HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, October 5, 2023
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

   Action Request: Motion to approve the October 5, 2023 agenda.

2. Audience Comments -
   Comments shall be limited to 3 minutes for either general or agenda item comments. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes
   a. Meeting minutes September 9, 2023

4. Action Items -
   a. Local Landmark Designation #23059: Keystone Hotel (801 Gulf Way)
   Applicant requests local landmark designation for this hotel/motel.

   b. Design Review #23077: 2814 Pass-a-Grille Way
   Staff requests a design review to the House-Medium building type of the Pass-a-Grille Overlay District for a new single-family residence constructed at the subject property.

5. Informational Items
   a. Lot Split #23079: 102 15th Ave
   Owner requests a split of a property that formerly contained a quadplex to two 50x100' (5,000 SF) lots as originally platted that would each be eligible for a single-family home.

6. Next Meeting: November 2, 2023

7. 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 7, 2023 - 2:30 PM

PRESENT: Tia Hockensmith, Vice Chair
Sean Hurley, Member
Danielle Micklitsch, Member
Holly Young, Member

ABSENT: Bill Loughery, Chair

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Matthew McConnell, Assistant City Attorney; Tara Salmieri, Consultant (via Zoom); Brandon Berry, Senior Planner; Ginny Bodkin, Deputy City Clerk

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

1. Approval of the Agenda –

Motion: Member Hurley moved, and Member Young seconded the approval of the agenda; the motion carried unanimously.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes **– a. Meeting minutes 8/03/2023**

Member Micklitsch moved Member Young seconded the approval of the August 3, 2023 regular meeting minutes as presented; the motion carried unanimously.

4. Discussion Items **–**

   a. LDC Division 20 – PASS-A-GRILLE OVERLAY DISTRICT and Division 40 – COMMUNITY REDEVELOPMENT DISTRICT – EIGHTH AVENUE Amendments

Chief Operating Officer Jennifer McMahon explained the variety of discussions, workshops, reviews, recommendations and the walking tour that have taken place over the last two years in consideration of amendments to Divisions 20 & 40 of the Land Development Code (LDC). The result of those actions was the memorandum and draft amendments that were prepared by Consultant Tara Salmieri and included in the meeting packet. The meeting today would be an opportunity for the board members to bring up any questions, input or comments prior to holding a more in-depth workshop.

Consultant Tara Salmieri of Plan Active Studio appeared via Zoom. She reviewed line by line the summary table of proposed areas of amendment based on input that was received during workshops and from staff. Ms. Salmieri asked for questions, comments and input during her review.

A discussion took place regarding measuring building height from base flood elevation (BFE). Member Hurley expressed concerns with variations within Districts. Maximum height of 35 feet should be maximum height of 35 feet. Methodology and height on single family residences should be consistent across the board. Ms. Salmieri indicated that she has records from when the original language for the Overlay was drafted and will research. Mr. McConnell will research as well.

In regard to waste management, Member Hurley informed Ms. Salmieri that the City recently halted all garbage pickups in the shell alleyways; all residential pickup is curbside, which can be problematic with parked vehicles. Ms. McMahon reported that she has a meeting upcoming with Waste Connections to see if some of that can be solved.

Following the review, Mr. McConnell suggested that a workshop be scheduled in October separate from the regular October 5th meeting. The Clerk's Office can send a poll to determine the best date based on member availability. Ms. Salmieri encouraged the members to thoroughly review the table and draft amendments contained in the meeting packet and send any comments or questions to her in advance of the workshop, so that she could address them at that time.

b. Resolution 2023-04 Historic Preservation board amendments and corrections

Mr. McConnell briefly reviewed the two minimal changes to the Resolution that were discussed at the City Commission-Historic Preservation Board Workshop on 8/22/2023. The Resolution will likely be on the September 26th Commission agenda and codification is being considered. The adopted Resolution should be included in the Boardmember's guidebook.

Vice Chair Hockensmith requested to add an item to the next agenda to recap what historic designation plaque applications have been requested and/or awarded.

5. Adjournment – Next meeting October 5, 2023

Vice Chair Hockensmith adjourned the meeting at 3:30 PM.

These minutes will be considered for approval at the October 5, 2023 Historic Preservation Board meeting.

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request: Motion to approve case 23059 for local landmark designation of the Keystone Hotel at 801 Gulf Way.

Strategic Objective:

Date: October 5, 2023

Prepared By: Lynn Rosetti, Consultant

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests local landmark designation for this hotel/motel.

Funding: N/A

Attachments:
1. 23059 Staff Report
2. 23059 Attachments

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Local Historic Designation Case No. 23059: Mary Jo Micklitsch, Registered Agent and Title President, Keystone Hotel Company, Inc.
Meeting Date: October 5, 2023
Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The Keystone Hotel Company, Inc., a Florida Corporation, located in Pass-a-Grille, is requesting Local Landmark Designation for this hotel/motel.
SUBJECT PROPERTY	801 Gulf Way – Morey Beach, Block 5, Lots 15 and 16 & South ½ of Lot 14. Lot 136 and the south 15 feet of Lot 135 and a portion of vacated Gulf Way, Block B, Warren Websters Map, as recorded in Plat Book 5, Page 38, Public Records of Pinellas County, Florida. Parcel I.D. #19-32-16-58932-005-0150
LAND USE / ZONING	CRD-EA: Commercial Redevelopment District – Eight Avenue (classification for both Land Use and zoning)
YEAR BUILT	Circa 1945 (per Florida Master Site File form attached)
HISTORIC STATUS	Constructed in 1945, the Keystone Hotel/Motel was built as a 2 and 3 story hotel/motel property.
SURROUNDING AREA	North – Hurricane Lounge, Inc (restaurant) South – 8th Avenue and Raho of Pass-a-Grille Inc. (Condo Conversion) East – Alleyway and Retail w/ office or apartment West – Gulf Way and public beach

BACKGROUND and ANALYSIS

The Keystone Hotel constructed in 1945 and located on 8th Avenue is a contributing structure in the Pass-a-Grille National Register Historic District and City of St. Pete Beach designated Pass-a-Grille Historic District. Its listed areas of significance are:

- It exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States;
- It is associated with the life of a person who has played a significant role in our local, state or national history; or
- It embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; and

- It 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.

The Florida Master Site File form (FMSF PI12627) describes this resource as featuring "a 3-story central section with projecting 2-story wings to form a courtyard. The hotel office is on the west elevation of the southern wing. Two-story porches span the 2-story units, and an arcade runs along the southern elevation." Structurally, the Keystone Hotel is a concrete block building with a continuous concrete block footing. The main entrance is a central 1-leaf door for both the hotel office and each unit. The porches are supported by Tuscan posts and wrought iron railings are located on the second level walkways.

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.

The Keystone Hotel was constructed in 1945 as a family-owned hotel and has been in continuous use as family owned (same family) tourist accommodation since its construction. The Keystone Hotel has a stucco exterior, a barrel tile roof, and wrought iron railings along the elevated second level walkways. Photographic evidence shows that over the years, there have been variations of color on the stucco (always a light color), the barrel tile roof has been at least two colors – white and clay red, and the wrought iron railing that photographs that exhibit three different patterns since 1945. The general architectural form, use, and ownership of the Keystone Hotel have remained constant since 1945.

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 1945, the Keystone Hotel located at 801 Gulf Way meets this requirement as identified below:

- It exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States.
- It is associated with the life of a person who has played a significant role in our local, state or national history; specifically, Bruno Reitano, who was the architect and builder of the Keystone Hotel, and Mary Falkenstein, his daughter, who ran the hotel for many years.
- It embodies the distinctive visible characteristics of an architectural style or period (Masonry Vernacular with stucco walls and barrel tile roof which is very typical within the lower Pinellas County historic architecture), or a method of construction.
- It 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.

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.

The Keystone Hotel is a small, well-maintained 36-unit hotel plus a 2-unit hotel annex on Gulf Way in Pass-a-Grille. It has been in continuous operation as a small to medium sized hotel since 1945. The building appears to be well maintained and in good condition. It has been family owned and operated since 1945.

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

Not applicable.

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

A map is included in this staff report. 801 Gulf Way is zoned CRD-EA (Community Redevelopment District-Eighth Avenue) which allows hotel use as a permitted principal use.

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 the Keystone Hotel at 801 Gulf Way be recognized as a locally designated historic landmark property as requested by the property owner because it is one of a few remaining small hotel-motels on Pass-a-Grille. The Keystone Hotel has been a fixture on 8th Avenue and Gulf Way since 1945 and has been operated by the same family as well.

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. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the 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 the Keystone Hotel at 801 Gulf Way as an historic property. Staff finds that the building is significant in the following areas:

- It exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States.
- It is associated with the life of a person who has played a significant role in our local, state or national history; specifically, Bruno Reitano, who was the architect and builder of the Keystone Hotel, and Mary Falkenstein, his daughter, who ran the hotel for many years.
- It embodies the distinctive visible characteristics of an architectural style or period (Masonry Vernacular with stucco walls and barrel tile roof which is very typical within the lower Pinellas County historic architecture), or a method of construction.
- It 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.

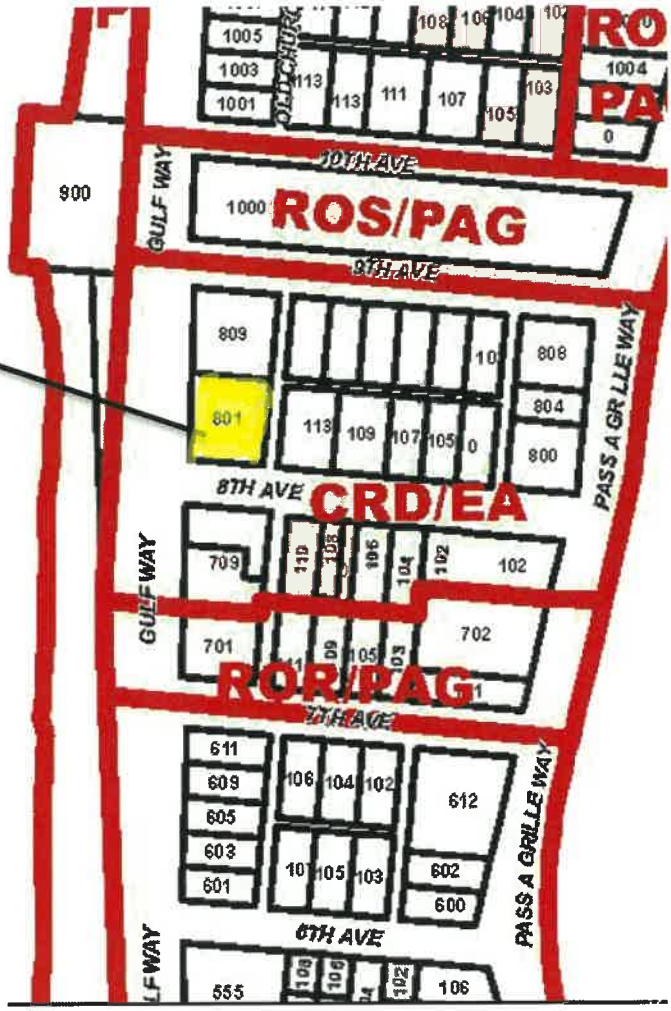
Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the Keystone Hotel at 801 Gulf Way because:

- It exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States.
- It is associated with the life of a person who has played a significant role in our local, state or national history; specifically, Bruno Reitano, who was the architect and builder of the Keystone Hotel, and Mary Falkenstein, his daughter, who ran the hotel for many years.
- It embodies the distinctive visible characteristics of an architectural style or period (Masonry Vernacular with stucco walls and barrel tile roof which is very typical within the lower Pinellas County historic architecture), or a method of construction.
- It 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.

ZONING MAP

SUBJECT PROPERTY:
801 Gulf Way

CRD-EA –
Commercial
Redevelopment District



AERIAL PHOTOGRAPH

FLORIDA MASTER SITE FILE PHOTOGRAPHS (2015)

Keystone Ad from 1967

Keystone Hotel-Motel (historic photograph)

Keystone Hotel-Motel (historic photograph)

Keystone Hotel-Motel – Ad from 1967

Beachy Lodgings: Keystone Motel a Family Tradition

The Keystone Motel on Pass-A-Grille is dedicated to its roots as a family-owned and operated business.

Rachel Jolley,Patch Staff
Posted Thu, Nov 17, 2011 at 3:36 am ET|Updated Fri, Nov 18, 2011 at 1:42 am ET

1: Bruno Reitano was an Italian immigrant who lived in Pennsylvania and Maryland. He discovered Pass-A-Grille on a train trip to Florida. After stumbling upon this little piece of paradise, Reitano decided right then and there that Pass-A-Grille would one day be a top-notch tourist destination.

Following his gut instinct, he built the Keystone Motel in 1945. The motel has been family-owned and operated since then. It is a family business to this day. That is quite remarkable.

The Keystone Motel is always renovating and improving the property. Upgrades happen once a month after staff decides what should be done next. Suggestions from guests are encouraged so that the staff can always strive to satisfy vacationers.

The Draw: One of the most attractive points of this motel is the overall sense of family that guests receive upon their arrival. The Keystone Motel states that their ultimate goal with each guest is to make their stay a "tropical, memorable one." Guests – and their comfort – are the priority at the Keystone Motel.

Rates: Keystone Motel keeps the prices down, so that guests can enjoy a vacation on a budget. Rooms start at $85 and run up to about $130, depending on the time of year.DECEMBER 30, 1920 - SEPTEMBER 20, 2020

Beach Memorial Chapel

Mary B. Falkenstein, 99 of St. Pete Beach passed away on Sunday, September 20, 2020. Mary was a loving Mother, Grandmother, Aunt and friend to all.

Mary was born in Aspinwall, PA to Bruno and Bernadine Reitano. She learned her business prowess from working in the family's grocery corner store in PA. Mary, relocated to Baltimore, MD where she owned and operated a successful restaurant and bar. While in Maryland she met and married her late husband, Domonick Falkenstein. They had three children, Bruno, Domonick and Mary Jo. Upon her husband, Domonick's early passing in 1961 Mary was left a widower with three young children and a business to run. She owned and operated the Keystone Restaurant and Bar until in 1976 when she sold and moved to Pass-A-Grille making it her permanent residence.

In Pass-A-Grille Mary joined her sisters Josephine and Elizabeth. Mary then began the full time role of managing The Keystone Hotel. In 1977, Mary purchased the property that she developed into the restaurant, The Hurricane where her crab cake recipe is still a best seller.

Mary was a caring, sincere, hardworking, entrepreneurial, inspiration and Matriarch. She greatly enjoyed developing long lasting friendships with guests who visited her at the Keystone Hotel along with those in the Pass-A-Grille community. Mary lived her life as a devout Catholic and enjoyed praying the rosary along with the novena for special intentions.

Mary was preceded in death by her father, Bruno, her mother, Bernadine, sisters, Josephine and Elizabeth. Domonick, Mary's husband also preceded her along with her granddaughter, Christy Fedor. Mary is survived by her three children, Bruno, Domonick "Rick" and Mary Jo. Five grandchildren, Heather, Danielle, Domonick, Isabella and Gianna, and extended family members.

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 PI12627
Field Date 1-5-2015
Form Date 3-11-2015
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Keystone Motel — Multiple Listing (DHR only) _____
Survey Project Name Pass-a-Grille Historic Resources Survey — Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	801		Gulf	Way	

Cross Streets (nearest / between) 8th Avenue/9th Avenue
USGS 7.5 Map Name PASS-A-GRILLE BEACH — USGS Date 1981 — Plat or Other Map _____
City / Town (within 3 miles) St Pete Beach — In City Limits? ☒ yes ☐ no ☐ unknown — County Pinellas
Township 32S — Range 16E — Section 19 — ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE — Irregular-name: _____
Tax Parcel # 19-32-16-58932-005-0150 — Landgrant _____
Subdivision Name MOREY BEACH — Block 5 — Lot 14,15,16
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1945 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Hotel — From (year): c1945 — To (year): _____
Current Use _____ — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves ☐ yes ☒ no ☐ unknown — Date: _____ — Original address _____
Alterations ☒ yes ☐ no ☐ unknown — Date: Unknown — Nature Windows
Additions ☐ yes ☒ no ☐ unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown — Describe PAG HD Overlay

DESCRIPTION

Style Masonry Vernacular — Exterior Plan U-shaped — Number of Stories 3
Exterior Fabric(s): 1. Stucco 2. _____ 3. _____
Roof Type(s): 1. Hip 2. _____ 3. _____
Roof Material(s): 1. Barrel tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Sliding 1-light vinyl windows

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, roundel

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) None visible

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info — Date _____ Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no — Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 PI12627

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details) Central-1-leaf door for both the hotel office and each unit.

Porch Descriptions (types, locations, roof types, etc.) 2-story porches span the 2-story units and an arcade runs along the south elevation. Both are supported by Tuscan posts.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource The Keystone Hotel features a 3-story central section with projecting 2-story wings to form a courtyard. The hotel office is on the west elevation of the southern wing. Two-story porches span the 2-story units and an arcade runs along the south elevation

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP Nomination (1989); Pass-A-Grille Historic District (Boundary Increase)NRHP Nomination(2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building is a contributing resource in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions

Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

FMSF #	Address	Construction Date	Contributing Status	Contributing Status of Outbuildings
PI12636	203 Gulf Way	1941	Contributing	Contributing
PI12635	205 Gulf Way	1957	Contributing	
PI12634	207 Gulf Way	1957	Contributing	
PI12633	209 Gulf Way	1957	Contributing	
N/A	301 Gulf Way	Post 1965	Non-Contributing	
PI12632	303 Gulf Way	1942	Contributing	
N/A	305 Gulf Way	Post 1965	Non-Contributing	
PI12631	309 Gulf Way	c. 1915	Contributing	
PI12630	401 Gulf Way	1906	Contributing	
PI12629	603 Gulf Way	1948	Contributing	Contributing
PI00907	605 Gulf Way	c. 1920	Contributing	
N/A	701 Gulf Way	Post 1965	Non-Contributing	
PI12628	709 Gulf Way	1950	Contributing	
PI12627	801 Gulf Way	1945	Contributing	
N/A	809 Gulf Way	Post 1965	Non-Contributing	
N/A	1001 Gulf Way	Post 1965	Non-Contributing	
N/A	1003 Gulf Way	Post 1965	Non-Contributing	
PI00908	1005 Gulf Way*	1908	Contributing	
PI00909	1007 Gulf Way*	c. 1910	Contributing	
PI12626	1009 Gulf Way	c. 1910	Contributing	Contributing
N/A	1103 Gulf Way	Post 1965	Non-Contributing	
N/A	1105 Gulf Way	Post 1965	Non-Contributing	
N/A	1109 Gulf Way	Post 1965	Non-Contributing	
N/A	1205 Gulf Way	Post 1965	Non-Contributing	
N/A	1207 Gulf Way	Post 1965	Non-Contributing	
N/A	1301 Gulf Way	Post 1965	Non-Contributing	Non-Contributing
N/A	1401 Gulf Way	Post 1965	Non-Contributing	
PI00910	1403 Gulf Way	c. 1925	Contributing	
PI00911	1405 Gulf Way	c. 1925	Contributing	
PI12625	1605 Gulf Way	1947	Contributing	
PI12516	1801 Gulf Way	c. 1940	Contributing	
PI12624	2101 Gulf Way	c. 1923	Contributing	Contributing
PI12623	2105 Gulf Way	c. 1920	Contributing	
N/A	2107 Gulf Way	Post 1965	Non-Contributing	
PI12682	3204 Gulf Boulevard	c. 1920	Undetermined	
PI01282	3210 Gulf Boulevard	1938	Undetermined	Contributing
PI12686	3300 Gulf Boulevard*	1928	Undetermined	
PI12585	100 Pass-a-Grille Way	1942	Contributing	Contributing
PI12586	108 Pass-a-Grille Way*	1949	Contributing	
PI12587	202 Pass-a-Grille Way*	1917	Contributing	Contributing

MOREY BEACH
BLK 5, LOTS 15 AND 16 & S
1/2 OF LOT 14

801 GULF WAY, ST PETE BEACH 33706-

KEYSTONE HOTEL COMPANY INC
801 GULF WAY
ST PETE BEACH, FL 33706-4218

2023 19-32-16-58932-005-0150

PRINTED 08/07/2023
BY jarmstrong

Map Id: 5200.0 1.00 1.00 1.00 Vanderlaan, Eric &

3913 Hotels and Motels (49 units or less)

** VALUE SUBJECT TO CHANGE **

Pinellas County Property Appraiser Office SPB

BUILDING CHARACTERISTICS

QUALITY	Above		
CATEGORY	TYPE	%	PTS
FOUNDATIO	3SPREAD/MONO	100	5.00
FLOOR	1SLAB ON	100	5.00
EXTERIOR	9CONCRETE	100	26.0
STRUCTURA	3CONCRETE	100	9.00
ROOF	2GABLE OR	100	8.00
ROOF	5CEMENT TILE	100	8.00
CAB &	3AVERAGE	100	3.00
FLOOR	11CARPET	100	4.00
INTERIOR	7DRY WALL	100	23.0
PAINT &	3AVERAGE	100	3.00
HTG &	8HEAT &	100	8.00
BATH TILE	4FLOOR &	100	1.00
ELECTRICA	3AVERAGE	100	5.00

CATEGORY	UNITS
Wall Height	0.00
PARTY WALL	0.00
FIXTURES	105.0
STORIES	3.00
LIVING UNITS	31.00
TOTAL LIVING UNITS	31

DEPRECIATION ADJ	ADJ
EXTERNAL OBSOLESCENCE	0.0000
EXTERNAL OBSOLESCENCE	0.0000
OTHER	0.0000

TYPE	QU	HX/NHX
12	03	0.00%
RCND	YB	EA
1575046	1950	29

SAR	AREA	% B	EFF. AREA
OPF	1,956	30	587
BAS	14,940	100	14,940
	16,896		15,527

TAXING DISTRICT SPB JUST VALUE/SF 215.86

VALUE SUMMARY

PRIOR JUST MARKET VALUE	2,950,000
CURRENT JUST MARKET VALUE	3,225,000
ASSESSED VALUE	3,212,550
HX/NHX CAP BASE YEAR	0
TAXABLE VALUE	3,212,550
HX	No
% HX	0.00
TOT EXEMPTIONS VALUE	0

PERMIT	TP	ST.	EST VAL	ISSUE DATE
2001891	95	V	2,800	09/24/20
BLD18-01392	95	C	3,748	07/25/18
20160597	99	C	2,400	05/05/16
20140517	99	C	0	05/05/14
20111384	38	C	66457	01/05/12
20090827	99	C	10525	09/09/09
20090278	99	C	15333	03/25/09
20071496	01	C	18500	01/24/08
20051758	28	C	14244	12/16/05

BUILDING NOTES

KEYSTONE MOTEL - 31 UNITS

NEW WINDOWS COMPLETE 1-24-13

http://www.keystonemotel.com/index.html

BUILDING: 1

LN	OFFICIAL BOOK	OFFICIAL PAGE	DATE OF SALE	INSTR	QU	VI	REASON	SALES PRICE	M	SELLER	BUYER	SALES NOTE
1	18208	2695	10/29/2013	DD	U	I	11	100	N	FALKENSTEIN MARY TR	KEYSTONE HOTEL	
2	16769	2272	11/30/2009	DD	U	I	11	100	N	FALKENSTEIN MARY B	FALKENSTEIN MARY TR	
3	01212	0103							N		REITANO, BRUNO	FROM THE NAL

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	0206	POOL		0.0	0	0	1.00	85,000.00	85,000.00	1975	38	1975	40	34,000	512

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	39	HOTELS	0.0		105.00	93.50		100.00	9,817.00	SF		1.00	1.00		300.00	300.00	2,945,100	22 UT LV

NOTES

APPRAISAL DATES

REVIEW DATE	06/29/2021
FIELD NUMBER	241
REVIEW TYPE	General

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

KEYSTONE HOTEL COMPANY INC
801 GULF WAY
ST PETE BEACH FL 33706-4218

22 Aug 2023

Re: 19-32-16-58932-005-0150 Situs: 801 GULF WAY

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): $1,115,362; Extra Features: $24,077; and Land: $2,085,561. 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): $1,312,191; Extra Features: $28,326; and Land: $2,453,601.

