



**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, June 6, 2024
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the June 6, 2024 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general and agenda item comments. Please complete a public comment card, and submit it to the Clerk. State your name and address when called to the podium.

3. Approval of Minutes

a. Historic Preservation Board May 2, 2024

4. Action Items -

a. Certificate of Appropriateness No. 24021: 107 29th Ave

Applicant requests a Certificate of Appropriateness to remove and replace an existing 5x16' rear open balcony with a 8x16' rear covered balcony on a single-family structure that is contributing to the Pass-A-Grille Historic District. This request is made pursuant to LDC Sec. 20.10. and would result in a rear setback to the balcony addition of approximately 12'-1".

Action Options: Motion to [approve/approve with conditions/deny] Certificate of Appropriateness Case No. 24021.

b. Design Review No. 24036: 1003 Gulf Way

Applicant requests a design review for a new three-story single-family residential structure

constructed to the House-Medium building type of the Pass-A-Grille Overlay District (LDC Sec. 20.15.).

Action Options: Motion to [approve/approve with conditions/deny] Design Review Case No. 24036.

5. Discussion Items

a. Rezoning of CG-1 and INS Parcels in Pass-A-Grille

Discussing the rezoning of properties within Pass-A-Grille outside of the Historic Overlay District into the District, particularly the properties between 19th and 20th Avenues along Pass-A-Grille Way.

6. Information Items -

a. 3101 & 3105 Pass-a-Grille Way Zoning

Discussing recent rezonings of 3101 and 3105 Pass-A-Grille Way, as requested by the Historic Preservation Board.

b. Alleyway Widths in Pass-A-Grille

Staff has prepared a map showing the width of alleyways in Pass-A-Grille, as requested by the Historic Preservation Board.

c. Proposed Amendments to LDC Divisions 20 & 40

Updated drafts of proposed amendments to LDC Division 20 (PAG Overlay) and 40 (CRD-EA) inclusive of changes discussed at the May meeting. Board discussion is optional.

7. Next Meeting: July 11, 2024

8. Adjournment -

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

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

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT HISTORIC PRESERVATION BOARD MINUTES

May 2, 2024 - 2:30 PM

PRESENT: Bill Loughery, Chair
Tia Hockensmith, Vice Chair
Sean Hurley, Member
Danielle Dashiell, Member
Holly Young, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City Clerk; Brandon Berry, Senior Planner; Lynn Rosetti, Consultant

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

1. Approval of the Agenda –

Chair Loughery asked to move Informational Items (#6) before Discussion Items (#5) as some of that information may intersect.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the May 2, 2024 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes – a. **March 7, 2024 Workshop and Regular Meeting**

Motion: Member Young moved, and Chair Loughery seconded the approval of the March 7, 2024 regular and workshop minutes as presented; the motion carried unanimously.

4. Action Items –

a. Election of Officers 2024-25

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded to re-appoint Bill Loughery as Board Chair for 2024-25; the motion carried unanimously.

Motion: Chair Loughery moved, and Member Micklitsch seconded to re-appoint Tia Hockensmith as Board Vice Chair for 2024-25; the motion carried unanimously.

5. Discussion Items

a. Land Development Code Division 20 & 40 - Draft Review

Consultant Tara Salmieri appeared via Zoom to review with the Board the changes they had discussed previously using the marked-up document and updated table of those changes, which were all included in the meeting packet.

Division 20 – Ms. Salmieri went through the substantive changes that had been discussed in Division 20. Questions and the correction of scrivener’s errors were addressed throughout:

- Pass-A-Grille Historic Overlay District to be referred to as PAGHOD
- Sec. 20.01, existing “historic contributing structures” replaced “development including the area”
- Sec. 20.07(b), added the word “livable” to “any new construction cannot exceed the existing livable developed square footage” and clarified the Board to review lot combination in 20.07(d)
- Sec. 20.10, footnote added to Front Yard Setback (not to exceed three’ variation)
- Sec. 20.14, changed the title to add vacation of easements and/or rights-of-way
- Sec. 20.18, a footnote will be added Use of Design Guidebook added to/cited as appropriate in Secs. 20.22, 20.23 and 20.24
- Ms. Salmieri will add a footnote to IN-Institutional Building “height may be increased upon Historic Preservation Board review”
- Sec. 20.18, remove “fifteen feet”
- Sec. 20.19(e)(2), add “and reviewed by the Historic Preservation Board” at the end

Division 40 - Ms. Salmieri went through the substantive changes that had been discussed in Division 40. Questions and the correction of scrivener’s errors were addressed throughout:

- The Purpose and Intent was updated to be compatible with Div. 20
- Sec. 40.8, added that BFE is included in thirty-five feet maximum height
- Sec. 40.13, section title updated to be compatible with Div. 20
- Sec. 40.14(d), added arcades as one of the preferred design features
- Sec. 40.15, added the use of the design book

The next step, following the finalization of these Land Development Code amendments, would be a workshop with the City Commission. Attorney McConnell will bring this up to the Commission at their May 14th meeting. The members were amenable to an earlier start in the day.

b. Flood Mitigation Options for Historic Buildings

Consultant Lynn Rosetti reviewed the Secretary of the Interior's 2019 (new) guidelines for rehabilitating historic properties in floodplain areas in a workshop format. Her presentation is part of the meeting record. She included the Secretary of the Interior’s Guidelines on Flood Adaption for Rehabilitating Historic Buildings in the meeting packet for Board review. The possibility of a future Town Hall was discussed.

c. Historic Grant Status

Ms. Rosetti provided updates on current and pending historic survey grants. The Belle Vista and Don Cesar neighborhood surveys are underway for a minimum of 330 properties; the properties were chosen by mapping and ages. A two-month extension has been granted due to delays.

