



Lisa Joaquin <lisajoaquin1221@gmail.com>

Per Our Conversation re Historic Preservation for The Islander

1 message

Lisa Joaquin <lisajoaquin1221@gmail.com>
To: tscofield@pinellas.gov

Thu, Aug 28, 2025 at 2:37 PM

Hi Tom,

Thank you so much for calling me back yesterday. It is much appreciated. This is truly been quite a project, and I very much appreciate your guidance.

Per our conversation, I'm attaching the preservation package that I sent to Dr Kyra Lucas.

I have had a couple of conversations with her, and she has requested more information. I have replied back to her to confirm what they were actually looking for so that's why I'm glad you were able to put me in the right direction and give me some more resources to check as I haven't heard back from her yet.

We've discovered that while the islander/ originally built as the Dolphin apartments may not have been the very first lodging on the beach but it appears to be one of the earliest multi-unit apartment style complexes with 12 to 16 units which are larger than the four to six unit cottage or tourist courts that proceeded them.

That reflects the transition from small cottages to purpose-built apartment motel complexes that later became common on Gulf boulevard and the barrier Islands.

The only other one that we can find and it's actually in a photo that is in the north Redington Beach brochure (attached) is the Billows motel which is still there but it is across the street, it's not gulf front, So based on the dates shown from the property appraiser's office the Dolphin apartments would have been the first on the Gulf side. The Tides Bath Club was built in 1936, but that was not a small apartment/motel, it was larger.

We did some research to see the years that the buildings were built on the Gulf side of Gulf boulevard. I've included the list of properties that shows the years they were built below. That's why I was asking what do we need to prove that we were the first or one of the first. North Redington Beach was not Incorporated until 1953 and I asked them where the records from previous year would be and she said they didn't know, they didn't have them, but she assumed that the county would. I've been to town hall, Heritage Village, Madeira Beach library, which is apparently where they took all of the records that were taken from St Pete Beach / Pass-a-Grille after the Storm. I will check with the Pinellas County building department to see if they have any old records.

Sadly, our board of directors is trying to hold a special meeting to vote to either rebuild, or sell the property, as they don not believe that repairing is an option.

I have been working on a package to put together to share with all the owners.

The board is not being forthright with this information and has not told anybody about it, so I am going to make sure that they know that it is a real possibility.

The attorney has advised them against it and has provided a lot of inaccurate information to the board about how the whole process, which I didn't know either but I've learned a lot over the past month about it, I only wish that I could convince them to listen and at least do their due diligence to learn about it before they are so quick to dismiss it, demolish and sell the property.

I have tried to explain that the full nomination is not technically necessary and that a letter of eligibility would be sufficient to allow us to bypass the FEMA 50% rule and repair the buildings (there is only the west facing side of one of the buildings that is heavily damaged, the remainder of the property is flood damaged. All the drywall has been pulled out, the kitchens, the bathrooms and they just need to be put back together with updated electrical, etc. but it is certainly repairable and would be a shame to tear down such a special place because the board that is currently in place is not willing to get the facts.

What's so sad is I'm not even asking them to get the facts, I'm trying to provide the facts to them but they have refused to even listen. I am working on something to be able to share with all of the owners since the board will not be forthright with the information/option. I will share with you what I am doing to inform the owners as soon as it is complete. Within the next few days.

Here are the properties located on North Redington Beach and the dates shown from the property appraiser's office. Based on this information, what do you suggest my next steps would be?

Built dates of beachfront properties on North Redington Beach, starting from North going South on Gulf Blvd.

Tower Isle:	1971
Grand Shores West:	1984 (1950's)
Emerald Isle:	1984
Redington Surf:	1975
Sea Rocket:	1950
Far Horizons:	1972
Ram Sea:	1980
Double Tree:	1987
Sandalwood:	1980 (1959)
Ocean 12:	2005
Coral Shores:	1956
Islander:	1948
Sails:	1949
Redington Grand:	N/A
Redington Ambassador:	1985
Marwick:	1951
Seascape:	1980
Tides:	1998 (1936)

I have attached the PSIQ that I submitted to Dr Lucas. I would very much like your opinion on how I can make it stronger.

Again, thank you so much for your time and guidance.

Respectfully,

Lisa Joaquin
727-656-4246

PS. I will also forward the email that I sent to Dr. Lucas with a few other things that were not included in the attached package, but were used for consideration prior to her meeting with the committee.

2 attachments

 **HISTORICAL_PRESERVATION_PACKAGE.pdf**
3114K

 **North Redington Beach.pdf**
6573K