



## **HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH**

155 Corey Avenue  
St. Pete Beach, FL 33706

Thursday, July 6, 2023  
2:30 PM

Call to Order  
Pledge of Allegiance  
Roll Call

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### **REGULAR MEETING**

1. Approval of the Agenda -

**Action Request: Motion to approve the July 6th agenda (with or without changes).**

2. Audience Comments -

*Comments shall be limited to 3 minutes. Please submit a comment card to the Clerk and state your name and address at the podium.*

3. Approval of Minutes

**a. Regular Meeting June 1, 2023**

4. Action Items -

**a. Local Historic Designation Case #23047: 315 Corey Ave (Beach Theatre)**

Applicant requests local historic designation of the Beach Theatre, located at 315 Corey Ave.

**b. Local Historic Designation Case #23048: 1301 Gulf Way (Sabal Palms Inn)**

Applicant requests local historic designation of the ten-unit Sabal Palms Inn, located at 1301 Gulf Way.

5. Discussion Items

6. Next Meeting: August 3, 2023

7. Adjournment -

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

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

**The public is cordially invited to attend this meeting.  
All agenda material is available for review at City Hall or [www.stpetebeach.org](http://www.stpetebeach.org).**

## **DRAFT HISTORIC PRESERVATION BOARD MINUTES**

**June 1, 2023 - 2:30 PM**

PRESENT: Bill Loughery, Chair  
Tia Hockensmith, Vice Chair  
Sean Hurley, Member  
Danielle Micklitsch, Member

EXCUSED: Holly Young, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Brandon Berry, Senior Planner  
Lynn Rosetti, Consultant; Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City Clerk

Chair Loughery called the meeting to order at 2:30 PM.

1. Approval of the Agenda – Assistant City Attorney McConnell requested the addition of a discussion item (4.e.) regarding proposed Resolution 2023-04.

**Vice Chair Hockensmith moved, and Member Micklitsch seconded the approval of the agenda with the added item; the motion carried unanimously.**

2. Audience Comments – There were no audience comments.

3. Approval of Minutes – a. **Meeting minutes 5/04/2023**

**Member Hurley moved and Chair Loughery seconded the approval of the May 4, 2023 regular meeting minutes; the motion carried unanimously.**

4. Action Items – The Deputy Clerk swore in all of those testifying.

a. **Certificate of Appropriateness for Demolition #23030: 1805 Pass-a-Grille Way**

Consultant Lynn Rosetti reviewed a presentation for this request including exhibits – photos, zoning, noticing, criteria, standards and City Codes corresponding to this request. Her presentation is part of the meeting record. Staff recommendation was for approval.

Patty Stough, of Patti the Architect, Inc., authorized agent, appeared to testify regarding the request; she had been sworn in. She showed additional renderings and photos, which are part of the meeting record and provided additional details of the demolition request.

The Board asked questions regarding base flood elevation, anticipated height of the new structure, and other details. The Board discussed the option of a stay.

**Motion: Chair Loughery moved, and Member Hurley seconded to approve the Certificate of Appropriateness for Demolition for Case No. 23030, 1805 Pass-a-Grille Way, as requested without a stay; the motion passed unanimously.**

Member Hockensmith commented that she hopes in the future that buyers of historic properties buy them as something they intend to keep, particularly those that are locally historically designated.

5. Discussion Items

**a. Paving and Parking in Pass-a-Grille –**

Public Works Director Mike Clarke was unavailable today; staff will try to arrange for him to speak on this item at the next meeting.

**b. Pass-a-Grille Park –**

Ms. McMahon reviewed the updates to the park plans that were made since the last time they came before this Board; she provided a graphic of the new plans, which are part of the meeting record. Board questions and discussion followed. The next step will be a walk through with the Parks team and reviewing with the City's landscaping company; the plan will come back to this Board when finalized, but prior to the City Commission. Chair Loughery questioned why the plan was re-done again at all. An improved bike rack, sidewalk addition, seatwall removal, trees, and lighting were discussed. An aerial visual of what is there currently was suggested. The Board members will visit the park individually. Resident input can be made at the District 4 Town Hall tentatively scheduled for July 19<sup>th</sup>.

Eileen Guenther of 111 10<sup>th</sup> Avenue gave public comment.

**c. Residential Demolition History in Pass-a-Grille: 2015 - Present -** Providing a list of properties in Pass-a-Grille that have undergone structural demolition since 2015.

Senior Planner Brandon Berry reviewed a chart of historic district demolitions (22 - of which 14 were contributing structures) reported since the 2015 survey. Thirteen of those have been redeveloped or have applied to do so and there have been four design reviews. The chart is part of the meeting record. Mr. Berry summarized that 76% of the properties surveyed in 2015 had contributing structures and 71.5% as of May 2023 in the same survey area.

**d. Historic Plaques for Locally-designated Historic Properties -** Discussing mailings being prepared for recent recipients of certificates of appropriateness, and requesting board feedback on appropriate timescale for offering historic plaques.

Ms. McMahon reported that 66 properties have been identified as locally historically designated. These will be cross referenced with the demolitions. A letter will be sent to those properties within the next two weeks to inquire if they would like a plaque and then an initial inclusive order can be placed.

**e. (added) Resolution**

Mr. McConnell briefly reviewed the changes that he made since the last meeting. After discussion, the Board asked to add street ends West of Pass-a-Grille Way. The draft Resolution will go before the City Commission on June 13<sup>th</sup>; none of the members indicated that they could attend.

6. Adjournment/Next Meeting – July 6, 2023. Two historic designations will be on the agenda. Mr. McConnell added that Certificates of Appropriateness are quasi-judicial in nature and any testimony going forward will be under oath.

**The Chair adjourned at the meeting at 4:06 PM.**

*These minutes will be considered for approval at the July 6, 2023 Historic Preservation Board meeting.*



# **HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH**

## **Agenda Report**

**Action Request:** Motion to designate the Beach Theatre at 315 Corey Ave as a local historic landmark, as requested under case 23047.

**Strategic Objective:**

**Date:** July 6, 2023

**Prepared By:** Lynn Rosetti, Consultant

**Through:** Jennifer McMahon, Chief Operating Officer

**Summary of Issue:** Applicant requests local historic designation of the Beach Theatre, located at 315 Corey Ave.

**Funding:** N/A

**Attachments:**

1. Staff Report 23047 - 315 Corey Avenue - Beach Theater
2. 23047 - Application & Survey
3. 23047 - FMSF & Associated Documents



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

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**Local Historic Designation Case No. 23047:** Scott Commercial Holdings LLC (Chris Scott)

**Meeting Date:** July 6, 2023

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

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|                          |                                                                                                                                                                                                                                         |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REQUEST</b>           | The property owner is requesting Local Landmark Designation for the Beach Theater at 315 Corey Avenue.                                                                                                                                  |
| <b>SUBJECT PROPERTY</b>  | 315 Corey Avenue<br>St. Petersburg Beach Replat, Block 61, Lot 11 less southwesterly 1.7 feet<br>Parcel I.D. #36-31-15-77994-061-0110                                                                                                   |
| <b>LAND USE / ZONING</b> | TC-1 / TC-1 Town Center Core                                                                                                                                                                                                            |
| <b>YEAR BUILT</b>        | Circa 1939                                                                                                                                                                                                                              |
| <b>HISTORIC STATUS</b>   | One of the earliest buildings constructed on historic Corey Avenue, the Beach Theater is an iconic and well-known local theater.                                                                                                        |
| <b>SURROUNDING AREA</b>  | North – One story retail store constructed in 1954<br>South – One story commercial building constructed in 1949<br>East – Funeral Home with parking lot constructed in 1936<br>West – One story commercial building constructed in 1960 |

**BACKGROUND and ANALYSIS**

Historically, Long Key was home to four incorporated towns: Pass-a-Grille, Don CeSar, Belle Vista, and St. Petersburg Beach. The southernmost town of Pass-a-Grille had its beginnings when the first settler, Zephaniah Phillips arrived in 1884. Prior to that time there had not been much interest in settling on Long Key because the barrier islands were not suitable for agriculture, were separate from the mainland, and were accessible only by boat. By 1885 the subdivision of land for residential development was underway in Pass-a-Grille with the platting of Morey Beach subdivision. Small one-story residential structures were being built along the beach in the early 1900's.

On February 9, 1919, North Carolina Developer William McAdoo opened a wooden toll bridge that ran from Villagrande Avenue South in St. Petersburg to what is now 87<sup>th</sup> Avenue on the northern end of Long Key. The McAdoo Bridge provided the needed connection to the mainland to allow for the further development of Long Key. The bridge brought traffic to Long Key and essentially jump-started development on Long Key. However, the McAdoo Bridge was dismantled in 1928

In the 1920's, developer Thomas Rowe built the Don CeSar Hotel. In 1925, Thomas Rowe bought 80 acres surrounding the Don Cesar and which was subsequently subdivided into Blocks M and N which were located north and south of the Don Cesar to provide beach access to the Don CeSar Place neighborhood which was a platted neighborhood abutting the Don CeSar property where over 200 homes have been built. This area, including the hotel, made up the town of Don CeSar Place.

In the mid 1930's, the town of Belle Vista was formed and is home to predominately mid-sized single-family homes. Many of these homes were built following World War II and many are Mid-Century Modern in style.

The fourth town on Long Key was St. Petersburg Beach. The first Corey Causeway was built in the 1920's and connected St. Petersburg Beach with the mainland. The major development of Corey Avenue occurred in 1937 when the Upham brothers filled in the mangrove swamp, paved Corey Avenue, and began building many of the still existing art deco style buildings. Corey Avenue was officially dedicated on February 13, 1937. This completion of Corey Avenue led to greater numbers of people being able to easily access St. Petersburg Beach and the other communities on Long Key. In 1957, the residents of St. Petersburg Beach, Belle Vista, Don Cesar, and Pass-a-Grille voted to consolidate into one municipality: St. Petersburg. Beach.

Constructed in 1939, the Beach Theater was one of the earlier buildings built along Corey Avenue and it opened as a theater in January 1940. The Beach Theater was built for approximately \$50,000 by Boston financier Stephen Girard. St. Petersburg architect Winfield Lott designed the building. Its grand opening was held on January 15, 1940, and the featured film was *Dust Be My Destiny*, starring John Garfield, Precilla Lane, and Alan Hale. The Beach Theater was the first movie theater in Pinellas County equipped with sound and air conditioning.

The Beach Theater has been closed since 2012. New ownership has indicated interest in renovating the building and re-opening it as a theater.

**Sec. 28.20. - Designation report.**

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

**(1) Individual historic buildings or archaeological sites:**

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

The Beach Theater was designed by St. Petersburg architect Winfield Lott in the Art Deco architectural style in 1939. Photographs of the Beach Theater accompany this staff report. In addition, the PowerPoint to be shown by staff includes historic and current photographs of the building. The Florida Master Site File (PI01274) for the Beach Theater from the 1980's is also attached and includes photo documentation from that time period.

