



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

STAFF REPORT

Community Planning and Preservation Commission
Certificate of Appropriateness Request

For **Public Hearing** and **Executive Action** on October 8, 2019 beginning at 2:00 p.m. in the Main Auditorium at the Sunshine Center, 330 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, Commissioner Lisa Wannemacher resides or has a place of business within 2,000 feet of the subject property (current location). All other possible conflicts should be declared upon the announcement of the item.



Case No.:	19-90200039
Current Address:	136 4 th Ave NE
Legal Description:	RAHDERT NORTHEAST COURT REPLAT BLK 1, N 100FT OF LOT 1 & W 1/2 OF VAC RD ADJ TO E
Parcel ID No.:	19-31-17-73432-001-0011
Date of Construction:	Circa 1912
Local Landmark:	Bay Gables (HPC 93-07)
Owner:	Raysup, LLC
Agent:	R. Donald Mastry, Esq., Trenam Law, and John Hobach, JMC Communities, Inc.
Request:	Relocation of a local historic landmark
Proposed Location:	NE Corner, 8 th Ave N and Dartmoor St N/PIN 18-31-107-77514-001-0061

Historical Context and Significance

The house located at 136 4th Avenue Northeast (“the subject property”) was constructed circa 1912, originally addressed as 88 4th Avenue North.¹ Much of the area surrounding the subject property was developed during the early 1910s with single-family homes and apartment buildings (Figure 1), largely catering to seasonal winter residents. The subject property’s first known occupant was a renter whose permanent residence was in Davenport, Iowa and appears to have occupied multiple seasonal residences during repeated winter visits to St. Petersburg.² The subject property existed within a cluster of relatively large, single-family residences constructed at the northeastern edge of St. Petersburg’s growing downtown during its first major development boom, which occurred before World War I.

The subject property, like many houses in its vicinity, was used as a hotel beginning in the 1920s to cater to the city’s blossoming tourism industry. It presently operates as a bed and breakfast.

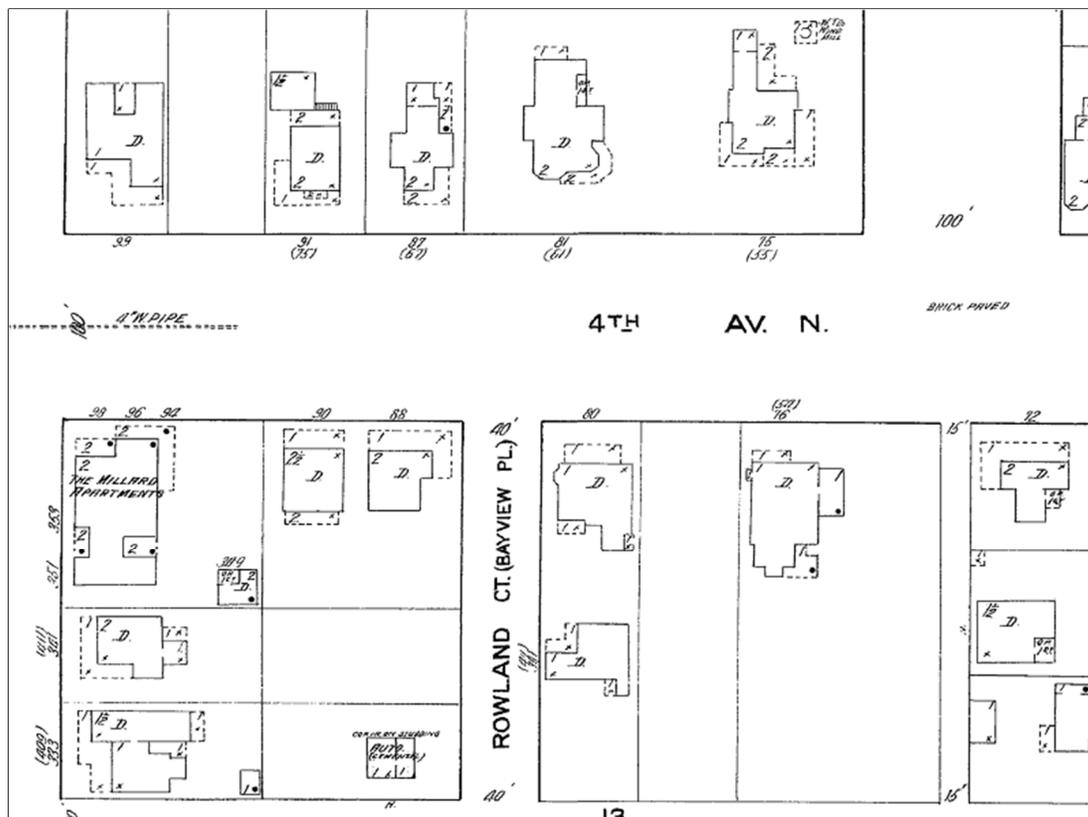


Figure 1: Section of St. Petersburg map by Sanborn Map Company, 1913, with subject property indicated.

¹ Pinellas Genealogy Society, *St. Petersburg City Directory*, 1912; Sanborn Map Company, *St. Petersburg, Florida*, 1913.

² *St. Petersburg Times*, November 24, 1911; *ibid*, November 2, 1912.

Project Description and Review

Project Description

The COA application (Appendix A) proposes the relocation of the subject property from its current and original location to a presently-vacant lot on the northeast corner of 8th Avenue North and Dartmoor Street North.

The proposed relocation would change the subject property's orientation. Its 4th Avenue Northeast façade presently faces north; plans call for a southern orientation. The orientation of a historic resource is a factor that is weighed when considering the appropriateness of a relocation because the position of various building elements in relation to the rising and setting sun during different seasons, cross-ventilation, etc. was an impactful motivator of various design elements in buildings constructed before climate control.



Figure 2: Aerial of subject property showing existing orientation

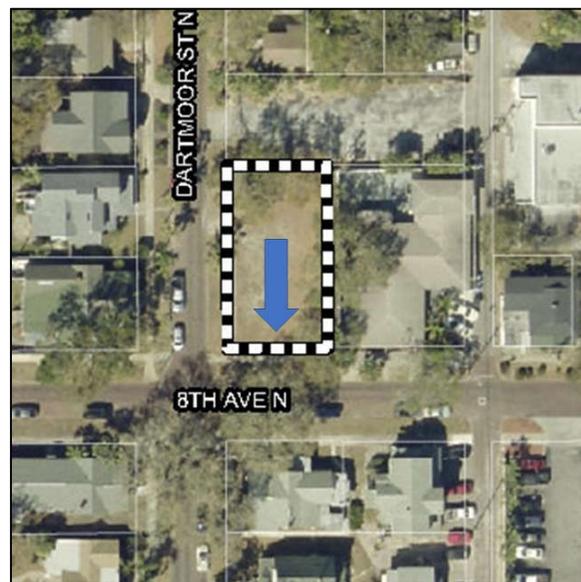


Figure 3: Aerial of proposed receiver site showing suggested orientation

Consideration of Impact to Resources Listed in the National Register of Historic Places

It should be noted that both the subject property's current location and the proposed receiver site are located within separate National Register Historic Districts, which would therefore each be affected by a relocation. The Certificate of Appropriateness application being evaluated herein pertains only to the subject property as an individual local historic landmark and no COA is required to determine the impacts of alterations, demolitions, or new construction to National Register-listed resources. This means that the effect of the relocation on the National Register Historic Districts and the resources they contain that are not locally-designated is beyond the scope of this COA. Staff suggests that the implications that the approval of this application would have to not one, but two National Register Historic Districts is worthy of discussion.

The subject property's current, historic location is near the northeastern corner of the Downtown St. Petersburg National Register Historic District, which was designated by the National Park Service in 2004. Although the application notes that the character of the surrounding area has changed, the subject property sits within a block face of continuous contributing historic properties spanning the south side of 4th Avenue Northeast between 1st Street North and Rowland Court Northeast (Figure 4). The application states that the proposed relocation is necessary to facilitate the construction of a 13-story residential

building on the donor site, which presently includes not only the subject property but the adjacent circa 1912 residence at 126 4th Avenue Northeast.



Figure 4: Subject property (left) within existing historic streetscape

The northeastern section of the Downtown St. Petersburg National Register Historic District was historically composed primarily of relatively large single-family residences constructed prior to World War I. Many of these houses were altered and enlarged during the 1920s and 1930s for use as hotels and rooming houses, a common practice in St. Petersburg and representing changes that occurred within the district's listed period of significance of 1888-1954. The district's nomination documentation lists the subject property among the "good examples of larger residences with Queen Anne style design features" in the vicinity, noting that the collection of pre-1920 single family residences in the vicinity now possess "dual significance as early settlement period residences of the city's pioneer families and later as tourist lodgings."³

The noteworthiness of the subject property and the residential buildings to its east and west was reiterated by the Barbara E. Mattick, Ph.D., then Florida's Deputy State Historic Preservation Officer, in a 2008 letter included as Appendix B of this report. Dr. Mattick states that these three properties "are important because they significantly contribute to the character of the Downtown St. Petersburg Historic District and provide an essential link between the western part of the district and its eastern extension that incorporates Straub Park and the few contributing neighboring buildings."

The three buildings referenced in the above-mentioned letter include the historic Morrison Hotel at 126 4th Avenue Northeast, the subject property at 136 4th Avenue Northeast, and the Henry Bryan House at 146 4th Avenue Northeast (Figure 5). Like the subject property, the Henry Bryan House was individually designated as a local historic landmark (City File No. HPC 93-06). The Henry Bryan House was relocated to 1224 Dr. Martin Luther King, Jr. Street South following review and approval by the Community

³ Tim Clemmons et al, *Downtown St. Petersburg Historic District*, Pinellas County, Florida, National Register of Historic Places Registration Form, 2004.

Preservation Commission, the predecessor to this Commission, in 2013. Its site has since been redeveloped with a six-floor residential building.

The property at 126 4th Avenue Northeast, historically known as the Morrison Hotel and shown in Figure 6, was listed as a contributing resource to the Downtown St. Petersburg National Register Historic District as resource 8PI10341 but holds no local historic designation. Its relocation or demolition is not referenced by the current proposal. Given the fact that it is not designated at the local level, and therefore no COA is required for its alteration or demolition, the plan appears to be to demolish this resource. The subject property and the Morrison Hotel are incredibly similar both in architecture and developmental history. The approval of this COA request will likely result in the demolition of a resource that appears to be equal to the subject property in all regards excepting local designation status. This will seriously erode the northeastern edge of the Downtown St. Petersburg National Register Historic District. Staff suggests that this be at least considered by the Commission when reviewing the application and setting Conditions of Approval, if approval is granted, as a mitigating measure for this loss.



Figure 5: Henry-Bryan House (HPC 93-06) in its historic location at 146 4th Avenue Northeast prior to relocation, 2012



Figure 6: Subject property (left) and neighboring Morrison Hotel. Facing south; staff photograph, 2019.

Another National Register-listed historic district, the Round Lake National Register Historic District, contains the parcel being proposed as the receiver site for the subject property. This area is often referred to in local parlance as Historic Uptown, and the Historic Uptown Neighborhood Association contains the majority of this National Register District. Parcel 18-31-17-77814-001-0061, historically addressed 457 8th Avenue North, contained a two-story Frame Vernacular residence constructed circa 1913 which was recommended for listing as a contributing structure (8PI04983) when it was surveyed in 1993. However, the house had been demolished by the time that the district was added to the National Register in 2003, and the parcel was therefore listed as noncontributing. The parcel appears to have been vacant since.

The existing resources in the direct vicinity of the receiver site, especially those along the 700 and 800 blocks of Dartmoor Street North, are primarily contributing resources to the Round Lake National Register Historic District and constitute one of the most intact collections of early-twentieth century, working-class Frame Vernacular residences remaining within the city (Figure 7).

Although the Round Lake National Register Historic District's period of significance, circa 1906 through 1953, is quite similar to that of the Downtown St. Petersburg National Register Historic District and includes the dates of the subject property's construction and significant alteration, the historic context that led to the development of each district is distinct. Where the vicinity of the subject property's historic location downtown was initially developed as a showpiece for the city's early wealthy residents, the Round Lake National Register Historic District – especially the area surrounding the proposed receiver site – represents a humbler architectural palette of vernacular residences lining narrow, often awkwardly-gridded streets. The nuances of these distinct aesthetic and socioeconomic backgrounds can be clearly seen when crossing from one neighborhood into the other. The Round Lake area's retention of its historic but unpretentious feeling and overall sense of place is perhaps one of its most valuable assets as a reminder of the city's early growth. Staff's primary concern with the insertion of the subject property into the proposed location is that its relatively grand scale and style would detract from the existing cohesiveness of Round Lake's vernacular setting.