Ms. Rosetti reported that the Corey Avenue Historic Resources Study is 21st on the list for funding provided by the State of Florida; the list is made part of the meeting record.

She recently toured Corey Avenue and other areas of the City with two historic preservation experts from the Florida Department of State Bureau of Historic Preservation; they opined that Corey Avenue might be eligible as a Main Street project; Chief Operating Officer Jennifer McMahon added that there must be a ‘buy in’ by all of the businesses and a Main Street Manager.

d. Mixed use Redevelopment Along Eighth Avenue

Mr. Berry explained that the City received a question regarding the redevelopment of a single-family residence that exists behind a commercial structure on 8th Avenue. They are looking at redeveloping the residence only, not the single-story structure out front. The Land Development Code is not crystal clear whether that is permitted. Mr. Berry referred to Sec. 40.2(a), where it is allowed as a component of a vertically mixed-use development and Sec. 40.4 which would allow a new construction single family home when it is historically designated. The current structure and residence are local landmarks. Mr. Berry asked for general Board feedback on having a typical mixed-use development or having a more horizontal mix.

Discussion followed with Board consensus being that reconstructing or remodeling what is already there is allowable, but new construction is prohibited.

6. Informational Items (these items were heard first) –

a. Exclusion of properties east of 19th through 21st Ave from the Pass-a-Grille Overlay District

This item was included to provide context for the exclusion of the commercial properties east of Pass-A-Grille Way between 19th and 21st Aves when the current zoning map was adopted in 2003, as requested by the Board at a previous meeting.

Senior Planner Brandon Berry explained a bit of a disconnect between the zoning district, which says all properties south of 32nd are intended to be within the Overlay, and what is adopted through the zoning map. His research found in minutes from 2003 that it was intentional to leave the properties between 19th and 21st out as well as the fire station and the two properties at 3101 and 3105 Pass-A-Grille Way, which went from institutional to residential medium zoning in 2019. Discussion ensued. Mr. Berry confirmed that height restrictions in the Pass-A-Grille Overlay applies for all zoning districts. Chair Loughery stressed that height matters should come before the Historic Preservation Board; every building permit in the historic district should be reviewed by the Board. The tightening of the zoning maps should be considered going forward, with the possible consideration of a special zone for commercial areas. Chair Loughery asked to add this as a discussion item at the next meeting.

b. New residences: 3101 & 3105 Pass-A-Grille Way

This item was included to provide, for informational purposes, new home plans for 3101 and 3105 Pass-A-Grille Way. These properties underwent rezoning and subdivision in 2018 through 2020 and are located in the RM Residential District outside of the Pass-A-Grille Overlay District, but are located south of 32nd Ave.

The Board discussed the properties; Mr. Berry explained that any property in the Overlay must comply with those height restrictions. These properties pick up three additional feet by falling outside of it; the greatest height of the two is forty-nine feet from grade to the pitch of the roof. These are the only south of 32nd that Mr. Berry was aware of that can do this. Chair Loughery stressed all building permits should come to the Historic Preservation Board for review.

7. Adjournment – Next meeting June 6, 2024, and then July 11th.

Member Dashiell spoke about a Rate of Growth Ordinance (ROGO) in Marion County that she had been reading about, which addresses hurricane evacuation and responsible growth. She will forward some of the information for review.

Chair Loughery adjourned the meeting at 4:52 P.M.

These minutes will be considered for approval at the June 6, 2024, Historic Preservation Board meeting.

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request: Motion to approve Certificate of Appropriateness Case No. 24021.

Strategic Objective:

Date: June 6, 2024

Prepared By: Lynn Rosetti, Consultant

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a Certificate of Appropriateness to remove and replace an existing 5x16' rear open balcony with a 8x16' rear covered balcony on a single-family structure that is contributing to the Pass-A-Grille Historic District. This request is made pursuant to LDC Sec. 20.10. and would result in a rear setback to the balcony addition of approximately 12'-1".

Funding: N/A

Attachments:

1. COA 24021 - Staff Report
2. Application
3. Photo & Product Information
4. Column Details
5. Master Site File Form
6. Historic Site Form
7. Balcony Extension Building Plans



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness / Case Number 24021

Property Owner: Stephen and Debra Bracciale

Meeting Date: June 6, 2024

Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The property owners are requesting a Certificate of Appropriateness for this contributing property in Pass-a-Grille to remove a second story 5' x 16' open balcony and replace it with a new 8-ft x 16-ft covered balcony on the east (rear) elevation of this residential building.
SUBJECT PROPERTY	107 29 th Avenue; Colonial Corp Replat, Blk 2, Lot 1. Property ID #18-32-16-17316-4117.
LAND USE / ZONING	RU-2 / PAG
YEAR BUILT	Circa 1926
HISTORIC STATUS	This existing single-family residential property is listed as contributing to the Pass-a-Grille National Register Historic District. Its Florida Master Site File number is PI101329. This property was part of the original 1986 survey and was included in the 2015 survey update. Its year of construction is 1926.
SURROUNDING AREA	North – Single-family Residential South – 29 th Avenue and Single-family Residential East – Single-family Residential West – Dunes and beach

