



CITY OF ST. PETERSBURG, FLORIDA  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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## STAFF REPORT

### Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, June 8, 2021, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at [www.stpete.org/meetings](http://www.stpete.org/meetings).

*According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission 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.*



Case No.:	21-90200034
Address:	620 10 <sup>th</sup> Avenue South
Legal Description:	KIRKWOOD SUB W 40FT OF LOT 9 & W 40FT OF N 10FT OF LOT 7
Parcel ID No.:	30-31-17-46872-000-0091
Date of Construction:	c.1918
Local Landmark:	Roser Park Local Historic District (87-01) - Contributing
Owners:	Tobias & Jill Bacaner Rev Trust; Tobias Bacaner, Trustee; Jill Bacaner, Trustee
Applicant:	Louis Albano

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Request:	Review of a Certificate of Appropriateness for the demolition of a single-family residence at 620 10 <sup>th</sup> Ave. S., a contributing resource to a local historic district
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## Historical Context and Significance

The Roser Park area was developed by Charles Martin Roser beginning in the early 1910s as an early planned suburb of downtown St. Petersburg. From this time, the area's development was influenced by its unique topography. Booker Creek, the body of water which the subject bridge crosses, and its surrounding parkland serve as a focal point of the neighborhood. The area was developed with, and has since retained, single-family residences of various architectural styles which represent St. Petersburg's early development, including Craftsman and Colonial Revival. Elements of the urban landscape dating to the area's early development, including rusticated concrete block retaining walls, brick streets, and park land, have also been retained and continue to define Roser Park's distinct character.

620 10<sup>th</sup> Avenue South ("the subject property") was constructed c.1918, appearing on the 1918 Sanborn Map, which was the first time the Roser Park area was included. The frame vernacular structure was initially depicted as a two-story massing, but is considered a one-and-a-half story structure with rectangular plan and a hip roof with a hip extension. The house also has exposed rafter ends, which are visible beneath the projecting eaves. The exterior wall fabric is wood, drop siding and asbestos shingles. Several one-story additions have been constructed over the years. Some of these one-story additions are in very poor condition. Overall, the property still retains its essential architectural form and historic integrity.

The FMSF No. PI05627, completed in 1993, indicates that the property's windows and doors were boarded up at the time of documentation. It appears that the property has remained uninhabitable since then.

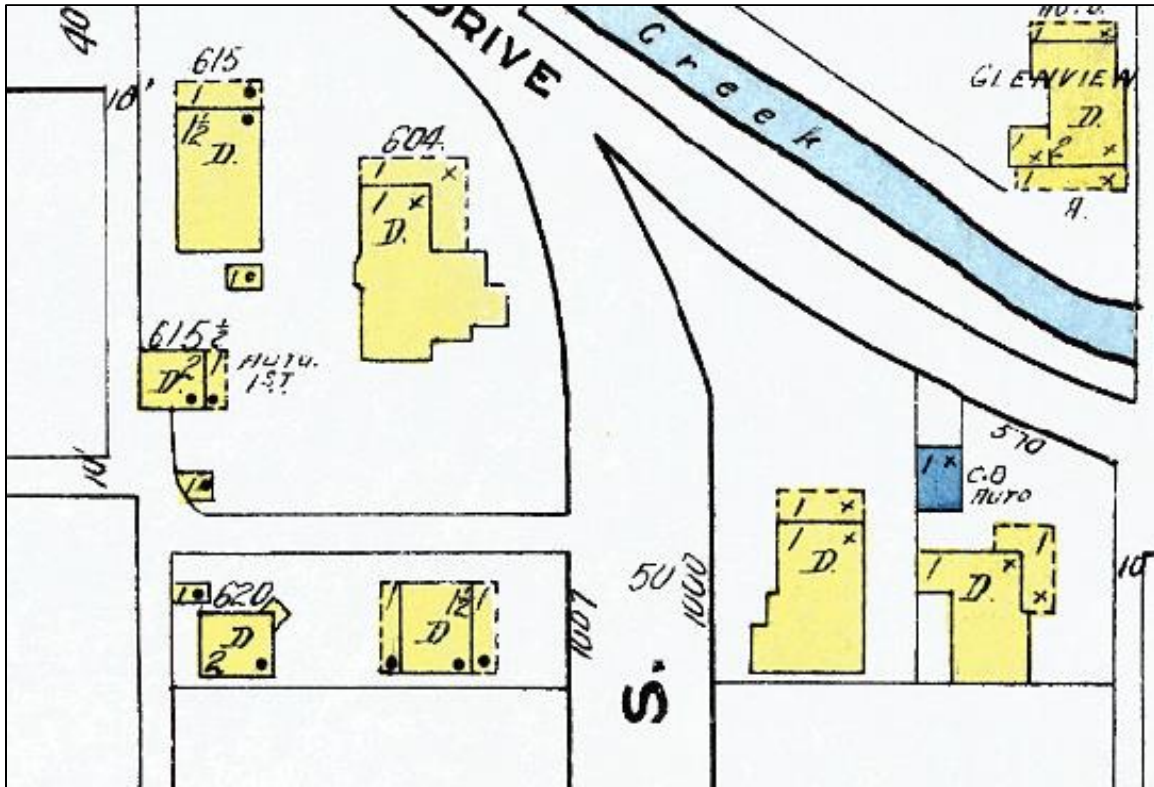
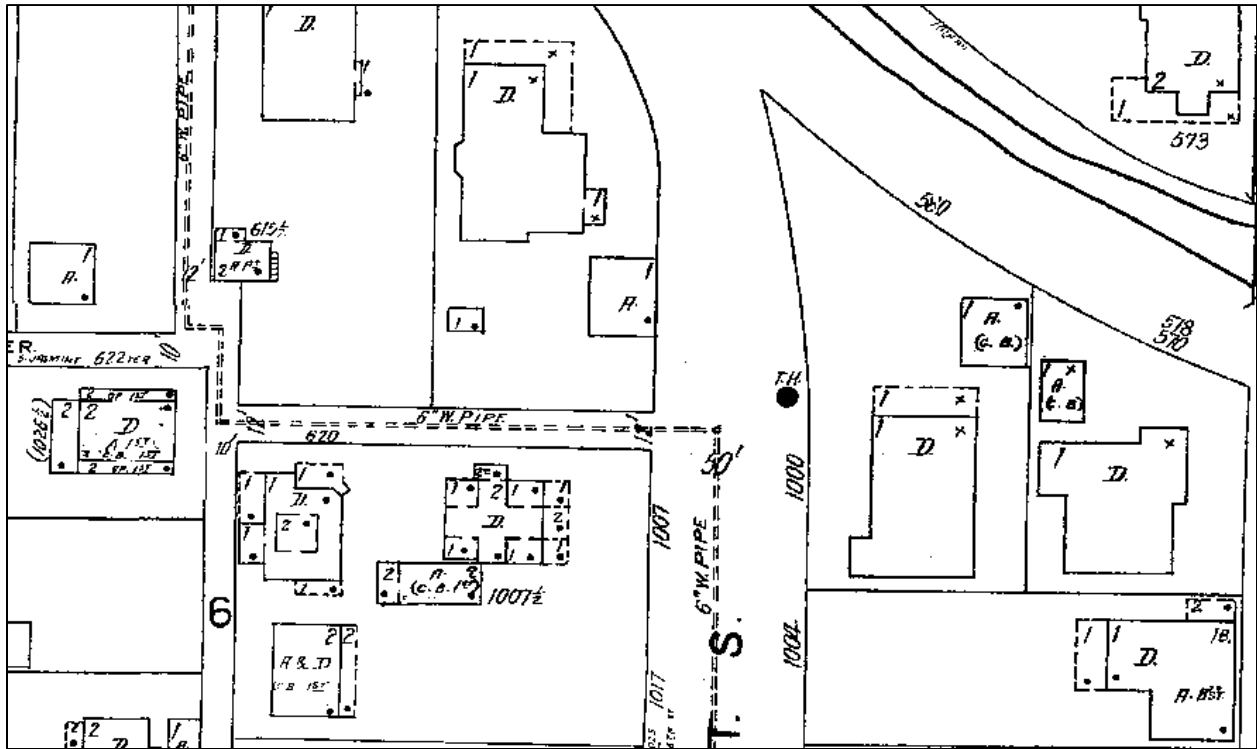


Figure 1: 1918 Sanborn map, Sheet 27. Subject property is outlined in red.



