

RESOLUTION NO. 2013-05

A RESOLUTION OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, APPROVING AN AD VALOREM TAX EXEMPTION FOR 104 7TH AVENUE, A CONTRIBUTING STRUCTURE WITHIN THE PASS-A-GRILLE NATIONAL REGISTER HISTORIC DISTRICT AND A LOCALLY DESIGNATED HISTORIC RESOURCE; RECOMMENDING THAT THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS APPROVE AN EXEMPTION FROM THE COUNTY AD VALOREM TAX; APPROVING THE EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Commission of the City of St. Pete Beach is the governing body of the City of St. Pete Beach; and

WHEREAS, The City Commission values the historic resources located in the City; and

WHEREAS, the protection of such historic resources is in the public interest of the City and its citizens; and

WHEREAS, the adopted Comprehensive Plan of the City of St. Pete Beach encourages the preservation of historic resources; and

WHEREAS, The City was designated by the State of Florida as a Certified Local Government in 2005; and

WHEREAS, The City Commission adopted the Historic Preservation Ordinance (Division 28 of the Land Development Code) in 2006; and

WHEREAS, The City adopted a Historic Preservation Tax Exemption Ordinance in 2004 (Article V of Chapter 78 of the Code of Ordinances); and

WHEREAS, the owner of the property received a Certificate of Appropriateness from the City of St. Pete Beach Historic Preservation Board on February 4th, 2010 for the exterior modifications to the structure; and

WHEREAS, the owner has completed the work as approved by the Historic Preservation Board; and

WHEREAS, the exterior improvement work consisted of:

- Replacement of deteriorated windows;
- Replacement of deteriorated shingle and lap siding;
- Replacement of roof;

- Removal of porch enclosure and replace with porch railing;
- Moving the structure 5 feet to the east off the side property line;
- Adding a small addition to rear 2nd story.

WHEREAS, such work meets the criteria established in the rules adopted by the Department of State; and

WHEREAS, such work is consistent with the Secretary of Interior's Standards for Rehabilitation; and

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, DOES HEREBY RESOLVE:

Section One. The improvements to the property at 104 7th Avenue meet the criteria for ad valorem tax exemption as described in Article V of Chapter 78 of the City of St. Pete Beach Code of Ordinances.

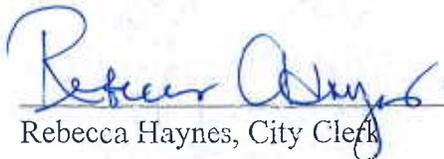
Section Two. The City Commission of the City of St. Pete Beach, Florida approves a Historic Property Tax Exemption for a period of 10 years from January 1, 2013, to December 31, 2022 for the improvements to the property at 104 7th Avenue subject to receipt of a recorded covenant within 30 days of City Commission Approval, and

Section Three. The City Commission of the City of St. Pete Beach, Florida recommends that the Pinellas County Board of County Commissioners Approve an exemption from the County ad valorem tax as well, and

Section Four. The Mayor is authorized to sign and execute the Historic Preservation Tax Exemption covenant on behalf of the City.

Adopted this 23rd day of April, 2013

ATTEST:



Rebecca Haynes, City Clerk



Steve McFarlin, Mayor

RESOLUTION NO. 2012-16

A RESOLUTION BY THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, APPROVING A HISTORIC PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 104 7TH AVENUE, A CONTRIBUTING STRUCTURE WITHIN THE PASS-A-GRILLE NATIONAL REGISTER HISTORIC DISTRICT AND A LOCALLY DESIGNATED HISTORIC RESOURCE; APPROVING THE EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Commission of the City of St. Pete Beach is the governing body of the City of St. Pete Beach; and

WHEREAS, The City Commission values the historic resources located in the City; and

WHEREAS, the protection of such historic resources is in the public interest of the City and its citizens; and

WHEREAS, the adopted Comprehensive Plan of the City of St. Pete Beach encourages the preservation of historic resources; and

WHEREAS, The City was designated by the State of Florida as a Certified Local Government in 2005; and

WHEREAS, The City Commission adopted the Historic Preservation Ordinance (Section 28 of the Land Development Code) in 2006; and

WHEREAS, The City adopted a Historic Preservation Tax Exemption Ordinance in 2004 (Chapter 74 of the Code of Ordinances); and

WHEREAS, the owner of the property received a Certificate of Appropriateness granted by the Historic Preservation Board on February 4th, 2010 for the exterior modifications to the structure;

WHEREAS, the owner has completed the work as approved by the Historic Preservation Board.