The preceding value allocation to the structure would allow improvements not to exceed $656,095 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 2023 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 2023. 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 23059

Property Owner Name & Address

Mary Jo Micklitsch
1705 Pass-A-Grille Way
St. Pete Beach FL 33706

Phone (727) 415-9870

Email Address MaryJoMicklitsch2@gmail.com

Agent or Representative Name & Address

Phone

Email Address

Property Address, Legal Description, Parcel ID

801 Gulf Way, St. Pete Bch., FL 33706 - Morey Beach Blk 5, Lots 15 & 16 & S ½ of Lot 14 Parcel Number: 19-32-16-58932-005-0150
Plat Bk H1 / Pg 102

Historic Name of Property (if applicable): Keystone Hotel/Motel

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 Keystone Motel located at 801 Gulf Way 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: Mary Jo Micklitsch Date: 7/11/23

TYPE OF REQUEST

- ✓ 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.

Land Area: 0.2254 Acres, 9,818 SF

Land Dimensions: 105 x 93.5

Parcel Map Attached

FUNCTION OR USE

Historic Functions

Hotel/Motel

Current Functions

Hotel/Motel

DESCRIPTON

Architectural Classification

3 Story Hotel/Motel
Concrete Block/
Stucco

Materials

Concrete Block, Stucco
Roof Frame-Gable or Hip
Roof Cover: Cement Tile

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

☑ 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

Early 1940's to present day & Future.

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

Built in 1945 with a shuffleboard court. Pool was installed replacing the shuffleboard in the early 1960's.

3. Significant Persons

Bruno Beitano found the vacant land with his Daughter Mary Falkenstein. Bruno purchased the land from a shoe maker in VA. He then worked tirelessly to build The Keystone.

4. Cultural Affiliation/Historic Period

"The War Years" is what the decade was commonly referred to. It allowed for hope and a new era for all which resonated with Bruno, an Italian immigrant.

5. Architect

Bruno Beitano

6. Builder

Bruno Beitano

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.

Major Bibliographic References

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

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 11-Jul-2023)

Parcel Number
19-32-16-58932-005-0150

Owner Name
KEYSTONE HOTEL COMPANY INC

Property Use
3913 Hotels and Motels (49 units or less)

Site Address
801 GULF WAY
ST PETE BEACH, FL 33706

Mailing Address
801 GULF WAY
ST PETE BEACH, FL 33706-4218

Legal Description
MOREY BEACH BLK 5, LOTS 15 AND 16 & S 1/2 OF LOT 14

Current Tax District
ST PETE BEACH (SPB)

Year Built
~~1950~~ 1945

Heated SF	Gross SF	Living Units	Buildings
14,940	**16,896**	**31**	**1**

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request: Motion to recommend approval of case 23077 with the four required items and three recommended items proposed by staff.

Strategic Objective:

Date: October 5, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Staff requests a design review to the House-Medium building type of the Pass-a-Grille Overlay District for a new single-family residence constructed at the subject property.

Funding: N/A

Attachments:

1. 23077 Staff Report
2. 23077 Application
3. 23077 Building Permit Plans Set
4. 23077 Rendering Link

PLANNING & ZONING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Design Review Case No. 23077
Property Owner: Matthew Stephen Foster
Meeting Date: October 5, 2023
Prepared By: Brandon Berry, Planner, Planning and Zoning Division

REQUEST	Staff requests Historic Preservation Board design review of a new single-family residence, constructed to the House – Medium standards of the Pass-a-Grille Overlay District, which is being constructed as a new development of the subject property (LDC Sec. 20.24).
SUBJECT PROPERTY	2814 (0) Pass-a-Grille Way; Parcel ID #18-32-16-17316-001-0110; COLONIAL CORP REPLAT BLK 1, LOT 10.
LAND USE / ZONING	RU-2/PAG
FEMA FLOOD ZONE	AE-9
HISTORIC STATUS	The property appear to have been historically vacant. City aerials dating back to 1979 show the lot vegetated and lacking structures..
SURROUNDING AREA	North – 29th Ave / Two-family Residential South – Vacant parcel East – Single-family Residential West – Sunset Way / Single-family Residential

BACKGROUND and ANALYSIS

The applicant is requesting to construct a new single-family residence on the subject vacant lot that is proposed to be built to the 'House – Medium' building type of the Pass-a-Grille Overlay District. The Land Development Code provides the Historic Preservation Board the ability to provide comments on new construction projects that utilize the Overlay building types as a means of ensuring compatibility of new structures within the District.

The property is currently and appears from city records to have been historically vacant for at least the previous 45 years, comprising a complete platted lot laid out under a Colonial Corp Replat in 1925. The lot is separated from 29th Ave by one additional platted lot that was formerly under combined ownership, which itself is also vacant.

At 50x120 feet in size, the lot meets the area required for a lot in the property's underlying RU-2 zoning district, but does not meet the required width. Substandard single-family residential lots throughout the city that were platted prior to 1972 are deemed buildable despite not complying with the minimum lot standards for the zoning district. However, in the Pass-a-Grille Overlay District, substandard lots do not have the option to build to the underlying zoning district; they must build to the building types of the Overlay.

The applicant submitted original plans in April 2023, and revised the plans in August 2023. The plans have since been revised to meet the minimum layout standards of the Pass-a-Grille Overlay District. Staff has worked with the designer to produce a design suitable for Historic Preservation Board review, but has remaining comments addressed in this report.

The applicant has stated to staff that they will be requesting a variance to exceed the allowable height for the subject design in order to construct an elevator shaft that the owners need for wheelchair access. The Pass-a-Grille Overlay District limits roof midpoint height to 28 feet above required design flood elevation or eight feet above grade, whichever the applicant chooses for the subject design, provided that overall height shall not exceed 32 feet from the selected point. While all other residential zoning districts permit up to a ten foot overrun for ancillary mechanical and other above-roof features, the limitations to height that apply in the Pass-a-Grille Overlay District are absolute. At 46.75 feet NAVD to the top of the elevator shaft, or 42.75 feet above grade, the applicant is exceeding the allowable height for a structure in the zoning district by 2.75 feet. If the elevator shaft overrun variance is denied, the structure otherwise appears to comply, with the highest element an elevated AC compressor at 39.5 feet above grade and the roof ridge at approximately 37 feet above grade where 40 feet is permitted, and the top of the rooftop parapet at 35 feet above grade where 36 is permitted.

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:

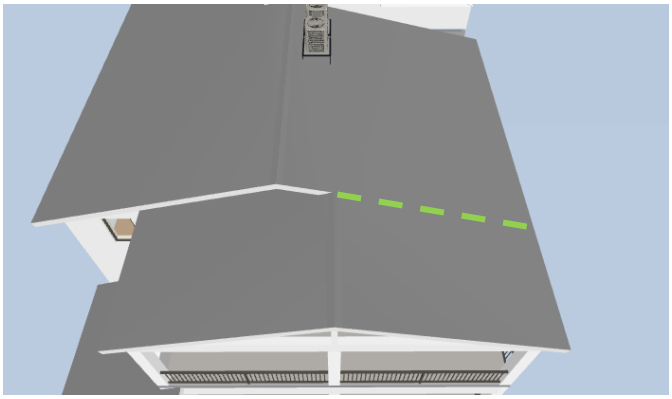
(a) The mass of a building must include:

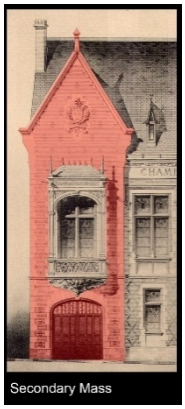
(1) *Primary mass*. The building shall have a distinct primary mass.

The structure was found to have a primary mass, forming the largest shape of the building. The offset roofline produces an appearance that the front elements of the building are in general harmony, particularly the windows and sliding glass doors of the balcony along with the area above the entryway.

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

Staff did not find the structure to have a distinct secondary mass. This is due in part to the roofline lacking a full break and thus the northern side of the roof melding visually with the remainder, creating a "box-like" effect (see below). While the city's code is not prescriptive to require a porch or stoop at the frontage, they are provided as options to designers as a straightforward secondary mass that promotes visual interest at the front of the building and provides relief from what otherwise may be an unvaried primary mass. Staff recommends the designer provide a full break in the roofline that is evident from the sidewalk to provide visual interest at the frontage, or propose an alternative secondary frontage.





Above, left: Staff finds the front of the structure currently lacks a defined secondary mass, although there is potential for the balcony portion to be further visually detached from the primary frontage. Providing a full break in the roofline of the balcony portion may alleviate this issue.

Above, right: An example of a distinct secondary mass, where the roofline orientation and building projection offset provide clear dimensionality to the frontage (Source: Towncrafting by James Dougherty)

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

After redesign, staff finds there are sufficient voids in the front massing. The recessed entryway on the southern frontage of the structure, combined with the additional projection of the brickwork around the garage, helps to provide breaks in the front mass. While a more conventional secondary mass would assist with providing additional natural voids in the design, the structure appears to minimally comply.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

The applicant has narrowed down the window palette from four initial designs to two current designs, and has common sliding glass doors along the frontage. Staff finds this standard to be generally met.

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

Although the design has improved since original submittal, staff finds this standard is not fully met. The applicant has moved the southern frontage entryway further into the front yard to provide some additional balancing to the frontage, but there is not

necessarily visual balance at the centerline – the right side of the frontage appears to have greater weight than the left. An altered roofline would assist with balance, but the designer may also propose alternatives to promoting visual balance. As with other standards, if the designer can demonstrate this standard is met, the project may move forward.

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

The applicant has bumped out the garage level one foot closer to the street, and has moved the entryway three feet closer, in order to provide greater visual weight to the lower part of the structure. The balconies also recede along the upper levels to provide increased lower-level visual support.

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

Staff does not find the front façade to be fully symmetrically or asymmetrically balanced. The frontage appears to skew to the right due to the large secondary mass offset to the northern frontage, while the southern left side has only moderate balance through the entryway. Staff recommends exploring a reconfiguration of the northern frontage balcony area, or additional massing on the south frontage, to provide visual balance to a structure that has been designed for asymmetric balance.

(c) Design must include the following rhythms:

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

The applicant uses repetitive features across the front façade to achieve proximity.

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

The applicant uses a common sand stucco finish and complementary colors for the frontage elements. They have modified the window design to be more consistent across the front façade as well.

LANDSCAPING COMPLIANCE

As the lot lacks an architectural private frontage, the applicant must install a 'Common Yard' secondary frontage. The requirements for the lot are summarized below:

Requirements (LDC Sec. 20.20): One frontage canopy tree, 10 shrubs (minimum 10 gallon), groundcover, and a fence or wall of 2-4 feet in height that matches the primary structure.

Provided: Sycamore trees (2), viburnum hedge running perpendicular to the front lot line, juniper groundcover, gravel mulch, and a sand-stucco style fence of 2' with 4' caps.

Comment: Due to the narrow lot, staff recommends replacing one of the sycamore trees with an understory tree required under the following standard to avoid crowding of landscaping. Staff also does not find the gravel mulch to be consistent with other front landscaping areas in the vicinity, and recommends a complete vegetative groundcover, with stone or gravel used as accent only.

Requirements (LDC Sec. 20.21): Two understory trees for each 20 linear feet of building (two in front and two in rear), and a three-foot-deep landscaping zone that contains shrubs and groundcover.
Provided: Zero understory trees, three-foot landscaping zone along Pass-a-Grille Way only.

Comment: As this property is classified as a "through lot", both frontages require the landscaping specified above. The applicant does show a tree on the west side of the lot, but it is unidentified. The applicant will need to show a rear landscaping buffer, and at least two understory trees along the Pass-a-Grille Way frontage, prior to permit issuance. As noted previously, the applicant is welcome to exchange a sycamore tree at the frontage for an understory tree.

Right: Pigeon Plum, Jatropha, and Yaupon Holly, three St. Pete Beach-friendly understory trees (Source: UF IFAS)

COMPATIBILITY WITH ADJACENT PROPERTIES

The structure is proposed at three stories, and just under 30 feet in overall height (38 feet from grade) where 32 feet in height (40 feet from grade) is permitted. There is also an elevator shaft proposed at 34.75 feet (42.75 feet from grade) which requires a variance. If denied, the home would be limited to 32 feet in height (40 feet from grade).

The immediate vicinity contains a mix of generally two-to-three story structures, many of which are pre-FIRM.

Left Neighbor – 2812 PAG Way

Right Neighbor – 2815 PAG Way

North Neighbor – 2900 PAG Way

North Neighbor – 2813 Sunset Way

BLOCK-FACE CONSISTENCY

The City does not have surveys on file for either abutting property. The northern lot is undeveloped and of the same size as the subject property, and would also be eligible for a 'House-Medium' home when developed. The lot previously was brought forward for a design review in August 2021, but the lot has since sold and a permit has never been applied for to begin new construction.

From aerial measurements, the property south of the subject property appears to have a setback of approximately 26 feet between the home and the sidewalk. The setback of the subject home would be approximately 14 feet between the home and the sidewalk at the entryway side, and 17 feet at the garage side.

STAFF RECOMMENDATION

Staff has identified the following items that will need to be addressed prior to the issuance of a building permit for new construction:

1) The applicant shall demonstrate, either through an amended design or annotated plans, consistency with the following required design elements:
    a. Defined secondary frontage;
    b. Vertical visual consistency at the façade centerline;
    c. Appropriate façade asymmetry.
2) The site plan must be updated to include the requirements of LDC Sec. 20.20 and 20.21 as they relate to landscaping requirements.
3) The required rear setback of a House-Medium lot is 15 feet; the applicant is currently showing a pool at ten feet from the rear lot line. As this is a double-frontage lot, the rear setback line must be respected for any accessory structure. The applicant must either modify the pool placement, or request a variance.
4) The applicant shall be required to obtain a variance to allow for the elevator shaft enclosure to either exceed the allowable height by approximately 2.75 feet, or will need to modify their design to remove the shaft enclosure or shorten its height to demonstrate compliance with the Land Development Code.

In addition to the above, Staff makes the following recommendations:

1) Groundcovers used in front planter areas should be vegetative, with gravel used only as accent.
2) Staff requests the applicant explain why the additional 2.75 feet in building height is necessary from a structural and mechanical standpoint, as well as what mitigation steps are being taken to reduce the visual impact of the elevator shaft if approved. Although design review variance requests are not in the purview of the Historic Preservation Board, they may affect the overall design of the building. Staff recommends that should the request be approved by the Board of Adjustment and any assigned conditions affect the location, decoration or other design as of the structure as presently shown, this request return to the Historic Preservation Board for review prior to permit issuance.
3) Staff requests that the rooftop mechanical equipment be screened through a compatible parapet or appropriate other means.

The Historic Preservation Board may make other recommendations to the applicant should members find that the recommendations will promote the design standards for the district, or assist in establishing the structure's compatibility with the neighborhood. At the discretion of the Board, this item may be brought back for further review once requirements and recommendations have been integrated into the design. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.

RENDERINGS

Front - East

Side – View from North

Rear - West

Side – View from South

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

Application for Pass-a-Grille Overlay District
Residential 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 residential 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.

Staff may require review by the Historic Preservation Board of any project built to the Building Types of LDC Sec. 20.15. Please contact the Planning Department at 727-363-9253 to determine if Board review is required for your project.

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

Matthew Foster

386 26TH AVE SE

ST PETERSBURG FL 33705

Phone 813-857-3264

Representative Name & Address

Peregrine Construction Group

669 1st Ave N

St Petersburg, FL 33807

Phone _____

Property Address and Legal Description

2814 Pass A Grille Way / COLONIAL CORP REPLAT BLK 1, LOT 11

Contributing Structure

Is there a contributing structure located on the parcel? Yes ____ No X

Project Description (include why the applicant is utilizing the overlay)

New Single Family Home / required

TYPE OF ACTIVITY

New Construction: New Addition:_____

Other (please explain):_____

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 Staff.

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)	x	
Building Type selected	x	
Private Frontage selected	x	
Building dimensions shown on plans, or drawn to scale on plans	x	
Mass and scale proportions of on-site building(s) clearly identify how each requirement **Sec. 20.22. a-c** for mass, proportional and rhythm is met	x	
Location of service areas, such as solid waste storage areas, and mechanical equipment	x	
Screening device locations		x
Parking locations	x	
Site furnishings		x
Lighting fixtures	x	
Freestanding signage		x
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	x	
Building materials referenced on elevations **Note:** Numbering the elevation with references to materials on a separate document is acceptable.	x	
Mass and scale proportions, clearly identify how each requirement **Sec. 20.22. a-c** for mass, proportional and rhythm is met	x	
Location of service areas, such as solid waste storage areas, and mechanical equipment	x	
Screening devices		x
Site furnishings		x
Lighting fixtures	x	
Signage		x
Landscaping plan showing the following:		
	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	x	
A minimum three-foot-wide landscaping area along primary frontage	x	
Ornamental grasses and groundcovers	x	

At least ten shrubs, minimum three gallons, along primary frontage	x	
One canopy tree along primary frontage	x	
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)	x	
Screening devices		x

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

7-26-23
Date

NEW RESIDENCE
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL 33706

STRUCTURAL DESIGN CRITERIA

FLORIDA BUILDING CODE - RESIDENTIAL 2020 7TH EDITION

BUILDING CODE	2020 FLORIDA BUILDING CODE - residential
PLUMBING CODE	2020 FLORIDA PLUMBING CODE - residential
MECHANICAL CODE	2020 FLORIDA MECHANICAL CODE - residential
ELECTRICAL CODE	2017 NATIONAL ELECTRIC CODE - residential

CONSTRUCTION TYPE:	VB
OCCUPANCY:	R-3
NUMBER OF FLOORS:	THREE

Floor and Roof Live Loads

Uninhabitable Attics:	20 PSF
Habitable Attics, Bedroom:	30 PSF
All Other Rooms:	40 PSF
Garage:	40 PSF
Roofs:	20 PSF

Wind Design Data

Ultimate Wind Speed:	146 mph
Nominal (Basic) Wind Speed:	112 mph
Risk Category:	II
Wind Exposure:	C
Enclosure Classification:	Enclosed
Internal Pressure Coefficient:	0.18 +/-

Components and Cladding:

Roofing Zone 1:	17.5 psf max.	-27.9 psf min.
Roofing Zone 2:	17.5 psf max.	-48.6 psf min.
Roofing Zone 3:	17.5 psf max.	-71.8 psf min.
Roofing and Zone 2 Overhangs:		-56.9 psf min.
Roofing and Zone 3 Overhangs:		-95.6 psf min.