**Figure 2: Portion of the 1951 Sanborn Map Company map of St. Petersburg Florida, Sheet 212b, depicting the property with new additions.**

Roser Park Local Historic District (HPC 87-01) was designated to the St. Petersburg Register of Historic Places in 1987. The house at 620 10<sup>th</sup> Avenue South is classified as a contributing resource to the historic district. As a contributing structure to the local historic district, alterations, demolition, and new construction require the issuance of a Certificate of Appropriateness (“COA”). Per the City’s COA Matrix, demolition requires review by the Community Planning and Preservation Commission (“Commission”).

The subject property was also included in the Roser Park Historic District (NRHP no. 98000295) as a contributing resource. The Roser Park Historic District was listed in the National Register of Historic Places on April 1, 1998.

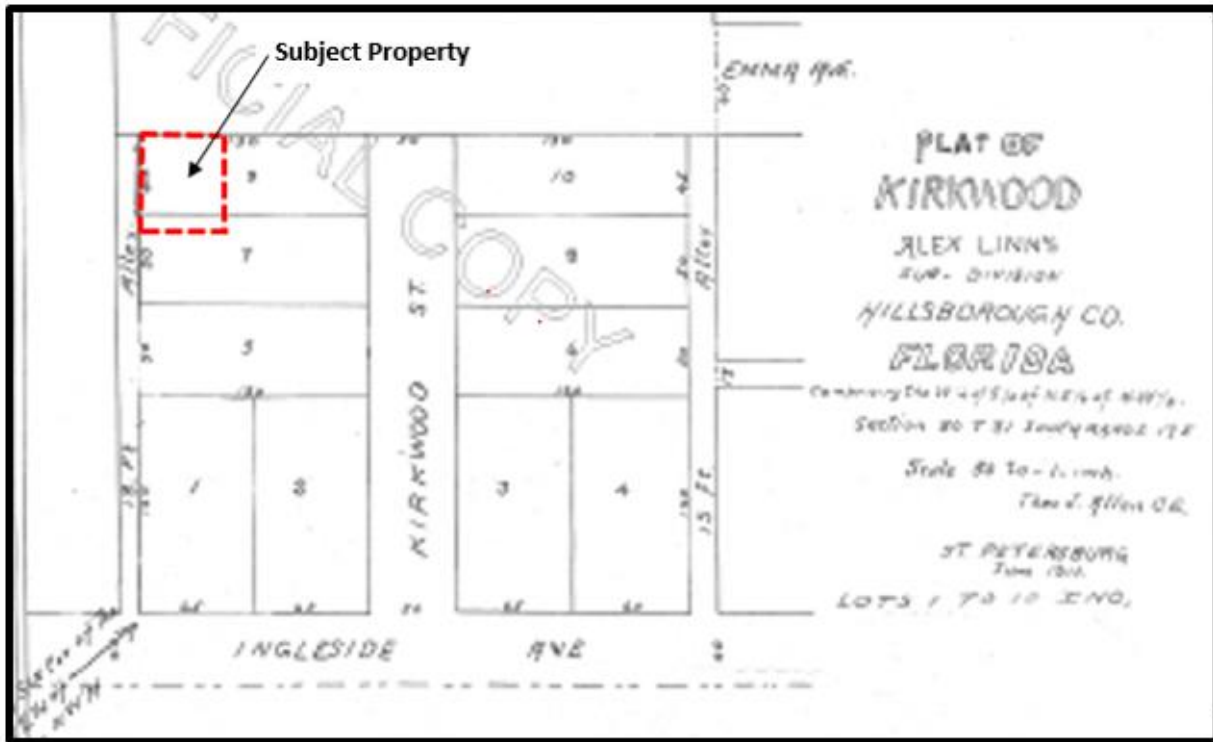
### Project Description

Application No. 21-90200034, which was submitted to St. Petersburg’s Urban Planning and Historic Preservation Division by Louis Albano on behalf of the owner on March 12, 2021, proposes total demolition of a contributing property to the Roser Park Local Historic District (Appendix A).

### Zoning and Land Development Regulation Overview

The application in consideration proposes the demolition of a historic single-family structure in a local historic landmark district through a Certificate of Appropriateness (COA) review. This Section provides a review of the zoning and associated Land Development Regulation requirements for the subject property.

The property is part of the original Kirkwood Alex Linns Subdivision. The property is a corner lot and borders along two (2) alleys with the front yard located along the northern property line. The alley to the west is 13 feet wide and the ally to the north is 12 feet wide. The property was split from the original Lot 9 and Lot 7 and today is 40 feet wide by 55 feet in depth as shown below.



The property is zoned Neighborhood Traditional (NT-2) and is located within the Roser Park National Register Historic District and the Roser Park Local Historic District. As such, the property is within the Historic and Archaeological Preservation Overlay District within the Land Development Regulations (LDRs) which provides both protects and regulates properties within the overlay district. Within this overlay district, the property has been identified as a Level 2 Archaeological Sensitive Area. The existing single-family structure is considered a contributing resource in both the National and Local Historic Districts.

The purpose of the NT district regulations is to protect the traditional single-family character of the NT neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. The standards for the NT districts are intended to reflect and reinforce their unique character. The character and context along the street should reinforce the pattern of a traditional single-family neighborhood. These areas typically exhibit a higher degree of architectural legacy and characteristics. Site layout and architectural detailing is emphasized to preserve and reinforce the existing development pattern. The NT-2 zoning designation requires a minimum lot width of 50 feet and lot area of 5,800 s.f. The subject property is considered to be nonconforming in lot width (40 feet wide) and area (2,200 s.f.) and is considered to be a buildable lot pursuant to the property card and Buildable Lot Letter 20-4000074. Therefore, no variance to the lot width or lot area is required for the construction of a single -family home; however, all other requirements of the NT-2 district and applicable LDRs must be met, or variances must be granted. Upon demolition of the existing structure, there is no guarantee of variances for setbacks, site layout and design, and other LDR requirements.

The following land development requirements apply to NT-2 property:

<b>Density, Intensity &amp; Setbacks</b>	<b>Required</b>	<b>Max for Property (based on 2,200 s.f.)</b>
Front yard setback:	25 feet	
Street side setback:	12 feet	
Interior side yard setback*:	5 feet	
Rear yard setback:	10 feet (no alley)	
Parking Required	2 spaces	2 spaces
Maximum Floor Area Ratio (FAR):	0.40	880 s.f.
Bonus FAR (with required design elements)	Up to 0.20	Up to 440 s.f.
Maximum Building Surface	0.55	1,210 s.f.
Maximum Impervious Surface	0.65	1,430 s.f.

\*for properties less than 50 ft. width

Any new structure will have to meet the building and design requirements for NT-2, visibility triangle, parking, landscaping, and all other applicable land development requirements. No site plans for a new single-family structure have been submitted.

Based on the attached sketch showing the Buildable Lot Area, after the NT-2 setbacks are in place, the buildable lot area is 30 ft x 20 ft, or 600 s.f. The front yard is allowed up to 45% impervious surface area. The front yard is 1,000 s.f. which allows for a maximum of 450 s.f. that typically includes the front porch, stoop, and walkways. Even with a variance to the front setback, the front yard impervious area requirement remains.