Now therefore, be it resolved by the City Commission of the City of St. Pete beach, Florida, hereby:

1. The improvements to the property at 104 7th Avenue meet the criteria for ad valorem tax exemption as described in Chapter 74 of the Code of Ordinances, and
2. Approves a historic property tax exemption for a period of 10 years from January 1, 2013, to December 31, 2023 for the improvements to the property at 104 7th Avenue

Page Two - Historic Preservation Property Tax Exemption Application

Property Identification Number 193216589320070070

Property Address 104 7th Avenue St. Pete Beach, Florida 33706

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Margaret Perez
Name

Margaret Perez
Signature

10/05/12
Date

Complete the following if signing for an organization or multiple owners:

Title

Organization name

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

One and 1/2 story frame vernacular; lap siding on 1st story; cedar shingles on 1/2 story shed dormer. (lap siding covered w/ asbestos shingles)
Style is based on New England "Salt Box"

Date of Construction 1920 Date(s) of Alteration(s) 2011

Has building been moved? (Yes) (No) If so, when? 7/2011 - same site
yes. 2011 - same site, moved 5 feet to east, off side property line.

6. Statement of Significance:

Noted for its scale and materials.



Figure 1: 104 7th Avenue prior to rehabilitation, July 2011



Figure 2: 104 7th Avenue after rehabilitation, August 2012

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 193216589320070070

Property Address 104 7th Avenue

Feature 4

Feature Roof
Approx. date of feature unknown

Describe existing feature and its condition:
Original shingles extant.

Describe work and impact on existing feature:
Remove deteriorated shingles, replace with new shingles.

Little impact to structure; original shingles were not there.

Photo no. _____ Drawing no. _____

Feature 5

Feature Enclosed porch
Approx. date of feature _____

Describe existing feature and its condition:
Original porch railing extant

Describe work and impact on existing feature:
Original open porch had been enclosed; Alteration includes removing enclosure and adding porch railing.

No negative impact to structure.

Photo no. _____ Drawing no. _____

Feature 6

Feature _____
Approx. date of feature _____

Describe existing feature and its condition:

Describe work and impact on existing feature:

Photo no. _____ Drawing no. _____

Page Eight – Historic Preservation Property Tax Exemption Application

**PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only**

Property Identification Number 193216589320070070

Property Address 104 7th Avenue

The (X) Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- Certifies that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- Certifies that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.

Review Comments: _____

Additional Review Comments attached? Yes() No()

Signature Catherine M. Hartley
Typed or printed name: Catherine Hartley
Title: Senior Planner
Date 9/11/12

Additional Review Comments attached? Yes () No

Signature Catherine M. Hovey
Typed or printed name: Catherine Hovey
Title: Senior Planner
Date 9/11/12

Application for Local Historic Designation

General Information:

Site Name (Property Name): 104 7th Avenue

Site Address: 104 7th Avenue St Pete Beach, FL 33706

Legal Description: See attached Legal Description

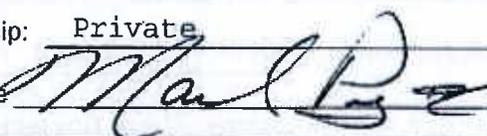
Florida Site File Number (if applicable): PI 11272

Florida Site File Recorder:
(Name and Title, if applicable): Gladys Cook Historic Preservation Consultants, Inc.

Property Owner(s): Manuel Perez III

Owner Address: 11204 Hidden Valley Drive Tampa, FL 33618-5331

Type of Ownership: Private

Owner Signature: 

Conditions of Site	Significance:
<p>Check One</p> <p><input type="checkbox"/> Excellent</p> <p><input type="checkbox"/> Good</p> <p><input checked="" type="checkbox"/> Fair</p> <p><input type="checkbox"/> Poor</p>	<p>This frame vernacular residence built in Pass-a-Grille in 1920 had wood drop siding on the first floor and cedar shingles on the second floor. Existing windows are 1/1 double hung, 6 pane casement and single pane casement. The building has a gable roof with a large shed dormer on the front. This building is typical of Pass-a-Grille residences, the style is based on a New England Salt Box. The building is significant for its scale and materials and is a contributing structure to the Pass-a-Grille National Register Historic District.</p>
<p style="background-color: #333; color: white; padding: 2px;">Integrity of Site</p> <p>Check One or More</p> <p><input type="checkbox"/> Altered</p> <p><input type="checkbox"/> Unaltered</p> <p><input checked="" type="checkbox"/> Original Use</p> <p><input type="checkbox"/> Restored Use</p> <p><input type="checkbox"/> Moved/Date</p>	
<p>Original Use</p> <p style="padding-left: 20px;">Residential</p> <p>Present Use</p> <p style="padding-left: 20px;">Residential</p> <p>Period</p> <p style="padding-left: 20px;">1920</p>	

Legal Description - 104 7th Avenue, St. Pete Beach

Lot 7, Block 7, Morey Beach, according to the Map or Plat thereof as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

Please describe proposed building materials and manufacturers of materials. Attach product brochure if available.

Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite

<p><i>Exterior material/siding</i> Remove asbestos siding, replace with Hardi Plank lap siding first floor/ Repair or replace existing Wood Shingles second floor</p>
<p><i>Windows</i> WindPact Plus Coastal Series Vinyl 1/1 Single Hung, Single Pane Casement w applied grid to match the existing 6 Lite pattern, Single Pane Casement, series of casements at the rear porch</p>
<p><i>Doors</i> Exterior Doors: Existing 1 Glass Lite over 3 Panel Wood Door</p>
<p><i>Roofing</i> New Asphalt Shingles</p>
<p><i>Entrances/Porches</i> Open Front Porch with new railing. See attached drawing for details. Back porch enclosed, existing screen windows to be replaced with casement windows.</p>

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.


Applicant (owner of property) signature

1/20/2010
Date

VARIANCE APPLICATION

Case Number: 2010 0002

APPLICANT/AGENT:

PROPERTY OWNER:

Name: Renker Eich Parks Architects

Name: Manuel Perez III

Address: 1609 Dr M L King Jr St N

Address: 11204 Hidden Valley Dr

City: St Petersburg State: FL

City: Tampa State: FL

Zip: 33704 Phone: 727-821-2986

Zip: 33618 Phone: 813-961-1421

PROPERTY:

Address: 104 7th Ave St Pete Beach, FL 33706

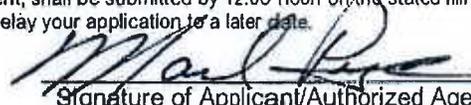
Parcel ID: 19-32-16-58932-007-0070

Current Zoning: RLM-2 Current Land Use: RM Lot Area: 4800 Sq Ft

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

Variance from the substantial improvement regulations of Article V
of Chapter 98 of the Code of Ordinances as this structure is
designated as Historic.

This application, together with all required supporting document, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment/City Commission. Failure to do so will delay your application to a later date.


Signature of Applicant/Authorized Agent and Date

For office use only:

Hearing Date: _____ Fees: _____

Board Action Taken: Approved as requested Approved with conditions Denied
 Continued

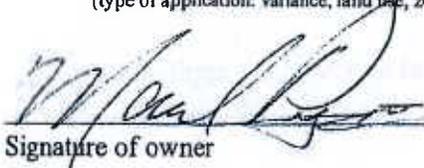


**Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida**

I/WE **Manuel Perez III**
(print name of property owner)

hereby authorize **Renker Eich Parks Architects**
(print name of agent)

to represent me/us in an application for **Historic Preservation Variance and Certificate of
Appropriateness for property located at 104 7th Avenue, St. Pete Beach, Florida 33706**
(type of application: variance, land use, zoning, etc)


Signature of owner

Signature of owner

Manuel Perez III
Print name of owner

Print name of owner

The foregoing instrument was acknowledged before me this 28th day
of December 2009, by Manuel Perez III who
is personally known or produced _____ as
identification.



12-28-09

(Notary Signature)

(Date)

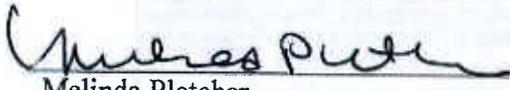
My commission expires July 5, 2010



- i. "The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and
- ii. (ii) such construction below the base flood level increases risks to life and property."

**HISTORIC PRESERVATION BOARD
DEVELOPMENT ORDERS
Case No. #2011-0001**

(pg. 2 of 2)



