



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, November 2, 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 November 2, 2023 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for non-agenda items at the beginning and agenda items when that item is called. Please complete a public comment card and submit it to the Clerk

3. Approval of Minutes

a. October 5, 2023 Regular Meeting and October 17, 2023 Workshop

4. Action Items -

a. Consideration and Approval of Meeting Dates for 2024

Action Request: Move to approve the Board meeting dates for 2024 [with or without changes]

5. Discussion Items

a. October 17th Workshop Debriefing

Staff wishes to confirm with the Historic Preservation Board the proposed amendments for Land Development Code Division 20 - PAG PASS-A-GRILLE OVERLAY DISTRICT based on discussion at the October 17th workshop. A forthcoming workshop will be scheduled to discuss LDC Division 40 - COMMUNITY REDEVELOPMENT DISTRICT - EIGHTH AVENUE (CRD-EA) amendments that were not covered at the prior workshop.

b. Resolution 2023-04: Historic Preservation Board Duties

Discussing the results of the vote for Resolution 2023-04 pertaining to Historic Preservation Board duties, which was heard at the October 24th City Commission meeting.

c. Historic Preservation Survey Grant Updates

Discussing status updates to the Don CeSar Place and Belle Vista historic survey grants.

6. Information Items -

a. 2707 Pass-a-Grille Way: New Residence

In continued effort to share with the Historic Preservation Board new developments in Pass-a-Grille that would not otherwise be under their purview, staff is sharing a new single-family residential development at 2707 Pass-a-Grille Way.

b. 102 8th Ave (La Tortuga): New Commercial Pool

In continued effort to share with the Historic Preservation Board new developments in Pass-a-Grille that would not otherwise be under their purview, staff is sharing a new commercial pool development proposed at 102 8th Ave.

7. Gulf Beaches Historic Museum Updates -

8. Next Meeting: December 7, 2023

9. 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

October 5, 2023 - 2:30 PM

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

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Matthew McConnell, Assistant City Attorney; Kristin Coman, Senior Planner; Brandon Berry, Senior Planner; Amber LaRowe, City Clerk; Ariana Wilson, Admin. Assistant Clerk's Office; Lynn Rosetti, Consultant

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

1. Approval of the Agenda – Member Hockensmith asked to add local events and announcements from the Gulf Beaches Historical Museum and Chair Loughery asked to add a discussion item on the status of alleyway trash pickup in the historic district.

Motion: Member Hockensmith moved, and Member Hurley seconded the approval of the agenda with the additions; the motion carried unanimously.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes – a. **Meeting minutes 9/9/2023**

Member Micklitsch moved, and Member Young seconded the approval of the September 9, 2023 regular meeting minutes as presented; the motion carried unanimously.

4. Action Items –
Attorney McConnell reminded the Board of quasi-judicial procedures for site-specific cases.

City Clerk LaRowe swore in all those testifying.

a. Local Landmark Designation #23059: Keystone Hotel (801 Gulf Way)

Consultant Lynn Rosetti reviewed a presentation that included exhibits, photos, and zoning criteria. Her presentation is made part of the record. Staff recommendation was for approval.

Attorney McConnell asked if there were any ex-parte communications. Member Micklitsch stated due to a conflict of interest she would not be voting on this item and would be filing a form 8b; she stepped down from the dais until after the vote.

Property owner and Applicant, Mary Jo Micklitsch appeared and spoke about some of the history with the property.

Member Young moved and Member Hockensmith seconded the approval of the Local Landmark

Designation #23059: Keystone Hotel; the motion carried unanimously.

b. Design Review #23077: 2814 Pass-a-Grille Way

Attorney McConnell asked if there were any ex-parte communications or site visits for this case.

Senior Planner Brandon Berry reviewed a presentation detailing the design review including renderings, layouts, and site plans. The presentation is made part of the record. Mr. Berry also noted that the Applicant had submitted a newer design earlier in the week and provided a design with additional frontage landscaping earlier in the day but staff have not been able to review it.

He reviewed additional staff requirements and recommendations for approval of case #23077.

Ron Wilson, Applicant, appeared and answered Board questions regarding future variances, and ceiling heights. Staff also answered questions during this time regarding variances and setbacks.

Member Young moved and Member Loughery seconded to have staff work with the applicant regarding the staff recommendations for Case #23077 and to bring it back to the Board once all the recommendations have been integrated into the design; the motion carried unanimously.

5. Informational Items

a. Lot Split #23079:102 15th Ave

Mr. Berry gave a presentation which included lot surveys. The presentation is made part of the record.

Property owner, Dave Feinberg, provided some information on the lot including some history on the property and the objective of the lot split.

b. Gulf Beaches Historical Museum local events and announcements (added)

Vice Chair Hockensmith announced an event coming up called Party Under the Lights on 8th Ave this Saturday, October 14th, and announced The Gulf Beaches Historical Museum mini-style fish broil on November 4th from 11 AM -3 PM.

6. Discussion Items

a. Trash pick up in Historic District (added)

Chair Loughery questioned why there was a sudden change in trash pick up in the historic district alleyways and voiced some of the concerns and complaints that residents have shared with him. Member Micklitsch echoed those concerns and asked for some background information on this change. Attorney McConnell urged Board members and anyone watching to go watch the last 30 minutes of the September 26th City Commission meeting where Mike Clarke, Public Works Director, spoke in depth about the change and what to expect. This change was initiated by Waste Connections due to injuries, truck issues, and alleyway maintenance. Attorney McConnell urged Board members to speak to their Commissioner and invited them to submit public comments at the upcoming City Commission Meeting.

Resident Amy Loughery, gave a public comment regarding the trash pickup and how it has affected her two businesses on 8th Ave.

b. Grants (added)

Ms. Rosetti announced that St. Pete Beach has been awarded a grant to conduct historic survey work. Per the grant, all Don CeSar properties 50 years or older are to be surveyed with the inclusion of as many properties in the Belle Vista neighborhood as well. Ms. Rosetti shared some maps that show there appear to be 194 properties in Don CeSar and 476 properties in Belle Vista which will ultimately all be surveyed. The maps are made part of the record.

7. Adjournment – Next meeting November 2, 2023

Chair Loughery adjourned the meeting at 4:42 PM.