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for this contributing property to the Pass-a-Grille National Register Historic District to remove the existing 5' x 16' open balcony and replace it with a new 8' x 16' covered balcony. This request to remove and replace the second story balcony relates to storm and water damage this building received this spring. Conversation between the owners' agent and the Planning and Historic Preservation staff indicated that the extra length of the balcony is being requested to better protect the building from rainwater during storm events. Rainwater is the major cause of the existing damage. The estimated cost of work is \$72,500 which is less than the 50% valuation provided by the Pinellas County Property Appraiser's office of \$304,714.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The subject property is a single-family residential structure and will remain a single-family residential structure. The proposed construction will repair water and storm damage the building received earlier this year. Specifically, the applicant is seeking to remove the existing 5' x16' open balcony and replace it with a new 8' x16' covered balcony which will replace a damaged open balcony and repair/replace the lower columns. Review of submitted photographs, there also appears to be some damage to the exterior wall area near the rear of the building. According to the COA application, the new construction materials will match the existing wall finish, columns, guardrail, and roofing material. Staff has discussed the following findings with the applicants' agent.

Staff finds the following:

- Review of the drawings indicate the new wrought iron railing on the proposed balcony is not the same as the existing original railing. Staff finds that the existing decorative wrought iron is a distinctive characteristic of this Mediterranean Revival residential building, along with the round white support columns in the rear. The proposed change of color on the submitted drawings of the rear balcony and porch does not appear to be compatible with and does match the existing color theme of the residence. Furthermore, from the photographs, the railing appears to be in good condition. As such, the existing decorative wrought should be reused and/or replicated if possible. If replaced, it should emulate the original as much as possible.*
- In addition, the small 4' overhang was supported by columns that were round and white. However, the drawings show new square brown columns along with a new overhang painted a matching brown color. Staff finds that both the existing decorative wrought iron along with the round white support columns are distinctive characteristics of this Mediterranean Revival residential building. The proposed change of color of the roof trim and the porch columns from white to brown does not appear to be compatible with the existing color theme of the building.*
- Finally, the white decorative support braces on the second story floor overhang should be incorporated into the overhang's replacement.*

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

See Staff findings in #1. In addition, the application states that new materials will match with respect to wall finish, and the doors and windows will also remain as-is. The application indicates that this request is specifically relating to the storm and water damage this building has recently received. There will be minimal demolition to install the new addition and the related doors and windows will remain as-is.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

See Staff findings in #1. The application states that the addition of the covered balcony will blend into the existing design style of the residence by utilizing tile roofing, guard rails, columns, stucco, and overall colors to match existing. No historical features from other properties will be added, and features that do not complement the existing design style will not be used. However, some of the drawings did not seem to follow the application's description. For that reason, staff identified certain findings in the staff report that should be considered. Staff has discussed these findings with the applicant's agent.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

See Staff findings in #1, especially with respect to the wrought iron railing, columns, and color. The applicant has indicated that no additional improvements to the residence will occur other than the covered balcony addition.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

See Staff findings in #1. The applicant has indicated that existing materials and finishes will be preserved.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

See Staff findings in #1. The applicant has indicated that compliance with this section will be adhered to.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The applicant has indicated that compliance with this section will be adhered to.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

The applicant has indicated that compliance with this section will be adhered to.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The applicant has indicated that compliance with this section will be adhered to, and that the new addition will be constructed per the specifications of the approved plans.

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The applicant has indicated that compliance with this section will be adhered to. In addition, the covered patio will be constructed as an addition with minimum tie into the existing structure to meet building codes and structural compliance for hurricane resistance.

LDC Sec. 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

- 1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.**

The applicant has indicated that compliance with this section will be adhered to.

- 2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The applicant has indicated that compliance with this section will be adhered to. The new rear covered patio will be recessed from the corners by 2.0 feet to distinguish that it is an addition and not part of the original construction of the home.

- 3. Additions shall be attached to the rear and/or to the side of the original structure.**

The addition is attached to the rear of the residence.

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

Not applicable.

LDC Sec. 28.16 – Variance from floodplain management regulations, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

1. **The variance will not preclude the structure's continued designation as a historic structure.**

Not applicable.

2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.**

Not applicable.

LDC Sec. 28.11. - Demolition permits.

- (a) **Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.**

This request applies to selective demolition to the rear damaged balcony which is proposed to be rebuilt as described in the application and in the staff report.

- (b) **The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:**

- (1) **The historic or architectural significance of the building.**

Not applicable.

- (2) **The importance of the building to the character of a district, if applicable.**

Not applicable.

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

Not applicable.

- (4) **Whether the building is one of the last remaining examples of its kind in the neighborhood or city.**

Not applicable.

- (5) **Whether reasonable measures can be taken to save the building.**

Not applicable.