Melinda Pletcher
Chairman

3/3/11

Date

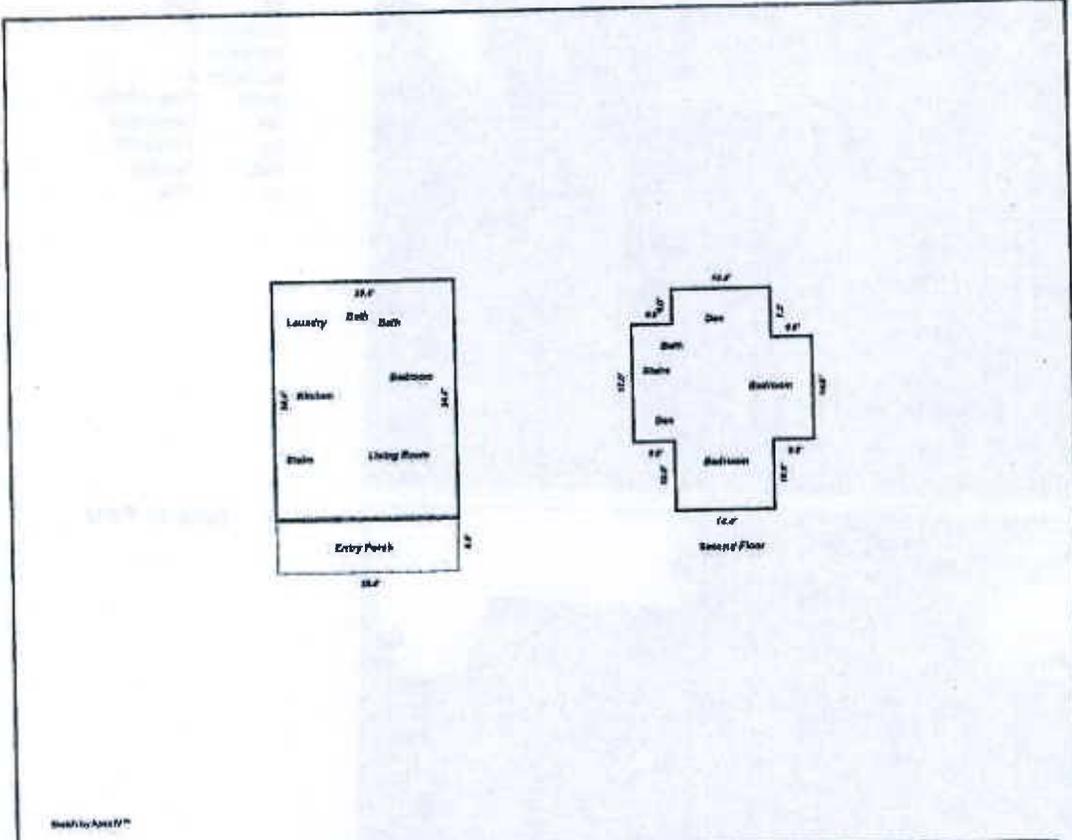
APPRAISER'S CERTIFICATION
 I certify that, to the best of my knowledge and belief:
 - The statements of fact contained in this report are true and correct.
 - The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

DEFINITION OF MARKET VALUE *:
 Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
 1. Buyer and seller are typically motivated;
 2. Both parties are well informed or well advised and acting in what they consider their own best interests;
 3. A reasonable time is allowed for exposure in the open market;
 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
 * This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Client Name: Margaret Perez
E-Mail:	Address: 11204 Hidden Valley Dr, Tampa, FL 33618
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Tom Hockensmith, SRA, Cert Res RD1405	Supervisory or Co-Appraiser Name: _____
Company: Enteken Associates	Company: _____
Phone: (727) 894-1800 x212 Fax: _____	Phone: _____ Fax: _____
E-Mail: thockensmith@en-valuation.com	E-Mail: _____
Date Report Signed: August 27, 2012	Date Report Signed: _____
License or Certification #: Cert Res RD1405 State: FL	License or Certification #: _____ State: _____
Expiration Date of License or Certification: 11/30/2012	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Date of Inspection: August 24, 2012	Date of Inspection: _____

Building Sketch

Agent **N/A**
 Address **104 7th Ave**
St. Pete Beach County **Pinellas** State **FL** Zip Code **33706**



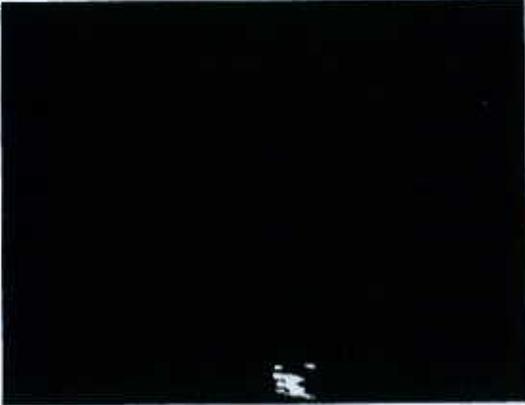
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	908.2	
	Second Floor	651.6	1559.8
P/P	Entry Porch	211.2	211.2
Net LIVABLE Area		(Rounded)	1560