As noted above, the property must also follow the requirements of *Section 16.30.070 Historic and Archaeological Preservation Overlay*. This overlay requires a Certificate of Appropriateness (COA) for the demolition approval. However, a COA does not relieve the property owner of compliance with the LDRs. In addition, the COA allows for Conditions of Approval that must be followed in the construction of a new single-family structure. In order to preserve the historical importance of the area, Section 16.30.070 requires that deteriorated historic features be repaired rather than replaced and where the severity of deterioration requires replacement of distinctive features, the replacement shall match the old in design, texture, and other visual qualities- and, where reasonable, materials. *Section 16.30.070 Historic and Archaeological Preservation Overlay* and *Section 16.60.030.4. Non-Conforming Structures*, indicates that if a nonconforming structure is removed or demolished then any new development must be consistent to Chapter 16 of the city LDRs.

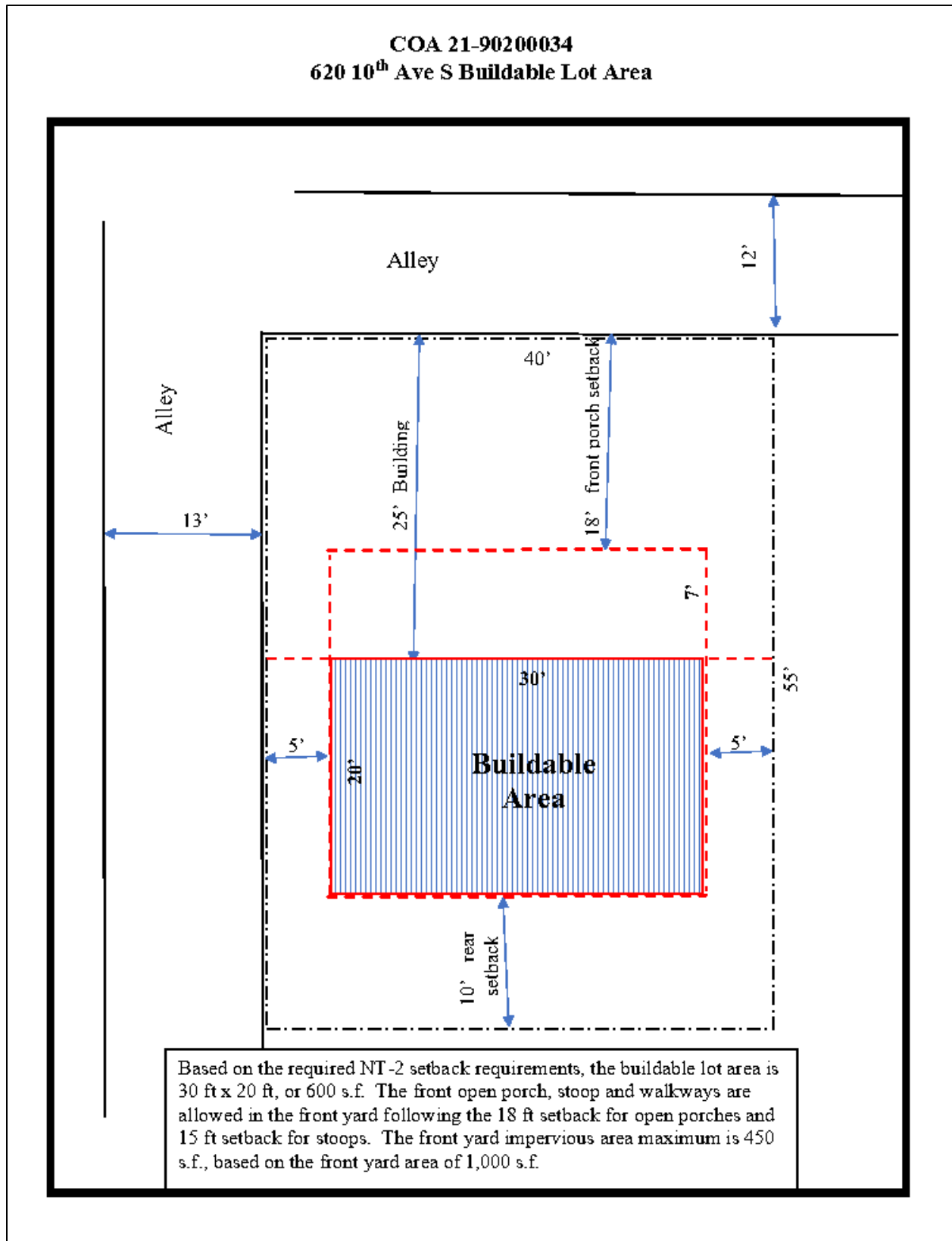


Figure 3: Sketch of buildable area, created by staff.

## Project Review

### General Criteria for Granting Certificates of Appropriateness and Staff Findings

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

The proposed work will lead to a total demolition of a contributing structure to the Roser Park Local Historic District. The district is highly intact with only a few non-contributing resources. The demolition would lead to this property being considered a non-contributing resource and would negatively impact the district overall.