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

Built in 1939, the Beach Theater located at 315 Corey Avenue and meets this requirement as identified below:

- It reflects the broad cultural history of Long Key and the former town of St. Petersburg Beach and the current municipality of St. Pete Beach;
- It embodies the distinctive visible characteristics of the Art Deco architectural style, period, and method of construction; and
- It is associated with well-known St. Petersburg architect Winfield Lott whose 45-year career as a local architect St. Matthew's Episcopal Church, Lake Palms Apartments, Lake Vista Community Center, Mirror Lake Sunshine Center, and the original St. Petersburg Medical Clinic, among others. Mr. Lott was civically minded and served on the St. Petersburg Planning Commission from 1943 to approximately 1958, and later served on the St. Petersburg Environmental Development Commission in the late 1970's.

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

The Beach Theater has been closed since 2012. The exterior of the building at 315 Corey Avenue appears to be in good condition. There were interior issues with the ceiling/roof related to water damage. Repair of the interior is being undertaken, including the removal of the old seating. The property owner has indicated interest in renovation of the theater and using it as such.

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

The applicant is not proposing to alter the historical use of the building as a theater structure. The applicant has prepared a Certificate of Appropriateness application relating to the exterior maintenance and possibly some revision. It should be noted (and by reviewing the historic photos included in the staff report) that the façade signage (other than the large "THEATER" sign has been altered some over the years. It is anticipated that a façade proposal will be reviewed by the Historic Preservation Board at the August 3<sup>rd</sup> hearing.

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

315 Corey Avenue is zoned TC-1, Town Center Core, with a Town Center Core District land use designation. The zoning map is included in this staff report.

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

Staff recommends that the Beach Theater be recognized as a locally designated historic landmark property because it is a significant well known and loved historic theater on Corey Avenue that retains its integrity and is an excellent representative of the Art Deco style of architecture found along portions of Corey Avenue. The property owner has discussed interior renovations with the City's Planning and Building department staff regarding interior renovations, Property Tax exemptions for historic properties, and floodproofing vs. options relating to seeking a FEMA Variance for work that would exceed the FEMA 50% rule. The discussion included Certificate of Appropriateness requirements if necessary.

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

The photographic record is included in this designation report. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

**Sec. 28.22 – Designation criteria established.**

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

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

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

**Staff analysis:** Staff supports this application to locally designate 2811 Pass-a-Grille Way as an historic property. Staff finds that the building is significant in the following areas:

- a. It reflects the broad cultural history of St. Pete Beach;
- b. It embodies the distinctive visible characteristics of the art deco architectural style, period, and method of construction; and
- c. It is associated with prominent St. Petersburg architect Winfield Lott.

**Staff recommendation:** Staff recommends APPROVAL of the Local Historic Designation of 2811 Pass-a-Grille Way because it:

- a. It reflects the broad cultural history of St. Pete Beach;
- b. It embodies the distinctive visible characteristics of the art deco architectural style, period, and method of construction; and
- c. It is associated with prominent St. Petersburg architect Winfield Lott.

## ZONING MAP

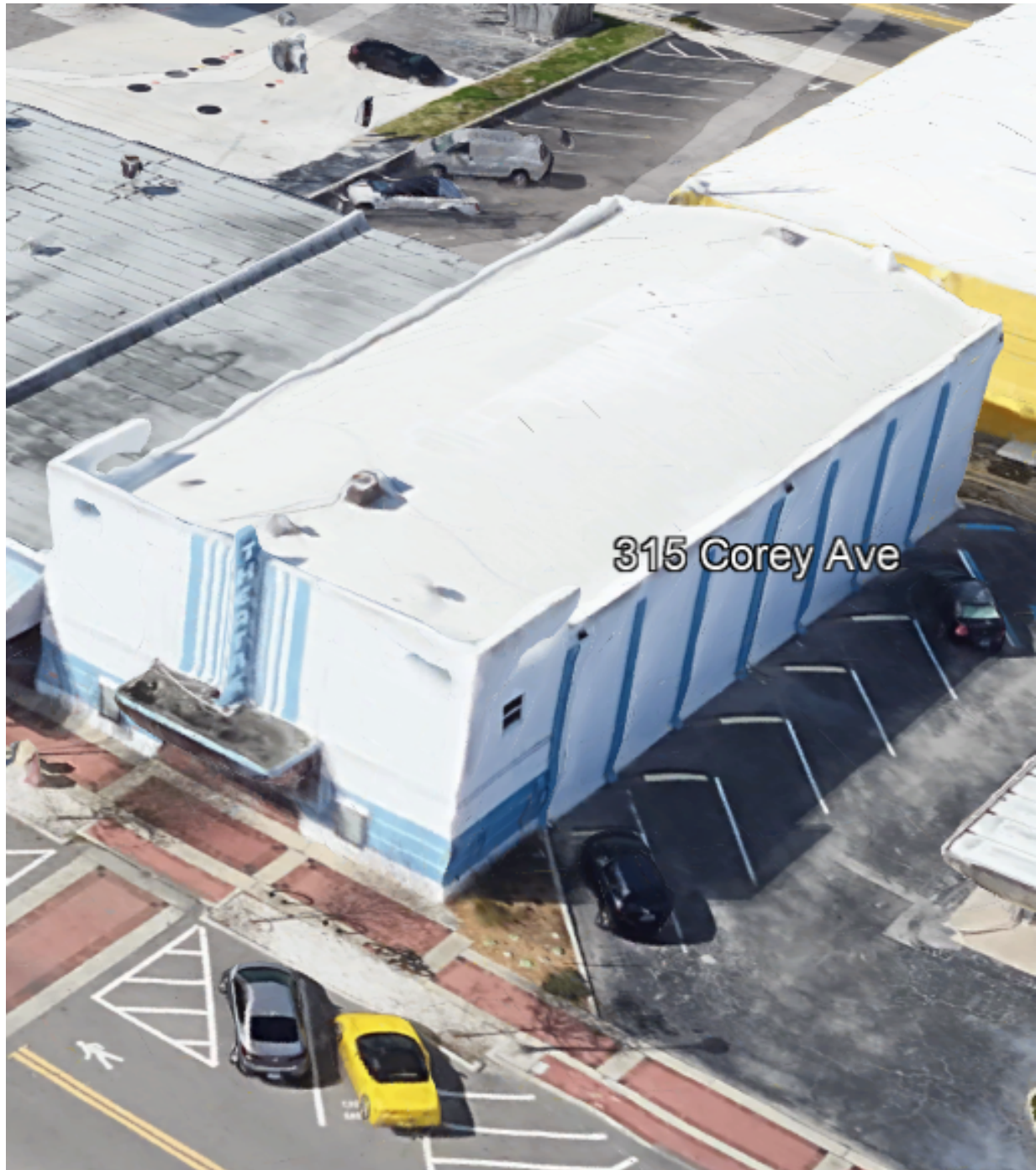


SUBJECT PROPERTY  
315 Corey Avenue  
-----  
TC-1 Town Center  
Zoning

## AERIAL PHOTOGRAPHS

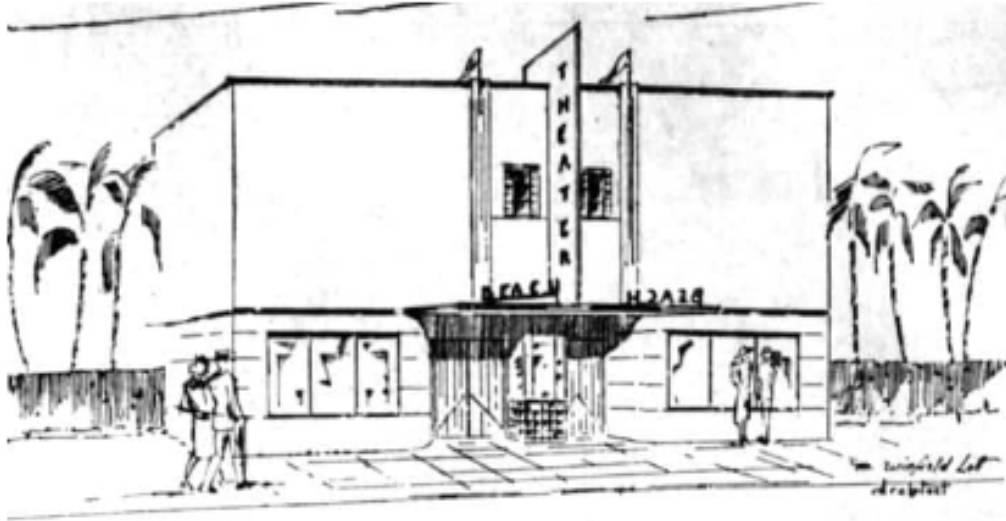








### Architect's Rendering



Architect M. Winfield Lott's 1939 design for the Beach Theatre.

### Historic Photographs











**First Movie**



*Dust Be My Destiny* was the Beach's first film.



Recent Photograph





## Application for Local Historic Designation

### GENERAL INFORMATION

Case Number 23047

Property Owner Name & Address

Agent or Representative Name & Address

SCOTT COMMERCIAL HOLDINGS, LLC.  
315 COREY AVE.  
ST PETE BEACH FL 33706

CHRIS SCOTT  
8920 GULF BLVD  
ST PETE BEACH

Phone \_\_\_\_\_

Phone 301 674 5111

Email Address \_\_\_\_\_

Email Address scottchrisj@gmail.com

Property Address, Legal Description, Parcel ID

315 COREY AVENUE  
ST PETE BEACH. FL 33706

Historic Name of Property (if applicable):

The Beach Theatre.

Florida Master Site File Number (if applicable):

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

PI 01274.

I (the undersigned) am the legal owner/legal representative of \_\_\_\_\_ located at \_\_\_\_\_ and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: \_\_\_\_\_

Date: 8/25/2023



### TYPE OF REQUEST

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

### BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

Please see attached survey

### FUNCTION OR USE

#### Historic Functions

Movie theatre

#### Current Functions

Non / Vacant

### DESCRIPTON

#### Architectural Classification

#### Materials



## STATEMENT OF SIGNIFICANCE

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

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

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

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

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

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

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

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

**Areas of Significance** (please describe the following):

1. Period of Significance

1940 to present day  
Post World War. II to present.

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

1940.

3. Significant Persons

4. Cultural Affiliation/Historic Period

See attachments.

5. Architect

Unknown,



6. Builder

Unknown.

