STAFF REPORT
COMMUNITY PLANNING AND PRESERVATION COMMISSION
LOCAL LANDMARK DESIGNATION REQUEST

For Public Hearing and Recommendation to City Council on August 14, 2018 beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, there are no address conflicts of CPPC members who reside or have places of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.: HPC 18-90300006

STREET ADDRESS: 4355 Central Avenue (PIN-22-31-16-43108-010-0010)
LANDMARK: New Redeemer Evangelical Lutheran Church
OWNER: Squaremouth, LLC
APPLICANT: Brett Castellucio, Design Styles Architecture
REQUEST: Local Designation of the former New Redeemer Evangelical Lutheran Church and approval of a request for an Adaptive Reuse of the subject property.

South elevation facing Central of entire building. Photo by Applicant, 2018.
RECOMMENDATIONS

The CPPC is required to take two (2) separate votes. Staff recommends:

1. **APPROVAL** of the New Redeemer Evangelical Lutheran Church, as described by the proposed land boundary, to be added as a local historic landmark building to the St. Petersburg Register of Historic Places.

2. **APPROVAL** of the Adaptive Reuse application.

OVERVIEW

This designation application is the first of its kind under the City of St. Petersburg’s Historic and Archaeological Preservation Overlay, 2015 Update. Specifically, it represents the potential for historic preservation to be an important and complimentary tool to economic development and business and employee recruitment. What started as a preliminary determination of eligibility by City staff prior to the applicant’s acquisition of the subject property, this application now includes a request for local landmark designation and adaptive reuse. The applicant is also planning to take advantage of the City’s ad valorem tax exemption for the rehabilitation of landmark properties.

This application also demonstrates the methodical analysis that goes into evaluating every request for designation. In this instance, designation is proposed for only that portion of the building that represents the most historic and qualified section of the church proper. The application for designation pertains only to the 1951 sanctuary and court-yard; it does not include the 1960 atrium or 1969 new sanctuary.
If designated, the applicant is proposing to utilize benefits conferred through Section 16.30.020 relating to adaptive reuse of historic buildings. Adaptive reuse will permit a more comprehensive list of non-residential uses that are otherwise prohibited by the current CRT-1 zoning designation. The concept of adaptive reuse is described more fully later in this report.

Finally, the applicant has also applied for an Ad Valorem Tax Exemption-Historic, which is processed and approved by City Staff, pending the outcome of the designation application. Ad valorem tax exemption for the rehabilitation of landmark properties is a local program for qualifying residential or non-residential historic properties that exempts up to $2.1 mils of certain property taxes for a ten-year period. The program allows approximately $121 per every $10,000 of qualified expenses spent on an approved rehabilitation. For a $50,000 rehabilitation, this would equal approximately $605 saved every year, or over $6,000 over the ten-year period. There is presently no cap to the calculable rehabilitation expenses exempted. (St. Petersburg City Code Section 16.30.070.7.4) This benefit applies to property that is individually listed in the National Register of Historic Places, is designated individually as a Local Historic Landmark, or is identified as a contributing resource within a National Register Historic District or local historic district.

STAFF FINDINGS

Research into the history of the subject property was originally prepared by Laura Duvekot, Historic Preservationist, City of St. Petersburg, and supplemented with additional research by Dr. Larry Frey, Historic Preservationist, City of St. Petersburg. The evaluation and preliminary determination of eligibility was performed to identify whether the subject property might qualify for adaptive reuse and the ad valorem tax exemption. Early staff findings are included as pages 02 – 05 of the attached application.

Designation of an individual local landmark and listing in the St. Petersburg Register of Historic Places requires compliance with a three-part test. The first test must prove whether the subject building is 50-years in age or more. In this instance, the subject building was constructed in 1950 and dedicated on January 14, 1951. The building satisfies this first qualification.
The second test shall evaluate significance criteria identified within City Code, Section 16.30.070.2.5.D.1. At least one or more of nine (9) criteria must be met. These nine (9) criteria include:

a. Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation;

b. Its location is a site of a significant local, state, or national event;

c. It is identified with a person who significantly contributed to the development of the City, state, or nation;

d. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation;

e. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;

f. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;

g. Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development;

h. Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development;

i. It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

The applicant marked two (2) of the available criteria as being met – criterion d and e. City staff concurs with these two (2) criterion and is recommending inclusion of criterion f, as follows:

| Are Historic Contextual Criteria Met? |
|---|---|---|---|---|---|---|---|---|
| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) |
| N   | N   | N   | Y   | Y   | Y   | N   | N   | N   |

(d) it is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation.

The original 1950 building was designed by noted Midwest Modernist architect Victor Charn. Charn was responsible for numerous large-scale buildings around the country, particularly in and around Chicago, Illinois. A detailed description of the architect's biography and portfolio is included on page 13 of the attached application.

(e) its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
The original 1950 building features elements inspired both by the Mediterranean Revival style, which was immensely popular in St. Petersburg in the early twentieth century, and by the Modernist movement, which was coming into vogue in the period of increased development and suburban expansion that followed World War II.

(f) it has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

The building is important for its quality as a modernized Mediterranean-influenced building constructed under post World War II architectural movements.

The third test shall evaluate the property's integrity identified within City Code, Section 16.30.070.2.5.D.2. At least one or more of seven (7) factors of integrity must be met. In most cases, the integrity of feeling and association by themselves rarely merit a property being eligible for designation, since they often defer to personalized experiences, emotions, and perceptions that all vary among individuals and groups:

a. Location. The place where the historic property was constructed or the place where the historic event occurred.

b. Design. The combination of elements that create the form, plan, space, structure, and style of a property.

c. Setting. The physical environment of a historic property.

d. Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

e. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

f. Feeling. The property's expression of the aesthetic or historic sense of a particular period of time.

g. Association. The direct link between an important historic event or person and a historic property.

City staff recommends that the application satisfies six (6) of the seven (7) criterion, as shown:

<table>
<thead>
<tr>
<th>Location</th>
<th>Design</th>
<th>Setting</th>
<th>Materials</th>
<th>Workmanship</th>
<th>Feeling*</th>
<th>Association*</th>
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<td>Y</td>
<td>Y</td>
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</tr>
</tbody>
</table>

*Must be in addition to at least one other factor
ADAPTIVE REUSE EVALUATION

Landmark buildings may be re-purposed or adaptively reused for land use types that are otherwise prohibited within the applicable zoning category. This benefit is regulated through Section 16.30.020 titled “Adaptive Reuse of Historic Buildings Overlay” which outlines the purpose, applicability, and procedures for approving an adaptive reuse request.

The purpose of this benefit is to encourage the retention and productive reuse of structures that have historic, architectural, or cultural value to the City instead of seeing their underutilization or demolition because their original use has become functionally obsolete. Often, historically significant structures, especially when located within a single-family neighborhood, are abandoned or demolished because it is too difficult to meet current zoning standards and Florida Building Code requirements. Adaptive reuse recognizes the importance of these significant buildings and establishes a process by which these buildings can be reused and retained while minimizing any secondary impacts to the surrounding properties.

The applicant proposes to preserve the historic building if designated, and reuse the interior spaces primarily for their own office uses. In addition, the applicant proposes to use the remaining spaces for incubator office space and a yet to be determined restaurant concept, as described in the attached application.

Section 16.30.020 of the LDRs requires the applicant to be approved by the CPPC when proposed uses are not allowed by right in the Corridor Residential Traditional ("CRT-1") existing zoning district, but may be allowed as outlined in the reuse chart, which states in this case that a building may be used for “All uses allowed in the district plus any allowable use in the Neighborhood Traditional ("NT-4") district.” The applicant recognizes the potential for a neighborhood scale café as one possibility that is a permitted use in the NT-4 district. A comparison of the CRT-1 and NT-4 zoning categories is attached.

In this instance, the property is unified along the Central Avenue frontage and includes the entire west half of the 1st Avenue North frontage meaning the proposed designation is surrounded on two (2) sides by the property owner and on two (2) sides by Central Avenue and 44th Street North. These circumstances help mitigate any potential impacts that might extend from conversion of the proposed landmark building to certain non-residential uses, including a neighborhood café.

The potential for this historic building, given the repairs and rehabilitation to be proposed by the applicant is important to preserving and sustaining a building of such architectural significance along the City’s primary neighborhood corridor, which continues to serve local residents and visitors alike, and can be viewed as a destination in its entirety.
RECOMMENDATIONS

The CPPC is required to take two (2) separate votes. Staff recommends:

1. **APPROVAL** of the New Redeemer Evangelical Lutheran Church, as described by the proposed land boundary, to be added as a local historic landmark building to the St. Petersburg Register of Historic Places.

2. **APPROVAL** of the Adaptive Reuse request.
PROPERTY OWNER CONSENT

The proposed local landmark designation was submitted on behalf of the property owner.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed local landmark designations are generally consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The proposed local landmark designation, will not affect the FLUM or zoning designations. The proposed local landmark designation is consistent with the following:

OBJECTIVE LU10: The historic resources locally designated by the St. Petersburg City Council and the commission designated in the LDRs, shall be incorporated into the Comprehensive Plan map series at the time of original adoption or through the amendment process and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

Policy LU10.1 Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.

Policy HP2.3 The City shall provide technical assistance to applications for designation of historic structures and districts.

Policy HP2.6 Decisions regarding the designation of historic resources shall be based on National Register eligibility criteria and policies outlined in the Historic Preservation Ordinance and the Comprehensive Plan. The City will use the following selection criteria for City initiated landmark designations as a guideline for staff recommendations to the Community Planning and Preservation Commission and City Council:

- National Register or DOE status
- Prominence/importance related to the City
- Prominence/importance related to the neighborhood
- Degree of threat to the landmark
- Condition of the landmark
- Degree of owner support
APPENDIX B
Designation Application
Local Landmark Designation Application

1. NAME AND LOCATION OF PROPERTY
   historic name  New Redeemer Evangelical Lutheran Church
   other names/site number Gateway Christian Center
   address         4355 Central Ave., St. Petersburg, FL 33713
   historic address

2. PROPERTY OWNER(S) NAME AND ADDRESS
   name          Squaremouth Inc.
   street and number  4355 Central Ave.
   city or town   St. Petersburg
   state          FL
   zip code       33713
   phone number (h) (w) 727-855-5555  Chris Harvey
                  727-264-5174  Andi Oates
                  e-mail charvey@squaremouth.com (CH)
                       aoates@squaremouth.com (AO)

3. NOMINATION PREPARED BY
   name/title  Brett Castellucio / Senior Design Associate
   organization Design Styles Architecture
   street and number  1708 E Columbus Drive
   city or town   Tampa
   state          FL
   zip code       33605
   phone number (h) (w) 813-241-6700  e-mail BrettC@emailDSA.com
   date prepared  6/27/2018
   signature

4. BOUNDARY DESCRIPTION AND JUSTIFICATION
   Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)
   EAST 17.5 FEET EAST OF LOT 1’S WESTERN PROPERTY LINE THROUGH 3 AND HALF
   OF LOT 4, BLOCK 10, INTER BAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS
   RECORDED IN PLAT BOOK 4, PAGE(S) 58, OF THE PUBLIC RECORDS OF PINELLAS
   COUNTY, FLORIDA.
   SEE CONTINUATION PAGE 2, FIGURE 3, FOR THE MAP DELIMITING THE PROPOSED
   BOUNDARY.

5. GEOGRAPHIC DATA
   North Property: 100’ Long x 240’ Wide
   South Property: 100’ Long x 390’ Wide
   acreage of property Total land inside property lines: 1.442 Acres
   property identification number ID #: 22-31-16-43108-010-0010
4355 Central Avenue - Squaremouth
Name of Property

6. FUNCTION OR USE

**Historic Functions**
Church, Church School

**Current Functions**
Business (office)

7. DESCRIPTION

**Architectural Classification**
(See Appendix A for list)
Mediterranean Revival
Modemist Movement

**Materials**
Barrel Tile Roof, Minimal Eave Overhang
Concrete Block, Brick framed windows & arches

Narrative Description
On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

<table>
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<th>Noncontributing</th>
<th>Resource Type</th>
<th>Contributing resources previously listed on the National Register or Local Register</th>
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</thead>
<tbody>
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<td>1</td>
<td>Buildings</td>
<td>None</td>
</tr>
<tr>
<td>0</td>
<td>0</td>
<td>Sites</td>
<td>None</td>
</tr>
<tr>
<td>0</td>
<td>0</td>
<td>Structures</td>
<td>Number of multiple property listings</td>
</tr>
<tr>
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<td>0</td>
<td>Objects</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>1</td>
<td>Total</td>
<td>None</td>
</tr>
</tbody>
</table>
9. STATEMENT OF SIGNIFICANCE

Criteria for Significance
(mark one or more boxes for the appropriate criteria)

☐ Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.

☐ Its location is the site of a significant local, state, or national event.

☐ It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.

☒ It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.

☒ Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

☐ It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

☐ Its character is a geographically definable area possessing a significant concentration, or continuity or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.

☐ Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

☐ It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Areas of Significance
(see Attachment B for detailed list of categories)

Architecture

Landscape Architecture

Period of Significance

1950 - 1956

Significant Dates (date constructed & altered)

Original Courtyard & Sanctuary: 1951
Building's Footprint expanded to the East in 1956, 1958 & 1960
According to Pinellas Property Appraiser: Atrium (1960); New Sanctuary (1969)

Significant Person(s)

Cultural Affiliation/Historic Period

Modernist Movement (Post WWII)
Religious (New Redeemer Evangelical Lutheran Church)

Builder

Local Contractor: R.E. Clarson

Architect

Architect: Victor L. Charn

Narrative Statement of Significance - See Page 1 of the Continuation Section for the Table of Contents.

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)
Table of Contents for the Continuation Section

Page 2
Initial Local Historic Landmark Eligibility Research

Page 6
Physical Description

Page 13
Victor L. Charn

Page 19
R.E. Clarson

Page 21
Resources

Figure 5.1: St. Petersburg Times article from August 19th, 1950 describing the church's aesthetics, details about the structure's design & the design team involved.
New Redeemer Evangelical Lutheran Church
4355 Central Avenue
Initial Local Historic Landmark Eligibility Research

At the request of the property owner, the Local Historic Landmark eligibility of the building at 4355 Central Avenue, historically known as the New Redeemer Evangelical Lutheran Church and more recently as the Gateway Christian Center is being considered. The church, which was constructed in several phases, is a concrete block building with a poured concrete foundation. Its roof is predominantly side gabled and surfaced in red pantiles. Several portions of the building feature flat roofs, there are two square towers with hipped, tiled roofs that rise above the main roof-line. Fenestration includes both flat and arched windows with aluminum awning or fixed light frames.

In addition to the church building, the subject property includes a one and one-half story Masonry Vernacular house, which features a stucco exterior, a composition shingled, hipped roof, and aluminum awning windows. This house sits to the north of the church building and faces First Avenue North.

Historical Overview
The building at 4355 Central Avenue was constructed in 1951 by the New Redeemer Evangelical Lutheran Church congregation, which had been established the year before by the Reverend Harry A. Benson under the name of Augustana Lutheran Church Mission.1 The building, which was dedicated on January 14, 1951, was designed by Chicago architect Victor L. Charn and constructed by local contractor R.E. Clarson (who also built city hall in 1939). The portion of the church that was constructed in 1951 row forms the western wing of the building. That wing included a cloister, sanctuary & balcony, and several offices and restrooms (Figure 1).2 The design of the church’s cloister and landscaped courtyard was noted at the time as a unique element which was influenced by St. Petersburg’s warm climate.3 The building’s footprint was expanded to the east in 1956, 1958, and 1960. Based on an initial assessment, it does not appear that these additions or subsequent renovations have altered the original building. A temporary structure has been created within the courtyard to create additional shade.

St. Petersburg Local Landmark Designation Application

Name of property 4355 Central Avenue - Squaremouth

Continuation Section

Figure 1: 1951 Sanborn Map depicting original footprint of Redeemer Evangelical Lutheran Church. Source: ProQuest, LLC.

Figure 2: 2016 satellite image of Redeemer Evangelical Lutheran Church. Source: Google Earth The green dashed lines represent the original 1951 structure to be preserved. The red lines represent the property & lot lines.
Initial City Staff Consideration of Potential Eligibility - 9/26/2016

Following an initial assessment of the New Redeemer Evangelical Church's background and design, staff finds that the original (western) portion of the church is potentially eligible under Criterion E, which states "its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance." The 1950 portion of the building features elements inspired by both the Mediterranean Revival style, which was immensely popular in St. Petersburg in the early twentieth century, and by the Modernist movement, which was coming into vogue in the period of increased development and suburban expansion that followed World War II. The application of this transitional style to the church form appears to be unique in the city.

Figure 3: South elevation of original building (to left) with addition extending from right, facing northwest. Source: Google Earth.

Figure 3.1: South elevation of original building from 1952 without the future addition extending to right, facing northwest. Source: St. Petersburg Times - Sun. Feb 3, 1952
The church's concrete block cloister is a particularly noteworthy element of the building. Its utilitarian exterior appearance might seem to stand in contrast to the remainder of the original building, which is dominated by a streamlined interpretation of the Mediterranean Revival style with its square tower, arched windows, and buttressed walls (Figure 3). However, the interior courtyard created by these nondescript walls becomes a sheltered and sacred space that encourages churchgoers to congregate while enjoying the city's temperate climate (Figure 4). This portion of the building represents an early incarnation of the fluidity between interior and exterior spaces that is a prominent feature of many of the "Tropical Modern" buildings constructed in Florida in the following decades.

The New Redeemer Evangelical Church was constructed as St. Petersburg was emerging from a long period of relative building stagnation caused by the end of the Florida Land Boom, the Great Depression, and World War II. This period of slow growth had an immense impact on the city's church construction; it was reported that none of St. Petersburg's churches were built or expanded between 1917 and 1950.4 The New Redeemer Evangelical Church's transitional architectural style is representative of its significance as one of the first churches built during the city's midcentury development boom.

The house on the northern portion of the property is listed in property records as having been constructed in 1940, but the house which appears on the 1951 Sanborn map of the area (Figure 1) takes a different form and has a different orientation to First Avenue North. The extant house appears to be a replacement constructed circa 1970. It is of common form and not known to have significant associations. It is, therefore, considered ineligible for listing as a Local Historic Landmark.

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PHYSICAL DESCRIPTION

Summary

Historically known as the New Redeemer Evangelical Lutheran Church and more recently as the Gateway Christian Center, the transitional architectural style is representative of its significance as one of the first churches built during the city’s mid-century development boom.

The 1951 portions of the building, the western portions shown in Figure 5.2, include the Courtyard & ‘Sanctuary’. They are the only portions of the building being considered for historic preservation.

Figure 5.2: Site diagram of portions under consideration for historic preservation. The gray areas signify the areas under consideration (Courtyard & Old Sanctuary). The other areas signify the area that is not under consideration (Atrium & New Sanctuary). Diagram an original drawing from Design Styles Architecture.

Photo 6: Photo of the southwest facade showing the Courtyard and Old Sanctuary as the closest of the four independent structures. The year of construction is shown above each space and was determined from the Pinellas Property Appraiser’s Property Record. Photo from Design Styles Architecture.

According to Figure 3.1 & 5.1, the Sanctuary was completed in 1951 after starting construction in 1950. The future plans provided additions that extended westward past the initial Courtyard & Sanctuary. They included an administration and foyered tower space, allowing a main entrance from Central Avenue, an educational unit, and an additional sanctuary. Those future plans were not completed until 1960 and 1969 for the Atrium and the ‘New Sanctuary’ as you can see in Photo 6 above.
The New Redeemer Evangelical Church features elements inspired by both the Mediterranean Revival style and the Modernist movement. The application of this transitional style to the church appears to be unique in the city.

The total square footage of the buildings, including all four structures, is 22,095 square feet. The Courtyard is 1,595 square feet. The Old Sanctuary is 5,557 square feet. The Atrium is 5,764 square feet. The New Sanctuary is 9,179 square feet.

The overall condition of the church is quite poor. The congregation that previously owned the property was unable to keep up with costly repairs and many of the church's features have begun to deteriorate as a result of the damage. After the previous tenant's occupation, vandals & thieves broke into the church where items and electrical items were stolen and damaged.

The Old Sanctuary is a double height assembly space that utilizes concrete masonry units (CMU) for its exterior walls in conjunction with stepped CMU buttresses located between each arched masonry window as shown in Photo 7, 24 & 25. The roof is a made up of barrel tile shingles that are held up by a combination of metal trusses and dimensional lumber (Photos 14 & 15). An acoustical tile ceiling (ATC) was added to the assembly area, however it is unknown what was there before the ATC.

The Old sanctuary is separated from the courtyard by a cloister and a transitional balcony space with a square tower that provides an open air access to the balcony. (Photos 8, 9, 10, 11) The balcony was closed in sometime after the structure(s) were completed to provide a learning/daycare space (Photos 12, 13). Photo 13 illustrates how the 2nd floor cloister was drywalled in to close the space off from the assembly area.

The square tower, balcony and cloister are constructed using that same methods as the Old Sanctuary. The arched 'colonnade' and openings are also constructed of CMU and are either painted or have a painted texture finish (Photos 16 & 17).

The courtyard, as depicted in photo 18, shows a fountain (which was stolen after the previous tenant vacated the building) and the western elevation of the Old Sanctuary and the cloister. The northern and southern spaces closing the courtyard space off has restrooms and a kitchen in the north and classrooms to the south. The kitchen was renovated later which included an increase to the roof height requiring the western facade to have a window closed off (Photo 19). The northern and southern courtyard structures feature a barrel tiled roof with painted & stylized wooden brackets - both of which are in need of restoration or repair. Photo 23 shows the western entrance to the courtyard and the gated fencing. Photos 17 & 22 show the north entrance into the cloister/courtyard with a modernized gate placed into the arched threshold.
PHYSICAL DESCRIPTION CONT.

Photo 8: Image of the open air square tower's east facade showing the detail of the arched window and gateway.

Photo 9: Image of the square tower's interior detailing the wall and window construction.

Photo 10: Image of the square tower's interior detailing the ceiling/roof construction.

Photo 11: Image of the square tower's interior showing the stairs & railing. It seems the 2nd floor balcony was converted to an interior space sometime after the building was constructed.

All photos on this sheet were provided by Design Styles Architecture.
PHYSICAL DESCRIPTION CONT.

Photo 12: Image of the interior of the Second floor balcony that was converted to an interior space.

Photo 14: Image of the Sanctuary's roof construction (above existing drop ceiling).

Photo 15: Image of the Sanctuary's roof construction - Eastern Wall (above existing drop ceiling). The wall is similar to all other exterior walls of the building utilizing painted concrete block construction.

Photo 13: Image of the inside of the Sanctuary looking up at where the second floor balcony was sealed in at. The 2nd story once had an accordion door that would open up so that when used in conjunction with the operable windows, the building would be naturally ventilated.

All photos on this sheet were provided by Design Styles Architecture.
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4355 Central Avenue - Squaremouth

Continuation Section

PHYSICAL DESCRIPTION CONT.

Photo 16: Image of the Courtyard's Cloister looking south towards the open air square tower.

Photo 17: Image of the Courtyard's Cloister looking north towards the modified gateway.

Photo 18: Image of the Courtyard's fountain (recently stolen) looking at the west facade of the 1st floor open air cloister and the 2nd floor closed in cloister.

Photo 19: Image of the Courtyard's northern roof meeting the west facade. The roof seems to have been modified for the kitchen below and the 2nd floor window, north of the former open air balcony, was closed in as a result of the roof addition.

Photo 20: Detail of the Courtyard's arched masonry doorway in conjunction with the barrel tile roof & bracket.

All photos on this sheet were provided by Design Styles Architecture.
PHYSICAL DESCRIPTION CONT.

Photo 21: Detail of the Courtyard’s masonry framed window & brackets.