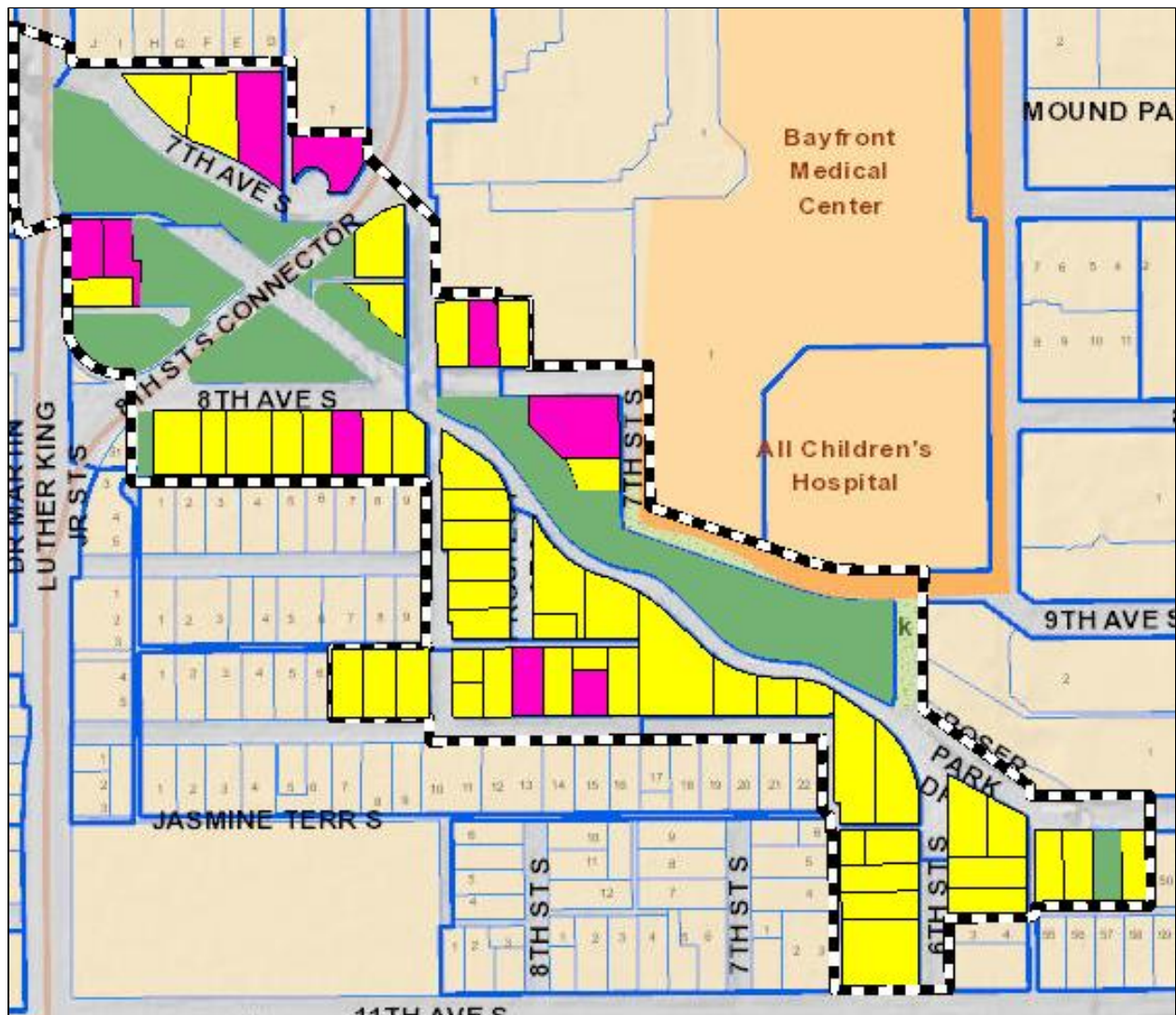


Figure 4: Map of the local historic district. Yellow indicates the property is a contributing resource. Pink indicates the property is non-contributing. Subject property is outlined in red.



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

The subject property is designated as a contributing resource to the local historic district. There are very few non-contributing structures in the district, and none are surrounding the subject property. Removing a contributing structure would negatively impact the surrounding properties and the district as a whole.

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

This request will result in total demolition. When the approval of demolition of resources in local historic districts is granted, the CPPC typically conditions final approval of the demolition permit on the approval of a COA for a replacement. This would result in the construction of a noncontributing residence within the district.

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

Given the lack of information submitted with the application, other information publicly available to staff at the time of review, and the building and site design and orientation constraints imposed on any new construction, staff does not believe that the denial of a COA for demolition would deprive the property owner reasonable beneficial use of the property.

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

This information has not been provided.

6. *A COA for a noncontributing structure 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 negative impacts.*

This criterion is not relevant to this application.

#### Additional Guidelines for Demolition

In approving or denying applications for a COA for demolition, the Commission and the POD shall also use the following additional guidelines:

1. *The purpose and intent of these additional requirements is to determine that no other feasible alternative to demolition of the local landmark or contributing property can be found.*

The application (Appendix A) states that the structure is "beyond economic unfeasibility of renovation." The application includes an estimate from ProActive Restoration, LLC that renovation would cost approximately \$293,050. The same contractor estimated that the demolition and new construction of an 1,100 square foot house would cost \$142,000 to \$180,000.

The Chief Building Official Donald Tyre reviewed the provided estimates and stated that \$160/SF is an appropriate estimate for new construction, which would be approximately \$180,000 for an 1,100 square foot house (Appendix B). Mr. Tyre also stated that the demolition cost of \$6,000 could be low, and that some of the costs for renovation seemed high, but these costs could be justified by an engineering evaluation of existing condition and level of finish. No engineering report has been submitted.

It should be noted that because this property is a contributing resource to a local and national historic district, the property would be eligible for Ad-Valorem Tax Exemptions on any qualified renovation. A Federal Income Tax Rehabilitation Credits is also available if the property is income-producing (rental). Combined, these incentives enhance the benefit and feasibility of rehabilitation.

2. *No COA for demolition shall be issued by the Commission until the applicant has demonstrated that there is no reasonable beneficial use of the property or the applicant cannot receive a reasonable return on a commercial or income-producing property.*

The applicant did not provide any information related to this criterion.

3. *The Commission may solicit expert testimony and should request that the applicant furnish such additional information believed to be necessary and relevant in the determination of whether there is a reasonable beneficial use or a reasonable return. The information to be submitted by a property owner should include, but not be limited to, the following information:*

- a. *A report from a licensed architect or engineer who shall have demonstrated experience in structural rehabilitation concerning the structural soundness of the building and its suitability for rehabilitation including an estimated cost to rehabilitate the property.*

The application only included estimated costs for renovation and new construction by ProActive Restoration, LLC.

- b. *A report from a qualified architect, real estate professional, or developer, with demonstrated experience in rehabilitation, or the owner as to the economic feasibility of rehabilitation or reuse of the property. The report should explore various alternative uses for the property and include, but not be limited to, the following information:*

- i. *The amount paid for the property, date of purchase, remaining mortgage amount (including other existing liens) and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.*

The application includes the following:

- Estimate of Demolition and New Construction: \$149,000 - \$182,000
- Estimate of Renovation: \$293,050

- ii. *The most recent assessed value of the property.*

According to the Pinellas County Property Appraiser, the 2020 just/market value of the property was \$53,965. The current owners purchased the property on October 31, 2018 for \$100,000.

- iii. *Photographs of the property and description of its condition.*

The applicant invited staff to visit the property and photograph it. Staff's photographs can be found in Appendix C. The applicant did not provide a description of the structure's condition.

- iv. Annual debt service or mortgage payment.*

This information was not provided.

- v. Real estate property taxes for the current year and the previous two years.*

This information was not provided.

- vi. An appraisal of the property conducted within the last two years. The City may hire an appraiser to evaluate any appraisals. All appraisals shall include the professional credentials of the appraiser.*

This information was not provided.

- vii. Estimated market value of the property in its current condition; estimated market value after completion of the proposed demolition; and estimated market value after rehabilitation of the existing local landmark for continued use.*

This information was not provided.

- viii. Evidence of attempts to sell or rent the property, including the price asked within the last two years and any offers received.*

This information was not provided.

- ix. Cost of rehabilitation for various use alternatives. Provide specific examples of the infeasibility of rehabilitation or alternative uses which could earn a reasonable return for the property.*

This criterion is not relevant to the subject property, which is zoned for single family use only.

- x. If the property is income-producing, submit the annual gross income from the property for the previous two years as well as annual cash flow before and after debt service and expenses, itemized operating and maintenance expenses for the previous two years, and depreciation deduction and projected five-year cash flow after rehabilitation.*

This property has not been inhabited for decades.

- xi. If the property is not income-producing, projections of the annual gross income which could be obtained from the property in its current condition.*

This information was not provided.

- xii. Evidence that the building can or cannot be relocated.*

This information was not provided.

- c. The Commission may request that the applicant provide additional information to be used in making the determinations of reasonable beneficial use and reasonable return.*

Given the limited amount of information provided within this application, staff suggests that, if this request is not denied, that additional information be requested in order to appropriately evaluate the true feasibility of the subject property's rehabilitation.

- d. *If the applicant does not provide the requested information, the applicant shall submit a statement to the Commission detailing the reasons why the requested information was not provided.*

**The following criteria should be additionally considered as part of the Commission's review of the application:**

4. *The Commission may ask interested individuals and organizations for assistance in seeking an alternative to demolition.*
5. *The Commission shall review the evidence provided and shall determine whether the property can be put to a reasonable beneficial use or the applicant can receive a reasonable return without the approval of the demolition application. The applicant has the burden of proving that there is no reasonable beneficial use of the property or that the owner cannot receive a reasonable return. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return, the Commission shall deny the demolition application except as provided below.*
6. *The Commission may condition any demolition approval upon the receipt of plans and building permits for any new structure and submission of evidence of financing in order to ensure that the site does not remain vacant after demolition.*
7. *The Commission may grant a COA for demolition even though the local landmark, or property within a local historic district has reasonable beneficial use or receives a reasonable return if:*
  - a. *The Commission determines that the property no longer contributes to a local historic district or no longer has significance as a historic, architectural or archaeological local landmark; or*
  - b. *The Commission determines that the demolition of the designated property is necessary to achieve the purposes of a community redevelopment plan or the Comprehensive Plan.*
8. *The Commission may, at the owner's expense, require the recording of the property for archival purposes prior to demolition. The recording may include, but shall not be limited to, video recording, photographic documentation with negatives and measured architectural drawings.*

Additional Guidelines for Archaeological Sites.

