



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

For **Public Hearing** and **Executive Action** on September 10, 2019 beginning at 2:00 p.m. in the Auditorium, The Sunshine Center, 330 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, no 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.



<b>AGENDA ITEM:</b>	<b>CITY FILE NO. 19 90200037, AR 2019 01, FLUM 56</b>
<b>REQUEST:</b>	Review of a Certificate of Appropriateness (19-90200037) for exterior alterations, adaptive reuse (AR 2019-01) converting the church building into multi-family residential units and office spaces, and an Official Zoning Map and Future Land Use Map amendment (FLUM-56) to qualify the proposed office spaces. The Euclid Church of Christ is a designated local landmark (HPC 04-01).
<b>OWNER:</b>	Church of God at St. Pete
<b>AGENT:</b>	Paul Ries, Principal, for aha! an Architecture and Design Co.
<b>PARCEL ID NO.:</b>	13-31-16-02880-001-0100
<b>ADDRESS:</b>	919 10 <sup>th</sup> Avenue North
<b>LEGAL DESCRIPTION:</b>	BARTLETT COURT BLK A, LOTS 10 & 11
<b>ZONING:</b>	NT-2

## Historical Context and Significance

The Euclid Church of Christ (“the subject property”) was constructed in the Romanesque Revival style circa 1927 and added to the St. Petersburg Register of Historic Places in 2004 due to its architectural significance (HPC 04-01). The building has been used as a place of worship by several congregations in the 92 years since its construction and is currently in the process of being deconsecrated and purchased by a private developer.

The parcel is currently zoned for Neighborhood Traditional (NT-2) use but is abutted to the east and south by Corridor Commercial Traditional (CCT-1) uses.

The application being considered herein proposes both the alterations to the designated local historic landmark through a Certificate of Appropriateness (COA) review and the change in use from a religious facility to mixed-use building including both multifamily residential and office uses through an Adaptive Reuse with Major Rezoning review.

## COA Review

### Project Description

The application (Appendix A) proposes alterations to support the subject property’s use as residential and office units. The greatest impact to the building will be the division of its interior space into units through the construction of partition walls and mezzanine second and third floors within residential units. Interior changes are not subject to COA review.

Physical exterior alterations and repairs will include the following:

- Façade (south elevation):
  - Replace two of three existing, non-historic doors with windows.
- Right side (east elevation) and left side (west elevation):
  - Remove non-historic projecting entrance;
  - Replicate original door with at-grade entry;
  - Repair existing window frames and replace glazing; and
  - Enlarge opening and replace lower-level windows.
- Rear (north elevation):
  - Add a total of nine window openings.

### 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.*

Given the extent of work and change of use proposed for the interior of the subject property, the proposal will leave the building’s exterior and character-defining features remarkably intact. The most impactful changes proposed include the enlargement of the building’s basement window openings at the side elevations and the creation of additional window openings at the rear elevation.

The enlarged openings will remain centered below upper windows and between the building’s brick buttresses, thus maintaining the building’s existing rhythm at these elevations.

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

This criterion is not applicable to the proposed project.

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.*

Staff finds the proposed changes to be appropriate. The basement window enlargements are sympathetically designed, and the rear window openings to be added are placed at an elevation that historically lacked a defined rhythm or order. New materials to be introduced will match existing.

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

The proposed exterior changes are related to the subject property's conversion from a neighborhood church to a mixed-use building. This adaptive reuse is not guaranteed by right, but does bring a currently-vacant historic landmark back into use. The conversion conceivably could take place without the proposed alteration.

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

The proposed project appears to be appropriate under this criterion.

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 applicable to the proposed project.

#### Additional Guidelines for Alterations

1. *A local landmark 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 proposed project will facilitate the building's new use as a multifamily residence with office spaces. Despite the proposed change in use, the exterior changes are considered by staff to be minimal and appropriate to the building's character.

2. *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 reasonable.*

The proposed alterations preserve the subject property's historic character. Although window openings are proposed to be added and enlarged, staff does not believe that this will significantly impact the building's historic integrity. The only proposed changes to the façade consist of the enclosure of two of the building's three non-historic entry doors with windows, a reversible change that will preserve the existing openings.

3. *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 without sufficient documentary evidence, shall not be undertaken.*

The proposed project appears to meet this criterion. No conjectural features are proposed.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

The proposed project appears to meet this criterion. The “entry shack” covered entrance proposed for removal at the east elevation does not appear to be historic, though its exact construction date is not specified in City property records.

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

The proposed project appears to meet this criterion. Proposed alterations to windows and their openings will match the materials and finishes of existing windows.

6. *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, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Repairs are proposed where possible, and replacements will be in-kind. The proposal appears to meet this criterion.

7. *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.*

This project appears to meet this criterion. Staff requests additional information on the proposed cleaning and coating of the masonry exterior.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

The proposed project does not include any ground-disturbing activity.

#### Additional guidelines for window replacement.

The City's historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:

1. *Impact resistance. The replacement window and glass shall be impact resistant;*
2. *Energy performance. The replacement window shall be Energy Star qualified for southern climate zones;*
3. *Depth in wall. The replacement window shall be setback into the wall the same distance as the historic window;*
4. *Frame size, shape and exterior trim. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable;*
5. *Configuration. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;*
6. *Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:*
  - a. *Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.*
  - b. *Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.*
  - c. *Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.*
7. *Finish. The finished surface and appearance shall match the historic window, where practicable.*

The application materials provided do not provide specs concerning the window frames but suggest that the new windows will match existing frame configurations, materials, profiles, and finish, and be equipped with impact-resistant glazing. Staff requests that this more nuanced information be reviewed at staff level as the project moves forward.

## Adaptive Reuse

Through the *Adaptive Reuse of Historic Buildings Overlay*, Section 16.30.020 of the City Code, local landmark buildings may be re-purposed or adaptively reused for land use types that are otherwise prohibited within the applicable zoning category. In this instance, the applicant is proposing a combination of 12 multi-family dwelling units and eight (8) offices, labelled on the attached plans as “creative work spaces”. Floor plans are included in Appendix A.

The purpose of the adaptive reuse provision is to encourage the retention and productive reuse of buildings that add historic, architectural, or cultural value to the surrounding neighborhood and City at-large rather than demolition because their original use has become functionally obsolete. The public hearing process for adaptive reuse encourages ongoing preservation of the historically significant building while fostering a discussion toward mitigating any secondary impacts that might extend from the associated land use change.

The adaptive reuse of decommissioned schools and church buildings is common within historic preservation efforts nationwide. In the City of St. Petersburg, this request is preceded by four (4) adaptive reuse applications. Three (3) historic school buildings have been adaptively reused, or are under review, for multi-family dwelling units. The Euclid School, 1090 10th Street North, was designated a local landmark (Case No. 14-90300004) in 2014 and adaptively reused for 16 multi-family dwelling units. The original St. Petersburg (Mirror Lake) High School, 701 Mirror Lake Drive North, was designated a local landmark (Case No. HPC-98-01) in 1998 and adaptively reused for approximately 70 multi-family dwelling units. The Norwood School, 2154 27<sup>th</sup> Avenue North, is currently under review and proposed for adaptive reuse into 36 multi-family dwelling units. Finally, New Redeemer Evangelical Lutheran Church, was designated a local landmark (Case No. 18-90300006) in 2018 and adaptively reused for office headquarters and a future dining establishment. All are successful examples of the potential for this building under the current proposal.

The subject property is zoned NT-2 (Neighborhood Traditional), a single-family zoning category. Churches (alt. "house of worship"), are institutional uses accommodated within single-family zoning categories. Pursuant to Section 16.30.020.4, the existing church building may be adaptively reused for all uses in the NT-2 zoning category, plus multi-family uses and bed and breakfasts, subject to public hearing approval; this is referred to in Section 16.30.020.3 as a *major reuse case*. In this instance, the application includes an office use, which is not allowed within the existing zoning category or adaptive reuse chart; this is referred to in Section 16.30.020.3 as a *major reuse case requiring a zoning change*.

A *major reuse case requiring a zoning change* is processed, in part, as an Official Zoning and Future Land Use Map Amendment. The following adaptive reuse analysis will address the overall proposal and include consideration of the required map amendments.

Proposed floor plans are included in Appendix A, consisting of three (3) levels of development within the existing building shell. The ground floor consists of eight (8) "creative working spaces" comprising approximately 3,381 square feet and one (1) residential, studio unit. The first floor consists of eight (8) two-story residential units and one (1) residential, studio unit. The second floor, which is a new creation within the existing nave, is an extension of the eight (8) first-floor units, plus one (1) residential, two-bedroom unit. An accessory building at the northeast corner of the main church building is proposed for conversion to storage and a one (1) residential, studio unit.

### Parking

According to City Code, the existing land use is required to provide approximately 52 parking spaces, whereas only 12 parking spaces are represented on an *existing field survey* dated May 14, 2019 and included with the application. Please note that the *existing field survey* appears to be in error. Photographic evidence from Google Street View demonstrates that from July 2009 through June 2017, there were no visible pavement lines demarcating individual parking spaces. A Google Street View from December 2018, predating the *existing field survey*, shows pavement lines demarcating 20 individual parking spaces. These individual spaces do not meet the minimum design requirements for ingress, egress, and back-up clearance meaning they were not approved to comply with the City Code. Although the *existing field survey* incorrectly depicts the existing conditions, it demonstrates the only practical layout for compliance with the minimum design requirements; no more than 14 individual spaces reasonably exist to offset the existing minimum requirement of 52 parking spaces.

When considering several different parking calculations for the proposed use, the maximum variable totals are all less than 52 parking spaces. Since the proposed adaptive reuse constitutes a reduction below the existing 52 parking spaces required, no additional parking spaces are required by code. The proposed adaptive reuse is compliant.

Table 1. Minimum Number of Parking Spaces Required, Comparisons

	<b>EXISTING CHURCH</b>	<b>ADAPTIVE REUSE</b>	<b>MF ADJUSTMENTS *</b>
<b>Church, Seating Area</b>	40	-	-
<b>Church, Other</b>	12	-	-
<b>Office</b>	-	8	8
<b>Studio Unit</b>	-	3	2
<b>One-Bedroom Unit</b>	-	5	4
<b>Two-Bedroom Unit</b>	-	4	3
<b>Sub-Total</b>	<b>52</b>	<b>20</b>	<b>17</b>
<b>-10% PTR Adjustment *</b>	<b>-5.2</b>	<b>-2.0</b>	<b>-1.7</b>
<b>Total</b>	<b>47</b>	<b>18</b>	<b>15</b>
* On September 5, 2019, City Council will consider text amendments to reduce the minimum number of parking spaces required for multi-family units * On September 5, 2019, City Council will consider text amendments to grant a 10-percent (%) reduction off the total number of parking spaces required when located within 1/8-mile of a Premium Transit Route.			

OFFICIAL ZONING MAP AND FUTURE LAND USE MAP AMENDMENTS

Site Description

Street Address: 921 10<sup>th</sup> Avenue North, St. Petersburg, FL 33705  
 Parcel ID Number: 13-31-16-02880-001-0100  
 Acreage: 0.297 acres  
 Existing Zoning: NT-2 (Neighborhood Traditional)  
 Proposed Zoning: CCT-1 (Corridor Commercial Traditional)  
 Existing Future Land Use: PR-R (Planned Redevelopment Residential)  
 Proposed Future Land Use: PR-MU (Planned Redevelopment-Mixed Use)  
 Existing Countywide Plan Map: RM (Residential Medium)  
 Proposed Countywide Plan Map: MMC (Multi-Modal Corridor)  
 Existing Use: Church, Local Landmark  
 Surrounding Uses: North – Single-Family Residential  
 South – Vacant Parking Lot  
 East – Service Alley and Gas Station  
 West – Multi-Family Residential, Adaptive Reuse  
 Neighborhood Association: Euclid St. Paul Neighborhood Association  
 Downtown Residents Civic Association

*Background*

The subject property’s current zoning designation of NT-2 (Neighborhood Traditional) has been in place since September 2007, following implementation of the City’s Vision 2020 Plan, the citywide rezoning and update to the Land Development Regulations (“LDRs”). From 1977 to 2007, the subject property was

zoned RM 12/15 (Residential Multi-Family). In order to accommodate the office portion of this proposal, the applicant is requesting a rezoning under the adaptive reuse section's *major reuse case requiring a zoning change*, from NT-2 to CCT-1 (Corridor Commercial Traditional). The Official Zoning Map amendment will require a corresponding Future Land Use Map amendment from PR-R to PR-MU and Countywide Plan Map Amendment from RM to MMC.

Pursuant to Section 16.30.020.3.C regulating a *major reuse case requiring a zoning change*, the following conditions shall apply: 1) rezoning approval shall be tied to the local landmark. If the local landmark is ever removed from the site, the zoning of the subject property shall revert to the surrounding zoning category, in this case NT-2; and 2) the rezoning shall be to the least intensive district possible and conditions shall be imposed to mitigate secondary impacts to adjacent properties.

Regarding the second condition, this CPPC shall decide what is the least intensive district possible: CRT-1 (Corridor Residential Traditional) or CCT-1 (Corridor Commercial Traditional). The more intensive CCT-1 was legally advertised and will be consistent with the existing CCT-1 located immediately to the east and south; however, CRT-1 will achieve the same intended result.