Figure 7: Streetscape, 800 block of Dartmoor Street North, directly facing proposed location. Facing northwest.

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 relocation would adversely affect the subject property's integrity by altering its location, setting, and feeling. The proposal is not appropriate under this criterion.

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

The proposed relocation will affect not only the subject property, a local historic landmark, but two districts listed in the National Register of Historic Places, as discussed above. The proposal is not appropriate under this criterion.

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.*

The application (Appendix A) includes a narrative provided by Vickstrom Engineering Services, Inc. and suggests that the relocation will be completed in a manner that results in no effect to the building itself, stating that "relocation of Bay Gables will have no impact on the Structure itself... Engineers have determined the structure is capable of being safely moved while maintaining its structural integrity." If the proposed request for relocation is granted, staff recommends that the Commission condition approval upon the submission and administrative review of a relocation report, to include documentation of the relocation methodology, the degree to which the structure will be disassembled and plan for reassembly, details concerning the proposed foundation, etc.

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

The application contends that the proposed relocation is necessary because the subject property, constructed as a single-family home, is not appropriately sited for such a use within its contemporary DC-3 zoning category. However, the subject property and the adjacent resource, the historic Morrison Hotel at 126 4th Avenue Northeast, operate together as the Water Garden Inn at the Bay, an inn offering to accommodate up to 34 overnight guests and events for up to 100. As of the writing of this report, room reservations are being accepted through April 2020, with numerous weekends during the Fall-Winter 2019-2020 season already being noted as fully booked per the inn's website.⁴ The subject property's current use appears to be in keeping both with the tourist industry of Downtown St. Petersburg and the area's historic use as a concentration of seasonal homes for winter residents. Although the subject property was formally converted into a boarding house in 1928, the earliest known record of its occupants, a note in the St. Petersburg Times posted November 2, 1912, states that it has been rented "for the season."⁵

The application states that the proposed 13 story, 20-unit residential condominium is permitted by right, but the subject property had been designated as a local historic landmark for nearly 13 years when, according to Pinellas County Property Appraiser records, it was purchased for \$1,200,000 in April of 2017. Staff does not conclude that relocation is necessary and, therefore, considers the proposal to be inappropriate under this criterion.

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

The application includes a Dartmoor House Relocation Study and Plan prepared by Vickstrom Engineering Services, Inc and site plan. The proposal would require at least one variance, discussed further below. Staff's analysis of the application finds that the applicant appears to be able to carry out the proposed relocation.

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 relocation of the subject property, an individual local historic landmark.

Additional Guidelines for Relocation

In approving or denying applications for a COA for the relocation of a local landmark or to relocate a building or structure to a property in historic district, the Commission and the POD shall also use the following additional guidelines:

1. *The contribution the local landmark makes to its present setting;*

As noted above, the vicinity of the subject property has been recorded as a significant concentration multiple times. Both the subject property and the neighboring Morrison Hotel are listed as contributing resources to the Downtown St. Petersburg National Register Historic District. The proposed new construction at the site would result in removal of both resources from the district. Staff finds this to constitute an adverse effect.

⁴ Water Garden Inn at the Bay, www.innatthebay.com. Accessed August 29, 2019.

⁵ "Mr. and Mrs. George W. Stewart," *St. Petersburg Times*, November 2, 1912.

2. *Whether there are definite plans for the property the local landmark is being moved from;* Plans for a 13 story, 20-unit residential building have been submitted to the City and are being considered by Development Review Services.

3. *Whether the local landmark can be moved without significant damage to its physical integrity;*

As noted, the application narratives suggest that relocation can be undertaken without causing irreparable damage to the resource. However, more information on procedures used is requested for staff review should the proposal be approved by Commission.

4. *The compatibility of the local landmark to its proposed site and adjacent properties;*

The application argues that the resource is compatible with the proposed location in the Round Lake National Register Historic District. This finding is based on Round Lake's concentration of resources with similar construction dates to that of Bay Gables.

However, staff suggests that the distinction between the developmental trajectories of Bay Gables' current and proposed locations, and the visible architectural differences that represent each unique history, be seriously considered by Commissioners in relation to the appropriateness of this proposal. St. Petersburg is fortunate to be a city which retains historic neighborhoods portraying multiple aspects of a single era. Removing landmarks like Bay Gables from their historic settings to be grouped with unassociated resources simply because they are old would result in a false sense of history.

Bay Gables is different in scale, design, and style than the propose surroundings. Staff finds the proposal to be inconsistent with this criterion.

5. *If the structure is a noncontributing resource, the compatibility and impact of the noncontributing resource on abutting contributing resources and the historic district;*

This criterion is not applicable to the proposed relocation of the subject property, an individual local historic landmark.

6. *The property owner may be required to obtain an approved site plan before permits may be issued to relocate a local landmark.*

The site plan for a 13 story, 20-unit building is currently under review by Development Review Services. Staff recommends that the Commission condition approval of a permit for relocation should this COA be granted.

Protection of Hex-block Sidewalks and Granite Curbing

Hex-block sidewalks and granite curbing are present at both the current location of Bay Gables and the proposed location. Pursuant to City Code Section 16.40.130 regulating traditional streetscapes, special conditions of approval have been included.

Setback Variances

If the Commission is inclined to approve the proposed relocation, building setback variances are recommended in order to enhance compatibility of the relocated structure with the surrounding neighborhood.

Staff suggests that two variances would be required to create the most suitable placement of the Bay Gables building at the proposed receiver site. The first, a street side yard setback variance of 6.6 feet, is requested within the application. This would accommodate a porch setback of 5.4 feet along the building's elevation fronting Dartmoor Street North. In its current location, staff estimates that this portion of the building presently features a setback of approximately 10 feet from Rowland Court. However, the

decreased street side yard setback would be consistent with surrounding properties in the Round Lake National Register Historic District.

Although the site plan of the subject property's proposed location shows the resource placed on the receiver site with the front building setback of 25 feet required by the area's NT-2 zoning category, staff suggests that the Commission grant a front setback variance to encourage a cohesive streetscape. An informal staff survey of contributing resources to the Round Lake National Register Historic District in the vicinity of the proposed receiver site found that these resources can feature front building setbacks as small as 9 feet, with only 3 feet between sidewalk and porch. Given the subject property's larger size and grand two-story massing relative to most contributing Round Lake properties, staff suggests that the setback be increased slightly. A front porch setback of 10 feet would create a building setback of approximately 16 feet, resulting in a more compatible relocation project. The property shown in Figure 8, located across Dartmoor Street North from the proposed receiver site, provides a good example of a fairly typical setback in the vicinity.



Figure 8: Contributing Round Lake resource at 802 Dartmoor Street North featuring wraparound porch with 6 foot setback and building setback of roughly 12 feet, showing typical proximity of porches and buildings to street.

Table 1: Current and Proposed Setbacks

	Proposed (Applicant)	Proposed (Staff)	Variance Recommended
Front setback (building):	25 feet	16 feet*	9 feet
Front setback (porch):	18.1 feet	10	8 feet
Street side yard setback:	5.4 feet	5.4	6.6 feet
Interior side setback:	5.5 feet		None
Rear setback:	37.7 feet		None
<i>Based on dimensions provided by the applicant, a building setback of approximately 16.9 feet is anticipated given a front porch setback of 10 feet.</i>			

Pursuant to City Code, Section 16.70.040.1.6, the basis for granting a variance shall be guided by several factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought, and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances: c) Preservation District: If the site contains a preservation district; d) Historic Resources: If the site contains historical significance; and f) Neighborhood Character: If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

In this instance, the subject property is a rectangular lot of common dimension. The relocated building would likely fit within the required building setbacks; however, it's location within the Round Lake National Register District and the existing neighborhood character, which features reduced front and street side yard building setbacks, should be considered. The proposal here is to maintain compatibility with the surrounding buildings rather than disrupt the established pattern by enforcing larger building setbacks.

2. *The special conditions existing are not the result of the actions of the applicant;*

The subject property is a rectangular lot of common dimension, and the relocation of a building onto this receiver site is the result of potential actions taken by the applicant; however, the proposed encroachment is not requested in order to obtain addition development rights or some other private benefit, rather it is proposed by the Applicant and City Staff to maintain compatibility with the surrounding neighborhood.

3. *Owing to the special conditions, a literal enforcement of this chapter would result in unnecessary hardship; and 4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

The literal enforcement of this chapter would not result in unnecessary hardship nor would strict application prevent reasonable use of the subject property.

4. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The building setback variance requested is consistent with the building setback pattern established on neighboring lots.

5. *The granting of the variance will be in harmony with the general purpose and intent of this chapter; and 7. The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare.*

The building setback variance is recommended to maintain a harmonious and consistent pattern of reduced front and street side yard setbacks throughout the surrounding neighborhood. The granting of the variance will not be injurious or otherwise detrimental to the occupants, neighboring properties, or public welfare.

Special Note Regarding Historic Morrison Hotel, 126 4th Ave. NE

This special note does not relate to the subject request at 136 4th Avenue North; however, the effect of the CPPC's decision will likely result in demolition of this adjoining contributing resource to the Downtown St. Petersburg National Register District. As a courtesy, historic preservation staff is including this preliminary notice of our anticipated condition of approval, if and when that request is made.

The historic Morrison Hotel, 126 4th Avenue NE, is located immediately to the west of the subject property. If the *COA, Relocation* is approved, this contributing resource to the Downtown St. Petersburg National Register District will likely be demolished. Pursuant to City Code Section 16.70.040.1.4.D, a Site Plan Review ("SPR") decision for new construction shall be guided by more than 16 factors, described alternatively as criterion. Criterion No. 14 states:

"Sensitivity of the development to on-site and adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts."

Any proposal to demolish the historic Morrison Hotel is *not consistent* with Criteria No. 14 because it will result in demolition of this contributing resource. At the time of site plan review for 126 4th Avenue NE, historic preservation staff will likely recommend the following condition as mitigation for any proposed demolition:

"Prior to demolition, the property owner [applicant or successors] shall deconstruct by carefully removing the extant historic materials and making the window materials available for reuse by a qualified architectural salvage company, nonprofit, or museum. Salvaged historic materials may include but are not limited to windows and doors, siding, flooring, brick work, and any interior or exterior ornamentation. City of St. Petersburg's historic preservation staff will help facilitate vendor connections, if needed. Please note, the required deconstruction may qualify for certain tax benefits, previewed in this Washington Post article dated August 25, 2016: <https://wapo.st/2JBvhpy>."

Public Comments

A letter of support for the relocation from the Historic Uptown Neighborhood Association, whose territory includes the proposed receiver site, has been received and is included as Appendix D.

Staff Recommendation

While City Staff commends the Applicant's proposal to *relocate* Bay Gables rather than *demolish*, the proposed receiver site and surrounding character are mismatched, as described above. Based on this determination of general inconsistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **DENY** the Certificate of Appropriateness request for the relocation of Bay Gables, an individually-listed local historic landmark, from its current, historic

location at 136 4th Avenue Northeast, *to a vacant parcel at the northeast corner of Dartmoor Street North and 8th Avenue North.*

Should the Commission vote to approve the request, staff recommends that the following conditions be applied:

1. Architectural documentation is to be completed prior to relocation by a qualified architectural historian. The documentation will follow standards established by Moving Historic Buildings and include the following:
 - Site and location views from all quarters,
 - All exterior elevations,
 - Interior elevations of every wall of each room,
 - Detailed photographs of noteworthy decorative architectural embellishments
2. Any required disassembly (partial or total) be approved by staff through the review of a Disassembly and Reassembly Report before the move.
3. A schedule of maintenance and restoration procedures is to be provided to staff.
4. An interpretive display or plaque visible from the public right of way be installed at the building's new location noting the resource name and designation, date of construction, historic location, and date of relocation.
5. Final approval and release of a relocation permit shall be conditioned on the submission of a complete set of construction drawings for the proposed building. The submission shall first be determined complete by the Building Official or person officially designated for making such determinations.
6. Hex-block sidewalks and granite curbing in the public rights-of-way are protected by City ordinance:
 - a. The property owner [applicant or successors] shall be solely responsible for the protection, removal, and reconstruction of any adjacent hex-block sidewalks and granite curbing within the public rights-of-way.
 - b. A right-of-way permit shall be obtained prior to the commencement of any site work.
 - c. Prior to the commencement of relocation, hexagon-shaped sidewalk pavers shall be neatly stacked, palletized, and delivered to the City's general maintenance yard located at 1635 - 3rd Avenue North.
 - d. Prior to removal of any hexagon-shaped sidewalk pavers, contact Jimmy Lewis, 727-893-4158, Stormwater, Pavement, & Traffic Operations, to arrange a site visit. The purpose of the site visit is to verify quantities of materials to be removed and to arrange a time when the City will accept the materials delivery and provide written verification of quantities of materials delivered to the City by the contractor.
 - e. The replacement and/or repair of existing hex-block sidewalks shall be made with hexagon-shaped pavers.