Photo 22: Image of the modified gateway serving as an entryway to the 1st floor cloister.

Photo 23: Image of the Courtyard’s gate at the westernmost side of the property.

All photos on this sheet were provided by Design Styles Architecture.
PHYSICAL DESCRIPTION CONT.

Photo 24: Image of the Old Sanctuary's north facade showing the fenestration, buttresses & barrel tile roof.

Photo 25: Detail of the Old Sanctuary northern wall's arched masonry windows and buttresses.

Photo 26: Detailing of the Courtyard's window. Masonry trim framing, masonry sill & aluminum jalousie (awning) windows (which seem to be the original windows - minus any replaced glass panes over the years).

Photo 27: Detailing of the Sanctuary's window. Arched Masonry trim, masonry sill and aluminum framed jalousie (awning) windows, which seem to be the original windows, minus any replaced glass panes over the years. The wall's finish is painted concrete block and masonry brick around the windows.

All photos on this sheet were provided by Design Styles Architecture.
St. Petersburg Local Landmark Designation Application

Name of property  
4355 Central Avenue - Squaremouth

Continuation Section

ARCHITECT - VICTOR L. CHARN

Victor L. Charn was the architect for the New Redeemer Evangelical Lutheran Church as well as many other projects from the period of 1931 to 1959 (last project to be found).

Victor attended the Structural Design Armour Institute in Chicago prior to the school's merging to form Illinois Tech which eventually merged into Illinois Institute of Technology (IIT)⁵. He worked as Vice President of Ragnar Benson engineering up until 1955 and while continuing in that position he opened his own architectural and engineering firm, "Victor L. Charn and Associates" in 1931.⁶

Victor held architectural licenses in Illinois (1931), Indiana (1938), Florida (1937), New York (1944), Michigan (1944) and Washington (1944). He was part of the Michigan Society of Architects and the Florida association of Architects. He served as a Lieutenant (Senior Grade) of the Civil Engineering Corp. of the United States Naval Reserve for World War II⁷. He was born June 22, 1898 and died May 1, 1969.⁷

Projects include:

  4545 W Augusta Blvd, Chicago, IL 60651
- Indiana State Office Building⁷
  4700 W Montrose Ave, Chicago, IL 60641
- Morton Salt Company Building⁷
- Elta Life Insurance Building⁷
- Bell & Howell Company Building (1943): No longer exists
  7001 McCormick Blvd, Lincolnwood, IL 60712
- Cadillac Building (1946-47)⁸
  Ontario Street between Rush St. & Wabash Ave.
- Grace English Lutheran Church (1953)⁹ Same structure & occupancy as originally designed.
  1430 South Blvd, Evanston, IL 60202
  2801 Mission St, Santa Cruz, CA 95060
- Unknown Flower Shop: Published in "Security Homes: Suggestions for Planning, Building, Financing" Published by Simmons-Boardman Publishing Corp.¹¹

⁷ Chicago Tribune, "Vicor Charn, of Architect Firm, is Dead" January 22, 1955.
⁹ Chicago Tribune. "Plan $150,000 Luther Church in Evanston" March 1. 1953.
St. Petersburg Local Landmark Designation Application

Name of property  
4355 Central Avenue - Squaremouth

Continuation Section

VICTOR L. CHARN - Motorola Factory: Chicago, IL (1937)


Two million dollar building of Cadillac motor car division of General Motors corporation, on Ontario st., between Rush st. and Wabash av. The architect is Victor L. Charn, vice president of Ragnan Benson Inc., which has the general contract.

Big Chicago Cadillac Sales, Office Unit Nearly Finished

The new 2 million dollar service sales, and office building of the Cadillac Motor Car division of General Motors corporation, on Ontario st., between Rush st. and Wabash av., will be formally turned over by the contractor, Ragnar Benson, Inc., to H. W. Shepard, general manager of Cadillac, March 21, it was announced yesterday. Victor L. Charn, vice president of Ragnar Benson, and architect, said it is nearly completed. Preliminary moving in operations have started.

The Chicago Cadillac branch at 2250 S. Michigan av. will be housed in the new building, but the south side Cadillac salesrooms will be continued, Shepard said.

 contiene Large Showrooms

First floor of the new building will have one of the largest showrooms in the country at the east end, facing about 110 feet on Rush st. and 50 feet on Ontario. The remainder of the first floor will be used for receiving cars.

Executive offices will be at the east end of the second floor with the remainder used for car servicing. The parts department will occupy theater and hotel.

HISTORY OF THE DEVELOPMENT OF BUILDING CONSTRUCTION IN CHICAGO

by FRANK L. RANDALL

The University of Illinois Press - Urbana - 1938

The Cadillac building, at 100-106 E. Ontario st., extending 300 feet from N. Wabash street to N. Wabash avenue, was completed in 1946. The basement on N. Wabash street is 300 feet (Nov. 22-20) and on N. Wabash avenue 110 feet (Nov. 22-20). The building is five stories high, with a partial basement, of reinforced concrete construction, supported on 70-foot piles. Victor L. Charn was the architect.

Photo 39: The Cadillac Building does not resemble previous works from Charn and is a departure from the Art Deco factories he had designed earlier. Source: Chicago Tribune. "Big Chicago Cadillac Sales, Office Unit Nearly Finished" March 2, 1947.
St. Petersburg Local Landmark Designation Application

Name of property: 4355 Central Avenue - St. Petersburg

Continuation Section

VICTOR L. CHARN - Grace Lutheran Church: Evanston, IL (1953)

**Figure 39:** Article from the Chicago Tribune describing a new Lutheran Church in Evanston, Illinois, just two years after the completion of the New Redeemer Evangelical Church in St. Petersburg, FL. Source: Chicago Tribune. "Plan $150,000 Lutheran Church in Evanston" March 1, 1953.

**Photo 40:** The structure has buttresses similar to the New Redeemer Evangelical Church but differs in that it has a stone finish. Source: Google Earth.

**Photo 41:** The south facade and front entrance to the Lutheran Church. It features buttresses on either side of the double entry wooden door with a pointed arch window above, reminiscent of Gothic Architecture. Source: Facebook (Grace Lutheran Church; Evanston, IL; Photos).

**Photo 42:** The east facade from Wesley Avenue again illustrates an element of gothic architecture with the three pointed arch windows and tiered wall mimicking the buttresses also found along the south and east facades. Source: Facebook (Grace Lutheran Church; Evanston, IL; Photos).

**Figure 43:** Aerial view of the Grace Lutheran Church. Similar to the New Redeemer Evangelical Church, the church was built in the first phase and the additional program was added later. Source: Google Earth.
A Well Planned Building Combines 5-Room Apartment and Small Store

The fact that the owner and proprietor of this Chicago florist shop reports a big increase in his business over the volume done in the establishment he formerly occupied speaks well for the styling and general design of the structure. The pleasing Colonial lines and Georgian Colonial detail have been carefully adapted to a business place of this nature by the architect, Victor L. Charn, Chicago. The unpainted character is given further customer eye appeal by the surrounding buildings which are either of a modernized type or of the older, unrestored, commercial structure design.

The front, with its balanced design of two entrance doors flanking a curved display box on the face floor and a central window and door grouping above, is quite in red Colonial brick and white lintoned trim. The wood bay, half-division and pilasters in their simplified treatment give a certain amount of distinctiveness to the elevation in contrast to the usually harsh lines of such buildings.

The interior of the shop has a feeling of openness due to the bay effect created by the glassed-in openings in the rear wall, behind which a refrigerated display case is set. Indirect lighting is used.

The storage and work space is lighted by two skylights, one on each side of the building, and a large glass-black panel in one wall. In the rear property on the side is improved to the line, this light from this latter source will of course be blocked off. The two-store garage at the rear is built for receiving and loading merchandise.

The five-room apartment above has good sized rooms and plenty of storage space. A large basement below.

Security Homes
Suggestions for Planning, Building, Financing

Photos 44 & 45 (Left): The cover and inside page of the publication.
CONTRACTOR - R.E. CLARSON

"Reuben Clarson Sr. was considered a local pioneer. Born in Sweden, he came to this country as a child. Mr. Clarson came to St. Petersburg from Jacksonville in 1921. He was chairman of the board of R.E. Clarson Inc., a firm which handled many million-dollar construction jobs in Florida. Clarson built many public and private structures in St. Petersburg, gaining recognition as one of the city's most capable contractors. His firm was responsible for building the launching pad from which the first U.S. satellite went into orbit. Also, Mr. Clarson was prime contractor on launching facilities which put the first man into suborbital flight."12 From the City of St. Pete. Projects Include:

- The Princess Martha Hotel (1924)13-15: Currently operates as a senior living retirement residence.
  411 1st Ave N, St. Petersburg, FL
- The Pennsylvania Hotel (1925)13-16: Structure operates with original use.
  300 4th Street North, Saint Petersburg, FL
- St. Petersburg City Hall (1939)12-13: Structure operates with original use.
  175 5th St. N, St. Petersburg, FL
  800 49th St. N, St. Petersburg, FL
- NASA/AFS Vehicle Assembly Building (VAB)14, Launch Complex (1961)
  Cape Canaveral, Brevard County, FL

Figure 46: A 3.5"x5.5" linen textured color post card of the St. Petersburg City Hall, dated 1930-1945. Source: Digital Commonwealth: Massachusetts Collections Online; Online at: https://www.digitalcommonwealth.org/search/commonwealth:4f16c450w. Accessed May 11, 2018.


Photo 49: Photo showing the office building in 2015. Source: Google Earth


INITIAL LOCAL HISTORIC LANDMARK ELIGIBILITY RESEARCH SOURCES


VICTOR L. CHARN SOURCES


Chicago Tribune. “Plan $150,000 Luther Church in Evanston” March 1, 1953.


R.E. CLARSON SOURCES


APPENDIX C
Public Comment

No public comment has been received as of August 7, 2018.
APPENDIX D
Adaptive Reuse Comparison
## ADAPTIVE REUSE COMPARISON

**LEGEND:** P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

<table>
<thead>
<tr>
<th>Item</th>
<th>CRT-1: Corridor Residential Traditional</th>
<th>NT-4: Neighborhood Traditional</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CITYWIDE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Use and Structure</td>
<td>P</td>
<td>P</td>
<td>Uses or structures which are customarily subordinate or incidental to the lawful principal use of a building or premises. These uses are not required to be a permitted use in the zoning district.</td>
</tr>
<tr>
<td>Adaptive Reuse</td>
<td>P</td>
<td>P</td>
<td>Conversion of certain existing structures or properties which are, or are at risk of, becoming vacant, underutilized, or demolished to an economically sustainable use. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Family Day Care Home</td>
<td>A</td>
<td>A</td>
<td>Any occupied residence in which child care is regularly provided for five or less children from at least two unrelated families and which receives a payment, fee or grant for any of the children receiving care, whether or not operated for profit.</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P</td>
<td>P</td>
<td>A licensed business conducted from within a lawful dwelling unit according to the applicable use restrictions set forth in this Chapter. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Redevelopment of Grandfathered Uses</td>
<td>P</td>
<td>G</td>
<td>(See Application and Procedures Section)</td>
</tr>
<tr>
<td>Large Tract Planned Development</td>
<td>SE</td>
<td>SE</td>
<td>(See Use Specific Development Standards)</td>
</tr>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory, Dwelling Unit</td>
<td>P</td>
<td>P</td>
<td>An independently functioning dwelling unit which is an accessory use to the principal dwelling unit on the same lot and which has a separate kitchen. These uses are sometimes referred to as &quot;garage apartments,&quot; &quot;granny flats,&quot; or &quot;carriage houses.&quot; (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Accessory, Living Space</td>
<td>P</td>
<td>P</td>
<td>Additional living space which is separated from the principal residence which does not function as an independent dwelling unit and which utilizes the same cooking facilities, street address and utility meter as the principal residence. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Accessory Dwelling Unit, Owner/Manager</td>
<td>P</td>
<td>NC</td>
<td>No more than one or-premises dwelling unit for occupancy by the owner, lessee, manager, watchman, or custodian in connection with the operation of any permitted or permissible use.</td>
</tr>
<tr>
<td>Accessory Artist in Residence</td>
<td>A</td>
<td>NC</td>
<td>Dwelling space that is accessory to a museum, gallery, art production facility or other art facility where an artist resides for a short period of time as a result of a relationship with the art facility involving a special exhibition, project oversight, educational endeavors, etc. No more than 10% of the gross floor area of any art facility shall be utilized for this use. This is not a dwelling unit, but an accessory use to assist with the artistic endeavor.</td>
</tr>
<tr>
<td>Assisted Living Facility</td>
<td>P</td>
<td>G</td>
<td>An establishment providing a place of residence with common, centralized eating and activity facilities, in which the residents consist of individual rooms or quarters occupied by one or two persons with or without individual cooking facilities. These uses are commonly referred to as &quot;Retirement Homes.&quot; (See Section 429, F.S.)</td>
</tr>
<tr>
<td>Community Residential Home, 1 to 6 residents</td>
<td>P</td>
<td>P</td>
<td>A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a home for six (6) or fewer unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Community Residential Home, 7 to 14 residents</td>
<td>P</td>
<td>G</td>
<td>A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a living environment for seven (7) to fourteen (14) unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Community Residential Home, more than 14 residents</td>
<td>SE</td>
<td>NC</td>
<td>A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a living environment for more than fourteen (14) unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Dormitory</td>
<td>NC</td>
<td>NC</td>
<td>A building or group of buildings designed to provide sleeping accommodations, but not individual cooking facilities, for unrelated persons who are registered students at a post secondary school on a seasonal or year-round basis, and is managed by the institution at which the students are registered</td>
</tr>
</tbody>
</table>
# ADAPTIVE REUSE COMPARISON

**LEGEND:** P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

<table>
<thead>
<tr>
<th>Use</th>
<th>CRT-1: Corridor Traditional</th>
<th>NT-1: Neighborhood Traditional</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, Single-Family</td>
<td>P</td>
<td>P</td>
<td>A detached residence designed for or occupied exclusively by one family. This term shall include &quot;Modular&quot; structures assembled in a factory, transported to the site, and which comply with the applicable building codes but which are not mobile homes.</td>
</tr>
<tr>
<td>Dwelling, LiveWork</td>
<td>P</td>
<td>P</td>
<td>An establishment that includes a dwelling unit and an area for nonresidential use by the residents. The nonresidential use must meet the requirements of the zoning district. The uses shall have shared connections and amenities. The nonresidential use may have employees.</td>
</tr>
<tr>
<td>Dwelling, Multifamily</td>
<td>P</td>
<td>G</td>
<td>A building designed for or occupied by two or more families (on the basis of monthly, or longer occupancies, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit. Motels, hotels, and other transient accommodation uses are not multiple-family dwellings. Accessory uses include clubhouses, recreational and laundry facilities. Minimum gross floor area shall be, for an efficiency/studio unit - 375 sf; one bedroom unit - 500 sf; two bedroom unit - 750 sf; for dwelling units with more than two bedrooms, an additional 200 sf for each additional bedroom.</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>NC</td>
<td>NC</td>
<td>A dwelling unit constructed in a factory before June 15, 1976, or constructed after June 15, 1976 in compliance with the federal Manufactured Home Construction and Safety Standards (the HUD code) for manufactured homes. Mobile homes are not self-propelled.</td>
</tr>
</tbody>
</table>

## ACCOMMODATIONS

<table>
<thead>
<tr>
<th>Use</th>
<th>CRT-1: Corridor Traditional</th>
<th>NT-1: Neighborhood Traditional</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and Breakfast</td>
<td>P</td>
<td>P</td>
<td>A building of a residential character other than a hotel, motel or other transient accommodation which provides daily overnight accommodation and morning meal services to transients in return for payment. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Kennel</td>
<td>NC</td>
<td>NC</td>
<td>An establishment for the keeping of more than five adult dogs or 10 adult cats on site for longer than 24 hours. A combination of dogs and cats may be kept on site with cats being permitted on a one to two ratio with dogs but the total amount of dogs and cats shall not exceed the equivalent of the maximum number of dogs. &quot;Adult&quot; means having attained the age of one calendar year or greater.</td>
</tr>
<tr>
<td>Hotel</td>
<td>G</td>
<td>NC</td>
<td>Establishments providing transient accommodation units available for the accommodation of persons more than three times in any consecutive 365-day period, each for a term less than a month, in which meals may or may not be provided, and in which principal access to all transient accommodation units is through an inside lobby or office supervised by a person in charge all hours. The term includes, but is not limited to, transient accommodation units, without regard to whether such units are available on a rental basis or by other forms of agreement or property ownership. Hotels may include internal restaurant and accessory commercial uses for guests, fitness facilities, swimming pools, or shuttle services between hotels, airports, or other destination points.</td>
</tr>
<tr>
<td>Motel</td>
<td>NC</td>
<td>NC</td>
<td>Establishments providing transient accommodation units available for the accommodation of persons more than three times in any consecutive 365-day period, each for a term less than a month, in which a majority of the units have direct entrances from the outside, and in which parking spaces are oriented to the units in such a manner as to facilitate direct access from such units to the automobiles of the occupants. The term includes, but is not limited to, transient accommodation units, without regard to whether such units are available on a rental basis or by other forms of agreement or property ownership.</td>
</tr>
<tr>
<td>Pet Care Indoor</td>
<td>NC</td>
<td>NC</td>
<td>Establishments providing individual and personal service functions for pets, including pet day care services for a period of time not to exceed twenty-four (24) hours. There shall be no outdoor areas for pet use.</td>
</tr>
<tr>
<td>Pet Care Indoor/Outdoor</td>
<td>NC</td>
<td>NC</td>
<td>Establishments providing individual and personal service functions for pets, including pet day care services for a period of time not to exceed twenty-four (24) hours. Outdoor areas for pet use are allowed.</td>
</tr>
<tr>
<td>Nursing Home</td>
<td>P</td>
<td>G</td>
<td>An establishment that provides, for a period exceeding 24-hours, nursing care, personal care, or custodial care for persons not related to the owner or manager by blood or marriage, who by reason of illness, physical infirmity, or advanced age require such services, but shall not include any place providing care and treatment primarily for the acutely ill.</td>
</tr>
</tbody>
</table>

## COMMERCIAL and OFFICE USES

<table>
<thead>
<tr>
<th>Use</th>
<th>CRT-1: Corridor Traditional</th>
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<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bank without Drive-Thru</td>
<td>P</td>
<td>NC</td>
<td>Establishments providing financial services including check cashing, receiving, lending, and safeguarding of money and other valuable items.</td>
</tr>
<tr>
<td>Bank with Drive-Thru</td>
<td>SE</td>
<td>NC</td>
<td>Establishments providing financial services including check cashing, receiving, lending, and safeguarding of money and other valuable items with a drive-thru facility. The drive-thru facilities subject to the Use Specific Development Standards.</td>
</tr>
<tr>
<td>Use</td>
<td>CRT-1: Corridor Residential Traditional</td>
<td>NT-4: Neighborhood Traditional</td>
<td>Definition</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>----------------------------------------</td>
<td>--------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Brewery</td>
<td>NC</td>
<td>NC</td>
<td>Establishments that are primarily a brewery, which produce more than 15,000 barrels (465,000 US gallons / 17,602.16 hectoliters) per year. A regional (small) brewery typically has an annual beer production of between 10,000 and 6,000,000 barrels. A large brewery typically has an annual beer production of more than 6,000,000 barrels. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Cafe, Neighborhood Scale</td>
<td>A</td>
<td>P</td>
<td>Establishments serving and selling food prepared on the premise, or beverages, which are generally intended for immediate on- or off-site consumption. This use shall be located within a completely enclosed building and limited to the first floor of an existing building which was originally constructed for a commercial use. Is the existing building was not originally constructed for a commercial use or is a new building, the maximum gfa for each such use in the building shall be 1,200 sf in “Traditional districts” and 2,400 sf in “Suburban” and “Downtown” districts, and the gfa of all such uses shall not exceed 25% of any building. When located within the Central Avenue Corridor Activity Center, this land-use type shall only be allowed as an accessory use not to cumulatively exceed 50% of the gross floor area for the first floor and 25% of the gross floor area for all floors. Accessory outdoor dining is regulated within this Matrix as “Restaurant and Bar, Accessory Outdoor Area.”</td>
</tr>
<tr>
<td>Car Wash and Detailing</td>
<td>NC</td>
<td>NC</td>
<td>Establishments providing full- or self-service washing and detailing for motor vehicles and domestic equipment. Retail sale of automotive products is permitted as an accessory use. (See Use Specific Development Standard)</td>
</tr>
<tr>
<td>Catering Service / Food Service Contractor</td>
<td>NC</td>
<td>NC</td>
<td>Establishments providing prearranged on- or off-site meal preparation and delivery services for off-site consumption at a lawful principal use. This term shall not include Restaurants and Bars which may perform these activities.</td>
</tr>
<tr>
<td>Drive-Thru Facility or Use with a Drive-Thru</td>
<td>NC</td>
<td>NC</td>
<td>An accessory use to a lawful business establishment, such as a fast food restaurant, designed to enable customers in parked vehicles to transact business with persons inside of the principal building, subject to the applicable use restrictions set forth in this Chapter. Bank drive-thrus are regulated separately as “Bank with Drive-Thru.” (See Use Specific Development Standard)</td>
</tr>
<tr>
<td>Drug Store or Pharmacy</td>
<td>NC</td>
<td>NC</td>
<td>Establishments providing retail sale of prescription or nonprescription drugs, as well as medical, healthcare and other personal products. Uses involving drive-thru facilities shall be subject to the applicable use restrictions.</td>
</tr>
<tr>
<td>Gas or Fueling Station</td>
<td>NC</td>
<td>NC</td>
<td>Establishments that sell automotive fuels including, but not limited to, diesel fuel, gasoline, gasohol and ethanol. These establishments are typically composed of gas or fuel pumps, an overhead canopy and attendant shelter. These establishments may be provided in combination with other uses if allowed in the zoning district and shall comply with all applicable Use Specific Development Standards. For example, convenience stores or food marts shall be reviewed as ‘retail sales and service’. Automotive repair shall be reviewed as ‘motor vehicle service and repair’, and an automated or manual car wash shall be reviewed as ‘car wash and detailing’.</td>
</tr>
<tr>
<td>Indoor Urban Vehicle Sales</td>
<td>NC</td>
<td>NC</td>
<td>Establishments engaged in selling motor vehicles where the majority of the sales and display area exist inside of a completely enclosed building and no more than 3 car or 4 scooters is displayed outdoors.</td>
</tr>
<tr>
<td>Microbrewery</td>
<td>G</td>
<td>NC</td>
<td>Establishments that are primarily a brewery, which produce no more than 15,090 barrels (465,000 US gallons / 17,602.16 hectoliters) of beer per year. Microbreweries sell to the general public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and, directly to the consumer for consumption on the premises or for retail carryout sale. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Mixed Use (Mixture of Permitted &amp; Accessory Uses.)</td>
<td>P</td>
<td>P</td>
<td>Establishments with two or more different uses on the same site. This term shall not include developments with one (1) accessory dwelling unit, a workroom dwelling or a home occupation. Whether a mixed use is grandfathered or nonconforming is determined based on the status of the specific use in the zoning district. (See Use Specific Development Standard)</td>
</tr>
<tr>
<td>Motor Vehicle Service and Repair</td>
<td>NC</td>
<td>NC</td>
<td>Establishments providing service and repair of light-duty domestic motor vehicles, vehicles, boats and/or watercraft. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Office, General</td>
<td>P</td>
<td>P</td>
<td>Establishments where persons conduct business or carry on stated occupations. The term includes administrative, business and professional offices (including mental health counseling or treatment), radio and television studios, and governmental offices. The term does not include medical or dental offices.</td>
</tr>
<tr>
<td>Office, Medical</td>
<td>P</td>
<td>G</td>
<td>Establishments where persons perform routine medical or dental examinations, treatments and procedures as outpatient services.</td>
</tr>
<tr>
<td>Office, Temporary Labor (Day Labor)</td>
<td>NC</td>
<td>NC</td>
<td>Establishments where prospective employees gather to seek temporary construction or industrial labor positions or similar positions of temporary employment.</td>
</tr>
</tbody>
</table>
## ADAPTIVE REUSE COMPARISON