Stucco, Cladding, Doors, and Windows:

Zone 4:	30.5 psf max.	-33.1 psf min
Zone 5:	30.5 psf max.	-40.8 psf min
9' Wide O/H Dr.:	26.8 psf max.	-30.3 psf min
16' Wide O/H Dr.:	25.7 psf max.	-28.6 psf min.

The Normal Wind Speed was used to determine these Component and Cladding Pressures.

All exterior glazed openings shall be protected from wind-borne debris as per Section 1609.1.2 of the 2017 Florida Building Code.

Geotechnical Information

Design Soil Load Bearing Capacity: 2,000 psf

Flood Design Data

Flood Zone:	AE
Lowest Floor Elevation:	9.00' (+ 2.00') NAVD

*STRUCTURE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.
All material below base flood elevation to be FEMA Class 4 or 5.

FLORIDA PRODUCT APPROVAL NUMBERS

CATEGORY	MANUFACTURER	FL APR #
EXTERIOR SWING DOORS	THERMA-TRU CORP.	FL-21142.12
GARAGE DOORS	CLOPAY BUILDING PRODUCTS	FL-5684.02
SLIDING GLASS DOORS	PGT INDUSTRIES	FL-251.5
SINGLE HUNG WINDOWS	PGT INDUSTRIES	FL-239.2
CASEMENT WINDOWS	PGT INDUSTRIES	FL-245.2
FIXED WINDOWS	PGT INDUSTRIES	FL-243.8
SOFFIT	JAMES HARDIE BUILDING PRODUCTS	FL-13265.1
CONCRETE LINTELS	CAST-CRETE USA, LLC	FL-158.1
METAL ROOF	Gulf Coast Supply & Manufacturing	NOA 19-0807.02

INDEX OF DRAWINGS

C1	Cover Sheet
A1	Site Plan
A2	First Floor Dimensioned Plan
A3	Second Floor Dimensioned Plan
A4	Third Floor / Moon Deck Dimensioned
A5	Front and Rear Elevations
A6	Right Side Elevation
A7	Left Side Elevation
A8	First and Second Floor Electrical
A9	Third and Forth Floor Electrical
A10	Door Window Sched. First and Second Floor
A11	Door Window Sched. Third and Forth Floor
S1	Foundation Plan
S2	Second and Third Structural Plan
S3	Forth and Moon Deck Structural Plan
S4	Wall Section / AugerCast Pile
S5	Masonry Details
S6	Frame Details
S7	Misc. Details

BUILDING AREAS

First Floor Living	307 Sq Ft
Second Floor Living	2146 Sq Ft
Third Floor Living	2463 Sq Ft
Total Living	**4916 Sq Ft**
Garage/Storage	2188 Sq Ft
Lanai	365 Sq Ft
Covered Entry	135 Sq Ft
Front Balcony 2	231 Sq Ft
Rear Balcony 2	366 Sq Ft
Front Balcony 3	186 Sq Ft
Rear Balcony 3	330 Sq Ft
Moon Deck	535 Sq Ft
Total Non Living	**4336 Sq Ft**
Total Under Roof	**9252 Sq Ft**

COVER SHEET

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

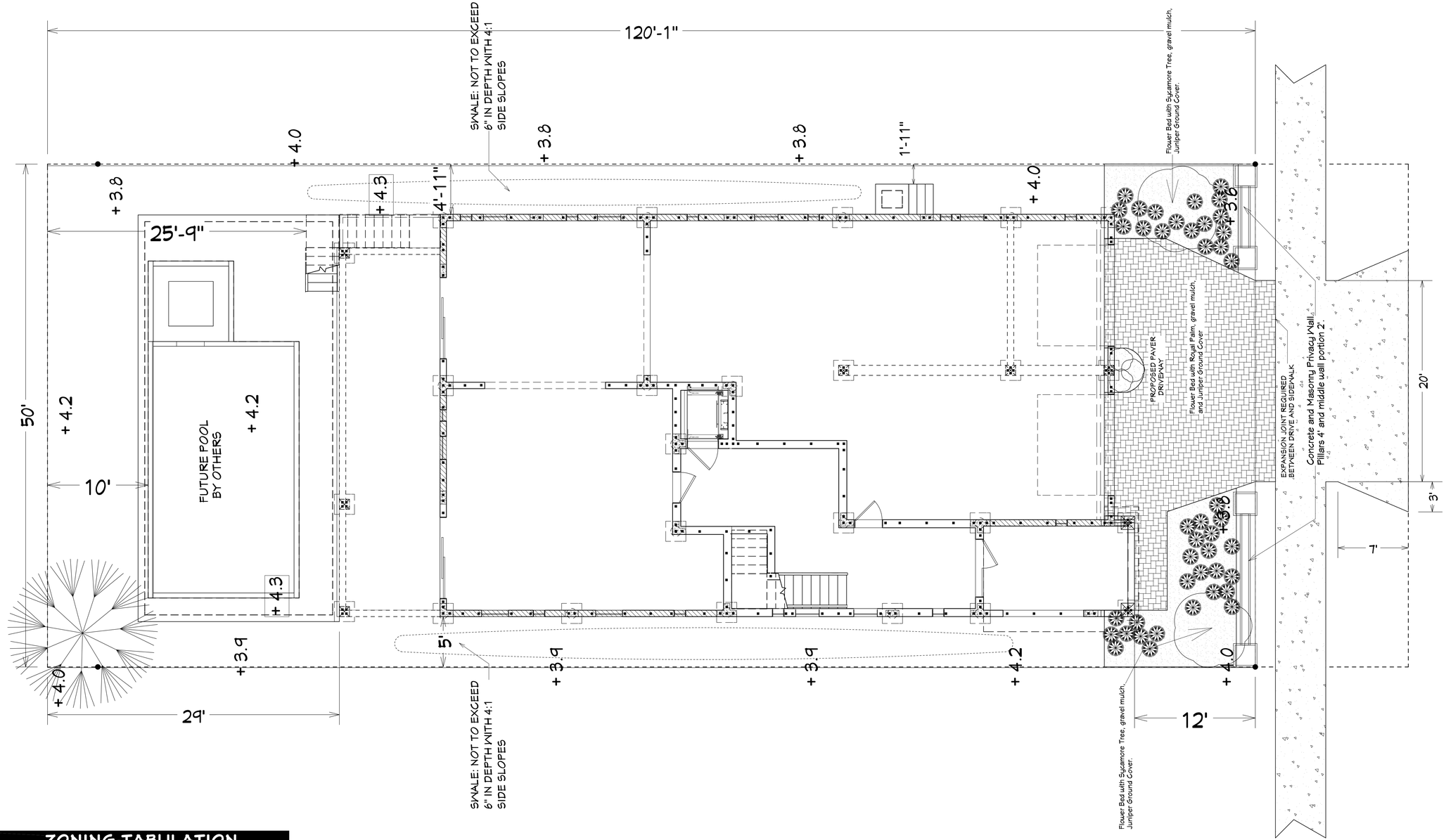
PEREGRINE CONSTRUCTION GROUP

SEAL

DATE:
02/07/2023

REVISION:
9/16/23

CS



ZONING TABULATION		
DESCRIPTION	REQUIRED	PROVIDED
ZONED	---	RU-2
LOT WIDTH	---	50'
MIN. LOT SQ. FOOTAGE		6,000 S.F.
SET BACKS / BUILDING HEIGHT		
FRONT	10'min / 15 max	12'-0"
REAR	10'-0"	29'-0"
SIDES	10%	5'-0"
MAX HEIGHT	28'-0"	28'-0"
SITE CALCULATIONS: PERVIOUS / IMPERVIOUS CALCS		
LOT SIZE		6,000 S.F.
HOUSE FOOTPRINT		3,099 S.F. / 51%
DRIVEWAY / PADS / STEPS		435 S.F. / 7%
TOTAL:		3,441 S.F. / 57%

SITE PLAN

SCALE: 1"= 5ft.

Plot Plan View

PEREGRINE CONSTRUCTION GROUP

PROJECT INFORMATION

2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

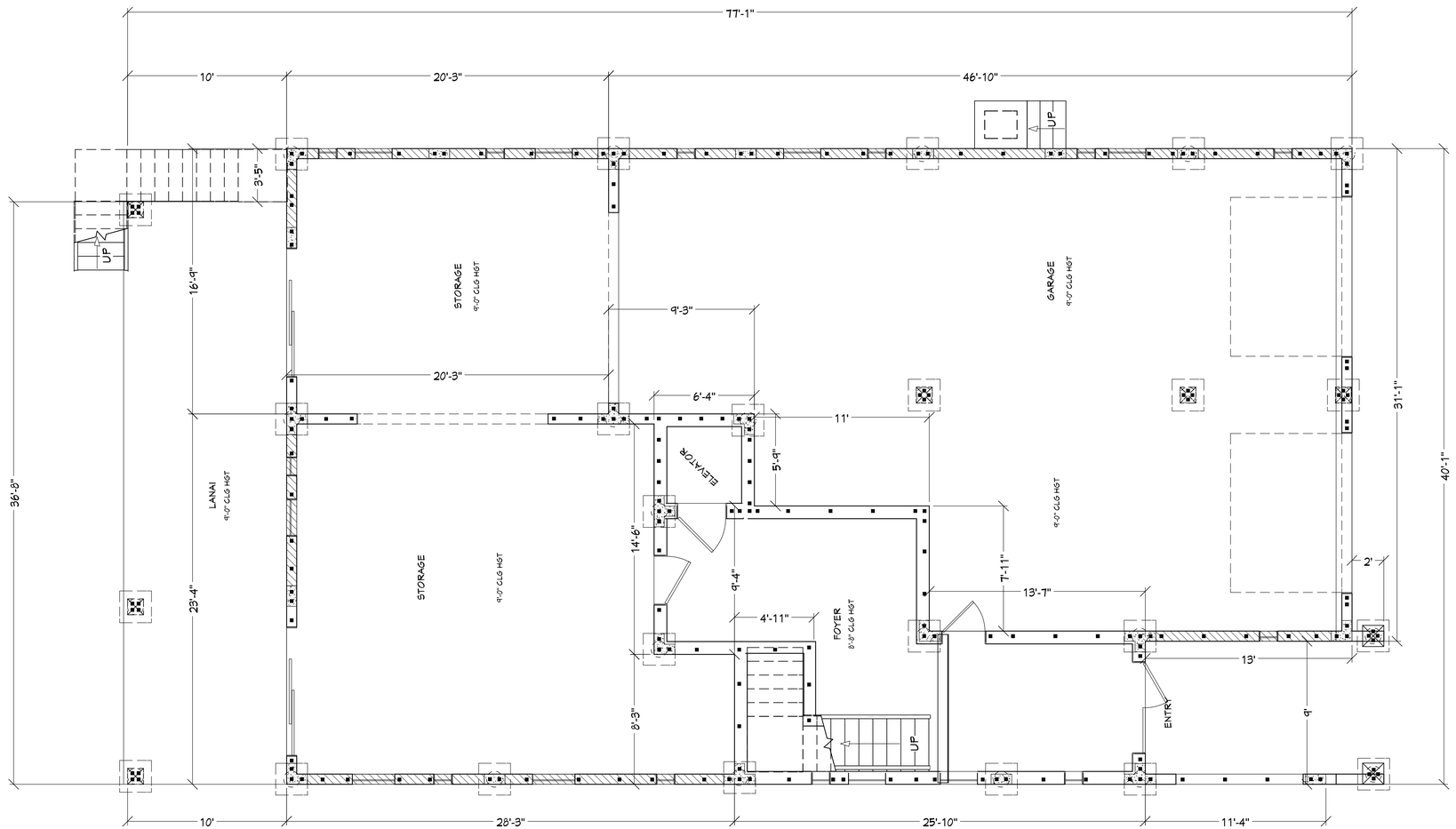
SEAL

DATE:
02/07/2023

REVISION:
9/16/23

A1

NOTE: All Dimensions are to main structural member of wall.



WALL LEGEND

1. FRANGIBLE 8" CMU BLOCK WALL
2. 8" CMU BLOCK WALL
3. 8" CMU BLOCK WALL w/ 1/2" Drywall over 3/4" PT Furring over 3/4" Rigid R5.0 Insulation
4. 2x6 EXTERIOR LOAD BEARING WALL Studs 16" O.C. w/ 1/2" Advantech Zip System Sheathing and R-19 Batt insulation
5. 2x LOAD BEARING WALL Studs 16" O.C.
6. 2x INTERIOR NON-BEARING WALL Studs 16" O.C.

Note: All 2x Framed Wall Studs 16" O.C.

BUILDING AREAS

First Floor Living	307 Sq Ft
Second Floor Living	2146 Sq Ft
Third Floor Living	2463 Sq Ft
Total Living	**4916 Sq Ft**
Garage/Storage	2188 Sq Ft
Lanai	365 Sq Ft
Covered Entry	135 Sq Ft
Front Balcony 2	231 Sq Ft
Rear Balcony 2	366 Sq Ft
Front Balcony 3	186 Sq Ft
Rear Balcony 3	330 Sq Ft
Moon Deck	535 Sq Ft
Total Non Living	**4336 Sq Ft**
Total Under Roof	**9252 Sq Ft**

FIRST FLOOR DIMENSIONED

SCALE: 1/4" = 1'

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

PEREGRINE CONSTRUCTION GROUP

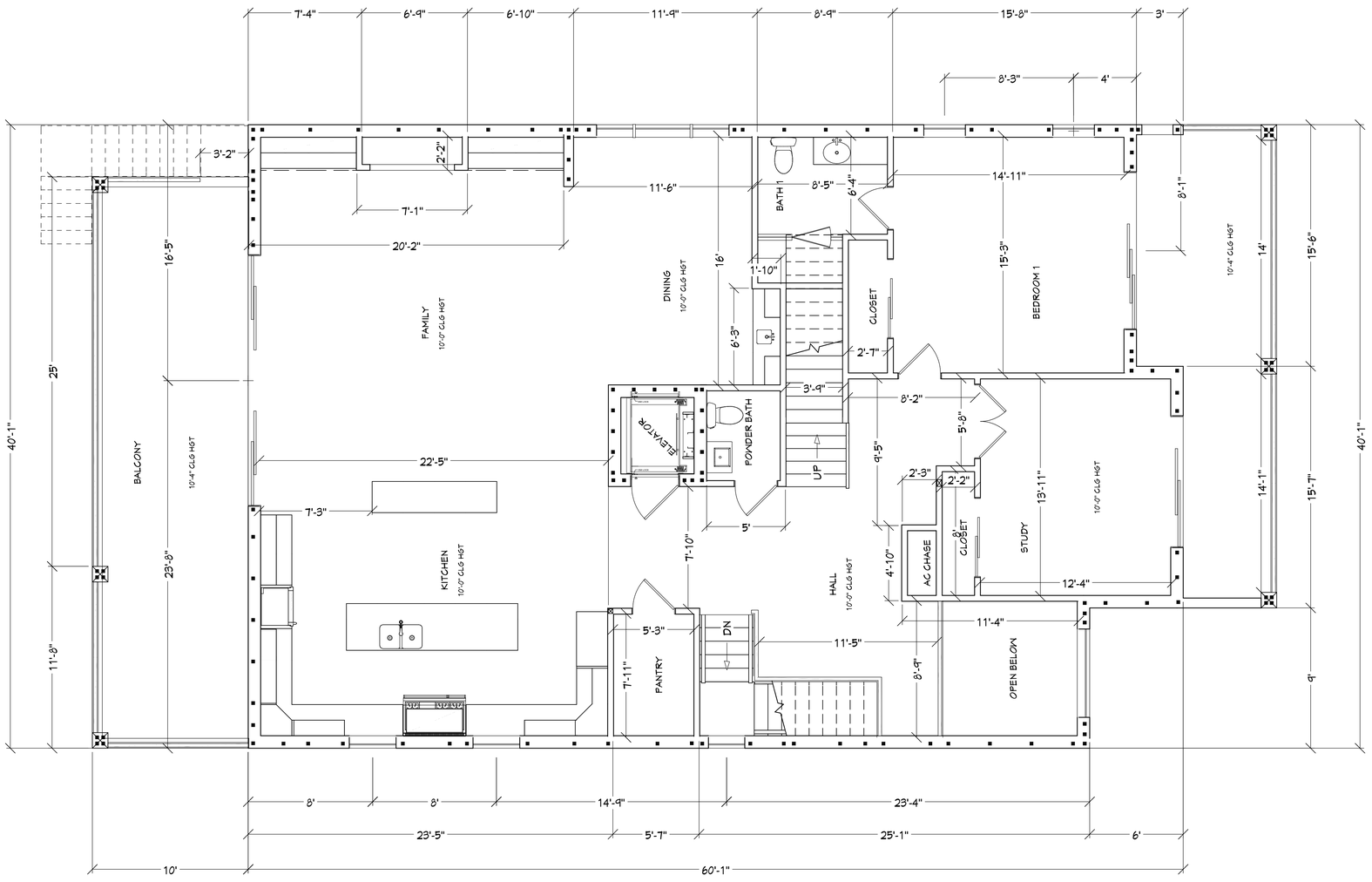
SEAL

DATE: 02/07/2023

REVISION: 9/16/23

A2

NOTE: All Dimensions are to main structural member of wall.



WALL LEGEND

1	FRANGIBLE 8" CMU BLOCK WALL
2	8" CMU BLOCK WALL
3	8" CMU BLOCK WALL w/ 1/2" Drywall over 3/4" PT Furring over 3/4" Rigid R5.0 Insulation
4	2x6 EXTERIOR LOAD BEARING WALL Studs 16" O.C. w/ 1/2" Advantech Zip System Sheathing and R-19 Batt insulation
5	2x LOAD BEARING WALL Studs 16" O.C.
6	2x INTERIOR NON-BEARING WALL Studs 16" O.C.

Note: All 2x Framed Wall Studs 16" O.C.

BUILDING AREAS

First Floor Living	307 Sq Ft
Second Floor Living	2146 Sq Ft
Third Floor Living	2463 Sq Ft
Total Living	**4916 Sq Ft**
Garage/Storage	2188 Sq Ft
Lanai	365 Sq Ft
Covered Entry	135 Sq Ft
Front Balcony 2	231 Sq Ft
Rear Balcony 2	366 Sq Ft
Front Balcony 3	186 Sq Ft
Rear Balcony 3	330 Sq Ft
Moon Deck	535 Sq Ft
Total Non Living	**4336 Sq Ft**
Total Under Roof	**9252 Sq Ft**

SECOND FLOOR DIMENSIONED

SCALE: 1/4" = 1'

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

PEREGRINE CONSTRUCTION GROUP

SEAL

DATE:
02/07/2023

REVISION:
9/16/23

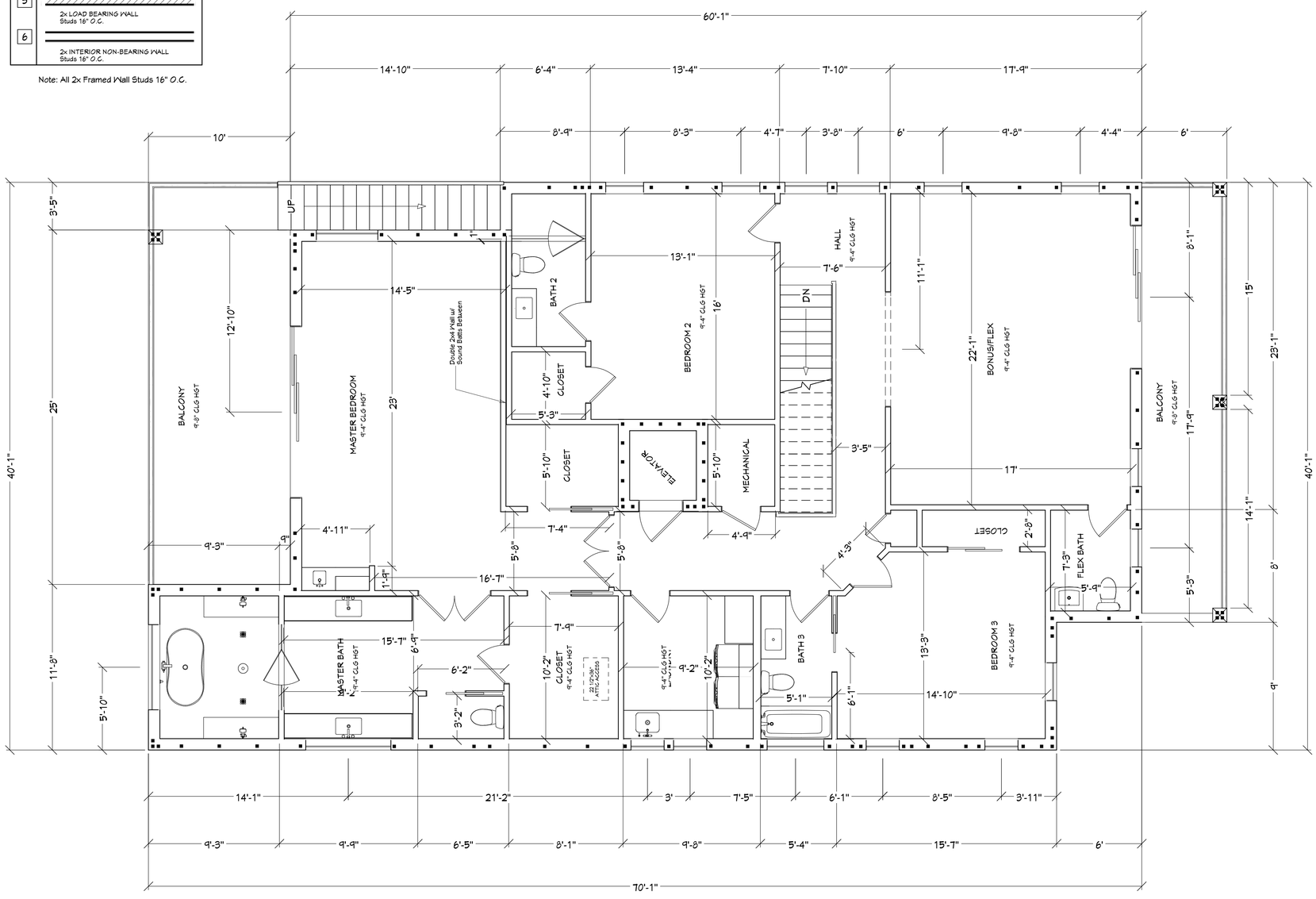
A3

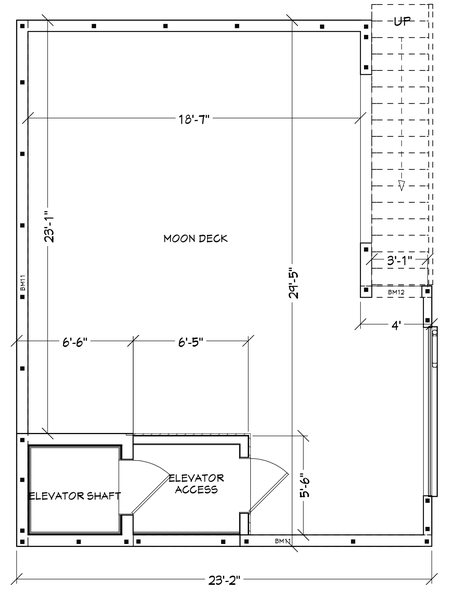
NOTE: All Dimensions are to main structural member of wall.