Should the Commission vote to approve the COA for Relocation, staff recommends that the Community Planning and Preservation Commission **APPROVE** the requested building setback variances.

References

Clemmons, Tim, Rick Smith, and Carl Shiver. *Downtown St. Petersburg Historic District, Pinellas County, Florida*. National Register of Historic Places Registration Form. 2004.

Curtis, John Obed. *Moving Historic Buildings*. Washington, D.C.: Heritage Conservation and Recreation Service. U.S. Department of the Interior. 1979.

Pinellas Genealogy Society. *St. Petersburg City Directory*. 1912.

Sanborn Map Company. *St. Petersburg, Florida*. 1913.

St. Petersburg Times, Accessed via Newspapers.com:

November 24, 1944.

November 2, 1912.

Uguccioni, Ellen, Jennifer Stewart, and Carl Shiver. *Round Lake Historic District, Pinellas County, Florida*. National Register of Historic Places Registration Form. 2003.

Appendix A:

Application No. 19-90200039



Please reply to: St. Petersburg
Direct Line: (727) 824-6140
dmastry@trenam.com

July 2, 2019



VIA HAND DELIVERY

Derek S. Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg, Florida

Derek.Kilborn@stpete.org

Re: Certificate of Appropriateness

Dear Mr. Kilborn:

Please find the enclosed Certificate of Appropriateness to relocate the Bay Gables House located at 136 4th Avenue NE, St. Petersburg, Florida. Attached to this letter and Certificate of Appropriateness is a check in the amount of \$500.00

I am also sending this Certificate of Appropriateness to you by email.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don" with a stylized flourish.

R. Donald Mastry

RDM/gmg
Enclosures

TAMPA

Tel: 813.223.7474
Fax: 813.229.6553

101 E. KENNEDY BOULEVARD
SUITE 2700
TAMPA, FL 33602

WWW.TRENAM.COM

ST. PETERSBURG

Tel: 727.896.7171
Fax: 727.820.0835

200 CENTRAL AVENUE
SUITE 1600
ST. PETERSBURG, FL 33701



CITY OF ST. PETERSBURG
JUL 02 2019
PLANNING & DEVELOPMENT SERVICES

AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name: Raysup, LLC

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

Property Address: 136 4th Ave. NE

Parcel ID No.: 19-31-17-73432-001-0011

Request: All approvals needed for the development of a residential condominium on the property

which include, but are not limited to, a certificate of appropriateness and site plan.

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

Agent's Name(s): R. Donald Mastry, Esq., Trenam Law, and John Hobach, JMC Communities, Inc.

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

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

Signature (owner): By: [Signature] Agostinho F. Ribeiro
Raysup, LLC
Printed Name

Sworn to and subscribed on this date

Identification or personally known: FIDEL

Notary Signature: [Signature] Date: 7-1-19

Commission Expiration (Stamp or date):



GAIL M. GRAY
Commission # GG 289899
Expires February 14, 2023
Bonded Thru Budget Notary Services

NARRATIVE IN SUPPORT OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR THE RELOCATION OF BAY GABLES

The Applicant, JMC Communities, Inc. (“Applicant”) is the contract purchaser of 136 4th Avenue NE, St. Petersburg, Florida (the “Property”). Applicant is submitting this application for a certificate of appropriateness to relocate Bay Gables (HPC 93-07) (the “Structure”) from its present location on the Property to a new location at the corner of 8th Avenue NE and Dartmoor Street N. This relocation is necessary to allow for the redevelopment of the Property with a residential condominium building.

Discussion of General Criteria for Granting Certificates of Appropriateness
(Sec. 16.30.070.2.6(E) of the Land Development Code)

1. *The effect(s) of the proposed activity on the local landmark.*

Relocation of this Structure offers the greatest opportunity for its restoration and use of the Structure for its originally intended purpose – a single family dwelling. At its present location in the DC-3 zoning district, only a block off Beach Drive, the Structure is not appropriately located for use as a single family dwelling. The Structure has not been used as a single family dwelling since 1928. Relocation is the best plan for preserving this Structure and its historical significance, and for restoring the Structure to its intended use.

2. *The relationship between such activity and other structures on the property or, if within a historic district, other property in the historic district.*

The Structure is the only local landmark on 4th Avenue NE and is the only property on 4th Avenue NE that will be affected by this request for relocation. The Henry-Bryan House, a local landmark formerly located adjacent to the Property at 146 4th Avenue NE, was successfully relocated in 2013. Further, 4th Avenue NE is no longer a single-family residential area like it was in the early 1900’s.

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.*

Relocation of Bay Gables will have no impact on the Structure itself. Its architectural style will remain intact and it will remain a historic structure. Relocation will actually facilitate preservation and restoration and its continued historic and architectural significance. Engineers have determined the structure is capable of safely being moved while maintaining its structural integrity. Numerous other historic structures have been relocated in the City without incident and there are moving companies that specialize in such relocations.

4. *Whether the denial of a COA would deprive the property owner of reasonable beneficial use of the property.*

Use of the Property for a 13 story, 20 unit residential condominium building is permitted by right and a reasonable beneficial use of the Property. Continued operation of the Property as a bed and breakfast in the DC-3 zoning district, only a block off of Beach Drive, is not an appropriate or reasonable beneficial use of the Property. This is supported by the Pinellas County Property Appraiser's valuation of the Property. The Property Appraiser values the Structure at only \$80,991, but values the land at \$485,159. Redevelopment of the Property is the only way that the Applicant, as owner, will achieve a reasonable beneficial use of this Property.

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

The Applicant will be filing an application for site plan approval to construct a 13 story, 20 unit residential condominium building on the Property. This use is permitted by right on the Property. As has been stated, relocation of this relatively small Structure can be accomplished without damage to the Structure.

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 the negative impacts.*

The Structure is the only local landmark on 4th Avenue NE and is the only property on 4th Avenue NE that will be affected by this request for relocation. The Henry-Bryan House, a local landmark formerly located adjacent to the Property at 146 4th Avenue NE, was successfully relocated in 2013.

Discussion of Additional Guidelines for Relocation
(Sec. 16.30.070.2.6(I) of the Land Development Code)

1. *The contribution the local landmark makes to its present setting.*

The Structure makes little contribution to its present setting as it is the only local landmark on 4th Avenue NE. The proposed relocation site is to a vacant lot at the corner of 8th Avenue NE and Dartmoor Street N. in the Round Lake National Historic District. Most of the surrounding structures also date back to the early 1900's and are used for residential purposes. This Structure will make a greater contribution to that neighborhood once preserved and put to use as a single family residential structure.

2. *Whether there are definite plans for the property the local landmark is being moved from.*

There are definite plans to construct a 13 story, 20 unit residential condominium building on the Property.

3. *Whether the local landmark can be moved without significant damage to its physical integrity.*



Engineers have determined the structure is capable of safely being moved while maintaining its structural integrity. Numerous other historic structures have been relocated in the City without incident and there are moving companies that specialize in such relocations.

4. *The compatibility of the local landmark to its proposed site and adjacent properties.*

The proposed relocation site is to a vacant lot at the corner of 8th Avenue NE and Dartmoor Street N. in the Round Lake National Historic District. Most of the surrounding structures also date back to the early 1900's and are used for residential purposes. Locating the Structure on this lot will significantly contribute to this historic neighborhood. The most likely alternative scenario for this lot is that it will instead be developed with new construction, which will inevitably detract from the neighborhood's historic character.

The zoning of the proposed relocation site is NT-2, which is consistent and compatible with use of the Structure as a single family home. The purpose and intent of this district is as follows:

The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. The standards for each of the NT districts are intended to reflect and reinforce their unique character. Street standards are intended to preserve the alley system as a mechanism to provide limited access for parking and utility functions in the rear of the site.

While a setback variance will be needed (approximately 1.5 feet for the side porch), this de minimis variance is consistent with the existing setbacks of surrounding properties and the Structure will otherwise be located without need for a variance. Additionally, the massing and scale of the Structure is much more compatible with the structures in the proposed neighborhood than in its present location in downtown.

5. *If the structure is a noncontributing resource, the compatibility and impact of the noncontributing resource on abutting contributing resources and the historic district.*

N/A

6. *The property owner may be required to obtain an approved site plan before permits may be issued to relocate a local landmark.*

The Applicant will be filing an application for site plan approval to construct a 13 story, 20 unit residential condominium building on the Property.



Discussion of Impact on the Seven Factors of Integrity

(Sec. 16.30.070.2.6(B)(6)(a) and 16.30.070.2.5(D)(2) of the Land Development Code)

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

Relocation of the Structure will have little to no impact on its present location as it is the only local landmark on 4th Avenue NE. The Henry-Bryan House, a local landmark formerly located adjacent to the Property at 146 4th Avenue NE, was successfully relocated in 2013. Further, 4th Avenue NE is no longer a single-family residential area like it was in the early 1900's.

The proposed relocation site is to a vacant lot at the corner of 8th Avenue NE and Dartmoor Street N. in the Round Lake National Historic District. Most of the surrounding structures also date back to the early 1900's and are used for residential purposes. Locating the Structure on this lot will significantly contribute to this historic neighborhood.

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

Relocation of the Structure will have no impact on this factor, other than to increase the likelihood that the Structure will be preserved and restored.

2. *Setting. The physical environment of a historic property.*

Relocation of the Structure will have little to no impact on its present setting as it is the only local landmark on 4th Avenue NE. The Henry-Bryan House, a local landmark formerly located adjacent to the Property at 146 4th Avenue NE, was successfully relocated in 2013. Further, 4th Avenue NE is no longer a single-family residential area like it was in the early 1900's.

The proposed relocation site is to a vacant lot at the corner of 8th Avenue NE and Dartmoor Street N. in the Round Lake National Historic District. Most of the surrounding structures also date back to the early 1900's and are used for residential purposes. Locating the Structure on this lot will significantly contribute to this historic neighborhood.

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

Relocation of the Structure will have no impact on this factor, other than to increase the likelihood that the Structure will be preserved and restored.

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

Relocation of the Structure will have no impact on this factor, other than to increase the likelihood that the Structure will be preserved and restored.

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

Relocation of the Structure will have no impact on this factor, other than to increase the likelihood that the Structure will be preserved and restored.

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

N/A



Dartmoor House Relocation Study and Plan

**Prepared by
Vickstrom Engineering Services, Inc**

March 21, 2019

Background

The existing house at 136 Fourth Avenue NE is proposed to be relocated to an existing lot at the northeast corner of 8th Avenue N and Dartmoor Street N. In order to determine how the lot will be situated on the lot and whether any variances would be needed for setbacks, or heights, this study was prepared. Provided below are the findings.

Lot Building Criteria

In order to confirm the building parameters for zoning, maximum building height and allowable setbacks a meeting was held with Corey Malyszka in the City of St. Petersburg Planning & Zoning Department on April 18, 2018. Following is a summary of these criteria.

1. Lot dimension is 55 ft x 100 ft and is zoned NT-2. In this zoning, the minimum lot size is 5,800 s.f. But since lot is existing at 5,500 s.f. , it is a grandfathered condition, and is acceptable to build on.
2. The maximum building height to the eave is 24 ft and to the peak of the roof is 36 feet. The house is less than these dimensions, so it meets this NT-2 criteria.
3. Maximum floor area ratio is 0.40 (2,200 s.f.), total building coverage is 0.55 (3,025 s.f.), and maximum impervious surface ratio is 0.65 (3,575 s.f.). Based on the existing house dimensions, the FAR would be 0.18, the building coverage is 0.28, and the ISR is 0.42. The house is less than each of these criteria for NT-2 zoning.
4. Based on a building height of > 18' but < 24', building setbacks are:
 - a. Front Yard – Building at 25 feet back from property line and porch 18 feet back from property line
 - b. Side Yard (east) – Building 5.5 feet back from property line (although the setback is stated to be 6 feet in the LDC, a dimension of 5.5 could be used based on discussion with Mr. Malyszka.
 - c. Street Side Yard (west) – Building at 12 feet back from property line and porch 7 feet back from property line, if porch is less than 30" above grade.
 - d. Rear Year – 10 foot building setback

House Placement Plan

Based on the above information, a site plan was created to show the proposed house on the lot. The house survey from John C. Brendla & Associates, dated February 24, 2011 was used for the house and porch dimensioning, and the lot dimensions were taken from the property appraisers website. No additional field measures were taken. As shown on the attached plan, the building will fit on the 55 ft width of the property because it is 35 ft wide and the allowable space (east to west) is 37.5 ft.