The subject property is located within a Level 2 Archaeological Sensitivity Area, indicating a probability that unidentified resources might exist. Additional analysis during any potential ground-disturbing activity is encouraged, but not required.

Staff Recommendation

Based on a determination of general inconsistency with the requirements for demolition of historic resources defined by Chapter 16, City Code of Ordinances and based on the submitted information from the applicant, staff recommends that the Community Planning and Preservation Commission **DENY** the

Certificate of Appropriateness request for the demolition of the house at 620 10<sup>th</sup> Avenue South, a contributing property to Roser Park Local Historic District.

If the Commission does grant the requested COA for demolition, staff recommends, the following conditions of approval be included:

1. A Certificate of Appropriateness for new construction at the subject property be approved by the Community Planning and Preservation Commission, and a complete set of drawings for a building permit be submitted and approved by the Urban Planning and Historic Preservation Division and Development Review Services Division staff before the demolition permit be granted.

# Appendix A:

Application No. 21-90200034



# 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	
<b>NAME of APPLICANT (Property Owner):</b>	Tobias + Jill Bacaner Revocable Trust
Street Address:	1695 Castlewood Ln
City, State, Zip:	Palm Harbor, FL 34683
Telephone No:	Hm 727.784.8349 Toby Cell 847.826.9449 Jill Cell 847.828.9449
Email Address:	toby.bacaner@gmail.com tencoldfeet@sbcglobal.net
<b>NAME of AGENT or REPRESENTATIVE:</b>	Louis Albano
Street Address:	846 8th Ave S.
City, State, Zip:	St. Pete FL 33701
Telephone No:	727.479.5977
Email Address:	lou@albanoinvestments.com
<b>PROPERTY INFORMATION:</b>	
Street Address:	620 10th Ave S.
Parcel ID or Tract Number:	30-31-17-46872-000-0091
General Location:	Rosen Park
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: \_\_\_\_\_

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

2/12/2021



# 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 on-line at [www.nps.gov/history/hps/tps/standards\\_guidelines.htm](http://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: 620 10th Ave S. COA Case No: \_\_\_\_\_

### Type of Request

- Alteration of building/structure
- New Construction
- Relocation
- Demolition
- Alteration of archaeological site
- Site Work

### Proposed Use

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

Estimated Cost of Work: A 6,000

## 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

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### 2. Roof and Roofing System

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# CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 2 OF 2)

3. Windows

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4. Doors

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5. Exterior siding

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6. Decorative elements

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7. Porches, Carriage Porch, Patio, Carport, and Steps

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8. Painting and/or Finishes

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9. Outbuildings

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10. Landscaping, Parking, Sidewalk, Garden features

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11. Other

Demolition and Removal of existing structure which is beyond economic feasibility of renovation.

Albano Investments Group, Inc  
P.O Box 1064  
St Petersburg Fl 33731

Date 3/09/2021

Re: New home construction  
Address: 620 10<sup>th</sup> Ave S St Petersburg Fl

Mr Albano,  
Please find below the estimate for new home construction on the above referenced property:

Demolition & removal

Remove existing home

Total .....\$6,000

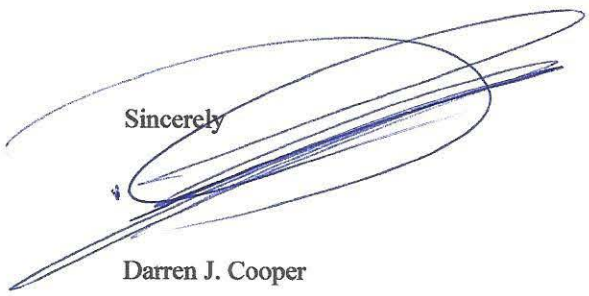
New home construction

Price range from \$130 to \$160 per square foot (depending on finishes selected)

Based on a 1,100 square foot home

Total cost range from .....\$149,000 to \$182,000

Sincerely



Darren J. Cooper

ProActive Restoration, LLC  
4903 S Westshore Blvd  
Tampa Fl 33611  
License Number: CGC1509245  
Phone: 727-505-9696

Albano Investments Group, Inc  
P.O Box 1064  
St Petersburg Fl 33731

Date 3/09/2021

Re: Renovation at 620 10<sup>th</sup> Ave S St Petersburg Fl

Mr Albano,  
Please find below the estimate to repair the above referenced property:

Drawings, engineering & permitting

Total .....\$9,500

Demolition & removal

Remove kitchen, bathroom, exterior siding, windows, rotten wood, existing front porch, Interior plaster/slat walls, existing plumbing and electrical

Total .....\$17,200

Foundation:

Temporarily raise the existing structure

Supply & Install 16"x 8" with 2 #5 rebar concrete footer below the perimeter of the existing home

Supply & Install (3) three course of 8" x 16" concrete block foundation wall

Supply & Install the required hurricane uplift strapping

Total .....\$67,800

Framing

Remove and replace existing rotten/termite damaged Interior frame walls and floor joists

Total .....\$12,300

Roofing

Supply and Install new dimensional shingle roof. Remove existing sheathing, fascia & soffit and Install new

Total.....\$19,200

Electrical

Supply & Install new electrical system throughout the home

Total .....\$16,000

Plumbing

Supply and Install all new plumbing throughout the home, tie into existing sewer line beneath the home

Total .....\$14,500

Air conditioning

Supply and Install 14 S.E.E.R split system heat pump air condition system

Total.....\$4,950

Windows

Refurbished salvageable windows and recreate additional damaged windows to closely match existing

Total .....\$15,000

Insulation

Supply & Install R-19 batt insulation in the walls and R-36 blown Insulation in the attic

Total .....\$3,750

Drywall

Supply and Install new drywall throughout the home

Total .....\$9,500

Ceramic tile

Supply & Install new ceramic tile in the bathroom

Total .....\$3,000

Interior doors & trim

Supply & Install interior trim & doors

Total .....\$10,000

Exterior doors & Siding

Supply & Install exterior siding and exterior doors

Total .....\$18,200

Fascia & soffit

Supply & Install new fascia & soffit .....\$4,500

Painting

Paint Interior/exterior of the home

Total .....\$12,500

Kitchen

Supply & Install kitchen with granite counter top and undermount stainless steel sink

Total .....\$12,000

Flooring

Supply & Install 3/4" red oak solid wood floors

Total .....\$17,750

Appliances

Supply & Install stainless steel kitchen appliance package Including washer & dryer