WALL LEGEND

1. FRANGIBLE 8" CMU BLOCK WALL
2. 8" CMU BLOCK WALL
3. 8" CMU BLOCK WALL w/ 1/2" Drywall over 3/4" PT Furring over 3/4" Rigid R5.0 Insulation
4. 2x6 EXTERIOR LOAD BEARING WALL Studs 16" O.C. w/ 1/2" Advantech Zip System Sheathing and R-19 Batt Insulation
5. 2x LOAD BEARING WALL Studs 16" O.C.
6. 2x INTERIOR NON-BEARING WALL Studs 16" O.C.

Note: All 2x Framed Wall Studs 16" O.C.





BUILDING AREAS

First Floor Living	307 Sq Ft
Second Floor Living	2146 Sq Ft
Third Floor Living	2463 Sq Ft
Total Living	**4916 Sq Ft**
Garage/Storage	2188 Sq Ft
Lanai	365 Sq Ft
Covered Entry	135 Sq Ft
Front Balcony 2	231 Sq Ft
Rear Balcony 2	366 Sq Ft
Front Balcony 3	186 Sq Ft
Rear Balcony 3	330 Sq Ft
Moon Deck	535 Sq Ft
Total Non Living	**4336 Sq Ft**
Total Under Roof	**9252 Sq Ft**

THIRD AND FORTH FLOOR DIMENSIONED

SCALE: 1/4" = 1'

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

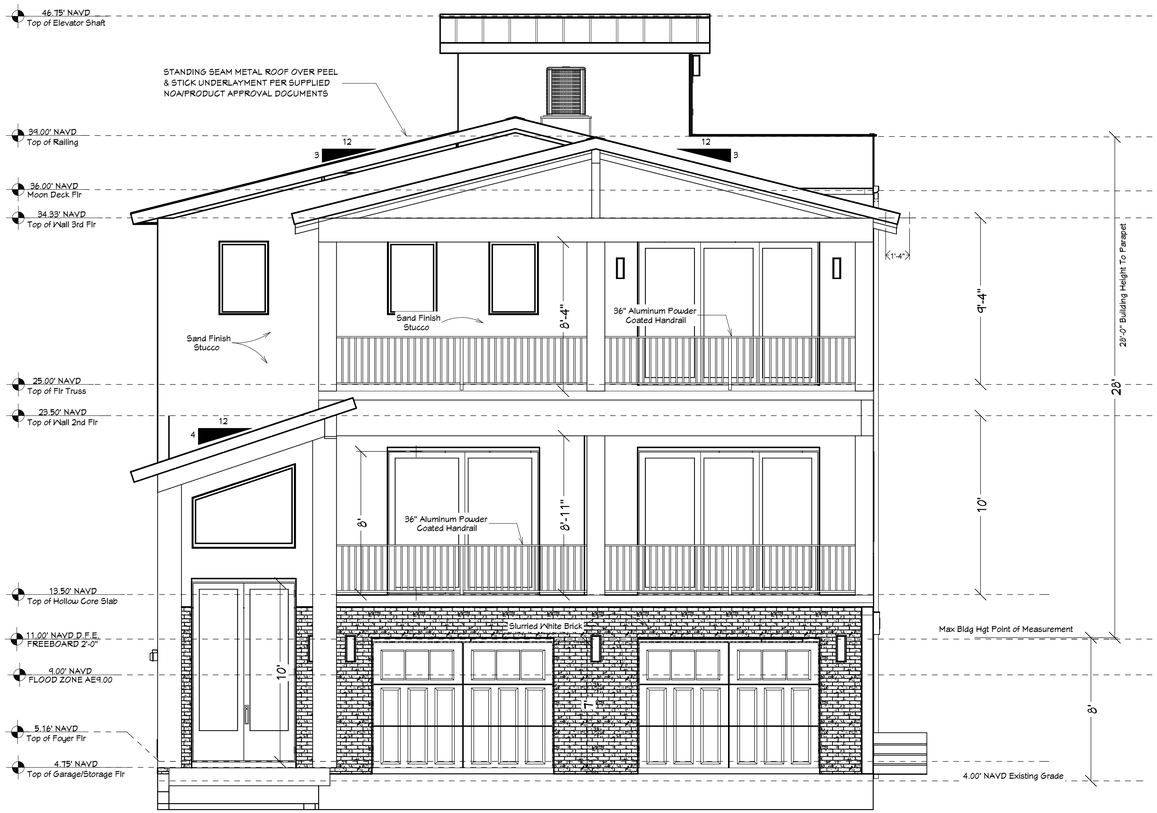
PEREGRINE CONSTRUCTION GROUP

SEAL

DATE: 02/07/2023

REVISION: 9/16/23

A4



Front

Rear

FRONT AND REAR ELEVATIONS

SCALE: 1/4" = 1'

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

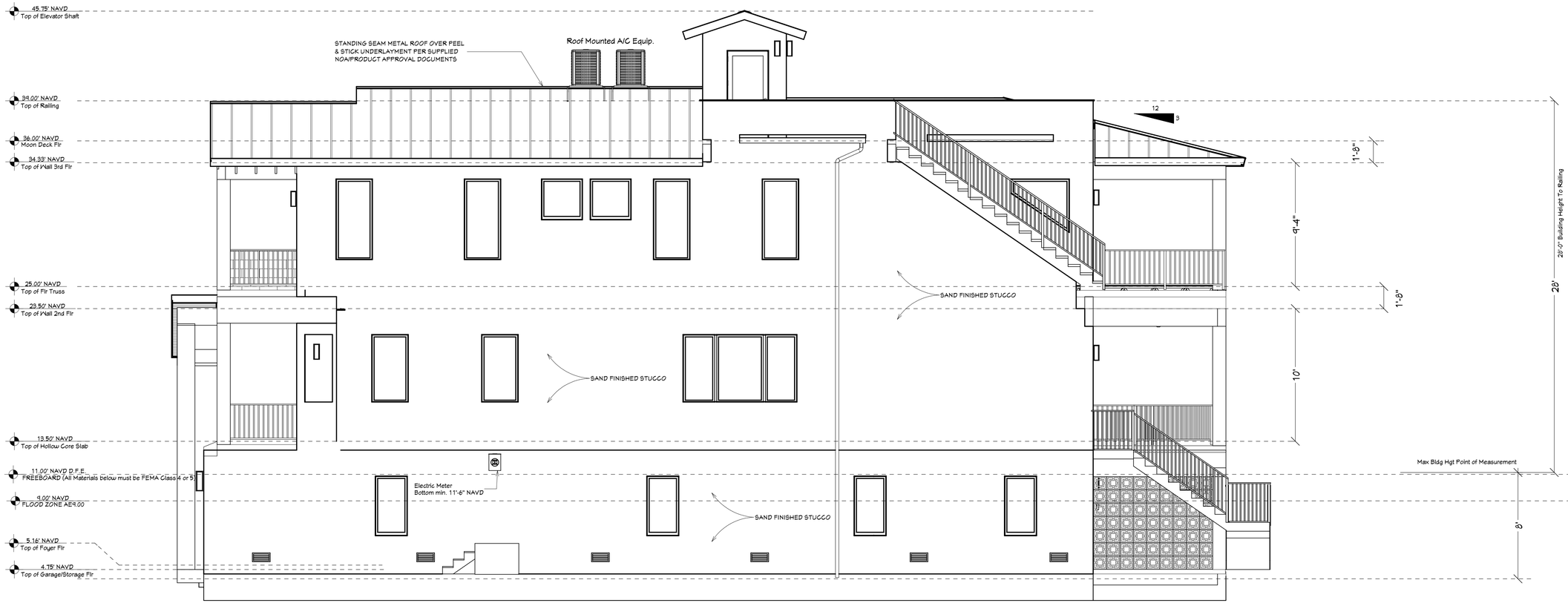
PEREGRINE CONSTRUCTION GROUP

SEAL

DATE:
02/07/2023

REVISION:
9/16/23

A5



Right Side

11 5/8"x11 5/8"x3 5/8" Screen Block

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

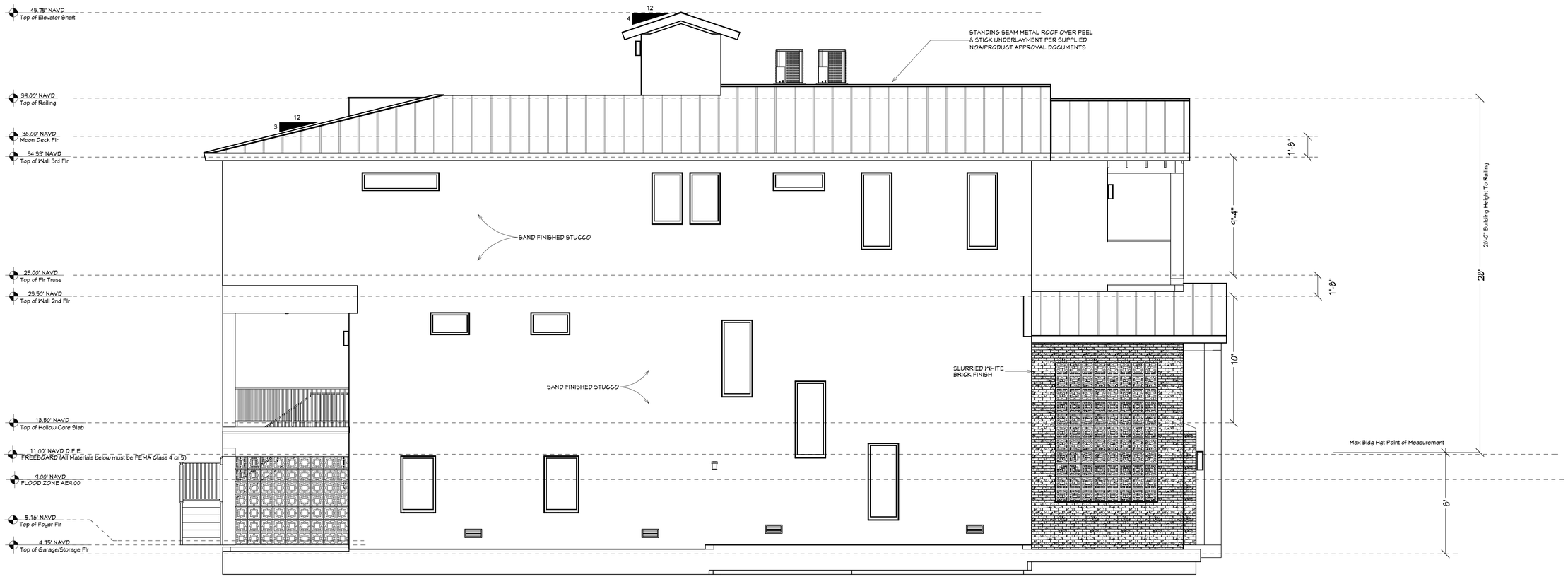
PEREGRINE CONSTRUCTION GROUP

SEAL

DATE:
02/07/2023

REVISION:
9/16/23

A6



Elevation 27

11 5/8"x11 5/8"x3 5/8" Screen Block

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'

PROJECT INFORMATION

2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

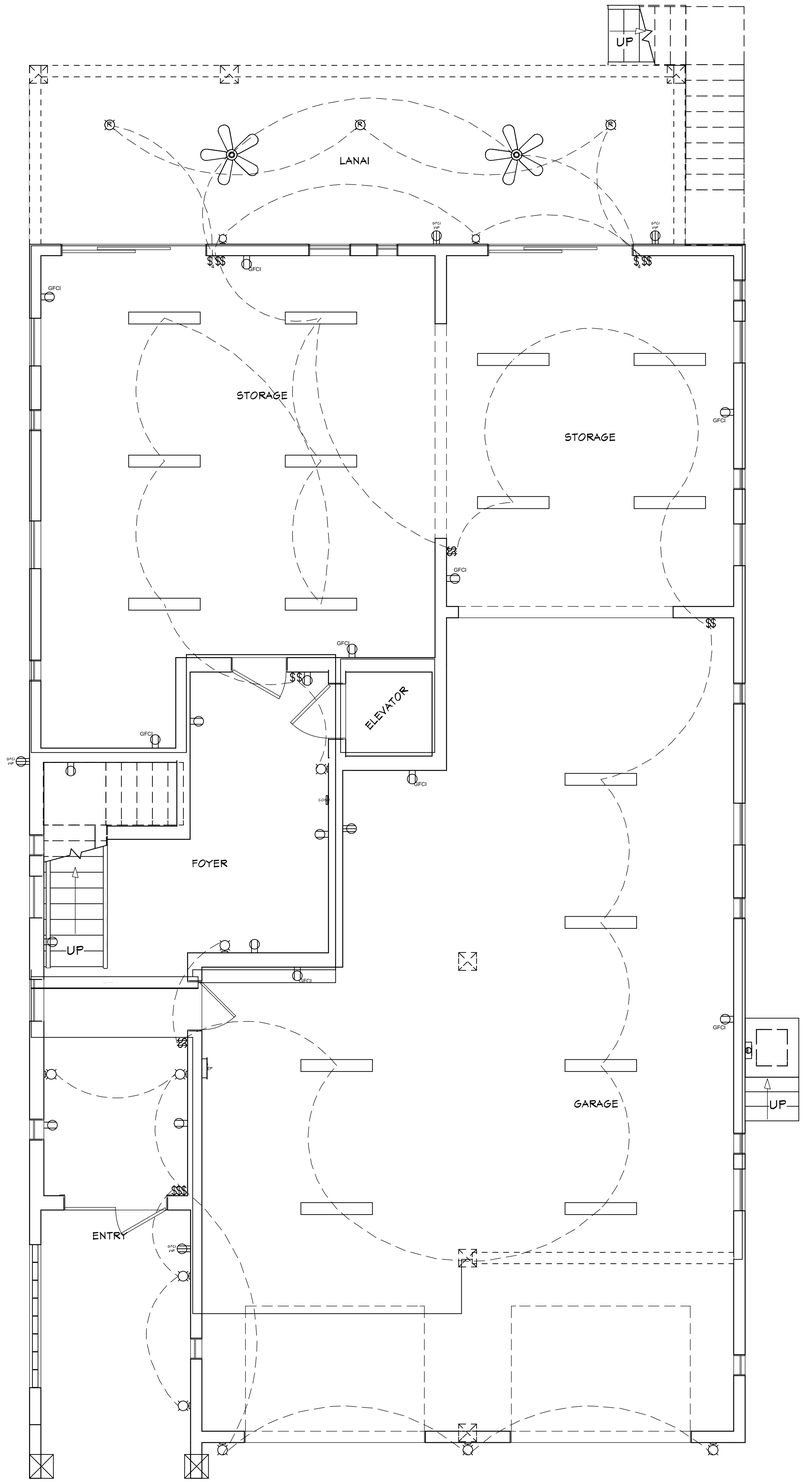
PEREGRINE CONSTRUCTION GROUP

SEAL

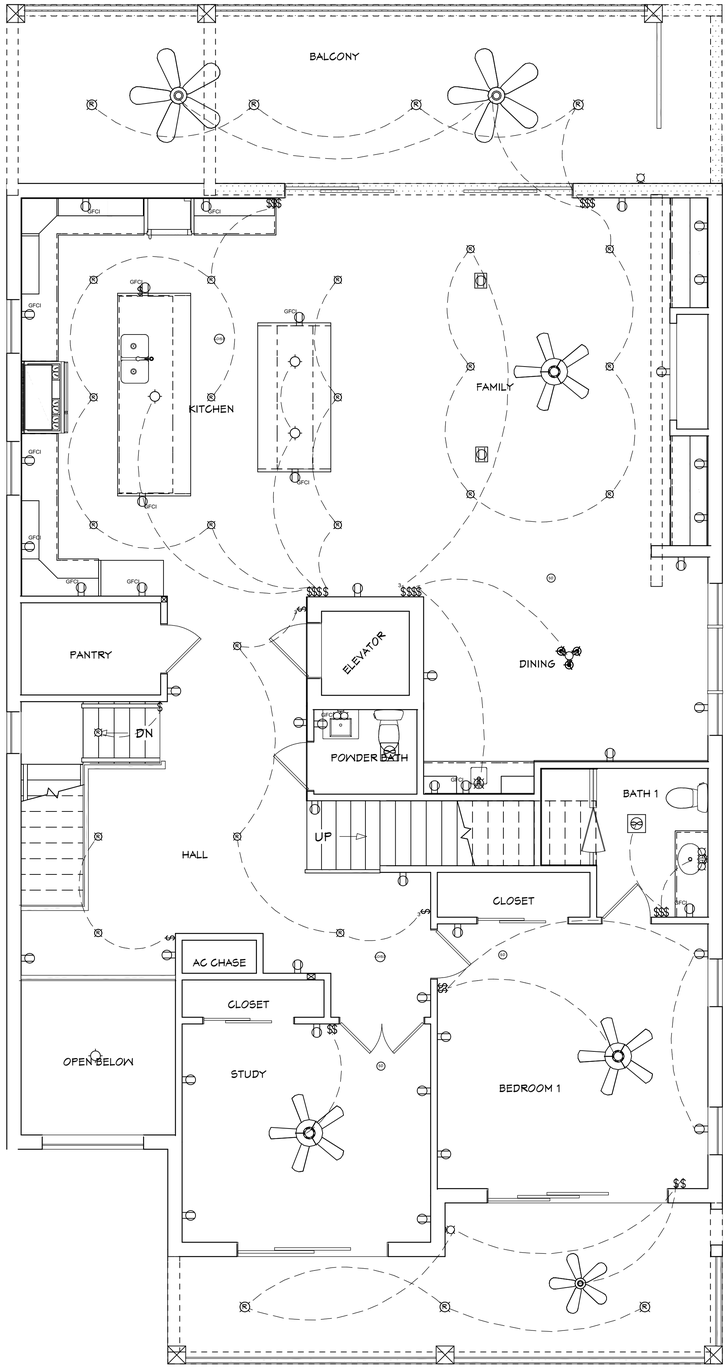
DATE:
02/07/2023

REVISION:
9/16/23

A7



1st Floor



2nd Floor

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
$ WP $ 3 $ 4 $	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM $ T $	Switches: Dimmer, Timer
AV Control $ A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
CS CS/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
T	Thermostat
	Door Chime, Door Bell Button
SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	200 Amp Electrical Breaker Panel