As shown on the plan, the side porch does not meet the 7 foot setback dimension. The porch width is 9 feet, so the total width of the building and porch is 44 ft. The available lot width is only 42.5ft. The side porch would extend beyond the allowable setback by 1.5 feet.

In order to allow for the existing porch to remain, a variance would be needed for the porch street side yard setback. If a variance is requested, the request must be supported by showing that the predominant setbacks for other porches in the immediate area are also less than 7 feet.

Once the variance request is submitted, a public notice for the variance would be issued to the neighbors. If no one objects/protests, then the approval could be made by Zoning Administrator with no public hearing.

Facts to Support a Variance Request

In order to determine the likelihood of the City supporting the variance request, the houses in the immediate area of the lot were inspected. It was determined that the houses along 8th Street N immediately across from the lot do not appear to meet the 7 foot porch setback. The apartment house immediately adjacent to the lot to the east does not meet either the front porch or building setbacks. But most importantly, the houses on the west side of Dartmoor Street N that would face the proposed porch do not meet the porch setback either. See the attached photos. It is apparent that the predominant setbacks immediately surrounding the lot could be used to support the basis of the variance request for the porch setback.

In addition to the existing conditions around the lot, the historical nature of the house should weigh into the evaluation of the variance request. It would be expected that it would be desirable to keep the existing porch and not reconstruct it to a narrower width to meet the setback. Because the porch is integral to the structure of the house and is connected with a similar standing-seam metal roof, it is expected that the City would want to preserve this condition.

CITY OF ST. PETERSBURG
JUL 02 2019
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LOT SURVEY, PROPERTY CARD & HOUSE PHOTO



[Interactive Map of this parcel](#)

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[Contact Us](#)

WM

18-31-17-77814-001-0061

[Compact Property Record Card](#)

[Tax Estimator](#)

Updated March 8, 2019

[Email Print](#)

[Radius Search](#)



Ownership/Mailing Address Change Mailing Address	Site Address
MATHESON, FINLAY BROOKS II 212 13TH AVE N ST PETERSBURG FL 33701-1122	8TH AVE N ST PETERSBURG

Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres) **Total Living:** SF: **Total Gross:** SF:
 [click here to hide] **Legal Description**
 SAFFORD'S ADD REVISED BLK 1, W 55FT OF LOTS 6 AND 7

Tax Estimator	File for Homestead Exemption	2019 Parcel Use															
<table border="1"> <thead> <tr> <th>Exemption</th> <th>2019</th> <th>2020</th> </tr> </thead> <tbody> <tr> <td>Homestead:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Government:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Institutional:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Historic:</td> <td>No</td> <td>No</td> </tr> </tbody> </table>	Exemption	2019	2020	Homestead:	No	No	Government:	No	No	Institutional:	No	No	Historic:	No	No	Homestead Use Percentage: 0.00% Non-Homestead Use Percentage: 100.00% Classified Agricultural: No	
Exemption	2019	2020															
Homestead:	No	No															
Government:	No	No															
Institutional:	No	No															
Historic:	No	No															

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)					
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
19849/1042	\$185,200	121030235001	NON EVAC	Compare Preliminary to Current FEMA Maps	H1/77

2018 Interim Value Information						
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2018	\$155,596	\$155,596	\$155,596	\$155,596	\$155,596	

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$143,943	\$143,943	\$143,943	\$143,943	\$143,943
2016	No	\$111,152	\$45,586	\$45,586	\$111,152	\$45,586
2015	No	\$80,148	\$41,442	\$41,442	\$80,148	\$41,442
2014	No	\$67,810	\$37,675	\$37,675	\$67,810	\$37,675
2013	No	\$37,810	\$34,250	\$34,250	\$37,810	\$34,250
2012	No	\$34,313	\$31,136	\$31,136	\$34,313	\$31,136
2011	No	\$28,305	\$28,305	\$28,305	\$28,305	\$28,305
2010	No	\$41,834	\$41,834	\$41,834	\$41,834	\$41,834
2009	No	\$66,607	\$66,607	\$66,607	\$66,607	\$66,607
2008	No	\$82,100	\$82,100	\$82,100	\$82,100	\$82,100
2007	No	\$189,200	\$189,200	\$189,200	N/A	\$189,200
2006	No	\$164,300	\$164,300	\$164,300	N/A	\$164,300
2005	No	\$54,300	\$54,300	\$54,300	N/A	\$54,300
2004	No	\$45,300	\$45,300	\$45,300	N/A	\$45,300
2003	No	\$39,600	\$39,600	\$39,600	N/A	\$39,600
2002	No	\$44,000	\$44,000	\$44,000	N/A	\$44,000
2001	No	\$39,100	\$39,100	\$39,100	N/A	\$39,100
2000	No	\$28,700	\$28,700	\$28,700	N/A	\$28,700
1999	No	\$14,700	\$14,700	\$14,700	N/A	\$14,700
1998	No	\$37,300	\$37,300	\$37,300	N/A	\$37,300
1997	No	\$33,500	\$33,500	\$33,500	N/A	\$33,500
1996	No	\$39,800	\$39,800	\$39,800	N/A	\$39,800

2018 Tax Information 2018 Tax Bill 2018 Final Millage Rate: 21.7154 Tax District: SP Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, end/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.	Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr><td>13 Nov 2017</td><td>19849 / 1042</td><td>\$165,000</td><td>Q</td><td>V</td></tr> <tr><td>03 Oct 2016</td><td>19381 / 0234</td><td>\$100,000</td><td>Q</td><td>V</td></tr> <tr><td>23 Apr 2002</td><td>11962 / 0732</td><td>\$36,900</td><td>U</td><td>V</td></tr> <tr><td>22 Jul 1998</td><td>10176 / 0162</td><td>\$15,000</td><td>U</td><td>I</td></tr> <tr><td>29 Oct 1996</td><td>09506 / 1453</td><td>\$40,000</td><td>U</td><td>I</td></tr> <tr><td>14 Aug 1989</td><td>07064 / 1576</td><td>\$99,500</td><td>Q</td><td>I</td></tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	13 Nov 2017	19849 / 1042	\$165,000	Q	V	03 Oct 2016	19381 / 0234	\$100,000	Q	V	23 Apr 2002	11962 / 0732	\$36,900	U	V	22 Jul 1998	10176 / 0162	\$15,000	U	I	29 Oct 1996	09506 / 1453	\$40,000	U	I	14 Aug 1989	07064 / 1576	\$99,500	Q	I
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14 Aug 1989	07064 / 1576	\$99,500	Q	I																																

2018 Land Information					
Seawall: No	Frontage: None	View:			
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method

Vacant (00)	55x100	3650.00	55.0000	0.9009
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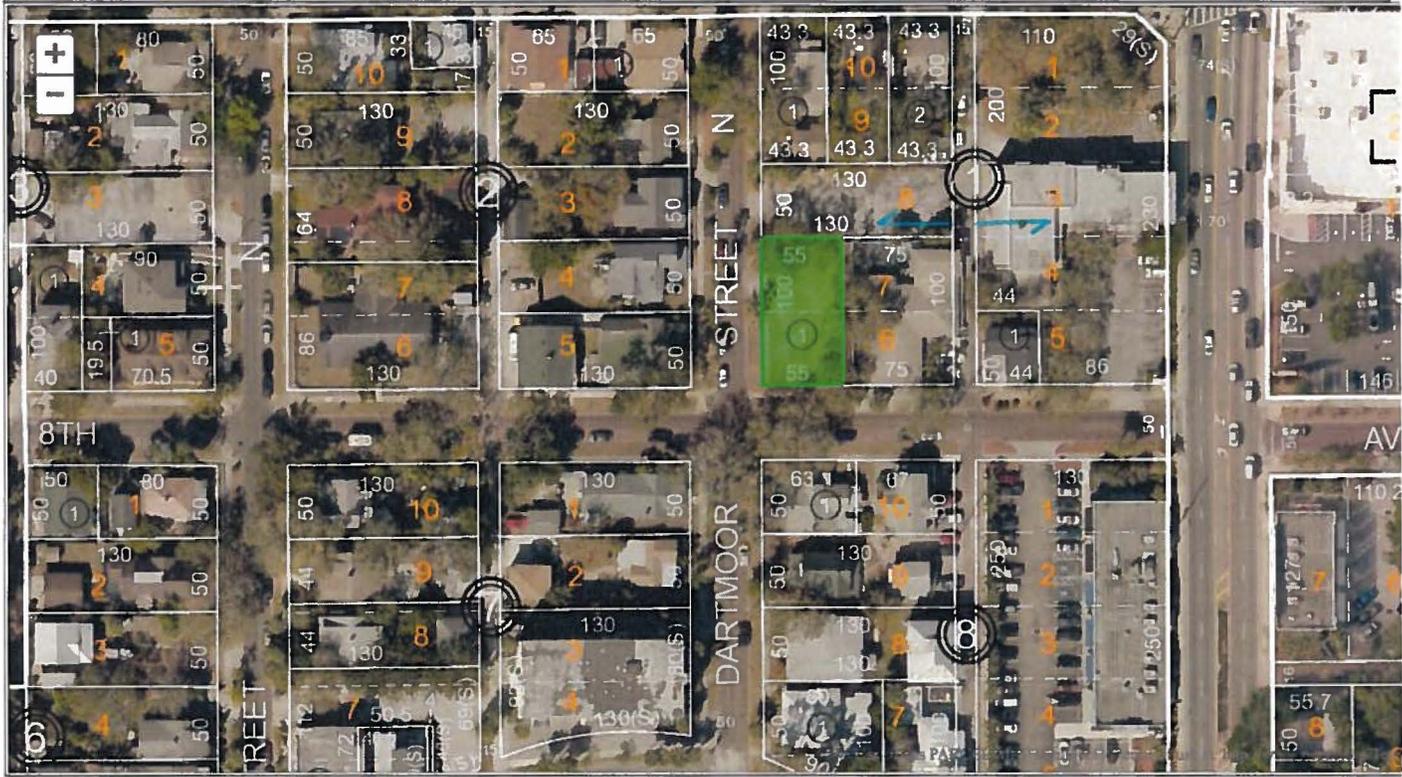
CITY OF ST. PETERSBURG
\$180,856 PF
JUL 02 2019
Depreciated Value Year
PLANNING & DEVELOPMENT SERVICES

[click here to hide] 2019 Extra Features			
Description	Value/Unit	Units	Total Value as New
No Extra Features on Record			

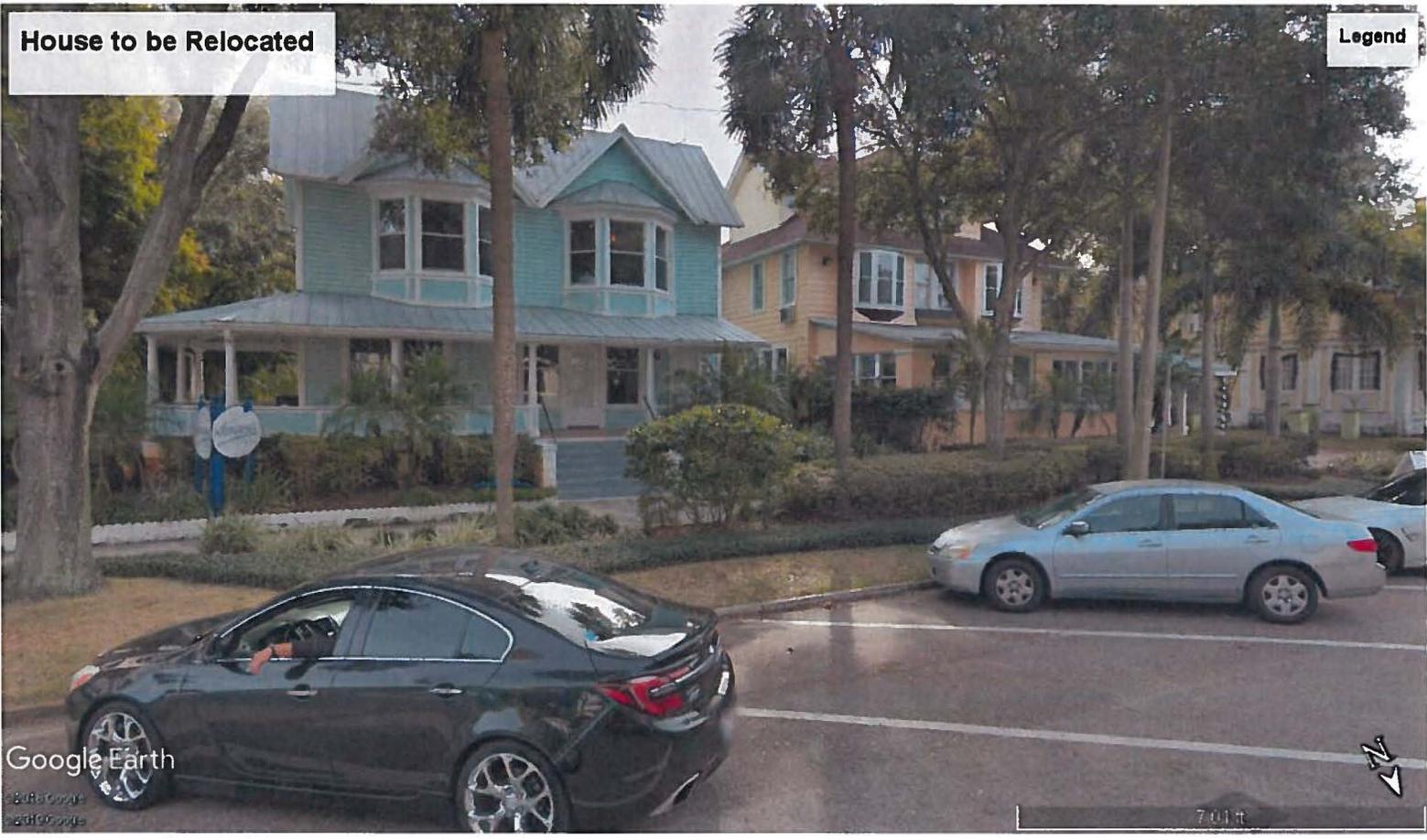
[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
00-01000710	DEMOLITION	01 Mar 2000	\$0
00-01000894	DEMOLITION	28 Feb 2000	\$0