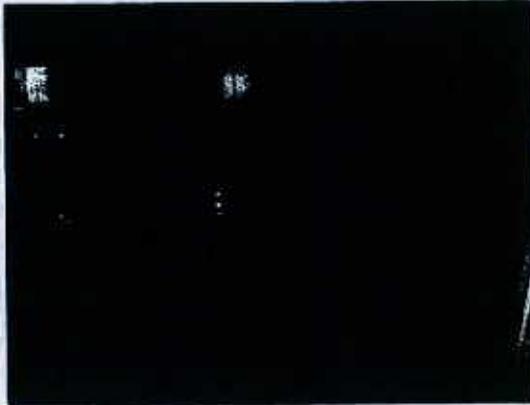
LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	28.4 x 34.4	908.2
Second Floor		
	6.0 x 14.8	88.8
	14.4 x 32.0	460.8
	6.0 x 17.0	102.0
4 Items	(Rounded)	1560

Photograph Addendum

Address	N/A			
	104 7th Ave			
	St. Pete Beach	County Pinellas	State FL	Zip Code 33706



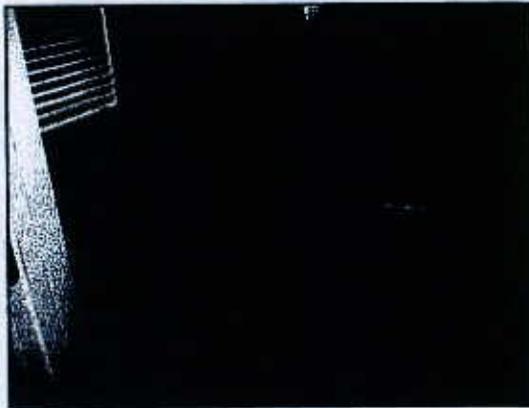
kitchen



kitchen



laundry room



bath



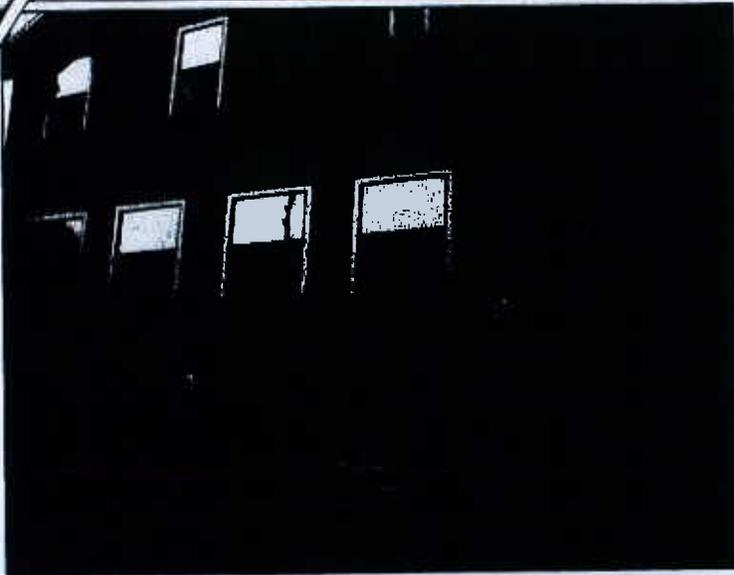
bath



bedroom

Comparable Photo Page

Unit	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706



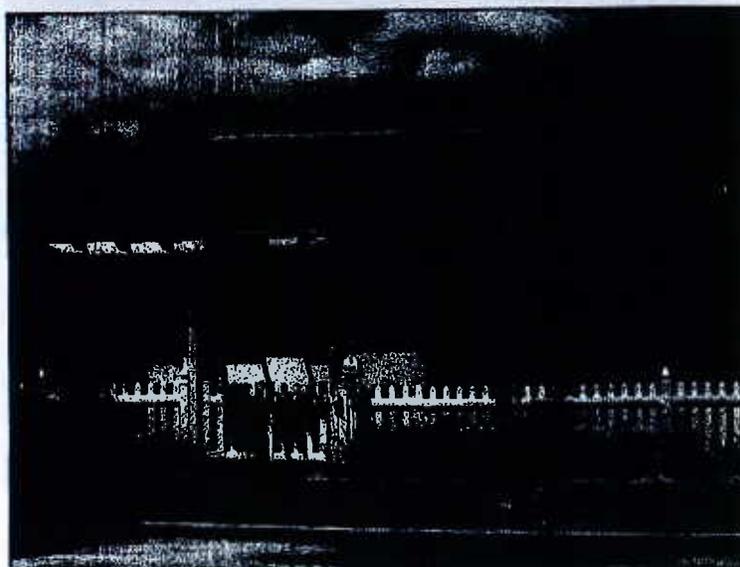
Comparable 1

106 4th Ave
Proximity **0.13 miles S**
Sale Price **690,000**
GLA **2,735**
Total Rooms **9**
Total Bedrms **3**
Total Bathrms **3**
Location **Pass A Grille**
View **Residential**
Site **4,100sf/41'**
Quality **Average**
Age **Built 1979**