Total .....\$4,900

Driveway

Supply & Install brick paver driveway

Total .....\$9,000

Landscaping, sod and hardscape

Supply & Install new landscaping

Total .....\$11,500

Grand total.....\$293,050

Sincerely

Darren J. Cooper

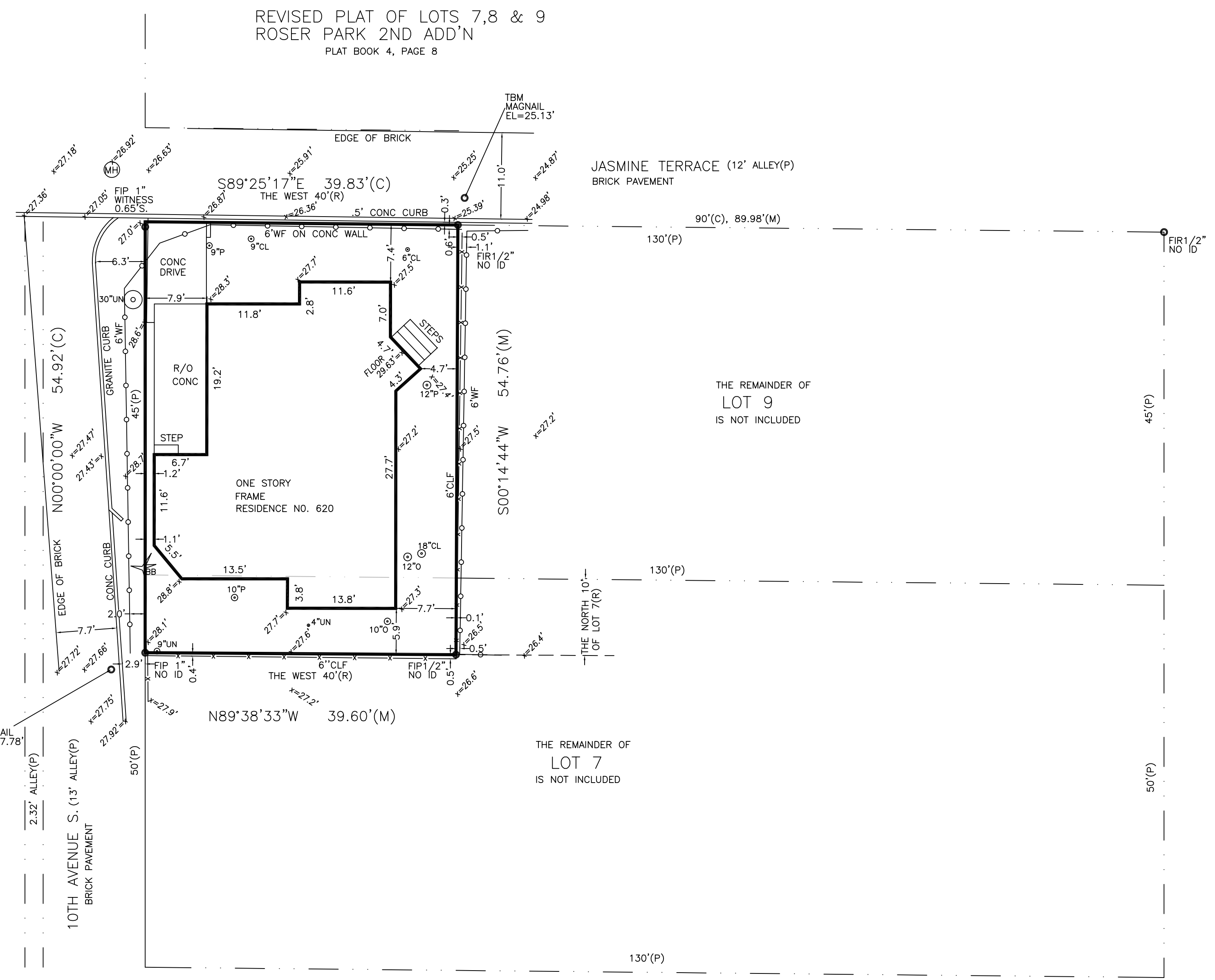
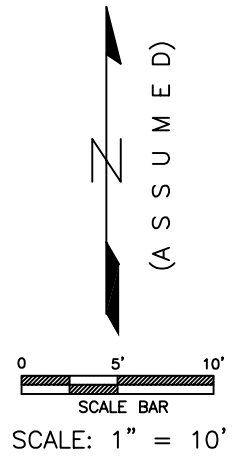
ProActive Restoration, LLC

4903 S Westshore Blvd

Tampa Fl 33611

License Number: CGC1509245

Phone: 727-505-9696



**SURVEYORS NOTES**

- LEGAL DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
  - THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA SURVEYOR AND MAPPER. REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN.
  - NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS OTHERWISE SHOWN. DISCREPANCIES BETWEEN PROPERTY LINES OF ADJOINING PARCELS NOT VERIFIED UNLESS OTHERWISE SHOWN.
  - BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF LOT 9, SAID LINE BEARS N00°00'00\"/>
5. THE SITE APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF THE PINELLAS COUNTY, FLORIDA AND INCORPORATED AREAS MAP NUMBER 1210300218E, EFFECTIVE DATE: 9-3-2003. THE SIGNING SURVEYOR AND MAPPER HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS ZONE DETERMINATION. THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT: "THIS MAP IS FOR INSURANCE PURPOSES ONLY".
6. FEMA FLOOD HAZARD MAPPING: THIS PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/OUT FLOOD RISK DETERMINATIONS. THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE ABSOLUTE DELINEATIONS OF FLOOD BOUNDARIES.
7. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.
8. UNLESS OTHERWISE SHOWN, ENCROACHMENTS OF UNDERGROUND UTILITIES, WALL FOOTINGS, ETC., WERE NOT RECOGNIZED IN THE FIELD. ALSO FENCES AS SHOWN ARE NOT TO SCALE. OWNERSHIP OF FENCES AND/OR WALLS (IF PRESENT) ARE NOT FIELD DETERMINED.
9. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THIS SURVEY WAS PERFORMED USING THE TRANSIT AND TAPE SURVEY METHOD AND CHECKED BY MATHEMATICAL TRAVERSE CLOSURE AND REDUNDANT MEASUREMENTS TO CORNERS THAT COULD NOT BE OCCURRED WITH AN INSTRUMENT. THE CALCULATED MATHEMATICAL CLOSURE MEETS OR EXCEEDS THE CLOSURE REQUIREMENTS SET FORTH IN FLORIDA ADMINISTRATIVE CODE 5J-17.
12. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE UNDERSIGNED MAKES NO GUARANTEE AS TO THE EXISTENCE, SIZE OR LOCATION OF SETBACK LINES, RIGHTS OF WAY, EASEMENTS, AGREEMENTS OR SIMILAR MATTERS.
13. THE TREES SHOWN HEREON WERE LOCATED USING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY AND THE SIGNING SURVEYOR RESERVES THE RIGHT TO VERIFY LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF PERMANENT IMPROVEMENTS SUCH AS BUILDINGS AND PARKING LOTS. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO INFORM THIS COMPANY AND/OR THE SIGNING SURVEYOR OF ANY TREES CRITICAL TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO DESIGN COMPLETION.
14. ELEVATIONS SHOWN REFERENCE NGS BENCHMARK FEDERAL K, HAVING A REPORTED ELEVATION OF 4.20 FEET, (NAVD 1988).

ELEVATIONS REFER TO NAVD 1988.