[Interactive Map of this parcel](#)
 [Map Legend](#)
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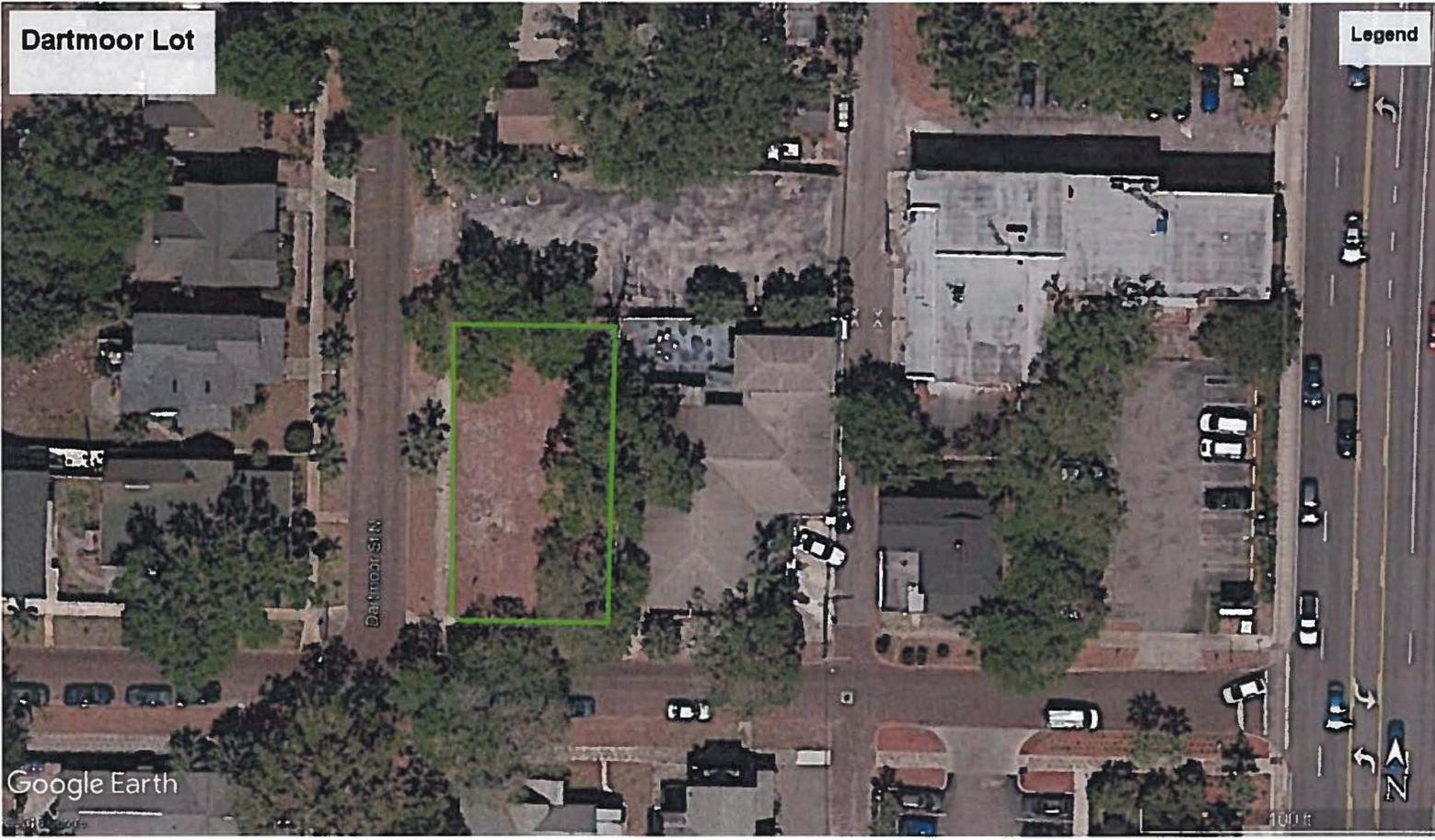
CITY OF ST. PETERSBURG

JUL 02 2019

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LOT PLAN

CITY OF ST. PETERSBURG
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Dartmoor Lot

Legend

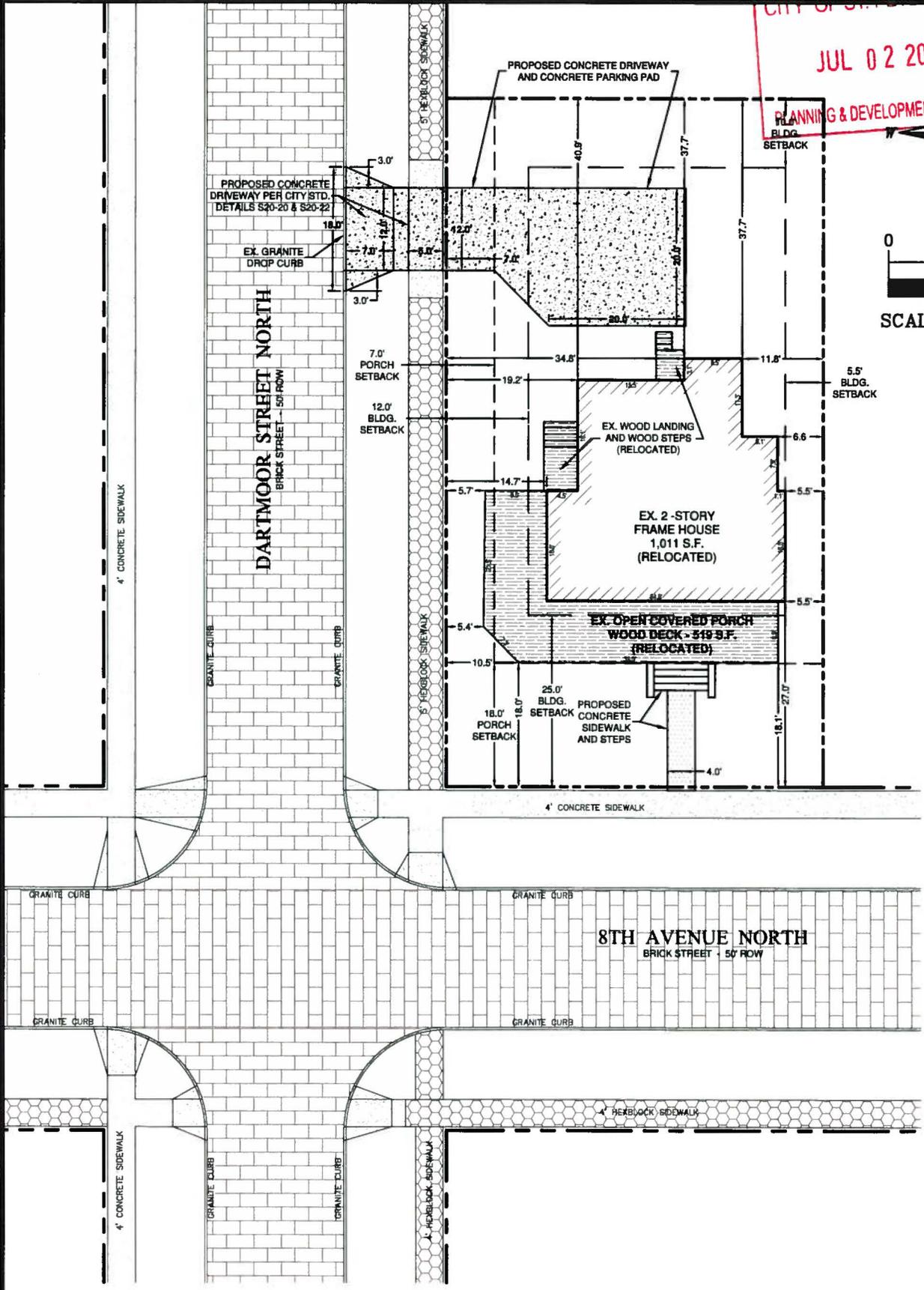
Google Earth

100 ft

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SCALE: 1" = 20'



VICKSTROM ENGINEERING SERVICES, INC.

505 20th Avenue NE
 St. Petersburg, FL 33704
 Telephone No. (727) 894-0404
 CA No. 30184

HOUSE RELOCATION PLAN

DARTMOOR ST. N. & 8TH AVE N.

DATE:	03.22.19
SCALE:	1"=20'
DRN. BY:	KES
CHK'D. BY:	DMV
PROJ. No.	13394
C1	

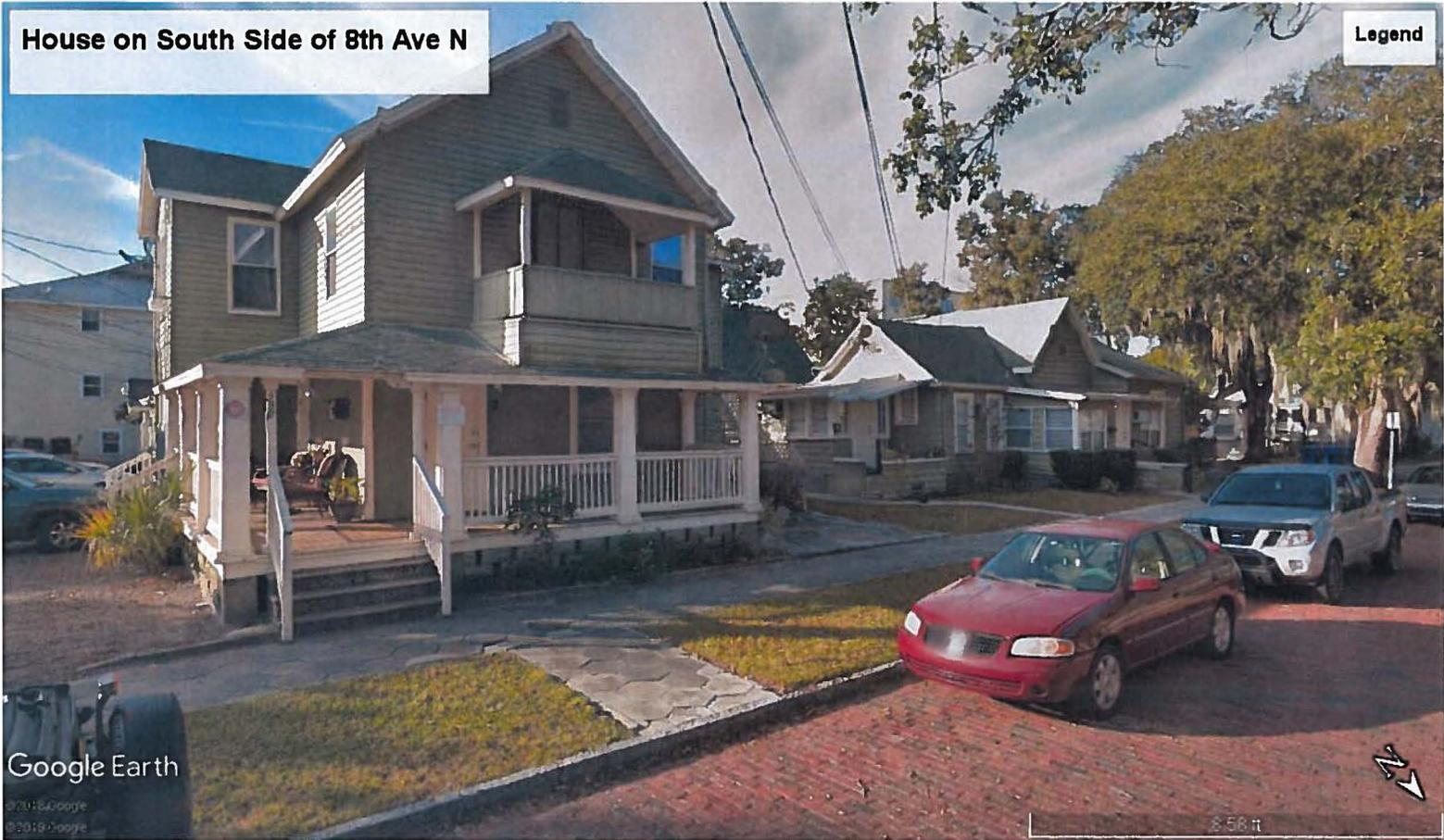
EVES HomeArchiv13-39413394 PRELIM.dwg, 3/22/2019 8:26:07 AM