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### **Narrative Description**

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

### **Major Bibliographic References**

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

PROPERTY ADDRESS;  
315 COREY AVENUE  
ST. PETERSBURG BEACH FL 33706

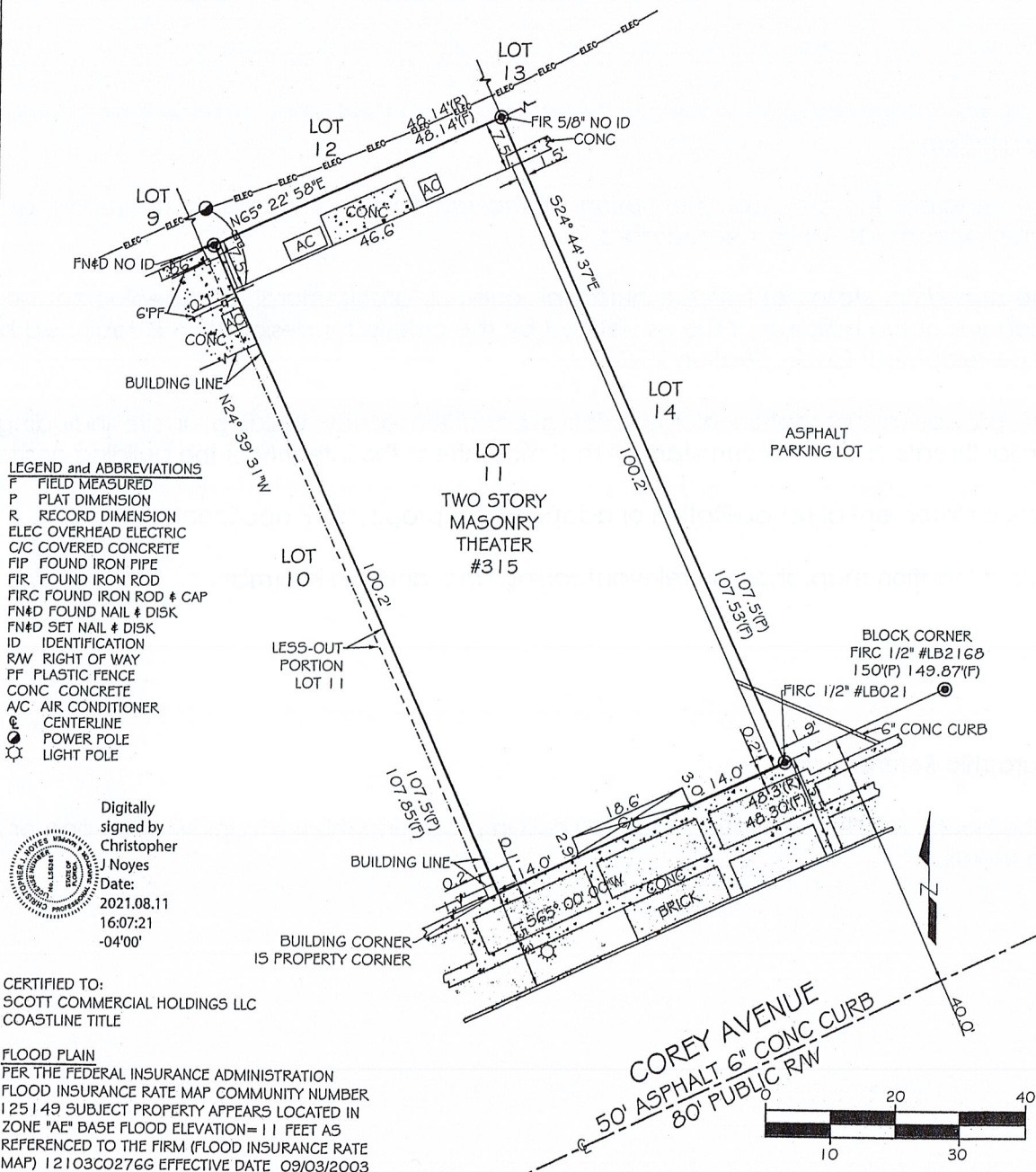
SECTION 36 TOWNSHIP 31 S RANGE 15 E  
A BOUNDARY SURVEY OF:  
BLOCK 61 LOT 11

### RE-PLAT ST. PETERSBURG BEACH SUB-DIVISION

ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGES 28 AND 29 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA

LESS THE FOLLOWING DESCRIBED PORTION THEREOF:

FROM THE MOST WESTERLY CORNER OF SAID LOT 11 AS A POINT OF BEGINNING, RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, 1.86 FEET; THENCE SOUTHEASTERLY A STRAIGHT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 11, SAID POINT BEING 1.7 FEET NORTHEASTERLY OF THE MOST SOUTHERLY CORNER OF SAID LOT 11; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11, 1.7 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 TO THE POINT OF BEGINNING.



#### LEGEND and ABBREVIATIONS

F FIELD MEASURED  
P PLAT DIMENSION  
R RECORD DIMENSION  
ELEC OVERHEAD ELECTRIC  
C/C COVERED CONCRETE  
FIP FOUND IRON PIPE  
FIR FOUND IRON ROD  
FIRC FOUND IRON ROD & CAP  
FN&D FOUND NAIL & DISK  
FN&D SET NAIL & DISK  
ID IDENTIFICATION  
R/W RIGHT OF WAY  
PF PLASTIC FENCE  
CONC CONCRETE  
A/C AIR CONDITIONER  
C CENTERLINE  
P POWER POLE  
L LIGHT POLE

Digitally  
signed by  
Christopher  
J Noyes  
Date:  
2021.08.11  
16:07:21  
-04'00'

CERTIFIED TO:  
SCOTT COMMERCIAL HOLDINGS LLC  
COASTLINE TITLE

#### FLOOD PLAIN

PER THE FEDERAL INSURANCE ADMINISTRATION  
FLOOD INSURANCE RATE MAP COMMUNITY NUMBER  
125149 SUBJECT PROPERTY APPEARS LOCATED IN  
ZONE "AE" BASE FLOOD ELEVATION=11 FEET AS  
REFERENCED TO THE FIRM (FLOOD INSURANCE RATE  
MAP) 12103CO276G EFFECTIVE DATE 09/03/2003

BASIS OF BEARINGS: NONE PER PLAT ASSUMED THE NORTH R/W LINE OF COREY AVE TO BE S65°00'00"W

IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE 472.025 AND PURSUANT TO THE ELECTRONIC  
SIGNATURE ACT OF 1996 OR FLORIDA STATUTE TITLE XXXIX CHAPTER 668 IF THIS DOCUMENT WAS  
RECEIVED ELECTRONICALLY VIA PDF THEN IT HAS BEEN LAWFULLY ELECTRONICALLY SIGNED  
THEREFORE THIS SURVEY PDF IF AUTHENTIC IS COMPLETELY OFFICIAL AND INSURABLE

SCALE: 1"=20'

|                 |                       |
|-----------------|-----------------------|
| DRAWN BY: CN    | SURVEY DATE: 08/06/21 |
| CHECKED BY: RS  | DRAWING NO.: 1        |
| JOB NO.: 21-188 | SHEET 1 OF 1          |

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND  
IS SUBJECT TO ALL EASEMENTS RIGHTS-OF-WAY AND OTHER MATTERS OF  
RECORD  
UNDERGROUND IMPROVEMENTS NOT SHOWN

SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED  
SEAL OR AN ELECTRONIC EQUIVALENT OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE  
REQUIREMENTS OF CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE  
PURSUANT TO SECTION 472.027 FLORIDA STATUTES

CHRISTOPHER J. NOYES PSM, FLORIDA SURVEYOR REGISTRATION # G381

PREPARED BY:  
CHRISTOPHER J. NOYES PSM, LLC  
LS 6381  
7168 65TH STREET NORTH  
PINELLAS PARK, FLORIDA 33781  
PHONE (727) 545-9777  
CHRISPSM6381@GMAIL.COM



**FLORIDA MASTER SITE FILE  
Site Inventory Form**

**SITE NO.:** 8 PI 1274

**RECORD NUMBER:** 127

**SITE NAME:**

**SURVEY DATE:** 09/30/87

**ADDRESS:** 315 Corey Ave.

**INSTRUCTIONS TO LOCATE:**

**LOCATION:** St. Petersburg Beach replat  
Subdivision Name

61 11  
Block No. Lot No.

**COUNTY:** Pinellas

**DISTRICT NAME IF APPLICABLE:**

**OWNER OF SITE: NAME:**

**ADDRESS:**

**TYPE OF OWNERSHIP:** Private

**RECORDING DATE:** / /

**RECORDER: NAME & TITLE:** Gladys Cook

**ADDRESS:** Florida Preservation Services

**CONDITION OF SITE:**

Check One

**INTEGRITY OF SITE:**

Check one or more

EXCELLENT

ALTERED

GOOD

UNALTERED

FAIR

ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

**ORIGINAL USE:**

Commercial

**PRESENT USE:**

Commercial

**DATES:**

1930

**CULTURE/PHASE:**

American

**PERIOD:**

20th Century

**NR CLASSIFICATION CATEGORY:** Building

**DATE LISTED ON NR:** / /

**THREATS TO SITE:** Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

**AREAS OF SIGNIFICANCE:** Architecture

**SIGNIFICANCE**

**SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)**

See Continuation Sheet

**RECORD NUMBER:** 127

**ARCHITECT:**

**BUILDER:**

**STYLE AND/OR PERIOD:** Moderne

**PLAN TYPE:** Rectangular

**EXTERIOR FABRIC(S):** Stucco

**STRUCTURAL SYSTEM(S):** Masonry:concrete block

**PORCHES:**

**ORIENTATION:**

**FOUNDATION:** Continuous:concrete block

**ROOF TYPE:** Flat:built-up

**SECONDARY ROOF STRUCTURE(S):**

**WINDOW TYPE:** Fixed

**ROOF SURFACING:**

**ORNAMENT EXTERIOR:**

**CHIMNEY:**

**CHIMNEY LOCATION:**

**NO. OF CHIMNEYS:** **NO. OF STORIES:** 1

**NO. OF DORMERS:** **OUTBUILDINGS:**

**SURROUNDINGS:**

**SITE SIZE (approx. acreage):**

**TOWNSHIP RANGE SECTION**  
~~32~~ 31S ~~16E~~ 15E ~~31~~ 36

**UTM ZONE UTM EASTING UTM NORTHING**

**PHOTOGRAPHIC RECORDS NUMBERS:**

SUPPLEMENT SHEET  
FLORIDA MASTER SITE FILE

Ref. No. 127

PAGE 3 OF 4

SITE

SITE NAME

NATURE OF SITE \_\_\_standing structure\_X\_\_archeological site\_\_\_both

A. NARRATIVE DESCRIPTION OF SITE

The Commercial style is simple form characterized by a built up parapet roof and a storefront design. A canopy provides shade over the sidewalk.

B. DISCUSSION OF SIGNIFICANCE

St. Petersburg Beach was platted in 1919 by William D. McAdoo on land he acquired by C. Perry Snell and Roy Hanna. McAdoo platted the city and hoped to develop it as a resort community. Paved streets, water, several buildings and an amusement pavillion and hotel were built on the beach. McAdoo built a toll bridge to enable customers to reach the island and built a five story bank building which did not house a bank for its first 27 years. McAdoo sold most of his holdings to Nathaniel J. Upham, who developed the commercial core of the town on Corey Avenue. Little development actually occurred, however, until after World War II when major residential subdivisions were built.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE





June 8 7:00:42 PM Temp:92°

NEWS WEATHER TRAFFIC SPORTS ON THE TOWN COMMUNITY POLITICS

Hillsborough Pinellas Polk Pasco Manatee Hernando Citrus State National Health Si

## New and toxic concerns about the Piney Point leak. Tonight on Yo Beach Theatre in St. Pete Beach could close down



By Josh Gauntt, Reporter  
Last Updated: Tuesday, June 7, 2011

6Share

ST. PETE BEACH --

VIDEO STORIES

For more than 70 years, people have watched movies at the historic Beach Theatre in St. Pete Beach, but because of the economy, it could be closing.

Beach Theatre in St. Pete Beach could close down 

When it was originally built, the Beach Theatre had more than 500 seats and now it's down to just less than 300.

Now, the old theater on Corey Avenue could close.

"It's gotten worse for single screen theaters in general," owner Mike France said.

France hasn't been able to keep up the place over the years.

"Either theaters are closing up or moving to non-profit status," he said.

That is now the goal -- to become non-profit, which would allow more fundraising opportunities.

