HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, October 6, 2022
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -
   - **a. Action Request: Motion to approve the October 6, 2022 Historic Preservation Board Agenda.**
2. Audience Comments - **Comments shall be limited to 3 minutes per person**
3. Approval of Minutes
   - **a. Minutes September 1, 2022 regular meeting**
4. Presentations -
   - **a. Jettys and Alleys in Pass-a-Grille** Presentation by Mike Clarke, Public Works Director, on jettys and alleys in Pass-a-Grille.
5. Action Items
   - **a. Local Historic Designation Case # 22057 - 3411 East De Bazan Avenue**
     Local Historic Designation request for 3411 East De Bazan Avenue.
6. Discussion Items
   - **a. City Historic Resource List**
     A discussion of historic resources in Pass-a-Grille.
   - **b. Contributing and Locally-Designated Properties**
     A discussion of properties contributing to the Pass-a-Grille Historic District as well as those that have been vountarily designated as local historic resources.
   - **c. Walking Tour Discoveries and 9th Ave/CRD-EA**

Discussing findings of the September fact-finding walking tour and 9th Ave/CRD-EA.

7. Next Meeting: November 3, 2022
8. Adjournment

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT HISTORIC PRESERVATION BOARD MINUTES

September 1, 2022 - 2:30 PM

PRESENT: Chris Marone, Chair
Sean Hurley, Vice Chair
Tia Hockensmith, Member
Bill Loughery, Member
Holly Young, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Lynn Rosetti, Contract Planner; Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City Clerk; Tara Salmieri, Consultant, Plan Active Studio

Chair Marone called the meeting to order at 2:30 PM.

1. **Changes to the Agenda** – No changes.

2. **Audience Comments** – No general comments.

3. **Approval of Minutes -** Historic Preservation Board regular and workshop meeting minutes 8/04/2022

Member Hurley moved and Member Young seconded the approval of the August 4, 2022 regular meeting and workshop minutes; the motion carried unanimously.

4. **Action Items –**

a. Local Historic Designation Case #22031: 2811 Pass-a-Grille Way – Planning Consultant Lynn Rosetti reviewed a presentation detailing the Applicant's request including photographs of the property and zoning information. Her presentation is part of the meeting record. The house was built in 1941 and added to the Florida Master Site File as a historical structure in 2015. She reviewed the criteria considered for Designation.

Staff analysis found the building to be significant to the cultural history of St. Pete Beach and they recommended approval of the Designation.

Discussion followed on the covered boat dock; the application was to designate the entire property.

Applicant Bob Douglass appeared and thanked the Board for their work and explained the reasons for his request.

Chair Marone moved and Member Young seconded approval of Case # 22031, Local Historic Designation of 2811 Pass-a-Grille Way including the boat house; the motion carried unanimously.

There were no public comments on this item.

b. Pass-a-Grille Overlay District: Board Direction – Consultant Tara Salmeiri had compiled a Memo with a list of what was discussed at the last Board meeting in terms of modifying the Pass-a-Grille Overlay. The Memo is part of the meeting packet. She asked for any clarification, edits or discussion.

Chair Marone opined that the Board should begin work on putting this into ordinance form to present to the Planning Board (Land Development Code), then the City Commission. Board consensus was for Ms. Salmeieri to draft an inclusive document for their review and approval; it can be thoroughly reviewed at the November workshop to provide adequate time for her to complete. Ms. Salmeiri agreed to present an update at the October meeting (no workshop will be held in October). It was suggested that alley parking and curb cuts need to be addressed. Maintenance responsibility for alleys, sidewalks, easements, and rights of way need to be clarified.

Plant maintenance in alleyways and sidewalks was discussed; Code Enforcement and Parks and Rec handle these requests; the City cannot handle if they are not aware.

5. Discussion Items

a. Board's Request for Additional Powers – Ms. McMahon explained that she had requested that members bring their expectations and thoughts to this meeting for discussion. Mr. McConnell recommended that the Board focus on City Code 22-211; remove what is no longer needed and define and clarify the rest.

A lengthy discussion followed on 'historic resources' and what the Board would like to have fall under their purview. Board consensus was that they would like to be more clearly informed on any actions that the City is considering in the historic district including permits, conditional use, walkovers, seawalls, streets, parks and City owned historic resources (not the beach); anything that impacts the visual appearance of the historic district. Mr. McConnell also suggested deciding on design criteria. All will need to be incorporated into Duties and Powers.

The members requested a status of their motion that everything south of 32nd Avenue be included in the historic district.

For the next meeting, Ms. McMahon will create a list of City owned resources and non-structural elements that the Board may want to consider for inclusion in their power to review. She will bring Public Works Director Mike Clarke to the meeting for insight on jetties, alleys, seawalls, and other City owned property. Mr. McConnell suggested separating the contributing structures based on the 2015 survey that are City owned, as they already come under the Board.

Following the discussion, Theresa Schefstad of 555 Gulf Way gave public comment suggesting the inclusion of activities, such as fishing, in non-structural Board considerations.

Amy Loughery commented that a signage before the next Town Hall meeting would be helpful.

b. Amendments to CRD-EA – Ms. Salmeiri explained that the lot parcel and assembly and Board review of developments within the CRD-EA District were addressed at the last meeting and in the Memo that she included in the meeting packet. She asked if there were any additional items for discussion or direction.

The south side of 9th Avenue was discussed; Ms. Salmeiri indicated that she would take time to evaluate whether it should remain incorporated in CRD-EA; current Code does not provide dimension size criteria. She will evaluate lot sizes and building footprints of 8th and 9th Avenues; they do not share the same characteristics. She cautioned against removing rights. She will also look at design

parameters and mixed use for 9th Avenue in her report back to the Board.

6. Next Meeting 10/06/2022 – For next month, Ms. McMahon confirmed that there will not workshop in October. For the regular meeting:

- Mike Clarke presentation and discussion on jetties and alleys in Pass-a-Grille
- Action item City resource list, separating contributing structures
- Ms. Salmeiri update on 8th and 9th Avenue and Overlay updates
- Update on expansion of historic district to all property south 32nd

The Chair moved adjournment at 4:30 PM.

These minutes will be considered for approval at the October 6, 2022 Historic Preservation Board meeting.

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Jettys and Alleys in Pass-a-Grille

Date: October 6, 2022

Prepared By: Mike Clarke, Public Works Director

Through:

Summary of Issue: Presentation by Mike Clarke, Public Works Director, on jettys and alleys in Pass-a-Grille.

Funding: N/A

Requested Motion: For presentation only.

Attachments:

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Local Historic Designation Case # 22057 - 3411 East De Bazan Avenue

Date: October 6, 2022

Prepared By: Lynn Rosetti, Consultant

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Request by property owners to designate 3411 East De Bazan Ave as a local historic resource.

Funding: N/A

Requested Motion: Motion to APPROVE Local Historic Designation of 3411 East De Bazan Avenue.

Attachments:

1. HPB Local Designation Report 3411 E. De Bazan Ave Case No. 22057
2. Case No. 22057 Application
3. Case No. 22057 Attachments

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Local Historic Designation Case No. 22057: Ana Carolina Piernavieja and Julio Jose Lerma, property owners
Meeting Date: October 6, 2022
Prepared By: Lynn Rosetti, AICP, CFM, Consulting Planner, Planning Division

REQUEST	The property owners are requesting Local Landmark Designation for 3411 East De Bazan Avenue.
SUBJECT PROPERTY	3411 East De Bazan Avenue Don CeSar Place, Block 16, Lot 6 and W ½ of Lot 5 Parcel I.D. #07-32-16-21852-016-0060
LAND USE / ZONING	RU / RU-2, Residential District
YEAR BUILT	Circa 1935 or earlier
HISTORIC STATUS	None to Date. Property located within the Don CeSar Place neighborhood.
SURROUNDING AREA	North – Single-family residences constructed in 1952 & 1948 South – Single-family residences constructed in 1984 & 1982 East – Single-family residence constructed in 1935 or earlier West – Single-family residence constructed in 1953

BACKGROUND and ANALYSIS

The Don CeSar Place neighborhood had its beginnings when Don CeSar Hotel developer Thomas Rowe created the Don CeSar Place subdivision on land to the east of the Don CeSar Hotel in the 1920's. Staff research indicates that only 14 homes remain in the Don CeSar Place subdivision that were built in the 1920's and 1930's. The subject property, 3411 East De Bazan is one of those remaining older homes which has been in existence since 1935 or possibly even earlier (verified through a historic photograph included in this report).

3411 East De Bazan Avenue is basically a one-story masonry vernacular with an open porch in the front. Records indicate that at one time the porch was screened in, although the original appearance of the porch area is not known. This house appears to have been constructed in the same style and similar footprint as its neighbor to the east (3407 East De Bazan). These properties appear to share their history in that originally three lots (4,5 & 6) were combined into two larger buildable parcels with the middle Lot 5 being split and the halves being attached to Lot 4 and Lot 6 respectively. By 1935

(see attached photograph) two houses had been constructed on these revised lots which are nearly identical in square footage and with very similar layouts. Although record of the architect/builder has not been found at this time, it is clear by the combining of the lots and the architectural design and layout of these houses, it is likely that that the subject property and its neighbor to the east were designed and built by the same entity.

3411 East De Bazan is one of a few 1930's era houses remaining in the Don Ce Sar Place neighborhood. Staff finds that its design is not dissimilar to early post WWII Mid-century houses built in the mid to late 1940's in the Don Ce Sar Place neighborhood. 3411 East De Bazan is notable because it is one of the earliest remaining houses in the Don Ce Sar neighborhood, its architectural integrity is intact, it supports the historic character of this neighborhood and contributes to the neighborhood's character.

Please note that the application listed the date of construction as 1949. However, through photographic evidence, staff was able to verify that 3411 East De Bazan was existing in 1935 and perhaps earlier (photo included in packet).

Although the Don Cesar Place neighborhood is not an historic district at this time, it is still a notable and recognizable area of St. Pete Beach and was formerly one of the early townships located on Long Key (St. Pete Beach today). The township of Pass-a-Grille was to its south and the township of Belle Vista was to its north.

Sec. 28.20. - Designation report.
Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

(1) ***Individual historic buildings or archaeological sites:***

a. A physical description of the building or site and its character-defining features accompanied by photographs.

As previously noted, this single-family residence is a modest one-story Masonry Vernacular that was constructed in 1935 or earlier. It has a block, stucco, and concrete exterior. It has a base living area of 1,427 sq. ft. and includes an open porch and one car garage in the front. The house has an exterior patio in the rear. Photographs of the exterior of the house are included in the attached application. Additional photographs from staff's PowerPoint presentation to the Board will be included in the file.

b. A statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by this division.

Built in 1935 or earlier, 3411 East De Bazan Avenue meets this requirement as identified below:

- It exemplifies or reflects the broad cultural, political, economic, and social history of the City, and

- It is associated with the life of Thomas Rowe, the historic Don Ce Sar Hotel developer, who also subdivided the land surrounding the Don Ce Sar Hotel predominately for single family

residential development. This allowed for the development of vacant land surrounding the hotel which in turn spurred the growth and development of the Don CeSar township. 3411 East De Bazan Avenue is located within this subdivision and is located in a manner where the Hotel is visible from the subject property. In addition, this residential structure is one of only 14 houses remaining from the 1920's and 1930's. The rest of the subdivision primarily developed after World War II.

- It is also associated with Frederic S. Kurth and his wife Gertrude Elizabeth Gurth who moved to St. Pete Beach from Milwaukee in 1949 lived at 3411 East DeBazan Avenue. Mr. Kurth was the president and treasure of Kurth Brothers, a wholesale grocer in Milwaukee.

c. A description of the existing condition of the building or site including any potential threats or other circumstances that may affect the integrity of the building or site.

