

Application Package
Certificate of Appropriateness for DEMOLITION of Historic Structures

PETITION NUMBER _____
(FOR OFFICIAL USE ONLY)

DATE RECEIVED BY CITY AUDITOR AND CLERK: _____



Historic Preservation

CERTIFICATE OF APPROPRIATENESS APPLICATION PACKAGE

DEMOLITION Historically Designated Structures

FEES DUE AT SUBMISSION (Include Check, payable to City of Sarasota):

_____ \$2,652.15 includes \$1,152.15 Non-refundable fee & \$1,500.00 Escrow (Legal and Advertising costs)

Application Package

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Applicability: Certificates of Appropriateness are required for demolition permits which affect a historically designated building(s), structure(s), district(s), and site(s).

Application and Approval Process:

1. **Building Permit Application, Completeness Review:** Applicants should submit the required forms and drawings for a building permit to the Building Division. The applicant should be sure that a complete set of documents, including building drawings and a description of the scope of work, is submitted. The Building Division will refer the completed Building Permit Application to the Historic Preservation Board for review. Complete sets of building permit documents are required for a Certificate of Appropriateness Application - Demolition.
2. **Certificate of Appropriateness Application:** Applications for a Certificate of Appropriateness are filed in the City Auditor and Clerk's office. Please see the attached Certificate of Appropriateness Submission Requirements Check List - Demolition.
3. **Certificate of Appropriateness Application - Completeness Review:** Upon receipt of a Certificate of Appropriateness Application from the City Auditor and Clerk's Office, the Planning Department will review the application for completeness and may request additional information from the applicant. Applications will not be advertised and placed on the Historic Preservation Board's agenda until they have been deemed complete.
4. **Agenda Deadline for the Historic Preservation Board:** Applications for a Certificate of Appropriateness - Demolition must be filed thirty (30) days prior to the Board meeting at which the applicant desires to present the proposed application. The Board normally meets on the second Tuesday of each month. Please see published meeting schedule.
5. **Notice of Public Hearing:** The notice of hearing will be publicly posted at Sarasota City Hall, 1565 1st Street three (3) days prior to the public hearing.
6. **Public Hearing:** The Historic Preservation Board will hold a quasi-judicial public hearing on each application for Certificate of Appropriateness. The applicant, or the legal agent of the applicant, must attend the public hearing to explain the request to the Board. Following the public hearing, the Board may grant, grant with conditions, including a stay of demolition up to one year, or deny the Certificate of Appropriateness.
7. **Certificate of Appropriateness:** After the Board grants approval, or approval with conditions (and documents are provided as requested), the Planning Department will issue a COA - Demolition. A copy will be recorded with the demo permit application.

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Attachments:

- Certificate of Appropriateness Application Form - Demolition
- Submission Requirements Checklist - Demolition
- Certificate of Appropriateness for Historic Structures -Demolition Questionnaire
- Special Power of Attorney Affidavit Forms (if needed)

Further Information:

When materials from the structure to be demolished can be re-used, the applicant should contact salvage organizations. For further information call Susan Dodd, Historic Preservation Senior Planner at (941) 263-6585.

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Submission Requirements Checklist – Demolition Historic Structure(s)

Submission Requirements <i>These may be submitted as paper copies, or uploaded digitally via the City's online Development Applications portal.</i>		Please Check
	The Certificate of Appropriateness - Demolition Application Package. <i>(Includes pages 1,4, 5,6,7)</i>	☐
	Special Power of Attorney Affidavit <i>[If applicable]</i> .	☐
	Demolition documents which have been submitted with a Building Permit Application will be retrieved by the Historic Preservation Planner directly from the Building Division, and included as part of your application submission. The applicant does not need to provide any additional materials if their Demo permit submission is complete.	
	Provide photographs showing all elevations of the existing structure(s), plus the structure(s) relationship to the site.	☐

I HEREBY CERTIFY THAT THE INFORMATION STATED IN THE ATTACHED APPLICATION FOR CERTIFICATE OF APPROPRIATENESS IS TRUE AND CORRECT.