CITY OF ST. PETERSBURG
JUL 02 2019
PLANNING & DEVELOPMENT SERVICES

HOUSES ON SOUTH SIDE OF 8TH AVENUE N
&
EAST SITE OF LOT

House on South Side of 8th Ave N

Legend



House on North Side of 8th Ave N East of Site

Legend

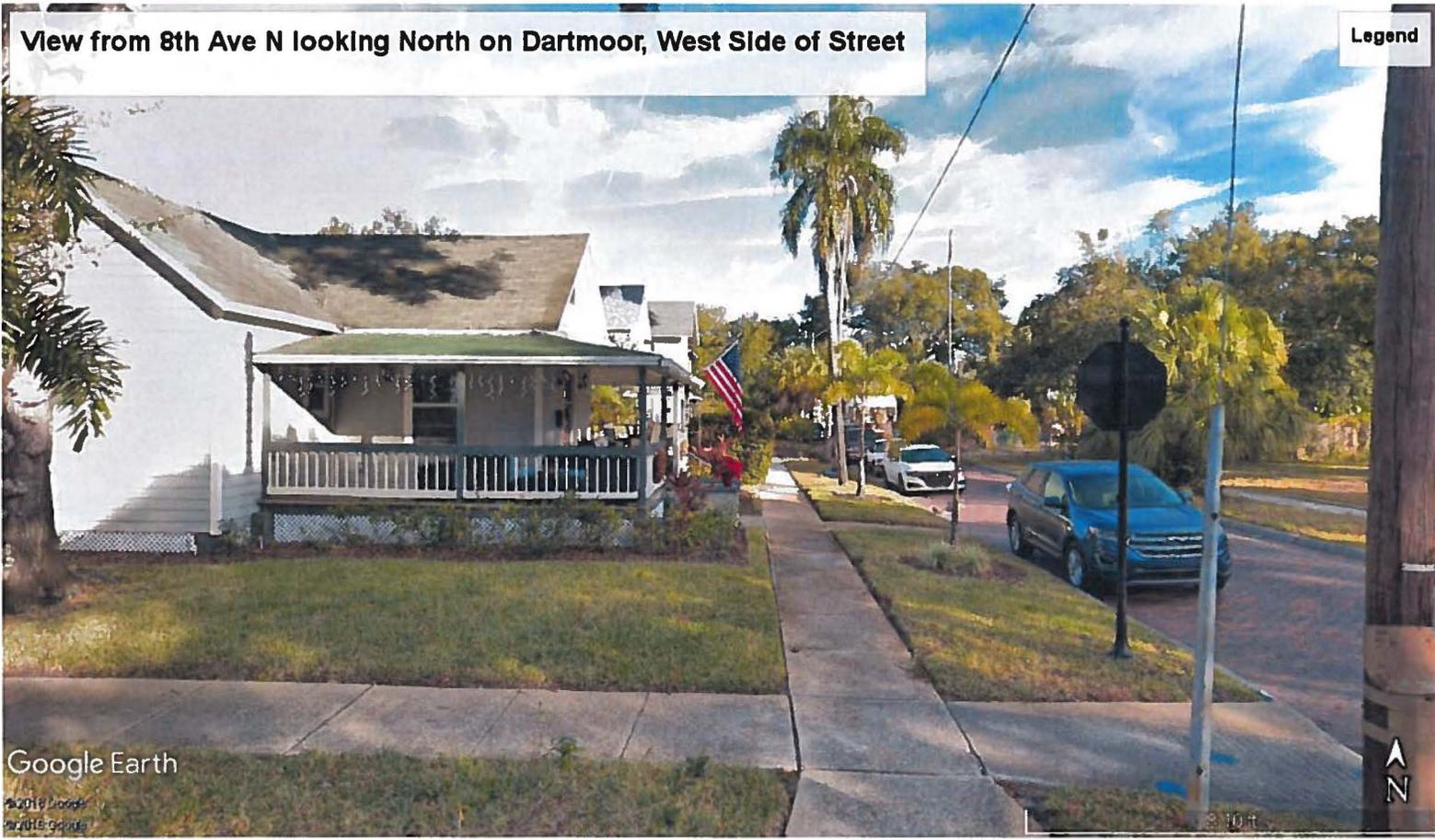


CITY OF ST. PETERSBURG
JUL 02 2019
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HOUSES ON WEST SIDE OF DARTMOOR STREET N

View from 8th Ave N looking North on Dartmoor, West Side of Street

Legend



Google Earth

© 2019 Google
© 2019 Google



© 2019

June 2, 2019

PLANNING & DEVELOPMENT SERVICES

Houses on West Side of Dartmoor Opposite Site

Legend



CITY OF ST. PETERSBURG

JUL 02 2019

PLANNING & DEVELOPMENT SERVICES

Houses on West Side of Dartmoor Opposite Site

Legend



Laura Duvekot

From: Mathew S. Poling <MPoling@trenam.com>
Sent: Tuesday, August 27, 2019 6:28 PM
To: Derek Kilborn; Laura Duvekot
Cc: Scot K. Bolyard; R. Donald Mastry; Kelly K. Perkins; jhobach@jmcdev.com; Jaime T. Jones
Subject: RE: IMPORTANT: Bay Gables Relocation (COA 19-90200039)
Attachments: Property Record Card (Property Appraiser).PDF; Narrative in Support of Certificate of Appropriateness.DOCX

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Derek and Laura,

Here are responses to your below emails:

Buildable Lot Letter

We will submit as requested.

Height

The building is 30 ft. high. Our revised narrative is attached which also discusses the height of neighboring properties.

FAR

It appears the *Relocation and Study Plan* mistakenly based the calculation on only the first floor. However, after looking at this closer, there does not appear to be any issue.

Attached is the property record card from the property appraiser. They have incorrectly identified the first floor porch as enclosed. Once this is removed (528 sf), the floor area goes down to 2,194 sf. This puts us at a FAR of 0.3989. Additionally, the property would be eligible for at least the following FAR bonuses, putting us at a max permitted FAR of 0.60:

- a. One story covered front porch with a separate roof structure with a minimum width of 60 percent of the front façade: 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.
- f. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.
- l. Style, materials and detailing consistent with an architectural style in St. Petersburg's Design Guidelines for Historic Properties: 0.10 bonus

VariANCES

It appears the *Relocation and Study Plan* did not correctly interpret setback requirements. The attached revised narrative addresses this and requests several other setback variances.

Please let me know if you have any questions or need anything further.

Thanks,

Matt



MATHEW S. POLING | ATTORNEY

Dir: 813-227-7439 | Fax: 813-227-0406 | [email](#) | [vcard](#) | [bio](#)



101 East Kennedy Boulevard, Suite 2700, Tampa, FL 33602
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Main: 813-223-7474 (Tampa) and 727-896-7171 (St. Pete) | www.trenam.com

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From: R. Donald Mastry <dmastry@trenam.com>
Sent: Tuesday, August 27, 2019 1:22 PM
To: Derek Kilborn <Derek.Kilborn@stpete.org>; jhobach@jmcdev.com
Cc: Scot K. Bolyard <Scot.Bolyard@stpete.org>; Kelly K. Perkins <Kelly.Perkins@stpete.org>; Laura Duvekot <Laura.Duvekot@stpete.org>; Jaime T. Jones <Jaime.Jones@stpete.org>; Mathew S. Poling <MPoling@trenam.com>
Subject: RE: IMPORTANT: Bay Gables Relocation (COA 19-90200039)

Derek,

We have received the email sent by Laura last Friday and your email of today. We have been working on complying with Laura's email. We believe we can provided the required information in the time frames you requested.

Don



R. DONALD MASTRY | ATTORNEY

Dir: 727-824-6140 | Cell: 727-641-4811 | Fax: 727-822-8048 | [email](#) | [vcard](#) | [bio](#)



200 Central Avenue, Suite 1600, St. Petersburg, FL 33701
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From: Derek Kilborn <Derek.Kilborn@stpete.org>
Sent: Tuesday, August 27, 2019 12:00 PM

To: R. Donald Mastry <dmastry@trenam.com>; jhobach@jmcdev.com
Cc: Scot K. Bolyard <Scot.Bolyard@stpete.org>; Kelly K. Perkins <Kelly.Perkins@stpete.org>; Laura Duvekot <Laura.Duvekot@stpete.org>; Jaime T. Jones <Jaime.Jones@stpete.org>
Subject: IMPORTANT: Bay Gables Relocation (COA 19-90200039)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.

Messrs. Mastry and Hobach:

We are quickly coming up on our notification deadline and there are several requested items still outstanding. Historic preservation staff has been consulting with zoning staff in order to identify all potential challenges and include in this public hearing application, if needed. On Friday, Laura Duvekot sent a detailed list of outstanding questions. Although Duvekot did not receive a follow-up, we met this morning to further refine our earlier request. Please review below and respond accordingly:

1) **Buildable Lot letter:**

A buildable lot letter shall be obtained to verify whether the receiving site is qualified for development. Since there is a presumption that the subject property is qualified and the concern is minimum, the application will not be delayed provided that a buildable lot letter is completed by Friday, September 6. Please contact Jaime Jones, Planner, Development Review Services, at 892-5096 to initiate. This morning, I spoke with Jones and Scot Bolyard, Deputy Zoning Official, to coordinate.

Deadline: Friday, September 6. Without a buildable lot letter confirming qualification, the item will have to be deferred.

2) **Building Height:**

- a. **Maximum Building Height Standard.** The email below references building height. Since your application states that the existing building is compliant with the maximum building height standard, the application will not be noticed to include a height variance. Please note however, without an elevation drawing, staff cannot confirm compliance. If there is a discrepancy discovered at the time of permitting, a separate variance application will be required.
- b. **Neighborhood Context.** There is a chance that residents in the immediate neighborhood will object to the scale of the building when compared to the surrounding neighborhood. The absence of specific building height dimensions in the submitted application and staff report will be a liability for the applicant that could result in deferral or denial. For this reason, City Staff recommends you include these numbers with your submitted application.

3) **Floor Area Ratio (FAR):**

(From Development Review Services Division) Based on the building data provided by PCPAO.org, the structure located at 136 4th Ave NE contains 2,722 SF of enclosed space (counting enclosed porch). The proposed lot consists of 5,500 sq. ft. of area. The resulting math (2,722 SF / 5,500 SF) indicates that the structure would have an FAR of 0.495 on the proposed lot which exceeds the allowable Maximum Residential Intensity (FAR), without bonuses. In contrast, the included *Relocation and Study Plan* notes an FAR of 0.180, a discrepancy of 0.315.

Please review and confirm as this is critically important to the scheduling of this application in September. The applicant will need to demonstrate how the structure will meet FAR requirements with bonuses; fill out the attached Residential Zoning Compliance Calculator to confirm compliance with the FAR requirement.

Deadline: Thursday, August 29, 12:00 p.m. Without an accurate FAR calculation, we cannot properly notice the item.

4) **Street Side Yard Variance:**

The included *Relocation and Study Plan* notes a street side yard setback of 12-feet for the primary building and 7-feet for the open porch; however the included site plan shows a street side yard setback of 14.7-feet for the primary building and 5.7-feet for the open porch. A street side yard setback variance will be noticed and require approval from the CPPC.

Thank you. You may respond directly to Laura Duvekot, who is preparing the public notice and related staff report.