**LEGEND:**

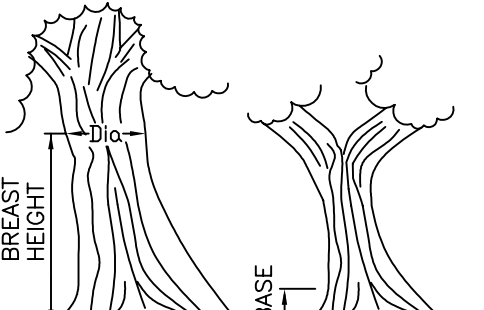
(AB) = ASBUILT (F) = FIELD	EQUIP-EQUIPMENT	MF = METAL FENCE	RCP = REINFORCED CONCRETE PIPE
(C) = CALCULATED	EROP = ELLIPTICAL REINFORCED CONCRETE PIPE	MFP = METAL LIGHT POLE	RD = ROOF DRAIN
(D) = DESCRIPTION N.T.S.	FIP = FOUND IRON PIPE	NAVD = NORTH AMERICAN VERTICAL DATUM	R/R = RAILROAD
(M) = MEASURED NOT TO SCALE	FOM = FOUND CONCRETE MONUMENT	NAD83 = NATIONAL GEODETIC SURVEY	S/S = SET 5/8\"/>
(P) = PLAT	FIP = FOUND IRON PIPE	N/E = NORTHERLY	SND = SET NAIL W/DISC LB1106
(R) = RECORD	FR = FOUND IRON ROD	NC25 = NO CORNER FOUND OR SET	SMND = SET MAG NAIL AND DISC
(TYP) = TYPICAL	FPR = FOUND ROSTER IRON ROD	O/A = OVER ALL	TBM = TEMPORARY BENCH MARK
A/C = AIR-CONDITIONER	FRND = FOUND PARKER KALON NAIL	O/S.P.G. = OPTION RECORDS BOOK AND PAGE	TOP = TOP OF BANK
AS = AIR-CONDITIONER SYSTEM	GRD = GROUND	OC = OVERHEAD UTILITY LINE	TOS = TOE OF SLOPE
BM = BENCH MARK	HT = HANDHOLE	PC = POINT OF CURVE	UB = UTILITY BOX
BFP = BACKFLOW PREVENTER	HCS = HANDICAP SIGN	PCN = PARKER KALON NAIL	UE = UTILITY EASEMENT
C = CENTERLINE	IN = INVERT ELEVATION	PLS = PROFESSIONAL LAND SURVEYOR	UTL = UTILITY
CLF = CHAIN LINK FENCE	INE/ENG = INGRESS EGRESS	POB = POINT OF BEGINNING	VCP = VITRIFIED CLAY PIPE
CP = CORRUGATED METAL PIPE	ID = IDENTIFICATION NUMBER	POC = POINT OF COMMENCEMENT	W/C = WITH
CONC. = CONCRETE	IP = IRON PIPE	PRM = PERMANENT REFERENCE MARKER	W/C = WITNESS CORNER
CONC. = CONCRETE WALK	IR = IRON ROD	PSM = PROFESSIONAL SURVEYOR & MAPPER	WLP = WOOD LIGHT POLE
CG = CONCRETE GUY	LB = LICENSED BUSINESS	PVC = POLYVINYL CHLORIDE FENCE	WM = WATER METER
DI = DRAINAGE INLET	LP = LIGHT POLE	R/O = ROOF OVER	WUP = WOOD UTILITY POLE
EB = ELECTRICAL UTILITY BOX	M = MANSION	R/W = RIGHT-OF-WAY	WF = WOOD FENCE
EP = EDGE OF PAVEMENT	MB = MAILBOX	W/W = WOOD FENCE	WV = WATER VALVE
EL = ELEVATION	MES = MITERED END-SECTION		
ELEV. = ELEVATION			

**\*\*\* TREE NOTE \*\*\***

ALL TREE LOCATIONS INFORMATION SHOULD BE FIELD VERIFIED IF CRITICAL TO DESIGN. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THE TREES SHOWN HEREON. THE TREE SIZE IS DETERMINED AT THE DIAMETER OF TREE AT BREAST HEIGHT.

**\*\*\* TREE LEGEND \*\*\***

BB=BAMBOO  
 CIT=CITRUS  
 CL = CHERRY LAUREL  
 CW = CARROT WOOD  
 EC = EUCALYPTUS  
 FP = FAN PALM  
 OP=QUEEN PALM  
 LIG=LIGULSTRUM  
 MAN=MANAGROVE  
 O = OAK  
 P=PALM  
 PCLM  
 PDC = PODOCARPUS  
 SCH = SCHEFFELERA  
 UN=UNKNOWN



UGM = UNDERGROUND GAS MARKER SCALE  
 (+/-) = APPROXIMATE  
 ICV = IRRIGATION CONTROL VALVE

CERTIFIED TO:  
 MODERN TAMPA BAY HOMES

LEGAL DESCRIPTION:  
 THE WEST 40 FEET OF LOT 9 AND THE WEST 40 FEET OF THE NORTH 10 FEET OF LOT 7, KIRKWOOD ALEX LINN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 81 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

BOUNDARY SURVEY  
 (SHOWING ELEVATIONS AND TREE LOCATIONS)

OFFICE	REVISIONS	
DATE	BY	DESCRIPTION

Prepared For: **MODERN TAMPA BAY HOMES**

DATE OF FIELD SURVEY: 11-4-20

**ROBERTSON & ASSOCIATES N**  
 SURVEYING, INC.

ALVIE F. GRIFFITH  
 REGISTERED SURVEYOR AND MAPPER  
 LICENSE NO. 6005 STATE OF FLORIDA  
 LICENSED BUSINESS No. 8106

14052 N. FLORIDA AVE., TAMPA, FL. 33613  
 Phone: (813) 388-2484

Drawn By: CF  
 Checked By: AG

Job No.: **20-411**

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

# Appendix B:

Chief Building Official's Analysis of Construction Costs

## Kelly K. Perkins

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**From:** Donald L. Tyre  
**Sent:** Thursday, May 27, 2021 11:17 AM  
**To:** Kelly K. Perkins  
**Cc:** Derek Kilborn  
**Subject:** RE: Review of Construction Costs for 620 10th Ave S

The house demo number \$6000 could be low for the new house construction. The \$160/sf cost for new construction, 1100sf new house total of \$182000 is within the typical cost per sf range for new construction.

The renovation cost estimate is very subjective and can change a great deal based on the evaluation of the engineer and what is required for the renovation scope. The following numbers seem high for a 1100sf house, but could be justified based on the engineering evaluation and the level of finish required.

1. Drawings, permits and engineering \$9500
2. Demo and trash removal \$17,200
3. Foundation renovation (subjective based on engineer's evaluation) \$67000
4. Interior trim and doors \$10000
5. Flooring Oak \$17000
6. Driveway – pavers \$9000
7. Landscape and hardscape \$11000

The total cost of the renovation including the site work is \$293000 for a 1100sf home = \$266/sf seems high. I think the demo/trash, foundation repair, driveway and landscape numbers are very subjective for an 1100sf house. The foundation number could be justified based on the engineers evaluation of the existing condition.

---

**From:** Kelly K. Perkins  
**Sent:** Thursday, May 27, 2021 10:47 AM  
**To:** Donald L. Tyre <Donald.Tyre@stpete.org>  
**Cc:** Derek Kilborn <Derek.Kilborn@stpete.org>  
**Subject:** Review of Construction Costs for 620 10th Ave S

Good Morning Don,

Derek told me to email you to see if we can get verification of proposed construction costs for a COA we are processing. Th applicant is proposing to demolish a contributing property to a local historic district and eventually will building a new single family house. The applicant has provided an estimate of rehabbing the existing house (pages 10-11) and demolition and new construction estimate (page 9). I just want to know if these numbers are reasonable.