Overall, 3411 East De Bazan Avenue appears to be in good condition and appears to have been well-maintained. However, the applicant has discussed with staff portions of the property that need maintenance and repair. They became concerned when they recently found the crawl space to have been affected by humidity and that a large portion on the wooden joist on the foundation needs to be replaced and the foundation of the house renovated.

d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicant is not proposing to alter the historical use of the building as a single-family residential structure or to change the function and appearance of the house. The applicant has indicated a desire to maintain this house and keep it in good condition. As noted in "c." above, the applicant became concerned when the crawl space was found to have been affected by humidity and that a large portion on the wooden joist on the foundation needs to be replaced and the foundation of the house renovated.

e. A location map, showing relevant zoning and land use information.

3411 East De Bazan is zoned RU-2, Residential District, with an RU land use category. A land use and zoning map is included in this staff report.

f. A recommendation concerning the eligibility of the building or site for designation pursuant to this division and a listing of those features of the building or site which require specific historic preservation treatments.

Staff recommends that this residential structure be recognized as a locally designated historic property because it is significant as one of the earliest single-family residential structures in the Don Ce Sar Place neighborhood. It typifies similar early structures found within the Don Ce Sar Place neighborhood. Foundation work as noted in the above Statement of Rehabilitation is necessary to keep this building in good condition.

g. A photographic record of the property. Such record should include a comprehensive photographic representation of the interior and/or exterior appearance of all structures associated with the designation request.

The photographic record is attached to this designation report within the application. The PowerPoint presentation with additional photographs will also be a part of this record.

Sec. 28.22 – Designation criteria established.
The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

(1) Historic buildings. A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or

b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or

c. Is associated with the life of a person who has played a significant role in our local, state or national history; or

d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or

e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and

f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Staff analysis: Staff supports this application to locally designate 3411 East De Bazan Avenue as an historic property. Staff finds that the building is significant in the following areas:

- It exemplifies or reflects the broad cultural, political, economic, and social history of the City, and

- It is associated with the life of Thomas Rowe, the historic Don Ce Sar Hotel developer, who also subdivided the land surrounding the Don Ce Sar Hotel predominately for single family residential development. This allowed for the development of vacant land surrounding the hotel which in turn spurred the growth and development of the Don CeSar township. 3411 East De Bazan Avenue is located within this subdivision and is located in a manner where the Hotel is visible from the subject property. In addition, this residential structure is one of only 14 houses remaining from the 1920's and 1930's. The rest of the subdivision primarily developed after World War II.

- It is also associated with Frederic S. Kurth and his wife Gertrude Elizabeth Gurth who moved to St. Pete Beach from Milwaukee in 1949 lived at 3411 East DeBazan Avenue. Mr. Kurth was the president and treasurer of Kurth Brothers, a wholesale grocer in Milwaukee.

Staff recommendation: Staff recommends APPROVAL of this Local Historic Designation of 3305 E. De Bazan Avenue request because it:

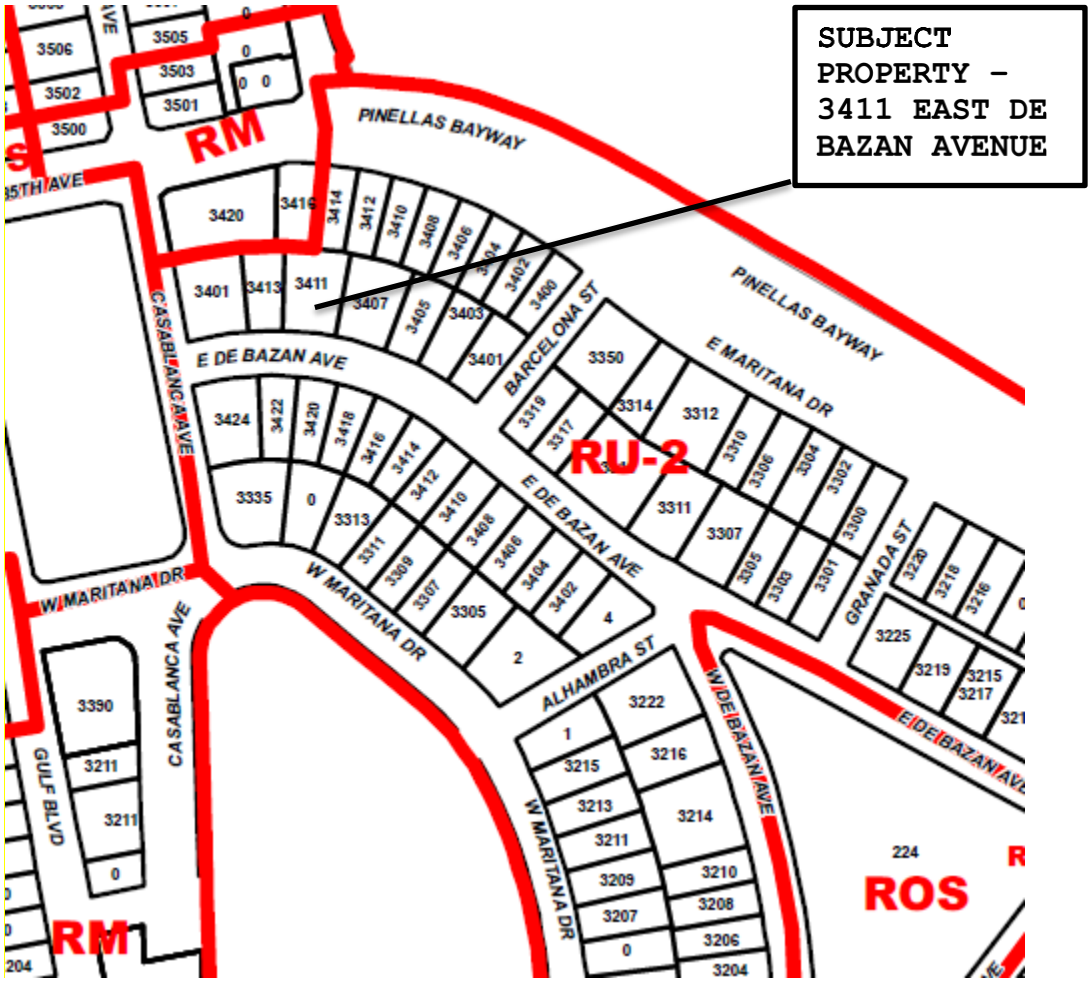
- It exemplifies or reflects the broad cultural, political, economic, and social history of the City, and

- It is associated with the life of Thomas Rowe, the historic Don Ce Sar Hotel developer, who also subdivided the land surrounding the Don Ce Sar Hotel predominately for single family residential development. This allowed for the development of vacant land surrounding the hotel which in turn spurred the growth and development of the Don CeSar township. 3411 East De Bazan Avenue is located within this subdivision and is located in a manner where the Hotel is visible

from the subject property. In addition, this residential structure is one of only 14 houses remaining from the 1920's and 1930's. The rest of the subdivision primarily developed after World War II.

- It is also associated with Frederic S. Kurth and his wife Gertrude Elizabeth Gurth who moved to St. Pete Beach from Milwaukee in 1949 lived at 3411 East DeBazan Avenue. Mr. Kurth was the president and treasurer of Kurth Brothers, a wholesale grocer in Milwaukee.

ZONING MAP



AERIAL PHOTOGRAPH #1

AERIAL PHOTOGRAPH #2

HISTORIC AERIAL PHOTOGRAPH FROM 1935

The Don CeSar Hotel in 1935

DON CE-SAR PLACE
BLK 16, LOT 6 & W 1/2 OF
LOT 5

LERMA, JULIO JOSE
5849 NW 112TH CT
DORAL, FL 33178-2817

2022 07-32-16-21852-016-0060

PRINTED 08/08/2022
BY jarmstrong

Map Id: 102.00 1.00 1.00 1.00 Freyle, Enlio 2-7671

3411 E DE BAZAN AVE, ST PETE BEACH

BUILDING CHARACTERISTICS

QUALITY	Average		
CATEGORY	TYPE	%	PTS
FOUNDATIO	2CONTINUOUS	100	3.00
FLOOR	3WOOD	100	12.0
EXTERIOR	5CB	100	27.0
ROOF	1GABLE OR	100	6.00
ROOF	3SHINGLE	100	5.00
FLOOR	2CARPET/	100	5.00
INTERIOR	2DRYWALL/PLA	100	33.0
HEATING	6CENTRAL	100	5.00
COOLING	NONE	100	0.00

CATEGORY	UNITS
STORIES	1.00
FIXTURES	3.00
LIVING UNITS	1.00

TOTAL LIVING UNITS	1
DEPRECIATION ADJ	ADJ
EXTERNAL OBSOLESCENCE	0.0000
EXTERNAL OBSOLESCENCE	0.0000
OTHER	0.0000

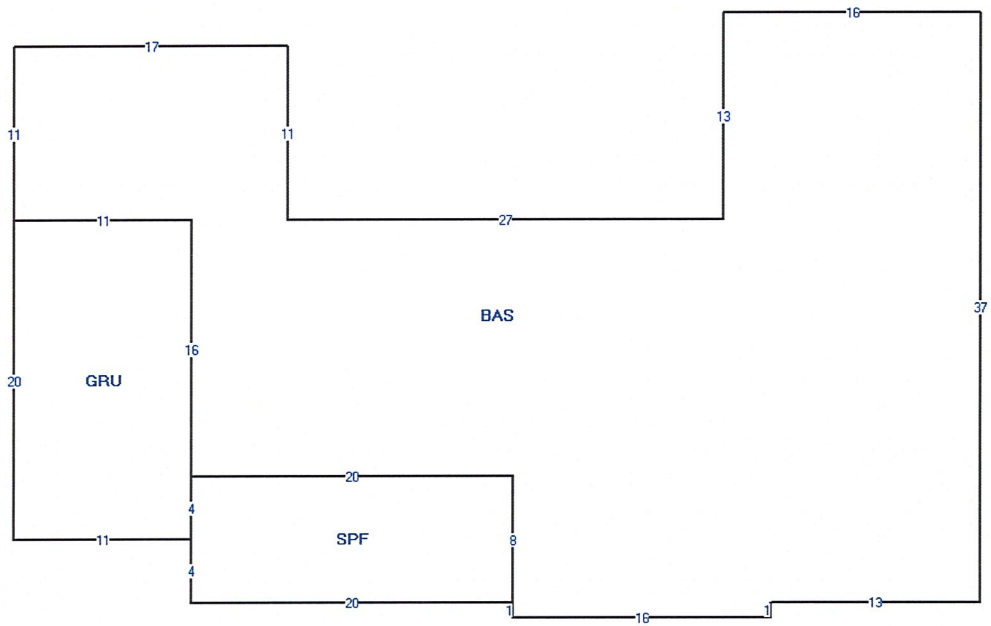
TYPE	QU	HX/NHX
01	02	0.00%
RCND	YB	EA
48476	1939	53

SAR	AREA	% B	EFF. AREA
SPF	160	25	40
GRU	220	25	55
BAS	1,427	100	1,427
	1,807		1,522

TAXING DISTRICT SPB JUST VALUE/SF 404.17

0110 Single Family Home

** VALUE SUBJECT TO CHANGE **



BUILDING: 1

Pinellas County Property Appraiser Office SPB

VALUE SUMMARY

PRIOR JUST MARKET VALUE	459,170
CURRENT JUST MARKET VALUE	576,753
ASSESSED VALUE	449,008
HX/NHX CAP BASE YEAR	0
TAXABLE VALUE	449,008
HX	No
% HX	0.00
TOT EXEMPTIONS VALUE	0