**Legend:** P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

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</thead>
<tbody>
<tr>
<td>Office, Veterinary</td>
<td>P</td>
<td>G</td>
<td>Establishments with licensed practitioners of veterinary medicine, dentistry, or surgery for animals, including establishments providing testing services for licensed veterinary practitioners. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Sales, Accessory Use</td>
<td>G</td>
<td>NC</td>
<td>Areas of private property outside of completely enclosed buildings used to display goods for sale to the general public accessory to a lawful retail sales and service use. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Sales, Accessory Use Garden Oriented</td>
<td>G</td>
<td>P</td>
<td>Areas of private property outside of completely enclosed buildings used to display garden oriented goods for sale to the general public accessory to a lawful retail sales and service use. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Sales, Principal Use Outdoor Oriented Goods</td>
<td>G</td>
<td>NC</td>
<td>Establishments selling outdoor oriented goods where the majority of the sales and display area exists outside of a completely enclosed building such as for sales of vehicles, boats, pools, spas, etc. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Sales, Principal Use Garden Oriented</td>
<td>G</td>
<td>NC</td>
<td>Establishments selling primarily garden oriented goods where the majority of the sales and display area exists outside a completely enclosed building. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Storage, Accessory Commercial</td>
<td>NC</td>
<td>NC</td>
<td>Areas of private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than 24 hours, and where the outdoor storage use is accessory to a lawful principal commercial use. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Restaurant and Bar, Brewpub</td>
<td>G</td>
<td>G</td>
<td>Establishments that are primarily a restaurant and bar, but which include the brewing of beer as an accessory use. A brewpub produces only enough beer for consumption on the premises or for retail carryout sale in containers commonly referred to as growlers. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Restaurant and Bar, Indoor</td>
<td>G</td>
<td>P</td>
<td>Establishments serving or selling food prepared on the premises, or beverages, which are generally intended for immediate on-site consumption.</td>
</tr>
<tr>
<td>Restaurant and Bar, Accessory Outdoor Area</td>
<td>G</td>
<td>A</td>
<td>An unenclosed outdoor area for eating, drinking and socializing that is an accessory use to a ‘Restaurant and Bar, Indoor’. This is different from a ‘Restaurant and Bar, Indoor and Outdoor’. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Restaurant and Bar, Indoor and Outdoor</td>
<td>G</td>
<td>G</td>
<td>Establishments serving or selling food prepared on the premises, or beverages, which are generally intended for immediate on- or off-site consumption. This includes an outdoor area for eating, drinking and socializing. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Retail Sales and Service</td>
<td>G</td>
<td>G</td>
<td>Establishments selling goods to the general public, businesses and institutions for professional, personal and household consumption. Establishments may provide after-sales services, such as repair and installation, which are incidental to the sale of such goods. The display of merchandise and all retail and service transactions shall be conducted within completely enclosed buildings. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Retail, Neighborhood Scale</td>
<td>A</td>
<td>P</td>
<td>Establishments selling goods stored within completely enclosed buildings in the general public only on the first floor of an existing building which was originally constructed for a commercial use. If an existing building was not originally constructed for a commercial use or is a new building, the maximum gfa for each such use in the building shall be 1,200 sf in 'Traditional' districts and 2,400 sf in 'Suburban' and 'Downtown' districts, and the gfa of all such uses shall not exceed 25% of any building. When located within the Central Avenue Corridor Activity Center, this land-use type shall only be allowed as an accessory use not to cumulatively exceed 50% of the gross floor area for the first floor and 25% of the gross floor area for all buildings.</td>
</tr>
<tr>
<td>Service Establishment</td>
<td>G</td>
<td>G</td>
<td>Establishments for servicing, repairing, or installing tangible personal property or providing personal services including, but not limited to, the following: self service laundromats, dry cleaning, catering, tattoo parlors, and body piercing studios; services and repair of radios, televisions, computers and related equipment, and sound reproduction systems; locksmith shops; and small appliance service or repair shops. The term also includes office services and personal services, which are defined in this section.</td>
</tr>
<tr>
<td>Service, Fleet-Based</td>
<td>G</td>
<td>NC</td>
<td>Establishments using one or more light commercial or fleet vehicles to provide primarily off-site/mobile services including, but not limited to, pest control, cable television, plumbing, irrigation, electrical, air conditioning, lawn care, mobile detailing, tree service, locksmith, taxi, and limousine services.</td>
</tr>
<tr>
<td>Service, Office</td>
<td>P</td>
<td>G</td>
<td>Establishments providing support services for the operational needs of office uses including, but not limited to, shipping, facsimile transmission, copying and printing services, and the sale or rental of office supplies, equipment or furniture or combination thereof. The term does not include temporary labor offices. (See Use Specific Development Standards)</td>
</tr>
</tbody>
</table>
## ADAPTIVE REUSE COMPARISON

**LEGEND:**
- **P** = Permitted
- **SE** = Special Exception
- **G** = Grandfathered
- **NC** = Nonconforming
- **A** = Accessory

<table>
<thead>
<tr>
<th>Use</th>
<th>CRT-1: Corridor Residential Traditional</th>
<th>NT-4: Neighborhood Traditional</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service, Personal</td>
<td>P</td>
<td>G</td>
<td>Establishments providing individual and personal service functions including, but not limited to, functions such as hair and beauty care facilities, nail and tanning salons, day spas, licensed massage establishments, dry cleaning, and laundry service (collection and distribution only), shoe shine and repair, dressmaking, tailoring and garment repair shops. The term shall not include tattoo parlors or body piercing studios. <em>(See Use Specific Development Standards)</em></td>
</tr>
<tr>
<td>Studio</td>
<td>P</td>
<td>P</td>
<td>Establishments used for the production or teaching of art, writing, dance, theater, or similar endeavors of an artistic or creative nature, or sports and recreational endeavors such as martial arts.</td>
</tr>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING and WAREHOUSING USES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Establishment</td>
<td>NC</td>
<td>NC</td>
<td>Establishments involved in construction of new buildings, additions, alterations, reconstruction, installation, repairs, demolition, blasting, test drilling, landfilling, leveling, dredging, earthmoving, excavating, land drainage, and other land preparation and development. Accessory office space and outdoor storage is allowed. <em>(See Use Specific Development Standards)</em> <em>Construction Establishments located within the Downtown Industrial Park (DIP) Redevelopment Plan boundary shall be allowed by Special Exception (SE).</em></td>
</tr>
<tr>
<td>Laboratories and Research and Development</td>
<td>SE</td>
<td>NC</td>
<td>Establishments engaged in (1) testing and analysis of products, materials or biological organisms; (2) investigation of natural, physical, or social sciences; or (3) engineering and development as an extension of investigation, with the objective of creating an end product. No manufacturing is conducted on the premises except for experimental or testing purposes.</td>
</tr>
<tr>
<td>Manufacturing - Light, Assembly and Processing</td>
<td>NC</td>
<td>NC</td>
<td>Establishments engaged in the manufacture (predominantly from previously prepared materials) of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products with no outdoor storage or processing of equipment or materials of any kind.</td>
</tr>
<tr>
<td>Manufacturing - Heavy</td>
<td>NC</td>
<td>NC</td>
<td>Establishments engaged in the manufacture, processing or assembly of materials or substances into parts or products. Such use may include the outdoor storage and processing of materials and equipment.</td>
</tr>
<tr>
<td>Outdoor Storage, Principal Use</td>
<td>NC</td>
<td>NC</td>
<td>Areas on private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours. <em>(See Use Specific Development Standards)</em></td>
</tr>
<tr>
<td>Outdoor Storage, Accessory Industrial</td>
<td>NC</td>
<td>NC</td>
<td>Areas on private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours, and where the outdoor storage is accessory to a lawful principal industrial use. <em>(See Use Specific Development Standards)</em></td>
</tr>
<tr>
<td>Publishing and Printing</td>
<td>NC</td>
<td>NC</td>
<td>Establishments that print books, newspapers or other printed materials, or create, reproduce, or package printed materials or software. Accessory uses such as distribution or circulation facilities are allowed.</td>
</tr>
<tr>
<td>Recycling Center</td>
<td>NC</td>
<td>NC</td>
<td>Establishments which collect recyclable materials for delivery to a processing facility.</td>
</tr>
<tr>
<td>Salvage Yard</td>
<td>NC</td>
<td>NC</td>
<td>Establishments where junk, waste, discarded, salvaged or similar materials such as old metals, wood, lumber, glass, paper, rags, cloth, bagging, cartage, barrels, containers, etc., are bought, sold, exchanged, bailed, packed, disassembled or handled, including auto wrecking or salvage yards, used lumber yards, housewrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase or storage of operative second-hand cars, salvaged machinery, used furniture, radios, stoves, refrigerators or similar household goods and appliances in working order nor shall it apply to the possessing of used, discarded, or salvaged materials as part of manufacturing operations. <em>(See Use Specific Development Standards)</em></td>
</tr>
<tr>
<td>Storage, Self / Mini Warehouse</td>
<td>G</td>
<td>NC</td>
<td>Establishments consisting of a building(s) containing separate storage units of less than 400 square feet each and which are used for storage of personal property, subject to the applicable use restrictions set forth in this Chapter. <em>(See Use Specific Development Standards)</em></td>
</tr>
<tr>
<td>Towing and Freight Trucking</td>
<td>NC</td>
<td>NC</td>
<td>Establishments offering local or long distance towing services for light or heavy motor vehicles or other general freight. Vehicle towing establishments may provide incidental services, such as storage and emergency road repair services. Freight towing establishments may provide local pickup, local sorting and terminal operations, line-haul, destination sorting and terminal operations, and local delivery. This definition shall not include gas stations, automotive repair and maintenance or retailing automotive parts and accessories.</td>
</tr>
<tr>
<td>Warehouse</td>
<td>NC</td>
<td>NC</td>
<td>Establishments that store, ship and distribute, but do not sell, goods within completely enclosed structures. Warehouse uses may provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. Bonded warehousing and storage services are included in this category.</td>
</tr>
<tr>
<td>Use</td>
<td>CRT-1: Corridor Residential Traditional</td>
<td>NT-4: Neighborhood Traditional</td>
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</tr>
<tr>
<td>Wholesale Establishment</td>
<td>NC</td>
<td>NC</td>
<td>Establishments selling goods exclusively to other businesses, are not open to the general public, and that typically operate from a warehouse or other building that does not display merchandise. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Adult Use, Adult Use Establishment, Adult use Business</td>
<td>See Development Standards</td>
<td></td>
<td>Includes the terms adult arcade, adult bookstore, adult booth, adult theater, adult cabarets, adult physical culture establishments, adult photographic or modeling studios, and any business establishment whose primary business stock in trade is dependent upon activities relating to adult material, specified sexual activities or specified anatomical organs. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Club, Community Service and Fraternal</td>
<td>SE</td>
<td>G</td>
<td>Any not-for-profit organization whose primary purpose is to provide a service which benefits the general public, such as labor and political organizations, business associations and professional membership organizations, and civic and not for profit clubs whose primary function is to provide social and humanitarian services to the community (i.e., Women's Club, League of Women Voters, Garden Club, Junior League, Jaycees, Kiwanis, Masons, Rotary Club, Shriners and others of a similar nature).</td>
</tr>
<tr>
<td>Commercial Recreation, Indoor</td>
<td>G</td>
<td>NC</td>
<td>Privately owned commercial facilities offering indoor athletic courts, swimming pools, skating rinks, skateboard or bicycle racing facilities, water slides, batting and archery facilities, bowling alleys, amusement parks, entertainment venues and amusement facilities containing games or amusement devices.</td>
</tr>
<tr>
<td>Commercial Recreation, Outdoor</td>
<td>NC</td>
<td>NC</td>
<td>Privately owned commercial facilities offering outdoor athletic courts, swimming pools, skating rinks, skateboard or bicycle racing facilities, water slides, batting and archery facilities, amusement parks, entertainment venues and amusement facilities containing games or amusement devices. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Golf Course / Country Club</td>
<td>P</td>
<td>SE</td>
<td>Established and operated as a golf course including tees, fairways, and putting greens, clubhouses, practice greens, and driving ranges.</td>
</tr>
<tr>
<td>Health Club (5,000 sq. ft. or less)</td>
<td>P</td>
<td>G</td>
<td>Establishments offering memberships to the general public for the use of exercise equipment, rooms, classes, and related services.</td>
</tr>
<tr>
<td>Health Club, (more than 5,000 sq. ft.)</td>
<td>G</td>
<td>NC</td>
<td>Establishments offering memberships to the general public for the use of exercise equipment, rooms, classes, and related services.</td>
</tr>
<tr>
<td>Motion Picture Theater/Cinema (500 seats or less)</td>
<td>G</td>
<td>G</td>
<td>Establishments used for the showing of motion pictures. For the purpose of this definition, drive-in motion picture theaters are prohibited and adult theaters are regulated as adult uses.</td>
</tr>
<tr>
<td>Motion Picture Theater/Cinema (more than 500 seats)</td>
<td>G</td>
<td>NC</td>
<td>Establishments used for the showing of motion pictures. For the purpose of this definition, drive-in motion picture theaters are prohibited and adult theaters are regulated as adult uses.</td>
</tr>
<tr>
<td>Museum</td>
<td>SE</td>
<td>NC</td>
<td>Establishments for the preservation and public exhibition of objects and places of historical, cultural, or educational value, including historical sites, zoos, and similar uses.</td>
</tr>
<tr>
<td>Park, Active</td>
<td>SE</td>
<td>SE</td>
<td>Publicly owned lands officially designated for active recreational use as set forth in Chapter 21.</td>
</tr>
<tr>
<td>Park, Passive</td>
<td>P</td>
<td>P</td>
<td>Publicly owned lands officially designated for passive recreational use by the general public as set forth in Chapter 21.</td>
</tr>
<tr>
<td>Performing Arts Venue (500 seats or less)</td>
<td>SE</td>
<td>G</td>
<td>Establishments used for the enactment of live performances. Dinner theaters are regulated as restaurants and adult theaters are regulated as adult uses.</td>
</tr>
<tr>
<td>Performing Arts Venue (more than 500 seats)</td>
<td>G</td>
<td>NC</td>
<td>Establishments used for the enactment of live performances. Dinner theaters are regulated as restaurants and adult theaters are regulated as adult uses.</td>
</tr>
<tr>
<td>Recreation Use, Accessory to Residential Use</td>
<td>A</td>
<td>A</td>
<td>Accessory not for profit private facilities, including swimming pools, athletic courts, playgrounds, clubhouses, etc. exclusively for the benefit of residents and their guests in adjoining areas.</td>
</tr>
<tr>
<td>Use</td>
<td>CRT-1: Corridor Residential Traditional</td>
<td>NT-4: Neighborhood Traditional</td>
<td>Definition</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>----------------------------------------</td>
<td>---------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Recreation Use, Accessory to Public Park</td>
<td>A</td>
<td>A</td>
<td>Publicly owned facilities located in a public park, including but not limited to, large or small group courts, swimming pools, and skateboard or bicycle activity areas. Large group courts are designed for sports involving more than four players (e.g., basketball or volleyball). Small group courts include tennis courts, racquetball courts, handball courts, etc.</td>
</tr>
<tr>
<td>Adult Day Care Center</td>
<td>P</td>
<td>G</td>
<td>As defined by Florida law, an establishment in which is provided through its ownership or management, for a part or all of a day, basic services to three or more persons who are 18 years of age or older, who are not related to the owner or operator by blood or marriage, and who require such services.</td>
</tr>
<tr>
<td>Birthing Center</td>
<td>SE</td>
<td>NC</td>
<td>Establishments with no more than six beds providing inpatient and outpatient services related to prenatal, labor, delivery, postpartum and other related medical care, under the guidance and supervision of active practitioners of obstetrics, as licensed by the State of Florida.</td>
</tr>
<tr>
<td>Cemetery</td>
<td>P</td>
<td>SE</td>
<td>Land used or intended to be used for the permanent interment of human remains. A cemetery may contain land or earth interment; mausoleum, vault, or crypt interment; columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the interment or disposition of cremated remains; or any combination of one or more of such structures or places. (Florida Statutes, s. 497.005)</td>
</tr>
<tr>
<td>Cemetery, Accessory to a House of Worship</td>
<td>A</td>
<td>A</td>
<td>A cemetery which is located on the same premises as a lawful House of Worship with a site area less than that of the primary use.</td>
</tr>
<tr>
<td>Child Care Facility</td>
<td>SE</td>
<td>G</td>
<td>Any child care center, day nursery, nursery school, kindergarten, or child foster home for more than five children who holds a business tax receipt and certificate of occupancy for the premises. This category includes a child care center which is any place that provides care for more than five children unrelated to the operator but not used as a place of residence. This definition does not include a family day care home, any center under the jurisdiction of the state board of education or any nonpublic academic school for children first grade or above (see Chapter 61-2681, Laws of Florida, as amended). (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Crematorium</td>
<td>NC</td>
<td>NC</td>
<td>Establishments offering cremation of cadavers. &quot;Cremation&quot; includes any mechanical or thermal process whereby a dead body is reduced to ashes. Cremation also includes any other mechanical or thermal process whereby remains are pulverized, burned, cremated, or otherwise further reduced in size or quantity. (Florida Statutes, s. 497.005)</td>
</tr>
<tr>
<td>Funeral Home / Mortuary / Crematory</td>
<td>P</td>
<td>NC</td>
<td>Establishments primarily engaged in preparing human cadavers for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation, selling caskets and related merchandise), includes accessory cremation services.</td>
</tr>
<tr>
<td>Government Building and Use</td>
<td>SE</td>
<td>SE</td>
<td>Offices and other facilities such as city halls, courts, and similar buildings and structures used for administrative, legislative and judicial governmental functions. It does not include correctional facilities.</td>
</tr>
<tr>
<td>Hospital</td>
<td>SE</td>
<td>NC</td>
<td>Establishments providing medical, diagnostic, and treatment services including physician, nursing, specialized accommodations, and other health services to inpatients. Hospitals may also provide outpatient services as an accessory use.</td>
</tr>
<tr>
<td>House of Worship</td>
<td>P</td>
<td>SE</td>
<td>A site which is used primarily or exclusively for religious worship and related activities and which has received a certificate of occupancy for the premises. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Library</td>
<td>P</td>
<td>SE</td>
<td>Establishments that acquire, research, store, preserve and otherwise maintain collections of books, journals, newspapers, audiovisual recordings, photographs, maps, historic documents, and similar materials for information, research, education, or recreation needs of users.</td>
</tr>
<tr>
<td>Meeting Hall and other Community Assembly Facility</td>
<td>P</td>
<td>SE</td>
<td>Establishments that provide shelter for public gatherings and communal activities, or other assembly structures, including community halls, reception halls, wedding halls, and similar structures that provide a gathering place for community functions. This does not include government offices.</td>
</tr>
<tr>
<td>Probation / Parole Correction Office</td>
<td>NC</td>
<td>NC</td>
<td>A government or non-governmental office use which supervises, case manages, oversees or regulates persons who come to the office who are under court ordered supervision from the federal or state (including county) court system. These uses shall not be considered an &quot;office&quot; or &quot;governmental use.&quot;</td>
</tr>
</tbody>
</table>

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory
# ADAPTIVE REUSE COMPARISON

**LEGEND:** P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

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<th><strong>NT4:</strong> Neighborhood Traditional</th>
<th><strong>Definition</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>School, Public, Pre-K thru 12 (Governmental)</td>
<td>P</td>
<td>P</td>
<td>Elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools operated by the Pinellas County School District. This definition shall include charter schools.</td>
</tr>
<tr>
<td>School, Private, Pre-K thru 12 (Nongovernmental)</td>
<td>P</td>
<td>SE</td>
<td>Elementary schools, special education facilities, alternative education facilities, middle schools, and high schools operated by a private entity. (Note: private trade schools are classified under School, All Others)</td>
</tr>
<tr>
<td>School, Post-Secondary</td>
<td>P</td>
<td>SE</td>
<td>Junior colleges, colleges, universities, and professional schools. These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. The requirement for admission is at least a high school diploma or equivalent general academic training.</td>
</tr>
<tr>
<td>School, All Others</td>
<td>SE</td>
<td>NC</td>
<td>Establishments that provide vocational and technical training of nonacademic subjects and trades which are designed to lead to job-specific certification, including beauty schools, computer training, driving education, flight training, and language instruction.</td>
</tr>
<tr>
<td>Social Service Agencies</td>
<td>See Development Standards</td>
<td></td>
<td>Includes Personal Care Services/Drop-In Center, Short-Term/Emergency Housing, Food Center, Supply Pantry, Long Term Housing (See Use Specific Development Standards)</td>
</tr>
</tbody>
</table>

## TRANSPORTATION, COMMUNICATION and INFORMATION USES

<table>
<thead>
<tr>
<th><strong>Use</strong></th>
<th><strong>Definition</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Airports and Air Transportation</td>
<td>The Albert Whitted Airport.</td>
</tr>
<tr>
<td>Heliport, Accessory</td>
<td>An area providing for the take-off and landing of helicopters and related fuel facilities (whether fixed or mobile) and appurtenant areas for parking, maintenance, and repair of helicopters.</td>
</tr>
<tr>
<td>Marina</td>
<td>A boat basin with docks and moorings which may include dry boat storage, supplies, and other facilities for boats and accessory uses such as charter fishing, boat rental, tours, etc.</td>
</tr>
<tr>
<td>Mass Transit Center</td>
<td>Local and suburban ground passenger transit systems using more than one mode of transport over regular routes and on regular schedules within the metropolitan area.</td>
</tr>
<tr>
<td>Parking Surface Accessory</td>
<td>Surface parking area which is accessory to a lawful use.</td>
</tr>
<tr>
<td>Parking, Structured</td>
<td>Multistory, underground, and rooftop parking facilities located inside of a building that may also contain other uses.</td>
</tr>
<tr>
<td>Parking, Surface - Principal Use</td>
<td>Surface parking areas located outside of structures as a principal use. Surface parking areas reserved for a principal use are accessory uses.</td>
</tr>
<tr>
<td>Wireless Communication Antennas (WCA)</td>
<td>A wireless communication antenna (WCA) is an antenna at a fixed location used for the transmission or reception of wireless communication signals, excluding those antennas used exclusively for dispatch communications by public emergency agencies, ham radio antennas, satellite antennas, those antennas which receive video programming services via multipoint distribution services which are one meter or less in diameter, and those antennas which receive television broadcast signals. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Wireless Communication Support Facility (WCSF)</td>
<td>A monopole, guyed or a lattice type tower greater than fifteen feet in height designed for the attachment of or as support for wireless communication antennas or other antennas.</td>
</tr>
<tr>
<td>Use</td>
<td>CRT-1: Corridor Residential Traditional</td>
</tr>
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</tr>
<tr>
<td>Utility Plant and Storage</td>
<td>SE</td>
</tr>
<tr>
<td>Utility Substation, Utility Storage Tanks</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>AGRICULTURAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>Commercial Garden and Greenhouse</td>
<td>NC</td>
</tr>
<tr>
<td>Nursery</td>
<td>G</td>
</tr>
</tbody>
</table>
STAFF REPORT
COMMUNITY PLANNING AND PRESERVATION COMMISSION
LOCAL LANDMARK DESIGNATION REQUEST

For Public Hearing and Recommendation to City Council on August 14, 2018 beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, there are no address conflicts of CPPC members who reside or have places of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.: HPC 18-90300007
STREET ADDRESS: 801, 823, 829 10th Avenue S
LANDMARK: Expansion of the Roser Park Historic District (HPC-87-01)
OWNERS: Christpoher Fritzius (823), Valerie Frederickson/Adam Bernstein (801); and Anna Dahlstroem/Peter Bijurenlind (829)
APPLICANT: Christopher Fritzius
REQUEST: Approve local designation of three contributing residential properties adjacent to the existing Roser Park Historic District

View of 801 10th Avenue South looking northeast into existing historic district.
Photo from GoogleMaps, 2018.
OVERVIEW

This application to expand the boundaries of the exiting Roser Park Local Historic District is the first of its kind under City Code, Section 16.30.070, titled "Historic and Archaeological Preservation Overlay." Three (3) parcels, each developed with a single family house, are proposed to be added as contributing properties. The subject parcels are located along 10th Avenue South and are separated from the existing local historic district by a local roadway, 8th Street South. The addition would represent an expansion of the original and very irregular district boundary established in 1987.