Comparable 2

105 10th Ave
Proximity **0.16 miles N**
Sale Price **545,000**
GLA **1,316**
Total Rooms **7**
Total Bedrms **3**
Total Bathrms **3**
Location **Pass A Grille**
View **Res/Park**
Site **4,700sf/47'**
Quality **Average**
Age **Built 1923**

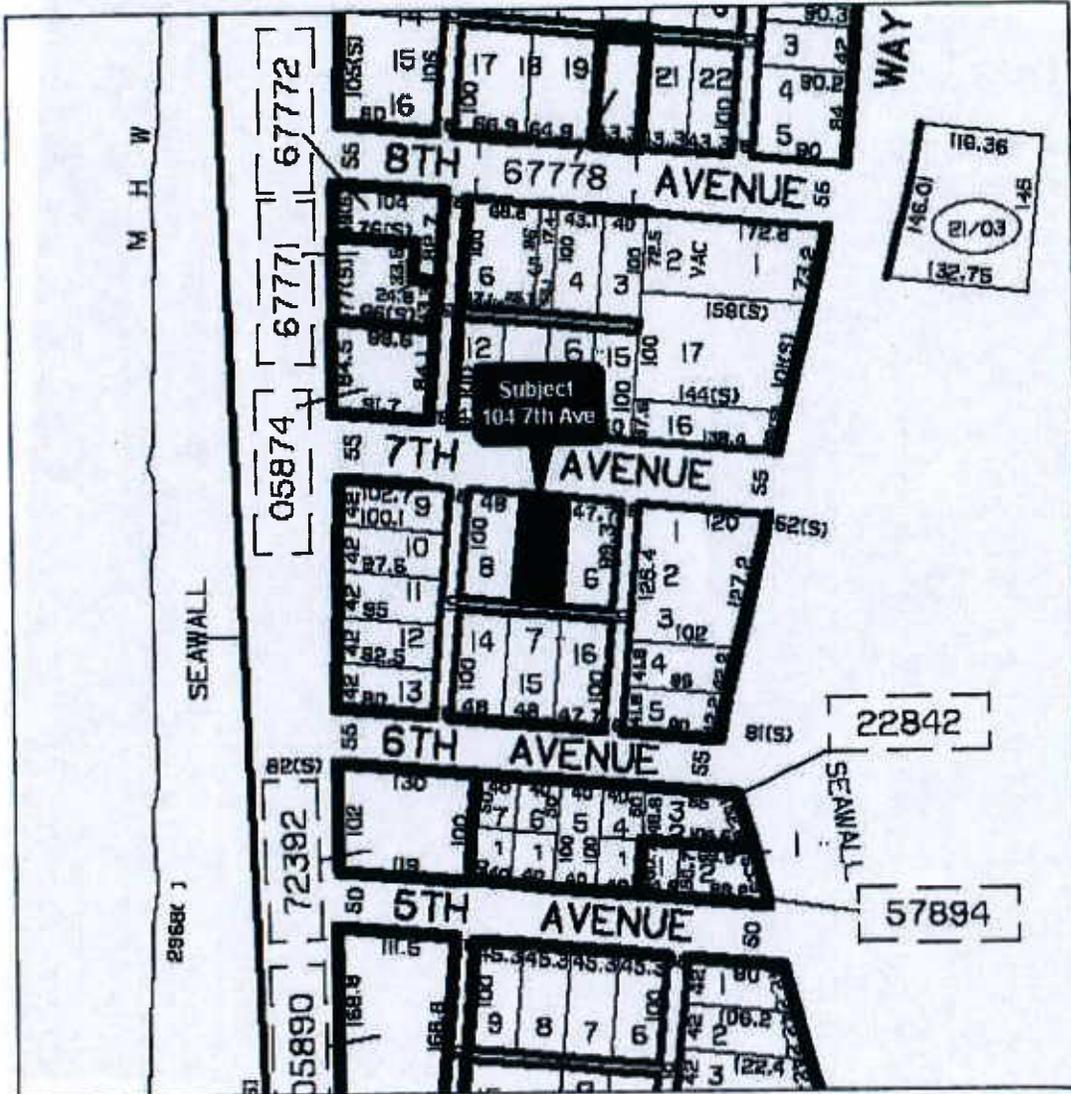


Comparable 3

105 12th Ave
Proximity **0.26 miles N**
Sale Price **575,000**
GLA **2,313**
Total Rooms **8**
Total Bedrms **3**
Total Bathrms **2**
Location **Pass A Grille**
View **Residential**
Site **3,999sf/43'**
Quality **Average**
Age **Built 1982**