Thank you,  
Kelly Perkins  
Historic Preservationist II  
Planning and Development Services  
City of St. Petersburg, Florida  
[kelly.perkins@stpete.org](mailto:kelly.perkins@stpete.org)  
727.892.5470

# Appendix C:

## Photographs of the Property





620









































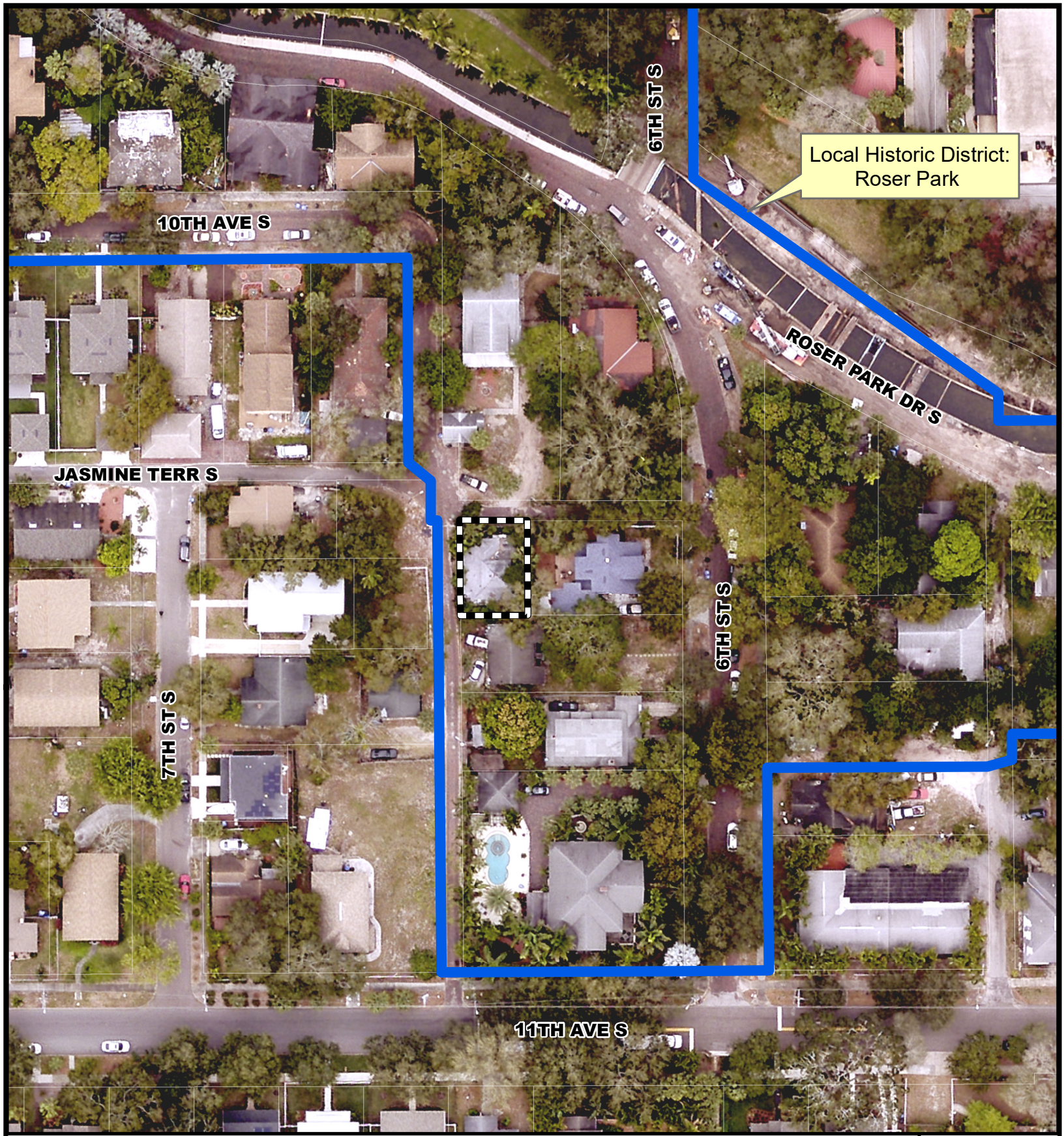






# Appendix D:

## Maps of the Subject Property



Local Historic District:  
Roser Park

**ty P ann ng and Preservat ss on**

**620 10th Ave S**

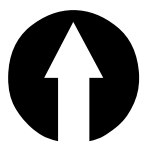
**AREA TO BE APPROVED,**

**SHOWN IN**



**CASE NUMBER**

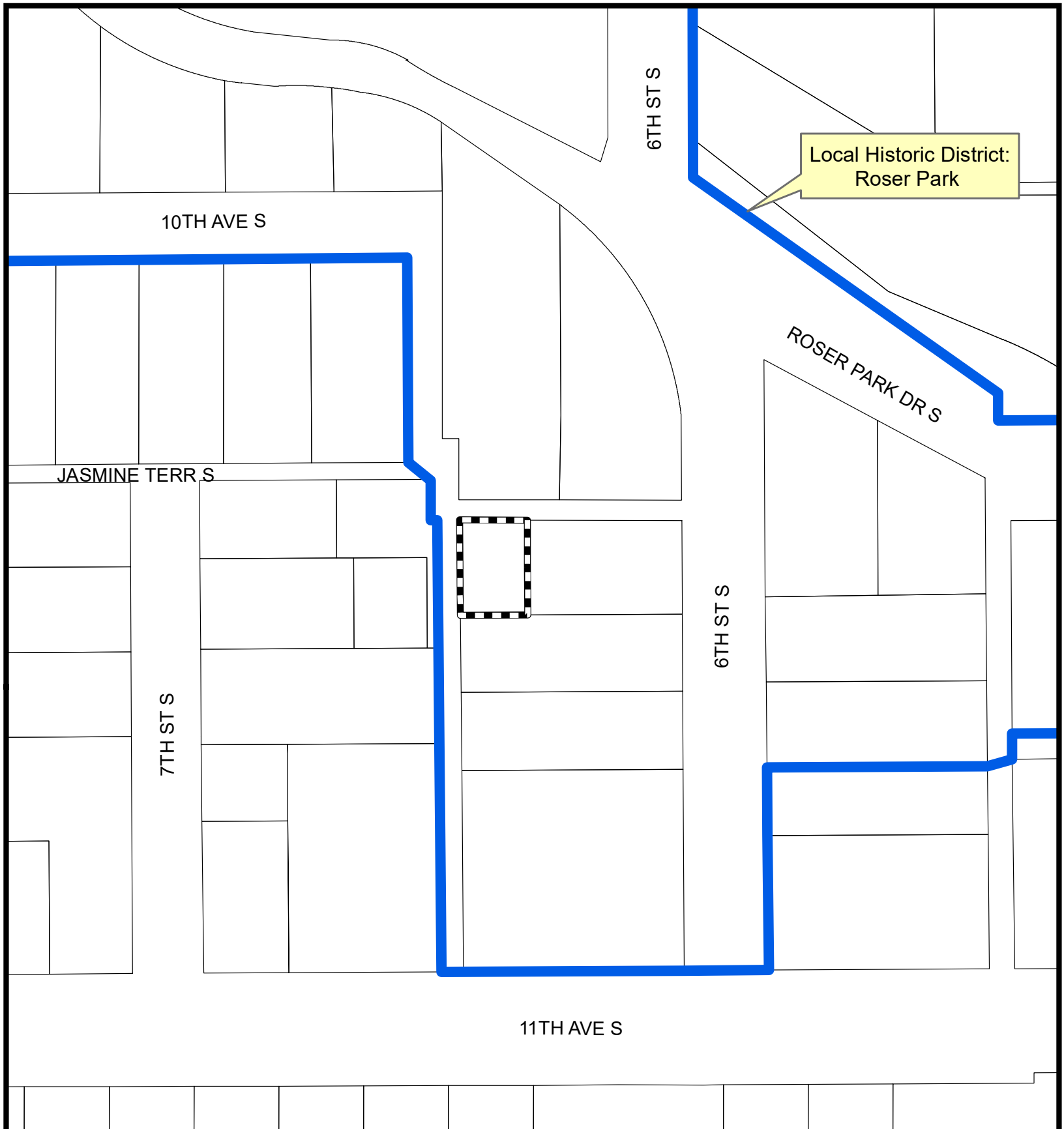
**21-90200034**



**N**

SCALE:  
1" = 83'





**Community Planning and Preservation Commission**

**620 10th Ave S**

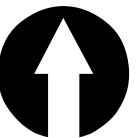
**AREA TO BE APPROVED,**

**SHOWN IN**



**CASE NUMBER**

**21-90200034**



**N**

**SCALE:  
1" = 83'**