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

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Micklitsch Danielle Nicole</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Historic Preservation Board</i>
MAILING ADDRESS <i>2373 W Vine Del Mar Blvd</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY <i>St. Pete Beach</i>	COUNTY <i>Pinellas</i>
DATE ON WHICH VOTE OCCURRED <i>October 5, 2023</i>	NAME OF POLITICAL SUBDIVISION: MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Danielle Michlitsch, hereby disclose that on October 5, 20 23:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☒ inured to the special gain or loss of my relative, Mary Jo Michlitsch _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Daughter of business owner requesting historic designation.
I recused myself and stepped down from the board during voting.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

October 5, 2023
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

DRAFT Notice of Meetings
Historic Preservation Board - 2024

The Historic Preservation Board meets on the first Thursday of the month in the Commission Chambers of City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

<u>Meeting Date</u>	<u>Time</u>
January 4, 2024	2:30 pm
February 1, 2024	2:30 pm
March 4, 2024	2:30 pm
April 4, 2024	2:30 pm
May 2, 2024	2:30 pm
June 6, 2024	2:30 pm
July 11, 2024	2:30 pm *(moved due to holiday)
August 1, 2024	2:30 pm
September 5, 2024	2:30 pm
October 3, 2024	2:30 pm <i>(Rosh Hashana – yes or no to meet? – alternate would be 10/10)</i>
November 7, 2024	2:30 pm
December 5, 2024	2:30 pm

Meeting to elect the Chair and Vice Chair will be on May 2, 2024, or the meeting as soon thereafter.

The Code of Ordinances pertaining to this board can be found at:
https://www.municode.com/library/fl/st._pete_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BOCOCO_ARTVIIIHIPRBO

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for discussion purposes.

Strategic Objective:

Date: November 2, 2023

Prepared By: Tara Salmieri

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Staff wishes to confirm with the Historic Preservation Board the proposed amendments for Land Development Code Division 20 - PAG PASS-A-GRILLE OVERLAY DISTRICT based on discussion at the October 17th workshop. A forthcoming workshop will be scheduled to discuss LDC Division 40 - COMMUNITY REDEVELOPMENT DISTRICT - EIGHTH AVENUE (CRD-EA) amendments that were not covered at the prior workshop.

Funding: N/A

Attachments:

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for discussion purposes.

Strategic Objective:

Date: November 2, 2023

Prepared By: Jennifer McMahon, Chief Operating Officer

Through:

Summary of Issue: Discussing the results of the vote for Resolution 2023-04 pertaining to Historic Preservation Board duties, which was heard at the October 24th City Commission meeting.

Funding: N/A

Attachments: 1. Proposed Resolution 2023-04

RESOLUTION 2023-04

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, PROVIDING FOR APPROVAL OF PROPOSED POLICY CHANGES FOR THE HISTORIC PRESERVATION BOARD; PROVIDING FOR CONSTRUCTION; SCRIVENER'S ERRORS; AND FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach Code of Ordinances (“Code”), Chapter 22, Article VII, Sec. 22-210 provides for rules and regulations that “are reasonably necessary and appropriate for proper administration” of the article establishing the Historic Preservation Board.

WHEREAS, Code Sec.22-210 requires approval from the City Commission prior to any adopted rules and regulations becoming effective.

WHEREAS, the Historic Preservation Board duly adopted these proposed policy changes at its meeting on June 1, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are true and correct and adopted hereby as findings, purpose and intent of the City Commission.

SECTION 2. The City Commission hereby approves of the following policy changes to be implemented within the Pass-A-Grille Historic District, whenever possible and financially feasible:

- Washingtonia trees shall be planted within the public streetscape.
- Shell alleyways shall be maintained as shell alleyways, any deviation from shell shall be presented to the Historic Preservation Board for review and recommendation.
- Hex block sidewalks shall be replaced only with hex blocks of similar nature and design.
- All non-hex block sidewalks, when replaced, shall be replaced with stamped hex blocks.
- The City shall strive for uniformity among street end elements east of Pass a Grille Way and west of Sunset Way, with the Historic Preservation Board review and recommendation of items that are in the public realm or located on public property (not including the Right-of Way).
- The designs of Traffic signs, Street signs and Stop signs are to be reviewed by Historic Preservation Board and a recommendation shall be provided to the City Commission.
- All new structures constructed within the Pass-a-Grille Overlay District that utilize the Overlay’s building types shall be presented to the Historic Preservation Board as a design review. All new construction to the underlying district shall be presented as an informational item.
- Any major improvements that would materially alter the character and design of the Historic District shall be presented to the Historic Preservation Board for review and a recommendation shall be provided to the City Commission.

- Any additional items that the City Commission deems appropriate pursuant to Section 22-211(d)(17) of the City's Code of Ordinances.

SECTION 3. Construction. This Resolution is to be liberally construed to accomplish its objectives.

SECTION 4. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Resolution by filing a corrected copy of this Resolution with the City Clerk.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS _____ DAY OF _____, 2023.

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.

Adrian Petrila, Mayor

ATTEST:

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Andrew Dickman, City Attorney

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for discussion purposes.

Strategic Objective:

Date: November 2, 2023

Prepared By: Lynn Rosetti, Consultant

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Discussing status updates to the Don CeSar Place and Belle Vista historic survey grants.

Funding: N/A

Attachments:

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for informational purposes.

Strategic Objective:

Date: November 2, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: In continued effort to share with the Historic Preservation Board new developments in Pass-a-Grille that would not otherwise be under their purview, staff is sharing a new single-family residential development at 2707 Pass-a-Grille Way.