PROJECT INFORMATION

2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

PEREGRINE CONSTRUCTION GROUP

SEAL

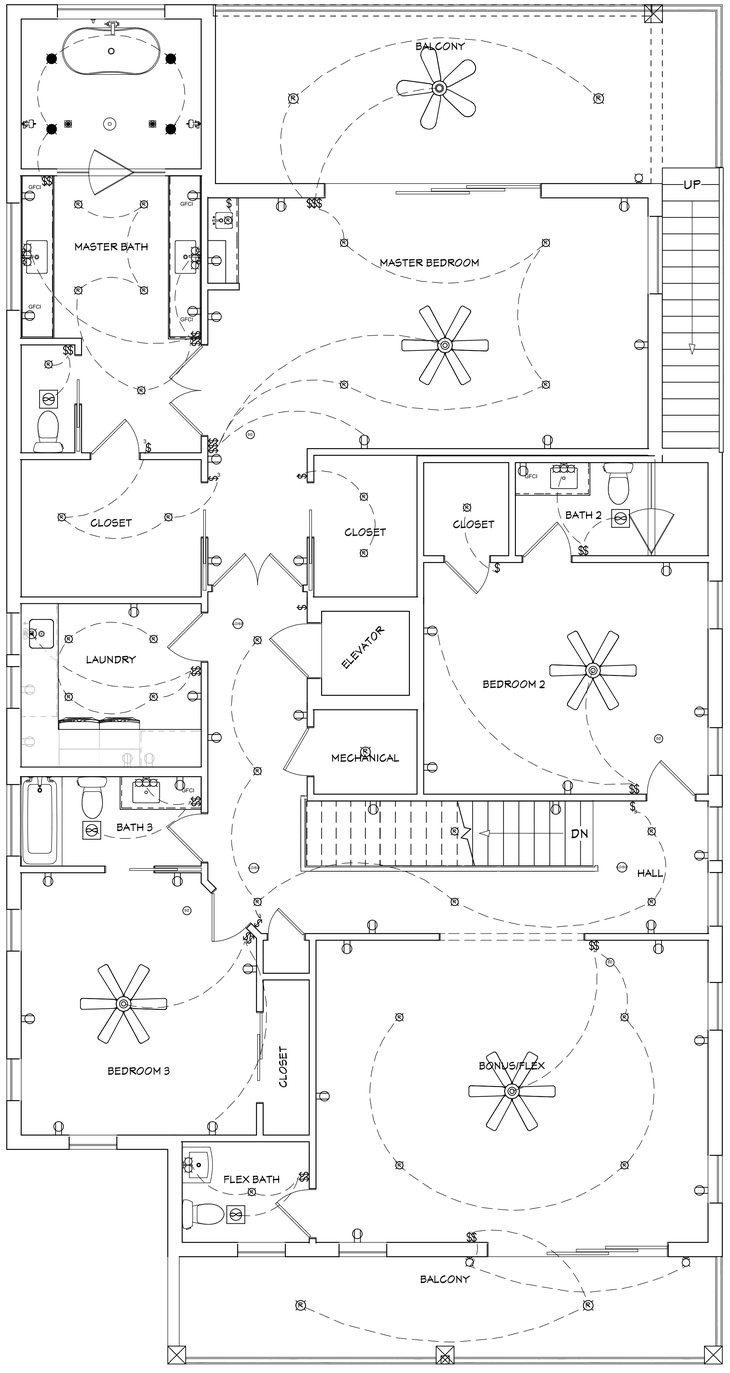
DATE:
02/07/2023

REVISION:
9/16/23

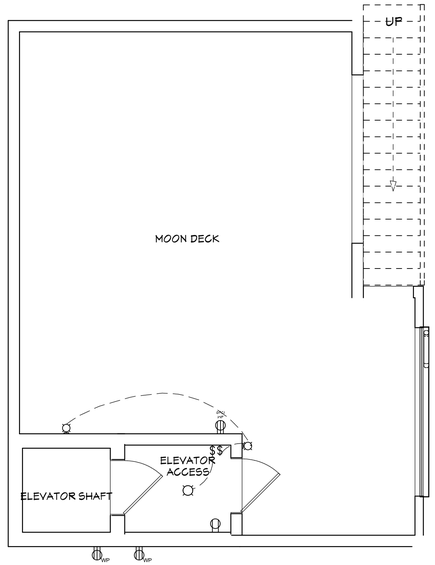
ELECTRIC FIRST AND SECOND FLOOR

SCALE: 1/4" = 1'

A8



3rd Floor



Mood Deck

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP T	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM T	Switches: Dimmer, Timer
AV Control	Audio Video: Control Panel, Switch
SP	Speakers: Ceiling Mounted, Wall Mounted
CO CBTV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	200 Amp Electrical Breaker Panel

ELECTRIC THIRD AND FORTH FLOOR

SCALE: 1/4" = 1'

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

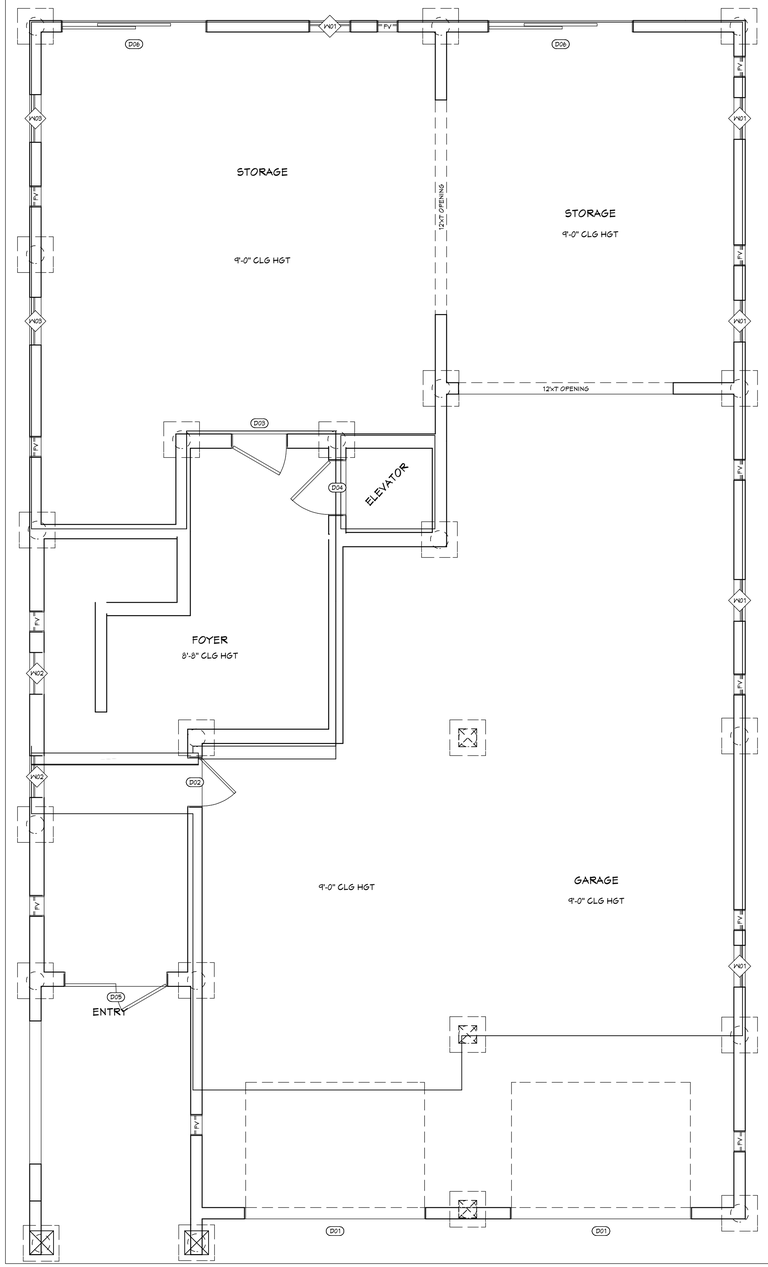
PEREGRINE CONSTRUCTION GROUP

SEAL

DATE:
02/07/2023

REVISION:
9/16/23

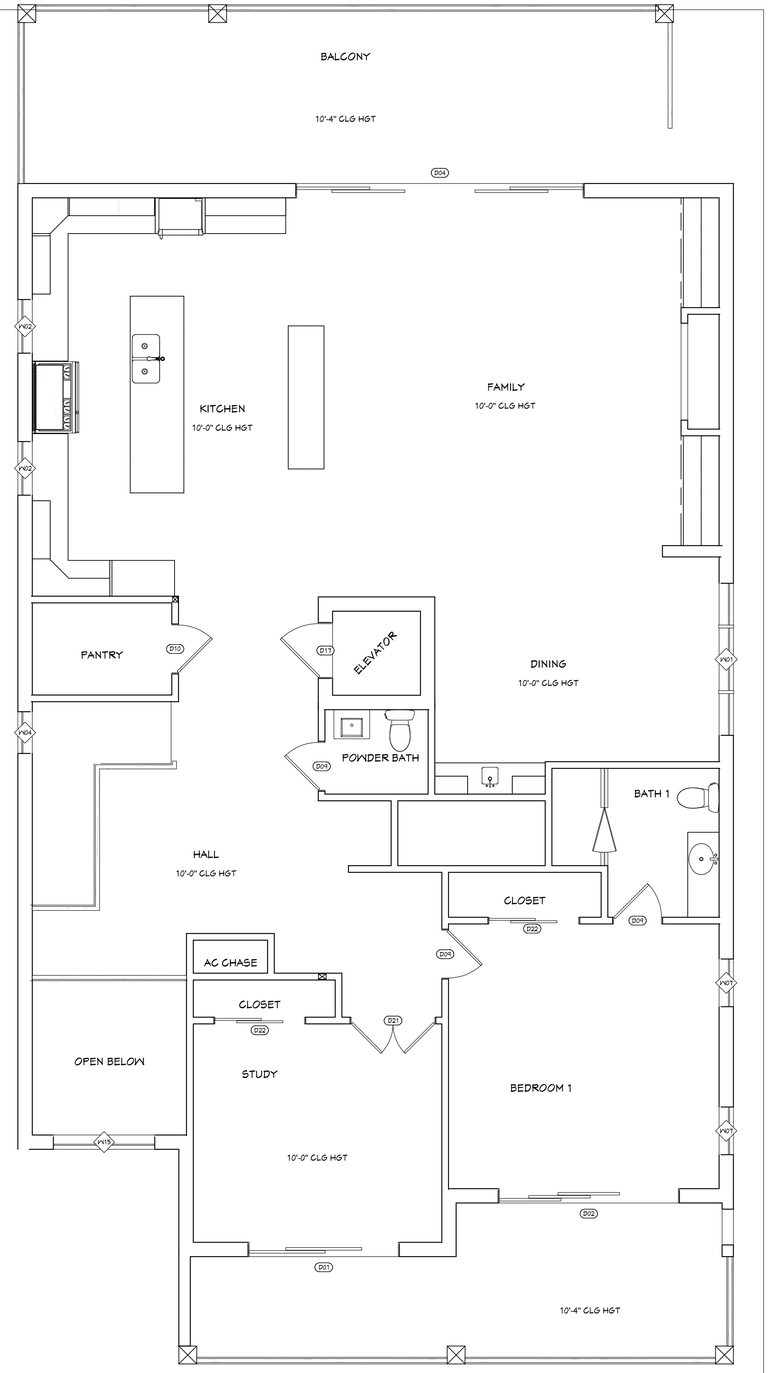
A9



1st Floor

First Floor Door Schedule						
Number	Label	Qty	Floor	Size	Description	Manufacturer
D01	10070	2	1	10070	Garage Door	
D02	2868	1	1	2868 L IN	Hinged Door	
D03	3068	1	1	3068 R EX		
D04	3068	1	1	3068 R IN	Hinged Door	
D05	58100	1	1	58100 L EX	ext. Double Hinged-Glass Panel	
D06	8070	2	1	8070 R EX	2 Panel Sliding Glass Door	

First Floor Window Schedule							
Number	Label	Qty	Floor	Size	Egress	Description	Manufacturer
W01	2445SC	5	1	2445SC		Single Casement-hr	
W02	2460FX	2	1	2460FX		Fixed Glass	
W03	2845SC	2	1	2845SC		Single Casement-hl	



2nd Floor

Second Floor Door Schedule						
Number	Label	Qty	Floor	Size	Description	Manufacturer
D01	8480	1	2	8480 R EX	ext. Slider-Glass Panel	
D02	10080	1	2	10080 R EX	ext. 3+0-Panel Slider-Glass Panel	
D04	16080	1	2	16080 L/R EX	ext. Quad Slider-Glass Panel	
D09	2880	3	2	2880 L IN	Hinged-Door P01	
D10	2880	1	2	2880 R IN	Hinged-Glass Panel	
D17	3080	1	2	3080 L IN	Hinged-Door P01	
D21	4880	1	2	4880 L/R IN	Double Hinged-Door P01	
D22	5080	2	2	5080 L IN	Slider-Door P01	

Second Floor Window Schedule							
Number	Label	Qty	Floor	Size	Egress	Description	Manufacturer
W01	8650MU	1	2	8650		Mulled Unit-hl	PGT Industries
W02	3018FX	2	2	3018FX		Fixed Glass	
W04	2460FX	1	2	2460FX		Fixed Glass	
W07	2850SC	2	2	2850SC		Single Casement-hl	
W15	5848FX	1	2	5848FX		Fixed Glass	

DOOR AND WINDOW SCHEDULE FIRST AND SECOND FLOOR

SCALE: 1/4" = 1'

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

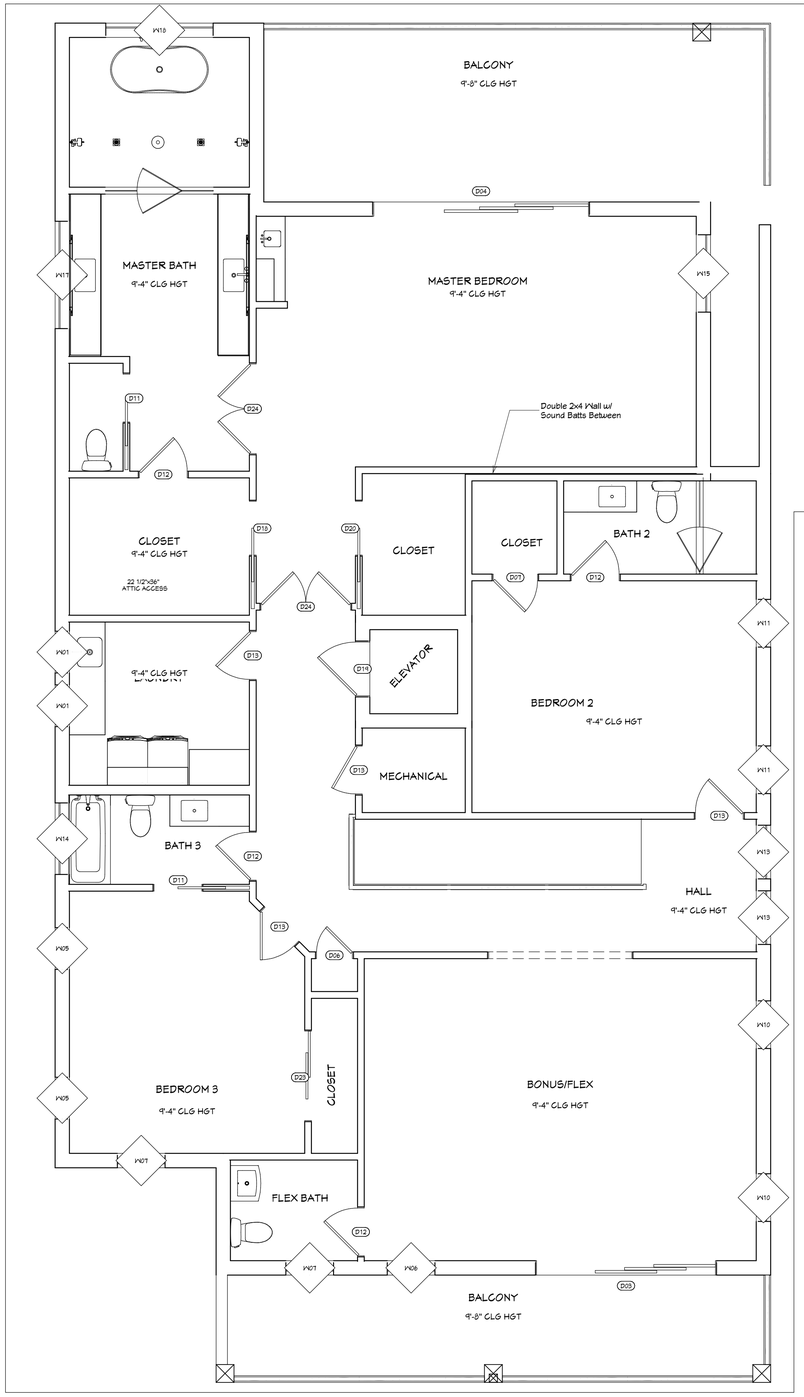
PEREGRINE CONSTRUCTION GROUP

SEAL

DATE:
02/07/2023

REVISION:
9/16/23

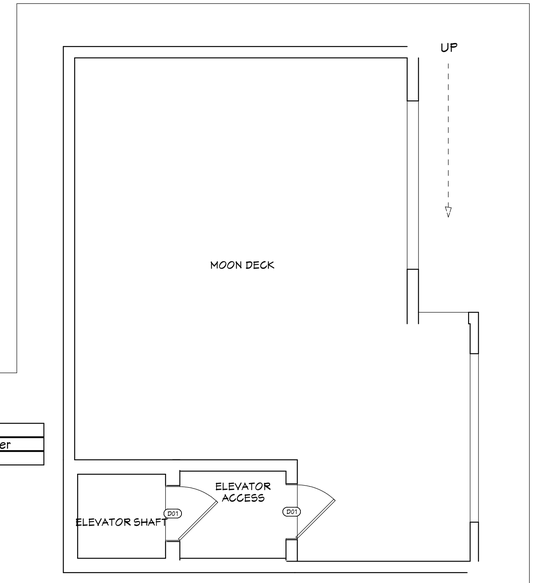
A10



3rd Floor

Door Schedule					
Number	Label	Qty	Floor	Size	Description
D03	10080	1	3	10080 R EX	ext. 3+0-Panel Slider-Glass Panel
D04	12080	1	3	12080 R EX	ext. 3+0-Panel Slider-Glass Panel
D06	2080	1	3	2080 R IN	Hinged-Door P01
D07	2680	1	3	2680 R IN	Hinged-Door P01
D11	2880	2	3	2880 L	Pocket-Door P01
D12	2880	4	3	2880 L IN	Hinged-Door P01
D13	2880	4	3	2880 R IN	Hinged-Door P01
D18	3080	1	3	3080 L	Pocket-Door P01
D19	3080	1	3	3080 L IN	Hinged-Door P01
D20	3080	1	3	3080 R	Pocket-Door P01
D23	5080	1	3	5080 L IN	Slider-Door P01
D24	5080	2	3	5080 L/R IN	Double Hinged-Door P01

Window Schedule							
Number	Label	Qty	Floor	Size	Egress	Description	Manufactur
W01	2440SC	2	3	2440SC		Single Casement-hl	PGT
W05	2460SC	2	3	2460SC	Yes	Single Casement-hl	PGT
W06	2840SC	1	3	2840SC		Single Casement-hl	PGT
W07	2840SC	2	3	2840SC		Single Casement-hr	PGT
W10	2860SC	2	3	2860SC		Single Casement-hl	PGT
W11	2860SC	2	3	2860SC	Yes	Single Casement-hl	PGT
W13	3030FX	2	3	3030FX		Fixed Glass	PGT
W14	4014FX	1	3	4014FX		Fixed Glass	PGT
W15	4440FX	1	3	4440FX		Fixed Glass	
W17	6014FX	1	3	6014FX		Fixed Glass	PGT
W18	6018FX	1	3	6018FX		Fixed Glass	PGT



Moon Deck Door Schedule						
Number	Label	Qty	Floor	Size	Description	Manufacturer
D01	3068	2	4	3068 R IN	Hinged-Glass Panel	

Moon Deck

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

PEREGRINE CONSTRUCTION GROUP

SEAL

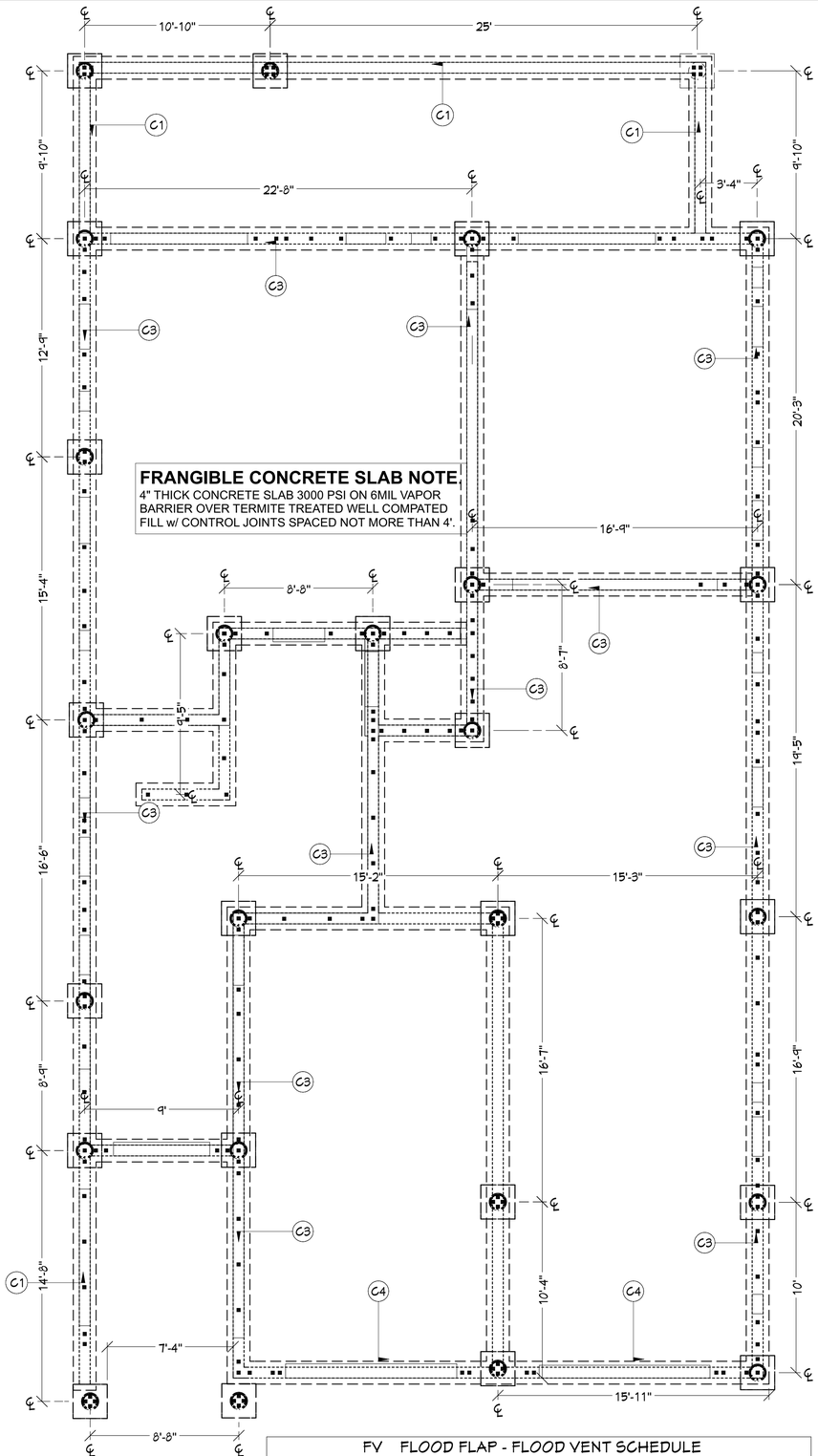
DATE:
02/07/2023

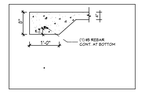
REVISION:
9/16/23

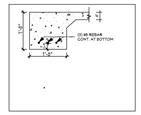
A11

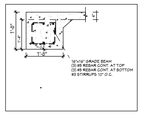
DOOR AND WINDOW SCHEDULE THIRD FLOOR AND MOON DECK

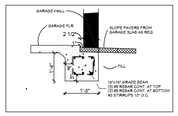
SCALE: 1/4" = 1'











NOTE:
ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION TO BE CLASS 4 OR 5 FEMA MATERIALS.