"It sounds kind of counterintuitive, but the Theatre could actually be healthier if we move to a non-profit status rather than for a profit status," France said.

The building is in need of repairs, but movie-goers say that just adds to its character and they would hate to see the curtain close.

"It would be a real deficit to the city and the community," France said. "Having had this place be a part of my life for so long, it just makes me sick to my stomach to think of driving down Corey Avenue one day and see this place boarded up."

The Theatre also plays host to concerts and operas.

To find out how you can help save it, check out the Save the Beach Theatre web site.



*The rebates are instant.  
The prices are free online.*

**FREE**

We even include free shipping. Restrictions apply.

**Get one now**

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# St. Pete Beach's iconic Beach Theatre closes

By Will Hobson, Times Staff Writer

Published Sunday, November 18, 2012

ST. PETE BEACH — For 72 years, a marquee over the Beach Theatre's entrance has told passers-by what's playing on its lone screen.

This weekend, the red letters were arranged into a message: "THANKS FOR THE MEMORIES."

St. Pete Beach's iconic movie theater, which for years faced financial problems, has closed.

Opened Jan. 15, 1940 — when movies with sound were still a relatively new phenomena — its closure was made official on Nov. 18, 2012, with a post on its Facebook page: "We would like to thank everyone for supporting us over the years and making so many 'Beach Theatre Memories.' Asad day has come in the life of the 'St. Pete Beach Theatre.' We will miss you all!"

Owner Michael France said in a text message Sunday night that he was unavailable for comment.

France — a St. Petersburg native and screenwriter with credits including *Cliffhanger*, *GoldenEye*, and film adaptations of comic books *The Hulk*, *The Punisher* and *The Fantastic Four* — bought the theater at 315 Corey Ave. for \$850,000 in 2007. In 2011, France told the *Tampa Bay Times* that, despite cutting costs, he was struggling to keep it open.

France kept ticket prices low until the very end — \$5 for a matinee, \$7 for every other show — but it apparently wasn't enough to attract a big enough crowd.

He said in 2011 that he needed to get the Beach Theatre classified by the IRS as a nonprofit organization, which would have reduced the theater's tax bills and opened avenues for fundraising. Across the bay, the historic Tampa Theatre is run by a not-for-profit foundation and holds more than 600 events a year.

France set up a website, [savethebeachtheatre.org](http://savethebeachtheatre.org), where he mentioned the Tampa Theatre. He said he planned to update fans on the process of shifting to nonprofit status and to solicit donations and volunteers.

"After 70 years, I don't want to be the guy who turns out the lights on the Beach Theatre," France wrote on the website.

The theater's quest for nonprofit status was apparently unsuccessful, though. The website was never updated after France's original post.

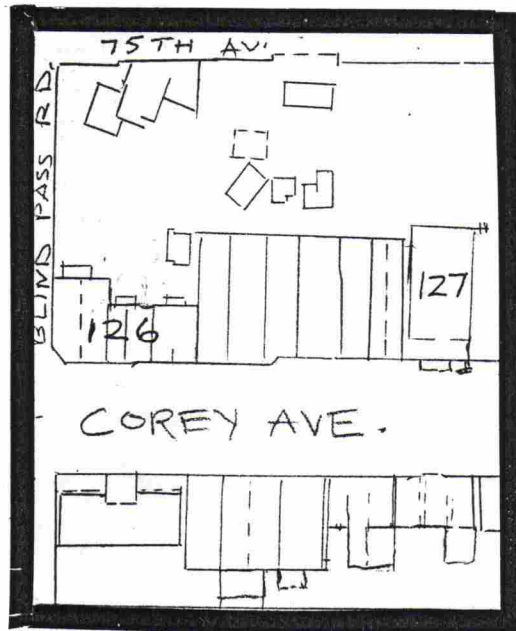
If France is unable to find a buyer interested in reopening the Beach Theatre, the last new film to flicker on its screen will have been *End of Watch*, a cop drama starring Jake Gyllenhaal. The theater also still had a regular Saturday night showing of *Rocky Horror Picture Show*, in which fans of the cult horror comedy musical showed up dressed in character.

A few doors down Corey Avenue from the shuttered theater, the longtime owner of a St. Pete Beach antique shop said Sunday he hoped new owners could bring the Beach Theatre back to life. Burke Prevratil, 75, remembered taking his daughter, and then his granddaughter, to see movies there over the years. He was last a regular in the early 2000s, when the theater's former owners supplemented cinematic offerings with *Monday Night Football* games.

"It matters a lot to the people here," said Prevratil, owner of Suzette's Antiques and Oddities. "There isn't a business out here it doesn't help."

Staff writer Steve Persall contributed to this report. Will Hobson can be reached at (727) 445-4167 or







# **HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH**

## **Agenda Report**

**Action Request:** Motion to designate the Sabal Palms Inn at 1301 Gulf Way as a local historic landmark, as requested under case 23048.

**Strategic Objective:**

**Date:** July 6, 2023

**Prepared By:** Lynn Rosetti, Consultant

**Through:** Jennifer McMahon, Chief Operating Officer

**Summary of Issue:** Applicant requests local historic designation of the ten-unit Sabal Palms Inn, located at 1301 Gulf Way.

**Funding:** N/A

**Attachments:**

1. Staff Report 23048 - Sabal Palms Inn
2. 23048 Application and Supporting Documents
3. 23048 Property Card and Photos



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

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**Local Historic Designation Case No. 23048:** Joseph Caruso, Owner Sabal Palms Inn, LLC

**Meeting Date:** July 6, 2023

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

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|                          |                                                                                                                                                                                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REQUEST</b>           | The property owner is requesting Local Landmark Designation for the Sabal Palms Inn, LLC, located in Pass-a-Grille.                                                                                                                                 |
| <b>SUBJECT PROPERTY</b>  | 1301 Gulf Way<br>Lot 136 and the south 15 feet of Lot 135 and a portion of vacated Gulf Way, Block B, Warren Websters Map, as recorded in Plat Book 5, Page 38, Public Records of Pinellas County, Florida.<br>Parcel I.D. #18-32-16-95454-004-1360 |
| <b>LAND USE / ZONING</b> | THD/ RFO/ PAG: Traditional Hotel District / Resort Facilities Overlay / Pass-a-Grille Overlay                                                                                                                                                       |
| <b>YEAR BUILT</b>        | Circa 1925 (per property card attached)                                                                                                                                                                                                             |
| <b>HISTORIC STATUS</b>   | Originally constructed in 1926, the Sabal Palms Inn was built as a single-family residential property. It became a motel/inn in the 1930's and has continued as such since then. (10 units)                                                         |
| <b>SURROUNDING AREA</b>  | North – Vacant lot<br>South – 13 <sup>th</sup> Avenue and residential property<br>East – Alleyway and Single-family residential constructed in 1925<br>West – Gulf Way and public beach                                                             |

**BACKGROUND and ANALYSIS**

The Sabal Palms Inn in Pass-a-Grille was originally constructed in 1925 as a residential structure. By the 1930's, it had been converted into a transient accommodation (10-unit motel/inn) use. The Sabal Palms Inn has been in use continuously since the 1930's as a small motel/inn.

It must be noted that both the 1986 and 2015 historic surveys considered the Sabal Palm Inn to be non-contributing and listed its effective date as 1965. That is the year the mansard roof was added. However, it must also be noted that many such historic surveys concentrate on the architectural merits of properties because that is the most evident or obvious. The nature of most surveys is to document the most possible properties as quickly as possible with the constraints of the budget. That can leave little time for historical analysis. This is because the architectural merits are the most visibly obvious. The scope of most general historic surveys concentrates on that which is most visible or

readily known. Since the building was considered non-contributory no FMSF form was prepared and submitted to the State. Staff is preparing and finalizing the submittal of FMSF #PI15063 to the State prior to the HPB meeting.

**Sec. 28.20. - Designation report.**

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

**(1) Individual historic buildings or archaeological sites:**

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

The Sabal Palms Inn was originally built in 1925 as a residential structure and was converted to a small tourist accommodation use (Motel/Inn) in the 1930's. It has operated as such since then. According to the applicant, the property underwent renovations in 1965 with the addition of the mansard roof and the addition of square footage to square off the northwest corner of the building. Additional renovation work was undertaken in 1988.

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

Built in 1925, the Sabal Palms Inn located at 1301 Gulf Way meets this requirement as identified below:

- It reflects the broad cultural, political, economic, or social history of Pass-a-Grille since being built in 1925 when it served as a residential property until the 1930's when it was converted into a small tourist accommodation. It continues to serve as a small 10-unit tourist accommodation today.

However, it is noted that the Sabal Palms no longer reflects the early architectural character of the Pass-a-Grille due to the addition of the mansard roof which has changed the historic architectural integrity of the building. Review of the aerial photograph reveals that the original roof lines appear to still be in existence. As such, the mansard roof addition has not completely changed the roof line, but it does hide it.

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

The Sabal Palms Inn is a small, well maintained 10-unit inn on Gulf Way in Pass-a-Grille and has been in continuous operation as a small motel or inn since the 1930's. The building appears to be in good condition. The motel was renovated in 1965 and included the addition of a mansard roof which was not in keeping with the vernacular architectural style of the building. Additional unspecified renovation work was undertaken in 1988.

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

Not applicable.

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

1301 Gulf Way is zoned THD/RFO/PAG, Traditional Hotel District/Resort Facilities Overlay/Pass-a-Grille Overlay. The zoning map is included within this staff report.

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

Staff recommends that the Sabal Palms Inn at 1301 Gulf Way be recognized as a locally designated historic landmark property as requested by the property owner because it is one of the few remaining small hotels found on Pass-a-Grille.

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

The photographic record is attached to this designation report. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

**Sec. 28.22 – Designation criteria established.**

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

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

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

**Staff analysis:** Staff supports this application to locally designate 1301 Gulf Way as an historic property. Staff finds that the building is significant in the following areas:

- a. It reflects the broad cultural, economic, and social history of Pass-a-Grille and St. Pete Beach.

**Staff recommendation:** Staff recommends APPROVAL of the Local Historic Designation of 1301 Gulf Way because it:

- a. It reflects the broad cultural, economic, and social history of Pass-a-Grille and St. Pete Beach.