It is requested that the CPPC consider this application for local historic district expansion presented.

The property owner and co-applicant who owns 823 10th Avenue South has also applied for an Ad Valorem Tax Exemption-Historic, which is processed and approved by City Staff, pending the outcome of the designation application. Ad valorem tax exemption for the rehabilitation of landmark properties is a local program for qualifying residential or non-residential historic properties that exempts up to 12.1 mils of certain property taxes for a ten-year period. The program allows approximately $121 per every $10,000 of qualified expenses spent on an
approved rehabilitation. For a $50,000 rehabilitation, this would equal approximately $605 saved every year, or over $6,000 over the ten-year period. There is presently no cap to the calculable rehabilitation expenses exempted. (St. Petersburg City Code Section 16.30.070.7.4) This benefit applies to property that is individually listed in the National Register of Historic Places, is designated individually as a Local Historic Landmark, or is identified as a contributing resource within a National Register Historic District or Local Historic District.

RECOMMENDATION

Staff recommends APPROVAL of 801, 823, and 829 10th Avenue South, as described herein, as contributing properties in their entirety, to be added to the Roser Park Local Historic District listed in the St. Petersburg Register of Historic Places.

HISTORIC SIGNIFICANCE SUMMARY OF ROSER PARK AREA

The Roser Park Historic District (the "District") was designated as the City's first local historic district in 1987. According to the original local designation report, its historic period of significance ranges from 1910-1926, and originally included 68 properties. As of July 2018, the District contains 48 contributing properties and nine (9) non-contributing parcels, three (3) of which are vacant. Roser Park was also included in the National Register of Historic Places in 1998, albeit with a period of significance spanning from 1914-1947 as part of a modification by the State Historic Preservation Office (SHPO), and to which a much larger boundary was delineated. The meandering and recognizable park area and creek are included as a contributing resource under each nomination to include buildings, structures, sites and objects that are part of the unique landscape.

The current boundary of the local historic district consists of no less than nine (9) separately platted subdivisions recorded between 1910 and 1916. Charles M. Roser, a wealthy Northern entrepreneur, began accumulating and subdividing the land adjacent to the Booker Creek banks in 1911, with his first official plat recorded in 1913. However, the first recognition through plattting of the parkland that makes up the creek’s rising contours was recorded a few months earlier by Frank Wood who subdivided Woodbrook Place at the extreme northwest section west of 8th Street South, just north of 7th Avenue South. Both designation reports suggest cooperation between Roser and Wood, regarding subdivision design and preservation of the park open space; however, it is likely Roser was simply following the land contours and the available street grid that best served his own infrastructure plans. It has been suggested that Roser financed and coordinated most of the infrastructure development that characterizes the neighborhoods along the creek and its bluffs, and this may have prompted adjacent land developers to work closely with him. The bulk of Roser’s plating efforts included the adjoining creek areas mostly recognized today as the Roser Park park area; Woodbrook Park is the recognized name at the northwest section.

While there is a fair diversity of architectural styles occurring within the overall historic district, the Craftsman style is well represented, as well as, various forms of the Prairie style. Craftsman stylistic tendencies favor wood clapboard siding, lower-pitched gable roofs, wide, exposed eaves and rafters, beams, and sometimes simple brackets intended to suggest roof or beam support. The orientation of buildings with this style, along with the other styles appear compatible within the neighborhood contexts for how the rugged contours required their
placement and orientation, and in how the vegetation has matured in relation to the building elements, which do not appear overly exposed, while revealing various details and forms that allow individual interpretation of historicity and community. In this way, the overall character along and within close proximity to the creek area may be considered to be united, and that a purposeful long-standing schedule of preservation, vegetation plantings, and the addition of small and large-scale landscape features complements such unity.

The primary natural feature of the landscape here is Booker Creek that runs through deep, hilly contours that at one time were considered too steep, swampy and overgrown for residential community development and human habitation. As a primary drainage conduit for the burgeoning City, the challenges that Roser faced for enhancing this unusual topographical feature were enormous given the early dates and logistical issues involved and are significant themselves from a community development standpoint. Roser’s unique vision, having been born in Ohio where innovative land development was already evident in nearby urban areas such as Chicago, Wisconsin, Detroit, and Cleveland, allowed him to redesign the uneven and nearly undevelopable lands around the creek with mostly replanted vegetation, Hex block sidewalks and walkways, concrete step systems, bridges, arbors, rusticated creek retaining walls, brick streets, and other detail-oriented and park-like amenities. He thusly created a highly usable outdoor open space that was intrinsically tied to the surrounding neighborhood where some of the early influential residents in the City would purchase homes and reside.

Roser took advantage of heavy, influential advertising to get his message out that Roser Park was a residential Eden like no other. In March 1915, a local newspaper article reported that Roser Park had no comparison "in artistic grandeur" and that it was "held by many to be the most beautiful restricted residential section in the world." Roser had a penchant for naming the dwellings he constructed for sale. While his pride and joy was referred to as the "Colonial House," other names referenced the architecture or the landscape and included the "Swiss Chalet," the "Model Bungalow," the "Park View House," the "Hillside House," and the "Home Beautiful." Frank Wood, who had already started to develop the northernmost section of the District, had named his own residence "Brookside."

Roser Park today remains as a unique landscape in St. Petersburg with its meandering creek, unusual hilly terrain, and the placement of its lots and houses that together create a distinctive historically significant cultural landscape when compared to others in the City. The parkland has been promoted and jointly maintained by its local residents over multiple decades through various forms of proactive involvement including locally developed neighborhood plans and programming and public artwork. Historic streetlights were retrofitted into the setting, and an outdoor walking museum with decorative information kiosks was established during the 1990s through the neighborhood association's completion of the Historic Roser Park Neighborhood Plan (updated 2013). This continual activity represents active involvement in maintaining and improving the park area, which also calls for changes in programming and future planning for its use that are consistent with its historic past.

A Cultural Landscape
While it is not entirely accurate to suggest that the overall historic district represents a technical description or definition of a designed individual cultural landscape per recognized professional standards, all or part of it does represent one that is academically understood due to its organic growth and formulation over time as a neighborhood linked to the open space along the creek;

---

1 St. Petersburg Daily Times, March 13, 1915.
the overall local boundary includes those sections that were developed by Roser, along with small extended areas at its east and west limits that formed seamless continuations. The parkland and its adjacent amenities by themselves do represent a designed cultural landscape pursuant to the U.S. National Park Service standard, since Roser was instrumental in shaping and crafting it from a more natural state to one that included vegetation prescriptions, landscape features, and focal points, and reflective experiential mechanisms. Therefore, the District’s boundary does entertain significance as a definable area that has remained fairly unaltered from its historic design, while also undergoing cultural weathering over time as influenced by both natural and cultural agency. That is, it has evolved and changed over time according to the imprints left by those who have used it, managed it, and owned it during consecutive generations, rather than having remained in a whole preserved condition from its original forms during Roser’s influence.

STAFF FINDINGS

Expansion of an existing local historic district and listing in the St. Petersburg Register of Historic Places requires compliance with a three-part test. The first test must prove whether the subject buildings are 50-years in age or more. In this instance, the subject buildings were constructed in 1913, 1918, and 1921. The subject buildings satisfy this first qualification.

The second test shall evaluate significance criteria identified within City Code, Section 16.30.070.2.5.D.1. At least one or more of nine (9) criteria must be met. These nine (9) criteria include:

a. Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation;
b. Its location is a site of a significant local, state, or national event;
c. It is identified with a person who significantly contributed to the development of the City, state, or nation;
d. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation;
e. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;
f. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;
g. Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development;
h. Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development;
i. It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.
The following criteria are met, as follows:

- (e) its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

- (f) it has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;

- (g) its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.

The third test shall evaluate the property’s integrity identified within City Code, Section 16.30.070.2.5.D.2. At least one or more of seven (7) factors of integrity must be met. In most cases, the integrity of feeling and association by themselves rarely merit a property being eligible for designation, since they often defer to personalized experiences, emotions, and perceptions that all vary among individuals and groups:

a. Location. The place where the historic property was constructed or the place where the historic event occurred.

b. Design. The combination of elements that create the form, plan, space, structure, and style of a property.

c. Setting. The physical environment of a historic property.

d. Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

e. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

f. Feeling. The property’s expression of the aesthetic or historic sense of a particular period of time.

g. Association. The direct link between an important historic event or person and a historic property.

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<tr>
<th>Location</th>
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<th>Setting</th>
<th>Materials</th>
<th>Workmanship</th>
<th>Feeling*</th>
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*Must be in addition to at least one other factor
ARCHITECTURAL DESCRIPTIONS

801 10th Avenue South:

Constructed in 1921 per the applicant's narrative, the residence uses the Craftsman style of architecture. The property is a contributing resource to the national register historic district. Though altered to a minor degree, it retains sufficient integrity to meet the criteria for local designation.
823 10th Avenue South:

Constructed in 1918, this residence is an example of National Folk Vernacular house type. It is heavily altered with reversible effects. For example, the frontal porch was enclosed, metal siding was applied, and wing dormers were added. The wing dormers have become significant in their own right. The metal siding is reversible and any deteriorated wood siding can be replaced in-kind. The owner proposes to reopen the frontal porch, and has submitted an Ad Valorem Tax Exemption, Historic application for meeting the U.S. Secretary of the Interior's Standards for historically appropriate rehabilitation of the building, which will run with this district expansion. Though heavily altered, its rehabilitation and restoration will allow it to meet the integrity criteria for local designation.
829 10th Avenue South:

Constructed in 1913, the residence is thought to be the oldest building still extant in the National register boundary, and perhaps the original Roser platted subdivisions for Roser Park. It appears that Charles Roser did not construct his first building here until 1914. Its form is reminiscent of Craftsman detailing involving pyramidal roof forms that were more complicated to build, but often less expensive than gable roofed buildings that required longer rafter spans. An interpretive sign in front of the property indicates the building to be the oldest in the Roser Park Historic District, however, this has not been verified by Staff. The sign describes this property as follows:

“The home at 829 Tenth Avenue South is the oldest building in the Historic Roser Park District being built in 1913. It’s high ceiling, hip roof, and wide porch with many windwos made good use of the breezes in the days before air conditioning.”

Though altered to a minor degree, it retains sufficient integrity to meet the criteria for local designation.

PROPERTY OWNER CONSENT

The proposed local landmark designation was submitted by one (1) property owner on behalf of the remaining two (2) property owners, with each concurring with designation of their properties as contributing properties to the local Roser Park Historic District.
CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed local historic district expansion by three parcels is generally consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The proposed local landmark designation, will not affect the FLUM or zoning designations. The proposed local landmark designation is consistent with the following:

OBJECTIVE LU10: The historic resources locally designated by the St. Petersburg City Council and the commission designated in the LDRs, shall be incorporated into the Comprehensive Plan map series at the time of original adoption or through the amendment process and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

Policy LU10.1 Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.

Policy HP2.3 The City shall provide technical assistance to applications for designation of historic structures and districts.

Policy HP2.6 Decisions regarding the designation of historic resources shall be based on National Register eligibility criteria and policies outlined in the Historic Preservation Ordinance and the Comprehensive Plan. The City will use the following selection criteria for City initiated landmark designations as a guideline for staff recommendations to the Community Planning and Preservation Commission and City Council:

- National Register or DOE status
- Prominence/importance related to the City
- Prominence/importance related to the neighborhood
- Degree of threat to the landmark
- Condition of the landmark
- Degree of owner support
Historic Preservation Commission

Roser Park - Local Historic District

AREA TO BE APPROVED, SHOWN IN

CASE NUMBER
18-90300007
APPENDIX B
Designation Application
Local Landmark
Designation Application

1. NAME AND LOCATION OF PROPERTY

<table>
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<th>historic name</th>
<th>Roser Park Historic District Addition</th>
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2. PROPERTY OWNER(S) NAME AND ADDRESS

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3. NOMINATION PREPARED BY

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4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Legal Description of 801 10TH AVE S: CHICAGO SUB NO. 2 BLK 7, LOT 9
Legal Description of 823 10TH AVE S: CHICAGO SUB NO. 2 BLK 7, LOT 8
Legal Description of 829 10TH AVE S: CHICAGO SUB NO. 2 BLK 7, LOT 7

See continuation sheet for map of proposed boundary

5. GEOGRAPHIC DATA

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7. DESCRIPTION

**Architectural Classification**
(See Appendix A for list)

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</table>

**Narrative Description**

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

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9. STATEMENT OF SIGNIFICANCE

Criteria for Significance
(mark one or more boxes for the appropriate criteria)

- [x] Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- [ ] Its location is the site of a significant local, state, or national event.
- [ ] It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- [ ] It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- [x] Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- [x] It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- [x] Its character is a geographically definable area possessing a significant concentration, or continuity or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- [x] Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- [x] It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Areas of Significance
(see Attachment B for detailed list of categories)

| Architecture |
| Community Planning and Development |
| Period of Significance |
| 1910 - 1926 |
| Significant Dates (date constructed & altered) |
| Significant Person(s) |
| Cultural Affiliation/Historic Period |
| Builder / Developer |
| Charles M Roser |
| Architect |

Narrative Statement of Significance
See Continuation Sheet
(Explain the significance of the property as it relates to the above criterial and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES
See Continuation Sheet
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)
St. Petersburg Local Landmark Designation Application

Name of property 801 10TH AVE S, 823 10TH AVE S, 829 10TH AVE S

Continuation Section
See below

Page _____
CONTINUATION SHEET – 801 10TH AVE S, 823 10TH AVE S, 829 10TH AVE S

BOUNDARY DESCRIPTION AND JUSTIFICATION

All three properties encompass part of Block 7 on the north side of 10TH AVE S between Dr. MLK JR ST S and 8th ST S. The properties are within the Chicago Subdivision, No 2 BLK 7 Lot numbers 7, 8, and 9 as recorded in Pinellas County Plat Book 1, Page 39. All three properties are within the boundaries of the Roser Park Historic District as listed in the National Register of Historic Places. The proposed addition to the Local Historic Designation boundary is placed at the edge of alley and street right of ways, in accordance with National Register guidelines for districts.

PHYSICAL DESCRIPTION

The visual focal point of the historic district is Booker Creek and its surrounding parkland. The landscaping of the park and sea-walling of the creek were done in 1914 by Charles M. Roser. The natural course of the creek was not altered, but its banks were walled. The landscaping of Roser Park and its houses are especially important, as historically they were lushly planted with exotic flora. The introduction of foreign tropical plants was at its zenith in the early 20th century and the district reflects this trend in horticulture. Since Roser Park is historically significant as a planned garden suburb, and was famous for its tropical gardens, the flora of the district must be considered as an important historic resource. The district’s houses vary in size from small one-story cottages to large three-story houses. The houses along Roser Park Drive tend to be the largest in the district and often have four to five bedrooms. Roser built houses of various sizes, styles, and materials on purpose to give variety to the appearance of the neighborhood. This diversity makes it hard to generalize on any typical or unusual features of the district’s houses. The extensive use of rusticated block retaining walls and flights of poured in place concrete stairs are the most obvious special features of the district’s house sites.

HOUSE DESCRIPTIONS

801 10TH AVE S
This one and one-half story wood frame residential house is an example of a Craftsman style architecture. The building was completed in 1921 and is the youngest of the three homes proposed for inclusion in the local historic district. This home is already a contributing property to the nationally recognized Roser Park Historic District.

823 10TH AVE S
This two-story wood frame residential house is an example of Frame Vernacular architecture. The building has a rectangular plan and a gable roof with two shed dormers. Fenestration consists of double-hung sash windows. An end porch with a hip roof and a knee wall runs the length of the façade. The building has been altered by the application of aluminum siding. Constructed about 1918 the house is significant under National Register criterion C as a representative example of Frame Vernacular architecture and its association with the
development of the Roser Park neighborhood. It also possesses a rusticated block knee wall the
runs the length of the property that abuts the sidewalk.

829 10th AVE S
The home at 829 10th AVE S is the oldest building in the Historic Roser Park District being
built in 1913. Its high ceilings, hip roof and wide porch with many windows made good use of
the breezes in the days before air-conditioning. It is significant in that it is the oldest standing
building within the boundaries of the nationally recognized district of Historic Roser Park.

SETTING

Located within the Roser Park National Historic District boundaries, these three properties are
located just at the intersection of 10th Ave S and 8th St S, adjacent to other properties already part
of the local Roser Park Historic Designation of the City of St. Petersburg. Zoning of these three
properties is single family. The block where these three properties sit has retained integrity of
setting, design, materials, and workmanship. Modern alterations to homes are minimal, and
some of these changes have included rehabilitation to return to original configuration or
materials. Retention of hex block sidewalks, brick streets and granite curbs contribute to the
integrity of the setting. A rusticated block retaining knee wall runs the length of all three
properties together with adjoining steps of poured in concrete stairs - both specifically
contributing to the unique and historic characteristic of the district. Tree Canopy and
landscaping also have been maintained including multiple protected trees some 85+ years of age.

SIGNIFICANCE

Architecture

(1) Its value as a building is recognized for the quality of architecture, and it retains
significant elements showing its architectural significance.
(2) It has distinguishing characteristics of an architectural style valuable for the study of a
period, method of construction or use of indigenous materials.

The three properties display architectural diversity, specifically in that all three houses are unique
as is typical of the district where Roser built houses of various sizes, styles, and materials on
purpose to give variety to the appearance of the neighborhood. 801 is an example of the
Craftsman style of architecture, 823 is Frame Vernacular and 829 Cottage style. The home at
829 10th AVE S is the oldest building within the boundaries of the nationally recognized
Historic District being built in 1913.

Community Planning and Development

(1) Its value is a significant reminder of the cultural or archaeological heritage of the City,
state or nation.
(2) Its character is a geographically definable area possessing a significant concentration or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development
(3) Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
(4) It has contributed or is likely to contribute, information important to the prehistory or history of the City, state or nation.

John Bethel in his “History of Point Pinellas” says that there were seven large Native American mounds grouped along Booker Creek in the late 19th century. Although the district occupies the heart of a large Native American Village site, no above ground features remains. According to Walter Fuller in St. Petersburg and Its People, there “was a large settlement clustered around Booker Creek in the Roser Park area. All of the seven mounds marking this settlement have disappeared.” A historic marker within the district also describes the Natives that contributed to the prehistory of the area.

These three properties are an intact example of a suburban development expanding from the core of St. Petersburg in the beginning of the 20th century. The three together also represent a rich mix of architectural styles as is very characteristic of the district. These homes, which includes the oldest standing building within the boundaries of the nationally recognized historic district, form a definable neighborhood united and adjacent to the home already included in the local designated district.

**HISTORICAL CONTEXT**

**Development of Historic Roser Park**

In 1911 when Charles M. Roser began buying land along Booker Creek, this area was on the southern outskirts of St Petersburg just outside the city limits. This area had been settled since the 1890s mainly by small citrus and truck farmers. St. Petersburg’s first real estate boom that lasted from about 1910 to 1916 had a great impact on the south side of St. Petersburg. By the end of the Florida land boom in 1926, the Roser Park neighborhood was well within the city limits and marked the beginning of suburban subdivisions that stretched all the way to Pinellas Point.

Roser Park is a good representative microcosm of early 20th century residential architecture in St. Petersburg. Houses of all the common styles are represented, and they were built of a wide variety of materials and techniques. Roser’s insistence on every house being different from its neighbor, and his striving for unique looking homes, accounts for the great variety of house types in the district.
BIBLIOGRAPHICAL REFERENCES

City of St. Petersburg, property cards

City of St. Petersburg website
National Park Service, United States Department of the Interior, National Register of Historic Places Program.

Straub, William, History of Pinellas County, Florida, 1929

Application to the St. Petersburg Historic Preservation Commission, Roser Park, City of St. Petersburg Planning Department, 1987.

Application to the City of St. Petersburg, Division of Urban Planning, Design, and Historic Preservation, Snell and Hamlett’s North Shore Addition, 2017
HOMEOWNERS AND THEIR ADDRESSES

REDERICKSON, VALERIE
BERNSTEIN, ADAM
801 10TH AVE S
ST. PETERSBURG, FL 33701
valerie@fplpartners.com

CHRISTOPHER FRITZIUS
823 10TH AVE S
ST. PETERSBURG, FL 33701
christopher.fritzius@icloud.com

DAHLSTROEM, ANNA
BJURENLIND, PETER
829 10TH AVE S
ST. PETERSBURG, FL 33701
toni@russellpg.com
MAP: Block 7, lots 7-9
APPENDIX C
Public Comment

No public comment has been received as of August 7, 2018.
CITY OF ST. PETERSBURG, FLORIDA
PLANNING & DEVELOPMENT SERVICES DEPT., URBAN
PLANNING & HISTORIC PRESERVATION DIVISION

STAFF REPORT
COMMUNITY PLANNING AND PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS (COA) REQUEST

For Public Hearing and Executive Action on August 14, 2018 beginning at 2:00 P.M.,
Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development records, no CPPC Commissioner resides or has a
place of business within 2,000 feet of the subject property. All other possible conflicts should be declared
upon the announcement of the item.

<table>
<thead>
<tr>
<th>Case No.:</th>
<th>18-90200038</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>2050 Burlington Avenue North</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>ROYAL PALM PARK E 48FT OF LOT 10</td>
</tr>
<tr>
<td>Parcel ID No.:</td>
<td>24-31-16-77328-000-0100</td>
</tr>
<tr>
<td>Local Landmark:</td>
<td>Kenwood Section-Southeast Kenwood Local Historic District (HPC #18-90300001)</td>
</tr>
<tr>
<td>Owner(s):</td>
<td>Autumn and Adam Stacy</td>
</tr>
</tbody>
</table>
| Request: | Approval of a Certificate of Appropriateness for the construction of a
Porch addition and related repairs to the front elevation, and a
variance from front yard setback requirements |

North elevation and frontal entry, 2050 Burlington Avenue North. Photo by Staff 2018.
PROJECT OVERVIEW

The subject property is a contributing property to the Kenwood Section-Southeast Kenwood Local Historic District listed in the St. Petersburg Register of Historic Places (HPC 18-90300001). It is also a contributing property to the Kenwood Historic District listed in the National Register of Historic Places.

The property owner is requesting a COA for the construction of an attached, 225 ± square-foot porch and stoop located along the street-facing, front elevation. The property owner is also requesting a variance to the front yard setback for the open, front porch and stoop. When combined with a COA request, the Community Planning and Preservation Commission is authorized to grant the requested variance.

The proposed porch reveals a Craftsman influenced design with tapered columns connected by an open railing system, slightly elevated to match the elevated floor of the building. The roof system would appear as flat running from each side to the underlying main entry where an off-centered gable projects upward from the flat runs, thereby emphasizing the entry. The proposed wood stoop is smaller than the existing masonry type, measuring less than 12 square feet versus the existing 21-square foot system made of concrete and brick.