PERMIT	TP	ST.	EST VAL	ISSUE DATE
20131432	51	V	0	11/19/13
20041302	96	C	6,000	10/04/04

BUILDING NOTES

UPGRADES

LN	OFFICIAL BOOK	OFFICIAL PAGE	DATE OF SALE	INSTR	QU	VI	REASON	SALES PRICE	M	SELLER	BUYER	SALES NOTE
1	18138	2611	08/20/2013	DD	Q	I	01	230000	N	FERNALD GLENN W TR	LERMA JULIO JOSE	
2	11601	1554	10/01/2001	DD	U	I	L		N	FERNALD HOWARD B	FERNALD, HOWARD B	
3	03477	0075			Q		Q	19000	N			YEAR OF SALE

LN	EXTRA FEATURE	DESCRIPTION	BD	HX/NHX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT YEAR	EFF AGE	BLT	% GOOD	XF VALUE	NOTES
1	0502	FIREPLACE	1	0.0	0	0	1.00	4,500.00	4,500.00	1939	53	1939	40	1,800	
2	0100	PATIO/DECK		0.0	0	0	1.00	0.00	0.00	1939	14	1939	100	0	RMVABL

LT	LN	USE CODE	LAND USE DSCR	HX/NHX	RD	FRONT	DEPTH	FF T	FRNT FT FACTOR	UNITS	UT TP	DT	DEPTH FACT	SIZE FACT	INFLUENCE DESCRIPTION	UNIT VALUE	ADJ UNIT VALUE	LAND VALUE	OTHER ADJ AND NOTES
C	1	01	SINGLE	0.0		78.00	118.0	70	99.00	77.80	FF	130	0.98	1.00		7,800.00	7,567.56	588,756	21 UT LV

NOTES

APPRAISAL DATES	
REVIEW DATE	06/06/2017
FIELD NUMBER	506
REVIEW TYPE	Oblique

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org **mike@pcpao.org**

PIERNAVIEJA, ANA CAROLINA
LERMA, JULIO JOSE
5849 NW 112TH CT
DORAL FL 33178-2817

14 Sep 2022

Re: 07-32-16-21852-016-0060 Situs: 3411 E DE BAZAN AVE

Windstorm Loss Mitigation (WLM)

Florida Statute 553.844: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value", as determined by the Property Appraiser's office for Ad Valorem taxation purposes.

For the referenced parcel, the values are: Structure(s): $43,752; Extra Features: $1,625; and Land: $531,377. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by making a 15% adjustment to Just Value. This yields the following values: Structure(s): $51,473; Extra Features: $1,912; and Land: $625,149.

The preceding value allocation to the structure would allow improvements not to exceed $25,736 based on the "50% Rule".

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Please visit https://www.pinellascounty.org/flooding/sd_si_50.htm for more information regarding the FEMA "50% Rule".

Value Use Limitations

The above values are effective for the 2022 Preliminary Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2022. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

St. Pete Beach
The Sunset Capital of Florida

Application for Local Historic Designation

GENERAL INFORMATION

Case Number 22057

Property Owner Name & Address

Ana Carolina Piernavieja & Julio Jose Lerma
3411 East deBazan Ave
St. Pete beach Fl 33706

Phone 305-989253

Email Address piernavieja@me.com

Agent or Representative Name & Address

Phone 305-8124636

Email Address jlerma@me.com

Property Address, Legal Description, Parcel ID

3411 East deBazan Ave. St. Pete beach Fl 33706.
DON CE-SAR PLACE BLK 16, LOT 6 & W 1/2 OF LOT 5
32-16-07-21852-016-0060

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:
(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of the property located at 3411 East deBazan Ave and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Ana CP Date: Sep 6, 2022

ANA C. PIERNAVIEJA JULIO J. LERMA

TYPE OF REQUEST

X Individual historic building

------ Individual archaeological site

____ Historic or archaeological district

____ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting the proposed boundary. (Use continuation sheet if necessary). Include acreage or land square footage of the subject property.

survey attached and emailed

FUNCTION OR USE

Historic Functions

Single family

Current Functions

Single family

DESCRIPTON

Architectural Classification

Materials

Block / Stucco / concrete

STATEMENT OF SIGNIFICANCE

Designation Criteria Established (mark one or more boxes for the appropriate criteria)

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows;

(1) **Historic buildings**. A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

☑ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or (see attachment)

☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or

☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or

☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and

☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

(2) **Historic districts.** A district is of historic significance if it:

☐ Represents a significant entity whose components may lack individual distinction; or

☐ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or

☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

(3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:

☐ Has yielded or is likely to yield significant information relating to prehistory or history; or

☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

1949

2. Significant Dates (date constructed and altered, if applicable)

Built in 1949,

3. Significant Persons

Frederic S Kurth, president and treasurer of Kurth Brothers Company, wholesale grocers of Milkwaukee moves To St Pete (3411 East de Bozan) at 41 and dies two years after leaving a wife: Mrs Gertrude Elizabeth Kurth and three children, Frederick Jr, Catherine and Elsa.

4. Cultural Affiliation/Historic Period

This property was built at the time the Don Cesar was a VA Headquarter.

5. Architect

Unknown

6. Builder

Unknown

Narrative Description ✓

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.

2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.

3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.

4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.

5. Provide a location map, showing relevant zoning and land use information.

(see attachment)

Major Bibliographic References ✓

Please cite the books, articles, and other sources used in preparing this form below or on one or more continuation sheets.

NARRATIVE DESCRIPTION

The house is a one story concrete block house located three houses away from the famous Don Cesar Hotel.

A beautiful porch to enjoy the relaxing view to the Don, wide oversized windows that are conserved in the same dimensions but with hurricane impact windows to preserve the house for years to come. Facade counts with little details over the window arch that were part of the epoca. Door entrance has the original eagle knockdoor.

It is not possible to talk about this property without linking it to the story that was developing right in front of it, the transit of VA Headquarters and later the restoration to convert the Don into a world known resort and being denominated in 1974 a Historic Place on the National Register.

If I cited the chronological order of the history of the Don it is not because I don't think you don't know it but to remind my daughters and future generations in my family of the beautiful history that they are stepping on and the strong reasons we had to maintained the beauty of the property.

1929 Real estate scion Thomas Rowe opens the Don CeSar on St. Pete Beach. Built as tribute to his lost love, Rowe's opulent resort soon becomes a popular destination for some of the most famous - and notorious - figures of the day.

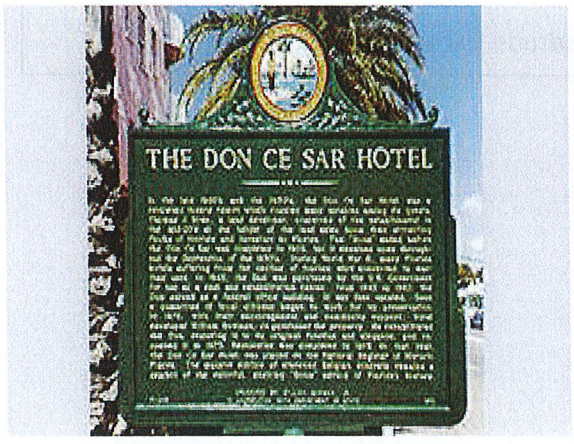
1940: Thomas Rowe suffers a heart attack and dies suddenly in the lobby of the hotel and his estranged wife, Mary, inherits the hotel. According to local lore, Rowe's spirit still walks the halls of his beloved Pink Palace.

1942 The U.S. The Army purchased the hotel to be used as a sub-base hospital, then a convalescent center for airmen returning from their WWII tour.

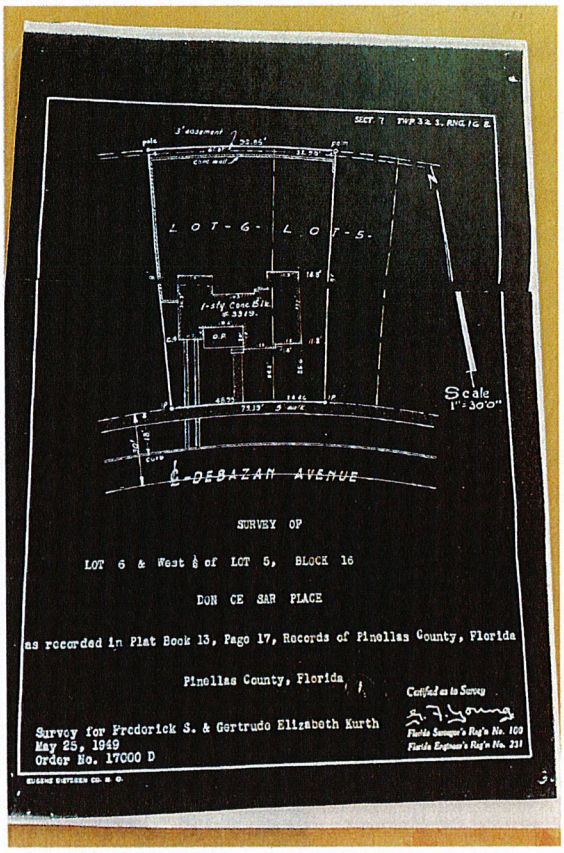
in 1945 At the end of WWII, the site was recommissioned, serving as a VA Headquarters - and gradually falling into disrepair - until it was vacated by the U.S. government in 1969.

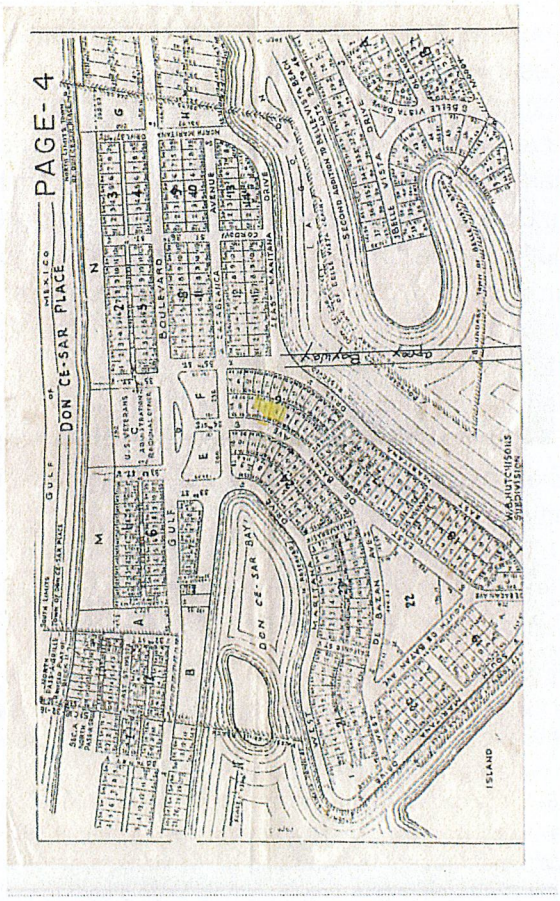
1971 With the threat of the wrecking ball looming, a group of concerned citizens led by June Hurley-Young form the "Save the Don" Committee, vowing to help forge a path to restoration for the once-grand hotel.

1974



The Don CeSar is added to the National Register of Historic Places.
Researched at: https://www.doncesar.com/our-history





Subject Property 3411 East de Bazan Ave is located on Lot 6 and west of Lot 5, Block 16. DON CE SAR PLACE.
Original owners in 1949, Frederick S. Kurth and Gertrude Elizabeth Kurth.

omit back of this p

STATEMENT OF SIGNIFICANCE

HISTORIC BUILDINGS:
Our house exemplifies the broad cultural, political, economic and social history of the city of St Pete , the county of Pinellas and the United States.