- (6) **Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

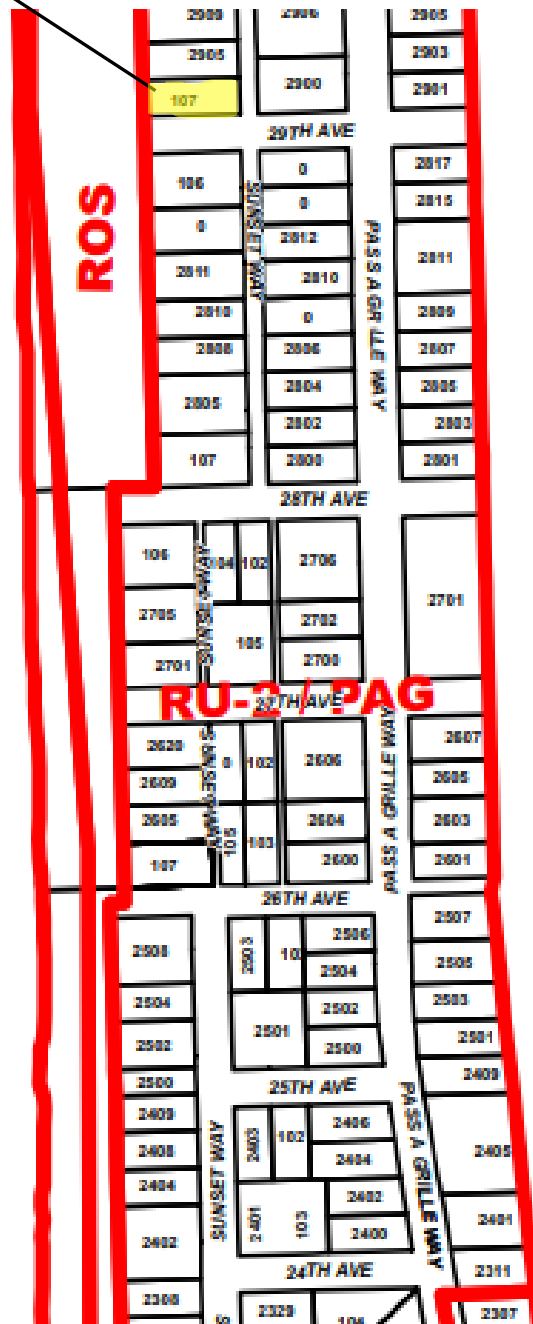
Not applicable.

Staff Recommendation:

Staff recommends the **APPROVAL** of the requested Certificate of Appropriateness for this contributing property in the Pass-a-Grille National Register Historic District to repair and replace the rear balcony and covered patio that were damaged by storms and rain this past spring as described in the application and staff report. This request includes the removal of the second story 5'x16' open balcony on the east (rear) elevation and to replace it with a new 8'x16' covered balcony. The related doors and windows will remain as-is.