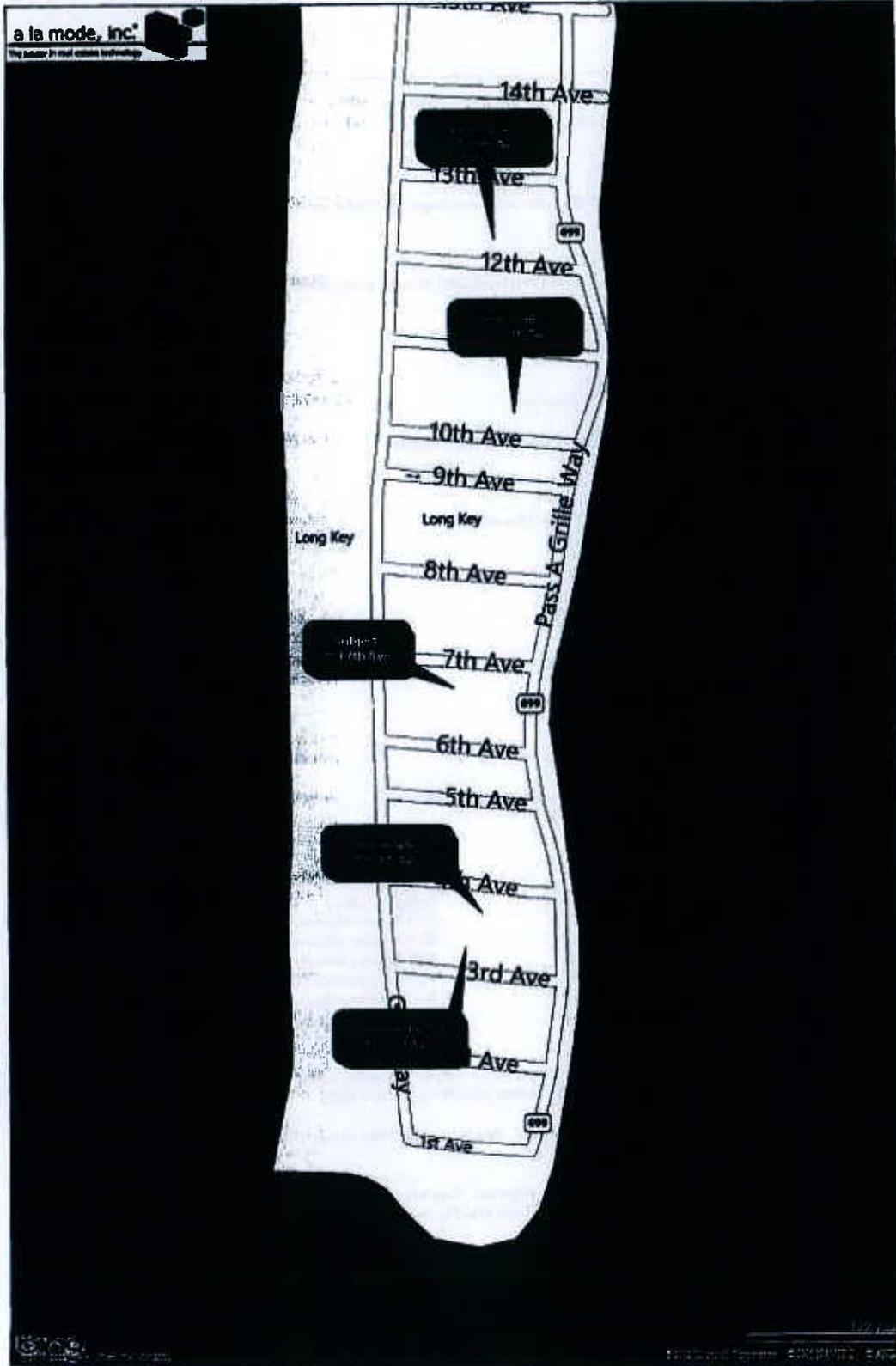
Plat Map

Lot	N/A
Address	104 7th Ave
City	St. Pete Beach
County	Pinellas
State	FL
Zip Code	33706