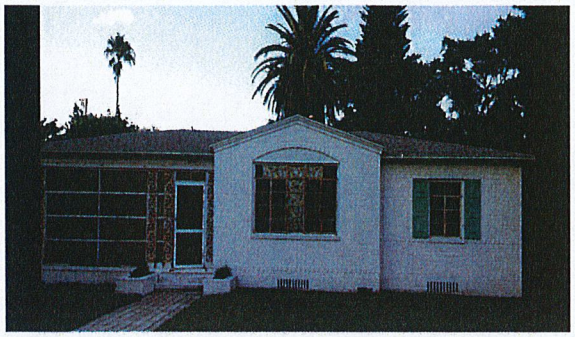
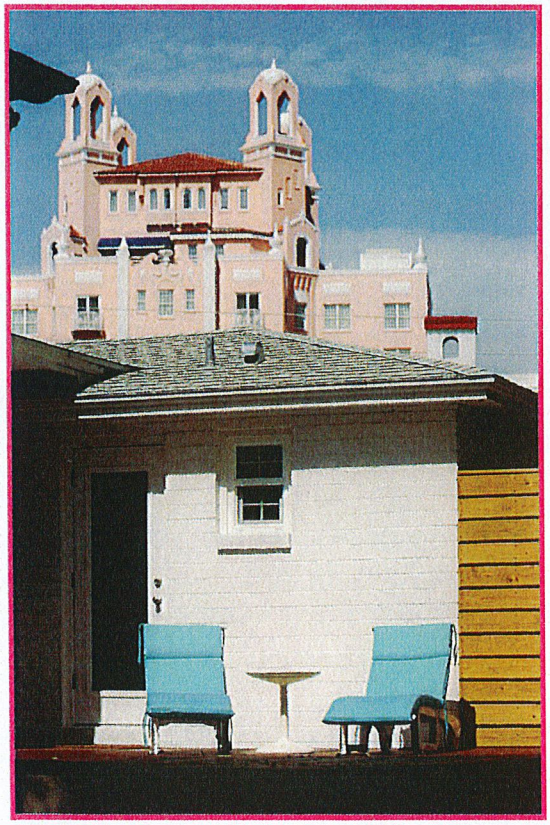


Photo taken in 2013 when the house was purchased.

2014, windows were replaced by storm proof windows.



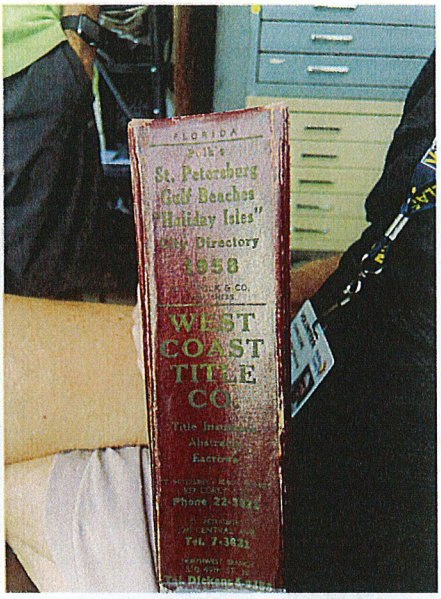
Present view to the Don from the backyard of the house, a stone's throw from it.

EXISTING CONDITION OF THE HOUSE

The house has a crawling space that has been affected by humidity to the point that a large extension of the wooden joist on the foundation has to be replaced; it is urgent to renovate the foundation of the house.

REHABILITATION

Working with Beryl engineering and Coastal Palms Contracting to fix the foundation. It is urgent to do the job or the house is not livable.

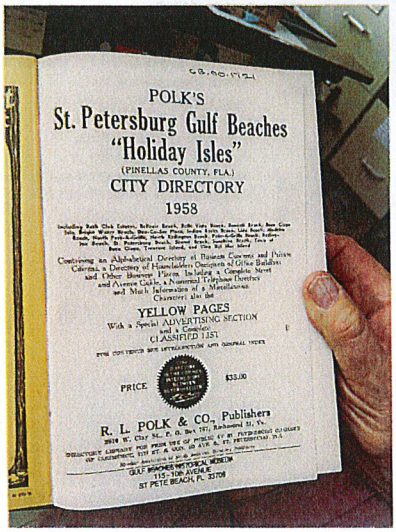


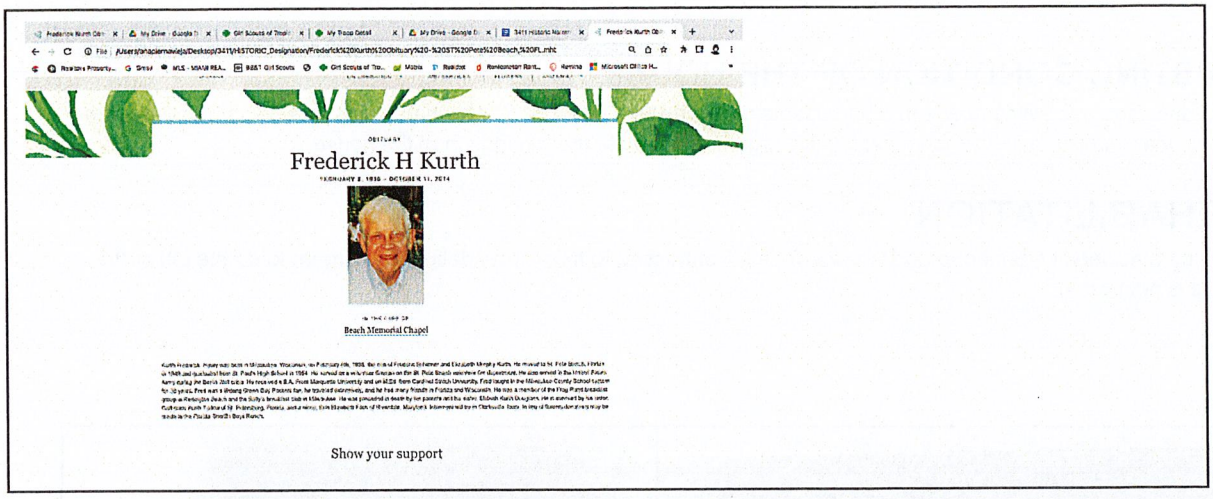
Above. First line, first page appears "Kurth Eliz M (wid Freck 3411 Debazan ave Don Ce Sar Place. Frederic S. Kurth, his wife Mrs Gertrude Elizabeth Kurth moved to St Pete beach from Milkwaukee in 1949. Frederic was the president and treasurer of Kurth Brother's company, wholesale grocers in Milwaukee.

In 1951 he passed away leaving three children: Frederick Junior, Catherine and Elsa.

We only found information about the oldest son, Frederick Kurth , Heery graduated from St. Paul's High School in 1954. He served as a volunteer fireman in the St. Pete Beach volunteer fire department. He also served in the United States Army during the Berlin wall crisis.

Below is his obituary.

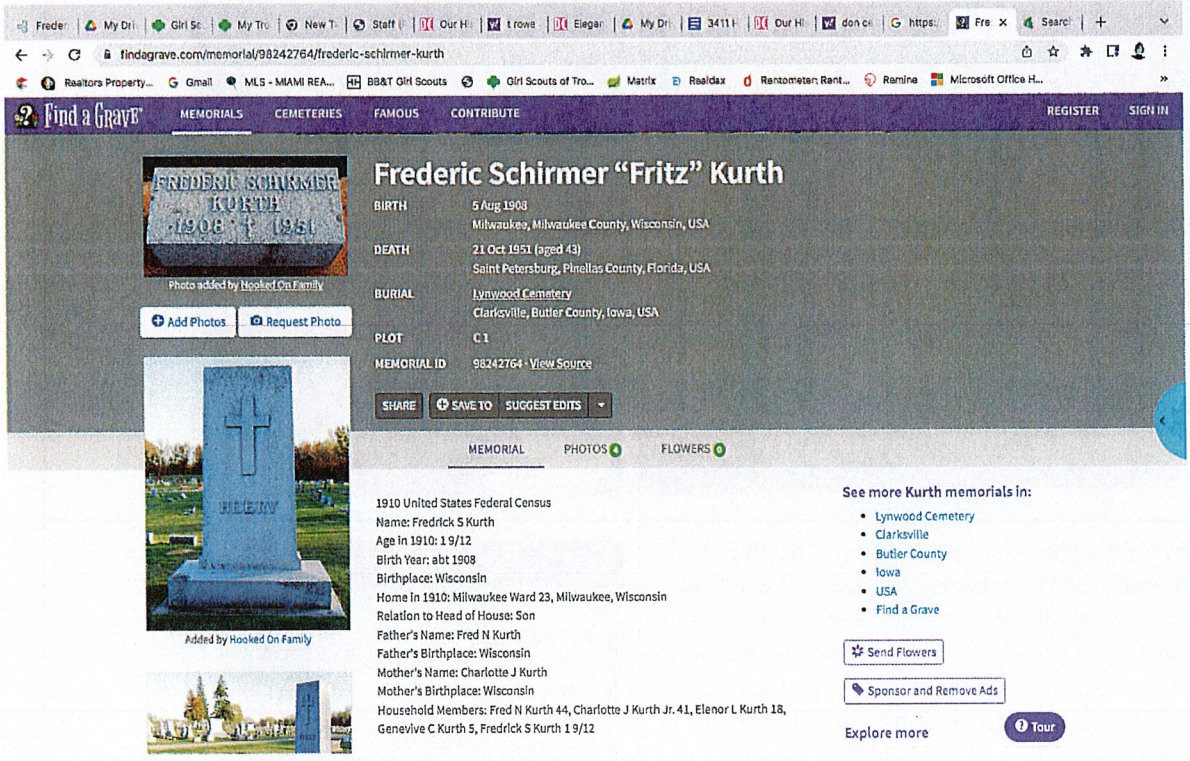




Frederick H Kurth

Beach Memorial Chapel

Show your support



MAJOR BIBLIOGRAPHIC REFERENCES

-Polk's St Petersburg Gulf Beaches "Holiday Isles" Pinellas County City Directory, 1958. Found at the "Gulf Beaches Historical Museum " located at 115 10th Ave, St Pete Beach Fl 33706.
-Google maps
- https://www.doncesar.com/our-history
-https://www.findagrave.com/
-Visit to the Gulf Beaches Historical Museum where we found the book

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: City Historic Resource List

Date: October 6, 2022

Prepared By: Jennifer McMahon, Chief Operating Officer

Through:

Summary of Issue: A discussion of historic resources in Pass-a-Grille.

Funding: N/A

Requested Motion: For information only.

Attachments: 1. Historic Preservation Board Resource List

Historic Preservation Board
City Resource List

1. Jettys
2. Piers
3. City Parks and Signs
4. Dog Beach
5. Street Signs
6. Concession/Patio
7. Walkovers
8. Hex Block Sidewalks
9. Streets/Alley Projects
10. Landscaping Projects

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Contributing and Locally-Designated Properties

Date: October 6, 2022

Prepared By: Jennifer McMahon, Chief Operating Officer

Through:

Summary of Issue: A discussion of properties contributing to the Pass-a-Grille Historic District as well as those that have been vountarily designated as local historic resources.

Funding: N/A

Requested Motion: For information only.