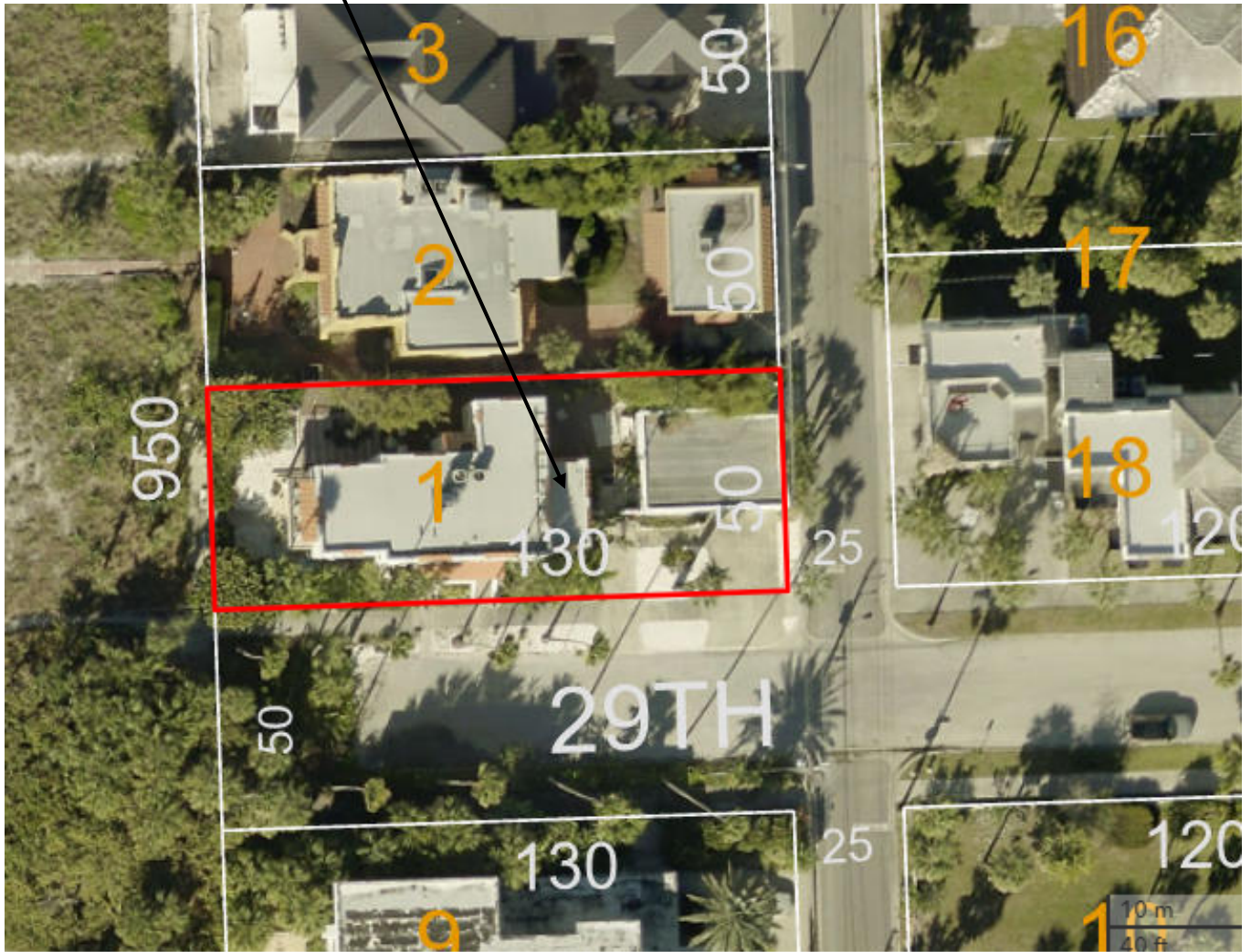
LAND USE/ZONING

COA for Balcony
Replacement
Case No. 24021



AERIAL PHOTOGRAPH

**COA for Balcony
Replacement
Case No. 24021**





Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 24021

Property Owner Name & Address

Stephen & Debra Bracciale

107 29TH AVE

ST PETE BEACH FL 33706-4117

Phone **813-842-1962**

Email Address **bralynn50@aol.com**

Agent or Representative Name & Address

Sean Roney-Roney Design

535 Central Ave. Ste. M1

St. Petersburg, FL 33701

Phone **727-822-8600**

Email Address **sean@roneydesign.com**

Property Address, Legal Description, Parcel ID

107 29TH AVE, ST PETE BEACH FL 33706-4117

COLONIAL CORP REPLAT BLK 2, LOT 1

18-32-16-17316-002-0010

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

----- Alteration of building/structure

----- New Construction

☒ Addition

----- Rehabilitation

----- Relocation

----- Demolition

PROPOSED USE

_____ Single-family residence

_____ Multi-family residence

_____ Office

_____ Commercial

_____ Hotel/Motel

_____ Restaurant

_____ Other _____

Estimated Cost of Work: **\$72,500**

Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. **Please describe your project with respect to the Secretary of Interior Standards which are as follows:**

1. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

Remove existing 5-ft x 16-ft Open Balcony and replace with new 8-ft x 16-ft Covered Balcony. The existing home is to remain as is. New materials with match the existing in regards to wall finish, columns, guardrail and roofing materials.

2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

The Covered Balcony will be a simple addition to the existing residence. There will be minimal demolition to install the new addition. Doors and windows will remain as-is.

3. **Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The addition of the Covered Balcony will blend into the existing design style of the residence by utilizing tile roofing, guardrails, columns, stucco and overall colors to match existing. Features that do not compliment the existing design style will not be used.

4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

No additional improvements to the residence will occur other than the Covered Balcony addition

5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

Existing materials and finished will be preserved.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

Compliance to this section will be adhered to

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

Compliance to this section will be adhered to

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Compliance to this section will be adhered to

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

Compliance to this section will be adhered to. The new addition will be construction per the specifications of the approved plans.

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Compliance to this section will be adhered to. The Covered Patio will be constructed as an addition with min. tie into existing structure to meet building codes and structural compliance for hurricane resistance.

LDC Section 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.**

Compliance to this section will be adhered to

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

Compliance to this section will be adhered to. The new rear Covered Patio will be recessed from the corners 2-ft to distinguish that it is an addition and not part of the original construction of the home.

3. **Additions shall be attached to the rear and/or to the side of the original structure.**

Addition is attached to the rear of the home

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

N/A

Please give an overview of the propose work on the following systems.

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

<i>Exterior material/siding</i> Stucco finish to match existing lace or sand finish. Paint color to match existing
<i>Windows</i> N/A
<i>Doors</i> N/A
<i>Roofing</i> Santafe Tile, Spanish S TSNT-Red. barrell clay tile roofing to match existing
<i>Entrances/Porches</i> HB&G perma cast plus rough sawn fiberglass column wrap. Powder coated black aluminum guardrail. Tile flooring. tongue and groove pine ceiling.

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

Applicant Signature

Date

3/20/24



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

BRACCIALE, STEPHEN R
BRACCIALE, DEBRA
107 29TH AVE
ST PETE BEACH, FL 33706-4117

22 Mar 2024

RE: 18-32-16-17316-002-0010 Situs: 107 29TH AVE

Windstorm Loss Mitigation (WLM)

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

For the referenced parcel, the values are: Structure(s): \$518,015; Extra Features: \$8,395; and Land: \$2,485,281. 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 dividing the Just Value of the structure by 0.85. This yields the following values: **Structure(s): \$609,429**; Extra Features: \$9,876; and Land: \$2,923,860.

The preceding value allocation to the structure would allow improvements not to exceed \$304,714 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 Final 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.



PROPOSED REAR RENDERING



VICINITY MAP

DESCRIPTION:

LOT 1, BLOCK 2, COLONIAL CORPORATION'S REPLAT OF BLOCKS "E", "F", "G", AND "H" OF SECTION "A", NORTH PASS-A-GRIFF, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 107, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGEND

UTILITIES

— AIR CONDITIONER
— WATER METER

MISCELLANEOUS

— SIGN POST

LINE TYPE

— BOUNDARY LINE
— RIGHT-OF-WAY LINE
— UTILITY LINE
— VEH. FENCE

ABBREVIATIONS

R/W (P)
(P)
(F)
(L)
PSM
LS
SQ. FT.
MORE OR LESS

CONCRETE
ASPHALT
BUILDING

NOTES:

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD 83/2011 - EPOCH 2010.0000 AND ARE DERIVED FROM THE WEST RIGHT-OF-WAY LINE OF SUNSET WAY HAVING A BEARING OF S01°35'37"E.

2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.

3. BEARINGS AND DISTANCES ARE FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.

4. THIS SURVEY IS FOR THE EXCLUSIVE USE AND CERTIFIED TO DERIVA BRACCALE. RE-USE OF THIS SURVEY FOR ANY OTHER PURPOSE IS PROHIBITED. THE SURVEYOR, NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE NOTED ON THIS SURVEY.

5. PORTIONS OF THIS SURVEY WERE UNDERGONE USING A TRIMBLE R12 GPS SYSTEM IN REAL TIME KINEMATIC MODE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK.

6. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, SUBSURFACE IMPROVEMENTS AND LANDSCAPE ARE SHOWN AS NOTED. THESE ARE NOT TO BE CONSTRUED TO BE A GUARANTEE OF THE SURVEYOR'S FIELD MEASUREMENTS. ANY IMPROVEMENTS PHYSICALLY LOCATED OR SHOWN THAT LIE WITHIN THE BOUNDS OF THIS SURVEY THAT MAY BE TERMED JURISDICTIONAL BY VARIOUS GOVERNMENT AGENCIES.

7. UTILITIES SHOWN ARE ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION OR UTILITY LOCATING SERVICES WERE PERFORMED TO VERIFY THE LOCATION OF UTILITIES.

8. OWNERSHIP OF FENCING WAS NOT DETERMINED.

9. THIS SURVEY IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDRESS: 3735 2ND AVENUE NORTH SAINT PETERSBURG, FL 33713 | PHONE: 727-685-6045 | EMAIL: bhauster@lhauster.com | LB8466

BOUNDARY SURVEY

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

REVISION
DATE 03-04-24
BY BRL

DATE 05-23-2023
FIELD BY BRL
SHEET 1 OF 1

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SCALE: 1:10

NAD 83/2011

QTY OF SAINT PETERSBURG INSTRUMENT 20041-0006

30.15 ACRES

LOT 1

EXISTING 2-STORY BUILDING
±1000 SQ. FT. (FOOTPRINT)

LOT 2

EXISTING 1-STORY BUILDING
±245 SQ. FT. (FOOTPRINT)

SUNSET WAY (F)

28TH AVENUE (F)
17TH STREET (P)

POOL

OVERHANG

WALL

5/8" IRON ROD FOUND (NO ID) 0.7' S OF CORNER

3/4" IRON PIPE FOUND

5/8" IRON ROD FOUND (NO ID) 0.7' S OF CORNER

1/2" IRON PIPE FOUND (LB107)

1/2" IRON PIPE FOUND

5/8" IRON ROD FOUND (CLEANABLE)

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±1000 SQ. FT. (FOOTPRINT)

LOT 2

EXISTING 1-STORY BUILDING
±2





SantaféTILE
MUCH MORE THAN CLAY

Our traditional
Spanish S clay roof tile,
is back!



TSNT - Red



TSFT - Red Fumé



TSGC - Coffee



TSGCF - Coffee Fumé



TSGCOC - Cocoa



TSGP - Peach



TSGRG - Galeras



Spanish S Red

TSNT

Height: 3.5"

Weight: 6.9lb"

Pieces / Sq: 96

Pieces / Pallet: 600



CURVED MISSION BARREL

T5 Red Clay

Dimensions*

A:19.69"; B:8.66"; C:6.41"

Pieces / sq 168

Weight piece 5.62 lbs

Weight pallet 1545,4 lbs

Units per pallet 275

*The Tile dimensions indicated in this chart, allow a tolerance of approximately 2%



RED

T5R



JASPEE RED

T5J



HISPANIA

T5H



GALIA

T5V



TOSSAL

T5O



AITANA

T5I



LUCENTUM

T5L



CASTELL

T5CS



BROWN

T5M



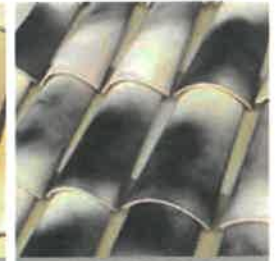
MILENIUM

T5MI



PAJA

T5P



FLAMED PAJA

T5E

The name of the colors shown in the pictures, only represent the finishes of the models identified as Curved Mission Barrel.



ARTISAN BLEND

Dimensions

L: 18"; W: 7"- 9"; H: 3"

Pieces / sq

180

Weight piece

6.8 lbs

Pieces/pallet*

570 (*Quantity may vary)

SantaféTILE
MUCH MORE THAN CLAY

COLORS



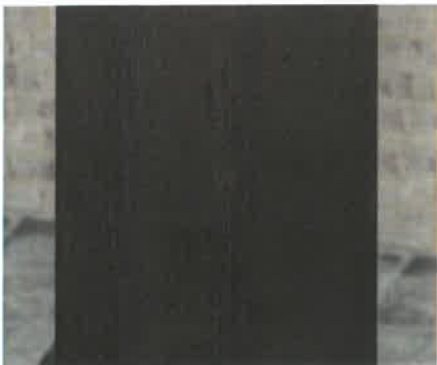
SANTAFÉ TILE CORPORATION

8825 NW 95th Street, Medley, Florida 33178 USA • Phone: 305-885-9002 / 1-888-305-TILE (8453)

www.santafetile.com / Email: info@santafetile.com

PERMACast®Plus RoughSawn®

- Made of Structural Fiberglass.
- Will not Check, Twist, Split or Rot.
- Load Bearing.
- Can be Stained using a Solid Body Acrylic Stain or Painted.
- Weather and Insect Proof.
- Low Maintenance.
- Easy Installation.
- Limited Lifetime Warranty.*