Respectfully,

Derek S. Kilborn, Manager

Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg, Florida
(+1) 727.893.7872

From: Laura Duvekot <Laura.Duvekot@stpete.org>

Sent: Friday, August 23, 2019 10:13 AM

To: dmastry (dmastry@trenam.com) <dmastry@trenam.com>; jhobach@jmcdev.com

Cc: Derek Kilborn <Derek.Kilborn@stpete.org>; Scot K. Bolyard <Scot.Bolyard@stpete.org>; Kelly K. Perkins <Kelly.Perkins@stpete.org>

Subject: Bay Gables Relocation (COA 19-90200039)

Good morning –

We have been working to prepare a report to the Community Planning and Preservation Commission (CPPC) regarding your Certificate of Appropriateness request for the relocation of the historic landmark at 136 4th Ave NE (“Bay Gables”). Having received input from the Scot Bolyard, the City’s Deputy Zoning Official, we are requesting the following information to be added to the application and reviewed by the CPPC at the meeting on September 8th. If variances are needed to accommodate the relocation to the proposed location, they should be reviewed by the CPPC at the same hearing as the COA request. The following information will allow us to determine whether any variances would be required:

- 1) Research indicates that there is a property card for 457 8th Avenue North (see attached) indicating that property was previously developed under the current configuration which indicates that this is likely a buildable site. This is not confirmation that it is a buildable site. Due to the fact that the property is 5,500 square feet in size and Zoned NT-2, which requires a minimum area of 5,800 square feet, please submit a Buildable Lot Letter (attached) to confirm the destination site for the Bay Gables Relocation is in fact a buildable lot.
- 2) Elevation drawings are required to confirm that the proposed height is allowable.
- 3) Based on the building data provided by PCPAO.org the structure located at 136 4th Ave NE contains 2,722 SF of enclosed space (counting enclosed porch). The proposed lot consists of 5,500 sq. ft. of area. The resulting math (2,722 SF / 5,500 SF) indicates that the structure would have an FAR of 0.495 on the proposed lot which exceeds the allowable Maximum Residential Intensity (FAR), without bonuses. The applicant will need to demonstrate how the structure will meet FAR requirements with bonuses. Please fill out the attached Residential Zoning Compliance Calculator to confirm they can comply with FAR requirements, as well as building coverage, ISR, and fenestration and glazing requirements.
- 4) Elevation drawings are needed to confirm setbacks. If assuming that the building height is 24-feet or less then the information provided is correct. Site Plan provided shows the porch to be 5.4-feet from the street side (Dartmoor St N) property line which will require a variance to street side setback for an open porch.

Please let me know if I can further clarify or assist. Many thanks.

Best regards,

Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
Phone: 727-892-5395 / Fax: 727-892-5557
Scot.Bolyard@StPete.org

Please note that all emails are subject to public records law.

From: Laura Duvekot
Sent: Tuesday, August 20, 2019 11:18 AM
To: Scot K. Bolyard <Scot.Bolyard@stpete.org>
Subject: Bay Gables Relocation

Hi Scot –

Thanks so much for taking the time to help us look at the proposed relocation of the house at 136 4th Ave NE to the NE corner of Dartmoor and 8th St. N. Could you take a look at the “Study and Plan” attached to the application and confirm whether or not their proposals meet the criteria for the proposed receiving lot, which is NT-2? Thanks!

Best regards,

Laura Duvekot
Historic Preservationist II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg, Florida

727.892.5451
laura.duvekot@stpete.org

[Your Sunshine City](#)

September 5, 2019
Finlay Brooks Matheson, II
212 13th Ave N.
St. Petersburg, FL 33701

Re: Case No.: 19-40000068
Address: NE Corner of Dartmoor St. N and 8th Ave. N.
Parcel ID No.: 18-31-17-77814-001-0061
Request: Buildable Lot Verification for the subject parcel

Dear Applicant:

A Buildable Lot Letter has been completed for this property. Based on the property card, property deed, and parcel ID number provided by the Applicant, the subject parcel **is buildable** for a single-family home. This determination is subject to the Conditions of Approval below.

The property is zoned NT-2. Per section 16.20.010.5 of the Land Development Regulations, NT-2 zoned properties require 50-feet of lot width, and 5,800 square feet of lot area. The existing property is made up of the west 55-feet of Lots 6 and 7 of Block 1 of the Safford's Addition. The existing parcel is 55-feet wide and 5,500 square feet in lot area. The existing parcel meets the 50-foot minimum lot width and will be able to be built with 5,500 square feet total lot area.

A demolition permit (# 00-01000894) was issued in January of 2000 making the subject parcel vacant. The current aerial and street view photographs of the lot show the lot vacant with trees near the north and east property lines.

Conditions of Approval:

- 1) No tree trimming or removal without an approved tree permit

This determination is effective as of the date of this letter and is subject to change upon any future amendment to the Land Development Regulations. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety Codes.

If you have any additional questions, please contact Daniel Sobczak at (727) 892-5978.

Sincerely,

Jennifer C Bryla, AICP
Zoning Official
Development Review Services

**NARRATIVE IN SUPPORT OF APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS AND ASSOCIATED VARIANCES FOR THE RELOCATION OF
BAY GABLES**

The Applicant, JMC Communities, Inc. (“Applicant”) is the contract purchaser of 136 4th Avenue NE, St. Petersburg, Florida (the “Property”). Applicant is submitting this application for a certificate of appropriateness to relocate Bay Gables (HPC 93-07) (the “Structure”) from its present location on the Property to a new location at the corner of 8th Avenue and Dartmoor Street N. This relocation is necessary to allow for the redevelopment of the Property with a residential condominium building.

Discussion of General Criteria for Granting Certificates of Appropriateness
(Sec. 16.30.070.2.6(E) of the Land Development Code)

1. The effect(s) of the proposed activity on the local landmark.

Relocation of this Structure offers the greatest opportunity for its restoration and use of the Structure for its originally intended purpose – a single-family dwelling. At its present location in the DC-3 zoning district, only a block off Beach Drive, the Structure is not appropriately located for use as a single-family dwelling and such use is not permitted in the DC-3 district. The Structure has not been used as a single-family dwelling since 1928. Relocation is the best plan for preserving this Structure and its historical significance, and for restoring the Structure to its intended use.

2. The relationship between such activity and other structures on the property or, if within a historic district, other property in the historic district.

The Structure is the only local landmark on 4th Avenue NE and is the only property on 4th Avenue NE that will be affected by this request for relocation. The Henry-Bryan House, a local landmark formerly located adjacent to the Property at 146 4th Avenue NE, was successfully relocated in 2013. Further, 4th Avenue NE is no longer a single-family residential area like it was in the early 1900’s.

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.

Relocation of Bay Gables will have no impact on the Structure itself. Its architectural style will remain intact and it will remain a historic structure. Relocation will actually facilitate preservation and restoration and its continued historic and architectural significance. Engineers have determined the structure is capable of safely being moved while maintaining its structural integrity. Numerous other historic structures have been relocated in the City without incident and there are moving companies that specialize in such relocations.

4. Whether the denial of a COA would deprive the property owner of reasonable beneficial use of the property.

Use of the Property for a 13 story, 20 unit residential condominium building is permitted by right and a reasonable beneficial use of the Property. Continued operation of the Property as a bed and breakfast in the DC-3 zoning district, only a block off of Beach Drive, is not an appropriate or reasonable beneficial use of the Property. This is supported by the Pinellas County Property Appraiser's valuation of the Property. The Property Appraiser values the Structure at only \$80,991, but values the land at \$485,159. Redevelopment of the Property is the only way that the Applicant, as owner, will achieve a reasonable beneficial use of this Property.

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

The Applicant has filed an application for site plan approval to construct a 13 story, 20 unit residential condominium building on the Property. This use is permitted by right on the Property. As has been stated, relocation of this relatively small Structure can be accomplished without damage to the Structure.

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 the negative impacts.*

The Structure is the only local landmark on 4th Avenue NE and is the only property on 4th Avenue NE that will be affected by this request for relocation. The Henry-Bryan House, a local landmark formerly located adjacent to the Property at 146 4th Avenue NE, was successfully relocated in 2013.

Discussion of Additional Guidelines for Relocation
(Sec. 16.30.070.2.6(I) of the Land Development Code)

1. *The contribution the local landmark makes to its present setting.*

The Structure makes little contribution to its present setting as it is the only local landmark on 4th Avenue NE. The proposed relocation site is to a vacant lot at the corner of 8th Avenue and Dartmoor Street N. ("Relocation Property") in the Round Lake National Historic District. Most of the surrounding structures also date back to the early 1900's and are used for residential purposes. This Structure will make a greater contribution to that neighborhood once preserved and put to use as a single-family residential structure.

2. *Whether there are definite plans for the property the local landmark is being moved from.*

There are definite plans to construct a 13 story, 20 unit residential condominium building on the Property.

3. *Whether the local landmark can be moved without significant damage to its physical integrity.*

Engineers have determined the structure is capable of safely being moved while maintaining its structural integrity. Numerous other historic structures have been relocated in the City without incident and there are moving companies that specialize in such relocations.

4. *The compatibility of the local landmark to its proposed site and adjacent properties.*

The proposed Relocation Property is a vacant lot at the corner of 8th Avenue and Dartmoor Street N. in the Round Lake National Historic District. Most of the surrounding structures also date back to the early 1900's and are used for residential purposes. Locating the Structure on this lot will significantly contribute to this historic neighborhood. The most likely alternative scenario for this lot is that it will instead be developed with new construction, which will inevitably detract from the neighborhood's historic character.

The zoning of the proposed Relocation Property is NT-2, which is consistent and compatible with use of the Structure as a single-family home. The purpose and intent of this district is as follows:

The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. The standards for each of the NT districts are intended to reflect and reinforce their unique character. Street standards are intended to preserve the alley system as a mechanism to provide limited access for parking and utility functions in the rear of the site.

While setback variances will be needed, these variances are consistent with the existing setbacks of surrounding properties and the Structure will otherwise be located without need for a variance. Additionally, the massing and scale of the Structure is much more compatible with the structures in the proposed neighborhood than in its present location in downtown. The Structure is 30 ft. high and the heights of existing structures surrounding the Relocation Property range from 18 to 28 ft. The maximum permitted height is 36 ft.

5. *If the structure is a noncontributing resource, the compatibility and impact of the noncontributing resource on abutting contributing resources and the historic district.*

N/A

6. *The property owner may be required to obtain an approved site plan before permits may be issued to relocate a local landmark.*

The Applicant has filed an application for site plan approval to construct a 13 story, 20 unit residential condominium building on the Property.

Discussion of Impact on the Seven Factors of Integrity

(Sec. 16.30.070.2.6(B)(6)(a) and 16.30.070.2.5(D)(2) of the Land Development Code)

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

Relocation of the Structure will have little to no impact on its present location as it is the only local landmark on 4th Avenue NE. The Henry-Bryan House, a local landmark formerly located adjacent to the Property at 146 4th Avenue NE, was successfully relocated in 2013. Further, 4th Avenue NE is no longer a single-family residential area like it was in the early 1900's.

The proposed Relocation Property is a vacant lot at the corner of 8th Avenue and Dartmoor Street N. in the Round Lake National Historic District. Most of the surrounding structures also date back to the early 1900's and are used for residential purposes. Locating the Structure on this lot will significantly contribute to this historic neighborhood.

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

Relocation of the Structure will have no impact on this factor, other than to increase the likelihood that the Structure will be preserved and restored.

2. *Setting. The physical environment of a historic property.*

Relocation of the Structure will have little to no impact on its present setting as it is the only local landmark on 4th Avenue NE. The Henry-Bryan House, a local landmark formerly located adjacent to the Property at 146 4th Avenue NE, was successfully relocated in 2013. Further, 4th Avenue NE is no longer a single-family residential area like it was in the early 1900's.

The proposed Relocation Property is a vacant lot at the corner of 8th Avenue and Dartmoor Street N. in the Round Lake National Historic District. Most of the surrounding structures also date back to the early 1900's and are used for residential purposes. Locating the Structure on this lot will significantly contribute to this historic neighborhood.

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

Relocation of the Structure will have no impact on this factor, other than to increase the likelihood that the Structure will be preserved and restored.

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

Relocation of the Structure will have no impact on this factor, other than to increase the likelihood that the Structure will be preserved and restored.

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

Relocation of the Structure will have no impact on this factor, other than to increase the likelihood that the Structure will be preserved and restored.

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

N/A

Discussion of Variance Criteria

The minimum building setbacks and requested setback variances for the Relocation Property are as follows:

<u>Building setbacks</u>	<u>Building height up to 24 ft. (minimum)</u>	<u>Building height over 24 ft. (minimum)</u>	<u>Building height up to 24 ft. (requested)</u>	<u>Building height over 24 ft. (requested)</u>
<u>Front yard</u>				
<u>Open porch</u>	18 ft.	35 ft.	No variance	n/a
<u>Building</u>	25 ft.	35 ft.	No variance	27 ft.
<u>Interior side yard</u>	6 ft.	12 ft.	5.5 ft.	5.5 ft.
<u>Street side yard</u>				
<u>Open porch</u>	7 ft.	n/a	5.4 ft.	n/a
<u>Building</u>	12 ft.	16 ft.	No variance	14.7 ft.
<u>Rear yard</u>	10 ft.	30 ft.	No variance	No variance

The Applicant requests approval of these variances based on the following discussion of the variance criteria and the other information submitted with this application. Further, the Applicant notes that Sec. 16.20.010.10 of the Land Development Code allows the POD to grant, without a variance, reduced front yard setbacks based on existing surrounding setbacks and believes that existing surrounding setbacks support such a reduction.