#### *Consistency and Compatibility*

The primary issues associated with this private application are consistency and compatibility of the requested map amendment with the established surrounding land use and zoning patterns, provisions of adequate public services and facilities, and goals of the adaptive reuse incentive.

### **1. Compliance of the proposed use with the goals, objectives, polices and guidelines of the Comprehensive Plan;**

The following policies and objectives from the Comprehensive Plan are applicable:

VISION ELEMENT Preserve noteworthy buildings through renovation and adaptive reuse.

LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.

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.

LU3.8 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.

LU26 The City's LDRs shall continue to support the adaptive reuse of existing and historic buildings in order to maximize the use of existing infrastructure, preserve natural areas from being harvested for the production of construction materials, minimize the vehicle miles traveled for transporting new construction materials over long distances, preserve existing natural carbon sinks within the City, and encourage the use of alternative transportation options.

LU26.1 The City shall, on an ongoing basis, examine existing adaptive reuse standards and revise or eliminate land-use provisions that act as regulatory barriers to the continued use of existing infrastructure and historic buildings.

- 2. Whether the proposed amendment would adversely affect environmentally sensitive lands or properties which are documented as habitat for the listed species as defined by the conservation element of the Comprehensive Plan;**

No. The subject property is developed with a existing local landmark.

- 3. Whether the proposed changes would alter the population density pattern and thereby adversely affect residential dwelling units;**

No. The proposed change will not significantly alter the City's population; the proposed change will create 12 multi-family dwelling units.

- 4. Impact of the proposed amendment upon the adopted level of service (LOS) for public services and facilities including, but not limited to: water, sewer, sanitation, recreation and stormwater management and impact on LOS standards for traffic and mass transit. The POD may require the applicant to prepare and present with the application whatever studies are necessary to determine what effects the amendment will have on the LOS;**

A preliminary LOS impact analysis concluded that the proposed FLUM amendment from PR-R to PR-MU will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

- 5. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansions;**

The land area is appropriate for the proposed adaptive reuse.

- 6. The amount and availability of vacant land or land suitable for redevelopment for similar uses in the City or on contiguous properties;**

The amount and availability elsewhere in the City is, in the opinion of City staff, irrelevant in this instance as the proposal is to adaptively reuse an existing local landmark building. The adaptive reuse of historic buildings is encouraged in both the City's Comprehensive Plan and associated Land Development Regulations.

- 7. Whether the proposed change is consistent with the established land use pattern of the areas in reasonable proximity;**

The requested PR-MU land use designation is consistent with the surrounding established PR-MU category, located immediately to the east and south of the subject property.

- 8. Whether the exiting district boundaries are logically drawn in relation to existing conditions on the property proposed for change;**

The purpose of the proposed land use category change is to accommodate the adaptive reuse of a local landmark building. Utilization of the CCT-1 zoning category is consistent with surrounding properties immediately to the east and south of the subject property, which are similarly zoned.

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

The proposed change will incorporate eight (8) small, office spaces described in the application as “creative work spaces.” The City is currently in need of quality office space and this change will help support business and workforce recruitment efforts.

**10. Whether the subject property is within the 100-year floodplain, hurricane evacuation level zone A or coastal high hazard areas as identified in the coastal management element of the Comprehensive Plan;**

The subject property is outside of the 100-year floodplain and coastal high hazard areas.

**11. Other pertinent facts.**

The Community Planning and Preservation Commission and City Council may bring up other pertinent information as necessary.

## Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, City staff recommends the Community Planning and Preservation Commission (“CPPC”) take the following actions, including special conditions where listed:

- **APPROVE** the Certificate of Appropriateness (COA 19-90200037), subject to the following:
  - Masonry cleaning and coating methods are to be reviewed and approved by historic preservation staff in accordance with Secretary of the Interior recommendations for Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings.
  - All new and replacement window frames to be reviewed by historic preservation staff for their satisfaction of Additional Guidelines for Window Replacement. Window profiles, proportions, and depth in wall planes are to match existing.
  - Approval of exterior modifications to the local landmark does not constitute approval for the proposed layout of the vehicle use and parking area, which shall meet the minimum dimensional requirements identified in the City Code, except where flexibility is granted by the City’s Development Review Services Division during the normal permit review process.
- **APPROVE** the Adaptive Reuse (AR 2019-01), subject to the following:
  - The “creative work spaces” noted on the submitted floor plans shall be interpreted as an “office” land use type.
  - Approval of the “creative work spaces” is contingent upon approval of the proposed Official Zoning Map and Future Land Use Map amendments. If the proposed “creative work spaces” are eliminated from the plan, for any reason, the proposed spaces may be converted to multi-family residential units without returning to the CPPC or seeking an Official Zoning Map and Future Land Use Map amendment.
- Recommend **APPROVAL** of the Official Zoning Map and Future Land Use Map amendment from NT-2 to CCT-1 (FLUM-56)

# Appendix A:

Application No. 19-90200037

a h a

an architecture and design company  
advice . architecture . strategy

June 28, 2019

Laura Duvekot  
Historic Preservationist II 727-892-5451 [Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
One Fourth St North, 8<sup>th</sup> Floor  
City of St Petersburg, FL 33701

Re: The Euclid Church of Christ at 919 10<sup>th</sup> Ave N (P.I.N.: 13-31-16-02880-010-0100)

Certificate of Appropriateness - Evaluation Criteria

Laura,

We are excited to submit the attached application(s) that ask permission to take the Historic Euclid Church of Christ building into its next life.

The concepts are explained fully in the attached narrative and drawings. Please let us know if anything needs clarification.

You will see that we are proposing to use the building for residential units on the main level and above; for creative workspace for the lower level units. We understand that this will require a zone change using the adaptive reuse section of the City Code.

This letter consists of the following attachments:

- the application for the Certificate of Appropriateness (COA) and request for adaptive re-use of historic building overlay (major reuse requiring zoning change)
- the narrative for the evaluation criteria for the COA/adaptive reuse of the historic building overlay;
- the drawings of the existing building as well as the proposed design; and,
- a notarized letter(s) from the owner giving us authority as owner representative

Please don't hesitate to call or email if you have any questions

Respectfully,



Paul Ries,  
aha!  
Principal architect  
(727) 234-1304 x 1 (direct)

a h a!  
an architecture and design company, llc  
1942 2<sup>nd</sup> Ave S, Studio H, St Petersburg, FL 33712  
Tel 727.234.1304 x1 Fax 866.936.1119  
[www.aha-archstudio.com](http://www.aha-archstudio.com)

From: The Board of Trustees of the Church of God at St Pete.  
919 10<sup>th</sup> Ave N. St Petersburg FL 33705

Property is: 919 10<sup>th</sup> Ave N. St Petersburg FL 33705  
(The Historic Euclid Church of Christ)  
Bartlett Court BLK A, Lots 10 & 11  
PP: 13-31-16-02880-001-0100

To:  
Derek Kilborn, Manager  
Urban Planning and Historic Preservation Division  
Planning and Economic Development Department  
One 4th St North  
City of St. Petersburg, Florida, 33701

RE: Authorization letter for various land uses processes including Certificate of Appropriateness, the Adaptive Reuse and Zone Change Church of God Property.

Statement of Authorization:

The Board of Directors of the Church of God at St Pete (Owners) hereby Authorize Paradise Ventures to apply for the various land use processes including the Certificate of Appropriateness, the Adaptive Reuse and the Zone Change on behalf of the Church/owners.

Printed Names and Signatures of Board Members and Date:

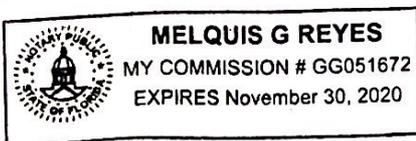
AWILDA MORALES *AW Morales*  
MINERVA MARENGO *MM Marengo*  
IDA VAZQUEZ *IV*  
DANIEL VELOZ *Daniel Veloz*  
ANGEL B. MARCIAL *AB Marcial*

(Notary and notary language)

State of Florida

County of Pinellas County

The foregoing instrument was acknowledged me this 3rd day of September 2019.



*Melquis G Reyes*



# CERTIFICATE OF APPROPRIATENESS

## APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

### GENERAL INFORMATION

919 10th Ave North, St Petersburg, FL

13-31-16-02880-010-0100

Property Address

Parcel Identification No.

Euclid Church of Christ

HPC 04-01

Historic District / Landmark Name

Corresponding Permit Nos.

Paradise Group Ventures, Inc

813-382-8766

Owner's Name

Property Owner's Daytime Phone No.

2901 Rigsby Lane, Safety Harbor, FL 34695

csanders@paradiseventuresinc.com

Owner's Address, City, State, Zip Code

Owner's Email

Paul Ries, Priincipal, aha! an architecture and design co

503-701-6467

Authorized Representative (Name & Title), if applicable

Representative's Daytime Phone No.

1942 2nd Ave South, Studio H, St Pete, FL 33712

paul@aha-archstudio.com

Owner's Address, City, State, Zip Code

Representative's Email

APPLICATION TYPE (Check applicable)	
<input type="checkbox"/>	Addition
<input type="checkbox"/>	New Construction
<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Relocation
<input checked="" type="checkbox"/>	Other: Major Alteration, Adaptive Reuse, Major Reuse requiring Zoning Change

TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Repair Only
<input checked="" type="checkbox"/>	In-Kind Replacement
<input checked="" type="checkbox"/>	New Installation
<input type="checkbox"/>	Other:

### AUTHORIZATION

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 Community Planning and Preservation 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:

Date:

6-28-18

Signature of Representative:

Date:



# CERTIFICATE OF APPROPRIATENESS

## GENERAL INFORMATION

### Purpose

The Historic and Archaeological Preservation Overlay, 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; relocation, 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 COA is to ensure that the integrity and character of the individual landmark or historic district is maintained.



# CERTIFICATE OF APPROPRIATENESS

## GENERAL INFORMATION

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### **Community Planning and Preservation Commission Review**

By applying to the CPPC, the applicant grants permission for Staff and members of the CPPC 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.

### **Legal Notification**

All applications that require CPPC approval shall provide public notification. The applicant will be required to send via the U.S. Postal Service, notification letters to all property owners within 200 linear feet of the subject property. The City will provide one original notification letter, mailing labels, and instructions. These legal notifications must be mailed by the dates noted on the CPPC 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 CPPC on the dates listed on the CPPC Schedule. The public hearings begin at 2:00 p.m. in the City Council Chambers at City Hall, located at 175 5th Street North. All proceedings are quasi-judicial.

### **CPPC Approvals**

If approved by the CPPC, 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 CPPC decision, unless otherwise directed by the CPPC. 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 satisfied 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 CPPC or Historic Preservation Division does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes.

### **FEMA Regulations**

FEMA regulations may affect your ability to proceed with your plans – even if approved by the CPPC. 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) 893-7283 to determine the impact of FEMA regulations, if any.

a h a

an architecture and design company  
advice . architecture . strategy

June 28, 2019

Laura Duvekot  
Historic Preservationsist II 727-892-5451 [Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
One Fourth St North, 8<sup>th</sup> Floor  
City of St Petersburg, FL 33701

Re: The Euclid Church of Christ at 919 10<sup>th</sup> Ave N (P.I.N.: 13-31-16-02880-010-0100)  
Certificate of Appropriateness - Evaluation Criteria

See below for our narrative addressing the evaluation criteria for this Certificate of Appropriateness

**1. A local landmark should be used for its historic purpose or be adaptively fit into a new use that requires minimal change to the defining characteristics of the building and its site and environment:**

This new use will require minimal exterior work, with most of the work being repair with in-kind material. There are a few windows that need to be reconstructed with like materials due to age and condition; there are a few windows at the basement that will be enlarged slightly once their openings have been repaired. All frame and mullion conditions will match the existing, adjacent windows. The site will remain in its existing configuration with the exception of new striping and code required planting.

**2. 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 reasonable:**

Agreed! We will not be removing or altering any historic material or distinctive architectural feature. The lower level windows that must be removed to repair the opening will be replaced with units that match the existing adjacent windows.

**3. 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 without sufficient documentary evidence, shall not be undertaken:**

No conjectural features are proposed to be added. Existing material and features will be left as-is or repaired to match the existing and historical adjacent material and features.

a h a!  
an architecture and design company, llc  
1942 2<sup>nd</sup> Ave S, Studio H, St Petersburg, FL 33712  
Tel 727.234.1304 x1 Fax 866.936.1119  
[www.aha-archstudio.com](http://www.aha-archstudio.com)

**4. Most properties change over time: those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate:**  
Nothing is being removed that has acquired historical significance. A small entry shack to the East will be removed and the formerly existing door will be placed in this area.

**5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved:**  
All exterior finishes and construction techniques will remain or be repaired to match original configuration and material. This includes brick type and design, lintels, jambs and surrounds, doors and windows, caps, etc.

**6. 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, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence:**  
All deteriorated structure and historic features shall be repaired to enable continued efficacy of use and visual accuracy. Windows and doors will be repaired and, when needing replacement, will match the old in design, texture and other visual qualities.