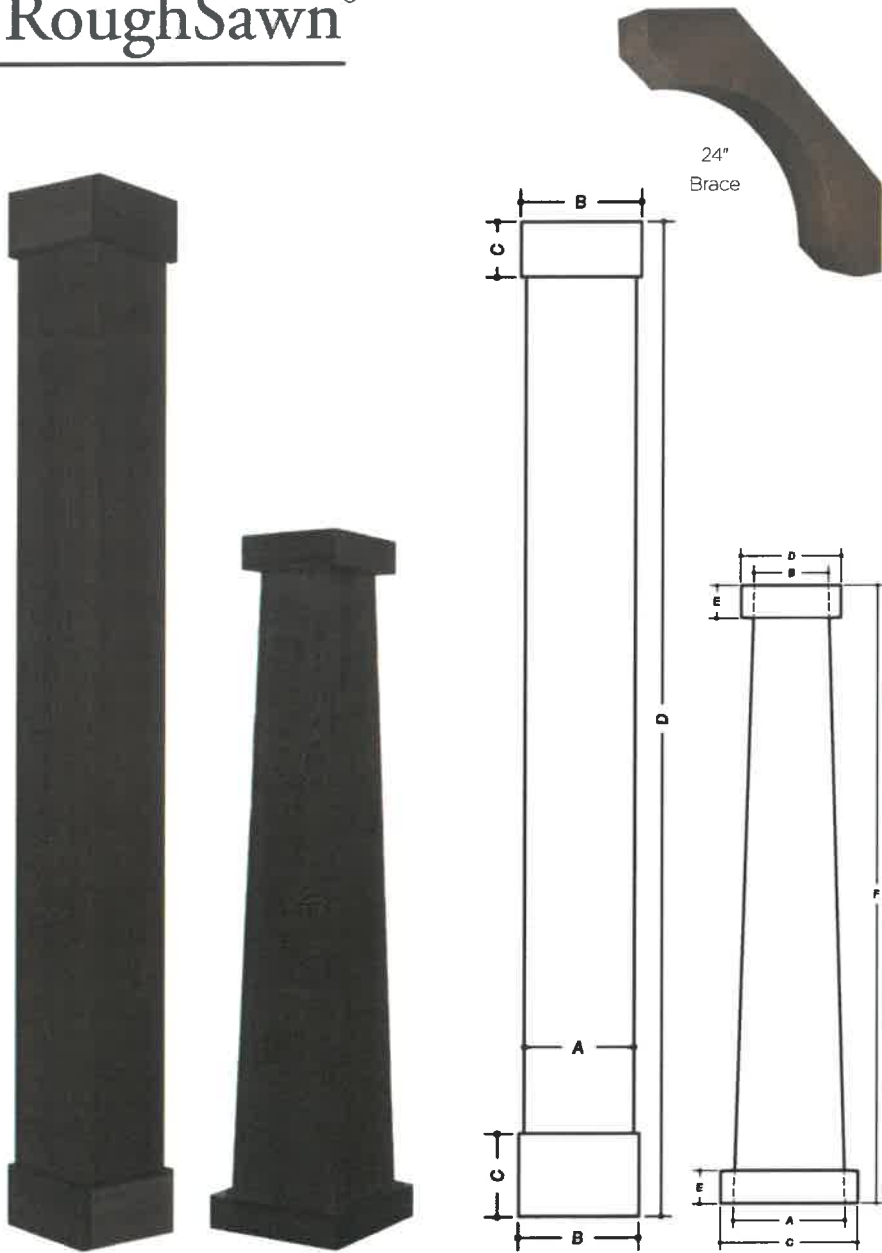
The beauty of wood



Without the issues:

- Checking, splitting, twisting...

*See Warranty
**Products shown have been stained for demonstration purposes. RoughSawn® columns are shipped unfinished.



CRAFTSMAN ROUGHSAWN®

Size	A	B	C	D	E	F
10" x 6"	9 3/4"	5 3/4"	12 1/2"	8 7/8"	3 1/2"	66"
12" x 8"	11 3/4"	7 3/4"	14 1/2"	10 3/4"	3 1/2"	66"

SQUARE ROUGHSAWN®

Size	A	B	C
8"	7 3/4"	9 1/4"	8', 9', 10'
10"	9 3/4"	11 1/4"	8', 9', 10', 12'
12"	11 3/4"	13 1/4"	8', 9', 10', 12'

"C" is cap/base (2 sizes available / sold separately)
Trim sizes are available and can be used as both cap and base based on preference.

Square PERMACast®Plus Columns

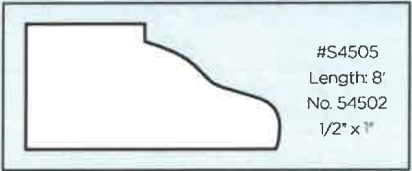
SQUARE PERMACAST®PLUS INSIDE DIMENSIONS

Inside dimensions may vary up to 1/4".
Splitting a column will decrease inside dimension 1/8".

Column Size	Inside
6"	5 3/8"
8"	6 3/8"
10"	8"
12"	11"
14"	13"
16"	15"

*Inside is Round

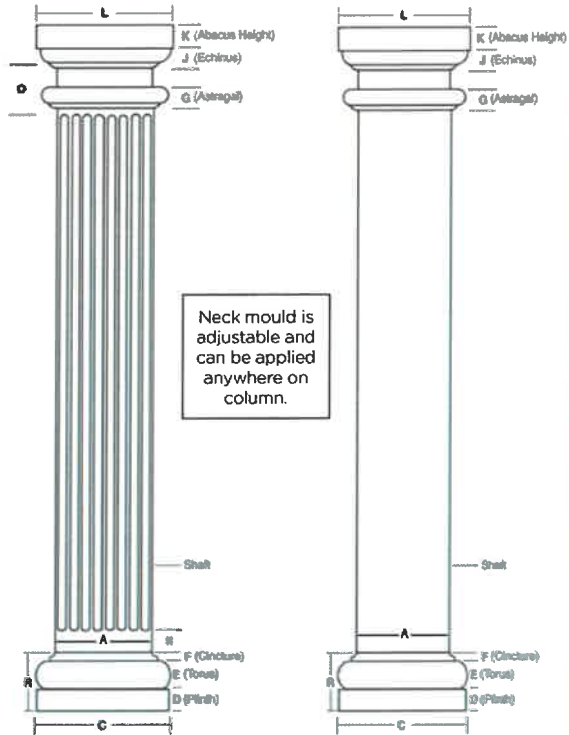
PANEL MOULDING FOR SQUARE PERMACAST®PLUS



#S4505
Length: 8'
No. 54502
1/2" x 1"

Plumb-Fit®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the patented (Patent 9689674) Plumb-Fit® installation system included.