INDICATES (1) #5 REBAR TIED FROM FTG TO TIE BEAM STEEL. POUR CELLS SOLID W CONCRETE.

NOTE:
FILL CELLS AT 32" O.C. MAX. EACH SIDE OF OPENINGS, CORNERS, AND INTERSECTIONS.

MASONRY COLUMN SCHEDULE
= 24"x8"x8" w/ (1) #5 Rebar Each Cell
= 16"x8"x8" w/ (1) #5 Rebar Each Cell
= 8x16 " w/ (1) #5 Rebar Each Cell

CONCRETE BEAM SCHEDULE

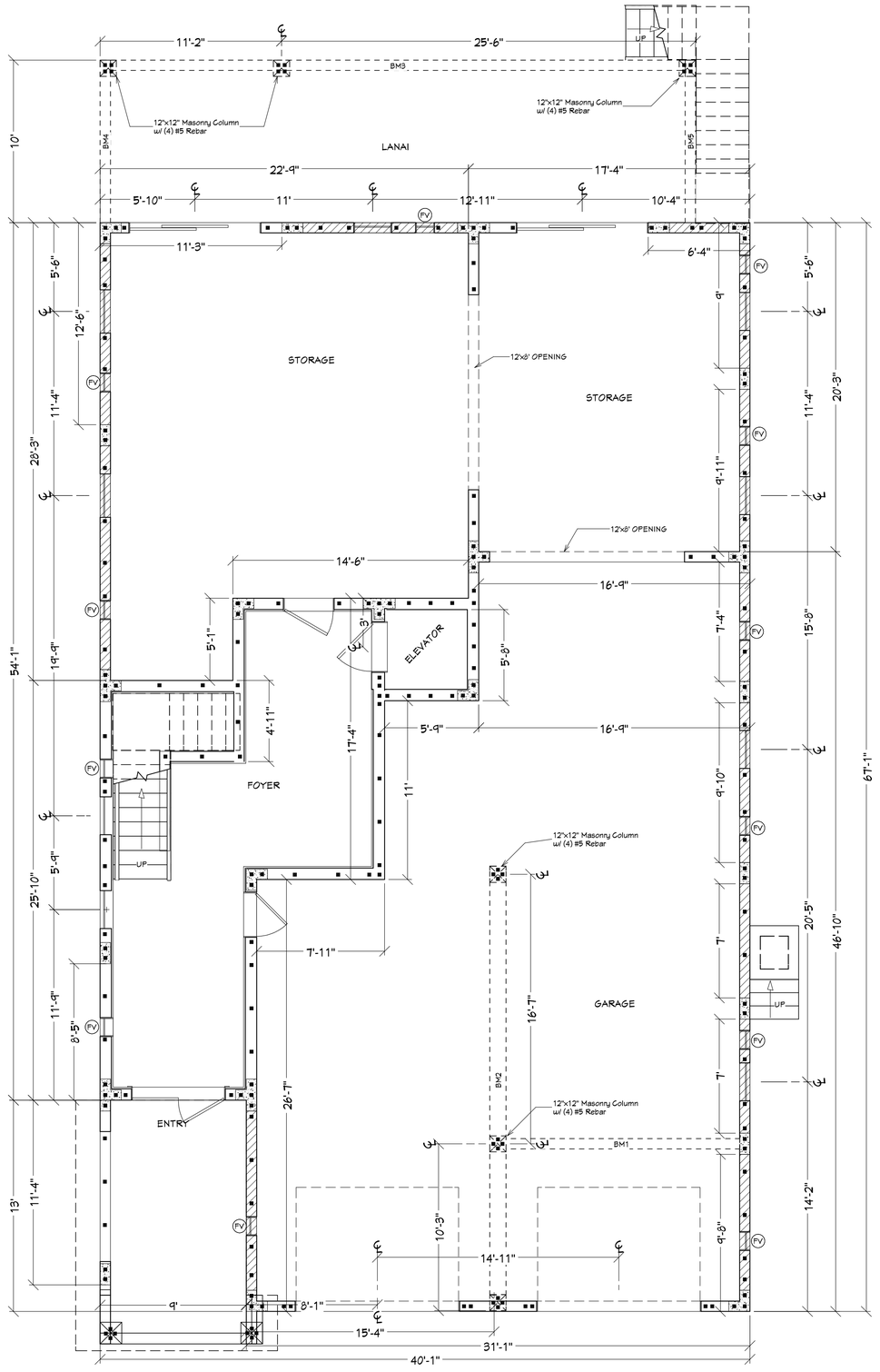
Floor	Mark	Size	Reinf. Bot.	Reinf. Top.	Stirrups
1	BM1	8"x16"	(2) #5	(2) #5	#3 @ 10" O.C.
1	BM2	12"x16"	(3) #5	(3) #5	#3 @ 8" O.C.
1	BM3	8"x16"	(2) #5	(2) #5	#3 @ 10" O.C.
1	BM4	8"x24"	(2) #5 (2) #5	(2) #5	#3 @ 12" O.C.
1	BM5	8"x24"	(2) #5 (2) #5	(2) #5	#3 @ 12" O.C.
1	BM6	4"x8"	(1) #5		
2	BM7	8"x20"	(2) #5 (2) #5	(2) #5	#3 @ 10" O.C.
2	BM8	8"x24"	(2) #5 (2) #5	(2) #5	#3 @ 10" O.C.
2	BM9	8"x26"	(2) #5 (2) #5	(2) #5	#3 @ 8" O.C.
3	BM10	8"x16"	(2) #5	(2) #5	#3 @ 12" O.C.

INDICATES FRANGIBLE WALL

FRANGIBLE WALL NOTES

1. ALL CMU WALLS ON GROUND FLOOR ARE FRANGIBLE.
2. SEE 8" FRANGIBLE WALL DETAIL ON SHEET S5/3.
3. PROVIDE FULL HEIGHT 8" PRECAST LINTELS WITH (1) #5 TOP AND BOTTOM OVER ALL GROUND FLOOR OPENINGS. PROVIDE MIN. 4" BEARING ON EACH END.

(FV) INDICATES FLOOD VENT



FV FLOOD FLAP - FLOOD VENT SCHEDULE

GARAGE	SQUARE FOOTAGE	NO. OF VENTS PROVIDED	SIZE OF VENTS PROVIDED	DRAIN CAPACITY PROVIDED	DRAIN CAPACITY REQUIRED
GARAGE / STORAGE	2076	11	8"x16"	2200	2076
FOYER	301	2		400	301

NOTE: EACH VENT IS CERTIFIED AS AN ENGINEERED OPENING TO COVER 220sf OF ENCLOSED AREA.

FOUNDATION AND GROUND FLOOR STRUCTURAL DETAILS

SCALE: 1/4" = 1'

Kitchen and Bath Plan View

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

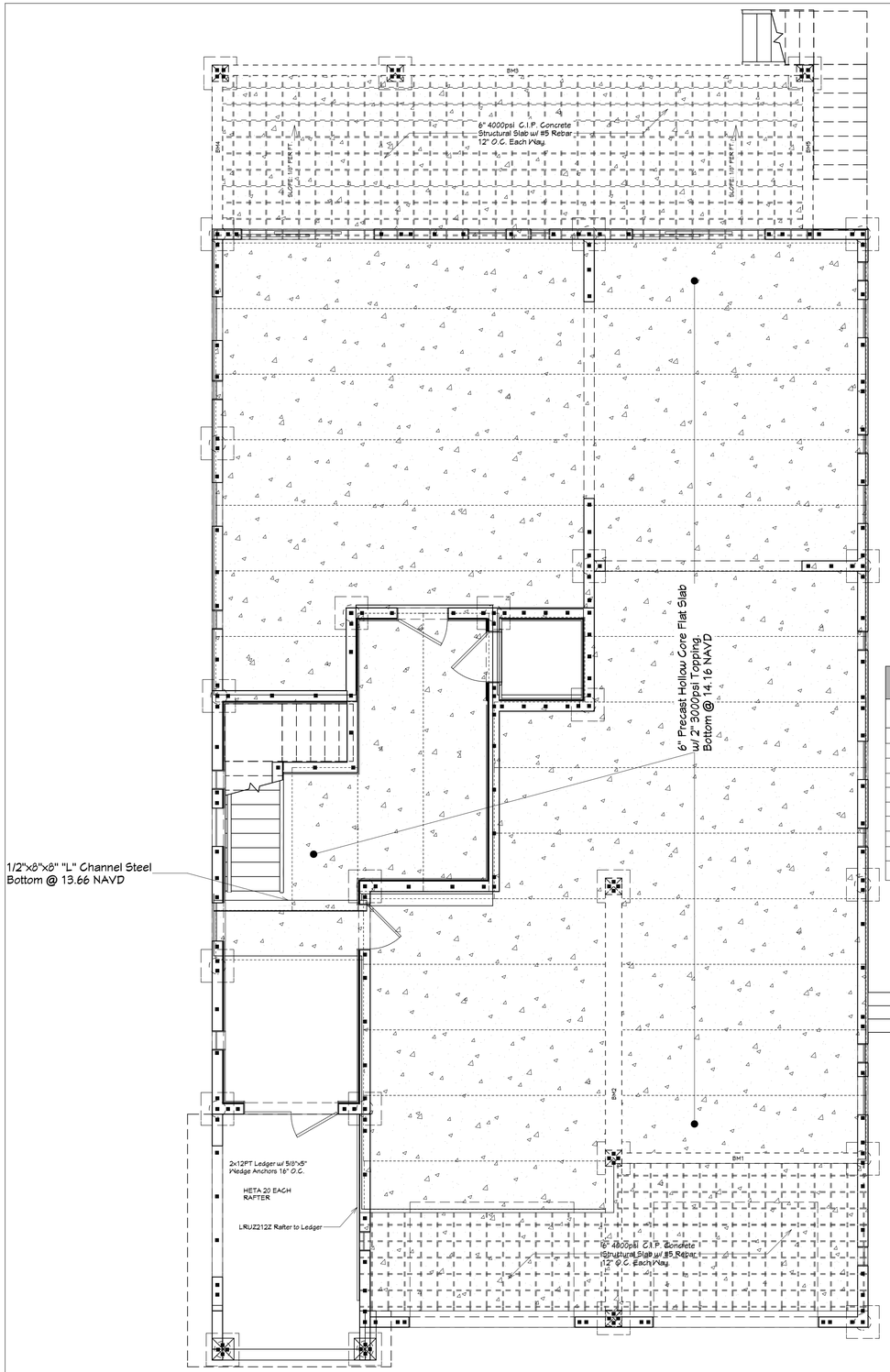
PEREGRINE CONSTRUCTION GROUP

SEAL

DATE:
02/07/2023

REVISION:
9/16/23

S1

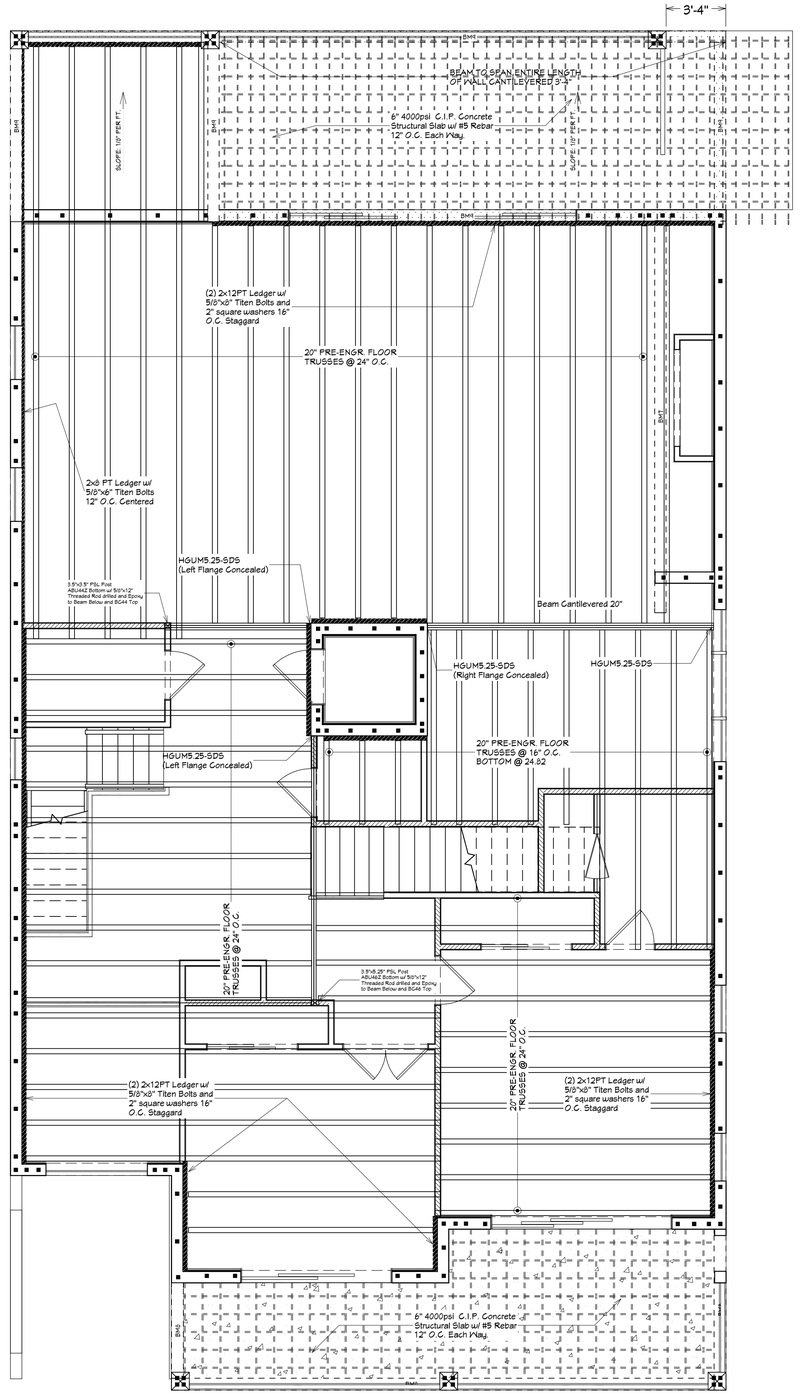


1st Floor Structural

6" Precast Hollow Core Flat Slab w/ 2" 3000psi Topping. Bottom @ 14.16 NAVD

CONCRETE BEAM SCHEDULE

Floor	Mark	Size	Reinf. Bot.	Reinf. Top.	Stirrups
1	BM1	8"x16"	(2) #5	(2) #5	#3 @ 10" O.C.
1	BM2	12"x16"	(3) #5	(3) #5	#3 @ 8" O.C.
1	BM3	8"x16"	(2) #5	(2) #5	#3 @ 10" O.C.
1	BM4	8"x24"	(2) #5 (2) #5	(2) #5	#3 @ 12" O.C.
1	BM5	8"x24"	(2) #5 (2) #5	(2) #5	#3 @ 12" O.C.
1	BM6	4"x8"	(1) #5		
2	BM7	8"x20"	(2) #5 (2) #5	(2) #5	#3 @ 10" O.C.
2	BM8	8"x24"	(2) #5 (2) #5	(2) #5	#3 @ 10" O.C.
2	BM9	8"x26"	(2) #5 (2) #5	(2) #5	#3 @ 8" O.C.
3	BM10	8"x16"	(2) #5	(2) #5	#3 @ 12" O.C.



2nd Floor Structural

STRUCTURAL PLANS FIRST AND SECOND

SCALE: 1/4" = 1'

PROJECT INFORMATION

2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

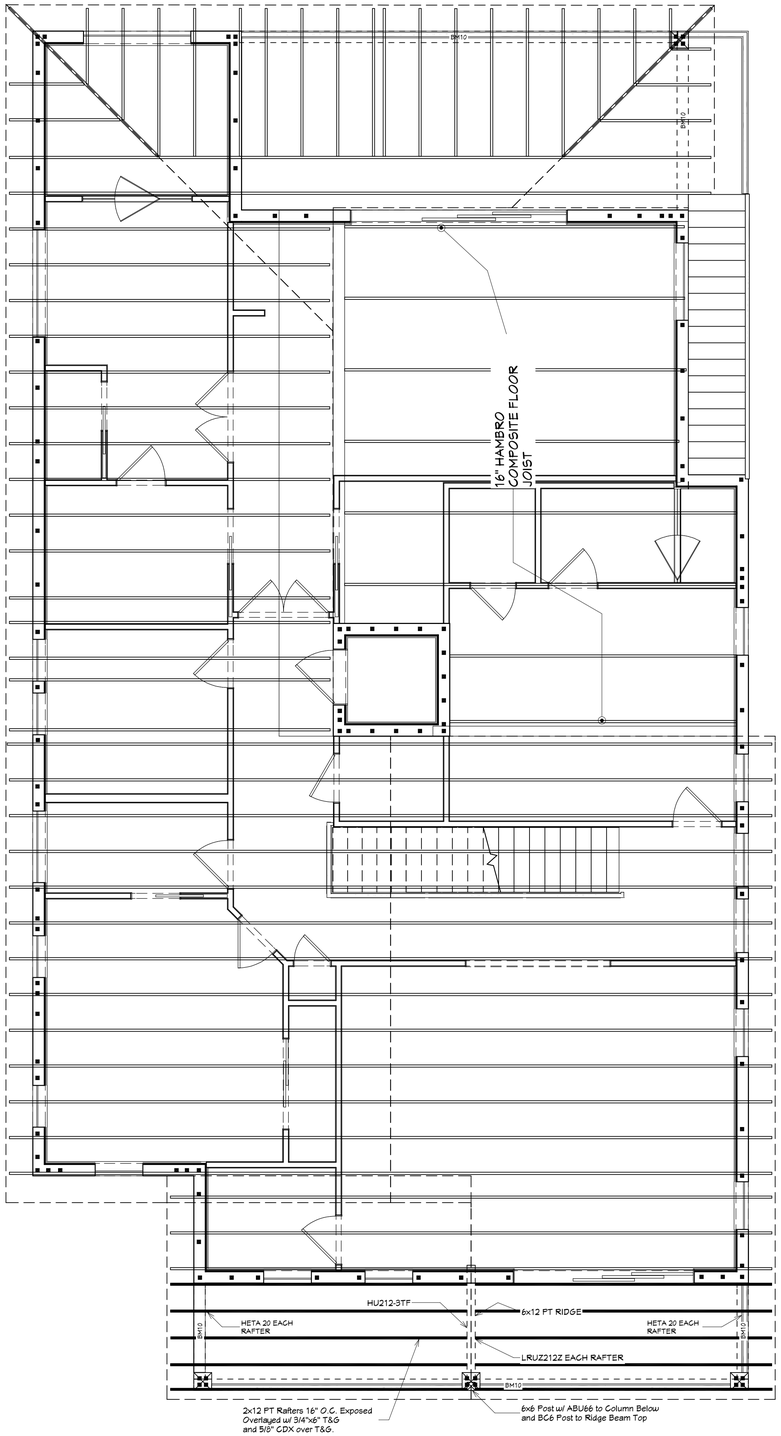
PEREGRINE CONSTRUCTION GROUP

SEAL

DATE: 02/07/2023

REVISION: 9/16/23

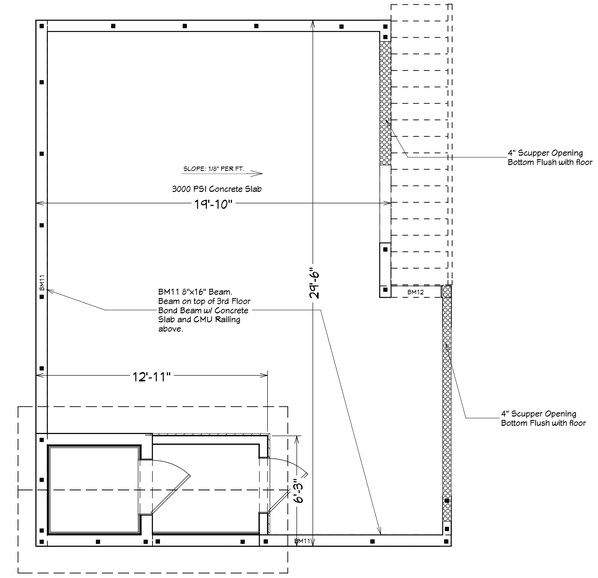
S2



3rd Floor and Roof

CONCRETE BEAM SCHEDULE

Floor	Mark	Size	Bot	Mid	Top	Stirrups
1	BM1	8"x16"	(2) #5		(2) #5	#3 @ 10" O.C.
1	BM2	12"x16"	(3) #5		(3) #5	#3 @ 8" O.C.
1	BM3	8"x16"	(2) #5		(2) #5	#3 @ 10" O.C.
1	BM4	8"x24"	(2) #5	(2) #5	(2) #5	#3 @ 12" O.C.
1	BM5	8"x24"	(2) #5	(2) #5	(2) #5	#3 @ 12" O.C.
1	BM6	4"x8"	(1) #5			
2	BM7	8"x20"	(2) #5	(2) #5	(2) #5	#3 @ 10" O.C.
2	BM8	8"x24"	(2) #5	(2) #5	(2) #5	#3 @ 10" O.C.
2	BM9	8"x26"	(2) #5	(2) #5	(2) #5	#3 @ 8" O.C.
3	BM10	8"x16"	(2) #5		(2) #5	#3 @ 12" O.C.
4	BM11	8"x16"	(2) #5	(2) #5	(2) #5	#3 @ 8" O.C.