**7. 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:**  
The exterior brick will be gently cleaned and coated with clear sealer. No chemical or blasting techniques are proposed for this structure.

**8. Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section . If such resources must be disturbed, mitigation measures shall be undertaken:**  
No significant archaeological resources are expected to be affected in this project.

Please don't hesitate to call or email if you have any questions

Respectfully,

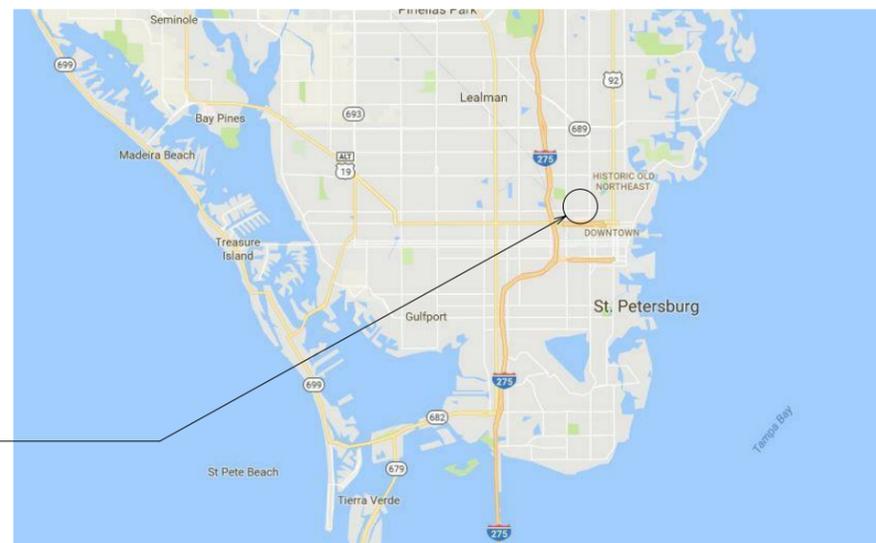


Paul Ries,  
aha!  
Principal architect  
(727) 234-1304 x 1 (direct)

PRELIMINARY!  
NOT YET FOR  
CONSTRUCTION.

TABLE OF CONTENTS

CO	Cover	0
A1	Existing Survey	1
A2	Lower Level & First Floor Plans	1
A3	Second Floor & Roof Plans	1
A4	Exterior Elevations	1
A5	Existing Conditions Photographs	1
A6	Existing Conditions Photographs	1



SITE

LOCATION MAP



EXISTING

921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
△		

DESIGNED BY: aha  
DRAWN BY: rdg  
CHECKED BY: pr

Cover

FL 18250

CO

SHEET SIZE: 22x34

EXISTING

June 28th, 2019



EXISTING

921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		

DESIGNED BY: aha  
DRAWN BY: rdg  
CHECKED BY: pr

Existing Survey

SECTION 13, TOWNSHIP 31 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA



SANITARY TABLE	STORM TABLE
MANHOLE ELEV= #1.64' INV. EL= #5.84' INV. EL= 35.84'	MANHOLE ELEV= #21.16' W. INV. EL= #27.36' W. INV. EL= #38.36' INV. EL= 37.45'
SMH-2 (SANITARY) MANHOLE ELEV= #9.80' INV. EL= #5.80' INV. EL= #4.80' INV. EL= #5.60' INV. EL= 34.60'	C.I.-2 (CURB) MANHOLE ELEV= #9.16' ELEV= #9.16' ELEV= 38.98' "INACCESSIBLE"
	C.I.-3 (CURB) MANHOLE ELEV= #9.16' ELEV= #9.16' ELEV= 38.25' "INACCESSIBLE"

TREE LEGEND



LEGEND & ABBREVIATIONS

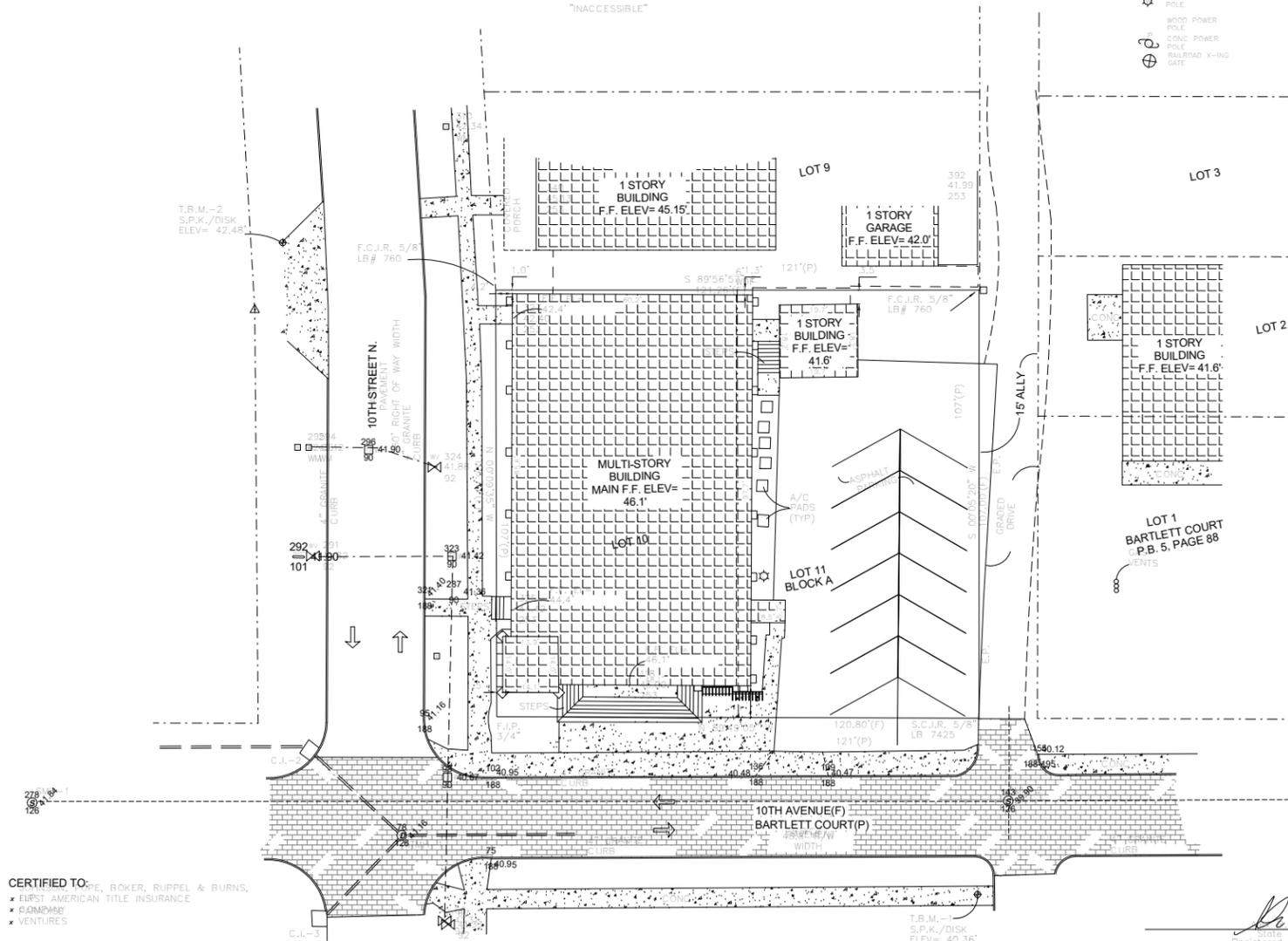
(C) CALCULATED	UNDERGROUND CABLE
(P/W) MEASUREMENT	MANHOLE
CONC. EDGE OF	WATER
PAVEMENT	WATER
EP CURB	VALVE
MULT. MULTIPLE	FOUND CAPPED IRON
SMH SANITARY	F.C.J.R. PROD.
STHM MANHOLE	F.A./D. PROD. CONC RETE
FLAG	F.C.M (P)
POLE	MEASUREMENT
GREASE TRAP	N.C.F. FOUND
HYDRANT VALVE	SV
PREVENTER VALVES	SEWER VALVE
METAL LIGHTPOLE	MONITOR WELL
CLEANOUT	SIGNAL SUPPORT
STORM MANHOLE	IRRIGATION CONTROL VALVE
GAS	IRRIGATION VALVE (RECLAIM)
UNDERGROUND ELECTRIC	P.O.B. POINT OF BEGINNING
MARKER	P.O.C. COMMENCEMENT
CONCRETE LIGHT POLE	UNDERGROUND GAS MARKER
WOOD LIGHT POLE	ELECTRIC BOX
WOOD POWER POLE	TRAFFIC BOX
CONC POWER POLE	UNDERGROUND PHONE MARKER
RAILROAD X-ING	RAILROAD MARKER
GATE	P.U.L. PUBLIC UTILITY
	FRAGMENT
	EASEMENT

DESCRIPTION: PER COMMITMENT

LOTS 10 AND 11, BLOCK A OF BARTLETT COURT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 88, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THIS IS AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.
- BEARINGS REFERENCED TO THE NORTH RIGHT OF WAY LINE OF 10TH AVENUE NORTH AS BEING N 89°49'05" W, PER GEODETIC BEARINGS, STATE PLANE COORDINATES, IF DEPICTED HEREON, BASED UPON N.A.D. 83, ZONE WEST DATUM.
- THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
- SURVEYOR RELIED ENTIRELY UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2061-4272988, DATED 03-12-2019 AT 8:00 A.M. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY. THE SURVEY IS SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE B-II OF THE REFERENCED COMMITMENT:  
ITEMS 1-9: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY.
- NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.
- THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12103C, COMMUNITY PANEL NUMBER 0217 G, MAP REVISED 09-03-03.
- ELEVATIONS DEPICTED HEREON BASED UPON N.A.V.D. 88 DATUM PER NGS CONTROL POINT "111 C OF SP", ELEVATION, 49.00'. SITE BENCHMARKS ARE AS DEPICTED HEREON. CONVERSION TO NGVD 29 IS (NAVD 88 + 0.88' = NGVD 29).



CERTIFIED TO:  
 x FIRST AMERICAN TITLE INSURANCE  
 x SURVEYOR  
 x VENTURES

*Paul Ries*  
 State of Florida  
 Registered Land Surveyor and  
 Mapper

Date: 5-15-19  
 Signed: 5-15-19  
 Last Date of Field Survey: 5-14-19

PRELIMINARY!  
NOT YET FOR  
CONSTRUCTION.

EXISTING

921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
△		

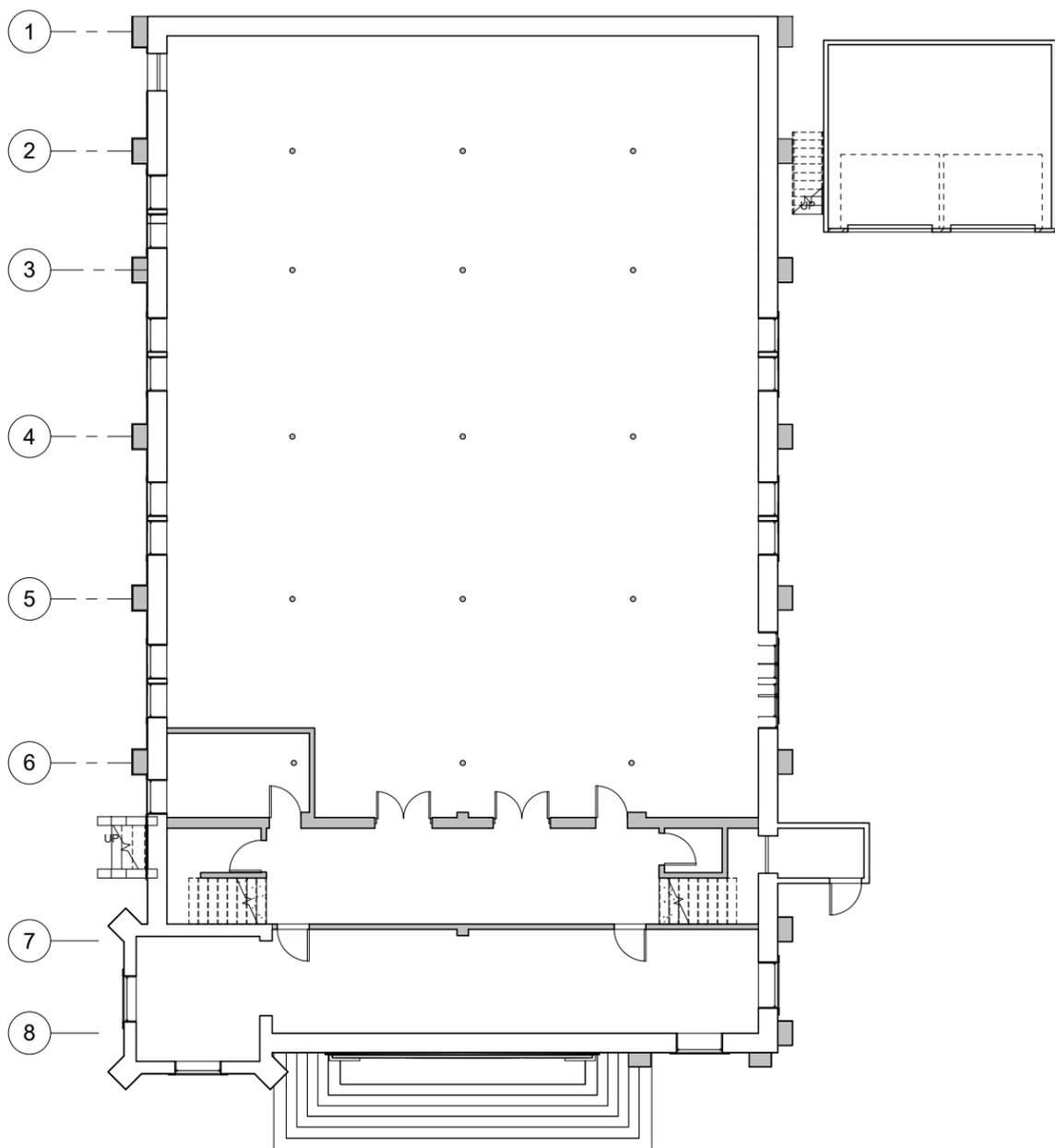
DESIGNED BY: aha  
DRAWN BY: rdg  
CHECKED BY: pr