The footprint of the proposed porch is approximately 6'5" extending from the façade and running along the entire frontal façade for a length of 34.1'. The proposed height is lower and subservient to the overall peak height of the existing roof, rising approximately 10'6" at its own peak, compared to the approximately 15-foot peak height of the existing primary roof. Through this design, the proposed peak of the porch provides a needed interruption of the flat façade wall latently enclosed and the large expanse of roof and roof line that have created an altered building aesthetic. The subservient stature between the proposed porch and the existing ell is a preferable presentation for this type of addition adaptation. Transparency is afforded through fully open sides and frontal presentation, similar to many traditional building designs. The architectural design is intended to match the existing historic materials and forms along the block and within the district. In a way, the existing lack of any porch, and given the 1946 recessed design, the proposed porch offers an improvement to the pedestrian experience of the block, though its construction would alter the transition of architectural installation between the 1920s and the post-World War II era of building.
**Historical Significance, Description**

The main house and garage were constructed in 1946. It features an incised porch and a two-car garage attached by a breezeway. The existing building represents a simple post-World War II tract design that includes a singular pyramidal hipped roof. This design does not fall to any strict architectural typology. Its latent insertion into a predominantly 1920s Kenwood architectural legacy appears odd with its original recessed porch and rear garage that is semi attached via what would have been an open breezeway connection. The windows appear to be metal awning type which are likely replacements. A small, three-riser concrete step system and stoop with capped cheek walls defines the main entry. The home's pyramidal roof stands out on the street. Alterations have included enclosing the front porch with metal awning type windows. Based on Sanborn mapping, it appears that the frontal elevation consisted of an open, recessed porch that has since been enclosed. The vertical exterior walls are constructed of cement blocks on concrete slab.

**REVIEW OF CERTIFICATE OF APPROPRIATENESS**

The evaluation of alterations and new construction as part of the COA process are important in terms of ensuring compatibility with the historic character of local historic landmark buildings as it relates to design, scale, size, mass, and orientation, relating in part to its appearance and architectural styling. In reviewing COA applications, the CPPC shall consider the criteria below as part of their decision-making process. These criteria are based on the Secretary of the Interior’s Standards for the Treatment of Historic Properties, the St. Petersburg Design Guidelines for Historic Properties, and recognized standards of urban design, cultural landscape, and historic preservation review. The guidance provided by U.S. Secretary of the Interior is intended to assist reviewers and decision-makers in considering how additions and alterations can be made compatible with local approved historic buildings, in part by recommending that:

- *A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old;*

- *A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition;*

- *The construction materials and the color of the new addition should be harmonious with the historic building materials; and*

- *The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.*

**General Criteria for Granting Certificates of Appropriateness**

1. **The effect of the proposed work on the landmark or the property upon which such work is to be done.**

For a proper evaluation, it is important to assess the impact to the physical materials of the historic building, and how inconspicuous or not the proposed addition is in relation to the historic building according to two points. The first point is whether the proposed porch is architecturally compatible. The second point considers any loss of materials or original design.
Under the first point, the porch design is not generally compatible to the architectural style of the building, since it will be changing the design, per se from recessed and modernized to an earlier traditional addition that could create a sense of false historicity. The fenestration of the building’s elevations does not translate well to the Craftsman styling of the porch, though its own roofline does present a modernized version of how a frontal porch would likely have been constructed prior to the 1930s. However, the period of significance (1915-1952) appears to recognize several post-World War II buildings as significant contributors to the district. In this case, it is recognized even with its altered appearance.

Regarding the second point, only a minor amount of damage is expected as part of the demolition of the existing structure and where the new structure will be attached. Previous windstorm damage has already caused damage to roof and eave materials and is a major reason for this COA. Notwithstanding the altered condition and the disparity between stylistic conformity, the proposed porch adds to the existing building rather than takes away from it. The simple flush character of the frontal entry will be altered. The proposed porch addition can be considered relatively non-reversible since its elimination under any future proposal would still result in an altered building that previously included an open, recessed porch area. Of course, since much of the historic elevation wall framing would survive intact, a future major renovation could restore or return the building to its 1940s visual appearance with minimal damage to historic materials.

2. The relationship between such work and other structures on the landmark site or other property in the historic district.

The subject property is located within the Neighborhood Traditional Single Family-2 (NT-2) zoning district. The minimum front yard setback is 18 feet for an open porch and 15 feet for a stoop. The applicant proposes to encroach into the setback by approximately 3'8". Porch setbacks in the district vary widely, and other properties along the block and throughout the district appear to be non-conforming in their setback distances from abutting sidewalks.

The proposed porch would be a highly visible addition and alteration to the existing building; after construction, the addition will likely be considered an original component of the building to most observers, and therefore be inconspicuous. The graphic below indicates the position of the proposed porch (hatched area) and stoop in relation to the 15-foot setback line (red dashed line), the property line and allowable encroachment setback.
3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or property will be affected.

The overall effect of the building's design from the proposed porch would be distinctly recognizable, creating a completely different visual experience. Suitable differentiation is not precisely attained due to the scope of the effect on the frontal façade of the building.

It must be stated that the ultimate effect of the proposed porch would likely improve the overall aesthetic and pedestrian-oriented appeal of the building when comparing it to the existing fully enclosed frontal aspect of the façade. The current flush frontal entry is not historically appropriate and is different from the average character of the block. Most porch stoops reveal a concrete material, while the proposed porch would cause a demolition of the existing concrete step system, and replacement with one made of wood.

4. Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his property.

There is no evidence presented to indicate that denial of this COA, except for necessary repairs, would deprive the owner of reasonable beneficial use of the property.
5. Whether the plans may be reasonably carried out by the applicant.

The proposed plan for a porch addition does not appear to present any major obstacles at this time for being carried out by the applicant/owner.

6. Certificates of Appropriateness for non-contributing structures in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate the negative impacts.

Not applicable.

Additional Guidelines for New Construction

1. The height of the proposed building shall be visually compatible with contributing resources in the district.

The height of the proposed porch addition reaches to approximately 10'6" at its above-entry gable peak. The beginning roof line (vertical wall at eave) measures to just below the existing beginning roof line creating an offset roofline between existing and proposed. The proposed addition is well within the prescribed height range for the NT-2 zoning district and appears compatible in height to the existing building overall. Formal symmetry and strict formulaic presentation of rooflines, openings, and architectural presentation do not occur in the larger Kenwood Section. There is wide variety in massing, and rooflines are quite mixed with gable and hip profiles between buildings; in some cases, multiple presentations occur on a single building reflecting individual tastes.

2. The relationship of the width-to-height of the frontal elevation shall be visually compatible with contributing resources in the district.

The width to height does not appear to reference what is found along the block. In most cases, frontal porches are not full-width in stature, and instead, incorporate only part of the frontal façade rather than extending full length.

3. The relationship of width of the windows to height of windows in a building shall be visually compatible with contributing resources in the district.

Not applicable.

4. The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front façade of a building shall be visually compatible with contributing resources in the district.

The solids and voids pattern created by the proposed porch creates a more distinctive pattern that improves the existing building while also aligning with other nearby properties. The addition of the open porch structure provides a depth of new transparency and enhances the architectural texture of the street façade presentation where it may be currently lacking.

5. The relationship of buildings to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.
The proposed porch does not directly affect open space elements between buildings though it would reduce the available front yard. However, the proposed porch would not appear to encroach into the front yard more so than at least some of the other contributing buildings in on the block and within the district. There is a wide variety of frontal setbacks evident that creates an irregular setback pattern.

6. The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible with contributing resources in the district.

The proposed porch is compatible with contributing resources in the district, though not necessarily appropriate to the architectural styling of the subject property.

7. The relationship of the materials, texture, and color of the façade of a building shall be visually compatible with the predominant materials used in contributing resources in the district.

The proposed porch would not relate well to the character of the original house design that included a recessed porch. In addition, the flat cementitious surfacing of the exterior walls tends to veer away from what would be a large wood attachment that seems to reflect conflicting design intents.

8. The roof shape of a building shall be visually compatible with contributing resources in the district.

The proposed roof shape adds an abbreviated gable to what is essentially a hipped pyramidal roof type. While the inclusion of the two is sometimes predicated upon personal taste, the proposed gable seems to represent a miscue to proper design whereas the existing pyramidal form is interrupted by a merging of it with both a flat and gabled run which seems to create a roof system of three roof types.
8. Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building with contributing resources in the district.

This criterion is not applicable since no relative peripheral enclosures are proposed.

10. The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.

The size and mass of the proposed porch in relation to the windows, doors, openings, and overall form features appears out of synch with the existing post-World War II architectural expression and other buildings in the district.

11. A building shall be visually compatible with contributing resources in the district in its directional character, whether this be vertical character, horizontal character or non-directional character.

The full porch width adds an altered massing and façade flow the building. It is difficult to suggest that the addition of a Craftsman type of roof design would be compatible to the building. There is a further incompatibility with the full width application proposed which is less common along the block, especially when considering the later construction of the subject property.

12. New construction shall not destroy historic materials that characterize the property. The new construction should be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;

The proposed porch will not destroy any significant amount of historic material except for surface cladding and adding attachments at connection points. In addition, what appears to be an original stoop as it meets the elevated concrete slab floor element as perhaps the most extant component of the frontal façade would be demolished and lost.

13. New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed porch addition can be considered relatively non-reversible since its elimination under any future proposal would still result in an altered building that previously included an open, recessed porch area. Of course, since much of the historic elevation wall framing would survive intact, a future major renovation could restore or return the building to its 1940s visual appearance with minimal damage to historic materials.
VARIANCE

<table>
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<th>Front Setback</th>
<th>Required</th>
<th>Requested</th>
<th>Variance</th>
<th>Magnitude</th>
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<tr>
<td>Open Porch</td>
<td>18-feet</td>
<td>15-feet</td>
<td>3-feet</td>
<td>16.7 %</td>
</tr>
<tr>
<td>Stoop</td>
<td>15-feet</td>
<td>12-feet</td>
<td>3-feet</td>
<td>20.0 %</td>
</tr>
</tbody>
</table>

The subject application requests a variance to the required front yard setback to allow for the construction of an open, front porch. The subject property consists of one lot of record and has a zoning designation of NT-2 (Neighborhood Traditional). The existing house was constructed in 1946. Section 16.20.010 of the City Code requires an 18-foot front yard setback for the open, front porch and a 15-foot front yard setback for the stoop. The proposed open, front porch will encroach 3-feet into the required front yard setback; the proposed stoop will also encroach 3-feet.

Given the broader COA review and following considerations, staff is recommending approval of the variance for a front yard setback to the stoop and open, front porch. This recommendation is provided in collaboration with the City's Development Review Services Division, who is responsible for normally reviewing variance requests to building setbacks.

1. **Historic resources.** This address is a contributing property to the "Kenwood Section – Southeast Kenwood Local Historic District." The detailed COA review included with this variance request concludes that the proposal, as presented, is consistent with characteristics of the local historic district.

2. **Neighborhood character.** The proposed project promotes the traditional development pattern of a block face, which does not appear to encroach into the front yard more so than at least some of the other contributing buildings in on the block and within the district. There is a wide variety of frontal setbacks evident that creates an irregular setback pattern. Furthermore, the addition of the open porch structure provides a depth of new transparency and enhances the architectural texture of the street façade presentation where it may be currently lacking.

RECOMMENDATIONS

COA 18-90200038: City staff recommends that the Community Planning and Preservation Commission **Approve with Conditions** the Certificate of Appropriateness request and Variance request for the construction of the proposed porch addition located at 2050 Burlington Avenue North, subject to the following Approval Conditions:

1. The frontal porch width should be discussed by the CPPC for a shortened total length to better reference those found along the block. The stoop shall either be preserved or recreated in a concrete or masonry design that better references what is found in the district.

2. All other applicable codes and regulations apply. Any revisions pursuant to this Staff Report and these Approval Conditions, or architectural details not mutually agreed upon pursuant to these Approval Conditions, shall require a follow-up public hearing by the CPPC for review and approval.
Appendix B
Public Input

Public input has been received by the Urban Planning and Historic Preservation Office as of August 7, 2018, as attached.
Appendix C
Photographs

Photo 1: Looking southerly at frontal facade. Photo by Staff, 2018.

**Photo 3:** Frontal northeast corner view of storm damage. Photo by Applicant, 2017.
Appendix D
COA and Variance Applications
CERTIFICATE OF APPROPRIATENESS

Application No. _______________________

List of Required Submittals

Only complete applications will be accepted:

☑ Completed COA application form

☑ Application fee payment  Paid by check 5/31
  (See fee schedule in General Information section)

☑ Site plan or survey of the subject property:
  • To scale on 8.5" x 11" paper
  • North arrow
  • Setbacks of structures to the property lines
  • Dimensions and exact locations of all property lines, structures, parking spaces and landscaping

☑ Elevation drawings:
  • On 8.5" x 11", 8.5" x 14", or 11" x 17" paper
  • Depicts all sides of existing & proposed structure(s)

☐ Samples or a detailed brochure for new materials to be used

☑ Photographs of the subject property and structures in question

The following items are optional, but strongly suggested:

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

Note: A Historic Preservation Inspection is required as part of the Building Permit process. A final building inspection will not be conducted until the Historic Preservation Inspection is approved or waived by Historic Preservation staff.
CERTIFICATE OF
APPROPRIATENESS

GENERAL INFORMATION

Purpose
The Historic Preservation Ordinance; City Code Section 16.30.070, requires issuance of a Certificate of Appropriateness (COA) prior to any exterior alteration to a locally designated landmark or property within a locally designated historic district. Exterior alterations include, but are not limited to, the following work: changes to walls, roof, or windows; painting unpainted masonry; additions; relocatation, and demolition. Building new structures and demolition requests within a historic district, as well as any digging or replacement of plantings on a designated archaeological site also require a COA. The intent of the CCA is to insure that the integrity and character of the landmark or historic district is maintained.

Pre-Application Meeting
All applicants must schedule a pre-application meeting with Staff prior to an application being accepted. Staff requests that all pre-application meetings be scheduled at least one (1) week prior to the application deadline (see Community Preservation Commission Schedule). Minor maintenance projects can often be approved at this meeting. Pre-application meetings can be scheduled by calling (727) 892-5470.

At the meeting, staff will determine if the application is appropriate for administrative approval based upon the COA Approval Matrix as per the regulations in the Historic Preservation Ordinance. Although legal notification is mandatory for administrative approvals, these applications will not require a public hearing unless an appeal is filed with the Urban Planning and Historic Preservation Division. Permits must be obtained within 12 months of approval. Staff shall have the discretion to refer any case to the Community Preservation Commission.

Application Submittal
Only complete applications will be accepted. (See the List of Required Submittals for COA applications.) Complete applications must be filed by 2:00 PM on the application deadline date. Per the Commission's Rules of Procedure, a maximum of twelve (12) applications may be scheduled for any given public hearing. This limit does not apply to applications which are determined by the Urban Planning and Historic Preservation Division to be appropriate for administrative approval. Applications requiring a public hearing are scheduled in the order received. Applications in excess of twelve (12) which require a public hearing shall be scheduled for the next available regular meeting.

Fee Schedule

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<td>Appeal</td>
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<td>Alterations and Repair</td>
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<td>Relocation</td>
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After-the-Fact - Twice the initial fee
Revision of previously approved COA - ½ of the original fee

Site Plans, Floor Plans, and Elevation Drawings
All applications for the Community Preservation Commission require a detailed, accurate site plan or survey and elevation drawings. Some applications for the Commission may require floor plans as well. Staff strongly encourages applicants to retain the services of a design professional to prepare the required plans. The City is unable to accept site plans, floor plans, or elevations that are incomplete, illegible, unclear, or do not meet the criteria listed on the "List of Required Submittals." Such determinations are made at the discretion of the City.
CERTIFICATE OF APPROPRIATENESS

GENERAL INFORMATION

Community Preservation Commission Review
By applying to the Community Preservation Commission, the applicant grants permission for Staff and members of the Community Preservation Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise Staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Community Preservation Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Legal Notification
All applications made to the Community Preservation Commission are required by City Code to provide public notification of Certificate of Appropriateness applications. The applicant will be required to post a sign on the subject property and to hand deliver, or send via the U.S. Postal Service, notification letters to all property owners within 200 feet of the subject property. The City will provide one original notification letter and procedures to complete the posting of the sign and the notification of property owners. The applicant will be responsible for obtaining a list of properties and mailing labels from the Pinellas County Property Appraiser. These legal notifications must be mailed by the dates noted on the Community Preservation Commission schedule with verification of mailing returned to staff within seven (7) days of the meeting date.

Public Hearing
Applications appropriate for public hearing will be heard by the Community Preservation Commission on the dates listed on the Community Preservation Commission Schedule. The public hearings begin at 9:00 A.M. in the City Council Chambers at City Hall, located at 175 5th Street North. All proceedings are quasi-judicial. Therefore, it is required that the applicant or authorized representative attend the hearing.

Community Preservation Commission Approvals
If approved by the Community Preservation Commission, the applicant must wait to initiate construction until after the ten (10) day appeal period. Permits and inspections are required, when applicable. Permits must be obtained within 18 months from the date of the Community Preservation Commission meeting, unless otherwise directed by the Commission. After the expiration date, a one-year extension to complete the work in progress may be approved in the manner originally approved if the owner can show why the work has not been completed.

All conditions of approval must be completed and approved through inspection by Historic Preservation staff before the final building inspection is approved. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Community Preservation Commission or Historic Preservation Division does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.

FEMA Regulations
FEMA regulations may affect your ability to proceed with your plans — even if approved by the Community Preservation Commission. Designated properties may receive variances from local flood hazard requirements when rehabilitating their buildings. Applicants are advised to contact the City's FEMA Coordinator at (727) 893-7876 to determine the impact of FEMA regulations, if any.
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<th>CONTRIBUTING and INDIVIDUAL LANDMARKS</th>
<th>NON-CONTRIBUTING</th>
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<td>CPPC</td>
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<tr>
<td>ADDITIONS</td>
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<td>2. All other finishes (including painting of an originally unpainted surface)</td>
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<td>3. Lighting</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>4. Sidewalks</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>5. Walkways</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>6. Planting or removal, non-historic vegetation</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>7. Alteration, planting, removal, historic vegetation</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>8. Other</td>
<td>X</td>
</tr>
</tbody>
</table>
# Certificate of Appropriateness Approval Matrix

**(City code section 16.30.0070.2.6)**

<table>
<thead>
<tr>
<th>ACTION</th>
<th>CONTRIBUTING and INDIVIDUAL LANDMARKS</th>
<th>NON-CONTRIBUTING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff</td>
<td>CPPC</td>
</tr>
<tr>
<td><strong>MECHANICAL SYSTEMS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Electrical, plumbing, pool equipment</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2. HVAC</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>4. Other</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td><strong>NEW CONSTRUCTION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td><strong>PAINTING</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Painting previously painted surfaces</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Changes in paint color</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PLAQUES AND MARKERS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td><strong>POOLS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Above ground pools</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. In ground pools</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Pool screen enclosures</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PORCHES AND BALCONIES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Open an enclosed porch</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Enclose a porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Alterations</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RELOCATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Into a Local Landmark district</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RESTORATION</strong> (A return to the original based on historic evidence as originally designed and constructed.)**</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td><strong>ROOF and CHIMNEYS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Same materials and shape</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Change in materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Change in shape</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Other alterations</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SIGNS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All signage</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Street numbers</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SHEDS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less than 100 sq. ft.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td><strong>SHUTTERS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Removable shutters</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2. Permanent shutters</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SITE WALLS AND FENCES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Walls or fences behind the front façade</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2. Walls or fences in front of or equal to front façade</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Retaining walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Demolition, historic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Sea walls</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>WINDOWS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Same materials, style, and size</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2. Change in materials or style</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Change in openings</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTES:**

Any formal appeal of a City staff determination shall be acted upon first by the City's Community Planning and Preservation Commission ("CPPC"). Any formal appeal of a CPPC determination shall be acted upon in accordance with Section 16.70.015 titled, "Decisions and Appeals Table."

The POD may refer a COA application for public hearing review where the request is not substantially similar to another action already listed, or if the request is non-traditional, may set precedent and therefore requires the benefit of public deliberation and a CPPC decision.
CERTIFICATE OF APPROPRIATENESS

Application No.

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Autumn Stacy and Adam Stacy
Street Address: 2050 Burlington Avenue North
City, State, Zip: St. Petersburg, FL 33713
Telephone No: 727-612-6037
Email Address: Autumn@HancockLawFL.com

NAME of AGENT or REPRESENTATIVE:
Street Address:
City, State, Zip:
Telephone No:
Email Address:

PROPERTY INFORMATION:
Street Address: 2050 Burlington Avenue North
 Parcel ID or Tract Number: 24-31-16-77328-000-0100
 General Location: Historic Kenwood

Designation Number:

AUTHORIZATION

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city's Codes Compliance Assistance Department.

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

NOTES: 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner / Agent: [Signature]
Date: 5/31/18
CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay (City Code Section 16.30.070). These criteria are based upon the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties (available online at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: __________________________ COA Case No: __________________________

<table>
<thead>
<tr>
<th>Type of Request</th>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alteration of building/structure</td>
<td>Single-family residence</td>
</tr>
<tr>
<td>New Construction</td>
<td>Multi-family residence</td>
</tr>
<tr>
<td>Relocation</td>
<td>Restaurant</td>
</tr>
<tr>
<td>Demolition</td>
<td>Hotel/Motel</td>
</tr>
<tr>
<td>Alteration of archaeological site</td>
<td>Office</td>
</tr>
<tr>
<td>Site Work</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

Estimated Cost of Work: $20,000

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System
   N/A

2. Roof and Roofing System
   N/A
3. Windows
   N/A

4. Doors
   N/A

5. Exterior siding
   N/A

6. Decorative elements
   N/A

7. Porches, Carriage Porch, Patio, Carport, and Steps
   Addition of a Bungalow Style Front Porch

8. Painting and/or Finishes
   N/A

9. Outbuildings
   N/A

10. Landscaping, Parking, Sidewalk, Garden features
    N/A

11. Other
    N/A
All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

**GENERAL INFORMATION**

**NAME of APPLICANT (Property Owner):** Autumn Stacy & Adam Stacy  
Street Address: 2050 Burlington Avenue North  
City, State, Zip: St. Petersburg, FL 33713  
Telephone No: 727-612-6937  
Email Address: Autumn@HancockLawFL.com

**NAME of AGENT or REPRESENTATIVE:**  
Street Address:  
City, State, Zip:  
Telephone No:  
Email Address:

**PROPERTY INFORMATION:**  
Street Address or General Location: 2050 Burlington Ave. N.  
Parcel ID(s): 24-31-16-77328-000-0100  
**DESCRIPTION OF REQUEST:** Add a bungalow style front porch to the currently existing home  
PRE-APPLICATION DATE:  
PLANNER:

<table>
<thead>
<tr>
<th>FEE SCHEDULE</th>
<th>1 &amp; 2 Unit, Residential – 1st Variance</th>
<th>$300.00</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 or more Units &amp; Non-Residential – 1st Variance</td>
<td>$300.00</td>
</tr>
<tr>
<td></td>
<td>Each Additional Variance</td>
<td>$100.00</td>
</tr>
<tr>
<td></td>
<td>After-the-Fact</td>
<td>$500.00</td>
</tr>
<tr>
<td></td>
<td>Docks</td>
<td>$400.00</td>
</tr>
<tr>
<td></td>
<td>Flood Elevation</td>
<td>$300.00</td>
</tr>
</tbody>
</table>

Cash, credit, checks made payable to "City of St. Petersburg"

**AUTHORIZED**

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City’s Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant’s signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner / Agent*:  
Typed Name of Signatory: Autumn Stacy  
Date: 5-14-18

*Affidavit to Authorize Agent required. If signed by Agent

**UPDATED 09-30-16**
All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

<table>
<thead>
<tr>
<th>APPLICANT NARRATIVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address: 2050 Burlington Ave. N.</td>
</tr>
<tr>
<td>Detailed Description of Project and Request: Add a bungalow style front porch to the existing home.</td>
</tr>
</tbody>
</table>

1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?