Moon Deck

THIRD FLOOR AND MOON DECK STRUCTURAL PLAN

SCALE: 1/4" = 1'

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

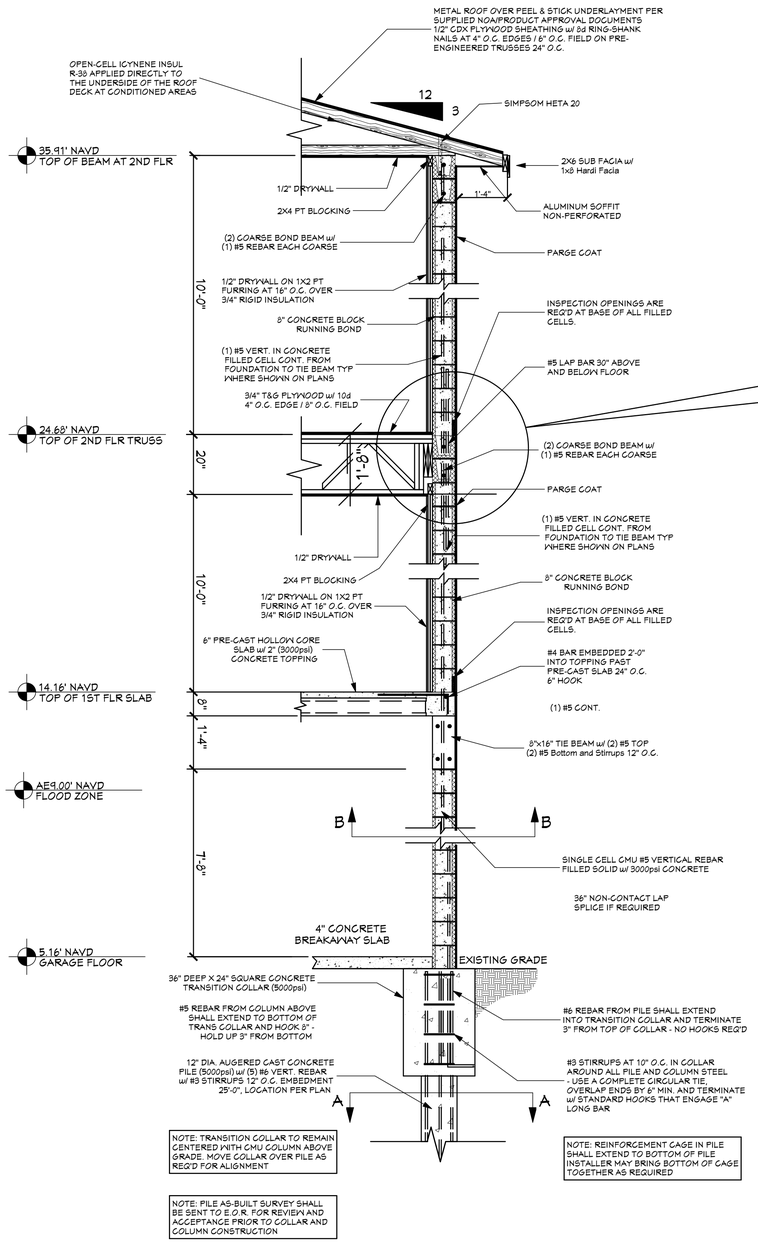
PEREGRINE CONSTRUCTION GROUP

SEAL

DATE:
02/07/2023

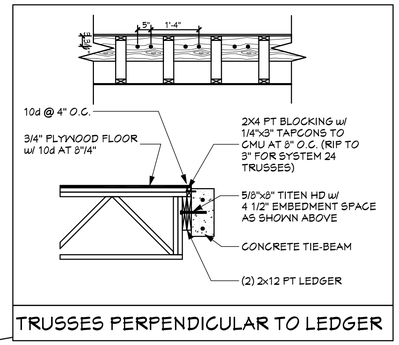
REVISION:
9/16/23

S3

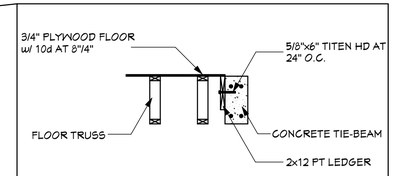


TYPICAL MULTI STORY MASONRY WALL SECTION

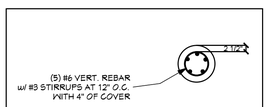
SCALE: 3/4" = 1'-0"



TRUSSES PERPENDICULAR TO LEDGER

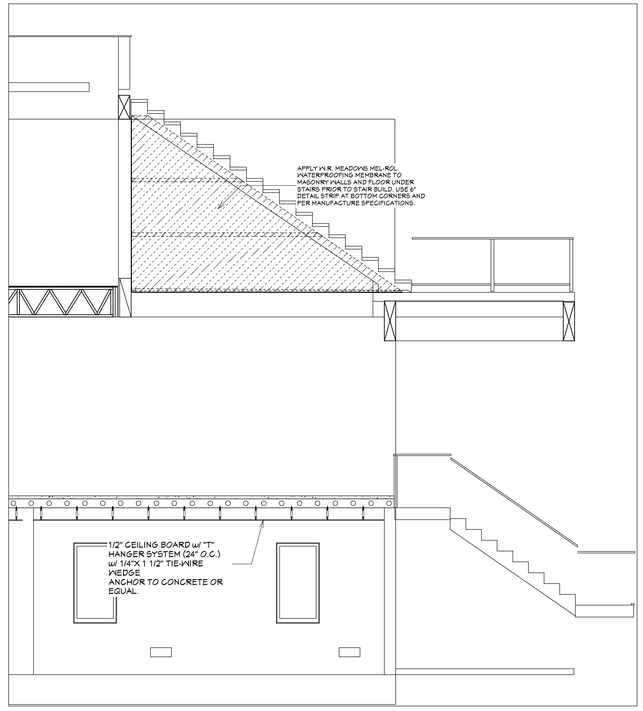


TRUSSES PARALLEL TO LEDGER



12" DIA. AUGERED CAST PILE SECTION
A - A

PILE SECTIONS



CROSS SECTION VIEW REAR MOON DECK STAIRS GARAGE CEILING

TYPICAL WALL DETAIL

SCALE: 1/2" = 1'

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

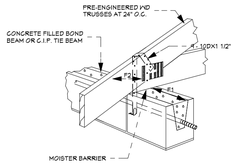
PEREGRINE CONSTRUCTION GROUP

SEAL

DATE:
02/07/2023

REVISION:
9/16/23

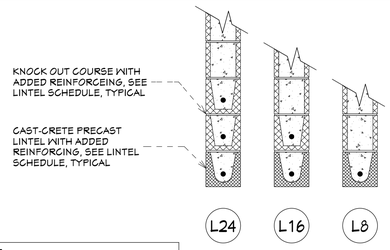
S4



CAPACITIES

(1)		(2)	
UPLIFT =	1810 LB	UPLIFT =	2035 LB
F1 =	340 LB	F1 =	1225 LB
F2 =	720 LB	F2 =	1520 LB

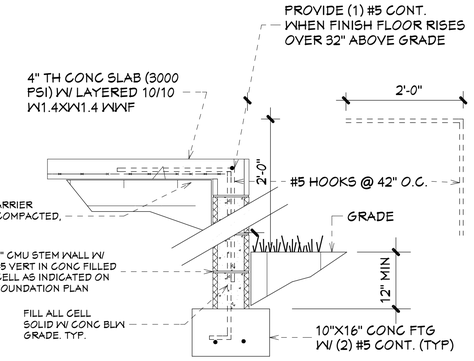
SIMPSON HETA20



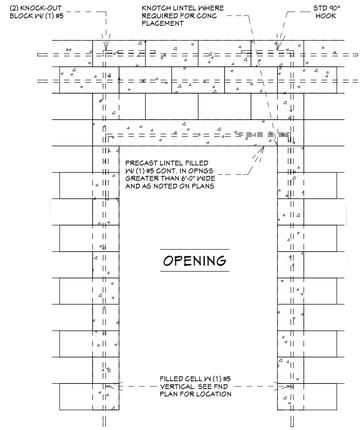
NOTE:
8" MINIMUM BEARING EACH END OF ALL PRECAST LINTELS AND MASONRY BEAMS.

LINTEL SCHEDULE	
L8	8"x8" MASONRY COMPOSITE BEAM GROUTED SOLID WITH (1) #5 BAR IN PRECAST LINTEL.
L16	8"x16" MASONRY COMPOSITE BEAM GROUTED SOLID WITH (1) #5 BAR IN PRECAST LINTEL AND EACH KNOCK OUT COURSE ABOVE.
L24	8"x24" MASONRY COMPOSITE BEAM GROUTED SOLID WITH (1) #5 BAR IN PRECAST LINTEL AND EACH KNOCK OUT COURSE ABOVE.

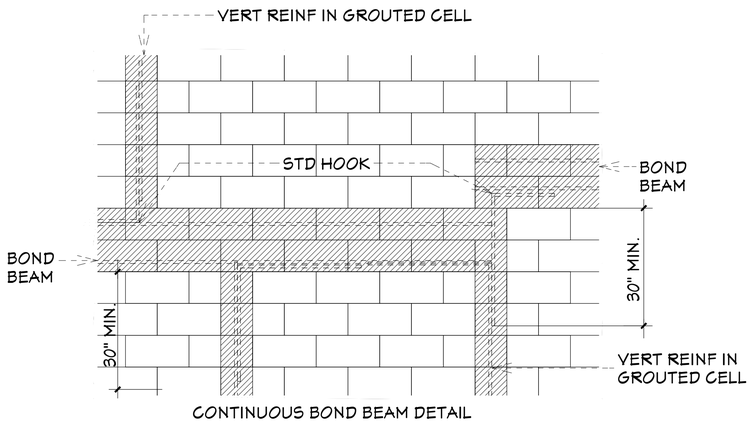
9 LINTEL SCHDULE
SCALE: N.T.S.



8 CONC LANDING SECTION
SCALE: N.T.S.

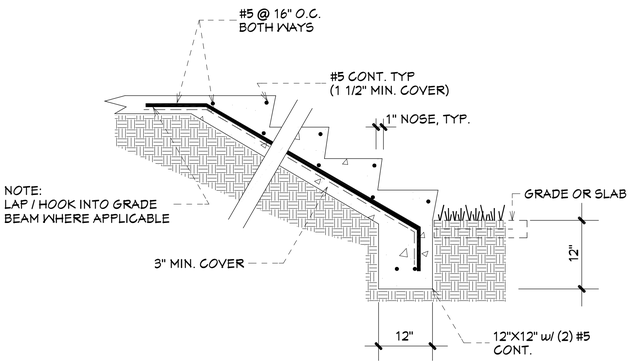


5 TIE BEAM DETAIL
SCALE: N.T.S.

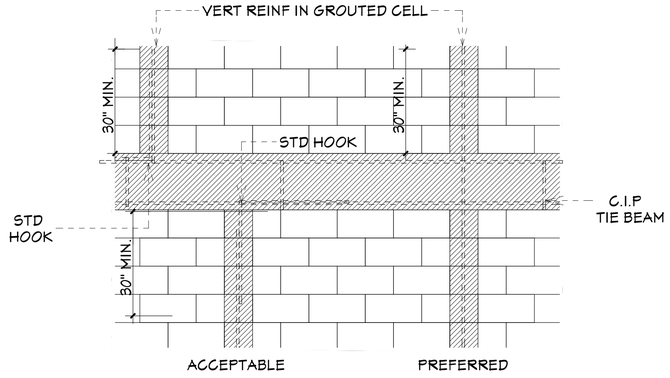


CONTINUOUS BOND BEAM DETAIL

6 ELEV. AT FILLED CELL
SCALE: N.T.S.

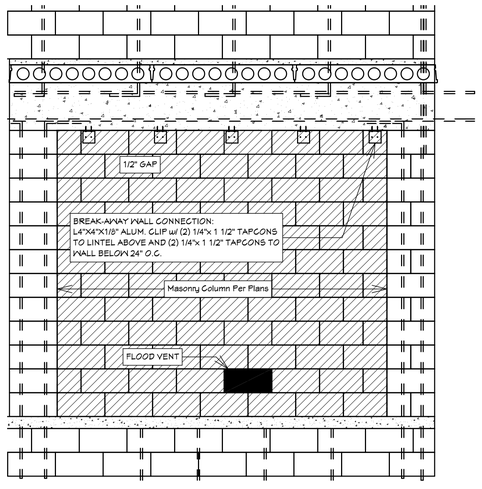


7 CONC STAIRS DETAIL
SCALE: N.T.S.



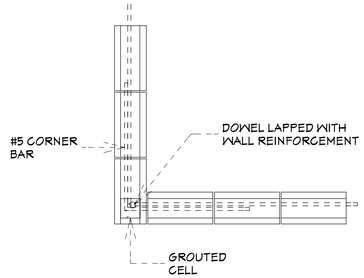
CONTINUTITY OF FIRST AND SECOND FLOOR VERTICAL WALL REINFORCEMENT

4 ELEV. AT FILLED CELL
SCALE: N.T.S.



INDICATES BREAK-AWAY SECTION

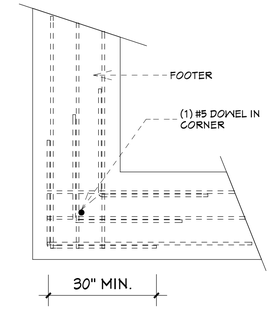
3 BREAK-AWAY WALL SECTION
SCALE: 1/2" = 1'



ALL LAPS 30" MINIMUM

CORNER CONTINUITY OF BOND BEAM AND WALL REINFORCEMENT

2 TIE BEAM DETAIL
SCALE: N.T.S.



CONTINUITY OF FOOTER AND FOUDATION WALL REINFORCEMENT

1 FOOTING DETAIL
SCALE: N.T.S.

MASONRY DETAILS
SCALE: N.T.S.

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

PEREGRINE CONSTRUCTION GROUP

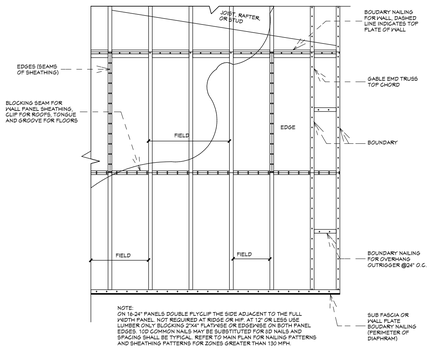
SEAL

DATE: 02/07/2023

REVISION: 9/16/23

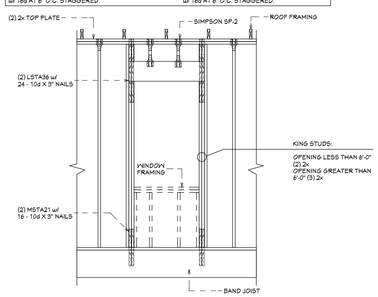
S5

TYPICAL NAILING SCHEDULE					
HIGH WIND (145MPH PART ENCLOSED+EXPOSURE C)					
	NAIL	SHEATHING	BOUNDARY	EDGE	FIELD
ROOF	8D	5/8" CDX	3"	6"	6"
WALL	8D	1/2" ZIP SYSTEM*	3"	4"	6"
FLOOR	8D	3/4" T.G. ADVANTECH	6"	8"	12"



7 TYPICAL NAILING SCHEDULE (FLOOR, ROOF, WALL)
SCALE: N.T.S.

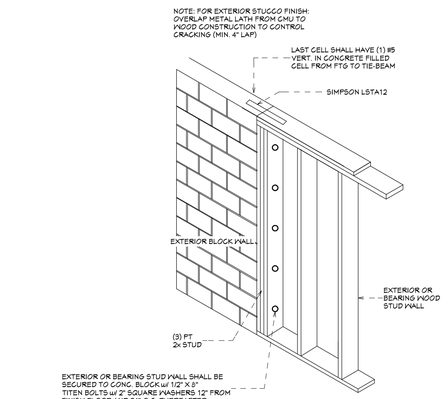
HEADER:	
OPENING LESS THAN 6'-0"	OPENING BETWEEN 6'-0" - 12'-0"
(3) 2X12 HD HDR w/ 1/2" PLYWD FLITCH PL BTWN (GLUED AND NAILED) w/ 16d AT 6" O.C. STAGGERED.	(2) 1 3/4"X11 7/8" LVL HDR (GLUED AND NAILED) w/ 16d AT 6" O.C. STAGGERED
OPENING BETWEEN 12'-0" - 17'-0"	OPENING LARGER THAN 17'-0"
(2) 1 7/4"X18" LVL HDR (GLUED AND NAILED) w/ 16d AT 6" O.C. STAGGERED.	(3) 1 7/4"X18" LVL HDR (GLUED AND NAILED) w/ 16d AT 6" O.C. STAGGERED.



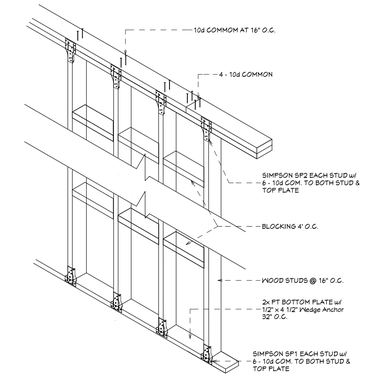
DOOR & WINDOW FRAMING
CONNECTION DETAIL FOR LOAD BEARING WALLS

NOTE: ADDITIONAL STRAPPING TO BE PER LOAD BEARING WALL DETAIL

6 FRAME OPENINGS
SCALE: N.T.S.

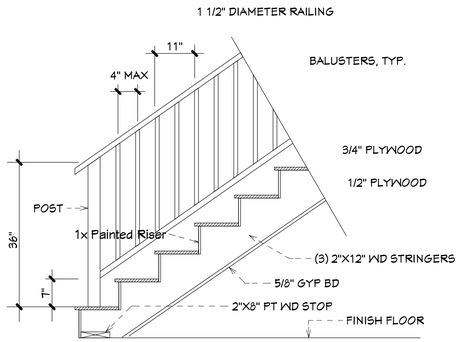


5 FRAME TO BLK CONNECTION
SCALE: N.T.S.

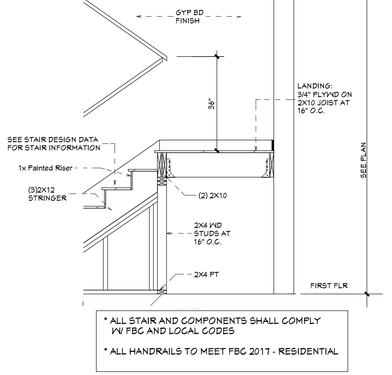


LOAD BEARING
OR EXTERIOR WALLS

4 LOAD BEARING WALL
SCALE: N.T.S.



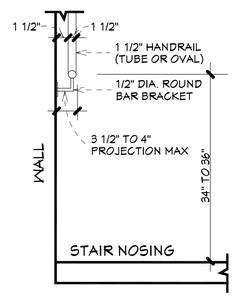
3 FRAME STAIR SECTION
SCALE: N.T.S.



* ALL STAIR AND COMPONENTS SHALL COMPLY W/ FBC AND LOCAL CODES

* ALL HANDRAILS TO MEET FBC 2017 - RESIDENTIAL

2 STAIR LANDING SECTION
SCALE: N.T.S.



1 STAIR HANDRAIL SECTIONS
SCALE: N.T.S.

FRAMING DETAILS
SCALE: N.T.S.

PROJECT INFORMATION
2814 PASS A GRILLE WAY
ST. PETE BEACH, FL

PEREGRINE CONSTRUCTION GROUP

SEAL

DATE:
02/07/2023

REVISION:
9/16/23

S6

Please use the link below to access the 3D rendering of this project:

https://accounts.chiefarchitect.com/3DV/view?share=758730042402331

The applicant for the project stated the link will remain active until the completion of the design review meeting on October 5, 2023.