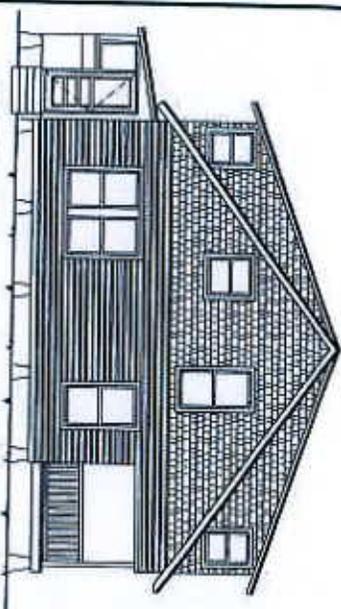


Location Map

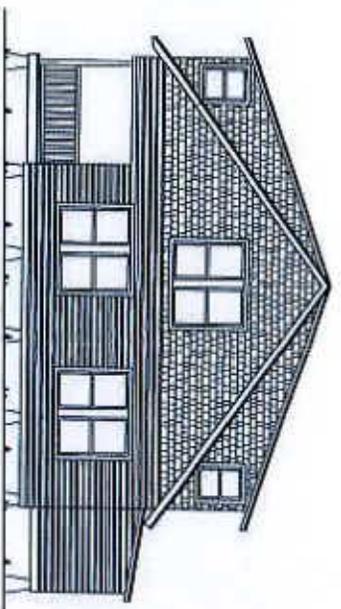
Unit	N/A		
Address	104 7th Ave		
	St. Pete Beach	County Pinellas	State FL Zip Code 33706



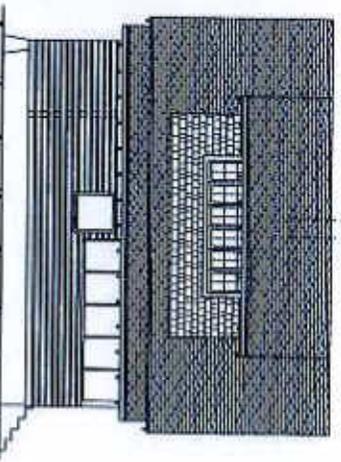
WEST SIDE ELEVATION



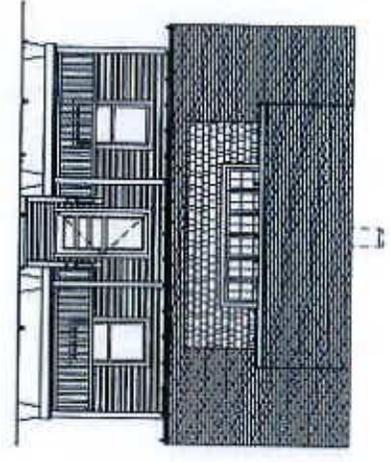
EAST SIDE ELEVATION



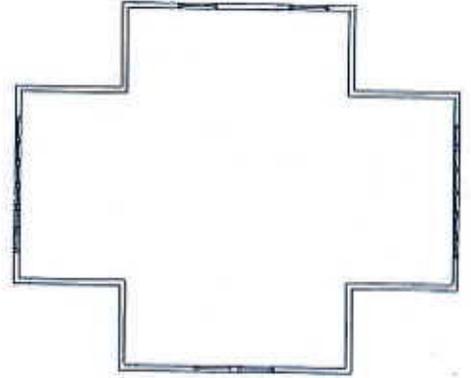
NORTH SIDE ELEVATION



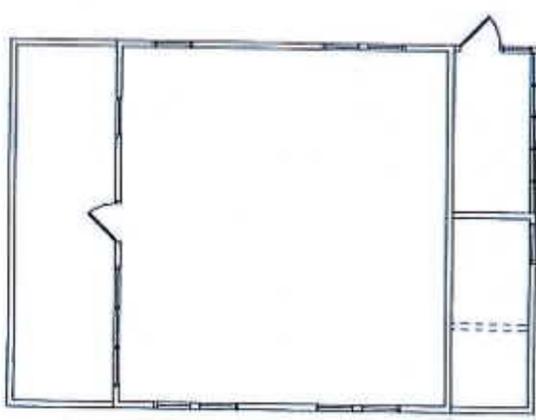
SOUTH SIDE ELEVATION



2ND FLOOR PLAN



1ST FLOOR PLAN



MANUEL PEREZ
104 7TH AVENUE
PASSAGRILLE, FLORIDA
VARIANCE AND CERTIFICATE OF APPROPRIATENESS REQUEST



RENKER · EICH · PARKS ARCHITECTS
1000 W. 10th Street, Suite 200, Tallahassee, Florida 32304-1000
Tel: 904.224.1111 Fax: 904.224.1112

SHEET NO.
DATE
SCALE
A1.1
OF 24