Attachments:
1. Locally-designated Properties
2. Contributing Properties - Appendix A

Locally Designated Historic Properties

Designation Date	Address	Designation #	Circa	Plaque
1/6/1994	2506 Pass-a-Grille Way – Hurley Realty	1	1921	Yes
1/6/1994	107 26th Avenue – Butler House Condo	2	1914	Yes
4/6/1995	103 -105 1st Avenue (main house)	3		
5/4/1995	103 ½ 1st Avenue (outbuilding)	4		No
5/4/1995	105 ½ 1st Avenue (outbuilding)	5		No
11/2/1995	2311 Pass-a-Grille Way	6	1936	Yes
2/1/1996	3401 Casablanca Avenue	7		Yes
3/7/1996	3300 Pass-a-Grille Way – Don Vista Building	8		Yes
6/6/1996	202 Pass-a-Grille Way	9	1917	Yes
6/6/1996	204 Pass-a-Grille Way	10	1910	Yes
6/6/1996	2201 Pass-a-Grille Way	11	1930	Yes
8/1/1996	1005 Gulf Way	12		Yes
10/17/1996	103 6th Avenue	13		No
3/1/1997	113 & 115 10th Avenue - Pinellas County Museum & Cottage	15		Yes
7/10/1997	110 4th Avenue	16	1910	Yes
9/4/1997	2200 Pass-a-Grille Way	17		Yes
10/2/1997	102 6th Avenue	20	1910	Yes
1/8/1998	107 6th Avenue (main house)	21	1921	Yes
6/29/1998	2409 Pass-a-Grille Way	22	1933	No
1/7/1999	1801 Pass-a-Grille Way	23	1929	No
~~8/5/1999~~	~~608 Pass-a-Grille Way~~ Demolished 2015	~~24~~	~~1899-1920~~	
9/3/2003	2900 Pass-a-Grille Way	25	1920	No
8/8/2005	2605 Pass-a-Grille Way	29	1935	No
8/8/2005	1403 Pass-a-Grille Way	30	1926	No
10/5/2006	104 2nd Avenue	31	1935	No
10/5/2006	105 22nd Avenue	32	1939	No
2/2/2007	3112 Pass-a-Grille Way	33	1933	No
8/20/2009	105 10th Avenue	36	Pre-1915	No
8/20/2009	3313 W. Maritana Drive	37		
1/5/2010	101 9th Ave- Shuffle Board Court Clubhouse	38		
2/5/2010	104 7th Avenue	39	1920	No
7/17/2012	102 8th Avenue	40	1923	
7/17/2012	108 Pass-a-Grille Way	41	1949	
7/17/2012	106 8th Avenue	42	1913-14	

Locally Designated Historic Properties

Designation Date	Address	Designation #	Circa	Plaque
7/17/2012	105 7th Avenue	43	1920	
8/2/2012	2804 Pass a Grille Way	44	1954	
8/2/2012	105 8th Avenue	45	1930	
8/2/2012	105 19th Avenue	46	1947-48	
8/2/2012	102 19th Avenue	47	1933	
9/5/2013	105 ½ 10th Avenue (outbuilding)	48	1950s	No
10/3/2013	103 19th Avenue	49	1919 or 1922	No
12/5/2013	1007 Gulf Way	50	1910-1922	No
~~9/2/2014~~	~~1402 Pass-a-Grille Way withdrawn 4/12/16~~	~~52~~	~~1922/1925~~	~~No~~
10/2/2014	102 27th Avenue	53	1916	Yes
3/5/2015	2901 Pass-a-Grille Way	54	1926	Yes
6/4/2015	103 7th Avenue	55	1915	No
9/3/2015	113 11th Avenue - Coconut Inn	56	1921	No
6/2/2016	603 Gulf Way	57	1925-1948	No
6/2/2016	1500 Pass-a-Grille Way - Warren Webster Building	58	1955	No
8/4/2016	504 Pass-a-Grille Way/100 6th Ave (single-family residence and accessory carriage house on single lot of record)	59	1910/1925	No
12/7/2017	3110 and 3110 ½ Pass-a-Grille Way 2 single-family residential structures	60	1925	No
12/7/2017	4350 Gulf Boulevard Structure: steel and neon identification sign	61	1953	No
5/2/2019	1706 Pass-a-Grille Way	62	1938	No
12/5/2019	365 73rd Avenue - SPB Public Library	63	1969	No
3/5/2020	602 Pass-a-Grille Way	64	1915	No
7/9/2020	3401 Casablanca Avenue - CLG Designation	65	1936	Yes
10/1/2020	115 10th Avenue Pin. Co. Gulf Coast Museum	66	1917	No
10/1/2020	113 10th Avenue Pin. Co. Gulf Coast Cottage	67	1925	No
2/4/2021	105 4th Avenue (1st PAG Schoolhouse)	68	1912	No
2/4/2021	102 4th Avenue	69	1963	No
6/3/2021	105 6th Avenue (Sandpiper Beach Cottages)	70	1915	No
11/5/2021	3612 East Maritana Drive (historic covered dock only)	71	pre-1940	No
2/3/2022	3305 E De Bazan Ave	72	1948	No
2/3/2022	2906 Pass-a-Grille Way	73	1946	No
9/1/2022	2811 Pass-a-Grille Way	74	1941	No

*Missing numbers are due to properties that withdrew their designation

Appendix A:
Results of the 2014-2015 Historic Sites Survey

Table I: Surveyed Resources in the Pass-A-Grille Historic Sites Survey Area with their Contributing/Non-contributing Status in the Pass-A-Grille Historic District.

APPENDIX A

RESULTS OF THE 2014-2015 PASS-A-GRILLE HISTORIC SITES SURVEY

The following table summarizes the results of the 2014-2015 Pass-A-Grille Historic Sites Survey. The survey was conducted within the National Register-listed Pass-A-Grille Historic District (listed in 1989, with boundary increase in 2003), an 116-acre historic district bounded roughly on the west by the east side of Gulf Way, on the south by the north side of 1st Avenue, on the east by the east side of Pass-A-Grille Way, and on the north by the south side of 31st Avenue. Survey also was conducted in Pass-A-Grille outside the historic district boundaries (mostly along sections of Sunset, Gulf, and Pass-A-Grille Ways), resulting in a comprehensive survey of all built resources in what was until 1957 the City of Pass-A-Grille (now entirely within the City of St. Pete Beach), as well as within an additional three-block area to the north of the Pass-A-Grille Historic District and south of the National Register-listed Don CeSar Hotel in the former Don CeSar Place section of St. Pete Beach. *The following definitions apply:*

FMSF # (Florida Master Site File) number is the unique identifier assigned to a resource (building, structure, object, site or district) by the Department of State-Division of Historical Resources. The FMSF number includes the prefix PI- for Pinellas County. A resource identified as N/A is located within the survey boundary defined above but was less than 50 years old in 2015 and therefore did not receive a FMSF number.

Address is the address on record with the Pinellas County Tax Assessor.

Contributing status is the resource's ability to contribute to the National Register-listed Pass-A-Grille Historic District and/or the Pass-A-Grille Historic District recommended for designation as a local historic landmark by the City of St. Pete Beach as a result of the 2014-2015 survey. Where a property contains more than one resource (a dwelling and a garage for example), the contributing or non-contributing status of the ancillary building is also addressed in the adjacent column under "Contributing Status of Outbuildings."

According to City of St. Pete Beach Ordinance No. 2006-01, § 1, adopted Jan. 24, 2006, Division 28 "Historic Preservation":

Historic district means a geographically definable area designated pursuant to this division possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past development. A district may also be linked by association or history. To qualify as an historic district, an area may contain both contributing and noncontributing properties.

Contributing property means and includes any building, structure or site which contributes to the overall historic significance of a designated historic district and which was present during the period of historic significance. In addition, the building, structure or site possesses historic integrity reflecting the character of that time or is capable of yielding important information about a historically significant period or independently meets the criteria for designation as a historic resource.

Noncontributing property means and includes any building, structure or site which does not contribute to the overall historic significance of a designated historic district due to alterations, disturbances or other changes and, therefore, no longer possesses historic integrity or was not present during the period of historic significance or is incapable of yielding important information about that period.

Local historic landmarks are marked with a * and are defined as a building, structure or site which may not qualify to be on the National Register, but is recognized by the City as having local historic significance.

Table I: Surveyed Resources in the Pass-A-Grille Historic Sites Survey Area With their Contributing/Non-contributing Status in the Pass-A-Grille Historic District

April 2015

(* properties are locally designated historic resources)

FMSF #	Address	Contributing Status	Contributing Status of Outbuildings
PI12549	103 1st Avenue*	Contributing	Contributing
PI12550	105 ½ 1st Avenue*	Contributing	
PI12687	3103 1st Street	Contributing	
PI12688	3107 1st Street	Contributing	
PI12689	3109 1st Street	Contributing	
PI12690	3111 1st Street	Contributing	
N/A	102 2nd Avenue	Non-Contributing	
PI12545	103 2nd Avenue	Contributing	
PI12546	104 2nd Avenue*	Contributing	Contributing
PI12547	105 2nd Avenue	Contributing	Contributing
PI12683	106 2nd Avenue	Contributing	Non-Contributing
N/A	107 2nd Avenue	Non-Contributing	Non-Contributing
PI12548	109 2nd Avenue	Contributing	
PI12536	100 3rd Avenue	Contributing	Contributing
PI12537	102 3rd Avenue	Contributing	
PI12538	103 3rd Avenue	Contributing	
PI12539	104 3rd Avenue	Contributing	Non-Contributing
N/A	105 3rd Avenue	Non-Contributing	
PI12540	106 3rd Avenue	Contributing	
N/A	107 3rd Avenue	Non-Contributing	
N/A	108 3rd Avenue	Non-Contributing	
PI12541	109 3rd Avenue	Contributing	
PI12542	110 3rd Avenue	Contributing	
PI12543	111 3rd Avenue	Contributing	Contributing
PI12544	113 3rd Avenue	Contributing	
PI12531	102 4th Avenue	Contributing	
PI12532	104 4th Avenue	Contributing	
PI00935	105 4th Avenue	Contributing	
N/A	106 4th Avenue	Non-Contributing	
PI12533	107 4th Avenue	Contributing	
PI12534	108 4th Avenue	Contributing	Contributing
N/A	109 4th Avenue	Non-Contributing	
PI12535	110 4th Avenue*	Contributing	Contributing
PI00937	112 4th Avenue	Contributing	
N/A	113 4th Avenue	Non-Contributing	
N/A	101 5th Avenue	Non-Contributing	
N/A	102 5th Avenue	Non-Contributing	Non-Contributing
N/A	103 5th Avenue	Non-Contributing	
N/A	104 5th Avenue	Non-Contributing	Non-Contributing
PI00939	106 5th Avenue	Contributing	Contributing

FMSF #	Address	Contributing Status	Contributing Status of Outbuildings
PI12529	107 5th Avenue	Contributing	
PI00940	108 5th Avenue	Contributing	Contributing
PI12530	109 5th Avenue	Contributing	
PI12524	100 6th Avenue	Contributing	
PI12525	102 6th Avenue*	Contributing	
N/A	103 6th Avenue	Non-Contributing	
PI00941	104 6th Avenue	Contributing	
PI12526	105 6th Avenue	Contributing	Contributing (Guest House), Non-Contributing (Shed)
PI12527	106 6th Avenue	Contributing	
PI00942	107 6th Avenue*	Contributing	Contributing
PI12528	108 6th Avenue	Contributing	
N/A	101 7th Avenue	Non-Contributing	Non-Contributing
PI00944	102 7th Avenue	Non-Contributing	
PI12519	103 7th Avenue	Contributing	
PI12520	104 7th Avenue*	Contributing	
PI12521	105 7th Avenue*	Contributing	Contributing
N/A	106 7th Avenue	Non-Contributing	
PI12522	109 7th Avenue	Contributing	
PI12523	111 7th Avenue	Contributing	
PI00945	102 8th Avenue*	Contributing	
PI00917	103 8th Avenue	Contributing	
PI00946	104 8th Avenue	Contributing	
PI00947	105 8th Avenue*	Contributing	Contributing
PI00948	106 8th Avenue*	Contributing	
PI00949	107 8th Avenue	Contributing	
PI12671	109 8th Avenue	Contributing	
PI12517	110 8th Avenue	Contributing	
PI12518	111 8th Avenue	Contributing	
PI11941	101 9th Avenue*	Contributing	Contributing
PI12551	102 9th Avenue	Contributing	Contributing (Dwelling), Non-Contributing (Dwelling)
PI00950	103 10th Avenue	Contributing	
PI00951	105 10th Avenue*	Contributing	Contributing
PI00953	111 10th Avenue	Contributing	Contributing (Garage and Guest House)
PI00954	113 10th Avenue*	Contributing	Contributing
PI00955	101 11th Avenue	Contributing	
PI12509	102 11th Avenue	Contributing	Contributing
PI12510	104 11th Avenue	Contributing	
N/A	105 11th Avenue	Non-Contributing	
PI12511	106 11th Avenue	Contributing	Contributing
PI12512	108 11th Avenue	Contributing	
PI00956	109 11th Avenue	Contributing	Non-Contributing
PI12513	110 11th Avenue	Contributing	
PI00957	111 11th Avenue	Contributing	Contributing
PI12514	112 11th Avenue	Contributing	Contributing