The home is located in Historic Kenwood. The neighborhood is well known for its unique look and bungalow style homes. These include porches.

2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.

In general, most of the homes in this neighborhood have front porches similar to the one we’re proposing. Some examples include: 2051 Burlington Ave N., 2045 Burlington Ave N., 2035 Burlington Ave. N., and 2027 Burlington Ave. N. These are just a few examples. The vast majority of our neighborhood’s homes have front porches.

3. How is the requested variance not the result of actions of the applicant?

We purchased our home in and have never done any construction on the home or made any modifications. Our home was damaged during Hurricane Irma, and we are attempting to improve the curb appeal while also repairing the hurricane damage.
All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses by typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

<table>
<thead>
<tr>
<th><strong>APPLICANT NARRATIVE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</strong></td>
</tr>
<tr>
<td>We are asking for only enough space to create a usable front porch which is in line with the others of the same style in our neighborhood. We reside in Historic Kenwood, which is well known for its &quot;Bungalows&quot; (even hosting a festival called Bungalow Fest) and &quot;big front porches.&quot; Allowing this variance would only work to enhance the look of our neighborhood by helping our home to fit in.</td>
</tr>
<tr>
<td><strong>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</strong></td>
</tr>
<tr>
<td>We have considered building a side porch but that would put the structure too close to our property line, and wouldn't help the look of the neighborhood at all. The only other option we've looked at is to knock down the front wall and use part of our living space as a front porch. The home is only 1,224 square feet as is and this would make it smaller and likely decrease our property value.</td>
</tr>
<tr>
<td><strong>6. In what ways will granting the requested variance enhance the character of the neighborhood?</strong></td>
</tr>
<tr>
<td>As mentioned in #4 above, we are attempting to add a front porch which would help our home to be in line with the already existing character of our neighborhood. The majority of the homes in our area already have a front porch like the one we are proposing.</td>
</tr>
</tbody>
</table>
NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>Case No.:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2050 Burlington Ave N.</td>
<td></td>
</tr>
</tbody>
</table>

Description of Request: Add a Bungalow Style Front Porch to the already existing home.

The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):

1. Affected Property Address: 2062 Burlington Ave N.
   Owner Name (print): Julio Garcia
   Owner Signature:

2. Affected Property Address: 2042 Burlington Ave N.
   Owner Name (print): John F. Harvey
   Owner Signature:

3. Affected Property Address: 2051 Burlington Ave N.
   Owner Name (print): Sean P. LeFloc'h
   Owner Signature:

4. Affected Property Address: 2059 Burlington Ave N.
   Owner Name (print): Caryn A. Negley
   Owner Signature:

5. Affected Property Address: 2045 Burlington Ave N.
   Owner Name (print): Patricia Celaya
   Owner Signature:

6. Affected Property Address: 2035 Burlington Ave N.
   Owner Name (print): Carl Terry Andersen
   Owner Signature:

7. Affected Property Address: 2027 Burlington Ave N.
   Owner Name (print): Nathan Bulliver
   Owner Signature:

8. Affected Property Address: 2039 Burlington Ave N.
   Owner Name (print): Mary L. Kennedy
   Owner Signature:
In accordance with LDR Section 16.70.040.1.F.2, "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

**APPLICANT REPORT**

<table>
<thead>
<tr>
<th>Street Address: 2050 Burlington Ave N, St. Petersburg, FL 33713</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Details of techniques the applicant used to involve the public</td>
</tr>
<tr>
<td>(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal</td>
</tr>
<tr>
<td>(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications</td>
</tr>
<tr>
<td>(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located</td>
</tr>
<tr>
<td>2. Summary of concerns, issues, and problems expressed during the process</td>
</tr>
</tbody>
</table>

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations
   - Check one: Proposal supported
   - Do not support the Proposal
   - Unable to comment on the Proposal at this time
   - Other comment(s) - E-mailed president, Michele Gatus, on May 22, 2018. Forwarded Email to Scott Bolyard.

Association Name: HISTOC Kenwood

President or Vice-President Signature:

If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.
A BOUNDARY SURVEY OF: East 48.00 feet of Lot 10 ROYAL PALM PARK, as recorded in Plat Book 10, Page 58 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Housing and Urban Development, this property appears to be located in Flood zone: X
Comm. Panel No.: 1261
Map Date: 9/03/03
Base Flood Elev.: NA

FOR THE EXCLUSIVE USE OF THE HEIRS PARTIES, LEGEE CESTY TO THIS ESTATE EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE ELEVATION OF THE LAND ON THE SURFACE OF THE LAKE AS TO THE EFFECTS OF THE LAKE ON THE SURFACE OF THE LAKE AS TO THE EFFECTS OF THE LAKE ON

BEARINGS SHOWN ARE ASSUMED

LEGEND:
P.F. = POINT OF REFERENCE
F.P. = POINT ON LINE
P.L. = POINT OF SURVEY
P.S. = POINT OF SEPARATION
T.P. = POINT OF TERMINATION
P.F. = POINT OF REVERSE
P.F. = POINT OF APPROACH TO ELEVENTH LINE
P.F. = POINT OF CENTER
P.F. = POINT OF CENTER PROJECTION
P.F. = POINT OF CENTER PROJECTION TO ELEVENTH LINE
P.F. = POINT OF CENTER
P.F. = POINT OF CENTER PROJECTION TO ELEVENTH LINE
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P.F. = POINT OF CENTER PROJECTION TO ELEVENTH LINE
P.F. = POINT OF CENTER
ST. PETERSBURG CITY COUNCIL

Meeting of August 14, 2018

TO: The Honorable Robert “Bob” Carter, Chair, and Members of Commission

FROM: Derek Kilborn, Manager, Urban Planning and Historic Preservation Division

DATE: August 9, 2018

REQUEST: COLISEUM WINDOW REPLACEMENT: Reconsider a Certificate of Appropriateness ("COA") condition of approval requiring the use of clear glass rather than etched, frosted, or filmed glass.

CONFLICT: According to Planning and Development Services Development records, Lisa Wannemacher has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

Background

In 2016, the City’s Community Planning and Preservation Commission ("CPPC") conducted a public hearing to consider the replacement of existing wood windows with aluminum clad windows. According to the staff report:

"The proposed windows are specified to be clear, frosted, and opaque (spandrel glass). The inconsistent use of anything but clear glass, unless evidence confirms its historic use, alters the historic use of the windows, which is documented as allowing light to come into the building. Therefore, semi-transparent and opaque panes would likely have an adverse effect on the appearance of the Coliseum, and alters its historic design and intent. Staff recommends that the window openings maintain clear glass, except for rest rooms, and that less permanent treatments be used for other private spaces (Condition #2)."

The staff recommendation was memorialized in Condition of Approval No. 2, which stated:

"The glazing shall be clear and consistent throughout, except for private areas such as rest rooms, which may have etched, frosted, or filmed glass."

Following the CPPC hearing, Permit No. 15-03001519 was amended to include window replacements. On October 18, 2017, the amended permit was approved for compliance with the COA by Larry Frey, PhD, Historic Preservationist. The approval notes included a recitation of the conditions of approval, including Condition of Approval No. 2 regarding the requirement for clear glass. The amended permit was issued on November 2, 2017 and closed on April 30, 2018.

During construction, and in violation of Condition of Approval No. 2, a field change was made to install frosted glass in all windows along the west elevation except one (1), which is pictured on the attached. This field change was made without consulting the historic preservation staff.

The next phase of window replacement is now planned for the north and east sides of the building. Similar to the west elevation, this proposal is to install frosted glass. In order to proceed, historic
preservation staff has indicated that the CPPC must first conduct a public hearing and render a decision regarding *Condition of Approval No. 2*. Specifically, the CPPC shall decide whether to waive or reaffirm the existing condition for this phase of the project.

**Recommendation**

For the proposed installation on the north and east elevations, City Staff recommends the Community Planning and Preservation Commission **UPHOLD the original Condition of Approval No. 2**, which states:

> “The glazing shall be clear and consistent throughout, except for private areas such as rest rooms, which may have etched, frosted, or filmed glass.”

The CPPC should discuss and render a decision based on the applicant’s testimony, the previously approved conditions and staff report, and the effects to the historic landmark in question.

Attachment: CPPC Staff Report from June 14, 2016
CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT
COMMUNITY PLANNING & PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS (COA) REQUEST

For Public Hearing and Executive Action on June 14, 2016 beginning at 3:00 P.M.,
City Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development records, Lisa Wannemacher and Robert
Carter resides or has a place of business within 2,000 feet of the subject property. All other
possible conflicts should be declared upon the announcement of the item.

<table>
<thead>
<tr>
<th>Case No.:</th>
<th>16-90200020 (replaces 14-90200024)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>535 4th Avenue North</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>Revised Map of St. Petersburg Blk 7, Lots 11, 12, &amp; 13 and the east 14 feet of Lot 10</td>
</tr>
<tr>
<td>Parcel ID No.:</td>
<td>19-31-17-74466-007-0110</td>
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<tr>
<td>Local Landmark</td>
<td>The Coliseum, HPC 94-03</td>
</tr>
<tr>
<td>Owner(s):</td>
<td>The City of St. Petersburg</td>
</tr>
<tr>
<td>Request:</td>
<td>Replace existing wood windows with aluminum clad windows and replace doors with hollow metal doors.</td>
</tr>
</tbody>
</table>

The Coliseum c. 1945
PROJECT OVERVIEW

Background

The scope of this application was reviewed previously under COA 14-90200024. It first appeared before the CPPC at their June 2014 meeting. The request was discussed and the matter was deferred to the August 2014 meeting. It was suggested that a consensus might be reached between the City and St. Petersburg Preservation, Inc., and other interested parties. It was also noted that all of the existing wood windows were replaced in 1994, and that maintenance of the windows was not adequately performed, hence causing them to prematurely degrade. However, no decision or final action was taken on this matter at the August 2014 meeting either, though the minutes indicate that

*Derek Kilborn gave an update of this request stating that City staff is currently in discussion with St. Petersburg Preservation with the City looking at replacing the existing wood windows with the wood material which will not require final action of the Commission. The final design of the front window is still in question and staff is continuing to work on some of the detailing. If there are significant profile changes to the front window, then it would be required to return to this Commission for final action. No action is required at this time.*

Therefore, no COA pursuant to the application appears to have been subsequently approved to date. In the meantime, Section 16.30.070.2.6 of the Land Development Regulations was amended with subsection (J) in order to provide standards that address window replacement in historic buildings. It must be noted that at the August 2014 meeting, the assistant City Attorney advised that the CPPC should defer to the local City Codes regarding window replacement, versus other recognized standards not specifically adopted into the code. In 2015, under Building Permit 15-03001519, as approved by City historic preservation staff, the windows along the frontal façade of the building were repaired and the wood systems and framing retained as part of earlier agreements that focused on compatible, sensitive treatment to the most visible elevation of the building. This type of window preservation serves as a model for others to follow, and sets a precedent for positive repairing of severely deteriorated windows versus replacement (see Coliseum Window Restoration Report, Appendix G).

COA Application 16-90200020, as provided for herein, continues the applicant's 2014 COA request, albeit in an updated format, considering the 2015 repairs to the frontal façade, and subject to the amended City Code sections.

Scope of Work

The applicant is proposing to replace all existing wood windows with aluminum-clad windows and all existing coors with hollow aluminum doors; this affects the east, west, and north elevations only (see Elevation Drawings/Specifications, Appendix C). The wood frames of all windows and doors will be replaced with wood or repaired depending the extent of deterioration. The existing wood sills and jambs will also be replaced with wood or repaired depending on the extent of deterioration. All elements are proposed to match historic elements in design (except materials), configuration, and profile details. As referenced earlier, the entire array of windows were replaced in 1994, making them non-historic elements to the building, though they did attempt to replicate their historic design. Additional replacements with vinyl clad sashes are noticed on the north elevation. Including all elevations, there are 48 total window sets on the building, with 34 window sets to be replaced as part of this COA application. For ease of understanding, a window set appears as a unified architectural opening, may contain multiple sashes and panes, and is intended to mean a single window, paired sashes, door window surrounds, and the like, that in some cases are represented as a single bay of an elevation. All except five sets are multiple pane sets, and all are now fixed, with no windows being
operational. The operational character of the windows has been removed from 1994 until recently, though most of the windows appeared to operate originally. Internal hardware, where it may still be extant, should be replaced in its historic location (Condition #3). The windows occur in five primary configurations: 1) paired casements of four to eight lights each (typ.); and 2) 12-light arched; 3) door surround systems; 4) one-over-one fixed sash; and 5) single fixed plates. Many of the windows have been coated with a bronze-colored film applied to the inside glass which makes the glass less transparent. Others reveal an etched relief for privacy. The applicant refers to some of the colored glass as spandrel glass.

There are five paired, unremarkable metal entry doors with each consisting of a single fixed pane. All door sets on the west elevation and two of the three door sets on the east elevation are flanked by sidelights and topped with a 12-light transom. The remaining door set on the east elevation lacks sidelights and has a smaller transom configuration.

The proposed windows have wide profile, three dimensional, exterior muntins measured at 1-1/4 inch width (they appear to be 1-5/16 inch width-see Photo 8, Appendix E), tapered to ¾-inch at their outer reveal, and with a depth of ½ inch. The applicant’s and City Staff photographs (Appendices B, E) reveal the degraded condition of the windows). A variety of glass is proposed including clear, etched relief, and spandrel glass. Spandrel glass is a common architectural device described as an opaque glass used to conceal certain undesirable elements of a building or structure. Many of the “glass” buildings constructed today use this type of glass in front of the steel frame that it hides. Only clear and etched glass should be used in the future, as referenced herein (Condition #2).

HISTORY AND SIGNIFICANCE

During the 1920s, St. Petersburg was a popular tourist destination, with many of the tourists coming from the Northeast during the winter months to escape the inclement weather. Like many entrepreneurs of the era, C.F. Cullen, wanted to capitalize on the influx of winter residents and promote tourism in the area. As such, he developed the Coliseum in 1924 using architect T.H. Eslick, with the intent of providing Broadway entertainment to St. Petersburg and dubbed it “Paradise Palace.” The design of this Mediterranean Revival style building was based on an entertainment establishment near Los Angeles known as “Somewhere in France.”

The one-story building with nearly 50-foot tall ceilings was constructed with an elaborately designed curved (fanned circle), wood structural frame beneath an outer shell of applied stucco. It originally featured a decorative front façade designed with an unusual Moorish character with multiple domed towers at various heights creating an asymmetrical arrangement that fronted the main interior with its arched roof and exposed structural frame, mezzanine, stage, dance floor, and perimeter offices. Today, the building reflects more of a Mission style with Mediterranean references. The 1994 Local Historic Landmark Designation references the "diamond shaped windows and elongated arched windows," and further emphasized the importance of the windows in that

The rectangular building contained three simple facades with little detail and a front façade lavishly detailed in the Mediterranean Revival style.

The front façade facing south was the major focus of the building. Designed as a false front (a front wall which rises above the sidewalls of a building to create a more imposing façade), the front façade of the Coliseum acts as a theatrical stage to set the mood for the activities that will occur within.
The north façade contained two multi-paned wood doors to either side of the stage. Above each of these doors were three multi-paned wood windows with arched tops. These windows shed light onto the dance floor within. The east and west facades contained the multi-paned wood windows that were visible from the eight alcoves and dining area within.

After a strong 1935 tropical storm, the Coliseum was damaged, resulting in the removal of the primary tower at the east side, and the reconfiguration of several windows. This damage resulted in another alteration in 1945, when the façade was streamlined and additional windows were relocated. After the City acquired ownership of the Coliseum in 1989, additional alterations were performed through a financial grant that was completed in 1994. Also in 1994, the building was designated as a local landmark for its quality of architecture, architectural style/construction, as a reminder of the cultural heritage of the City, and for its associations with Cullen and Eslick.

REVIEW OF CERTIFICATE OF Appropriateness

The evaluation of alterations to a local historic landmark as part of the COA process is important in terms of ensuring compatibility with the historic character of local historic landmark buildings as it relates to design, scale, size, mass, and orientation, relating in part to its appearance and architectural styling. In approving or denying COA applications for an alteration proposal, the CPPC shall consider the Request for Alterations criteria below as part of their decision-making process. These criteria are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties, the St. Petersburg Design Guidelines for Historic Properties, and recognized standards of urban design, cultural landscape, and historic preservation review.

Request for Alterations

General Criteria for Granting Certificates of Appropriateness

1. The effect of the proposed work on the landmark or the property upon which such work is to be done;

The proposed replacement windows are Marvin brand aluminum clad windows that have a high quality exterior muntin profile (see sample window below). The casings and interior frames, trim, and sills are to be repaired or replaced as wood. Based on the replacement metal windows as proposed, the new windows will closely replicate the existing design in terms of sash type and number of panes, but will change the historic material from wood to metal. However, the new windows are replacing fabric that is not historic and is only 22 years old. The age of the window casing and sills is unknown. The applicant committed to preserving the frontal façade historic wood windows, which leaves the historic material reference in place. Since all of the windows appear to be important as noted in the local landmark designation, it is important that their design and profiles match the historic precedent as closely as possible and that documentation of the existing design details be undertaken by City Historic Preservation staff (Condition #1). The replacement of wood windows with new wood windows has become less of an available option since the City Code now requires impact resistant and low energy windows, which are more readily available in metal. Wood windows that meet the more stringent impact resistant standard are not readily available. Only through repair of the existing wood windows and frames and materials can they now be preserved as wood in order not to trigger a code compliance issue, though the Coliseum, as a local historic landmark, is eligible for an exemption from this standard.
The proposed windows are specified to be clear, frosted, and opaque (spandrel glass). The inconsistent use of anything but clear glass, unless evidence confirms its historic use, alters the historic use of the windows, which is documented as allowing light to come into the building. Therefore, semi-transparent and opaque panes would likely have an adverse effect on the appearance of the Coliseum, and alters its historic design and intent. Staff recommends that the window openings maintain clear glass, except for rest rooms, and that less permanent treatments be used for other private spaces (Condition #2).

Sample of proposed window as a replacement to wood, shown above.

The proposed replacement doors are hollow aluminum doors with a single light each occurring below a six-light transom. These doors match the existing doors with the exception of the material.

Therefore, because the frontal façade window sets in their entirety have been properly preserved according to a historic configuration, even though no historic materials have been extant since 1994, the change of materials in this case that matches the historic design and profiles is in keeping with a minimum standard of the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties. The same standard is recognized for the side elevation doors, which do not appear to retain significance in their design as simple utility devices.

2. The relationship between such work and other structures on the landmark site or other property in the historic district.

The replacement with metal, of windows and doors that have been known to be historically wood is not firmly in keeping with the U.S. Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings. However, the standards do recommend such alterations under certain circumstance explained later in this report. In most cases, and according to some professional window restoration contactors, nearly all wood windows, regardless of their condition, can be repaired, as proven by the applicant with the repair of the windows at the frontal facade. Repair is typically the preferred scenario, given the precedent being set
for all future requests. Repair may be considered over replacement when it is determined to be practicable, and when the significance of the window or door is confirmed. However, it is important to note that the subject windows are not historic materials, and that the applicant has at least provided a preservation example of the façade array of windows—a reasonable compromise, given the facts, and perhaps even a model for future advisement that could require the most important, publicly visible sides of a building to be better preserved using original materials, and informed treatments that still allow code compliance. In addition, the applicant will be matching the historic design as close as possible, with a high quality window product that is more costly during its early life-cycle timeframe. No historic openings will be adversely affected (Condition #1).

The notion of establishing what may be considered a questionable precedent is acknowledged; however, certain conditions of window and door improvements such as partial preservation and exact matching of historic design components provides an acceptable balance between building modernization, preserving visual character, building stability, and code compliance.

3. **The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or property will be affected;**

The incompatible change of original materials on historically significant buildings is a recognized diminution of historic integrity. In some cases, this is lessened, or held more stable, through preservation of other items such as style, arrangement, profile, texture, color, etc. In the case of the COA herein, and from an afar visual perspective, the effect of the change will not likely be easily discernible from afar if the historic window design, including its thick muntin profiles are to be retained. Because the frontal façade windows have been repaired to a historic configuration, and are to remain in wood with what are supposedly historic wood muntin profiles, it is important that the remaining windows closely match their overall design (except materials). As long as the window design is preserved, and if clear glass panes are used, then the building will likely reveal itself as more stable in the long term, and as an example for balancing repair and replacement in directing future preservation decisions and methods for window projects.

4. **Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his property.**

There is no evidence presented to indicate that denial of this COA will deprive the owner of reasonable beneficial use of the property.

5. **Whether the plans may be reasonably carried out by the applicant.**

The proposed plan for replacing the windows and doors are reasonably designed and do not appear to present any major obstacles at this time for being carried out by the applicant. In fact, the applicant has presented detailed drawings for each replacement, along with a sample of the materials and window design.

**Additional Guidelines for Alterations**

1. **A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
The property continues to be used for its historic purpose as an assembly hall and for various events and activities. The scope of this project will not change the use.

- **The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.**

Windows are a distinguishing feature of the Coliseum. The front facade, in particular, was noted in the local landmark designation report as being the major focus of the building, though it has been altered since 1935, and all of the windows along each elevation have been replaced and are not considered historic for their materials. Although these windows are not original, they were replaced using State of Florida, Division of Historical Resources financial assistance that required following the Secretary of the Interior's Standards for Rehabilitation. These standards recommend against changing the historic appearance of windows, stripping windows of their historic materials, and failing to provide adequate protection that results in their deterioration.

The replacement of the wood windows with the proposed windows may result in a loss of the window casing material, which may be original, but not the window sashes and frames that are newer. Some, but not all sections of historic sills and jambs will be replaced as needed due to damp rot and wood destroying organisms. Therefore, the total amount of historic fabric to be lost may not be a significant measure, though the original design that in part includes the window materials of wood, becomes an alteration that does adversely affect the integrity of the building. However, some loss of integrity when it comes to stabilizing a building is acceptable.

City Administration indicates that the Coliseum is a facility that struggles financially and has a yearly deficit requiring subsidies from the City general fund. The City Architect includes cost analyses for comparing all wood windows with aluminum clad (below). The tables indicate that maintenance costs for wood windows is estimated to be approximately $30,000 higher over time than for aluminum clad windows. Therefore, the applicant's architect requests aluminum clad window replacements for the side and rear elevations only that are less visible to the general public. In exchange for this consideration, the applicant preserved the full frontal façade set of windows in their wood condition. It is important that the City coordinate regularly scheduled maintenance of the remaining wood windows. This must be done either as a budgeted item occurring within the City's fiscal year planning, a local non-profit or volunteer group who could adopt the building somehow, or other acceptable means (Condition #6).

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### Window Comparison Chart

<table>
<thead>
<tr>
<th>Window Construction</th>
<th>Initial Cost</th>
<th>Warranty</th>
<th>Manufacturing</th>
<th>Energy Efficiency</th>
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<td>Wood/Wood Glass</td>
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<td>20 years (Marvin)</td>
<td>4-6 weeks</td>
<td>NRBC U-Factor: .25</td>
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<td>Non-Glass</td>
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<td>10 years (Marvin)</td>
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<tr>
<td>Installation</td>
<td></td>
<td>1-2 years (by others)</td>
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</tr>
<tr>
<td>Paint</td>
<td></td>
<td>based on manufacturer</td>
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<tr>
<th>Elevation</th>
<th>Unit Cost</th>
<th>Installation Cost</th>
<th>Paint Cost</th>
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### Window Comparison Chart

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<th>Manufacturing</th>
<th>Energy Efficiency</th>
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<td></td>
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<td>-AAMA 2005-11</td>
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### Comparison Chart (south elevation windows only)

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<th>Maintenance Freq./Cost</th>
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<td>Installation</td>
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<td>Paint</td>
<td>$5,000-4,000</td>
<td>based on manufacturer</td>
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</table>

| Aluminum Clad/Wood  | $59,769.23  | Annual / <$1,000 | 4-6 weeks | NRBC U-Factor: .30 | SHGC .18 VT: .38 Energy Star: YES |
| Glass               |              | (cleaning/inspection) |        |                  |
| Non-Glass           |              | 10 years (Marvin) |            |                  |
| Installation        | $8,000-10,000| 1-2 years (by others) |      |                  |
| Paint               | <$1,000      | 20 years (Marvin) | -AAMA 2005-11 |                  |
• Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.