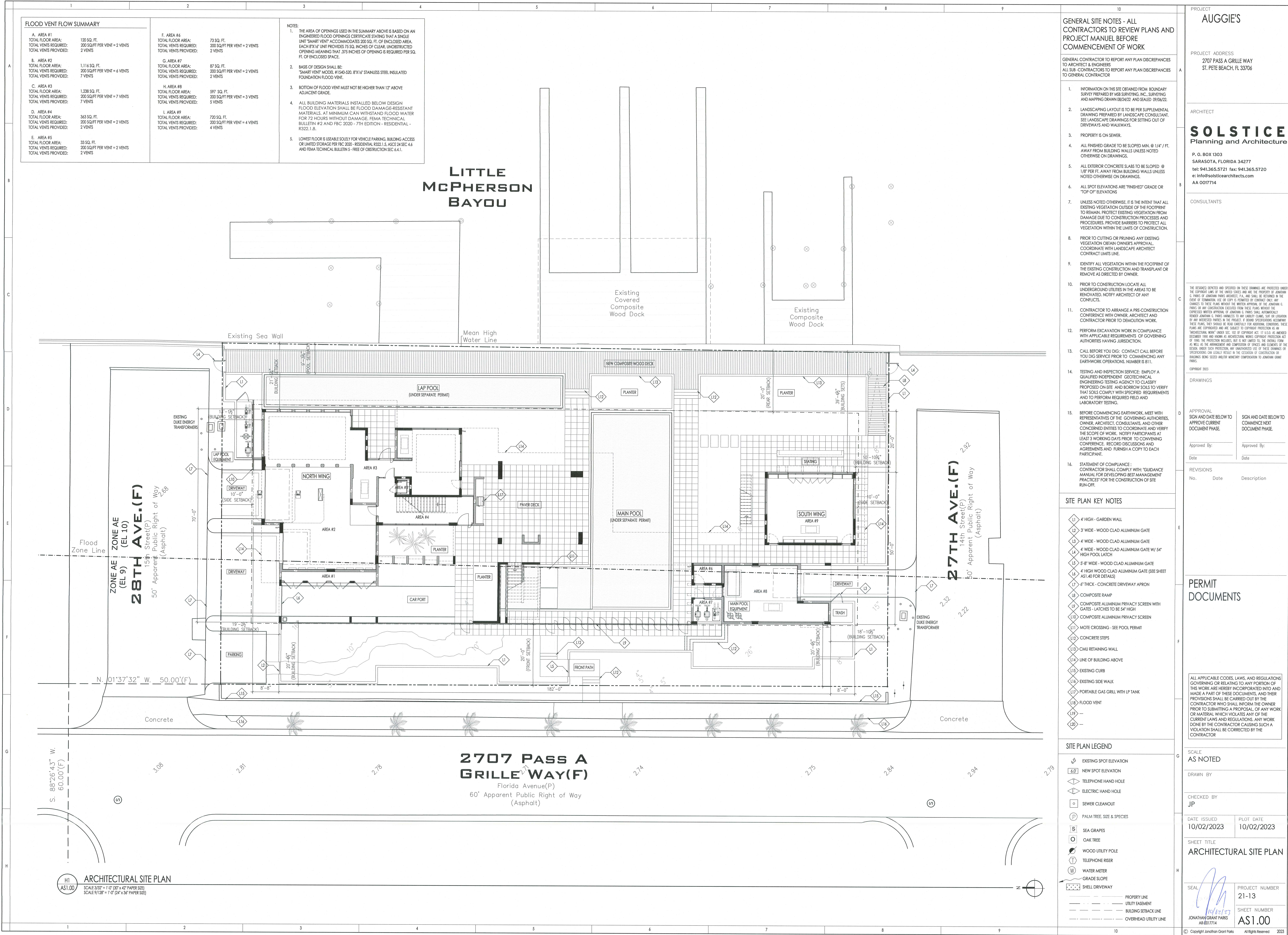
Funding:

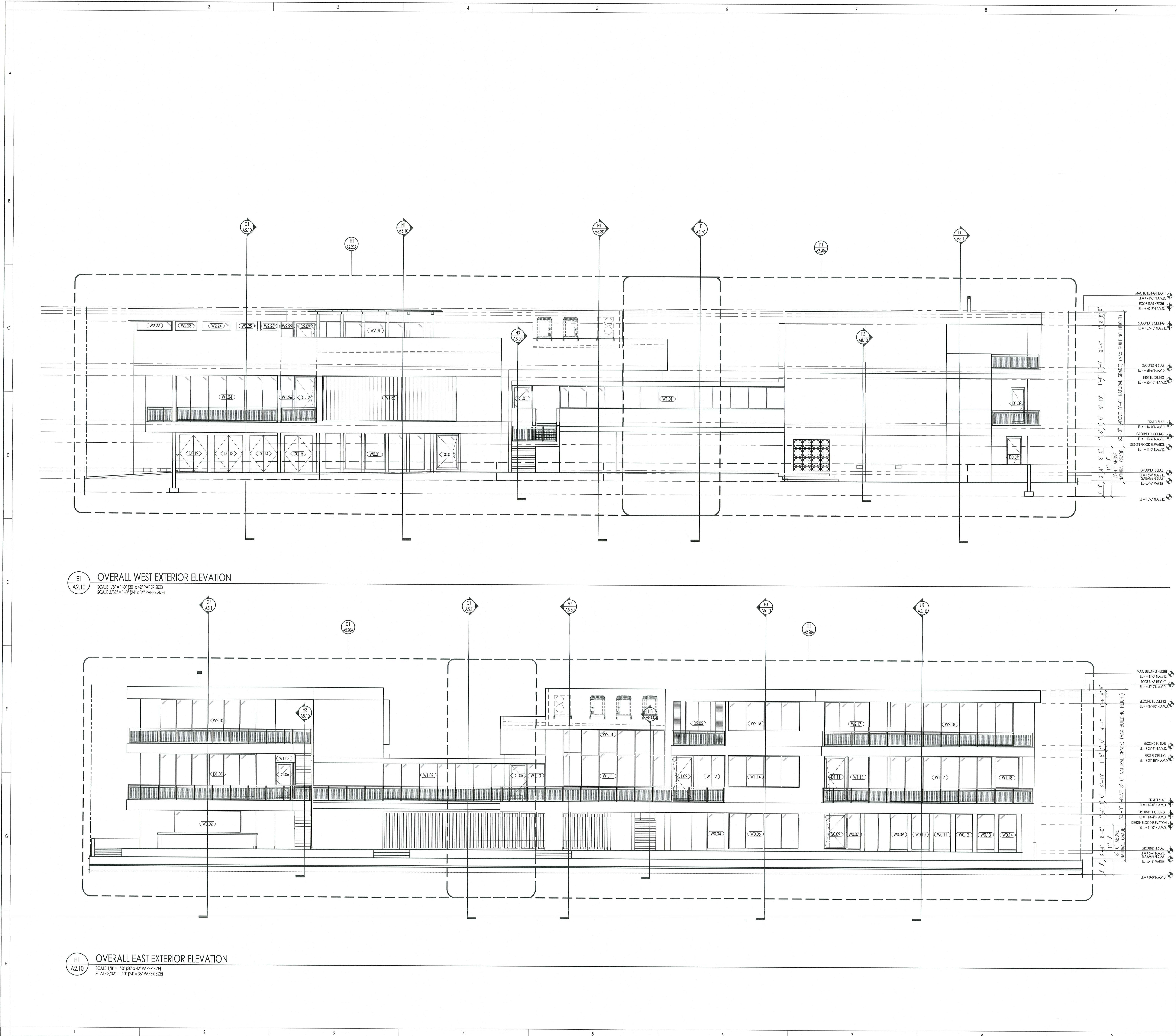
Attachments:

1. Site Plan and Elevations - 2707 PAG Way
2. 3D Rendering - 2707 PAG Way

2707 PASS A GRILLE WAY, ST. PETERSBURG, FLORIDA 33706

Page 15 of 23





GENERAL ELEVATION NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUEL BEFORE COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES TO ARCHITECT & ENGINEERS
ALL SUB-CONTRACTORS TO REPORT ANY PLAN DISCREPANCIES TO GENERAL CONTRACTOR

1. DRAWINGS SHOW EXTENT OF MATERIALS - REFER TO SPECIFICATIONS FOR ALL OTHER INFORMATION
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION
3. REFER TO STRUCTURAL DRAWINGS FOR SIZE & SPACING OF ALL STRUCTURAL COMPONENTS.
4. REFER TO SHEET A7.00 FOR WINDOW SCHEDULE AND SHEET A7.10 FOR DOOR SCHEDULE. NOTES AND A7. SERIES ANCHORAGE GUIDELINES.
5. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SYSTEM COMPONENT INFORMATION.
6. REFER TO SHEET A6. AND ROOF PLAN FOR ROOF AND DECK SYSTEMS INFORMATION.
7. REFER TO SHEET A6. FOR WALL SYSTEM INFORMATION.

PLATE HEIGHT VERIFICATION REQUIREMENTS

1. BEAM HEIGHTS ARE PRESENTED FOR DESIGN INTENT ONLY - PLEASE SEE STRUCTURAL AND TRUSS DRAWINGS FOR FINAL BEAM HEIGHTS.
2. BEAM HEIGHTS REQUIRE CONTRACTOR VERIFICATION

ELEVATION KEY NOTES

PROJECT
AUGGIE'S

PROJECT ADDRESS
2707 PASS A GRILLE WAY
ST. PETE BEACH, FL 33706

ARCHITECT

SOLSTICE
Planning and Architecture

P. O. BOX 1303
SARASOTA, FLORIDA 34277
tel: 941.365.5721 fax: 941.365.5720
e: info@solsticearchitects.com
AA 0017714

CONSULTANTS

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DRAWINGS

APPROVAL

SIGN AND DATE BELOW TO APPROVE CURRENT DOCUMENT PHASE.

Approved By:

Date

REVISIONS

No.

Date

Description

PERMIT
DOCUMENTS

ALL APPLICABLE CODES, LAWS, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE DOCUMENTS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR WHO SHALL INFORM THE OWNER PRIOR TO SUBMITTING A PROPOSAL, OF ANY WORK OR MATERIAL WHICH VIOLATES ANY OF THE CURRENT LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH A VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR

SCALE
AS NOTED

DRAWN BY
RW, CC, KB, AZ

CHECKED BY
JP

DATE ISSUED
10/02/2023

PLOT DATE
10/02/2023

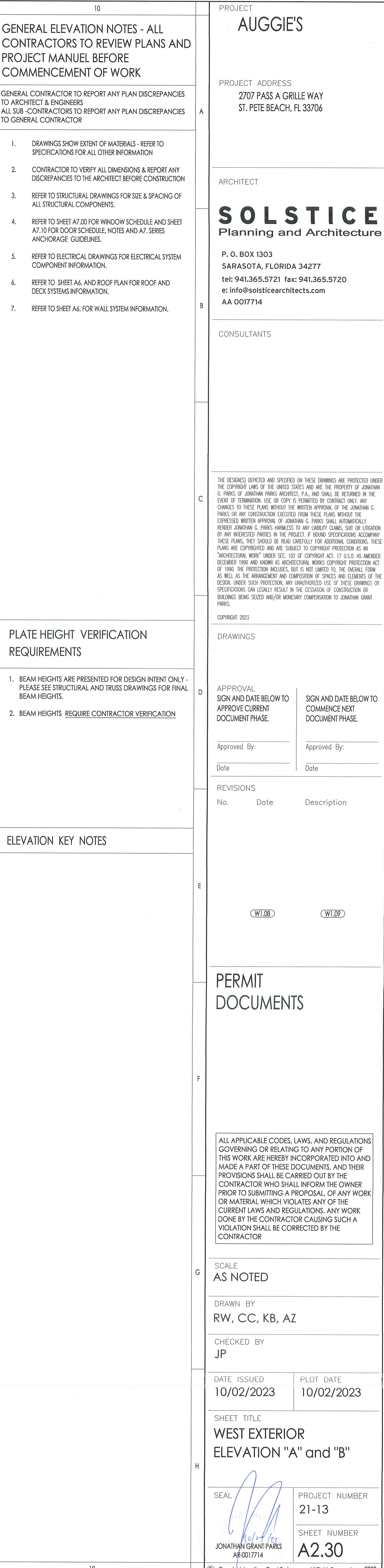
SHEET TITLE
OVERALL
EAST AND WEST
EXTERIOR ELEVATIONS

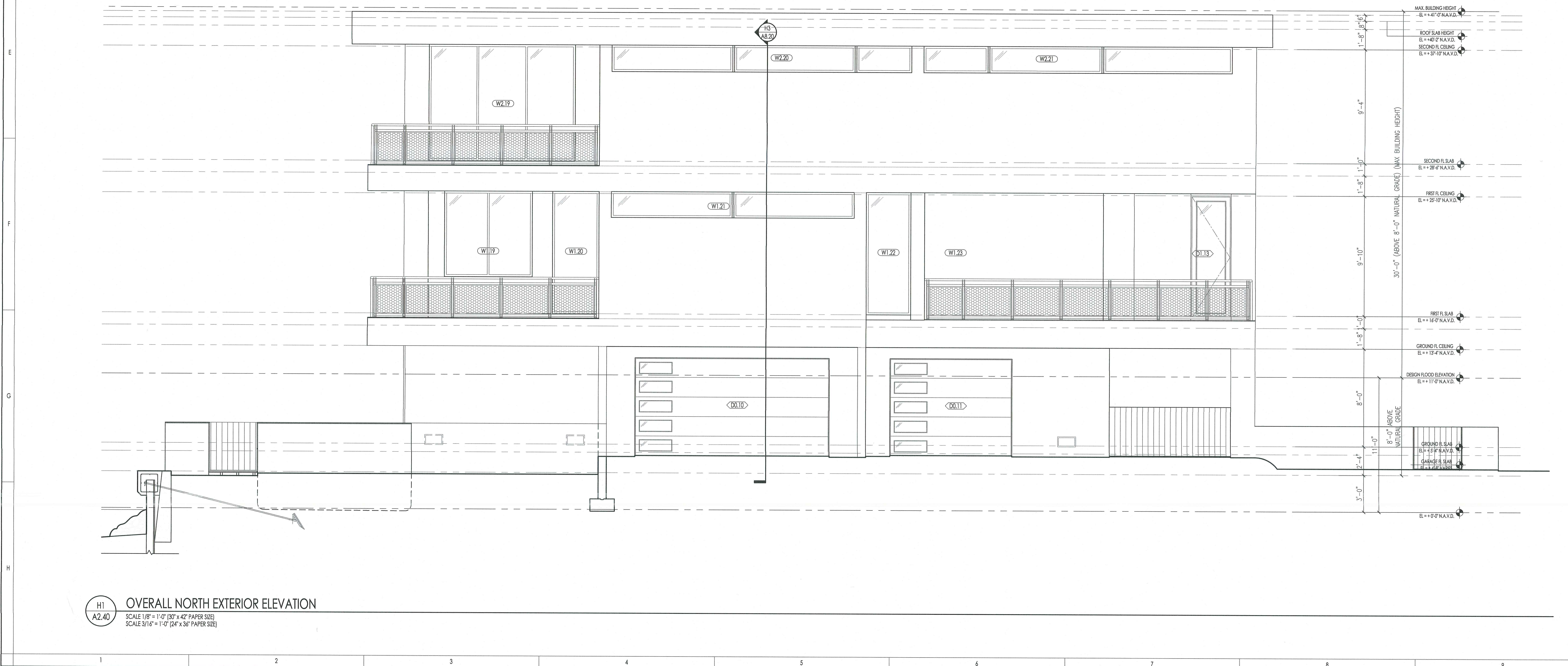
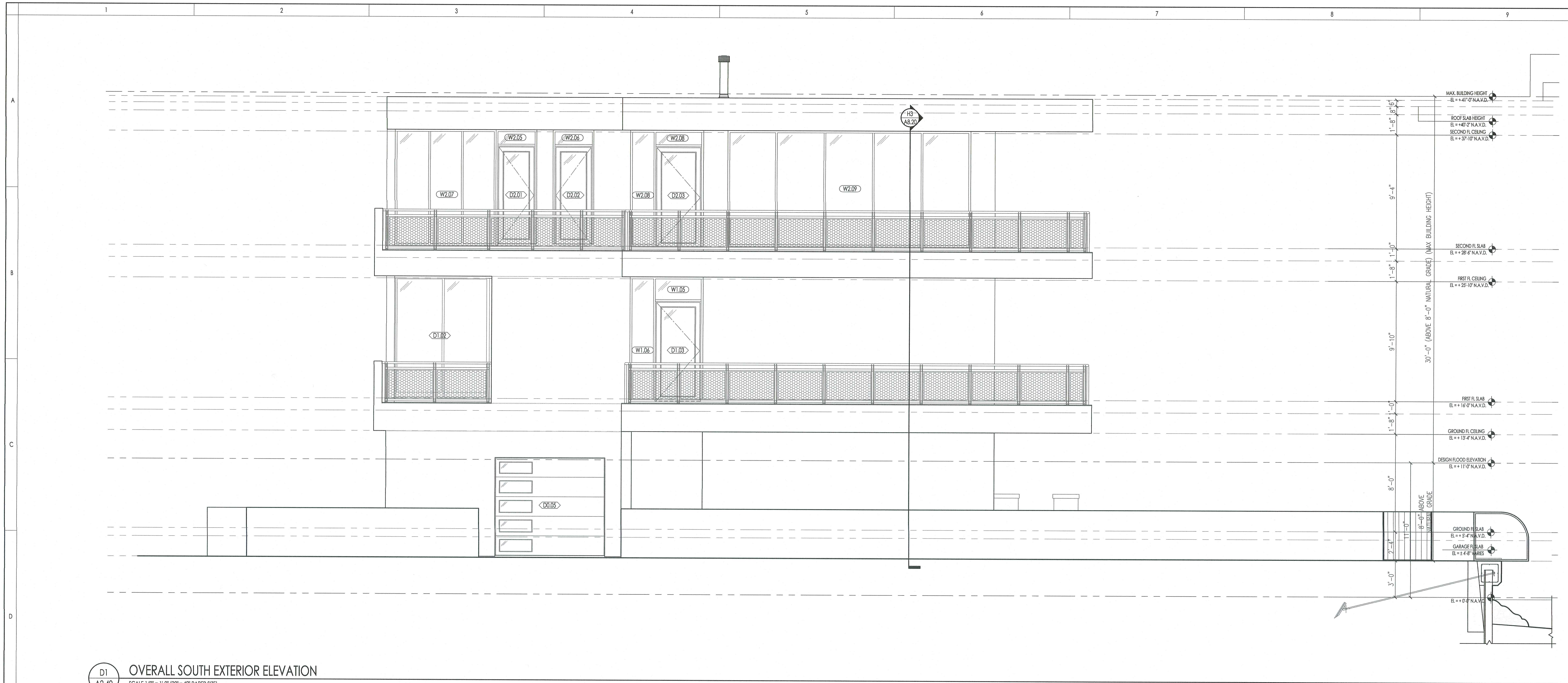
SEAL

JONATHAN GRANT PARKS
AA-0017714

PROJECT NUMBER
21-13

SHEET NUMBER
A2.10





GENERAL ELEVATION NOTES - ALL CONTRACTORS TO REVIEW PLANS AND PROJECT MANUEL BEFORE COMMENCEMENT OF WORK

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ELEVATION KEY NOTES

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AUGGIES'

PROJECT ADDRESS
2707 PASS A GRILLE WAY
ST. PETE BEACH, FL 33706

ARCHITECT

SOLSTICE
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DRAWINGS

APPROVAL
SIGN AND DATE BELOW TO
APPROVE CURRENT
DOCUMENT PHASE.