## ZONING MAP

**SUBJECT PROPERTY:**

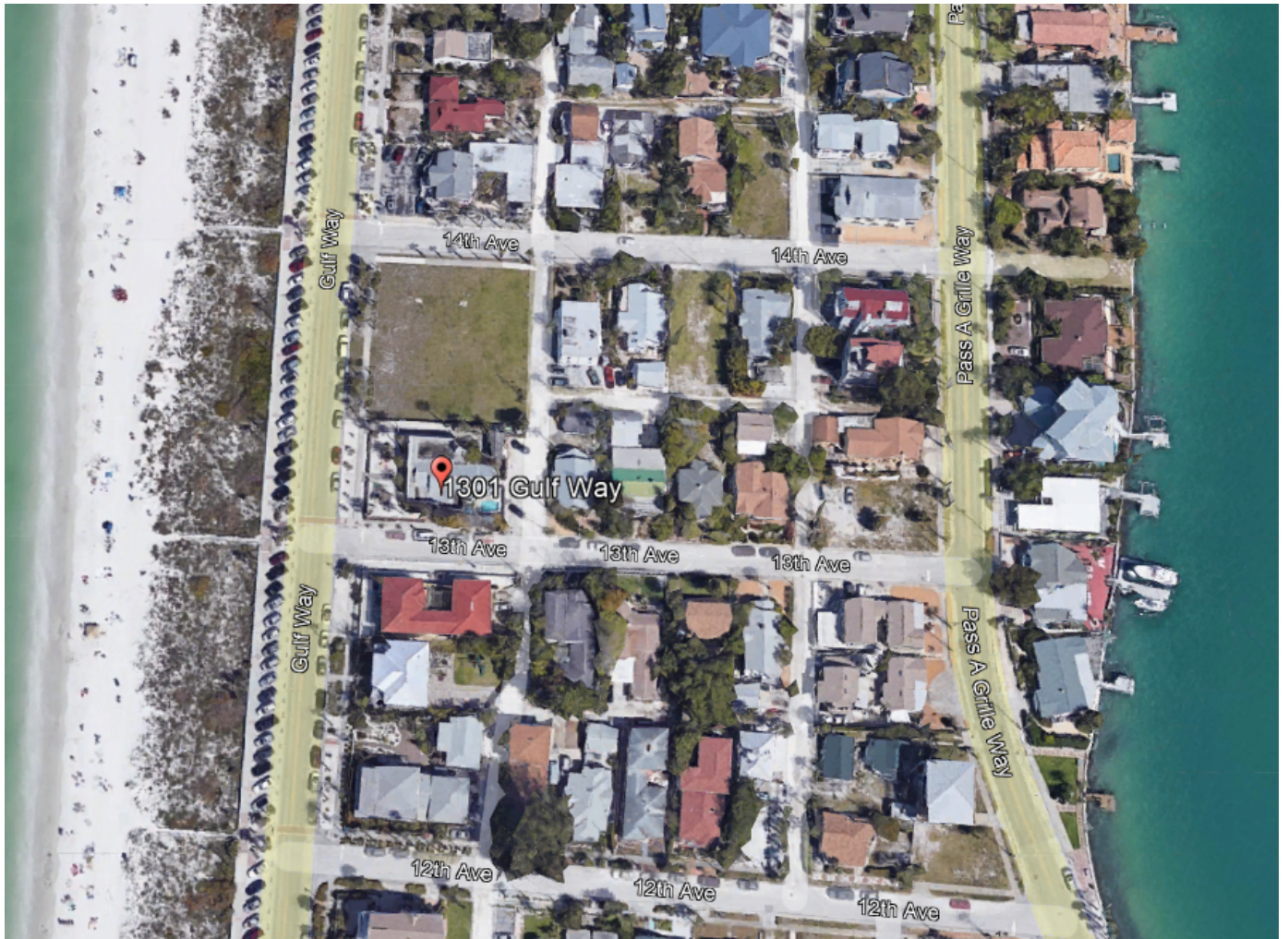
1301 Gulf Way

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**THD/RFO/PAG -**  
Traditional Hotel District/  
Resort Facilities Overlay/  
Pass-a-Grille Overlay



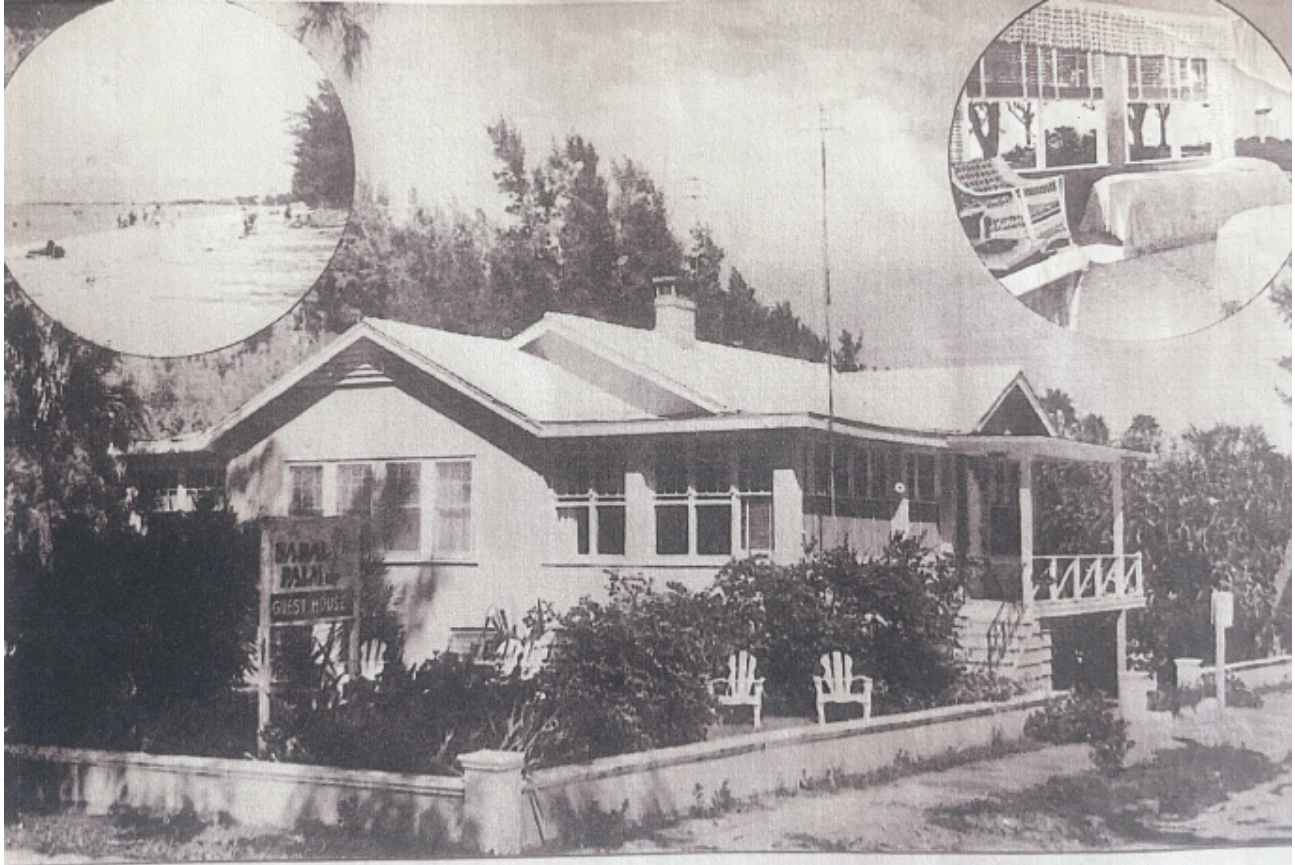
## AERIAL PHOTOGRAPH





## PHOTOGRAPHS

### Sabal Palms Guest House (date unknown)



### **Sabal Palms with Mansard Addition Approximately in 1965**

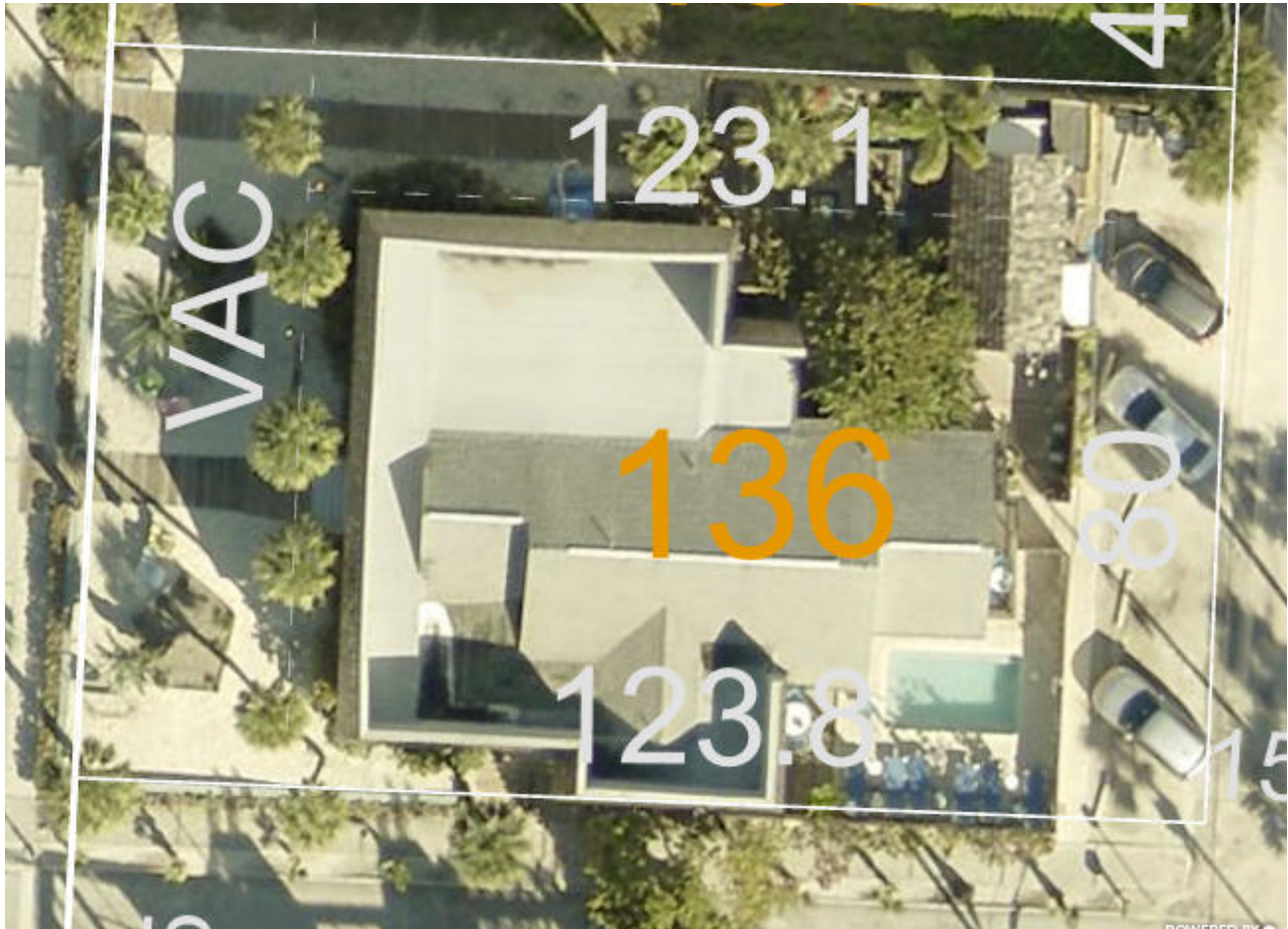


### **Sabal Palms Today**





### Overhead View of Roof





# Application for Local Historic Designation

## GENERAL INFORMATION

Case Number 23048

Property Owner Name & Address

Agent or Representative Name & Address

JOSEPH CARUSO

326 MONTE CRISTO BLVD

TIERRA VERDE FL 33715

Phone (727) 686-7628

Phone \_\_\_\_\_

Email Address JOES CARUSO@gmail.com

Email Address \_\_\_\_\_

Property Address, Legal Description, Parcel ID Parcel # 18/32/16/95454/004/1360

1301 GULFWAY ST. PETE BEACH FL, 33706

LOT 136 and the south 15 feet of lot 135 and a portion of Vacated Gulfway, Block B, Warren Webster map, as recorded in plat Book 5, Page 38, Public Records of Pinellas County Florida

Historic Name of Property (if applicable): SABAL PALMS INN

Florida Master Site File Number (if applicable): \_\_\_\_\_

Florida Master Site File Recorder:

(Name and Title, if applicable): \_\_\_\_\_

I (the undersigned) am the legal owner/legal representative of SABAL PALMS INN located at 1301 GULFWAY ST. PETE BEACH and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

5/24/2023

## TYPE OF REQUEST

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

## BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

property survey attached

## FUNCTION OR USE

### Historic Functions

MOTEL / HOTEL

### Current Functions

motel / HOTEL

## DESCRIPTON

### Architectural Classification

2 story motel

### Materials

Concrete Block / stucco / frame

## STATEMENT OF SIGNIFICANCE

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

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

- (1) **Historic buildings.** A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:
- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
  - ☒ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
  - ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
  - ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration or master plan, and when no other building or association has survived; and
  - ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.
- (2) **Historic districts.** A district is of historic significance if it:
- ☐ Represents a significant entity whose components may lack individual distinction; or
  - ☐ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
  - ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.
- (3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:
- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
  - ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.