Lower Level & First Floor  
Plans

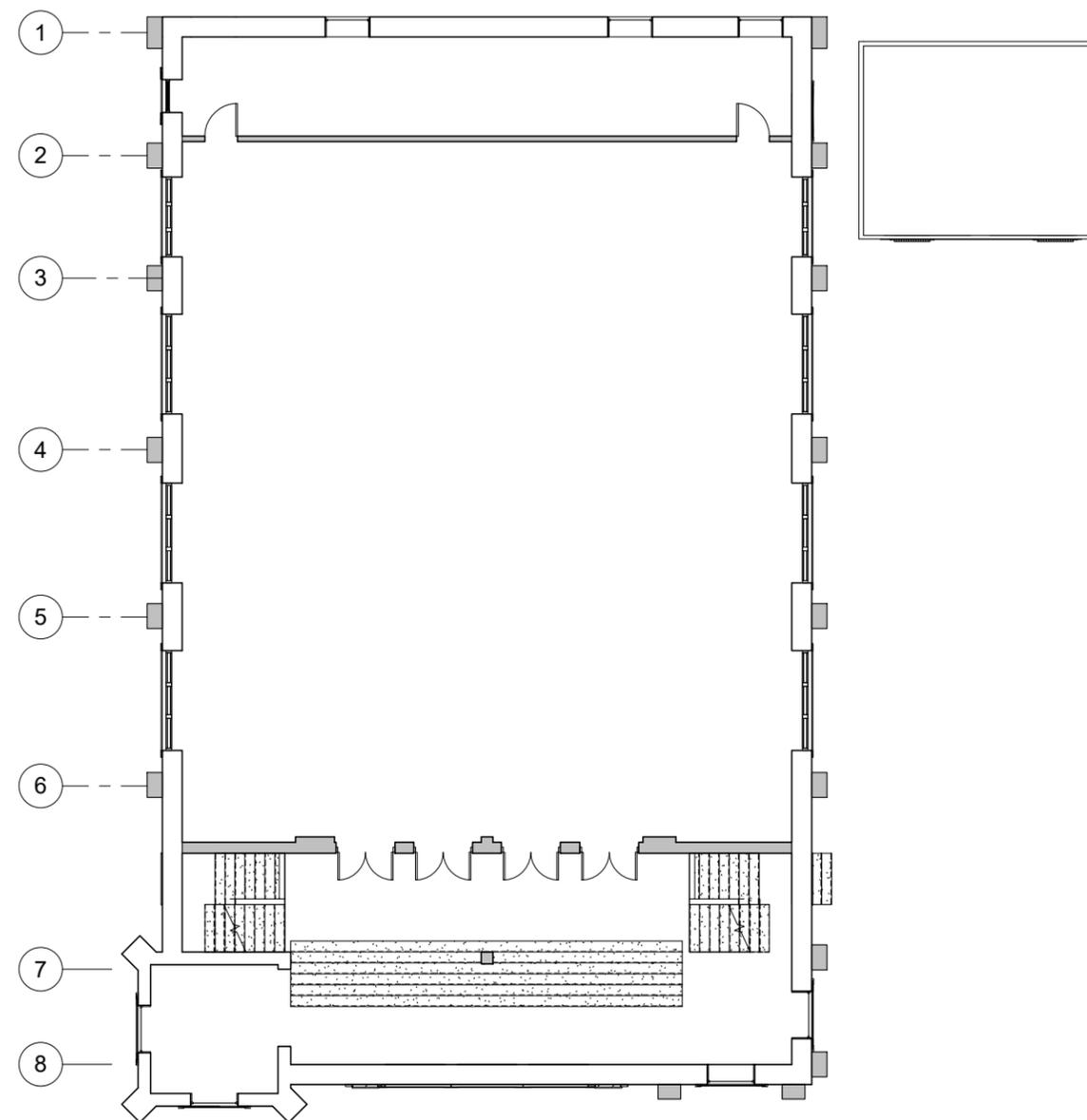
FL 18250

A2

SHEET SIZE: 22x34



1 Lower Level  
A2  
1/8" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET



2 First Floor  
A2  
1/8" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET

PRELIMINARY!  
NOT YET FOR  
CONSTRUCTION.

EXISTING

921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
1		

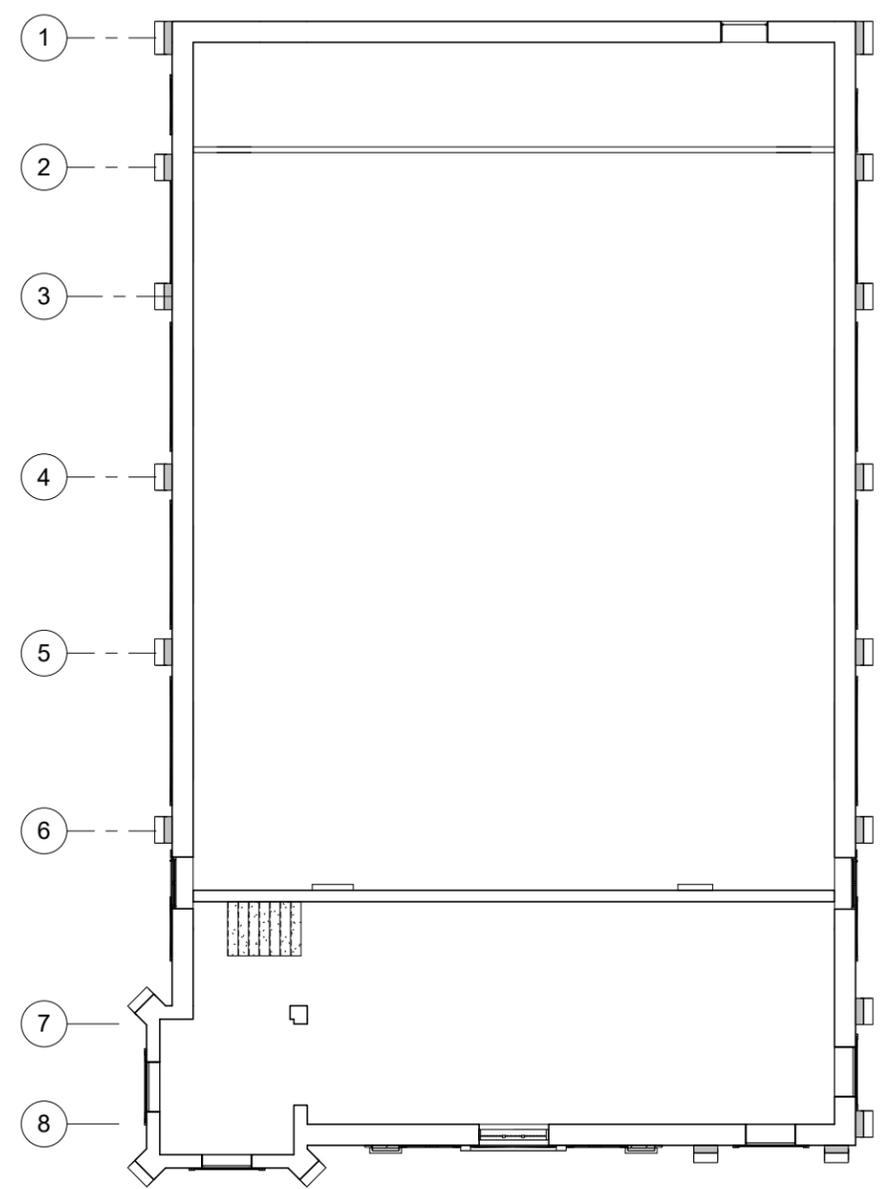
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 DRAWN BY: rdg  
 CHECKED BY: pr