Approved By:

Date

SIGN AND DATE BELOW TO
COMMENCE NEXT
DOCUMENT PHASE.

Approved By:

Date

REVISIONS

No. Date Description

**PERMIT
DOCUMENTS**

ALL APPLICABLE CODES, LAWS, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE DOCUMENTS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR WHO SHALL INFORM THE OWNER PRIOR TO SUBMITTING A PROPOSAL, OF ANY WORK OR MATERIAL WHICH VIOLATES ANY OF THE CURRENT LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH A VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR.

SCALE
AS NOTED

DRAWN BY
RW, CC, KB, AZ

CHECKED BY
JP

DATE ISSUED
10/02/2023

PLOT DATE
10/02/2023

SHEET TITLE
**OVERALL NORTH & SOUTH
EXTERIOR ELEVATIONS**

SEAL

JONATHAN GRANT PARKS
ARCHITECTS, P.A.
AIA 0017714

PROJECT NUMBER
21-13

SHEET NUMBER
A2.40

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for informational purposes.

Strategic Objective:

Date: November 2, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: In continued effort to share with the Historic Preservation Board new developments in Pass-a-Grille that would not otherwise be under their purview, staff is sharing a new commercial pool development proposed at 102 8th Ave.

Funding: N/A

Attachments: 1. 102 8th Ave Pool Engineering Site Plan

Swimming Pool Rules

1. No food or beverages in the pool or on pool wet deck. Commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration.
2. No glass or animals within fenced pool area (or 50' from unfenced pool).
3. Bathing Load: 20 persons.
4. Pool Hours: DAWN to DUSK
5. Shower before entering pool.
6. DO NOT SWALLOW THE POOL WATER.

NO DIVING
POOL MAXIMUM DEPTH: 5 FEET

POOL REGULATIONS SIGN DETAILS

1. All letters shall be a MIN. of 1" in height, except "NO DIVING" shall be 4" high and "POOL MAXIMUM DEPTH: 5 FEET" shall be 2" high.
2. Sign shall be legible from the pool deck.
3. The sign shall contain at a minimum information in FBC 454.1.2.3.5 and rule 64E-9.008 (6), FAC.

REQUIRED POOL SIGNAGE

SCALE: N.T.S.

RESTROOMS WITHIN 200' OF POOL

SCALE: 1" = 30'

GENERAL NOTES FOR POOL

1. This POOL will serve 9 transient rental units for LA TORTUGA making application for initial construction permit.
2. Code Compliance: 7th Ed. (2020) Florida Building Code, Section 454, Florida Admin Code (2016 64E-9, FAC), Florida Fire Prevention Code (FFPC) 7th Edition, Florida Administrative Code (F.A.C.) and Florida State Statute (F.S.) NFPA 1 Fire Code, NFPA 101 Life Safety Code, and current adopted codes.
3. Electrical equipment wiring & installation including the grounding of pool components shall conform to the 2017 edition of the NFPA 70, National Electrical Code (NEC) and the 7th Ed. (2020) FBC Building Chapter 27. Written evidence shall be provided from the electrical contractor of compliance with the National Electrical Code.
4. Overhead service wiring shall not pass within an area extending a distance of 10 feet horizontally away from the inside edge of the pool walls.
5. Provision shall be made for storage of chemicals under roof where access is restricted from unauthorized persons. (Provided by owner).
6. Access to pool deck must meet ADA requirements.
7. No pool tile smaller than 2" on a side shall be used.
8. Pool structure shall be constructed of concrete, watertight, free from structural cracks, & shall have a nontoxic, light in color, smooth, slip resistant finish.
9. Floors and walls shall be white or pastel in color and shall have the characteristics of reflecting rather than absorbing light. The finish coating shall have a dry lightness level (DLE value) of 80.0 or greater and a wet luminous reflectance value (WLR value) of 50.0 or greater, as determined by test results provided by the manufacturer, utilizing testing methodology from American Standard ASTM D4086, ASTM E1477, ASTM E1347.
10. Pool wet decks shall have a min. unobstructed width of 4' around the perimeter of the pool, pool curb, ladders, hand rails, & shall be constructed of concrete or other nonabsorbent material having a smooth slip resistant finish. Pits and crevices more than 3/16" deep not allowed.
11. The pool wet deck shall be uniformly sloped at a min. of 2% to a max. of 4% away from the pool or to deck drains to prevent standing water. Wet deck finishes shall be designed for such use & installed in accordance with manufacturer's specifications.
12. Food or drink service facilities shall not be located within 12' of the water's edge.
13. A min. of (1) rinse shower shall be provided on the deck within the perimeter of the pool, spa, or interactive water feature.
14. Vertical clearance above the pool deck shall be at least 7 feet.
15. Contractor to field route piping & connect to existing using best practices & shortest runs following schematic shown on plans. Where possible eliminate high points in piping, place vent line(s) only if necessary.
16. Contractor to ensure that any landscape irrigation water that wets the wet deck area of the pool, the pool itself, enters the collector tank, or wets an interactive water feature must be potable water from a public water source. If reclaimed water is used for irrigation within 100' of the waters edge, drip or soaker hoses must be used, and signs posted notifying pool patrons that reclaimed water is in use and is not to be consumed.
17. Only NSF60 approved chemicals shall be provided.
18. The pool shall NOT be open for swimming at night unless the requirements for lighting, as specified in FBC 454.1.4.2, and rule 64E-9.008 (7), FAC, are met.
19. If settling or weathering occurs that causes standing water on the pool deck, the original slopes shall be restored and/or corrective drains installed.
20. A portable or robotic vacuum system shall be provided. During use of the vacuum system the pool shall be closed to all bathers.

IF FIELD CONDITIONS DO NOT ALLOW CONSTRUCTION AS SHOWN ON THESE PLAN(S), OR THE CONTRACTOR CHOOSES TO USE DIFFERENT EQUIPMENT OR METHODS, CONTACT THE ENGINEER FOR REVIEW & MODIFICATION.