**Areas of Significance** (please describe the following):

1. Period of Significance

1926 thru present

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

Built 1926, renovated 1965 and 1988

3. Significant Persons

4. Cultural Affiliation/Historic Period

5. Architect

## 6. Builder

---



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**Narrative Description**

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

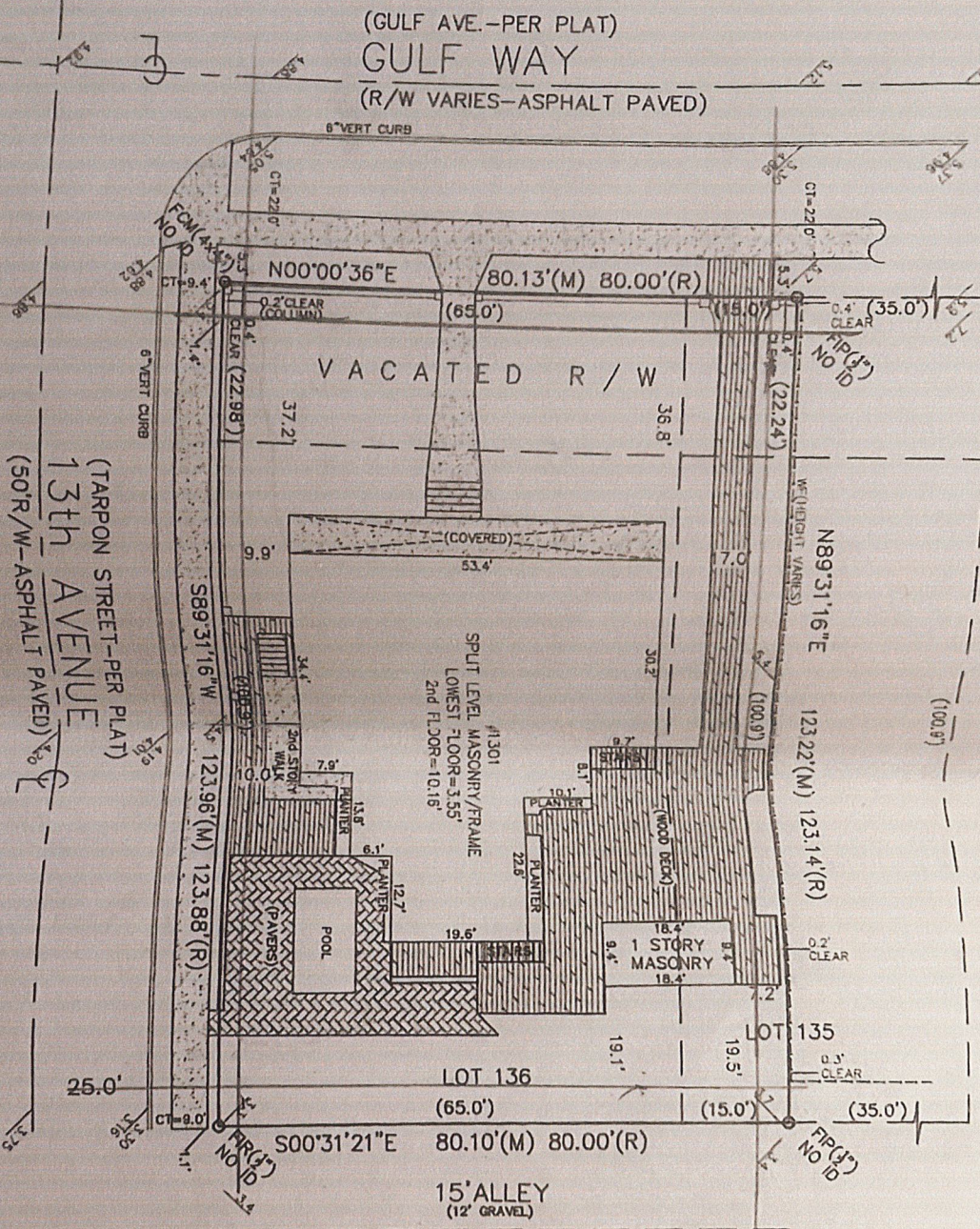
**Major Bibliographic References**

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

Historically operated as an INN/GUEST House since the 1930's. Many past and current residents of St. Pete Beach spent their first night in St. Pete Beach at the SABAL PALMS INN. Original part of structure was a "Seare Kit" home.



# BOUNDARY & TOPOGRAPHIC SURVEY



**BOUNDARY SURVEY OF:**  
Lot 136 and the South 15.00 feet of Lot 135 and a portion of vacated Gulf Way, Block B, WARRE WEBSTER'S MAP, as recorded in Plat Book 5, 38, Public Records of Pinellas County, Florida.

**FOR:**  
Joseph Caruso

**CERTIFIED TO:**  
Joseph Caruso

**FLOOD INFORMATION:**  
Flood Zone: AE EL= 11' & 12'  
Community Panel No.: 12103C0278G  
Effective Date: September 3, 2003

**BASIS OF BENCHMARK:**  
Designation: Y135  
Elevation: 3.173  
NAVD 1988 DATUM

**ORDER NO. 2007-83**  
March 28, 2007 - Boundary/Elevations

NOT VALID WITHOUT THE ORIGINAL  
RAISED SEAL AND SIGNATURE OF A  
FLORIDA LICENSED SURVEYOR AND DEPUTY

*Albert P. Carrier* 4/3/10  
ALBERT P. CARRIER, P.S.M. 6688, LB 7398

**FUEL ASSOCIATES**  
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LAND PLANNERS

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CERTIFICATE OF AUTHORIZATION NUMBER 26830  
LICENSED BUSINESS NUMBER 7398

3-28-07  
RS

I, ALBERT CARRIER, THE SURVEYOR, AM RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY. I HAVE REVIEWED THE RECORDS OF THE SURVEY AND HAVE FOUND THEM TO BE CORRECT. I HAVE ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAVE FOUND THEM TO BE CORRECT. I HAVE ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAVE FOUND THEM TO BE CORRECT.



PROPERTY RECORD CARD

Florida

HOUSE NO.

SIDE OF

CARD NO.

AVE. ON

| LEGAL DESCRIPTION           |  |
|-----------------------------|--|
| Part 136 Block B. violators |  |

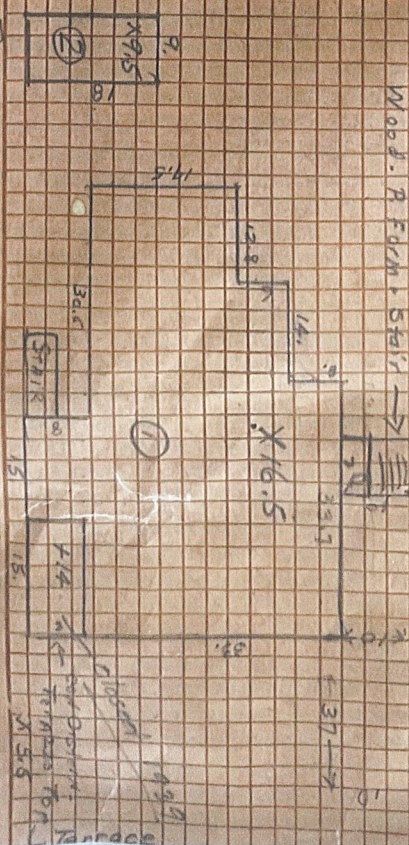
| LAND                                |                | STREET                              |                | IMPROVEMENTS                        |                      | UTILITIES                           |  |
|-------------------------------------|----------------|-------------------------------------|----------------|-------------------------------------|----------------------|-------------------------------------|--|
|                                     |                |                                     |                |                                     |                      |                                     |  |
| <input checked="" type="checkbox"/> | CONCRETE       |                                     | SIDEWALKS      | <input checked="" type="checkbox"/> | WATER                | <input checked="" type="checkbox"/> |  |
|                                     | ASPHALT        |                                     | CURB           | <input checked="" type="checkbox"/> | ELECTRICITY          | <input checked="" type="checkbox"/> |  |
|                                     | TAR AND GRAVEL |                                     | SHRUBS         | <input checked="" type="checkbox"/> | SEWER                | <input checked="" type="checkbox"/> |  |
|                                     | SHELL          | <input checked="" type="checkbox"/> | TREES          | <input checked="" type="checkbox"/> | SEPTIC TANK          |                                     |  |
|                                     | SAND OR DIRT   |                                     | LAWN           | <input checked="" type="checkbox"/> | GAS                  |                                     |  |
|                                     | OTHER          |                                     | WALLS & FENCES |                                     | OTHER <i>E. Pump</i> |                                     |  |

|                    | NO. 1 | NO. 2 | NO. 3 | NO. 4 |
|--------------------|-------|-------|-------|-------|
| STRUCTURE          | 1     | Gate  |       |       |
| NUMBER OF STORIES— | 1     |       |       |       |
| NUMBER OF ROOMS    | 13    |       |       |       |
| BATHS              | 3     |       |       |       |
| APTS.              |       |       |       |       |
| OFFICES            |       |       |       |       |
| STORES             |       |       |       |       |
| AL CONSTRUCTION    | Frame | Frame |       |       |
| MATERIAL           | A     | A     |       |       |
| GRADE              | G     | G     |       |       |
| CONDITION          | Conc. | Conc. |       |       |
| DATION             | G     | G     |       |       |
| MENT               | ✓     |       |       |       |
| OR WALLS           | Succo | Succo |       |       |
| MATERIAL           | A     | A     |       |       |
| GRADE              | G     | G     |       |       |
| CONDITION          | G     | G     |       |       |
| PAINT              | A.S.  | A.S.  |       |       |
| MATERIAL           | G     | G     |       |       |
| GRADE              | G     | G     |       |       |
| CONDITION          | Frame | Frame |       |       |
| OWS—DOORS          | P     |       |       |       |
| MATERIAL           | A     |       |       |       |
| CONDITION          | G     |       |       |       |
| R S                | O.    |       |       |       |
| TOTAL FIXTURES     | 11    |       |       |       |
| TYPE               | A     |       |       |       |
| CONDITON           | ✓     |       |       |       |
| FIREPLACE          | Elec. |       |       |       |
| HEATERS            |       |       |       |       |
| COND. OF UNIT      | P     |       |       |       |
| MATERIAL           | A     |       |       |       |
| CONDITION          | G     |       |       |       |
| RIDOR FINISH       |       |       |       |       |
| MATERIAL           |       |       |       |       |
| CONDITION          |       |       |       |       |
| ELEVATORS          |       |       |       |       |
| FIRE ESCAPE        | Elec. |       |       |       |
| HOT WATER          |       |       |       |       |
| AIR CONDITION      |       |       |       |       |
| INSULATED          | ✓     |       |       |       |
| REFRIGERATION      |       |       |       |       |
| ILLANEOUS          |       |       |       |       |