Second Floor & Roof Plans

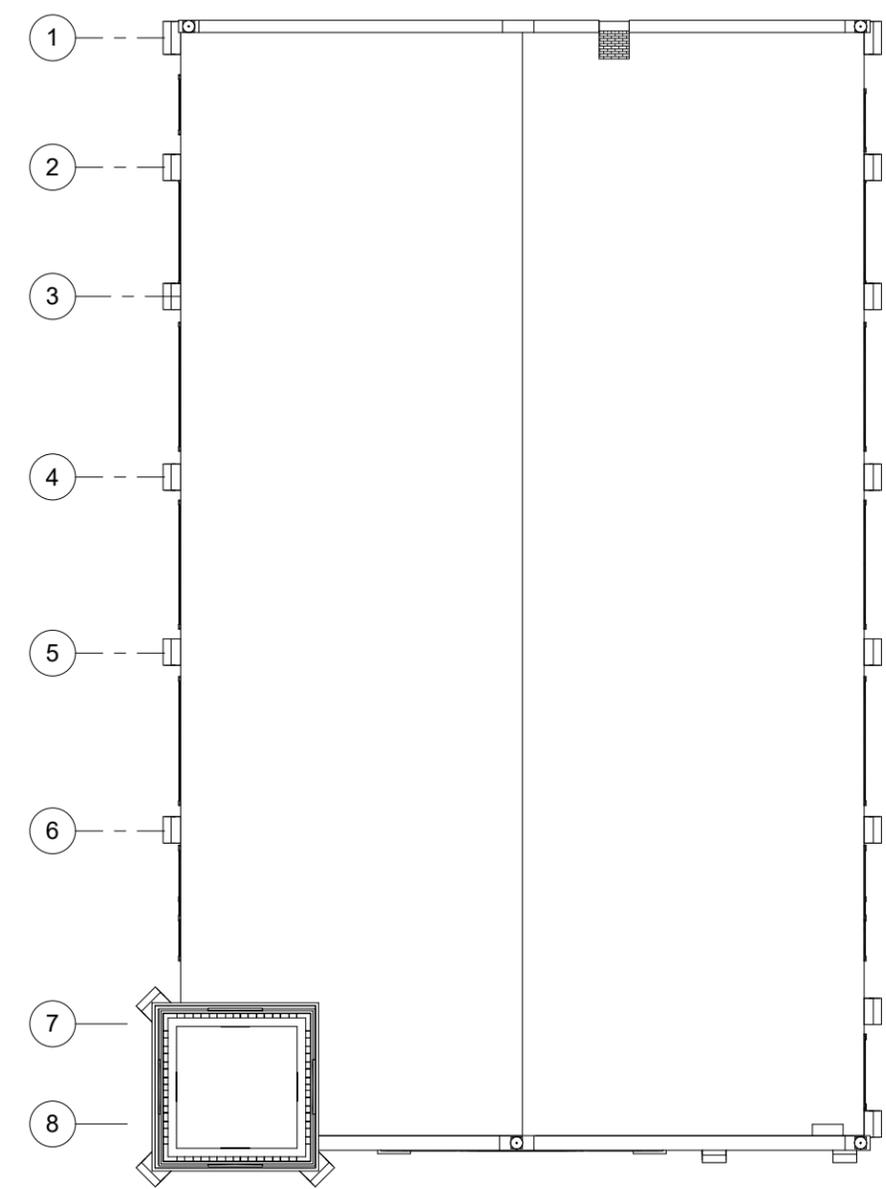
FL 18250

A3

SHEET SIZE: 22x34

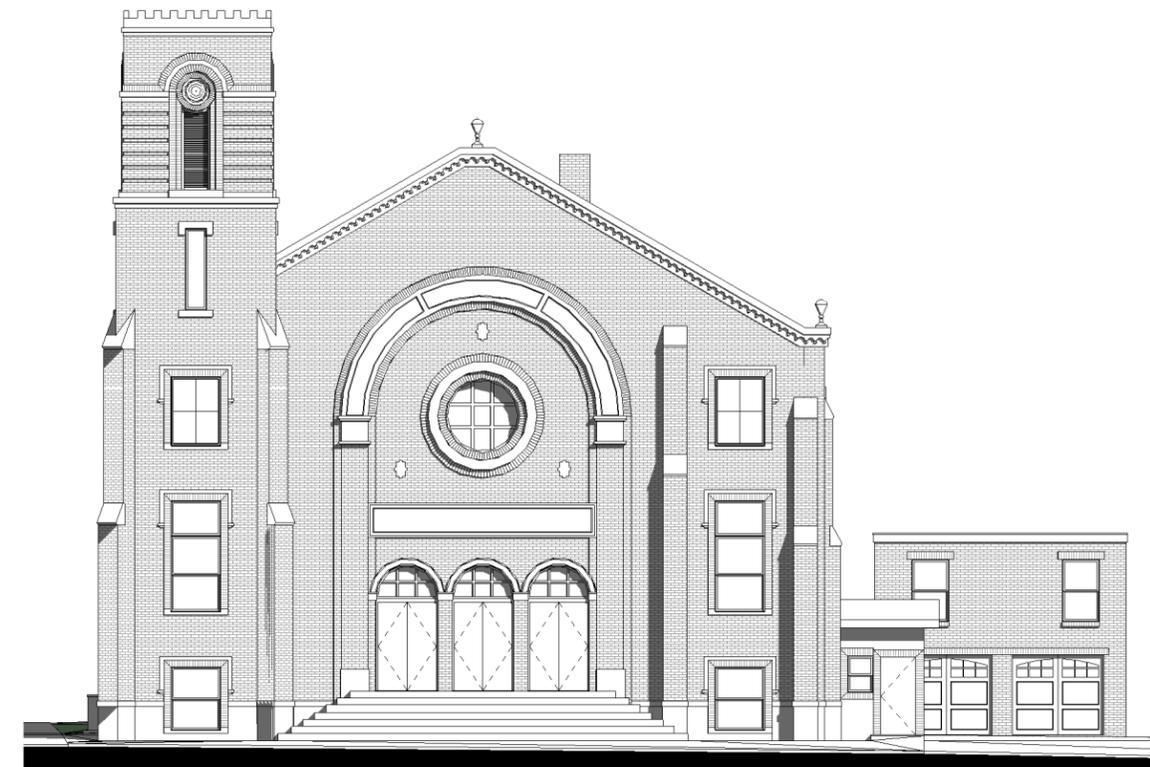


1 Second Floor  
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 1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET



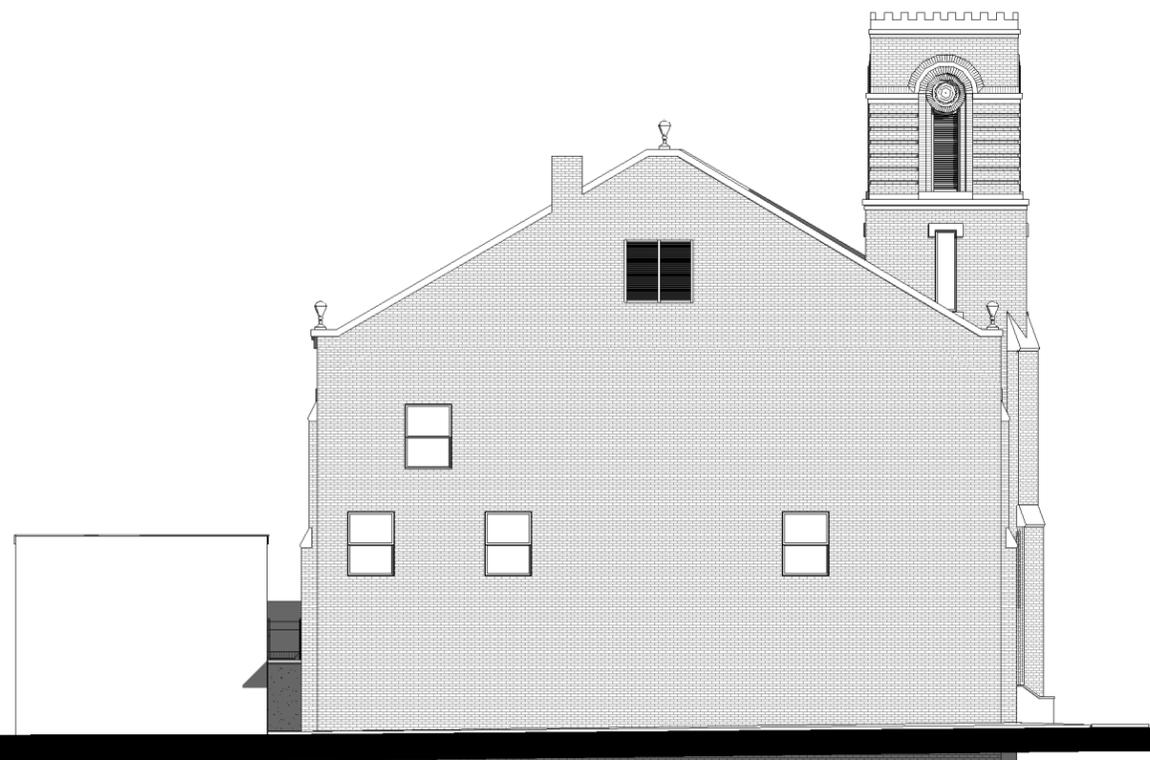
2 Roof Plan  
 A3 1/8" = 1'-0"  
 1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET

PRELIMINARY!  
NOT YET FOR  
CONSTRUCTION.



2 West Elevation  
A4 1/8" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET

1 South Elevation  
A4 1/8" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET



3 North Elevation  
A4 1/8" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET

4 East Elevation  
A4 1/8" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET

EXISTING

921 10th Avenue N  
St Petersburg, FL 33705

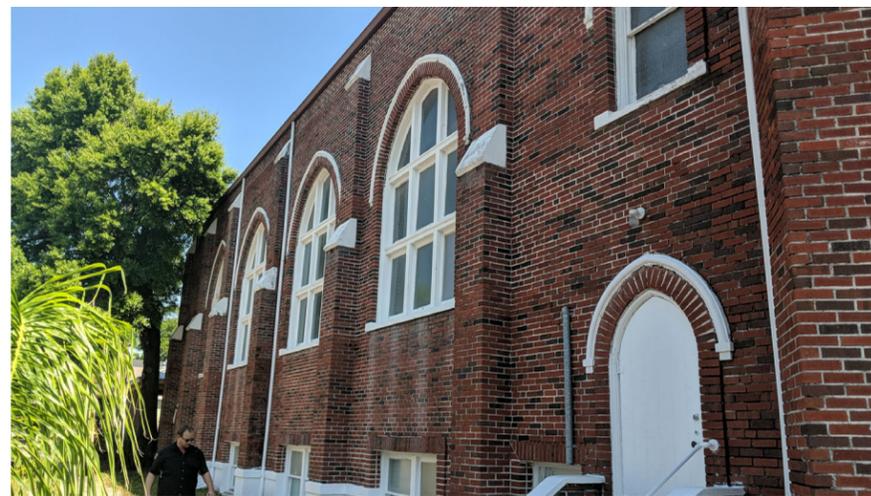
ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
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DESIGNED BY: aha  
DRAWN BY: rdg  
CHECKED BY: pr

Exterior Elevations

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EXISTING

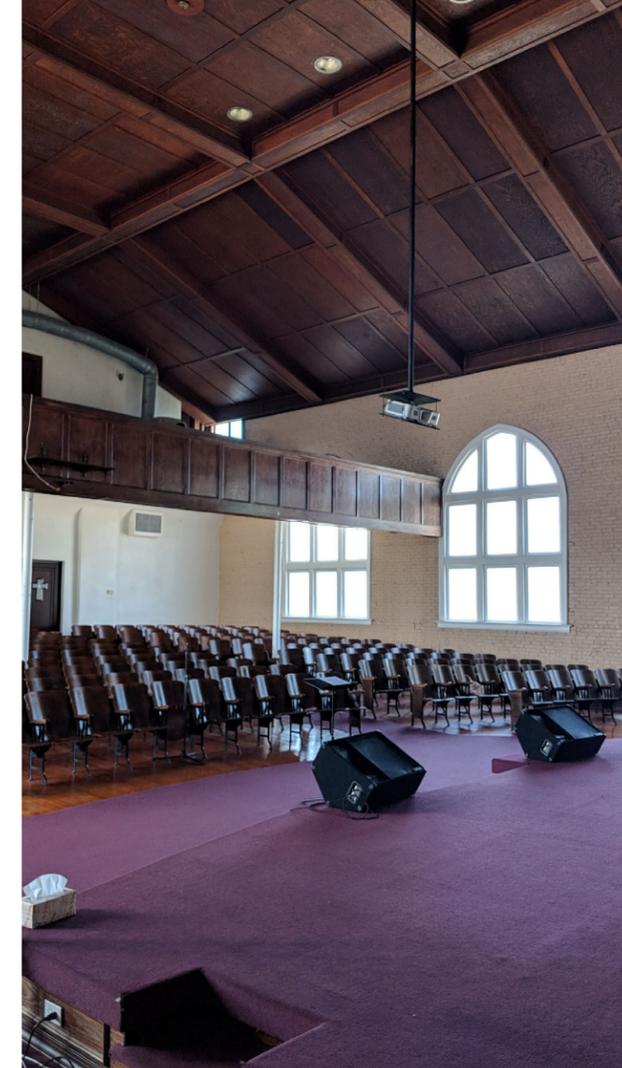
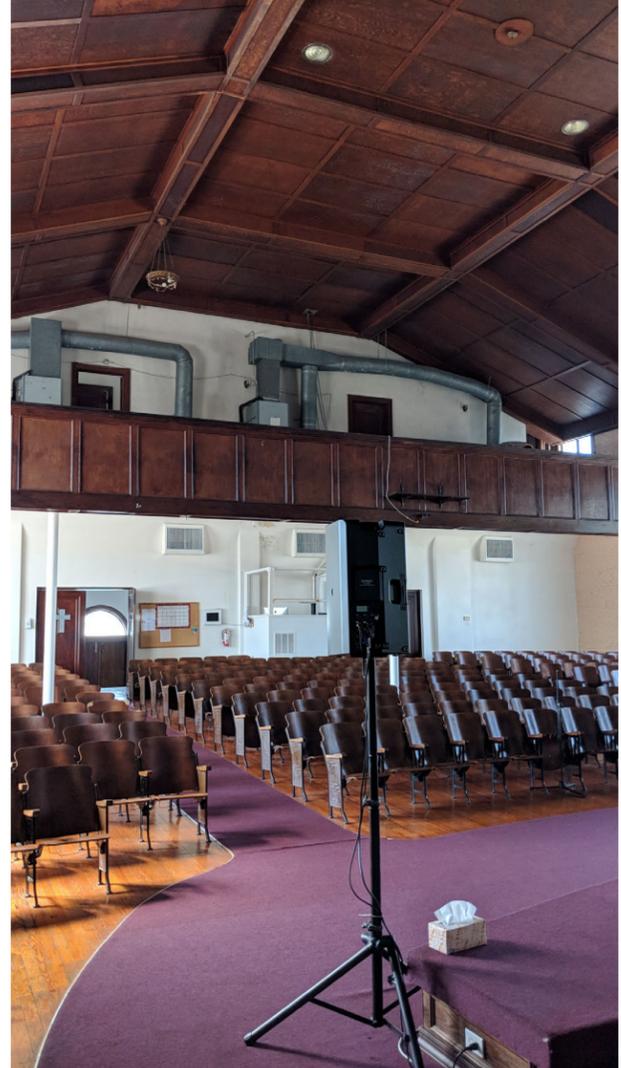
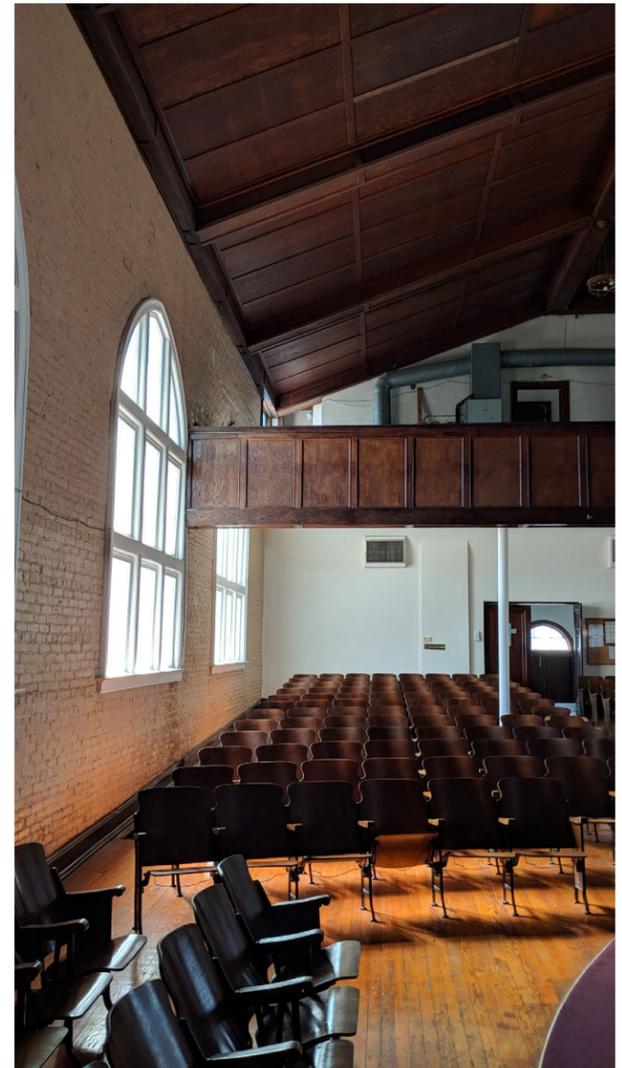
921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
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DESIGNED BY: aha  
DRAWN BY: rdg  
CHECKED BY: pr