FMSF #	Address	Contributing Status	Contributing Status of Outbuildings
N/A	113 11th Avenue	Non-Contributing	
PI12515	114 11th Avenue	Contributing	Contributing
PI00958	101 12th Avenue	Contributing	
PI12501	103 12th Avenue	Contributing	
PI12502	104 12th Avenue	Contributing	Contributing
PI12503	105 12th Avenue	Contributing	
PI12504	106 12th Avenue	Contributing	
PI12505	107 12th Avenue	Contributing	
PI12506	108 12th Avenue	Contributing	Contributing
PI00959	109 12th Avenue	Contributing	Contributing
PI12507	110 12th Avenue	Contributing	
PI12508	111 12th Avenue	Contributing	Contributing
N/A	113 12th Avenue	Non-Contributing	
PI00960	113 12th Avenue	Contributing	Non-Contributing
PI12494	102 13th Avenue	Contributing	Contributing
PI12495	103 13th Avenue	Contributing	Contributing
N/A	104 13th Avenue	Non-Contributing	
PI12496	105 13th Avenue	Contributing	Contributing
PI12497	106 13th Avenue	Contributing	
PI12498	107 13th Avenue	Contributing	
PI12499	108 13th Avenue	Contributing	
PI12500	109 13th Avenue	Contributing	Contributing
PI12552	102 14th Avenue	Contributing	Contributing
PI12553	105 14th Avenue	Contributing	
PI12554	106 14th Avenue	Contributing	Contributing
PI12555	107 14th Avenue	Contributing	
PI12556	108 14th Avenue	Contributing	
PI12557	109 14th Avenue	Contributing	Non-Contributing
N/A	100 15th Avenue	Non-Contributing	
N/A	102 15th Avenue	Non-Contributing	
N/A	106 15th Avenue	Non-Contributing	
PI12558	108 15th Avenue	Contributing	Non-Contributing
PI00962	110 15th Avenue	Contributing	
PI12560	107 16th Avenue	Contributing	Contributing (Thrift Shop), Non-Contributing (Childcare Center)
PI12561	103 17th Avenue	Contributing	
PI12562	105 17th Avenue	Contributing	
PI12563	107 17th Avenue	Contributing	1-Contributing
PI12564	109 17th Avenue	Contributing	Contributing
PI12566	102 18th Avenue	Contributing	
PI00963	104 18th Avenue	Contributing	Contributing (Garage/Guest House), Non-Contributing (Pool House)
PI00964	106 18th Avenue	Contributing	
N/A	108 18th Avenue	Non-Contributing	Non-Contributing
PI12565	103-105 18th Avenue	Contributing	Contributing (Pool and Carport)
PI12567	102 19th Avenue*	Contributing	Contributing
PI12568	103 19th Avenue*	Contributing	

FMSF #	Address	Contributing Status	Contributing Status of Outbuildings
N/A	104 19th Avenue	Non-Contributing	
PI12569	105 19th Avenue*	Contributing	Contributing
N/A	106 19th Avenue	Non-Contributing	
N/A	107 19th Avenue	Non-Contributing	
N/A	108 19th Avenue	Non-Contributing	
N/A	109 19th Avenue	Non-Contributing	
N/A	100 20th Avenue	Non-Contributing	
PI12570	102 20th Avenue	Contributing	
PI12571	103 20th Avenue	Contributing	Contributing
PI12572	104 20th Avenue	Contributing	Contributing
PI12573	105 20th Avenue	Contributing	
N/A	106 20th Avenue	Non-Contributing	
PI12574	107 20th Avenue	Contributing	
PI12575	108 20th Avenue	Contributing	Contributing
PI12576	109 20th Avenue	Contributing	Contributing
PI12577	103 21st Avenue	Contributing	Contributing
PI12578	105 21st Avenue	Contributing	
PI12579	106 21st Avenue	Contributing	
PI12580	108 21st Avenue	Contributing	
PI00966	102 22nd Avenue	Contributing	Contributing (Garage and Guest House)
PI00965	103 22nd Avenue	Contributing	
PI00967	105 22nd Avenue*	Contributing	Contributing
PI00968	106 22nd Avenue	Contributing	Contributing (Garage and Apartment)
PI00969	107 22nd Avenue	Contributing	
PI12581	108 22nd Avenue	Contributing	
PI12678	111 22nd Avenue	Contributing	
PI12582	100 23rd Avenue	Contributing	
PI12583	102 23rd Avenue	Contributing	
N/A	103 23rd Avenue	Non-Contributing	
PI12584	104 23rd Avenue	Contributing	
N/A	106 23rd Avenue	Non-Contributing	
PI12607	103 24th Avenue	Contributing	Contributing
N/A	104 24th Avenue	Non-Contributing	
PI12616	102 25th Avenue	Contributing	
N/A	103 25th Avenue	Non-Contributing	
PI01320	102 26th Avenue	Contributing	
PI01321	103 26th Avenue	Contributing	
PI01322	105 26th Avenue	Contributing	Contributing
PI01323	107 26th Avenue*	Contributing	
PI01324	102 27th Avenue*	Contributing	Contributing
N/A	105 27th Avenue	Non-Contributing	
PI01327	102 28th Avenue	Contributing	
PI01328	104 28th Avenue	Contributing	Contributing
N/A	106 28th Avenue	Non-Contributing	
PI01326	107 28th Avenue	Contributing	
N/A	106 29th Avenue	Non-Contributing	

FMSF #	Address	Contributing Status	Contributing Status of Outbuildings
PI01329	107 29th Avenue	Contributing	
PI01330	107 29th Avenue	Contributing	
PI12679	105 30th Avenue	Contributing	
N/A	106 30th Avenue	Non-Contributing	
PI12680	107 30th Avenue	Contributing	
PI01332	90 31st Avenue	Contributing	
PI01333	92 31st Avenue	Contributing	
N/A	104 31st Avenue	Non-Contributing	
N/A	108 31st Avenue	Non-Contributing	
PI12681	104 32nd Avenue	Contributing	
PI12684	3212 El Centro Street	Undetermined	
PI12685	3214 El Centro Street	Undetermined	
PI12638	101 Gulf Way	Contributing	
N/A	105 Gulf Way	Non-Contributing	
N/A	107 Gulf Way	Non-Contributing	
PI12637	201 Gulf Way	Contributing	
PI12636	203 Gulf Way	Contributing	Contributing
PI12635	205 Gulf Way	Contributing	
PI12634	207 Gulf Way	Contributing	
PI12633	209 Gulf Way	Contributing	
N/A	301 Gulf Way	Non-Contributing	
PI12632	303 Gulf Way	Contributing	
N/A	305 Gulf Way	Non-Contributing	
PI12631	309 Gulf Way	Contributing	
PI12630	401 Gulf Way	Contributing	
PI12629	603 Gulf Way	Contributing	Contributing
PI00907	605 Gulf Way	Contributing	
N/A	701 Gulf Way	Non-Contributing	
PI12628	709 Gulf Way	Contributing	
PI12627	801 Gulf Way	Contributing	
N/A	809 Gulf Way	Non-Contributing	
N/A	1001 Gulf Way	Non-Contributing	
N/A	1003 Gulf Way	Non-Contributing	
PI00908	1005 Gulf Way*	Contributing	
PI00909	1007 Gulf Way*	Contributing	
PI12626	1009 Gulf Way	Contributing	Contributing
N/A	1103 Gulf Way	Non-Contributing	
N/A	1105 Gulf Way	Non-Contributing	
N/A	1109 Gulf Way	Non-Contributing	
N/A	1205 Gulf Way	Non-Contributing	
N/A	1207 Gulf Way	Non-Contributing	
N/A	1301 Gulf Way	Non-Contributing	Non-Contributing
N/A	1401 Gulf Way	Non-Contributing	
PI00910	1403 Gulf Way	Contributing	
PI00911	1405 Gulf Way	Contributing	
PI12625	1605 Gulf Way	Contributing	
PI12516	1801 Gulf Way	Contributing	

FMSF #	Address	Contributing Status	Contributing Status of Outbuildings
PI12624	2101 Gulf Way	Contributing	Contributing
PI12623	2105 Gulf Way	Contributing	
N/A	2107 Gulf Way	Non-Contributing	
PI12682	3204 Gulf Boulevard	Undetermined	
PI01282	3210 Gulf Boulevard	Undetermined	Contributing
PI12686	3300 Gulf Boulevard*	Undetermined	
PI12585	100 Pass-a-Grille Way	Contributing	Contributing
PI12586	108 Pass-a-Grille Way*	Contributing	
PI12587	202 Pass-a-Grille Way*	Contributing	Contributing
PI12588	204 Pass-a-Grille Way*	Contributing	
PI12589	206 Pass-a-Grille Way	Contributing	Contributing
PI12590	300 Pass-a-Grille Way	Contributing	
PI12591	304 Pass-a-Grille Way	Contributing	Contributing
PI12592	308 Pass-a-Grille Way	Contributing	Contributing
PI00914	400 Pass-a-Grille Way	Contributing	
PI00915	402 Pass-a-Grille Way	Contributing	Contributing
N/A	404 Pass-a-Grille Way	Non-Contributing	
N/A	406 Pass-a-Grille Way	Non-Contributing	Non-Contributing
PI12593	408 Pass-a-Grille Way	Contributing	Contributing
PI12594	500 Pass-a-Grille Way	Contributing	
PI12595	504 Pass-a-Grille Way	Contributing	
N/A	600 Pass-a-Grille Way	Non-Contributing	
PI12596	602 Pass-a-Grille Way	Contributing	
N/A	700 Pass-a-Grille Way	Non-Contributing	
PI00920	702 Pass-a-Grille Way	Contributing	Contributing (Garage/Apartment and Apartment)
PI12597	800 Pass-a-Grille Way	Contributing	
PI12598	804 Pass-a-Grille Way	Contributing	Contributing
PI00921	808 Pass-a-Grille Way	Contributing	Contributing
PI00923	1000 Pass-a-Grille Way	Contributing	
PI00924	1002 Pass-a-Grille Way	Contributing	Contributing
PI12599	1004 Pass-a-Grille Way	Contributing	
N/A	1010 Pass-a-Grille Way	Non-Contributing	
N/A	1104 Pass-a-Grille Way	Non-Contributing	
N/A	1106 Pass-a-Grille Way	Non-Contributing	
N/A	1202 Pass-a-Grille Way	Non-Contributing	
PI12600	1204 Pass-a-Grille Way	Contributing	Contributing
PI12601	1206 Pass-a-Grille Way	Contributing	Contributing
PI12602	1207 Pass-a-Grille Way	Contributing	
PI12603	1209 Pass-a-Grille Way	Contributing	
PI12604	1301 Pass-a-Grille Way	Contributing	
PI00927	1302 Pass-a-Grille Way	Contributing	
N/A	1304 Pass-a-Grille Way	Non-Contributing	
N/A	1306 Pass-a-Grille Way	Non-Contributing	
PI12605	1307 Pass-a-Grille Way	Contributing	
N/A	1400 Pass-a-Grille Way	Non-Contributing	
PI00928	1401 Pass-a-Grille Way	Contributing	