OWNER

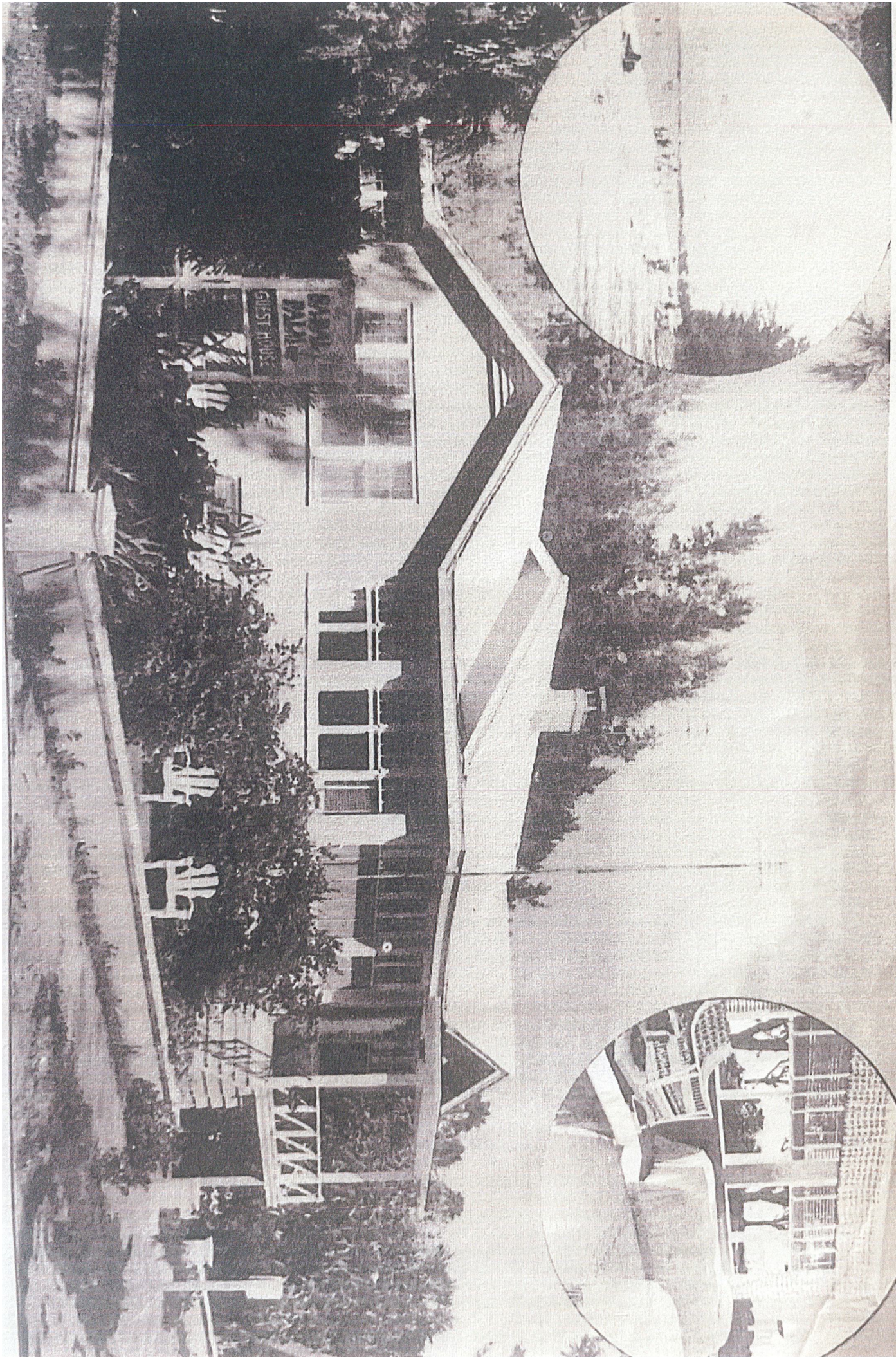
See for good but  
worse for water but

SKETCH OF BUILDINGS



| NO. | SIZES       | SQ. FEET | HEIGHT | CUB. FEET | ACF   |
|-----|-------------|----------|--------|-----------|-------|
| 1   | 33.9 . 33   | 1112     | 1      | 1112      | 192.5 |
|     | 14 . 25     | 350      |        |           |       |
|     | 12.8 . 17.5 | 224      |        |           |       |
|     | 8 . 15      | 120      |        |           |       |
| 2   | 8 . 15      | 120      | 1.4    | 1680      |       |
|     | 9 . 18      | 162      | 9.5    | 1539      |       |







# *Sabal Palms*

1301 GULF WAY  
PASS-A-GRILLE BEACH, FLORIDA  
PHONE 22-0234

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rooms with bath. Gulf View. TV Lounge - near  
beaches.

FLORIDA PHOTO & PRINTING, INC. - ST. PETERSBURG BEACH, FLORIDA

Post Card





74044791

THIS WARRANTY DEED, Made this 29th day of March A. D. 19 74

G. A. 4154 PAGE 1129

between **JOHN RACINSKAS and IRENE RACINSKAS, his wife**of the County of Pinellas in the State of Florida hereinaftercalled the Grantor, and **JOSEPH V. CARUSO and STEPHANIE M. CARUSO,**  
his wifewhose mailing address is: **571 Lake Street**  
**Newark, New Jersey 07104**

hereinafter called the Grantee,

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Pinellas and State of Florida, to wit:

Lot 135, LESS the North 35 feet thereof, and Lot 136,  
Block "B", WARREN WEBSTER'S MAP, according to plat thereof  
recorded in Plat Book 5, page 38, public records of Pinellas  
County, Florida, together with furniture, furnishings, fixtures  
and equipment as contained therein per contract.

RECORDED  
PINELLAS CO. FLORIDA  
CLERK CIRCUIT COURT  
APR 1 6 30 PM '74

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1974 and subsequent. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:

(Wit.) John S. Groves  
(Wit.) Maybelle Douds  
(Wit.) \_\_\_\_\_  
(Wit.) \_\_\_\_\_

John Racinkas (Seal)  
John Racinkas (Seal)  
Irene Racinkas (Seal)  
Irene Racinkas (Seal)

State of Florida  
County of Pinellas

I HEREBY CERTIFY, That on this 29th day ofMarch, A. D., 19 74 before me, an officer duly authorized in the State and County aforesaid to

take acknowledgements, personally appeared \_\_\_\_\_

**JOHN RACINSKAS and IRENE RACINSKAS,**  
**his wife**

to me known to be the person described in and who executed the foregoing conveyance and acknowledged before me that he executed the same.

WITNESS My signature and official seal in the County and State last aforesaid.

Maybelle Douds  
Notary Public

My Commission Expires:

This Instrument was prepared by:

This Instrument was prepared by  
**MAYBELLE DOUDS**  
WEST COAST TITLE COMPANY  
P. O. Box 25  
St. Petersburg, Fla. 33731  
in connection with the issuance  
of a title insurance policy

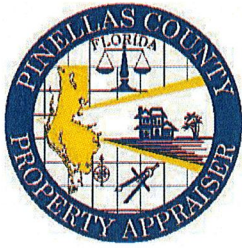
HOLD FOR  
WEST COAST TITLE COMPANY

RECEIVED  
CLERK OF  
PINELLAS  
COUNTY  
APR 17 1974  
FLA.  
110.00  
DOCUMENTARY  
SURTAX

(Affix  
Stamps  
Here)

RECEIVED  
PINELLAS  
COUNTY  
014903  
STATE OF FLORIDA  
DEPT OF REVENUE  
DOCUMENTARY  
TAX  
300.00





**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**  
[www.pcpao.org](http://www.pcpao.org)      [mike@pcpao.org](mailto:mike@pcpao.org)

SABAL PALMS INN LLC  
1301 GULF WAY  
ST PETE BEACH FL 33706-4225

21 Jun 2023

Re: 18-32-16-95454-004-1360      Situs: 1301 GULF WAY

**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): \$140,297; Extra Features: \$11,615; and Land: \$2,028,088. 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): \$165,055; Extra Features: \$13,665; and Land: \$2,385,986.

The preceding value allocation to the structure would allow improvements not to exceed \$82,527 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](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 Final Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2022. This information is provided solely for the purposes stated above. It is invalid for any other purpose.*







Page 2 of 2

PRINTED 05/04/2023

**BY**  
**jarmstrong**

**SABAL PALMS INN LLC**

**1301 GULF WAY**

ST PETE BEACH, FL 33706-4225

**Map Id:**

5200.0 1.00 1.00 1.00 1.00 Vanderlaan, Eric &

**\*\* VALUE SUBJECT TO CHANGE \*\***

3913 Hotels and Motels (49 units or less)

Pinellas County Property Appraiser Office

2004-2005

|        |                                           |     |
|--------|-------------------------------------------|-----|
| AGE ** | Pinellas County Property Appraiser Office | SPB |
|--------|-------------------------------------------|-----|

| VALUE SUMMARY             |           |
|---------------------------|-----------|
| PRIOR JUST MARKET VALUE   | 1,975,000 |
| CURRENT JUST MARKET VALUE | 2,180,000 |
| ASSESSED VALUE            | 2,180,000 |
| HX/NHX CAP BASE YEAR      | 0         |
| TAXABLE VALUE             | 2,180,000 |
| HX                        | No        |
| % HX                      | 0.00      |
| TOT EXEMPTIONS VALUE      | 0         |

| PERMIT   | TP | ST. | EST VAL | ISSUE DATE |
|----------|----|-----|---------|------------|
| 20020690 | 04 | C   | 23,000  | 06/12/02   |
| 20010451 | 96 | C   | 10,850  | 06/28/01   |

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|  |
|  |
|  |

OFFICE

|  | BUYER                                    | SALES NOTE    |
|--|------------------------------------------|---------------|
|  | SABAL PALMS INN LLC<br>CARUSO, JOSEPH V. | OK TO UPDATE- |

| YEAR OF SALE |  | NOTES |
|--------------|--|-------|
|              |  |       |

|  | UNIT<br>VALUE | ADJ UNIT<br>VALUE | LAND<br>VALUE | OTHER ADJ<br>AND NOTES |
|--|---------------|-------------------|---------------|------------------------|
|--|---------------|-------------------|---------------|------------------------|

| APPRAISAL DATES |            |
|-----------------|------------|
| REVIEW DATE     | 06/29/2021 |
| FIELD NUMBER    | 241        |
| REVIEW TYPE     | General    |