Existing Conditions  
Photographs



EXISTING

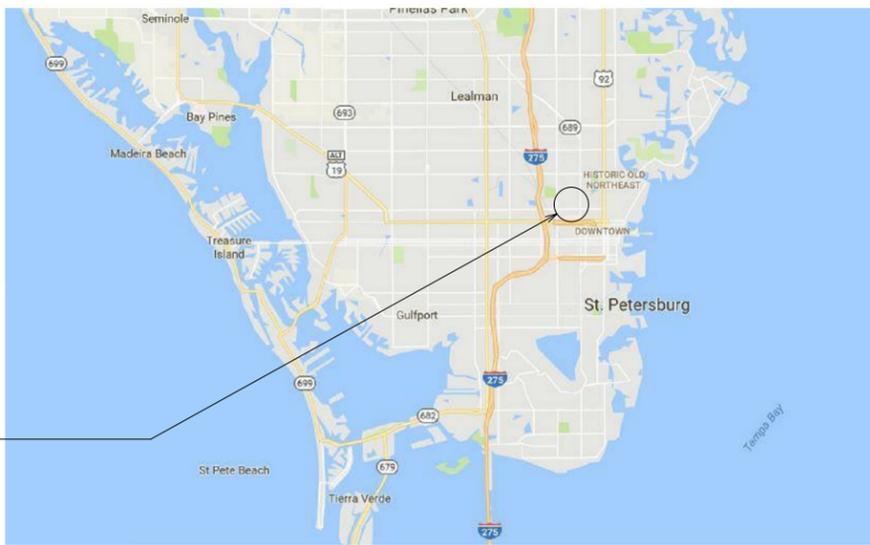
921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
△		

DESIGNED BY: aha  
DRAWN BY: rdg  
CHECKED BY: pr

Existing Conditions  
Photographs



SITE

LOCATION MAP

Unit	Type	Required Sq.Ft.	Actual Sq.Ft.	Variance Sq.Ft.
1	Workspace	N/A	505 sq. ft.	N/A
2	Workspace	N/A	374 sq. ft.	N/A
3	Workspace	N/A	383 sq. ft.	N/A
4	Workspace	N/A	543 sq. ft.	N/A
5	Workspace	N/A	313 sq. ft.	N/A
6	Workspace	N/A	383 sq. ft.	N/A
7	Workspace	N/A	374 sq. ft.	N/A
8	Workspace	N/A	506 sq. ft.	N/A
9	Studio	375 sq. ft.	519 sq. ft.	0 sq. ft.
10	Two-Bedroom	750 sq. ft.	1,090 sq. ft.	0 sq. ft.
11	One-Bedroom	500 sq. ft.	803 sq. ft.	0 sq. ft.
12	One-Bedroom	500 sq. ft.	824 sq. ft.	0 sq. ft.
13	Two-Bedroom	750 sq. ft.	1,159 sq. ft.	0 sq. ft.
14	One-Bedroom	500 sq. ft.	1,094 sq. ft.	0 sq. ft.
15	One-Bedroom	500 sq. ft.	826 sq. ft.	0 sq. ft.
16	One-Bedroom	500 sq. ft.	803 sq. ft.	0 sq. ft.
17	Two-Bedroom	750 sq. ft.	1,090 sq. ft.	0 sq. ft.
18	Studio	500 sq. ft.	404 sq. ft.	0 sq. ft.
19	Two-Bedroom	750 sq. ft.	830 sq. ft.	0 sq. ft.
20	Studio	500 sq. ft.	364 sq. ft.	0 sq. ft.

TABLE OF CONTENTS

- CO Cover
- A1 Site Plan
- A2 Lower Level Floor Plan
- A3 First Floor Plan
- A4 Second Floor Plan
- A5 Exterior Elevations
- A6 Building Sections



SOUTH WEST VIEW

PROPOSED

921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
△		

DESIGNED BY: P. R.  
DRAWN BY: R. D. G.  
CHECKED BY: P. R.

Cover

PROPOSED

June 28th, 2019

CO



PRELIMINARY!  
NOT YET FOR  
CONSTRUCTION.

PROPOSED

921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
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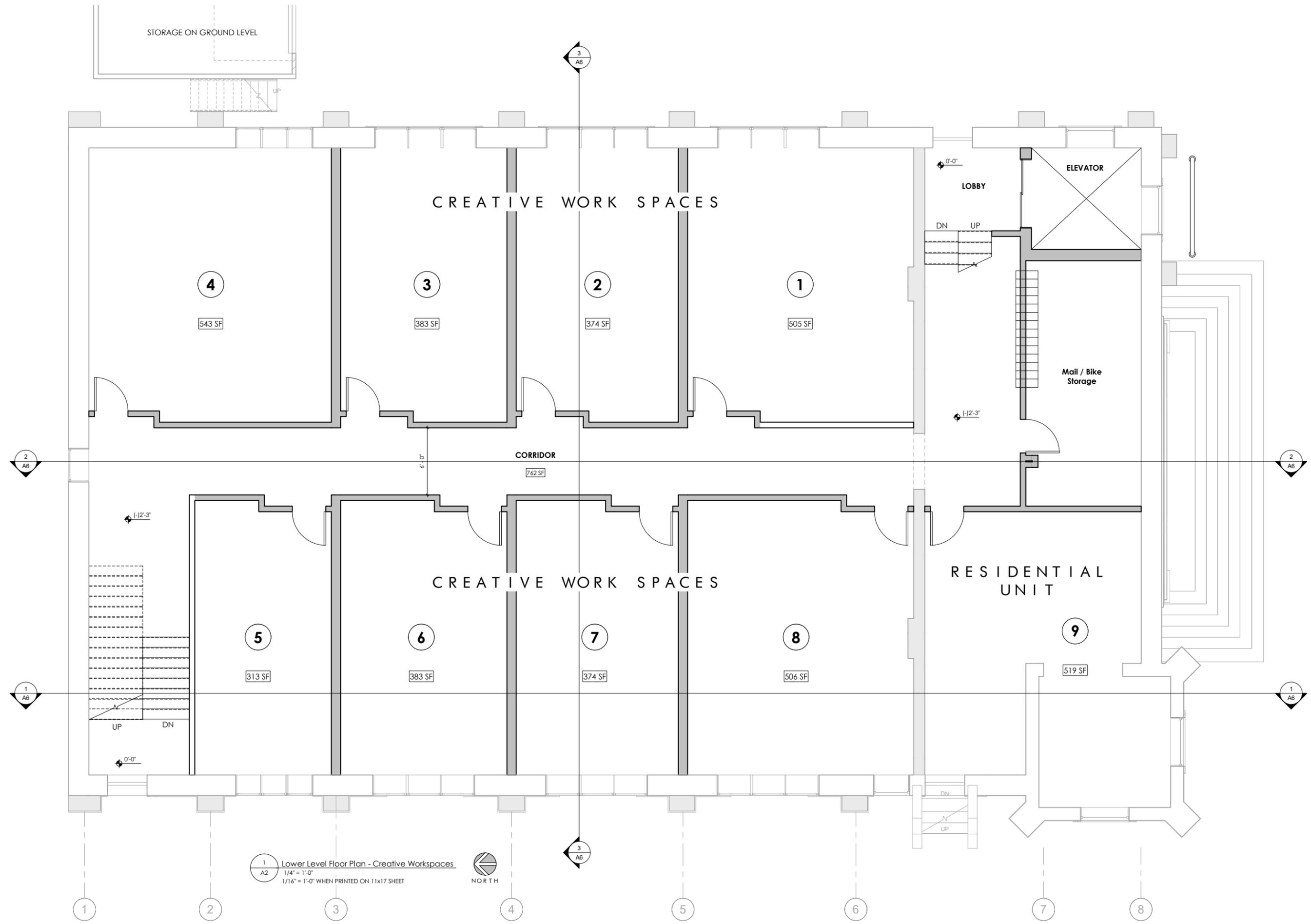
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DRAWN BY: rdg  
CHECKED BY: prr

Lower Level Floor Plan

FL 18250

A2

SHEET SIZE: 22x34



1 Lower Level Floor Plan - Creative Workspaces.  
1/4" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET



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PRELIMINARY!  
NOT YET FOR  
CONSTRUCTION.

PROPOSED

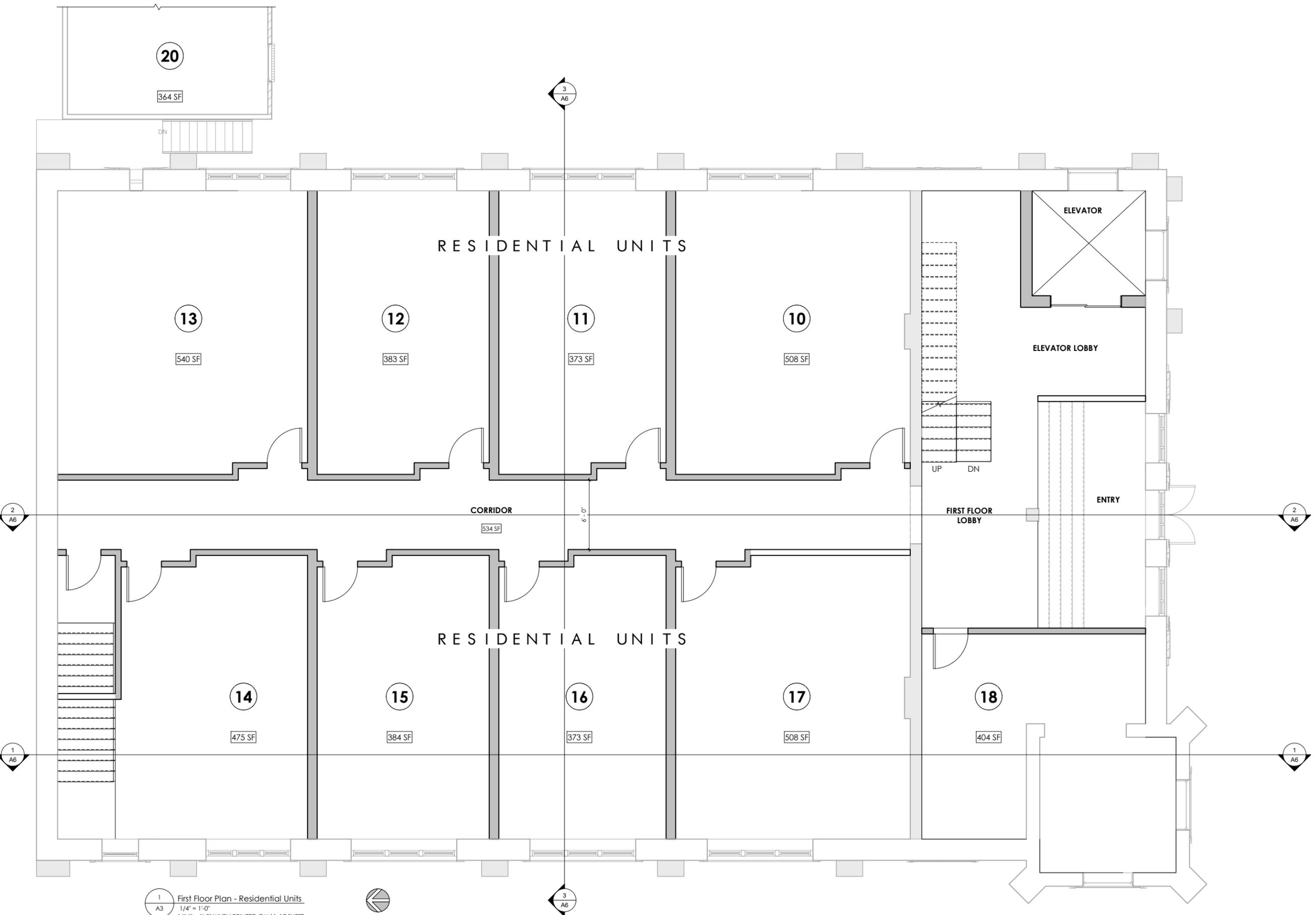
921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
1		