FMSF #	Address	Contributing Status	Contributing Status of Outbuildings
PI12606	1402 Pass-a-Grille Way*	Contributing	Contributing
N/A	1403 Pass-a-Grille Way	Non-Contributing	
N/A	1404 Pass-a-Grille Way	Non-Contributing	
PI12559	1500 Pass-a-Grille Way	Contributing	Contributing (Concession Stand and 2 Dugouts), Non-Contributing (Picnic Pavilion and Restrooms)
PI00930	1603 Pass-a-Grille Way	Contributing	Contributing
PI12698	1605 Pass-a-Grille Way	Contributing	
N/A	1700 Pass-a-Grille Way	Non-Contributing	
PI00931	1703 Pass-a-Grille Way	Contributing	
N/A	1705 Pass-a-Grille Way	Non-Contributing	
PI12608	1706 Pass-a-Grille Way	Contributing	Contributing
PI12609	1707 Pass-a-Grille Way	Contributing	
PI12610	1800 Pass-a-Grille Way	Contributing	
PI00932	1801 Pass-a-Grille Way*	Contributing	
N/A	1803 Pass-a-Grille Way	Non-Contributing	
N/A	1804 Pass-a-Grille Way	Non-Contributing	
PI12611	1805 Pass-a-Grille Way	Contributing	
PI12612	1806 Pass-a-Grille Way	Contributing	
PI12613	1807 Pass-a-Grille Way	Contributing	
PI12614	2000 Pass-a-Grille Way	Contributing	
N/A	2004 Pass-a-Grille Way	Non-Contributing	
PI12615	2100 Pass-a-Grille Way	Contributing	
PI00933	2102 Pass-a-Grille Way	Contributing	
PI12617	2104 Pass-a-Grille Way	Contributing	
PI12618	2106 Pass-a-Grille Way	Contributing	
PI12619	2107 Pass-a-Grille Way	Contributing	
PI12620	2200 Pass-a-Grille Way*	Contributing	
PI01293	2201 Pass-a-Grille Way*	Contributing	
PI01292	2202 Pass-a-Grille Way	Contributing	Contributing
N/A	2300 Pass-a-Grille Way	Non-Contributing	
N/A	2301 Pass-a-Grille Way	Non-Contributing	Non-Contributing
N/A	2302 Pass-a-Grille Way	Non-Contributing	
N/A	2304 Pass-a-Grille Way	Non-Contributing	
PI12621	2307 Pass-a-Grille Way	Contributing	
PI12622	2311 Pass-a-Grille Way*	Contributing	
N/A	2400 Pass-a-Grille Way	Non-Contributing	
PI12639	2401 Pass-a-Grille Way	Contributing	
PI12640	2402 Pass-a-Grille Way	Contributing	
PI12641	2404 Pass-a-Grille Way	Contributing	
N/A	2405 Pass-a-Grille Way	Non-Contributing	
PI12642	2406 Pass-a-Grille Way	Contributing	
PI12643	2409 Pass-a-Grille Way*	Contributing	
PI12644	2500 Pass-a-Grille Way	Contributing	
N/A	2501 Pass-a-Grille Way	Non-Contributing	
PI12645	2502 Pass-a-Grille Way	Contributing	
N/A	2503 Pass-a-Grille Way	Non-Contributing	

FMSF #	Address	Contributing Status	Contributing Status of Outbuildings
PI12646	2504 Pass-a-Grille Way	Contributing	
PI12647	2505 Pass-a-Grille Way	Contributing	
PI01298	2506 Pass-a-Grille Way*	Contributing	Contributing
PI12648	2507 Pass-a-Grille Way	Contributing	
PI12649	2600 Pass-a-Grille Way	Contributing	
PI12650	2601 Pass-a-Grille Way	Contributing	Contributing
N/A	2603 Pass-a-Grille Way	Non-Contributing	
PI12651	2604 Pass-a-Grille Way	Contributing	Contributing
PI01295	2605 Pass-a-Grille Way*	Contributing	
PI12652	2606 Pass-a-Grille Way	Contributing	Contributing
N/A	2607 Pass-a-Grille Way	Non-Contributing	
PI12653	2700 Pass-a-Grille Way	Contributing	
PI12654	2701 Pass-a-Grille Way	Contributing	
PI12657	2702 Pass-a-Grille Way	Contributing	
PI12655	2703 Pass-a-Grille Way	Contributing	
PI12658	2706 Pass-a-Grille Way	Contributing	Contributing (Apartment and Carport)
PI12656	2707 Pass-a-Grille Way	Contributing	
PI01296	2800 Pass-a-Grille Way	Contributing	Contributing
PI12659	2801 Pass-a-Grille Way	Contributing	
PI12660	2802 Pass-a-Grille Way	Contributing	Non-Contributing
N/A	2803 Pass-a-Grille Way	Non-Contributing	
N/A	2804 Pass-a-Grille Way	Non-Contributing	
PI12661	2805 Pass-a-Grille Way	Contributing	
PI12662	2806 Pass-a-Grille Way	Contributing	Contributing
N/A	2807 Pass-a-Grille Way	Non-Contributing	
PI12663	2808 Pass-a-Grille Way	Contributing	Contributing
N/A	2809 Pass-a-Grille Way	Non-Contributing	
PI12664	2811 Pass-a-Grille Way	Contributing	
PI01300	2812 Pass-a-Grille Way	Contributing	Contributing (Guest House and Garage)
PI12665	2815 Pass-a-Grille Way	Contributing	
PI01301	2817 Pass-a-Grille Way	Contributing	
PI01302	2900 Pass-a-Grille Way*	Contributing	Contributing
PI01303	2901 Pass-a-Grille Way	Contributing	
PI12666	2903 Pass-a-Grille Way	Contributing	
PI12667	2905 Pass-a-Grille Way	Contributing	
PI12668	2906 Pass-a-Grille Way	Contributing	
N/A	2908 Pass-a-Grille Way	Non-Contributing	
PI12669	2910 Pass-a-Grille Way	Contributing	
PI12670	2912 Pass-a-Grille Way	Contributing	
PI01297	3000 Pass-a-Grille Way	Contributing	
PI12672	3002 Pass-a-Grille Way	Contributing	
PI12673	3006 Pass-a-Grille Way	Contributing	
PI12674	3100 Pass-a-Grille Way	Contributing	
N/A	3104 Pass-a-Grille Way	Non-Contributing	
PI12676	3110 Pass-a-Grille Way	Contributing	Contributing
PI12677	3112 Pass-a-Grille Way*	Contributing	

FMSF #	Address	Contributing Status	Contributing Status of Outbuildings
PI12675	3106-3108 Pass-a-Grille Way	Contributing	Contributing
N/A	2200 Sunset Way	Non-Contributing	
PI12701	2209 Sunset Way	Contributing	Non-Contributing
N/A	2220 Sunset Way	Non-Contributing	
N/A	2300 Sunset Way	Non-Contributing	
PI12700	2304 Sunset Way	Contributing	Contributing (Garage and Guest House)
PI12699	2306 Sunset Way	Contributing	Contributing
N/A	2323 Sunset Way	Non-Contributing	
N/A	2325 Sunset Way	Non-Contributing	
N/A	2327 Sunset Way	Non-Contributing	
N/A	2329 Sunset Way	Non-Contributing	
PI12697	2401 Sunset Way	Contributing	
PI12696	2402 Sunset Way	Contributing	Contributing (Garage and Guest House)
N/A	2403 Sunset Way	Non-Contributing	
N/A	2404 Sunset Way	Non-Contributing	
PI01304	2408 Sunset Way	Contributing	
PI12695	2409 Sunset Way	Contributing	Contributing
PI01305	2500 Sunset Way	Contributing	
PI12694	2502 Sunset Way	Contributing	Contributing
PI01306	2503 Sunset Way	Contributing	Contributing
N/A	2504 Sunset Way	Non-Contributing	
PI01307	2508 Sunset Way	Contributing	Contributing
N/A	2605 Sunset Way	Non-Contributing	
PI12693	2609 Sunset Way	Contributing	Contributing
N/A	2620 Sunset Way	Non-Contributing	
N/A	2701 Sunset Way	Non-Contributing	
PI12692	2705 Sunset Way	Contributing	
PI12691	2808 Sunset Way	Contributing	
N/A	2907 Sunset Way	Non-Contributing	
N/A	2910 Sunset Way	Non-Contributing	
PI01309	2905-A Sunset Way	Contributing	
PI01313	2905-B Sunset Way	Contributing	
PI01311	2911-A Sunset Way	Contributing	Contributing
PI01312	2911-B Sunset Way	Contributing	

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Walking Tour Discoveries and 9th Ave/CRD-EA

Date: October 6, 2022

Prepared By: Tara Salmieri

Through:

Summary of Issue: Discussing findings of the September fact-finding walking tour and 9th Ave/CRD-EA.

Funding: N/A

Requested Motion: For discussion only.

Attachments: 1. HPRB_OCTOBER MEETING PAG

Memorandum

To: Historic Preservation Board Members

From: Tara Salmieri, AICP

Date: September 19, 2022

Re: **CRDEA REVIEW**

During the last HPB Workshop (September 1), a walking tour of the CRD-EA Zoning District area was conducted.

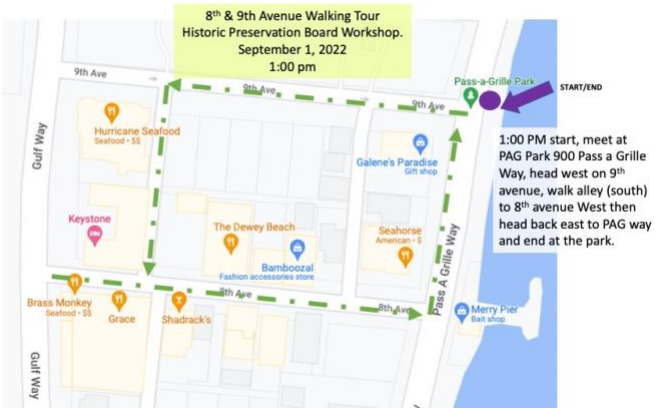


Figure 1, Walking tour route

Comments from the participants:

1- The alley's are not being utilized, question regarding the size of the alleys.
2- Height of the newest construction is not a trend the board wants to see continue, request to measure height from at grade, vs. BFE for commercial properties. Require ground floors to be waterproofed and have a higher ceiling for potential need to raise the ground for flooding issues.
3- Concerns on the amount of vacant land and how that redevelops
4- The views from the bay side should be preserved.
5- Section 22.211 – add specific language (ask for clarification)
6- Lot assembly will create too large of buildings in the area.
7- Wedding cake requirement on the height to break up the overall mass of the building by stepbacks.

ZONING REVIEW (Division 40 Community Redevelopment District (Attachment A)

1- The overall zoning district is not optional, provides for uses and specific dimensional requirements
2- Lot assembly is not addressed, differed to the overall LDC's Lot Split (can be administratively done)
3- Existing SFH are protected and permitted to be rebuilt.
4- Mixed use residential and commercial are the permitted uses.
5- Design criteria are not provided, permitted to have arcades, porches, etc. without a standard
6- Dimensional requirements (setbacks) have two standards:
    a. Fronting PAG (10' setback, 5 foot secondary front setback, sideyard 5 foot and 10' rearyard
    b. Build-to line along 8th and 9th avenue , 0' sideyard setback and 10' rearyard.

The following diagram illustrates the parcels that are within the zoning district and the lot sizes, alley widths and ROW.

Observations:

1- Alley, running East/West is 10' in width
2- Alley's running North/South are 18' in width
3- 9th avenue's predominate lot width is 45.3'
4- 8th avenue lot width varies, appears the original lot widths were similar to 9th Avenue. Lot assembly has occurred with the largest lot at 172 feet of frontage along 8th avenue

Figure 2, Parcel sizes, alley widths and lot assembly

Ideas for CRD-EA District

1- Provide dimensions for any architectural elements for design clarity
2- Provide requirements for design
3- Limit the lot assembly and/or set maximum building lengths fronting each street and sideyard minimum separation of buildings. (refer to figure 3)
4- Require using the alleys for access to rear parking (when provided)
5- Height should remain at BFE measurement for continuity in the overall standards of the City.
6- Maintain the zoning district, but require Historic Board Review and Recommendations, add language from the PAG Overlay so it is consistent with the review of the overall PAG area.