\_\_\_\_\_

BAS

07

06

9

| BUILDING: 2 |          |          |      | DATE OF SALE |  | INSTR | Q | V | REASON |    | SALES PRICE |     | M | SELLER        |
|-------------|----------|----------|------|--------------|--|-------|---|---|--------|----|-------------|-----|---|---------------|
| L           | OFFICIAL | OFFICIAL | PAGE |              |  |       |   |   |        |    |             |     |   |               |
| 1           | 21523    |          | 1832 | 05/06/2021   |  | QC    | U | I |        | 11 |             | 100 | N | CARUSO JOSEPH |
| 2           | 07359    |          | 0606 | 03/19/1990   |  |       | U | I |        | F  |             | 100 | N | CARUSO JOSEPH |

|     |       | Q          | Q              | Q        | 100000 N |        |          |
|-----|-------|------------|----------------|----------|----------|--------|----------|
| WID | UNITS | UNIT VALUE | ADJ UNIT VALUE | BLT YEAR | EFF AGE  | % GOOD | XF VALUE |

[illegible][illegible]

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| BUILDING CHARACTERISTICS |             |     |        |  |
|--------------------------|-------------|-----|--------|--|
| QUALITY                  | Average     |     |        |  |
| CATEGORY                 | TYPE        | %   | PTS    |  |
| FOUNDATION               | 2CONTINUOUS | 100 | 3.00   |  |
| FLOOR                    | 1SLAB ON    | 100 | 5.00   |  |
| EXTERIOR                 | 6FRAME      | 100 | 14.0   |  |
| STRUCTURA                | 0 NONE      | 100 | 0.00   |  |
| ROOF                     | 2GABLE OR   | 100 | 7.00   |  |
| ROOF                     | 6ASESTOS/NO | 100 | 5.00   |  |
| CAB &                    | 3AVERAGE    | 100 | 3.00   |  |
| FLOOR                    | 12CARPET    | 100 | 6.00   |  |
| INTERIOR                 | 7DRY WALL   | 100 | 31.0   |  |
| PAINT &                  | 3AVERAGE    | 100 | 3.00   |  |
| HTG &                    | 0NONE       | 100 | 0.00   |  |
| BATH TILE                | 3WALL ONLY  | 100 | 1.00   |  |
| ELECTRICA                | 3AVERAGE    | 100 | 8.00   |  |
| CATEGORY                 |             |     | UNITS  |  |
| Wall Height              |             |     | 0.00   |  |
| PARTY WALL               |             |     | 0.00   |  |
| FIXTURES                 |             |     | 3.00   |  |
| STORIES                  |             |     | 1.00   |  |
| LIVING UNITS             |             |     | 0.00   |  |
| TOTAL LIVING UNITS       |             |     | 10     |  |
| DEPRECIATION ADJ         |             |     | ADJ    |  |
| OTHER                    |             |     | 0.0000 |  |
| EXTERNAL OBSOLESCENCE    |             |     | 0.0000 |  |
| NEIGHBORHOOD             |             |     | 0.0000 |  |

| TYPE  | QU   | HX/NHX |
|-------|------|--------|
| 30    | 02   | 0.00%  |
| RCND  | YB   | EA     |
| 15157 | 1926 | 38     |

| 13107 | SAR | AREA | % B     | EFF. AREA |
|-------|-----|------|---------|-----------|
|       | BAS |      | 162 100 | 162       |

| TAXING DISTRICT |         | SPB         | JUST VALUE/SF | 428 .29 | 162 | 162 |
|-----------------|---------|-------------|---------------|---------|-----|-----|
| L               | EXTRA   |             |               |         |     |     |
| N               | FEATURE | DESCRIPTION | BD            | NHX     | HX/ | LEN |

[illegible]Page 52 of 6

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100

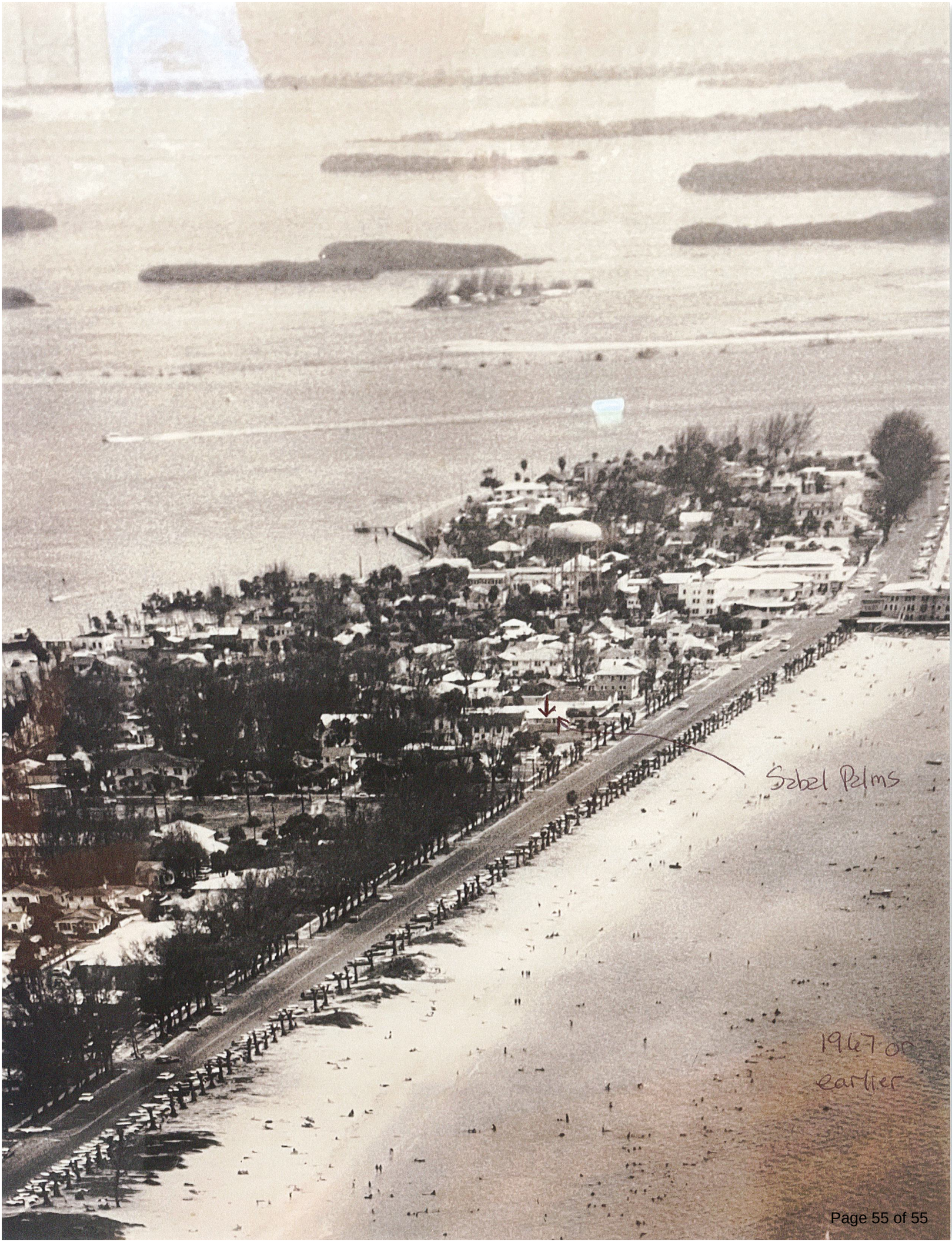
Page 52 of 5355

| FMSF #  | Address                | Construction Date | Contributing Status | Contributing Status of Outbuildings |
|---------|------------------------|-------------------|---------------------|-------------------------------------|
| PI12636 | 203 Gulf Way           | 1941              | Contributing        | Contributing                        |
| PI12635 | 205 Gulf Way           | 1957              | Contributing        |                                     |
| PI12634 | 207 Gulf Way           | 1957              | Contributing        |                                     |
| PI12633 | 209 Gulf Way           | 1957              | Contributing        |                                     |
| N/A     | 301 Gulf Way           | Post 1965         | Non-Contributing    |                                     |
| PI12632 | 303 Gulf Way           | 1942              | Contributing        |                                     |
| N/A     | 305 Gulf Way           | Post 1965         | Non-Contributing    |                                     |
| PI12631 | 309 Gulf Way           | c. 1915           | Contributing        |                                     |
| PI12630 | 401 Gulf Way           | 1906              | Contributing        |                                     |
| PI12629 | 603 Gulf Way           | 1948              | Contributing        | Contributing                        |
| PI00907 | 605 Gulf Way           | c. 1920           | Contributing        |                                     |
| N/A     | 701 Gulf Way           | Post 1965         | Non-Contributing    |                                     |
| PI12628 | 709 Gulf Way           | 1950              | Contributing        |                                     |
| PI12627 | 801 Gulf Way           | 1945              | Contributing        |                                     |
| N/A     | 809 Gulf Way           | Post 1965         | Non-Contributing    |                                     |
| N/A     | 1001 Gulf Way          | Post 1965         | Non-Contributing    |                                     |
| N/A     | 1003 Gulf Way          | Post 1965         | Non-Contributing    |                                     |
| PI00908 | 1005 Gulf Way*         | 1908              | Contributing        |                                     |
| PI00909 | 1007 Gulf Way*         | c. 1910           | Contributing        |                                     |
| PI12626 | 1009 Gulf Way          | c. 1910           | Contributing        | Contributing                        |
| N/A     | 1103 Gulf Way          | Post 1965         | Non-Contributing    |                                     |
| N/A     | 1105 Gulf Way          | Post 1965         | Non-Contributing    |                                     |
| N/A     | 1109 Gulf Way          | Post 1965         | Non-Contributing    |                                     |
| N/A     | 1205 Gulf Way          | Post 1965         | Non-Contributing    |                                     |
| N/A     | 1207 Gulf Way          | Post 1965         | Non-Contributing    |                                     |
| N/A     | 1301 Gulf Way          | Post 1965         | Non-Contributing    | Non-Contributing                    |
| N/A     | 1401 Gulf Way          | Post 1965         | Non-Contributing    |                                     |
| PI00910 | 1403 Gulf Way          | c. 1925           | Contributing        |                                     |
| PI00911 | 1405 Gulf Way          | c. 1925           | Contributing        |                                     |
| PI12625 | 1605 Gulf Way          | 1947              | Contributing        |                                     |
| PI12516 | 1801 Gulf Way          | c. 1940           | Contributing        |                                     |
| PI12624 | 2101 Gulf Way          | c. 1923           | Contributing        | Contributing                        |
| PI12623 | 2105 Gulf Way          | c. 1920           | Contributing        |                                     |
| N/A     | 2107 Gulf Way          | Post 1965         | Non-Contributing    |                                     |
| PI12682 | 3204 Gulf Boulevard    | c. 1920           | Undetermined        |                                     |
| PI01282 | 3210 Gulf Boulevard    | 1938              | Undetermined        | Contributing                        |
| PI12686 | 3300 Gulf Boulevard*   | 1928              | Undetermined        |                                     |
| PI12585 | 100 Pass-a-Grille Way  | 1942              | Contributing        | Contributing                        |
| PI12586 | 108 Pass-a-Grille Way* | 1949              | Contributing        |                                     |
| PI12587 | 202 Pass-a-Grille Way* | 1917              | Contributing        | Contributing                        |









Sobel Palms

1967 or  
earlier