SANITARY FACILITY REQUIREMENTS

1. Sanitary facilities shall be provided & labeled for each sex & must be located within a 200' walking distance of the nearest water's edge of each pool or spa. (1) ea. of a urinal, water closet, & lavatory. The women's restroom shall have a water closet & (1) lavatory.
2. For pools up to 2,500 square feet the min. fixture sets are: (1) ea. of a urinal, water closet, & lavatory.
3. Outside access to facilities shall be provided for each sex & shall be visible from any portion of the pool deck, signs shall be provided showing directions to the facilities.
4. Directions to sanitary facilities shall be legible from any portion of the pool deck with letters a min. 1 inch high.
5. Sanitary facility floors & walls shall be constructed of concrete or other nonabsorbent material with a smooth slip resistant finish.
6. Carpets, duckboards, & other non-slip mats shall be provided in the sanitary facilities.
7. Sanitary facility floor, & walls, shall be finished with a smooth slip resistant finish.
8. A hose bib with air will be provided within 25' of restrooms to allow for ease of cleaning.
9. Intersection of floor & wall must be covered.
10. Diaper changing tables shall be provided at facilities that cater to families with small children.
11. Restroom doors that do not open outside, shall be within 50 ft of the doors to enter the building.

PROTECTIVE BARRIER / FENCE NOTES

1. The fence/barrier must be at least 4 feet high on the outside.
2. The fence/barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
3. The fence/barrier must be placed around the perimeter of the pool deck and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.
4. Gates that provide access to swimming pools must open outward away from the pool and be self closing and equipped with a self latching locking device. The release mechanism must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap (minimum 54" above deck, or 3' below top of gate if on pool side).
5. In lieu of gates as stated above, access points from public spaces may be through doors meeting the same self closing & latching requirements as the gate. Operable parts for these access point doors shall be between 42" to 48" from the finished walking surface.
6. A wall of a cabana or equipment room may serve as part of the barrier.
7. A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.
8. Instead of a fence, permanent natural or man-made features such as bulkheads, canals, lakes, navigable waterways, etc., adjacent to a pool may be permitted as a barrier when approved. When evaluating such barrier features, the applicable governing body may perform onsite inspections, and review evidence, such as surveys, aerial photographs, water management agency standards and specifications, and any other similar documentation to verify at minimum, the following: the barrier feature is not subject to natural changes, deviations, or alterations and is capable of providing an equivalent level of protection as that provided by a structure, and the barrier feature clearly impedes, prohibits or restricts access to the pool.
9. Access from dwelling units shall be through self-closing & latching lockable gates meeting all criteria as #4 above.
10. If the dwelling unit access gate is self closing & latching and is also self-locking via key lock, electronic opener or integral combination lock, then the operable parts of such devices shall be a 34" to 48" above the finished walking surface.

FBC 454.1.1 MIN. REQD. SIZING			
BATHER RATIO	# LIVING UNITS	# BATHERS	
TRANSIENT (1:5)	9	2	
NON-TRANSIENT (1:7)	0	0	
TOTAL REQD # BATHERS (BL)		2	
MIN. REQD. FLOWRATE (BL x 5 GPM)	10	GPM	
MIN. REQD. SQ. FT. (BL x 20 SF)	40	SF	
POOL			
PERIMETER	116 LF	FLOW	100 GPM
AREA	720 SF	BATH LOAD	20
VOLUME	19496 GAL	TURNOVER	3.2 HRS



THESE PLANS COMPLY WITH 7TH ED. (2020) FBC SECTION 454.1

Digitally signed by
James K Kimes
DN: c=US, o=KIMES
ENGINEERING AND
MANAGEMENT
SERVICES INC,
dnQualifier=A01410C00
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AC5, cn=James K Kimes
Date: 2023.10.13
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2023.006.20320

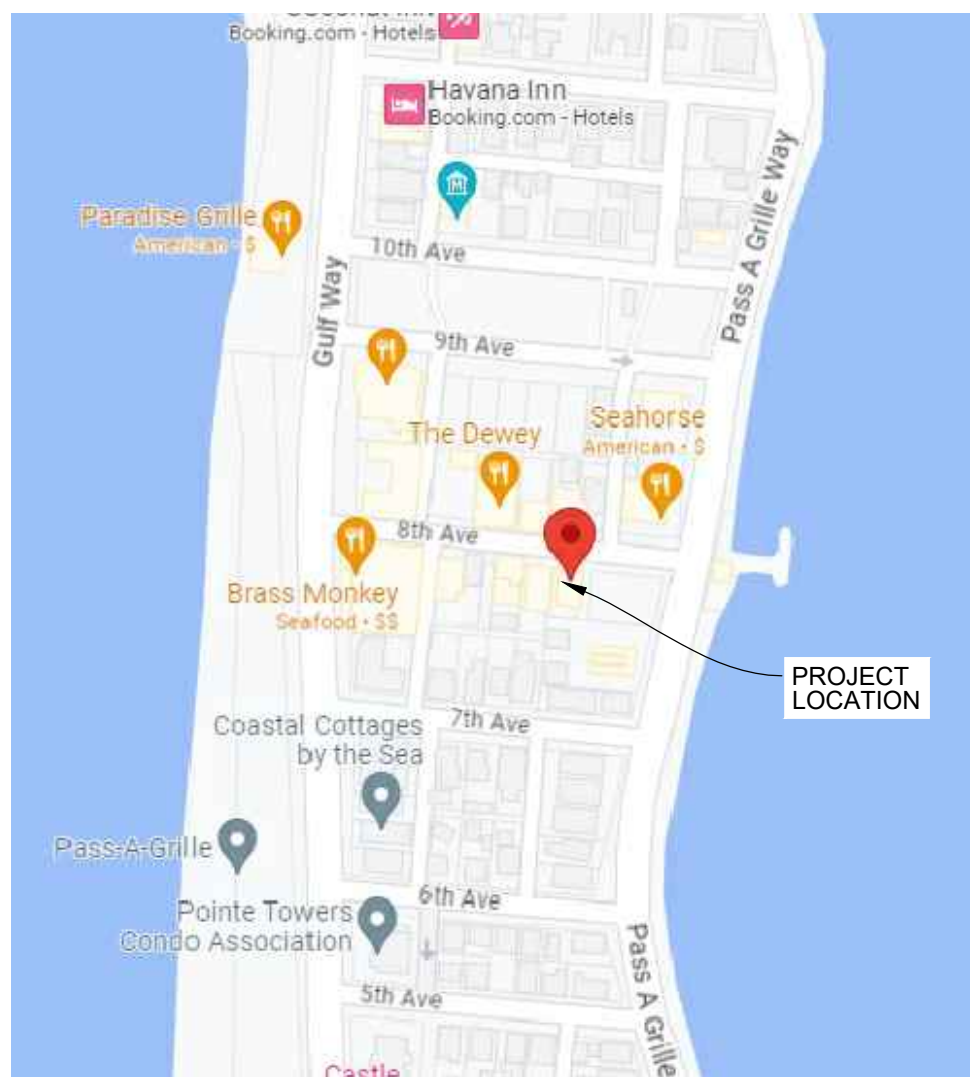
This item has been electronically
Signed and sealed by J. Kimes
PE on date & time stamp shown
using a Digital Signature. Printed
copies of this document are not
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the signature must be verified on
any electronic copies.