DESIGNED BY: aha  
DRAWN BY: rdg  
CHECKED BY: pr

First Floor Plan



1 A3 First Floor Plan - Residential Units  
1/4" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET



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PROPOSED

921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
1		

DESIGNED BY: aha  
DRAWN BY: rdg  
CHECKED BY: pr

Second Floor Plan



**13 UPPER**

First Floor	540 sq ft
Second Floor	619 sq ft
<b>Total</b>	<b>1,159 sq ft</b>

**12 UPPER**

First Floor	383 sq ft
Second Floor	441 sq ft
<b>Total</b>	<b>824 sq ft</b>

**11 UPPER**

First Floor	373 sq ft
Second Floor	430 sq ft
<b>Total</b>	<b>803 sq ft</b>

**10 UPPER**

First Floor	508 sq ft
Second Floor	582 sq ft
<b>Total</b>	<b>1,090 sq ft</b>

**14 UPPER**

First Floor	475 sq ft
Second Floor	619 sq ft
<b>Total</b>	<b>1,094 sq ft</b>

**15 UPPER**

First Floor	384 sq ft
Second Floor	442 sq ft
<b>Total</b>	<b>826 sq ft</b>

**16 UPPER**

First Floor	373 sq ft
Second Floor	430 sq ft
<b>Total</b>	<b>803 sq ft</b>

**17 UPPER**

First Floor	508 sq ft
Second Floor	582 sq ft
<b>Total</b>	<b>1,090 sq ft</b>

1  
A4  
Second Floor Plan - Residential Units (Including 2nd Level of Units Below)  
1/4" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET

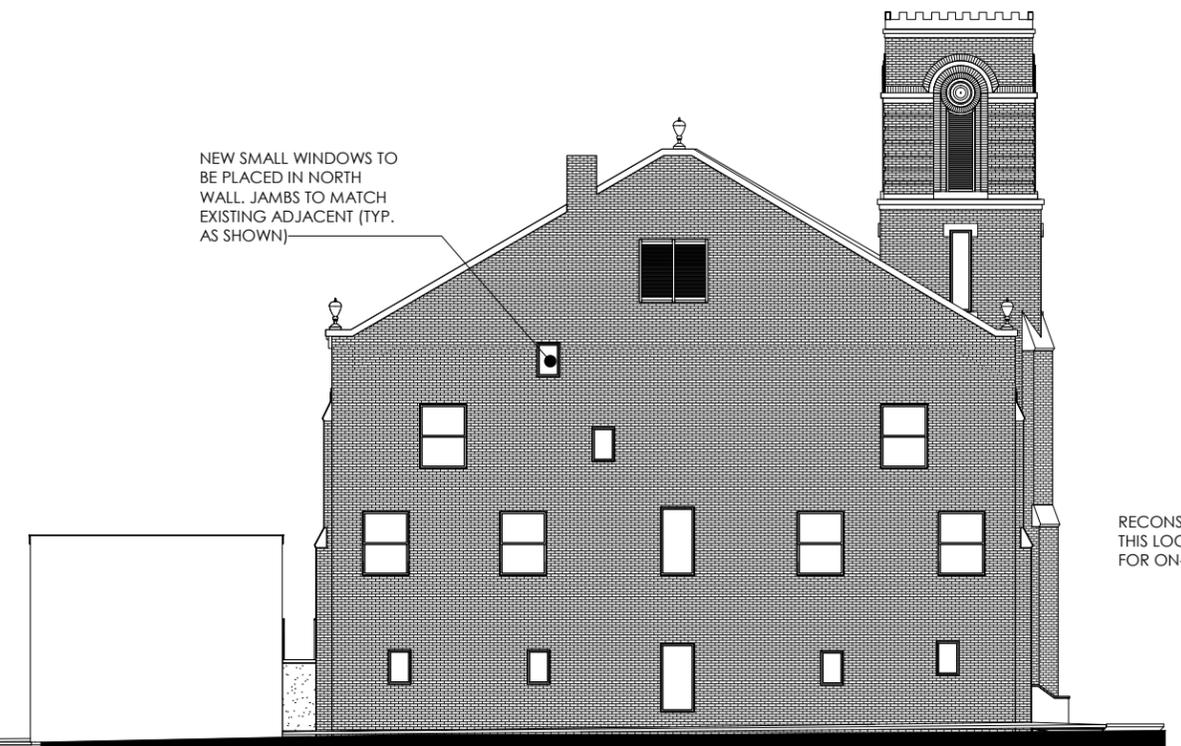




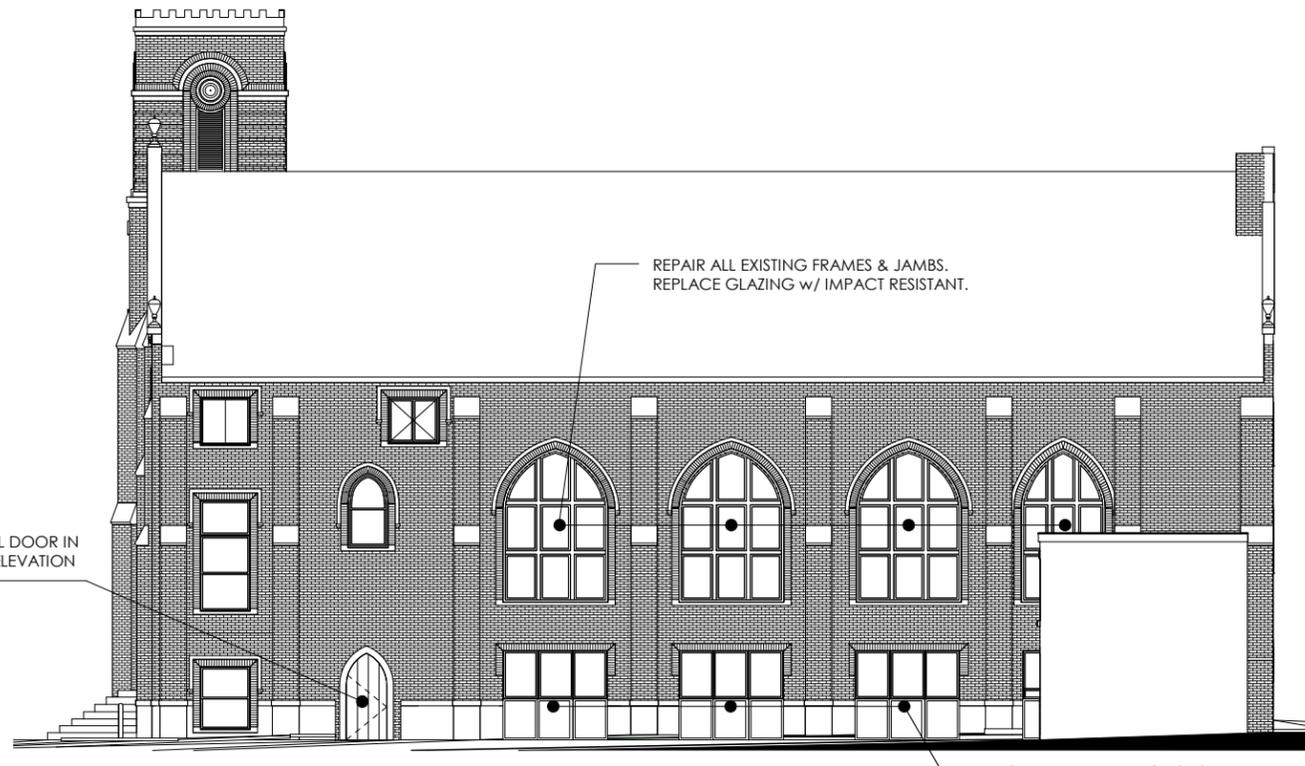
2 West Elevation  
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1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET



1 South Elevation  
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1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET



3 North Elevation  
A5 1/8" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET



4 East Elevation  
A5 1/8" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET

PROPOSED

921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

NO.	DATE	TYPE
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DESIGNED BY: aha  
DRAWN BY: rdg  
CHECKED BY: pr