Figure 3, building width(s) for 8th and 9th

DIVISION 40 COMMUNITY REDEVELOPMENT DISTRICT—EIGHTH AVENUE (CRD-EA)[1]

Sec. 40.1. Purpose and intent.

The CRD-EA district is intended to encourage and promote the continuance of the existing mixed use development pattern and architectural aesthetic of the area, as well as encourage the infill of vacant or under-developed lots.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.2. Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses in the CRD-EA district are as follows:

(a) Residential uses as a component of a vertically mixed-use development;

(b) Temporary Lodging;;

(c) Eating and drinking establishments, specialty food such as gourmet take out, catering, coffee shops, etc. and sit-down restaurants;

(d) Offices;

(e) Retail sales;

(f) Private, specialized instruction, such as computer training, real estate courses, self- improvement classes, career training or fitness instruction;

(g) Artist studios, art galleries, and museums;

(h) Personal service businesses such as barbershops, beauty shops, tailoring, garment alteration and repair, shoe repair, dry cleaning drop-off and pick-up and other personal service uses similar in character and impact;

(i) Vehicle for hire—limited to rental of bicycles and individual motorized vehicles such as segways, mopeds/scooters;

(j) On-site parking facilities;

(k) Other uses similar in character, nature and impact to permitted uses listed above.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

[1]Editor's note(s)—Ord. No. 2013-06, § 1(Exh. A), adopted Jan. 22, 2013, repealed the former Div. 40, §§ 40.1—40.11, and enacted a new Div. 40 as set out herein. The former Div. 40 pertained to Community Redevelopment District—Eighth Avenue (CRD-EA) and derived from Ord. No. 2010-18, § 1(Exh. A), adopted 11-8-11.

Sec. 40.3. Permitted secondary uses and structures.

(a) Transit facilities;

(b) Public recreation and other governmental or civic uses.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.4. Allowable conditional uses and structures:

The purpose of this section is to allow for single-family and two-family residential uses and structures for only saving and/or moving locally designated historic structures, as well as address rooftop uses. In no case shall a new construction single-family home be allowed in the 8th Avenue CRD.

(a) Single-family residential, subject to the following conditions:

(1) The structure is eligible for local historic designation pursuant to Section 28.22 of the Land Development Code;

(2) The applicant applies for designation of the structure as historic and the Historic Preservation Board approves the request;

(3) The applicant applies for and is granted a certificate of appropriateness for any alterations to the exterior of the structure and moving the structure if a structure is proposed to be moved to the 8th Ave District, consistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation or Preservation of Historic Structures and Division 28 of the Land Development Code;

(4) The applicant applies for and is granted the conditional use pursuant to Section 4.4 of the Land Development Code;

(b) Roof dining and/or drinking areas, subject to section 6.24 of this Code as may be applicable.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13; Ord. No. 2020-24, § 2, 12-1-20)

Sec. 40.5. Permitted accessory uses and structures.

(a) Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures. Where setbacks of accessory uses in sections 6.12 and 6.13 conflict with this section, the standards in this section shall apply;

(b) Home occupations, subject to the conditions set forth in section 6.5 of this Code.

(c) Temporary uses under the provisions of section 6.11 of this Code.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.6. Prohibited uses and structures.

Existing non-historic single family residences currently located in the 8th Avenue district may continue as legal non-conforming uses or can be adaptively reused as uses permitted in Sections 40.2 and 40.3.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.7. Density and intensity.

Density and intensity of use for commercial and residential components shall be inclusive, i.e. the same land area on a zoning lot may be used to support both use types without proration. For the purpose of determining mixed uses, transient accommodations shall be considered residential uses and may be combined with ground floor commercial within a mixed-use project. The intensity of the commercial use shall be determined by floor area ratio and the density of the transient accommodation shall be determined by units per acre.

Residential use - Shall not exceed 24 dwelling units per acre.

Transient accommodation use - Shall not exceed 50 units per acre.

Non-residential use - Shall not exceed a floor area ratio (FAR) of 1.0 for single use commercial structures or 1.50 for mixed-use development. Projects that consist of a non-residential uses mixed with a transient accommodation or residential use shall provide a minimum FAR of .40 for the non-residential use.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.8. Building height.

Height shall not exceed 35 feet.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.9. Setbacks.

For structures that front 8th, 9th or Gulf Way:

Front yard: A minimum of 75 percent of the building frontage shall be built in line with the buildings adjacent to it, or set back no greater than two (2) feet, whichever distance from the front property line is less. In cases where vacant lots are adjacent to the lot which is proposed for development, no more than 75 percent of the building frontage shall be set back more than two (2) feet from the front property line. In the event there are existing buildings on both sides of the proposed building, and the adjacent buildings are not set back the same distance from the front property line, then the proposed structure may be built to the average frontage of the two adjacent buildings.

Marquees, canopies, colonnades, arcades, or fixed awnings may project over the public right-of-way, provided such projection does not extend over the back of curb line. Foundational structures, that support such projections, may be placed in the public right-of-way provided that such items and overhangs are subject to a development and public right-of-way use agreement with the city. The second story of the primary structure may extend over the public right-of-way, provided such projection does not extend over the back of curb line. That portion of the second story which projects over the public right-of-way may not be enclosed but may be roofed and screened as a porch or open balcony. A third story shall extend no more than the second floor structural face and may provide an open balcony. A third story shall not be enclosed by solid walls or windows and may not contain a roof, but may contain a pergola structure which does not provide more that 50% opacity. Structures may not project over alleys.

Structural face, as it used in this section, is defined as those portions of the principal structure and accoutrements which protrude toward the lot line and are most closely parallel to the front lot line. Pergola as defined herein is garden feature forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support cross-beams and a sturdy open lattice.

Secondary front yard: No secondary front yard setback for primary structure; Marquees, canopies, colonnades, arcades, or fixed awnings may project over the public right-of-way provided such projection does not extend over the back of curb line. Foundational structures, that support such projections, may be placed in the public right-of-way provided that such items and overhangs are subject to a development and public right-of-way use agreement with the city. Structures may not project over alleys.

Side yard: None

Rear yard: 10 feet minimum. Parking may be placed in the rear setback.

For structures that front Pass-a-Grille Way:

Front yard: 10 feet

Secondary front yard: 5 feet

Sideyard: 5 feet

Rear yard: 10 feet. Parking can be placed in the rear yard setback.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13; Ord. No. 2015-16, § 1, 8-25-15; Ord. No. 2017-30, § 2, 2-27-18)

Sec. 40.10. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for all uses: 0.90

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.11. Minimum off-street parking requirements and access requirements.

(1) *Number of parking spaces required:* Subject to Division 23 of the Land Development Code.

(2) *Access to and location of parking areas:*

a. Parcels abutting an alley shall not place parking in the front yard of the zoning lot, nor will be provided driveway access from the main thoroughfare. Parking may be placed in the rear or side yard. Access shall be provided via the alley.

b. Parcels without alley access shall be granted a curb cut from the main thoroughfare and may provide parking in the front yard.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.12. Landscaping and buffering.

In order to accommodate the form and scale of historic development patterns on 8th Avenue, the CRD-EA District shall be exempt from the buffering and landscaping requirements in Division 22 of this Code.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Case #:_____ **Submission Date:** _____ **Review Date:** _____

Reviewer:_____

Application for Pass-a-Grille Overlay District Design Review

The information below provides a list of details that must be shown on all plans submitted for new development, redevelopment, or additions that utilize the Pass-a-Grille Building Types of Land Development Code (LDC) Sec. 20.15. Please read each section carefully. Applications may be rejected if information is not provided in full at time of submittal.

The Historic Preservation Board will review any project built within the Pass-a-Grille Overlay District.

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

_____

_____

_____

Phone _____

Email: _____

Representative Name & Address

_____

_____

_____

Phone _____

Email: _____

Property Address and Legal Description

_____

Contributing Structure

Is there a contributing structure located on the parcel?

Yes(Local) _____ Yes (National)_____ No_____

Project Description

_____

_____

TYPE OF ACTIVITY

New Construction: _____ Addition(s):_____ Accessory: _____

Other (please explain):_____

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Required Drawings

The following drawings, as applicable, are required at the time of this application submission. Please check that the document is included with your submission, or indicate that it is not applicable to the project. All drawings shall be sized between 11x17" and 24x36" unless otherwise approved by the City.

Site plan showing the following improvements:		
	Provided	**N/A**
Summary table of the dimensions for the proposed project to include: setbacks primary and accessory (actual. If on the water how it is measured), height, ISR, Density, BFE, frontage buildout total parking spaces)		
Building Type selected (**Sec. 20.15)**		
Private Frontage selected **(Sec. 20.16)**		
Building dimensions shown on plans, or drawn to scale on plans		
Building Height **(Sec. 20.17)**		
Mass and scale proportions of on-site building(s) clearly identify how each requirement as required in **Sec. 20.22. and/or Sec. 20.23** is being met		
Location of service areas, such as solid waste storage areas, and mechanical equipment		
Screening device locations		
Parking locations (refer to the building type)		
Site furnishings		
Lighting fixtures		
Freestanding signage		
Elevations (front, secondary front, side(s), rear) showing the following improvements:		
	Provided	**N/A**
Full color elevation(s) of any building elevation which fronts a public right-of-way		
Building materials referenced on elevations **Note:** Numbering the elevation with references to materials on a separate document is acceptable.		
Mass and scale proportions, clearly identify how each requirement **Sec. 20.22. a-c** for mass, proportional and rhythm is met		
Location of service areas, such as solid waste storage areas, and mechanical equipment		
Screening devices **(Sec. 20.21)**		
Architectural Screening		
Landscape Screening		
Signage		
Landscaping plan showing the following (Sec. 20.20):		
	Provided	**N/A**
One understory tree per 20 linear feet of the elevated building viewed from the public right-of-way(s) along primary frontage		
A minimum three-foot-wide landscaping area along primary frontage		
Ornamental grasses and groundcovers		

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	Provided	N/A
At least ten shrubs, minimum three gallons, along primary frontage		
One canopy tree along primary frontage		
An opaque hedge (maximum 3' height at maturity), or wood, shell or concrete fence or knee wall of 2-4' in height, along the property frontage (except crossing driveways and pathways)		
Screening devices		

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 review of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.

Applicant Signature _____ Date _____

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Required Building Design Elements

A Florida-licensed architect must stamp and seal any façade elevation which fronts a public right-of-way, certifying that the design elements of LDC Sec. 20.22 are reflected in the design, prior to issuance of a building permit for the associated project. At the cost of the applicant, the City may request independent architectural review to ensure the design intent is met.

These elements should be reflected in the design documents that are submitted along with this application. However, at the discretion of the applicant, a licensed architect does not need to certify the design details until time of submission for the associated building permit. Note that significant modifications to plans following design review by the Historic Preservation Board shall require a second review.

LDC Sec. 20.22. - General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

(a) The mass of a building must include:

(1) *Primary mass*. The building shall have a distinct primary mass.

(2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building.

(3) Voids that allow for natural breaks in the mass.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

(2) Appropriate vertical visual consistency at the centerline of the façade.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).

(4) Overall design shall be symmetrically or asymmetrically balanced.

(c) Design must include the following rhythms:

(1) Proximity (objects close together complement each other).

(2) Similarity- common textures, colors or features.

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Example Table

	Required per code	Proposed Development	
		Dimensions	Location (pg and title)
Lot Size (width + depth)			
Parking Ratio			
Building Type Used			
Building Envelope (total sq.ft)			
Street side Setback			
Side Setback			
Rear Setback (where measured from)			
ISR			
Height (include BFE)			
Private Frontage (type)			
Architectural Requirements			
Mass			
Proportion		N/A	
Rhythm		N/A	

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