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

The Relocation Property consists of a 55 ft. by 100 ft. parcel, which is smaller than the minimum required area of 5,800 sf. It lies within the Round Lake National Historic District. The properties surrounding the Relocation Property do not meet the above referenced code

requirements. The following is a summary of apparent setbacks and heights of surrounding buildings:

	<u>Front yard</u> <u>(open porch)</u>	<u>Front yard</u> <u>(building)</u>	<u>Interior side</u> <u>yard</u>	<u>Street side</u> <u>yard</u>	<u>Maximum</u> <u>height of</u> <u>building</u>
<u>Address/location</u>					
802 Dartmoor St. N. (west)	4.5 ft.	10.5 ft.	4 ft.	0 ft.	26 ft.
810 Dartmoor St. N. (west)	7.2 ft.	15.2 ft.	2.5 ft.	n/a	27 ft.
820 Dartmoor St. N. (northwest)	n/a	10.5 ft.	7.8 ft.	n/a	28 ft.
Vacant lot (north)	n/a	n/a	n/a	n/a	n/a
472 8 th Ave. N. (east)	n/a	2 ft.	11.5 ft.	n/a	20 ft.
432 8 th Ave. N. (southeast)	1 ft.	6.3 ft.	8.9 ft.	n/a	28 ft.
434 8 th Ave. N. (south)	n/a	6.7 ft.	2 ft.	6.7 ft.	21 ft.
736 Dartmoor St. N. (southwest)	n/a	11.3 ft.	12.2 ft.	3.6 ft.	18 ft.

The variances requested are consistent with and are well within the existing surrounding setbacks. The small size of the Relocation Property together with the established surrounding development pattern support the variance requests.

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

Yes, see above.

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

The Applicant will be relocating the Structure to the Relocation Property in its current condition. Both the Structure and the Relocation Property predate current code requirements. The Applicant has taken no action to cause any existing conditions on the Structure or Relocation Property (e.g. their size or location).

4. *How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?*

The Applicant is proposing to provide the maximum setbacks which are feasible given the dimensions of the Structure and the Relocation Property. Without the variance, the relocation cannot move forward.

If the variance is granted, the presently vacant Relocation Property will be developed. As discussed above, the relocation of the Structure to the Relocation Property will enhance the character of the neighborhood by placing a historic structure, as opposed to new construction, within this area.

5. *What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?*

Due to the dimensions of the Structure and the Relocation Property, no other alternatives have been identified other than abandonment of the project.

6. *In what ways will granting the requested variance enhance the character of the neighborhood?*

As discussed above, if the variance is granted, the presently vacant Relocation Property will be developed. The relocation of the Structure to the Relocation Property will enhance the character of the neighborhood by placing a historic structure, as opposed to new construction, within this area.



NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request: <i>POUCH VARIANCE</i>	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: <i>802 DARTMOOR ST N</i>	
Owner Name (print): <i>ROBERT BRASSAW</i>	
Owner Signature: <i>[Signature]</i>	
2. Affected Property Address: <i>826 Dartmoor St N</i>	
Owner Name (print): <i>Kristin Andersen</i>	
Owner Signature: <i>[Signature]</i>	
3. Affected Property Address: <i>760 11th Ave. N</i>	
Owner Name (print): <i>Ryan Field</i>	
Owner Signature: <i>[Signature]</i>	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

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

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
2. Summary of concerns, issues, and problems expressed during the process	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input checked="" type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
(X) Other comment(s): <i>letter sent to [unclear]</i>	
<i>HUNA</i> Association Name	<i>[Signature]</i> President or Vice-President Signature
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.	

Appendix B:

Letter from SHPO Concerning Subject Property



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

May 27, 2008

Ms. Kimberly Hinder
Historic Preservation Planner
St. Petersburg Urban Planning
Post Office Box 2842
St. Petersburg, Florida 33731-2842

Dear Ms. Hinder:

This letter is written in response to your request for an evaluation of the houses located at 126, 134, and 146 Fourth Avenue, N.E., in the Downtown St. Petersburg Historic District. The houses all date from the 1910s, a period of significant development for downtown St. Petersburg. They also are good modest examples of the frame vernacular, Queen Ann, and Colonial Revival styles that were popular in the first decades of the twentieth century. Because of alterations and their overall modest architectural character, they do not appear to rise to the level of being individually eligible for listing the National Register of Historic Places. The houses, however, are important because they significantly contribute to the character of the Downtown St. Petersburg Historic District, and provide an essential link between the western part of the district and its eastern extension that incorporates Straub Park and the few contributing neighboring buildings.

Please feel free to call us if you have any questions or if we can be of further assistance.

Sincerely,

Barbara E. Mattick, Ph.D.
Deputy State Historic Preservation Officer

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

<input type="checkbox"/> Director's Office (850) 245-6300 • FAX: 245-6436	<input type="checkbox"/> Archaeological Research (850) 245-6444 • FAX: 245-6436	<input type="checkbox"/> Historic Preservation (850) 245-6333 • FAX: 245-6437	<input type="checkbox"/> Historical Museums (850) 245-6400 • FAX: 245-6433
<input type="checkbox"/> South Regional Office (561) 416-2115 • FAX: 416-2149	<input type="checkbox"/> North Regional Office (850) 245-6445 • FAX: 245-6437	<input type="checkbox"/> Central Regional Office (813) 272-3843 • FAX: 272-2340	

Appendix C:

Maps of Subject Property and Proposed Receiver Site

5TH AVE N

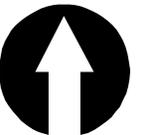
BAY ST NE

4TH AVE N

1ST ST N

BEACH DR NE

3RD AVE NE





DARTMOOR STN

9TH AVEN

DARTMOOR STN

4TH STN

8TH AVE N

7TH AVEN

Community Planning and Preservation Commission

457 8th Ave N

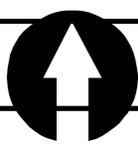
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

19-90200039

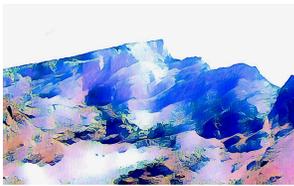


N

SCALE:
1" = 100'

Appendix D:

Public Comment



PEAK_9

Planning + Design

760 11th Avenue North
St. Petersburg, Florida 33701

Phone [828.331.0582]
Email [ryandtodd1@gmail.com]

September 20th, 2019

Development Review Commission
175 5th Street North St.
Petersburg, FL 33701

RE: Bay Gables Relocation to 457 8th Ave. N

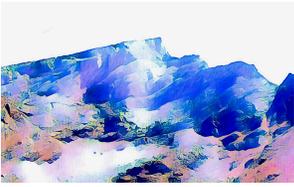
Commissioners,

I live at 760 11th Ave. N in Historic Uptown, am on the board of the neighborhood organization, and I am a practicing urban planner and designer accredited by the Congress for the New Urbanism.

I support the proposed relocation of the Bay Gables to the subject parcel and support the applicant's request for a variance to the required front-yard building setback. The Bay Gables is a welcome addition to our neighborhood and will compliment the historic character of the block and Round Lake. Several residents had feared that the subject parcel would be developed as a surface-parking lot to serve commercial uses in the neighborhood. We are relieved that a historic residence will be located on the property instead.

I not only support the proposed variance to the building setback from Dartmoor St. I recommend that the applicant be granted a variance from the front-yard setback from 8th Ave. as well in order to conform to the traditional development pattern of our neighborhood. The 25' front-yard building setback required by today's code is simply incompatible with the character of our neighborhood and the traditional development pattern.

The Sanborn Fire Insurance Map of the subject area ca. 1913 shows the residence that originally occupied the lot had a front-yard building setback of 8' 5 3/8" from Dartmoor St. - formerly known as Koster St. - and a front-yard building setback of 11' 4" from 8th Ave. N (see exhibit on the next page). Reduced building setbacks are a hallmark of the traditional development pattern, create a pedestrian-scaled urban form, and promote interaction between the public and private realms.

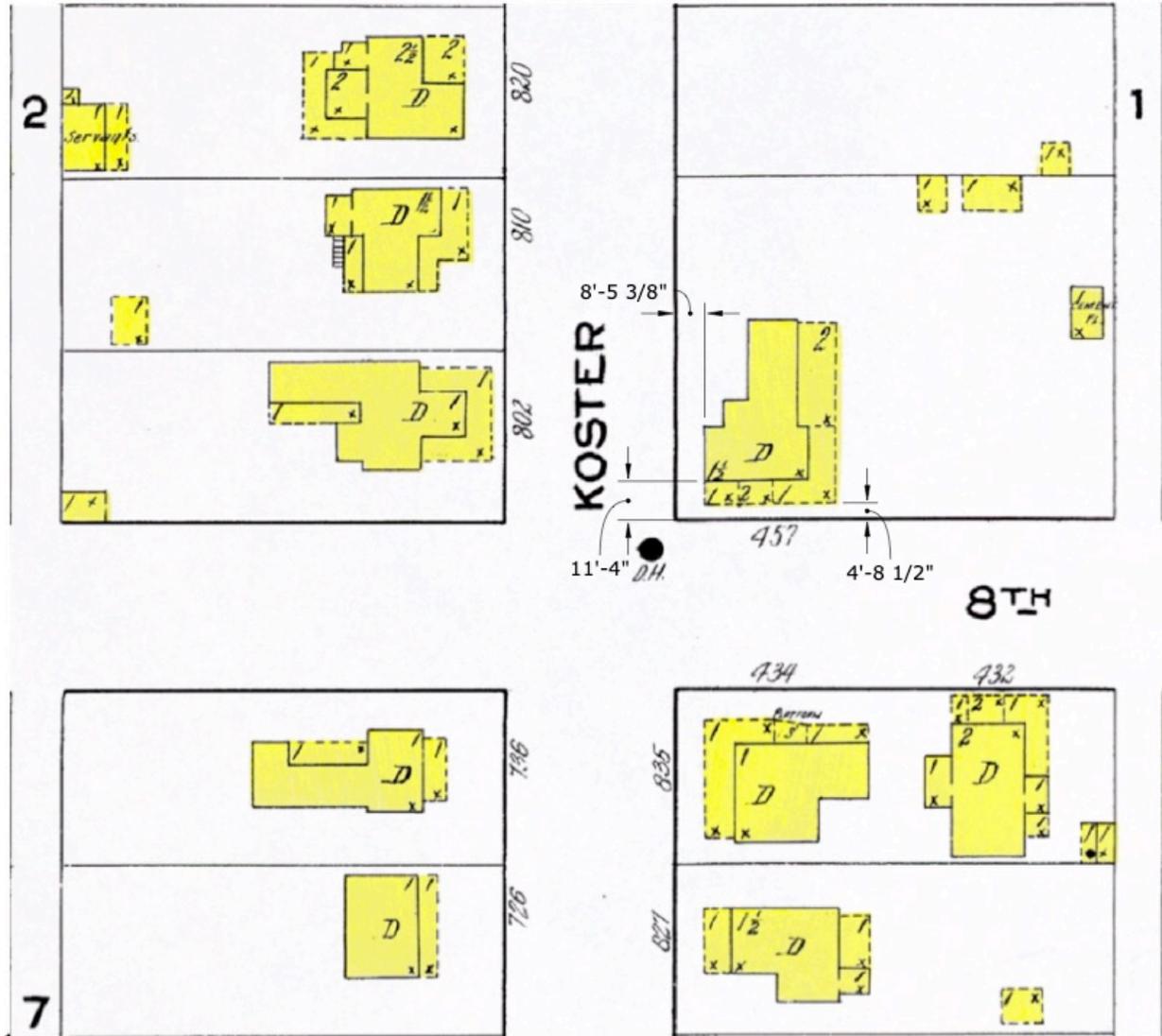


PEAK_9

Planning + Design

760 11th Avenue North
St. Petersburg, Florida 33701

Phone [828.331.0582]
Email [ryandtodd1@gmail.com]



Moving the Bay Gables to our historic neighborhood only to require it to conform to an incompatible front-yard building setback from Dartmoor St. and 8th Ave. undermines the historic preservation effort central to this proposal. Please grant the applicant's request for a variance to the front-yard setback from Dartmoor St. and consider reducing the setback from 8th Ave. N as well.

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