB		x		22-211(d)(9) "advise CC.... city owned historic resource."
Contributing Structures	10/6/2022 HPB				22-211(b) "develop & recommend... regulations... for new construction & alterations" 22-211(a) "recommend historic district boundaries" 22-211(d)(2,3,4) "...evaluate, designate, nominate... historic resources"
Local Historical Designation	10/6/2022 HPB		x		

Paving Gulf Blvd in PAG	11/3/2022 HPB		x	x	22-211(d)(9) "advise CC.... city owned historic resource."	Discussion only except for recommendations on pavilion and trees
Certificate of Appropriateness/ Demolish	11/3/2022 HRB	x			22-211(d)(6) "Approve or deny applications for Certificate of Appropriateness... historic resources or... within historic districts pursuant to the LDC"	
Park-- Design for PAG Park	11/3/2022 HPB			x	22-211(d)(9) "advise CC.... city owned historic resource."	
PAG Overlay Design Standards	12/1/2022 HPB				22-211(c) "develop design guidelines in PAG Overlay"	listed as disucssion but more like presentation
PAG Overlay Design Review	12/1/2022 HPB			x	22-211(c) "develop design guidelines in PAG Overlay"	
Paving Gulf Blvd in PAG	12/1/2022 HPB			x	22-211(d)(9) "advise CC.... city owned historic resource."	Brett/Mike asked for input
Crosswalks	12/1/2022 HPB			x	22-211(d)(9) "advise CC.... city owned historic resource."	Brett/Mike asked for input
Signs	12/6/2022 CC			x	22-211(10,11) "Recommend zoning and building code amendements... preservation of designated historic resources.... make recommendations... Comp plan or LDRs that may affect designated historic resources."	
Food Trucks	12/6/2022 CC			x	22-211(d)(10,11) "Recommend zoning and building code amendements... preservation of designated historic resources.... make recommendations... Comp plan or LDRs that may affect designated historic resources."	

Parks-- Concession Stand	12/6/2022 HPB@CC	x	22-211(d)(9) "advise CC.... city owned historic resource."
Parks-- Score Board	12/6/2022 HPB@CC	x	22-211(d)(9) "advise CC.... city owned historic resource."
			22-211(10,11) "Recommend zoning and building code amendements... preservation of designated historic resources.... make recommendations... Comp plan or LDRs that may affect designated historic resources."
Church Parking	12/6/2022 HPB@CC	x	
Park-- Dog Park	12/6/2022 HPB@CC	x	22-211(d)(9) "advise CC.... city owned historic resource."
Medians	12/6/2022 HPB@CC	x	22-211(d)(9) "advise CC.... city owned historic resource."
			22-211(10,11) "Recommend zoning and building code amendements... preservation of designated historic resources.... make recommendations... Comp plan or LDRs that may affect designated historic resources."
Delivery Trucks	12/6/2022 HPB@CC	x	
Parks-- Hurley	12/6/2022 CC	x	22-211(d)(9) "advise CC.... city owned historic resource."
Piers	12/6/2022 CC	x	22-211(d)(9) "advise CC.... city owned historic resource."
Paving	12/6/2022 CC	x	22-211(d)(9) "advise CC.... city owned historic resource."
Signs-- Street signs	1/5/2023 HPB	x	22-211(d)(9) "advise CC.... city owned historic resource."

Sidewalks-- Hex Blocks	1/5/2023 HPB		x	22-211(d)(9) "advise CC.... city owned historic resource."	
Beach Walkovers	1/5/2023 HPB			22-211(d)(9) "advise CC.... city owned historic resource."	
Lights	1/5/2023 HPB			22-211(d)(9) "advise CC.... city owned historic resource."	
Beach Showerheads	1/5/2023 HPB			22-211(d)(9) "advise CC.... city owned historic resource."	
Medians	1/5/2023 HPB			22-211(d)(9) "advise CC.... city owned historic resource."	
PAG Overlay Design Standards	1/5/2023 HPB			22-211(c) "develop design guidelines in PAG Overlay"	
Landscaping/ROW	1/5/2023 HPB			22-211(d)(9) "advise CC.... city owned historic resource."	
Lights Replacement @ 6th	1/5/2023 HPB		x	22-211(d)(9) "advise CC.... city owned historic resource."	Jennifer asked for input
Certificate of Appropriateness/ Demolish	1/5/2023 HPB	x		22-211(d)(6) "Approve or deny applications for Certificate of Appropriateness... historic resources or... within historic districts pursuant to the LDC"	
		Action	Recommen dation	Discussion/ Input	Presentation/ Informational

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for informational purposes only.

Strategic Objective:

Date: April 6, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: This item serves as notification that stabilization work will take place at the Gulf Beaches Museum Barracks to address structural weaknesses and moisture issues, which will include the removal of existing siding. Staff anticipates a Certificate of Appropriateness application for siding and window replacement at a forthcoming meeting.