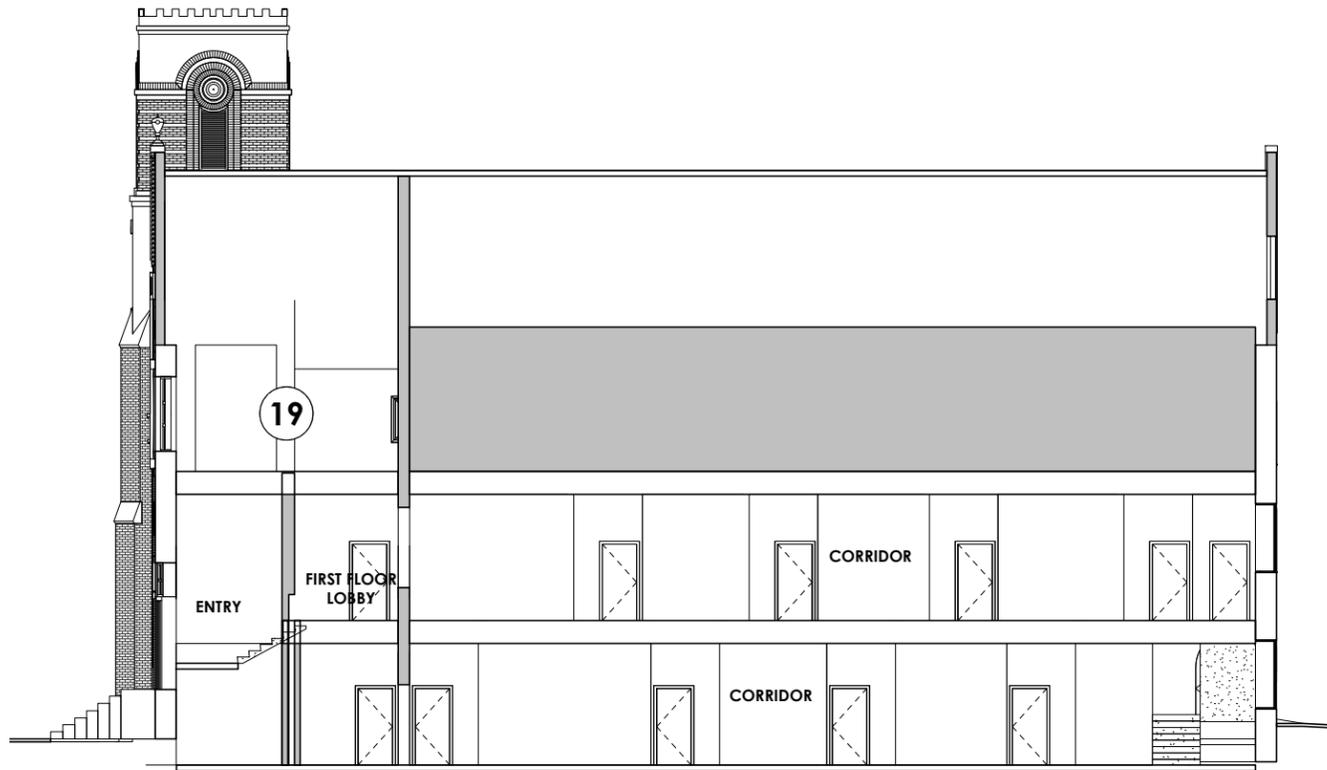
Exterior Elevations

FL 18250

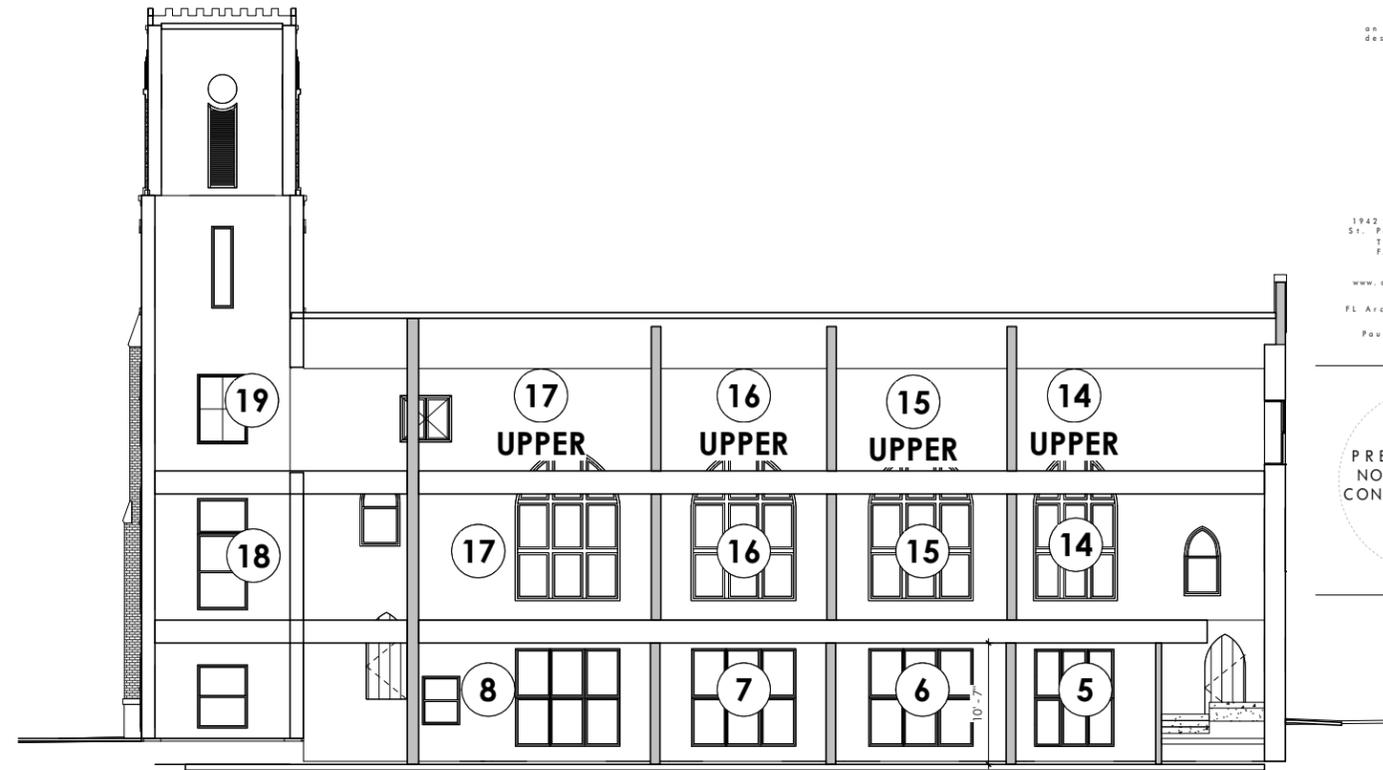
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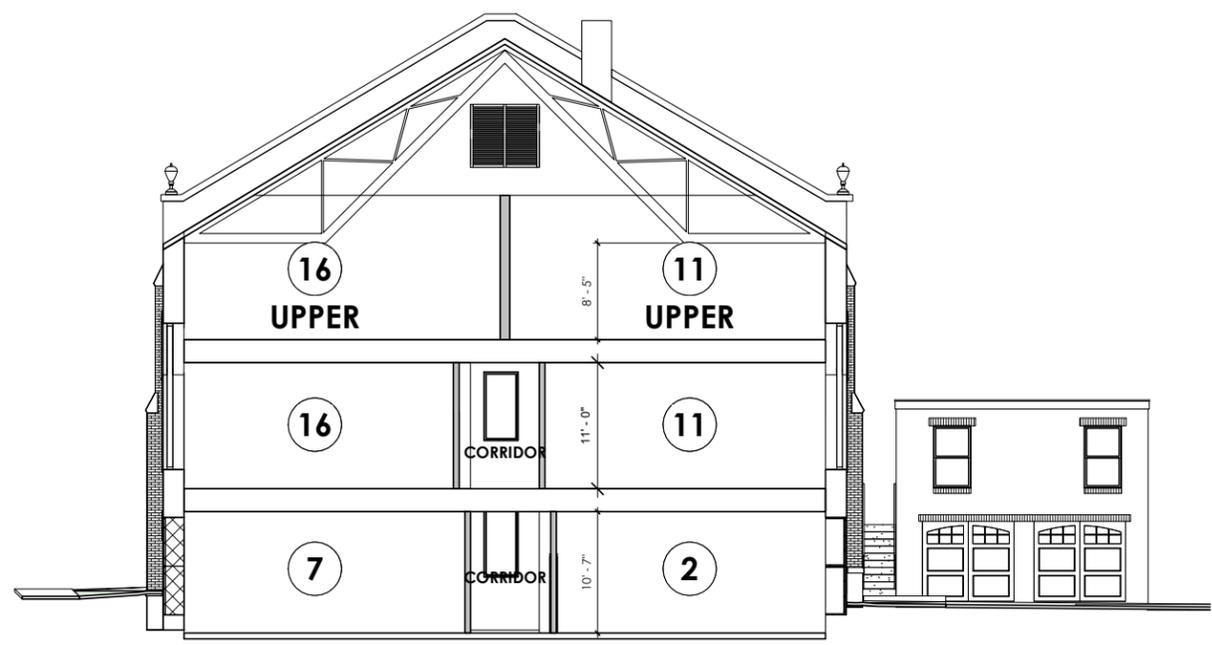
PRELIMINARY!  
NOT YET FOR  
CONSTRUCTION.



2 Section B-B  
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1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET



1 Section A-A  
A6 1/8" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET



3 Section C-C  
A6 1/8" = 1'-0"  
1/16" = 1'-0" WHEN PRINTED ON 11x17 SHEET

PROPOSED

921 10th Avenue N  
St Petersburg, FL 33705

ISSUE DATE: June 28, 2019

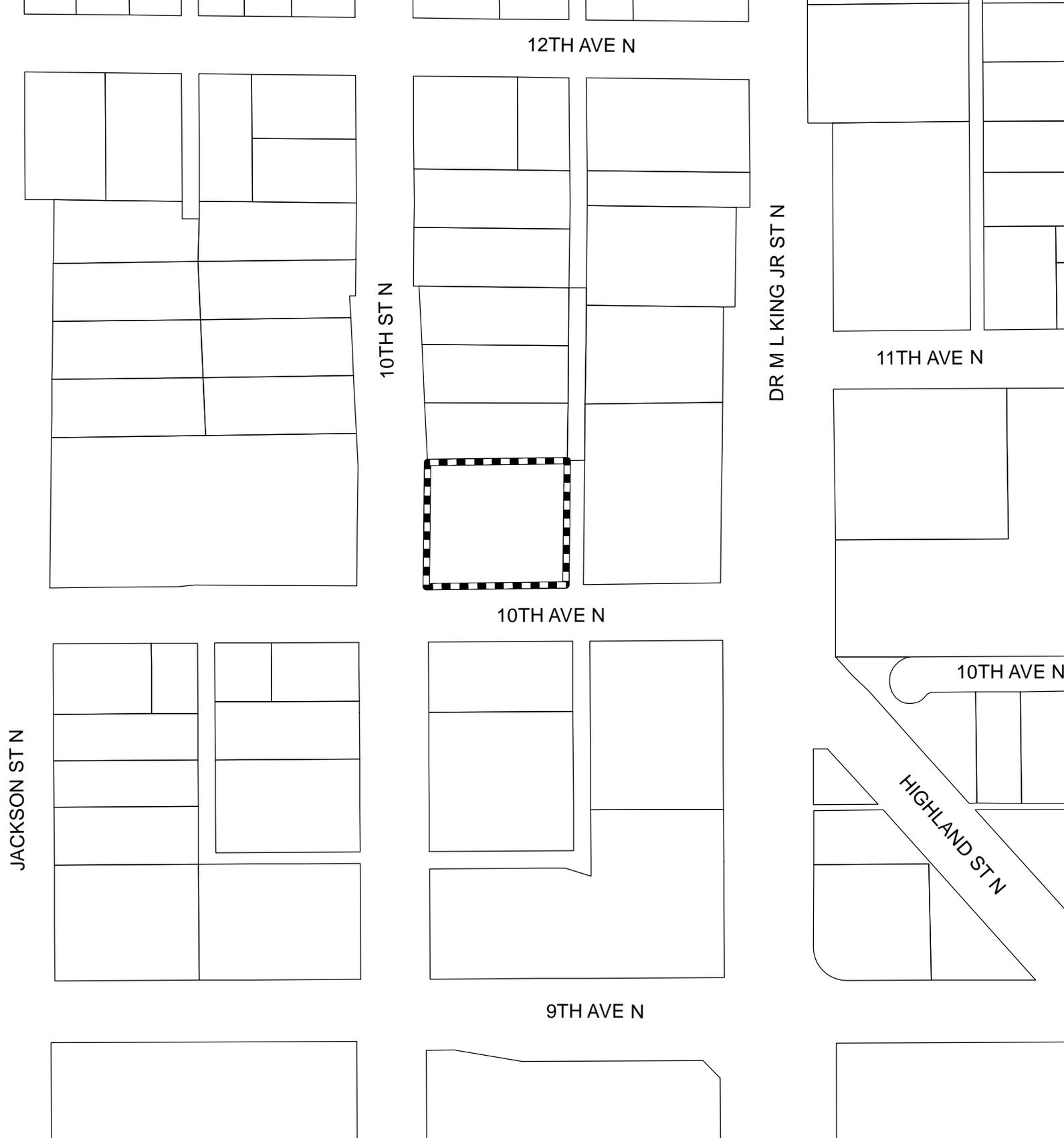
NO.	DATE	TYPE

DESIGNED BY: aha  
DRAWN BY: rdg  
CHECKED BY: pr

Building Sections

# Appendix B:

## Maps of Subject Property



Community Planning and Preservation Commission

919 10th Ave N

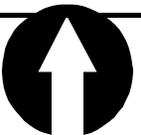
AREA TO BE APPROVED,

SHOWN IN



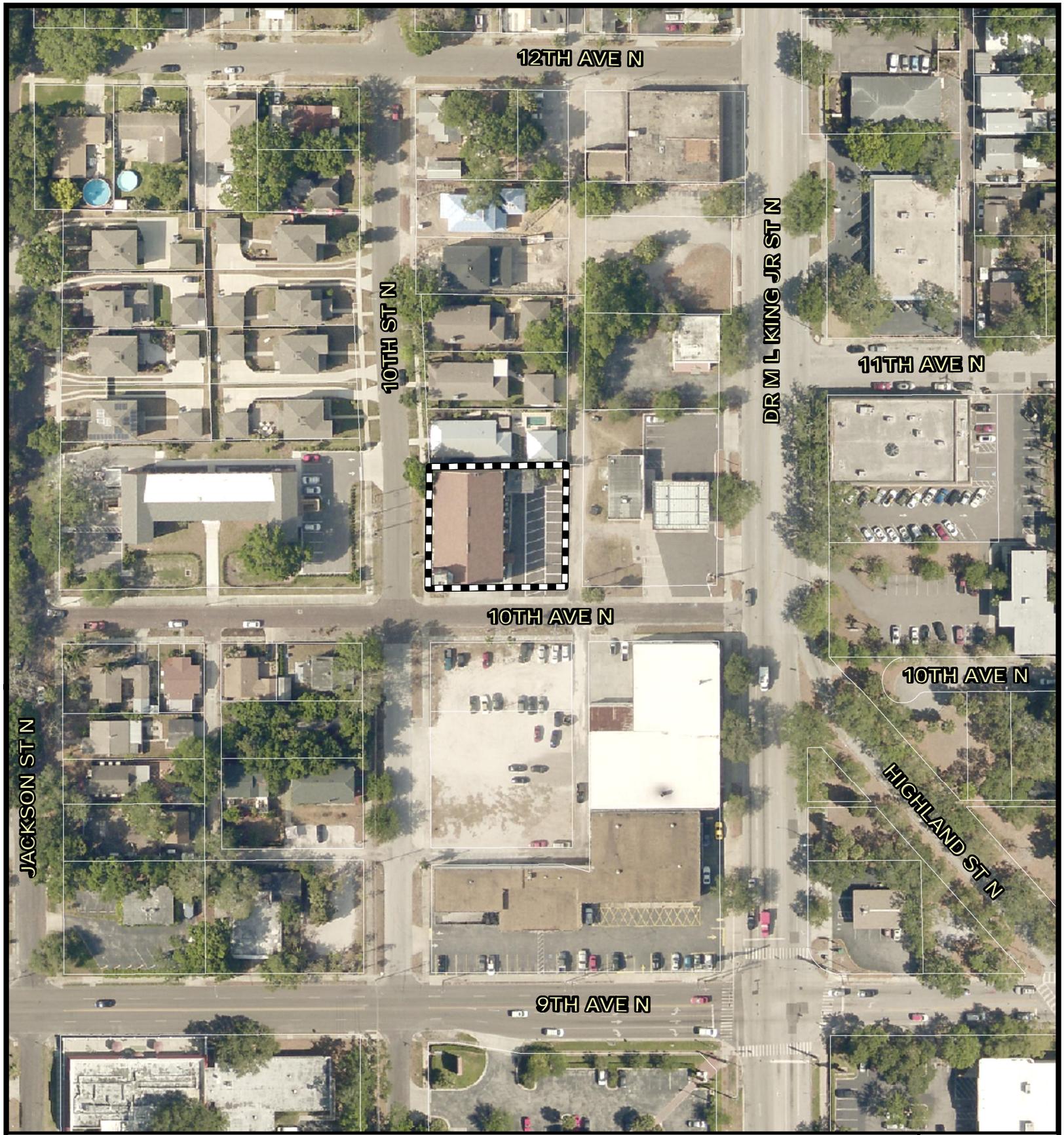
CASE NUMBER

19-90200037



N

SCALE:  
1" = 125'



12TH AVE N

10TH ST N

DR M L KING JR ST N

11TH AVE N

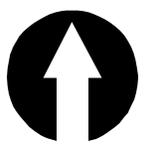
10TH AVE N

10TH AVE N

JACKSON ST N

HIGHLAND ST N

9TH AVE N





EXISTING ZONING

CITY FILE

FLUM-56

SCALE: 1" = 100'

From: NT-2  
(Neighborhood Traditional  
Single Family - 2)

To: CCT-1  
(Corridor Commercial  
Traditional - 1)



SUBJECT AREA





## FUTURE LAND USE

CITY FILE

**FLUM-56**

SCALE: 1" = 100'

From: PR-R  
(Planned Redevelopment  
- Residential)

To: PR-MU  
(Planned Redevelopment  
-Mixed-Use)



**SUBJECT AREA**