No conjectural features are proposed as the historically documented windows and their configuration are to be replaced in-kind, except for their materials.

• Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The Coliseum is an altered building with distinct design modifications that are part of its history. The front façade was significantly altered from 1935-1945 that caused an adverse impact at the time. However, over time, these alterations which were required mainly due to natural events, have settled into the building with an appearance that is now common and therefore have become historically significant in their own right, and should be appropriately preserved as they are and have been maintained over time.

• Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The wood windows are considered distinctive features of the Coliseum due to their unique design, placement, operative methods, and the 1920s period to which they were likely replicated in 1994. It is important that these aspects be preserved, including replicating the wood texture and finishes that have been historically used up to 1994. Although the 1994 windows and the casings for each, as well as, the door systems are proposed for replacement, the applicant suggests that their design and profiling, as well as, their respective openings will remain closely matched or unchanged.

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

The original wood windows were replaced in 1994, suggesting that the rapid deterioration over the 20-year period is a result of improper maintenance programming. The extant wood windows appear to be repairable as evidenced by the frontal façade repairs. Changing the materials from wood to metal is not recommended by this local guideline or the U.S. Secretary of the Interior’s Standards*. However, since the local provision is a "guideline" and not a criterion or required standard, then some flexibility seems permissible. This is especially poignant in this case since the full frontal façade window set has been preserved as wood, even though the window materials are documented as being historic in age. The degree of permissibility here is tempered by the previous preservation activity. Though these windows are not historic per se, City Historic Preservation Staff should properly document the most important windows from each elevation of the building, and the interior sill details (Condition #7).

*NOTE: In order to understand the federal standards guideline referenced above regarding window replacement, a narrow examination of the provision suffices here. The provision recommends (underline by author)
Replacing in kind an entire window that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Obviously, the provision provides limited flexibility for replacement over repair under certain circumstances. For example, windows that are difficult to reach, or that are in comparatively inconspicuous locations may be suitable for replacement with alternative materials when they can be replaced in-kind; i.e., other than materials, all other key factors are closely copied or retained such as opening size, sash and light shape, size, and configuration, operation, color, muntin profile, etc.

The applicant has stated that the wood windows are deteriorated beyond repair. The proposed replacement windows match the old in design and color but not texture and materials. Information on the cost to rehabilitate the windows was provided above that indicates that wood windows would cost less to purchase and install but that the maintenance costs would increase over time.

- **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Chemical and physical treatments are not part of the proposed scope of work, and shall not be used inadvertently without future approval by the City Historic Preservation Staff.

**RECOMMENDATION**

Based on consistency with Chapter 16, City Code of Ordinances, Staff recommends that the Community Planning and Preservation Commission APPROVE WITH CONDITIONS the Certificate of Appropriateness COA 16-90200020 request for the replacement of existing wood sash windows and existing doors as proposed.

**CONDITIONS OF APPROVAL**

1. Replacement windows shall replicate the existing window design in terms of all historic trim, sill and framing, sizes and dimensions, frame widths, sash and operation types, pane configurations, and trapezoidal exterior muntin grid that replicates the existing muntin profiles. No changes to existing window openings will be made without CPPC approval.

2. The glazing shall be clear and consistent throughout, except for private areas such as rest rooms, which may have etched, frosted, or filmed glass.

3. All existing historic window and door hardware shall be retained and installed in their historic locations.

4. The applicant shall provide City Historic Preservation Staff with a written narrative that all contractors and subcontractors understand the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties.

5. The applicant shall contact City Historic Preservation Staff for a post-installation inspection.
6. The applicant shall provide a written narrative describing how the frontal windows will be maintained in the future.

7. The applicant shall coordinate with City Historic Preservation Staff a date and time to allow documentation and salvage of certain interior and exterior elements of select window systems.
APPENDIX B
COA Application/Applicant Cover Letter

CERTIFICATE OF APPROPRIATENESS

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Capital Improvements Dept., City of St. Petersburg (Jean Totti-PM)

Street Address: One 4th Street North
City, State, Zip: St. Petersburg, FL 33701
Telephone No: 727-892-5885
Email Address: jean.totti@stpete.org

NAME of AGENT or REPRESENTATIVE: Phil Trezza of Harvard Jolly Architecture

Street Address: 2714 Dr. MLK Jr. Street N.
City, State, Zip: St. Petersburg, FL 33704
Telephone No: 727-896-4611
Email Address: p.trezza@harvardjolly.com

PROPERTY INFORMATION: St. Pete Coliseum

Street Address: 535 4th Avenue N, St. Petersburg, FL 33701
Parcel ID or Tract Number: 19-31-17-74466-007-0110
General Location: REV MAP OF ST PETERSBURG BLK 7, LOTS 11, 12 & 13 & E 14' FT OF LOT 10

Designation Number: 8913

AUTHORIZED

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city's Codes Compliance Assistance Department.

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

NOTES: 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.

2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner / Agent: ___________________________ Date: 3/21/13

UPDATED 09-12-2012
CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay (City Code Section 16.30.070). These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available online at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: 535 4th Avenue N., St. Petersburg, FL 33701  COA Case No: 

<table>
<thead>
<tr>
<th>Type of Request</th>
<th>Proposed Use</th>
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<tr>
<td>Alteration of building/structure</td>
<td>Single-family residence</td>
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<tr>
<td>New Construction</td>
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<tr>
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<tr>
<td>Alteration of archaeological site</td>
<td>Office</td>
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<tr>
<td>Site Work</td>
<td>Commercial</td>
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Estimated Cost of Work: $500,000

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System
   N/A

2. Roof and Roofing System
   N/A
3. Windows
   The existing wood-framed windows are deteriorated beyond repair. The proposed replacement windows are
   wood-framed with a pre-finished aluminum exterior cladding, which look identical in detail and profile to the
   existing painted wood-framed windows.

4. Doors
   The existing wood-framed doors are deteriorated beyond repair. The proposed replacement doors are
   wood-framed with a pre-finished aluminum exterior cladding, which look identical in detail and profile to the
   existing painted wood-framed doors.

5. Exterior siding
   N/A

6. Decorative elements
   N/A

7. Porches, Carriage Porch, Patio, Carport, and Steps
   N/A

8. Painting and/or Finishes
   N/A

9. Outbuildings
   N/A

10. Landscaping, Parking, Sidewalk, Garden features
    N/A

11. Other
    N/A
April 23, 2014

Planning and Economic Development Department

Urban Planning and Historic Preservation Division

City of St. Petersburg
P.O. Box 2942
St. Petersburg, 33713

RE: CERTIFICATE OF APPROPRIATENESS

Dear Sir or Madam:

Attached please find photographs that document the deteriorated condition of the existing windows and doors at the St. Pete Coliseum building. The frames of these windows and doors are composed of wood.

These existing wood-framed windows are deteriorated beyond repair. In our professional opinion, it would not be wise to replace them with all wood-framed windows. With Florida’s humid climate and the City’s precious and limited financial resources to properly maintain all-wood windows and doors (proper maintenance requires frequent and regular inspections, re-sealing and re-painting of the wood-framed windows and doors), we strongly urge you to consider the following proposed solution.

We propose the replacement windows and doors to be composed of wood frames with a pre-finished aluminum exterior cladding, which will look nearly identical in detail and profile to the existing painted wood-framed windows.

This kind of replacement was done on the Mirror Lake Library, a project our firm designed for the City many years ago. We hope this historical precedent is considered in your decision making process.

Sincerely,

[Signature]

PHILIP L. TRICCA, JR., AIA, LEED AP
Senior Vice President
Director of Governmental Architecture
HARVARD JOLLY ARCHITECTURE

Enc. (5 pages of photographs)
APPENDIX C
Elevation Drawings/Specifications
APPENDIX D
Anatomy of a Window Graphic

Anatomy of a Double-Hung Window
APPENDIX E
Photographs

Photo 1: The Coliseum during the 1920s.

Photo 2: The Coliseum after the 1945 repairs.
Photo 3: The Coliseum, front façade.

Photo 4: Example of existing doors proposed to be replaced.
Photo 5: East side façade.

Photo 6: West side façade.
Photo 7: Windows on the rear façade with a replacement window.

Photo 8: Detail of typical window muntin.
APPENDIX F
Public Comment

No public comment has been received as part of this application, though letters were received as part of the 2014 application.
APPENDIX G
Coliseum Window Restoration Report
St. Petersburg Coliseum
Window Restoration
Window Units Restored
Sash removed from opening
Frame casing stripped down to substantial substrate
Epoxy repairs made on sill, exterior window casing and jamb
Glass extracted for sash restoration

Epoxy repairs made to rotten portions of sash

Lower sash rail replaced and properly joined

Vertical and horizontal mullions replaced and joined properly
Radius arched drip edge replicated
Frame restored
Sash restored, reinstalled and sealed properly
F1-F2, G1-G2

Frame stripped to sustainable substrate and epoxy repairs to rotten portions

Sash extracted

Sash stripped to bare wood, sanded and epoxy repairs made
F1-F2, G1-G2

- Window glass reglazed
- Sash repaired with epoxy
- Sash oil primed and sanded for final coat
F1-F2, G1-G2

Sash restored and ready for installation
F1-F2, G1-G2

Restored sash reinstalled and sealed properly
Large E1 unit was restored in place.

All glazing was removed and mullions were repaired using epoxy and dutchman repair methods.
Frames and sash were stripped to sustainable substrate. All glass lites were reglazed and hand-painted in. Unit was properly primed, sealed and painted to ensure sustainability.
Sash replicated to match appropriate style and joinery

Sash manufactured, primed, glassed, glazed and top coated
D1-D2

Restored sash properly reinstalled and sealed

Window frame and sill stripped to sustainable substrate, repaired with epoxy, primed and painted
C1-C4, B1-B2

Casing removed and replicated to match existing architectural style

Sash replicated, primed, glassed, glazed and top coated

Frame casing stripped to sustainable substrate, repaired, primed and top coated
Summary

In summary, windows A1, B1-B2, C1-C4, D1-D2, F1-F2 and G1-G2 were all restored by having the sash extracted and either replicated or restored. Frames and casings were stripped to sustainable substrate and repaired using epoxy and dutchman methods. Frames and casings were repaired, primed, sealed and top coated. Sash were stripped, primed, glassed, glazed and top coated.

Unit E1 was restored in place. All glazing was removed from sash. Sash and frame casings were stripped to sustainable substrate. Sash and casings were repaired, primed, sealed and top coated. Mullions were repaired with epoxy and dutchman methods. All glass portions were reglazed and properly painted.
Staff Report to the St. Petersburg
Community Planning and Preservation Commission
Prepared by the Planning & Development Services Department,
Urban Planning & Historic Preservation Division

For Public Hearing and Executive Action on August 14, 2018
at 2:00 p.m., in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

According to Planning & Economic Development Department records, no Community Planning & Preservation Commission member resides or owns property located within 2,000 feet of the subject property. All other possible conflicts should be declared upon announcement of the item.

City File: FLUM-52

This is a private application requesting the following:

Amend the Future Land Use Map:

- From R/OS (Recreation/Open Space) to RL (Residential Low), or other less intensive use

Amend the Official Zoning Map:

- From NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban), or other less intensive use

The purpose of this proposed map amendment is to create single-family home sites located along fairway nos. 9, 10, and 18, as demonstrated on the attached map.

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Page 1
APPLICANT INFORMATION

APPLICANT/OWNER: St. Petersburg Country Club, Inc.
2000 Country Club Way So.
St. Petersburg Florida 33712-4109

AGENT: R. Donald Mastry
200 Central Avenue, Suite 1600
St. Petersburg, Florida 33701

SITE DESCRIPTION

Street Address: Multiple sites
Parcel ID Number: (Portion of parcel) 35-31-16-49356-000-0010
General Description: Area A: 1.236 acres, Fairway No. 9
Area B: 0.421 acres, Fairway No. 10
Area C: 0.817 acres, Fairway No. 10
Area D: 1.820 acres, Fairway No. 18
Acreage: Approximately 4.3-acres, combined
Zoning: NSE (Neighborhood Suburban Estate)
Future Land Use: R/OS (Recreation / Open Space)
Countywide Plan Map: R/OS (Recreation / Open Space)
Existing Use: The subject areas currently exist as open, green space along the perimeter of
fairway nos. 9, 10, and 18.
Surrounding Uses: The subject area is surrounded by support facilities for the golf course,
existing single-family residences, and Boyd Hill Nature Preserve.
Neighborhood Assoc.: Lakewood Estates Civic Association
Judy Ellis, President
No Neighborhood Plan

ZONING HISTORY

The NSE (Neighborhood Suburban Estate) zoning designation at each location has been in place since
September 2007, following implementation of the City’s Vision 2020 Plan, the City-wide rezoning and
update of City Code, Chapter 16, Land Development Regulations (LDRs). The zoning at each location
was historically single-family residential, as each location was previously zoned RS-100. The Future
Land Use Map designation has been Recreation/Open Space since 1989.

Similar requests were approved in 2007 (Application No. PC-708) and 2013 (Application No. FLUM 17).
Development Potential

Area A: Fairway No. 9, 53,856 square feet or 1.236 acres:

- **Current Zoning.** Providing all other district regulations are met, the development potential for the subject area shall not exceed one (1) single-family house plus one accessory dwelling unit. Non-residential development shall not exceed a floor area ratio of 0.20 or approximately 10,768 square feet.

- **Proposed Zoning.** Providing all other district regulations are met, the development potential of the subject area **shall not exceed six (6) single-family houses.** Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 16,156 square feet.

Area B: Fairway No. 10, 18,349 square feet or 0.421 acres:

- **Current Zoning.** The development potential for the subject area is zero (0) dwelling units and zero non-residential square footage. The proposed parcel does not meet the minimum lot requirement of 43,560 square feet or 1.0 acre.

- **Proposed Zoning.** Providing all other district regulations are met, the development potential of the subject area **shall not exceed two (2) single-family houses.** Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 5,505 square feet.

Area C: Fairway No. 10, 35,574 square feet or 0.817 acres:

- **Current Zoning.** The development potential for the subject area is zero (0) dwelling units and zero non-residential square footage. The proposed parcel does not meet the minimum lot requirement of 43,560 square feet or 1.0 acre.

- **Proposed Zoning.** Providing all other district regulations are met, the development potential of the subject area **shall not exceed four (4) single-family houses.** Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 10,672 square feet.

Area D: Fairway No. 18, 79,274 square feet or 1.820 acres:

- **Current Zoning.** Providing all other district regulations are met, the development potential for the subject area shall not exceed one (1) single-family house plus one accessory dwelling unit. Non-residential development shall not exceed a floor area ratio of 0.20 or approximately 15,855 square feet.

- **Proposed Zoning.** Providing all other district regulations are met, the development potential of the subject area **shall not exceed nine (9) single-family houses.** Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 23,782 square feet.
The primary issues associated with this private-initiated application are consistency and compatibility of the requested designations with the established land use and zoning patterns and provision of adequate public services and facilities.

As previously stated, this request is to amend the Future Land Use Map designation from R/OS (Recreation/Open Space) to RL (Residential Low) and the Official Zoning Map designation from NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban). The applicant has indicated that the subject area is to be subdivided into individual lots for the construction of single-family houses.

Generally, the R/OS (Recreation/Open Space) future land use designation is reserved for, and assigned to, open space, parks and recreation facilities (golf courses and recreation centers) that may be publicly- or privately-owned.

The RL (Residential Low) future land use designation is reserved for, and assigned to, low density residential areas such as Lakewood, Pinellas Point, Maximo, and Park Street locations. Maximum residential density is limited to five (5) units per acre.

The Neighborhood Suburban (NS) zoning districts are reserved for, and assigned to, single-family residential neighborhoods of the suburban-style that is often characterized by single use development, horizontally-oriented architecture, front loading driveways and garages, relatively large lots and wide residential streets. The existing NSE (Neighborhood Suburban Estate) designation is the least dense of all the zoning districts permitting residential development, which is why the NSE designation is typically applied to all R/OS (Recreation/Open Space) parcels in the City. The proposed NS-2 (Neighborhood Suburban) designation permits a slightly higher density, but is consistent with the balance of the Lakewood Neighborhood that is similarly zoned NS-2 (Neighborhood Suburban).

The Lakewood Neighborhood is uniquely defined with a golf course meandering throughout the neighborhood subdivision. Parcels in this area were originally platted as early as the 1920s with the majority of development occurring in the 1950s. While the applicant’s request will reduce the size of the golf course property by 4.3 acres, this amendment will not negatively impact the single family character of the surrounding neighborhood.

**Consistency and Compatibility**

City staff has concluded that this request is consistent with the City’s Comprehensive Plan, including:

- **Policy LU3.6** which states that *land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.* The established character of the surrounding area is low-density, single-family residential development designated NS-2 (Neighborhood Suburban).

- Other applicable policies are outlined on page 6 of this staff report.
Archaeological Survey

A portion of "Area D" is an identified archaeological site. Originally surveyed in December 1986, a Florida Master Site File, Archaeological Site Form was filed with the State of Florida and recorded as 8Pi1208, Lake Maggiore. The archaeologist noted that the site was severely disturbed / destroyed. For this reason, the site is classified as a Sensitivity Level 3 archaeological site, meaning it is not eligible for landmark designation and includes no unique conditions or requirements for development.

LEVEL OF SERVICE (LOS) IMPACT

The Level of Service (LOS) impact section of this report concludes that the proposed rezoning will not alter the City’s population or the population density pattern or have a negative effect upon the adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE ON CONCURRENCY

Level of Service impacts are addressed further in this report. Approval of the requested Plan change and rezoning does not guarantee that the subject property will meet the requirements of concurrency at the time development permits are requested. Upon application for site plan review or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

PUBLIC COMMENTS

As of this writing, City staff has received five (5) telephone calls, including three (3) who have subsequently requested to be registered opponents:

1. Enita "Nina" Berkheiser, 2231 Desoto Way So.
2. Philip Garrett, 3029 35th Terrace So.
3. Helen Simon, 2120 Coronado Way So.

RECOMMENDATION

Staff recommends APPROVAL on the basis that the request is consistent with the goals, objectives, and policies of the City's Comprehensive Plan, subject to the following condition(s):

Amend the Future Land Use Map:

- From R/OS (Recreation / Open Space) to RL (Residential Low), or other less intensive use

Amend the Official Zoning Map:

- From NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban), or other less intensive use
RELEVANT CONSIDERATIONS ON AMENDMENTS TO OFFICIAL ZONING MAP

a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.

The following objectives and policies from the Land Use Element and Transportation Element are applicable:

LU2 The Future Land Use Plan shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

LU2.4 The City may permit an increase in land use intensity or density outside of activity centers where available infrastructure exists and surrounding uses are compatible.

LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

LU3.1.A.1 Residential Low (RL) - Allowing low density residential uses not to exceed 5.0 dwelling units per net acre; Residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to floor area ratio of 0.40. An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.

LU3.2 Development shall not exceed densities and intensities established within this Future Land Use Element except where allowed by the land development regulations.

LU3.6 Land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.

LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.

LU3.12 Less intensive residential uses (less than 7.5 units per acre) shall continue as the predominant density in St. Petersburg.

LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.
R3.1 Encourage the private sector to continue to provide recreational and cultural facilities and programs.

b. **Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.**

There are no environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

c. **Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units.**

Based solely on land area, the difference in residential development potential is 19 dwelling units. Thus the proposed changes will not significantly alter the City’s population or the population density pattern and thereby impact residential dwelling units and/or public schools. Students are assigned to schools based on large concurrency service areas that contain a number of schools. Student capacities and enrollment are calculated and maintained based on these attendance areas. According to the most recent school district data, there is sufficient capacity for the school population in public schools in the City. All attendance areas are operating within the proposed level of service standard.

d. **Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, stormwater management.**

The following analysis indicates that the proposed change will not have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested land use change and rezoning for the subject 4.3 acres be approved, the City has sufficient capacity to serve the subject property.

**WATER**

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region’s local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City’s and other member government’s water supply needs. The City’s current potable water demand is approximately 28.4 million gallons per day (mgd).

The City’s adopted LOS standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 80 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

**WASTEWATER**

The subject areas are served by the Southwest Water Reclamation Facility, which presently has excess average day capacity estimated to be 0.22 million gallons per day (MGD). The estimate is based on a permit capacity of 20 MGD and a calendar year 2016 daily average flow of 19.78 MGD. Therefore, there is excess average daily sanitary sewer capacity to serve the amendment area.
SOLID WASTE

Solid waste collection is the responsibility of the City. Approval of this request will not affect the City’s ability to provide collection services. Solid waste disposal is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations; however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant continues to operate below its design capacity of incinerating 930,750 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill has approximately 30 years remaining, based on current grading and disposal plans. Thus, there is excess solid waste capacity to serve the amendment area.

TRAFFIC

The subject areas have access to Country Club Way South and Fairway Avenue South, both of which are neighborhood collector roads maintained by the City of St. Petersburg. When exiting the Lakewood Neighborhood, these two roads connect to 31st Street South and Dr. Martin Luther King Jr. Street South. According to the Forward Pinellas 2017 Level of Service Report, the level of service (LOS) for 31st Street South is “C”; the volume-capacity ratio for this road segment is 0.684, so there is spare capacity to accommodate new trips. The LOS for Dr. Martin Luther King Jr. Street South is “C”, the volume-capacity ratio for this road segment is 0.385, so there is spare capacity to accommodate new trips.

The statutory provisions for transportation concurrency were rescinded in 2011. In the absence of state imposed transportation concurrency management requirements, the Pinellas County Metropolitan Planning Organization (MPO) authorized a multi-jurisdictional task force to develop a countywide approach to manage the transportation impacts associated with development or redevelopment projects through local site plan review processes. The task force created the Pinellas County Mobility Plan, which was adopted by the MPO in September 2013, and called for the renaming the Transportation Impact Fee Ordinance as the Multimodal Impact Fee Ordinance, which became effective on May 1, 2016. On March 3, 2016 the St. Petersburg City Council approved amendments to the Future Land Use, Transportation, Capital Improvements and Intergovernmental Coordination elements of the Comprehensive Plan in order to ensure consistency with the countywide approach to managing transportation impacts associated with development or redevelopment projects.

Policy T3.1 in the Transportation Element, which previously identified the LOS “D” standard for major roads in St. Petersburg, was revised to include policies that pertain to the implementation of the Pinellas County Mobility Management System. Transportation management plans, and in some cases traffic studies, are required for large development projects (51 new peak hour trips or more) that impact deficient roads, which are defined countywide as major roads operating at peak hour LOS “E” and “F” and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years. The proposed rezoning is not located on a deficient road, so a transportation management plan or traffic study would not be required for a land development project on the subject areas.
MASS TRANSIT

The Citywide LOS for mass transit will not be affected. The subject areas are not located within 1/4 mile of an existing transit route. The closest PSTA local transit service is Route 20 providing service along Dr. Martin Luther King Jr. Street South with 60-minute headways.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres per 1,000 population, the actual LOS City-wide is estimated to be 21.9 acres per 1,000 population. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT

Prior to development of the subject property, site plan approval will be required. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

e. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansion.