Funding: N/A

Attachments:

1. Scope of Work
2. Photo - West Side South End Corner
3. Photo - West Side South End
4. Photo - West Side Mid Point
5. Photo - West Side Mid Point Near Door
6. Photo - West Side North End
7. Photo - North Side West End
8. Photo - East Side North End
9. Photo - West Side Interior Damage

Gulf Beach Museum Barracks Refurbishment

113 140th Avenue

St. Pete Beach, FL 33706

Project Scope of Work

Item #1. Remove existing Wood Siding from exterior walls

Item #2. Inspect and replace any wall framing showing rot.

Item #3. Install new R13 wall batt insulation in all exterior walls.

Item #4. Install new ½" thick CDX Plywood to existing walls.

Item #5. Protect with liquid applied Waterproofing membrane on all new plywood.

Item #6. Install exterior wall siding as determined by the Preservation Board.

Item #7. Remove and replace existing windows with new Hurricane code units.

The existing condition of the exterior walls (see attached Photo's) has created a Moisture issue for the historic documents stored in this facility as well as the possibility of structural weakness of the exterior bearing walls. It is therefore our request to issue a building permit to complete the first 5 items as soon as possible, items 6 & 7 to be completed once the Preservation board scheduled for May has determined the products approved for use.

















HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for informational purposes only.

Strategic Objective:

Date: April 6, 2023

Prepared By: Brandon Berry, Planner II

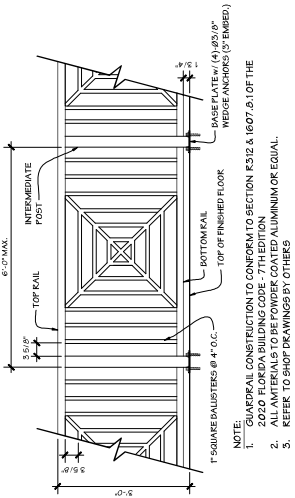
Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: In an effort to keep the Historic Preservation Board informed about new development or redevelopment within the Pass-a-Grille area that would not otherwise come forward for formal review, staff are providing the site plan and elevations for a recently-approved residence at 1703 Pass-a-Grille Way.

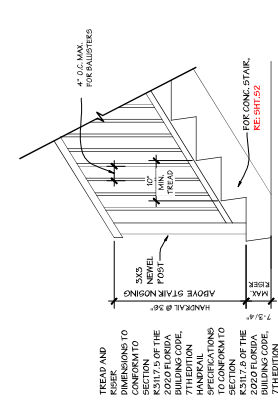
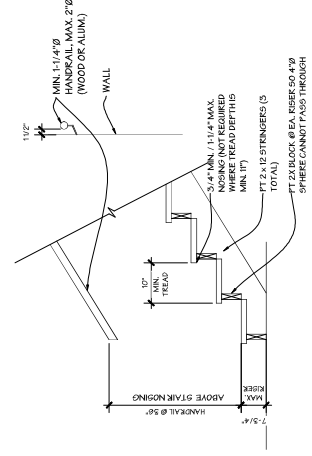
Funding: N/A

Attachments:

1. 1703 PAG Way - Site Plan
2. 1703 PAG Way - Elevations



3 GUARDRAIL ELEVATION
D5 3/4" = 1'-0"

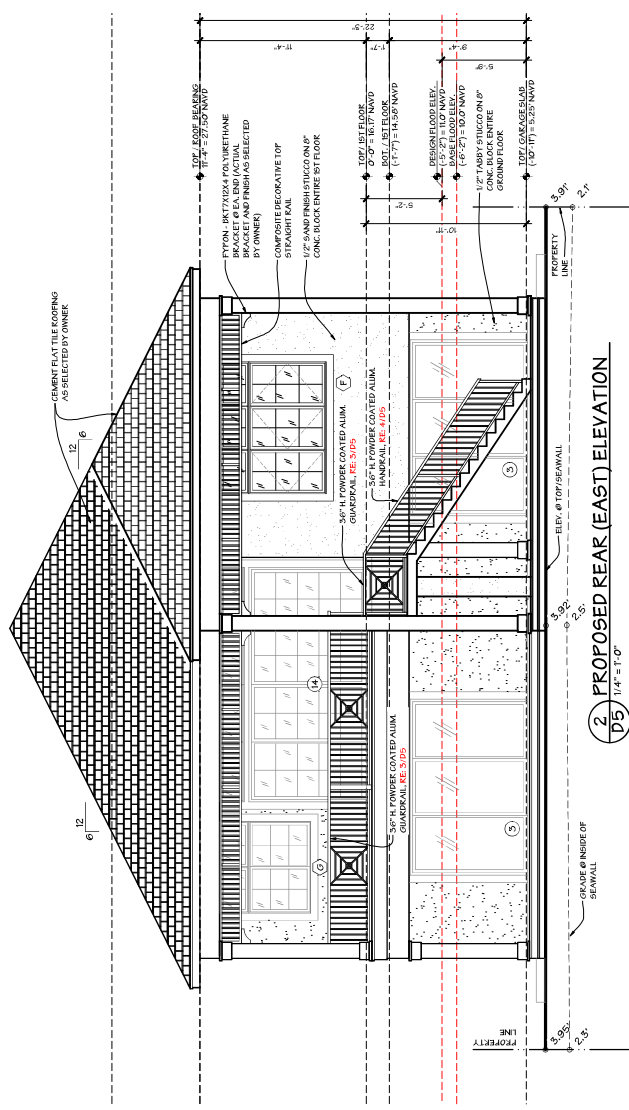


STAR DATA

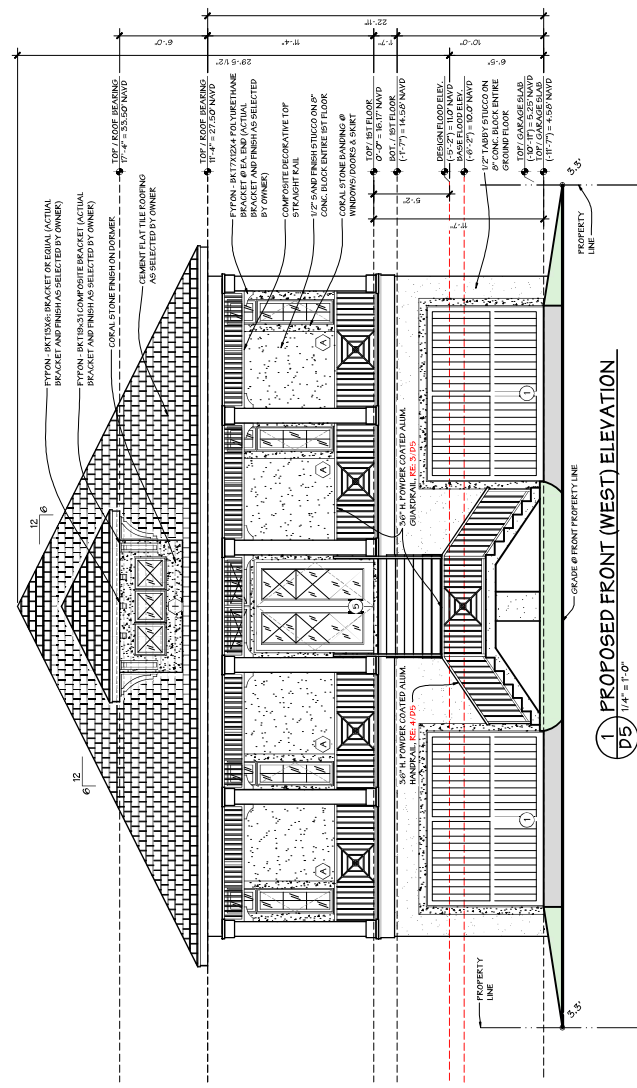
DESIGNATION	FLOOR TO FLOOR DIM.	RISERS	TREADS	2 RISERS x 1 TREAD
Interior Stairs	11'-2" = 13'-4"	10 @ 7'-4"	17 @ 11'-0"	23'-0"
Front Balcony Stairs	11'-0" = 13'-2"	10 @ 7'-5"	17 @ 11'-0"	23'-6"
Rear Balcony Stairs	11'-0" = 13'-2"	10 @ 7'-5"	17 @ 11'-0"	23'-6"

4 STAR DETAIL
D5 NOT TO SCALE

GENERAL NOTES TO CONTRACTOR:
1. ALL DIMENSIONS AND CONDITIONS OF THE PROJECT SHALL BE DEEMED BY THE CONTRACTOR TO BE CORRECT UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC AT ALL TIMES.

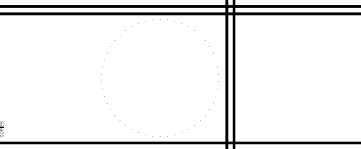


2 PROPOSED REAR (EAST) ELEVATION
D5 1/4" = 1'-0"



1 PROPOSED FRONT (WEST) ELEVATION
D5 1/4" = 1'-0"

CONSTRUCTION
CONSTRUCTION, LLC
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.571.1100
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REVISIONS		PERMIT	
SHEET NUMBER		D5	
JOB NUMBER		22018	
DATE		JUL 24, 2022	
DESIGNED BY		DOR	
DRAWN BY		DOR	
FOR		A NEW RESIDENCE	
JERI SMITH		1708 FARRIS AVE. S.W.	
81, PETE BEACH, FL 33306			

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