Name (please print)

(Signature)

For use by the office of the City Auditor and Clerk	
Received by: _____	Date: _____
Project Address: _____	Application Number: _____

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**Development Approval Application for a Certificate of Appropriateness -
DEMOLITION**

1. Project or Structure Name: _____
2. Site Address: _____
3. Tax PID #: _____ Existing Zoning: _____
4. Legal Description:

☐ (Check if Attached)
5. City of Sarasota Demolition Permit #:

6. Representative's Name: _____
Check if Representative/Agent (requires a Special Power of Attorney, see attached form)
 - a. Mailing address: _____
(Street number and name, city, and zip code.)
 - b. Phone: _____ Fax: _____ E-Mail: _____
7. Owner(s) Name: _____
 - a. Mailing address: _____
(Street number and name, city, and zip code.)
 - b. Phone: _____ Fax: _____ E-Mail: _____
8. Owner's Signature(s): _____ Date: _____
9. Agent's Signature (s): _____ Date: _____

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QUESTIONNAIRE

PLEASE PRINT OR TYPE - If insufficient space is provided, please attach your response and any supplemental materials or explanation.

Compliance with the Land Development Regulations, Section IV-809 b

In passing upon a certificate of appropriateness for the issuance of a demolition permit, the Historic Preservation Board will consider the criteria listed in the City of Sarasota Land Development Regulations, Section IV-809 b, Demolition (see below).

Please explain how the proposed demolition will comply with each of the criterion listed below.

1. The historic or architectural significance of the building or structure.

2. The importance of the building or structure to the ambiance of a district, if applicable.

3. The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location.

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4. Whether the building or structure is one of the last remaining examples of its kind in the neighborhood or in the City.

5. The future utilization of the site.

6. Whether reasonable measures can be taken to save the building or structure.

7. Whether the building or structure is capable of earning a reasonable economic return on its value and whether the perpetuation of the building or structure, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

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SPECIAL POWER OF ATTORNEY AFFIDAVIT (NOT CORPORATION)

STATE OF FLORIDA
COUNTY OF SARASOTA

This _____ day of _____
I, _____ of, _____
the ☐owner ☐contract purchaser of _____
(describe zoning lot(s) by address and tax PIN number and attach legal description) make, constitute,
and appoint _____
of _____(insert address), my true and lawful attorney-in-fact,
and in my name, place and stead giving unto said _____
full power and authority to do and perform all acts and make all representations necessary, without any
limitations whatsoever, to make application for said Certificate of Appropriateness-Demolition
Application.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full
force and effect on this _____ day of _____, _____ and shall remain in full force and effect
thereafter until actual notice, be certified mail, return receipt requested is received by the City of
Sarasota Department of Planning & Redevelopment stating that the terms of this power have been
revoked or modified.

Signature - Owner/Contract Purchaser (circle one)

Print Name: _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing Special Power of Attorney Affidavit was acknowledged before me this _____ day
of _____, _____, by _____ who is personally known to me
or has produced _____ as identification.

Notary Public
State of Florida at Large

My commission expires: _____

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SPECIAL POWER OF ATTORNEY AFFIDAVIT (CORPORATION)

STATE OF FLORIDA
COUNTY OF SARASOTA

This _____ day of _____, _____, I, _____ as
_____ (title of officer) of _____ (name of corporation),
a _____ (state of incorporation) corporation, on behalf of the corporation as
the ☐ owner ☐ contract purchaser of _____ (describe zoning lot(s)
by address and tax PIN number and attach legal description) make, constitute, and appoint
_____ of _____ (insert
address), my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
_____ full power and authority to do and
perform all acts and make all representations necessary, without any limitations whatsoever, to make
application for said Certification of Appropriateness–Demolition Application.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full
force and effect on this _____ day of _____, _____ and shall remain in full force and effect
thereafter until actual notice, be certified mail, return receipt requested is received by the City of
Sarasota Department of Planning & Redevelopment stating that the terms of this power have been
revoked or modified.

Name of Corporation

By: _____
(Signature)

Print Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing Special Power of Attorney Affidavit was acknowledged before me this _____ day of
_____, _____, by _____ (title of officer) of
_____ (name of corporation), on behalf of the corporation. He/she is
personally known to me or has produced _____ as identification.

Notary Public
State of Florida at Large

My commission expires: _____