Note: Staff had difficulty loading the rendering in Microsoft Edge. It loaded correctly in Google Chrome.

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for informational purposes.

Strategic Objective:

Date: October 5, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Owner requests a split of a property that formerly contained a quadplex to two 50x100' (5,000 SF) lots as originally platted that would each be eligible for a single-family home. Staff is bringing forward this City Commission item as an informational item, as suggested amendments to require subdivisions and lot splits be brought forward to the Historic Preservation Board have not yet been adopted.

Funding: N/A

Attachments:
1. 23079 Staff Report
2. Lots 48 & 57 Surveys

PLANNING & ZONING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Lot Split Request No. 23079
Property Owner: Dave Feinberg of Sea Biscuit Properties LLC
Meeting Date: October 5, 2023
Prepared By: Brandon Berry, Planner, Planning and Zoning Division

REQUEST	Applicant requests to split an existing 100x100' (10,000 SF) lot into two 50x100' (5,000 SF) lots.
SUBJECT PROPERTY	102 15th Ave; WEBSTER'S MAP, WARREN BLK C, LOTS 48 AND 57; Parcel ID #18-32-16-95454-005-0480
LAND USE / ZONING	RLM-2/PAG
FEMA FLOOD ZONE	AE-9 (Landward of LiMWA)
HISTORIC STATUS	The property formerly contained a quad-plex residence.
SURROUNDING AREA	North – 15th Ave/Hurley Park South – Single-family home and vacant parcel West – Single-family home East – Alleyway, single-family home and vacant parcel

BACKGROUND and ANALYSIS

The property is currently vacant following the demolition of a former non-contributing quadplex that spanned both lots of the subject property in August 2022. The owner is requesting to split the property to the two original platted lots (Warren Webster's Map Block C, Lots 48 & 57 – platted 1924), sized 50x100', which would allow a single-family home constructed to either the underlying RLM-2 or House-Medium building type of the Pass-a-Grille Overlay District on each of the resulting lots.

The zoning code prohibits replatting in the RLM-2 District when it would result in an increase in density. In the subject case, the request is either reducing or keeping consistent allowable density. Pursuant to the Pass-a-Grille Overlay provisions, the owner has the option to reconstruct a quadplex provided that the living square footage does not increase above that of the structure formerly on the property and the residence is constructed to the Pass-a-Grille Overlay District standards. Alternatively, they could redevelop a single-family home or duplex on the lot as it is currently combined without being limited to the square footage of the former structure. If the parcel were to be split to the original Lots 48 and 57,

each would be sized to contain no more than one single-family home. Should the split be approved by the City Commission, and undertaken, the ability to construct a quadplex at the property would be eliminated.

No variances are required, nor is a formal subdivision needed, to permit the lot split. The land use and zoning category for the RLM-2 zoning district requires each lot to be at least 4,400 SF in area and 40 feet in width to support one detached single family home. Each resulting lot would be 5,000 SF in area and 50 feet in width.

Per Land Development Code Section 20.14, "Assembly or parcel splits shall only be permitted through the City Commission, to determine the compatibility and respect for the existing character of the PAG Overlay District". This item does not currently require review by the Historic Preservation Board, and no action is needed. Staff are proposing, through forthcoming amendments, that all subdivisions must first be brought to the Historic Preservation Board for review prior to City Commission.

Compatibility and Respect for Existing Character

Staff finds the resulting lots would be respectful of the character of the neighborhood. The majority of the lots comprising the Webster's Map plat remain in their original platted dimensions of 50x100'. The property is bounded by single-family homes to the west, south, and east, each of which would be permitted the same RLM-2 or House-Medium development options of the subject property were they to be redeveloped. Aside from the Inn on the Beach, a twelve-unit lodging at the southwest corner of the block, the majority of the developments in the vicinity are single-to-three family homes.

Surrounding Existing Unit Count

Recommendation

Staff generally finds the split to produce lots that are compatible with those in the vicinity, and will produce development that is promoted in the subject zoning district. It also reduces potential overall density in the neighborhood, which creates compliance between the lot and the zoning code. Staff recommends approval.

102 15th Ave Lots 48 & 57.-Sea Biscuit Properties, LLC

LOT 48 SURVEY (EAST LOT) *2*
LOT 57 SURVEY (WEST LOT) *3*
Survey *4*

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

CERTIFIED TO:
SEA BISCUIT PROPERTIES, LLC

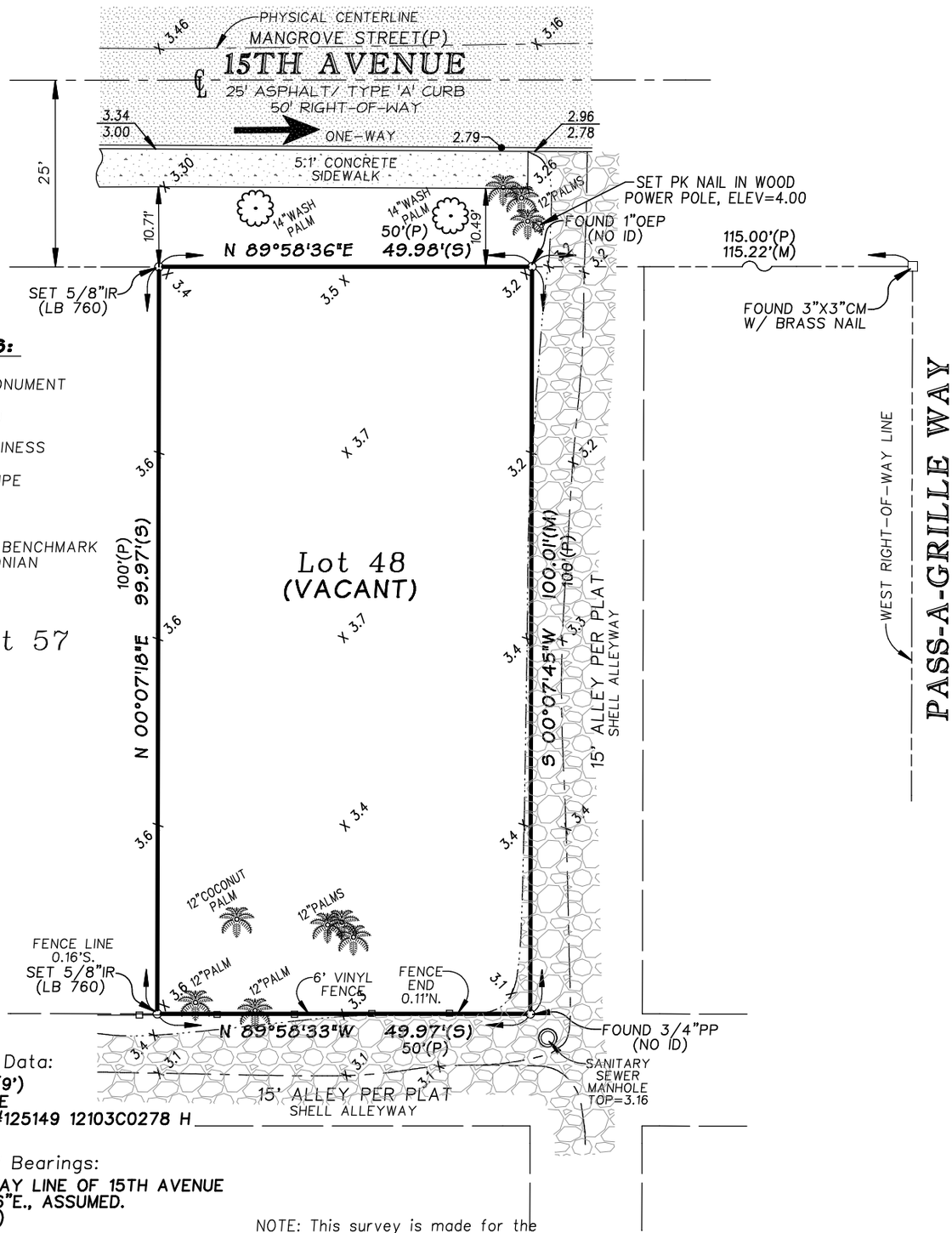
LEGAL DESCRIPTION

LOT 48, BLOCK 'C', ACCORDING TO THE PLAT OF
WARREN WEBSTER'S MAP
AS RECORDED IN PLAT BOOK 5, PAGE 38 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH ELEVATIONS AND TREES – 10/08/22

N, NW, NE, W, E, SW, SE, S

NORTH BASIS:
ASSUMED
SCALE: 1" = 20'



(0909-32AB LOTS 48 & 57 BLK C WARREN WEBSTERS MAP.GXD)

ABBREVIATIONS:

℄ = CENTERLINE
CM = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
(M) = MEASURED
OEP = OPEN END PIPE
(P) = PLAT
PP = PINCH PIPE
(S) = SET
TBM = TEMPORARY BENCHMARK
WASH = WASHINGTONIAN

FEMA Flood Zone Data:
FLOOD ZONE(S): AE(9')
NO COASTAL A ZONE
COMMUNITY PANEL #125149 12103C0278 H
REVISED 8/24/21

Assumed Basis of Bearings:
SOUTH RIGHT-OF-WAY LINE OF 15TH AVENUE AS BEING N.89°58'36"E., ASSUMED. (NO PLAT BEARINGS)

Reference Benchmark:
PINELLAS COUNTY MAP #288 (Y 135) ELEV=4.055' NGVD, ADJUSTED TO ELEV=3.32' NAVD, MSL=0.00'

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from latest date shown hereon.

0902-32.CRD 63 878 68 24
FIELD BOOK 976 PAGE(S) 70

This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

NOTE: Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

JOB# 0902-32A
Drawn: DS

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN O. BRENDLA CERTIFICATE No. 4601 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

CERTIFIED TO:
SEA BISCUIT PROPERTIES, LLC

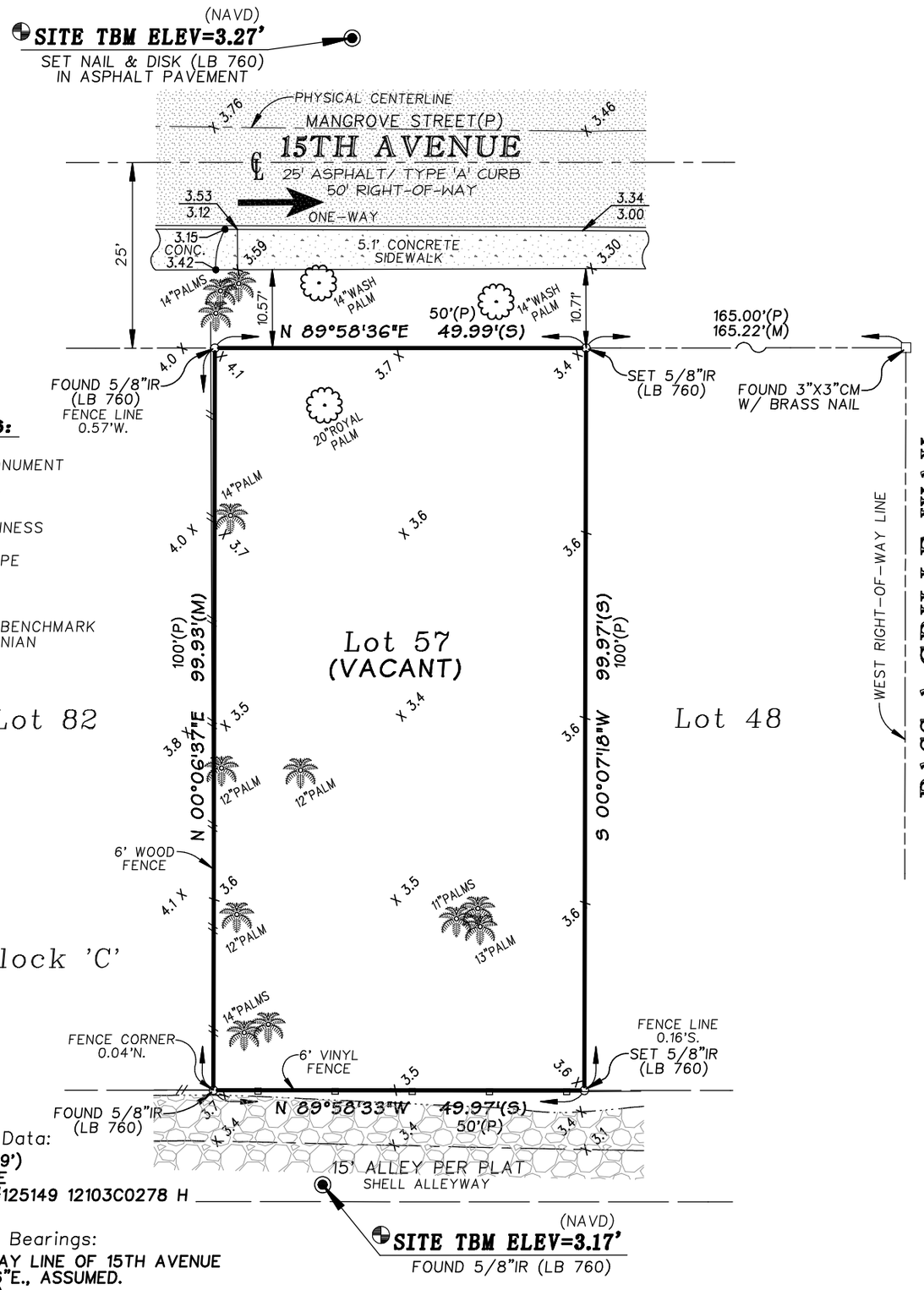
LEGAL DESCRIPTION

LOT 57, BLOCK 'C', ACCORDING TO THE PLAT OF
WARREN WEBSTER'S MAP
AS RECORDED IN PLAT BOOK 5, PAGE 38 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH ELEVATIONS AND TREES – 10/08/22

N, NW, NE, W, E, SW, SE, S

NORTH BASIS:
ASSUMED
SCALE: 1" = 20'



ABBREVIATIONS:

℄ = CENTERLINE
CM = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
(M) = MEASURED
OEP = OPEN END PIPE
(P) = PLAT
PP = PINCH PIPE
(S) = SET
TBM = TEMPORARY BENCHMARK
WASH = WASHINGTONIAN

FEMA Flood Zone Data:
FLOOD ZONE(S): AE(9')
NO COASTAL A ZONE
COMMUNITY PANEL #125149 12103C0278 H
REVISED 8/24/21

Assumed Basis of Bearings:
SOUTH RIGHT-OF-WAY LINE OF 15TH AVENUE AS BEING N.89°58'36"E., ASSUMED. (NO PLAT BEARINGS)

Reference Benchmark:
PINELLAS COUNTY MAP #288 (Y 135) ELEV=4.055' NGVD, ADJUSTED TO ELEV=3.32' NAVD, MSL=0.00'

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from latest date shown hereon.

(0909-32AB LOTS 48 & 57 BLK C WARREN WEBSTERS MAP.GXD)

0902-32.CRD 63 878 68 24
FIELD BOOK 976 PAGE(S) 70

This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

NOTE: Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

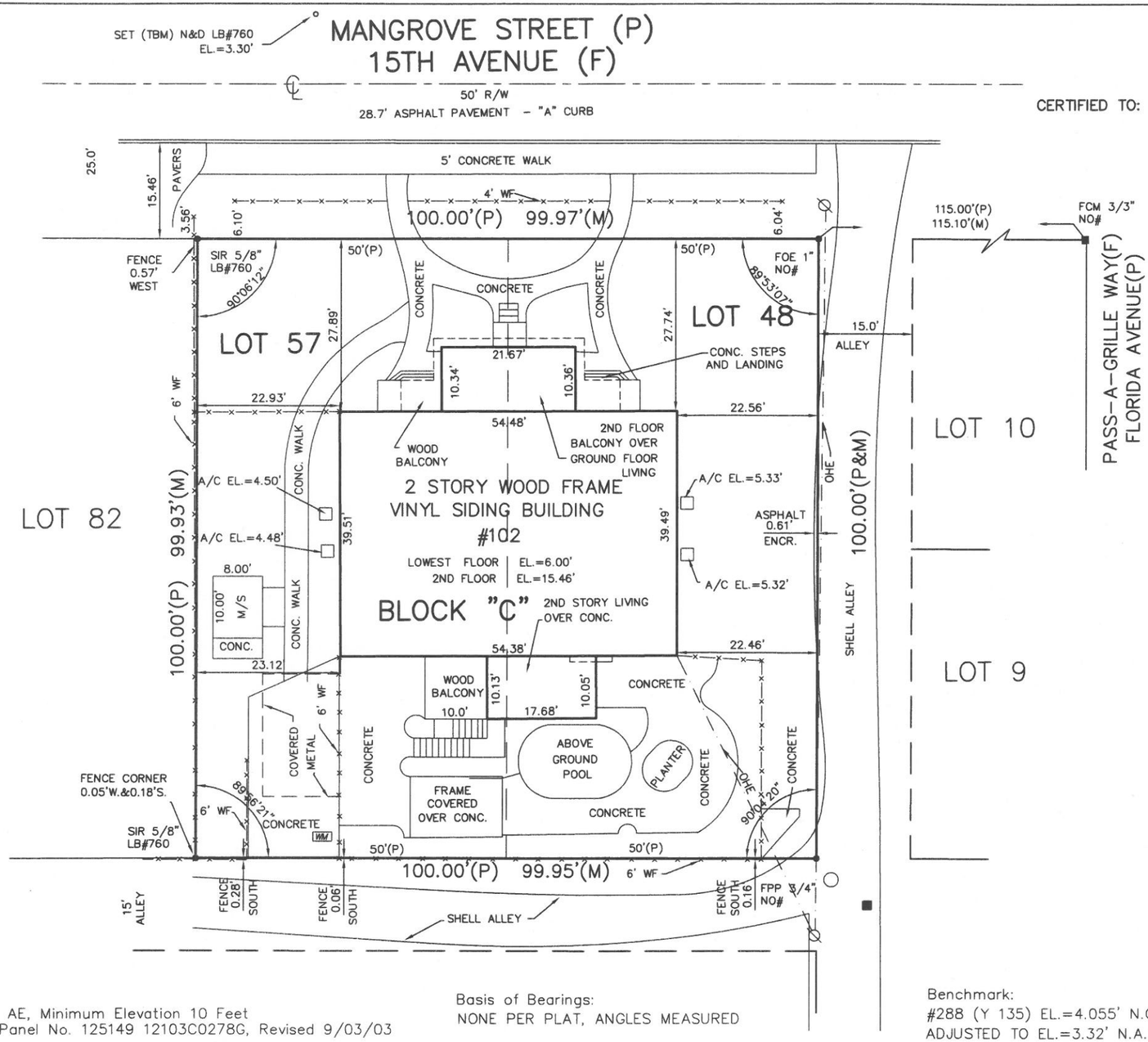
JOB# 0902-32B
Drawn: DS

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN O. BRENDLA CERTIFICATE NO. 4601 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932



SECTION 18, TOWNSHIP 32S, RANGE 16E

CERTIFIED TO: SEA BISCUIT PROPERTIES, LLC
FISHER & SAULS, P.A
COMMONWEALTH LAND TITLE INSURANCE COMPANY

NORTH BASIS:
PLAT
SCALE: 1" = 20'

LEGEND:

TBM	=	TEMPORARY BENCH MARK
SIR	=	SET IRON ROD
FIR	=	FOUND IRON ROD
FOE	=	FOUND OPEN END
OHE	=	OVERHEAD ELECTRIC
FPP	=	FOUND PINCH PIPE
N&D	=	NAIL AND DISK
M	=	MEASURED
P	=	PLAT
F	=	FIELD
CONC	=	CONCRETE
R/W	=	RIGHT OF WAY
FCM	=	FOUND CONCRETE MONUMENT
A/C	=	AIR CONDITIONER
ENCR.	=	ENCHROACHMENT
WF	=	WOOD FENCE
M/S	=	METAL SHED
EL	=	ELEVATION
WM	=	WATER METER
⊘	=	WOOD POWER POLE
■	=	DRAIN INLET
○	=	SANITARY MANHOLE

A BOUNDARY SURVEY OF

LOTS 48 AND 57, BLOCK C, **WARREN WEBSTER'S MAP,** ACCORDING TO THE MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 38, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

I hereby Certify that the survey represented hereon meets the requirements of Chapter 61G17-6, Florida Administrative Code

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. LB 760

BOUNDARY SURVEY WITH IMPROVEMENTS -2/20/09
ELEVATION CERTIFICATE - 2/20/09

Flood Zone: AE, Minimum Elevation 10 Feet
Community Panel No. 125149 12103C0278G, Revised 9/03/03

Basis of Bearings:
NONE PER PLAT, ANGLES MEASURED

Benchmark:
#288 (Y 135) EL.=4.055' N.G.V.D.
ADJUSTED TO EL.=3.32' N.A.V.D. M.S.L. = 0.00'

This Survey was prepared with the benefit title search Commitment #S2482-143625 written by the Commonwealth Land Title Insurance Company, dated 01/02/2009 @ 8:00 am

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

F.B.: 63 PG: 68
878 24

0902-32.CRD

John C. Brendla & Associates, Inc.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North ~ Pinellas Park, Florida 33781
phone (727) 576-7546 fax (727) 577-9932

Job Number
0902-32

DRW: HT