Upon application for site plan review or development permits, a full review will be conducted through the City’s Engineering Department, Development Review Services Division, and Construction Services and Permitting Division to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

f. The amount and availability of vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.

The applicant is proposing redevelopment of the subject areas for single-family houses, a land use that is consistent with existing, surrounding properties.

g. Whether the proposed change is consistent with the established land use pattern.

The proposed NS-2 and RL categories are contiguous with the same existing categories adjacent to the subject areas.

h. Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.

Existing district boundaries are logically drawn to reflect the existing, recreational purpose of the subject areas.

i. If the proposed amendment involves a change from a residential to a nonresidential use, whether more nonresidential land is needed in the proposed location to provide services or employment to the residents of the City.

Not applicable.

j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.

According to the FEMA Flood Insurance Rate Map (FIRM), the subject areas are not located in the 100-year flood plain, Hurricane Evacuation Zone, or Coastal High Hazard Area.

k. Other pertinent facts. None.
ATTACHMENT B

PUBLIC COMMENTS
Dear Derek,

Thank you so much for your great explanation of this process!!!

This email is to register my opposition to the rezoning request of the 4.3 acres combined, portion of 35-31-16-49356-000-0010. The proposal is to rezone the area from NSE to NS-2 and amend the future land use map from R/OS to RL.

Lakewoods charm has always been its green space and we would like to keep it that way. Taking away green space to develop additional house will increase density and bring additional traffic to our narrow roads.

Thank you again for your time.

Warm regards,

Enita

Enita
P. Berkheiser

2231 Desoto Way S

St Petersburg, FL 33712
Florida Master Site File
Archaeological Site Form

State of Florida
Department of State
Division of Archives, History and Records Management
AHE00408-94

Site Number: Bp1208
County: Pinellas

Site Name: Lake Maggiore
USGS Quad: Passaicville Beach

Note: Please attach an 8 1/2" x 11" copy of the appropriate portion of the above map, with site location indicated.

Township / Range / Section:

<table>
<thead>
<tr>
<th>Township</th>
<th>Range</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>32S</td>
<td>16E</td>
<td>1</td>
</tr>
</tbody>
</table>

Note: The figure to the left represents a regular section (1 square mile); please indicate the location of your site by placing an X in the appropriate portion of the section.

If the section is irregular or part of a land grant, please check below and disregard above instructions.

☑ Irregular section
☐ Land grant

(name)

UTM Coordinates:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Easting</th>
<th>Northing</th>
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</thead>
<tbody>
<tr>
<td>17</td>
<td>336880</td>
<td>3067675</td>
</tr>
</tbody>
</table>

Note: If you are unfamiliar with calculating UTM measurements, leave blank.

Fresh Water Source: Unnamed creek
Distance to Water: 30 m SE

Local Vegetation: Pine, oak, palmetto

Topographical Setting: Ridge slope

Present Land Use: Golf course

Local Informant (Inc. Private Collections): John Baker

Address: 6211 4th Ave. So., St. Petersburg, FL

Local Informant (Inc. Private Collections):

Address:

Survey Date: 12/86

Other Master Site File Numbers:

Recorder(S) (List Principal Investigator First): Robert J. Austin

Address: Piper Archaeological Research, Inc. P. O. Box 919, St. Petersburg, FL 33731

Project Name: City of St. Petersburg Survey

Type of Site (Check One or More as Appropriate):

☐ Indeterminate
☐ Unknown
☐ Single Artifact
☐ Artifact Scatter
☐ Lithic Scatter
☐ Midden(s)
☐ Shell Midden(s)
☐ Shell Works
☐ Mound(s)
☐ Burial Mound(s)
☐ Platform/Mound(s)
☐ Canal
☐ Cave
☐ Prehistoric Earthworks
☐ Historic Cemetery
☐ Historic Refuse
☐ Historic Earthworks
☐ Shell Ring
☐ Re-deposited
☐ House/Homestead
☐ Military
☐ Mission

National Register: Listed Date Determined Eligible Date
Determined Not Eligible Date Unaccessed
**THREATS TO SITE:**
- zoning
- development
- deterioration
- borrowing

**REMARKS:**
- preservation recommended
- severely disturbed/destroyed
- recommended for further testing

**REPOSITORY:** Baker Collection

**NOTE:** Cite any reports referring specifically to this site. General background material need not be cited. Use Florida Anthropologist format.

**CULTURAL CLASSIFICATION** Prehistoric Aboriginal

**CULTURAL PERIOD** Unknown

**ARTIFACTS (Check as many as apply):**
- aboriginal ceramics
- nonaboriginal ceramics
- lithics
- worked bone
- human bone/burial(s)
- animal bone/identified bone
- shell food remains
- worked shell
- plant remains
- wood
- metal
- precious metal/coin(s)
- glass
- brick/brick materials
- other human remains (e.g., hair)
- leather
- pollen
- misc. historic (please list)
- misc. prehistoric (please list)

**DIAGNOSTIC ARTIFACTS** None

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

**DEPTH OF CULTURAL DEPOSIT** (if known) unknown

**SITE DISTURBANCES**
- soil compaction
- erosion
- mining/borrow pit
- agricultural
- residential/commercial

**DEGREE OF SITE DESTRUCTION**
- relatively undisturbed
- moderate

**TYPE OF INVESTIGATION**
- surface collection by informant
- shovel test
- extensive excavation
- test excavation

**ELEVATION**
- Meters: Max 3.7, Min 3.1
- Feet: Max 12, Min 10

**COLLECTION STRATEGY**
- general
- selective
- controlled
- None by recorder

**OPTIONAL NARRATIVE DESCRIPTION**
(If there is no published report, provide a short description of the site on a separate sheet.)

**OPTIONAL PHOTOGRAPHS OR SKETCHES OF DIAGNOSTIC OR UNIQUE ARTIFACTS**
(Please attach separate sheet(s).)

**FORM PREPARED BY** Robert J. Austin

**ADDRESS** Piper Archaeological Research, P.O. Box 919, St. Petersburg, FL 3373

**DATE** 2/25/87

**AFFILIATION** (FAS chapter, government agency, etc.):
APPLICATION

Date of Submittal: 
Street Address: 
Parcel ID or Tract Number: 35-31-16-49356-000-0010 
Zoning Classification: Present: NSE Proposed: NS-2 
Future Land Use Plan Category: Present: R/O Proposed: RL 

NAME of APPLICANT (Property Owner): St. Petersburg Country Club, Inc. 
Street Address: 2000 Country Club Way S. 
City, State, Zip: St. Petersburg, FL 33712-4109 
Telephone No: 727-410-1471 
Email Address: mkieman@tcslaw.com 

NAME of any others PERSONS (Having ownership interest in property): 
Specify Interest Held: 
Is such Interest Contingent or Absolute: 
Street Address: 
City, State, Zip: 
Telephone No: 
Email Address: 

NAME of AGENT OR REPRESENTATIVE: R. Donald Mastry 
Street Address: 200 Central Avenue, Suite 1600 
City, State, Zip: St. Petersburg, FL 33701 
Telephone No: 727-824-6140 
Email Address: dmastry@trenam.com 

AUTHORIZATION

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map $ 2,400.00
Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map $ 2,000.00
Rezoning only $ 2,000.00

Cash or credit card or check made payable to the "City of St. Petersburg"

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

St. Petersburg Country Club, Inc. 

Signature: 
Date: 5-30-18

Must be signed by title holder(s) or by an authorized agent with letter attached.
PROPERTY INFORMATION:
Street Address: 
Parcel ID or Tract Number: 35-31-16-49356-000-0010
Square Feet: Please see attached Narrative
Acreage: Please see attached Narrative
Proposed Legal Description:
Please see attached Narrative

Is there any existing contract for sale on the subject property:
If so, list names of all parties to the contract:
Is contract conditional or absolute:

Are there any options to purchase on the subject property:
If so, list the names of all parties to option:

REQUEST:
The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

The proposal is to change the future land use from Recreation/Open Space to Residential Low and to change the zoning from Neighborhood Suburban Estate to Neighborhood Suburban -2.

Please see attached Narrative
AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: St. Petersburg Country Club, Inc.

This property constitutes the property for which the following request is made

Property Address: _____________________________________________________________

Parcel ID No.: 35-31-16-49356-000-0010

Request: Change the future land use from Recreation/Open Space to Residential Low and
to change the zoning from Neighborhood Suburban Estate to Neighborhood Suburban -2.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to
execute any application(s) or other documentation necessary to effectuate such
application(s)

Agent's Name(s): Donald R. Mastry

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider
and act on the above described property

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): ___________________________  ___________________________

Sworn to and subscribed on this date

Identification or personally known: ___________________________

Notary Signature: ___________________________  ___________________________

Commission Expiration (Stamp or date):

City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731 – (727) 893-7471

www.stpalo.org/efr
REQUEST

The applicant is the St. Petersburg Country Club (the “Applicant”) and it owns a golf course located in the Lakewood Estates subdivision in St. Petersburg, Florida.

The Applicant is requesting that four parcels of its property adjacent to the golf course be amended on the Future Land Use Map from Recreation/Open Space (R/O) to Residential Low (RL). Additionally, Applicant is seeking to rezone the parcels from Neighborhood Suburban Estate (NSE) to Neighborhood Suburban-2 (NS-2).

One parcel is located near the 9th hole of the golf course that consists of approximately 1.236 acre and will be proposed to be developed as single family home sites. The parcel’s legal description and sketch is attached as Exhibit A.

Two parcels are located adjacent to the fairway of the 10th hole of the golf course that consist of approximately 1.238 acres combined and
are proposed to be developed as single family home sites. The two parcels' legal descriptions and sketches are attached as Exhibit B.

One parcel is located adjacent to the fairway of the 18th hole of the golf course that consists of approximately 1.820 acres and is proposed to be developed as single family home sites. The parcel's legal description and sketch is attached as Exhibit C.

**PURPOSE**

The Applicant desires to develop the parcels for residential purposes.

**EXISTING USE**

The parcels are all undeveloped land that sits adjacent to the Applicant's golf course and the development. The parcels for residential use will not adversely affect the use of the golf course or the neighborhood.

**SURROUNDING USES**

Each of the parcels is adjacent to the Applicant's golf course and single family homes that are zoned in the NS-2 category.
NEIGHBORHOOD ASSOCIATION

The parcels are located within the boundaries of the Lakewood Estates Civic Association. The proposed future land use amendment and rezoning have been presented to the Lakewood Estates Civic Association and it is not opposed to the rezoning and land use requests.

ZONING AND FUTURE LAND USE HISTORY

The present NSE zoning designation has been in place since September 2007, following the implementation of the City’s Vision 2020 Plan, the Citywide rezoning and update of the land development regulations.

According to the latest edition of the City of St. Petersburg Comprehensive Plan, effective April 15, 2016, the future land use of the parcels is R/O on the Future Land Use Map. The present land use of the parcels is not consistent with the present zoning.

The established character of the immediate area surrounding these parcels is residential uses. The requested RL future land use category and NS-2 zoning category are consistent with the designations to the north, south, east and west. Therefore, the requested designations are consistent with Policy LU3.6 which states that “land
planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated."

Additionally, the requested NS-2 is a consistent zoning category with the proposed Residential Low (RL) future land use category; therefore the request satisfies Policy LU3.3 of the Comprehensive Plan which states that "each land use plan category shall have a set of different zoning districts that may be permitted within the land use category and zoning that is not consistent with the plan category shall not be approved."

**LEVEL OF SERVICE IMPACT**

The proposed change in future land use and zoning will not have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. The city has sufficient capacity to meet all demands created by not more than 20 additional dwelling units.

There are 1,656 homes in Lakewood Estates. The homes are located on 464.33 acres. None of the 152.59 acres which include the
Applicant's golf course and clubhouse are included in this acreage.

Therefore, the existing density of Lakewood Estates is:

\[ 1,656 \text{ homes} / 464.33 \text{ acres} = 3.5664 \text{ homes/acre} \]

The proposed future land use category, RL, indicates Lakewood Estates is designated as Residential at 5 units/acre.

This application is for the future development of no more than 20 single family homes on 4.294 acres. Upon completion of these homes, the density of Lakewood Estates including 20 additional single family homes will be as follows:

\[ \frac{1,656 \text{ homes} + 20 \text{ homes}}{464.33 \text{ acres} + 4.294 \text{ acres}} = \frac{1,676 \text{ homes}}{468.624 \text{ acres}} = 3.5764 \text{ homes/acre} \]

This slight fraction of a percentage increase in the density of Lakewood Estates will not adversely affect Lakewood Estates, public schools or the City's ability to meet the adopted Level of Service Standards. The resulting density of 3.5764 units per acre is well below the 5.0 units per acre permitted by the RL future lane use.

**RESPONSES TO RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP AND OFFICIAL ZONING MAP:**

a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.
The following policies and objectives from the Comprehensive Plan are applicable:

**LU3.1.(A)(1)** Residential Low (RL) – Allowing low density residential uses not to exceed 5.0 dwelling units per net acre.

**LU3.2** Development shall not exceed densities and intensities established within this Future Land Use Element except where allowed by the land development regulations.

**LU3.5** The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

**LU3.6** Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

**LU 3.8** The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term, desirability of an area through appropriate land development regulations.
LU3.12 Less intensive residential uses (less than 7.5 units per acre) shall continue as the predominant density in St. Petersburg.

LU3.15 The Land Use Plan shall provide housing opportunity for a variety of various age, sex, race, and income by providing a diversity of zoning categories with a range of densities and lot requirements.

LU5.3 The concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

c. Whether the proposed amendment would alter population or the population density pattern and thereby impact residential dwelling units and/or public schools.

The proposed change will slightly alter population and will not alter the population density pattern and thereby will not impact residential dwelling units and/or public schools.
d. **Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, and storm water management.**

The proposed change *will not* have a significant impact on the City’s adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested rezoning for the subject property be approved, the City has sufficient capacity to meet all demands.

e. **Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansion.**

The land area is both appropriate and adequate for the anticipated use of the subject property.

f. **The amount and availability of vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.**

There is very little available vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.

g. **Whether the proposed change is consistent with the established land use pattern.**

The proposed change will permit residential development, which is consistent with the established land use pattern surrounding the subject area.

h. **Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**
The existing RL Land Use and NS-2 zoning district boundary is not illogically drawn in relation to existing conditions.

i. **If the proposed amendment involves a change from a residential to a nonresidential use, whether more nonresidential land is needed in the proposed location to provide services or employment to the residents of the City.**

   Not applicable.

j. **Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

   According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is not located within the 100-year flood plain. The property is not located within the CHHA (Coastal High Hazard Area).

k. **Other pertinent information.** None.
LEGAL DESCRIPTION

A portion of TRACT XII, LAKEWOOD ESTATES, GOLF COURSE SECTION, a recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Green Way South, said point being the Northerly most change in direction on the boundary of said Tract XII as a POINT OF REFERENCE; thence 24.86 feet along said right of way and the arc of a curve to the right, concave to the Southwest, having a radius of 20.00 feet, central angle of 71°12'54", chord bearing S53°38'15"E, and chord length of 23.29 feet, to a point on the East line of said Tract XII, also being the West right of way of Fairway Avenue South, and a point of compound curve; thence 177.30 feet along said right of way and the arc of a curve to the right, concave to the West, having a radius of 431.95 feet, central angle of 23°31'05", chord bearing S06°16'16"E, and chord length of 176.06 feet to the POINT OF BEGINNING; thence continue along said East line, 294.36 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 431.95 feet, central angle of 39°02'44", chord bearing S25°00'38"W, and chord length of 288.70 feet to a point of compound curve; thence 31.81 feet along the arc of a curve to the right, concave to the North, having a radius of 20.00 feet, central angle of 91°07'35", chord bearing N89°54'12"W, and chord length of 28.56 feet to a point on the South line of said Tract XII, also being the North right of way of Catalonia Way South, and a point of reverse curve; thence along said South line, 251.96 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 525.00 feet, central angle of 27°29'50", chord bearing N58°05'20"W, and chord length of 249.55 feet; thence departing said South line, N18°09'45"E, 88.70 feet; thence S85°30'40"E, 202.50 feet; thence N22°46'24"E, 77.15 feet; thence S84°30'44"E, 103.53 feet, to the POINT OF BEGINNING.

Containing 53,856 square feet (1.236 acres) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S53°38'15"E along the chord of a curve located at the Northeasterly corner of TRACT XII, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 100'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

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<tr>
<td>LS</td>
<td>Licensed Surveyor</td>
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<td>PSM</td>
<td>Professional Surveyor and Mapper</td>
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<td>R/W</td>
<td>Right of Way</td>
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FIVE LOT CONCEPT DESCRIPTION AND SKETCH

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

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George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33703
PHONE (727) 822-4317 FAX (727) 822-2919
BRIDGES & STRUCTURAL ENGINEERING CIVIL ENGINEERING ENVIRONMENTAL ENGINEERING GEOLOGY GEOLOGY GROUNDCO NDS LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING

PLANNED SUSTAINABLE DEVELOPMENT
GAINSVILLE-LAKELAND-ORLANDO-PALM BEACH-ST. PETERSBURG-TAMPA

PLOTTED: 4/19/2016 1:13 PM
LOGNE: Kime, Greg

JOB NO: 120163023E
SHEET NO: 1 of 2

Catherine A. Boswell PSM LS 6257
APRIL 18, 2016
LEGAL DESCRIPTION

PARCEL "A"

A portion of TRACT V, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 29, Page 163, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of reverse curve located on the Westerly right of way line of Alcazar Way South, said point being the Easterly most change in direction on the boundary of said Tract V as a POINT OF REFERENCE; thence along the East line of said Tract V, also being the Westerly right of way of Alcazar Way South, the following two (2) courses: (1) 44.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 642.00 feet, central angle of 0°55'43", chord bearing S15°28'29"W, and chord length of 44.01 feet to a point of reverse curve; (2) 338.82 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 05°07'57", chord bearing S16°04'37"W, and chord length of 338.71 to the POINT OF BEGINNING;

thence continue along said East line, 200.08 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 03°01'51", chord bearing S20°09'31"W, and chord length of 200.05 feet; thence departing said East line, N68°19'34"W, 103.00 feet to a point on a curve; thence 156.20 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3679.34 feet, central angle of 02°25'57", chord bearing N20°27'28"E, and chord length of 156.19 feet; thence N88°13'20"E, 110.12 feet to the POINT OF BEGINNING.

Containing 18,349 square feet (0.421 acre) more or less.

TOGETHER WITH:

PARCEL "B"

From a point of reverse curve located on the West right of way line of Alcazar Way South, said point being the Easterly most change in direction on the boundary of said Tract V as a POINT OF REFERENCE; thence along the East line of said Tract V, also being the Westerly right of way of Alcazar Way South, the following two (2) courses: (1) 44.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 642.00 feet, central angle of 0°55'43", chord bearing S15°28'29"W, and chord length of 44.01 feet to a point of reverse curve; (2) 853.22 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 12°55'29", chord bearing S19°58'22"W, and chord length of 851.41 to the POINT OF BEGINNING;

thence continue along said East line, the following two (2) courses: (1) 103.29 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 01°33'53", chord bearing S27°13'03"W, and chord length of 103.29 feet to a point of compound curve; (2) 247.42 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3243.00 feet, central angle of 04°22'17", chord bearing S30°11'08"W, and chord length of 247.36 feet; thence departing said East line, N57°37'43"W, 103.00 feet to a point on a curve; thence 239.56 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3140.00 feet; central angle of 04°22'17", chord bearing N30°11'08"E, and chord length of 239.50 feet to a point of compound curve; thence 100.48 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3679.34 feet; central angle of 01°33'53", chord bearing N27°13'04"E, and chord length of 100.48 feet; thence S63°33'53"E, 103.00 feet to the POINT OF BEGINNING.

Containing 35,574 square feet (0.817 acre) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.

2. NOT A BOUNDARY SURVEY.

3. Basis of Bearings: S15°28'29"W along the chord of a curve located on the East line of TRACT V, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".

4. This sketch is made without the benefit of a title report or commitment for title insurance.

5. This map intended to be displayed at a scale of 1" = 120'.

6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.

7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

AVE Avenue

LB Licensed Business

LS Licensed Surveyor

PSM Professional Surveyor

R/W Right of Way

George F. Young, Inc.

259 DR. MARTIN LUTHER KING JR. STREET, N, ST. PETERSBURG, FLORIDA 33701

PHONE (727) 822-3417 FAX (727) 822-2910

BUSINESS ENTRY 101

CIVIL & TRANSPORTATION ENGINEERING / GEOLOGY / LANDSCAPE ARCHITECTURE
PLANNING / SURVEYING / SUBSURFACE WATER ENGINEERING

GAINESVILLE / LAKEWOOD RANCH ORLANDO / PALM BEACH / ST. PETERSBURG / TAMPA

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

SIX LOT CONCEPT DESCRIPTION AND SKETCH

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

George F. Young, Inc.

259 DR. MARTIN LUTHER KING JR. STREET, N, ST. PETERSBURG, FLORIDA 33701

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BUSINESS ENTRY 101

CIVIL & TRANSPORTATION ENGINEERING / GEOLOGY / LANDSCAPE ARCHITECTURE
PLANNING / SURVEYING / SUBSURFACE WATER ENGINEERING

GAINESVILLE / LAKEWOOD RANCH ORLANDO / PALM BEACH / ST. PETERSBURG / TAMPA

George F. Young, Inc.

259 DR. MARTIN LUTHER KING JR. STREET, N, ST. PETERSBURG, FLORIDA 33701

PHONE (727) 822-3417 FAX (727) 822-2910

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LEGAL DESCRIPTION

A portion of TRACT III, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plot Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Alcazar Way South, said point being the Northerly most change in direction on the boundary of said Tract III as a POINT OF REFERENCE; thence 29.19 feet along said right of way and the arc of a curve to the right, concave to the South, having a radius of 20.00 feet, central angle of 83'38'08", chord bearing S77°05'57"E, and chord length of 26.67 feet, to a point on the Easterly line of said Tract III, also being the Westerly right of way of Country Club Way South, and a point of compound curve; thence along the Easterly line of said TRACT III, 272.30 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 8051.02 feet, central angle of 01'56'16", chord bearing S34°18'44"E, and chord length of 272.29 feet, to the POINT OF BEGINNING; thence continue along said Easterly line, the following two (2) courses: (1) 405.59 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 8051.02 feet, central angle of 02°53'11", chord bearing S31°54'01"E, and chord length of 405.55 feet to a point of reverse curve; (2) 355.24 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 4580.56 feet, central angle of 04°26'37", chord bearing S32°40'44"E, and chord length of 355.15 feet; thence departing said Easterly line, S55°05'58"W, 104.00 feet to a point on a curve; thence 363.31 feet along the arc of a curve to the right, concave to the Northeast, having a radius of 4684.56 feet; central angle of 04°26'37", chord bearing N32°40'43"W, and chord length of 363.22 feet to a point of reverse curve; thence 400.35 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 7947.02 feet, central angle of 02°53'11", chord bearing N31°54'01"W, and chord length of 400.31 feet; thence N56°39'24"W, 104.00 feet to the POINT OF BEGINNING.

Containing 79,274 square feet (1.820 acres) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S77°05'57"E along the chord of a curve located at the Northeasterner corner of TRACT III, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 100'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

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<td>PSM</td>
<td>Professional Surveyor and Mapper</td>
</tr>
<tr>
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<td>Right of Wey</td>
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Gainesville | Lakeland | Tampa | Orlando | Naples | Beach | ST. Petersburg | Tallahassee
LAKEWOOD ESTATES
GOLF COURSE SECTION
TRACT III
PLAT BOOK 20, PAGE 63

CURVE TABLE

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<th>CURVE</th>
<th>LENGTH</th>
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