1004.1.1 - OCCUPANT LOADS	FBC	NFPA
SWIMMING POOL WATER SURFACE(S)	/50: 14	/50: 14
POOL (720) SF		
SWIMMING POOL DECK	1172 SF /15: 79	/30: 40
CALCULATED OCCUPANTS:	93	54
MIN. (2) REQD EXITS		

- NOTES:
- POOL DECK FENCING BY OTHER PERMIT & CONTRACTOR
 - POOL GATE PANIC HARDWARE (BY CRASH BARS) REQUIRED WHERE OCCUPANCIES ARE GREATER THAN 300 (BY FBC) OR GREATER THAN 100 (BY NFPA) CALCULATIONS
 - MEASUREMENTS SHOWN ON SAFETY PLAN ARE TRAVEL DISTANCES IN FEET

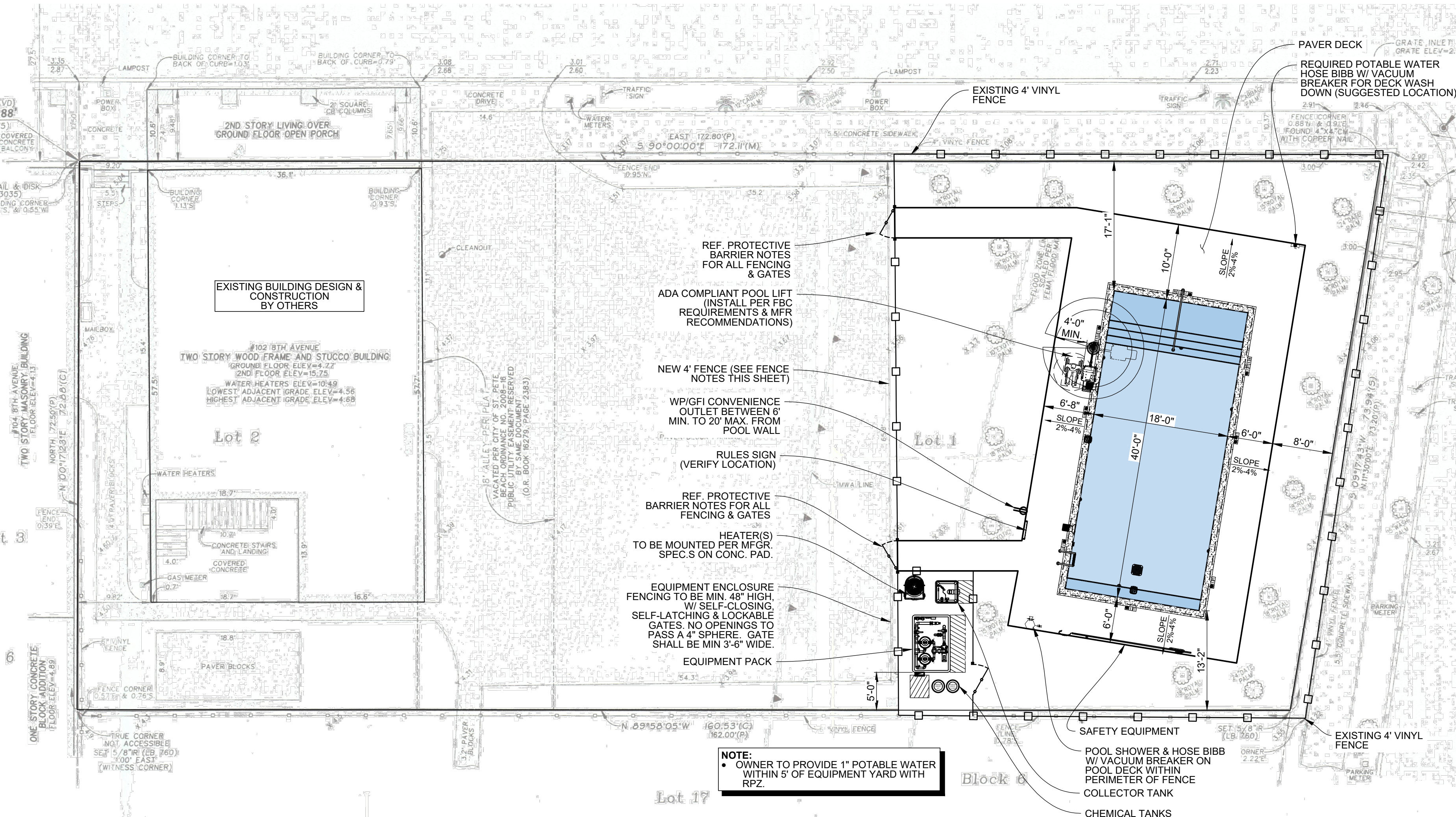
OCCUPANTS & LIFE SAFETY PLAN

SCALE: 1" = 30'



VICINITY MAP

SCALE: N.T.S.



PROPOSED SITE PLAN

SCALE: 1"=10'

LA TORTUGA
102 8TH AVE
ST. PETERSBURG BEACH, FL
POOL

GENERAL SPECIFICATIONS AND LOCATION

SHEET
X-001
SHEET 1 OF 4

KIMES
ENGINEERING
1925 Worth Ct
Bradenton, FL 34211
Office: 941-749-9311
CA 2769

JAMES KIMES
LICENSE
No. 83678
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CONSTRUCTION DOCUMENT
DESIGN DEVELOPMENT
REV. DATE

PROJ. NO.: 230829C
DWG BY: KLT
CND BY: --
DRAWING: 29-SEP-23
PRINTED: 13-OCT-23
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