PermaCast®Plus Square Column shown fluted with Poly Tuscan Cap and Base.

PermaCast®Plus Square Column shown plain with Poly Tuscan Cap and Base.

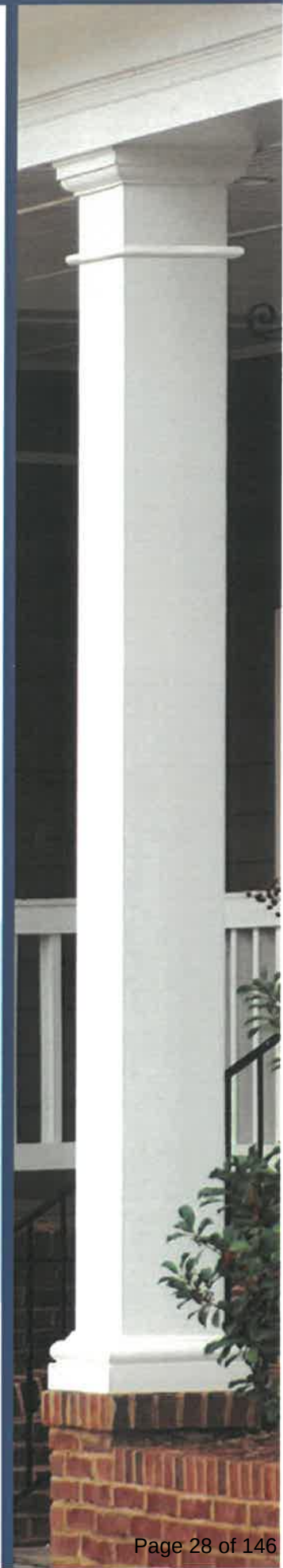
SQUARE PERMACAST®PLUS COLUMN DIMENSIONS (IN INCHES)*

Column Size	A	C	D	E	F	G	J	K	L	N	O	R	Lengths Available (ft.)
6"	6"	9 1/8"	17 1/8"	15 1/8"	9 1/8"	1"	1 1/4"	1 3/8"	9 1/8"	N/A	N/A	3 5/16"	6, 8, 9, 10
8"	8"	11 1/8"	19 1/8"	17 1/8"	11 1/8"	1"	1 1/4"	1 1/2"	10 15/16"	5"	3 1/8"	4 1/4"	6, 8, 9, 10, 12
10"	10"	13 1/8"	21 1/8"	19 1/8"	13 1/8"	1"	1 1/4"	1 3/4"	12 3/4"	3 3/4"	4 1/8"	5 1/8"	51" 6, 8, 9, 10, 12, 14, 16
12"	12"	15 1/8"	23 1/8"	21 1/8"	15 1/8"	1"	1 1/8"	2 3/16"	16 5/8"	N/A	N/A	6 1/16"	8, 9, 10, 12, 14, 16, 18
14"	14"	17 1/8"	25 1/8"	23 1/8"	17 1/8"	1 1/8"	2 1/16"	2 1/2"	19 1/16"	N/A	N/A	7 9/16"	8, 10, 12, 14
16"	16"	19 1/8"	27 1/8"	25 1/8"	19 1/8"	1 1/2"	2 3/8"	2 3/4"	21 1/2"	N/A	N/A	8 7/16"	8, 10, 12, 14, 16, 18, 20

■ Fluted Square.
*There may be a variance of up to 1/4" in all dimensions.
• Split columns are not load bearing. • See page 16 for Decorative Capital dimensions

Versatility of Square Columns

The design and versatility of an HB&G square column has enhanced its popularity with today's architects. The HB&G Square PermaCast®Plus column lineup includes plain, recessed panel, fluted, and Craftsman styles. An unlimited combination of styles can be achieved by various uses of the panel moulding, neck moulding, and caps and bases. Additionally, the plain square column is not tapered and can be cut to any height without affecting the fit of the caps and bases.



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI01329**
 Field Date 1-5-2015
 Form Date 3-18-2015
 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) 107 29th Avenue 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 107 Direction _____ Street Name 29th Street Type Avenue Suffix Direction _____
 Address: 107 29th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 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 18 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 18-32-16-17316-002-0010 Landgrant _____
 Subdivision Name COLONIAL CORP REPLAT Block 2 Lot 1
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1926 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1926 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: Unknown Nature 2-story side along 29th Avenue
 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 Mission Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s): 1. Stucco 2. _____ 3. _____
 Roof Type(s): 1. Flat 2. _____ 3. _____
 Roof Material(s): 1. Barrel tile 2. Tar & gravel 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 double-hung vinyl sash with operable shutters
 Distinguishing Architectural Features (exterior or interior ornaments) Parapet roof with scuppers, panels, and barrel tile

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A garage is associated with this property; however it was previously surveyed separately and has a separate form (PI01330).

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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



28th_107_P101328_02



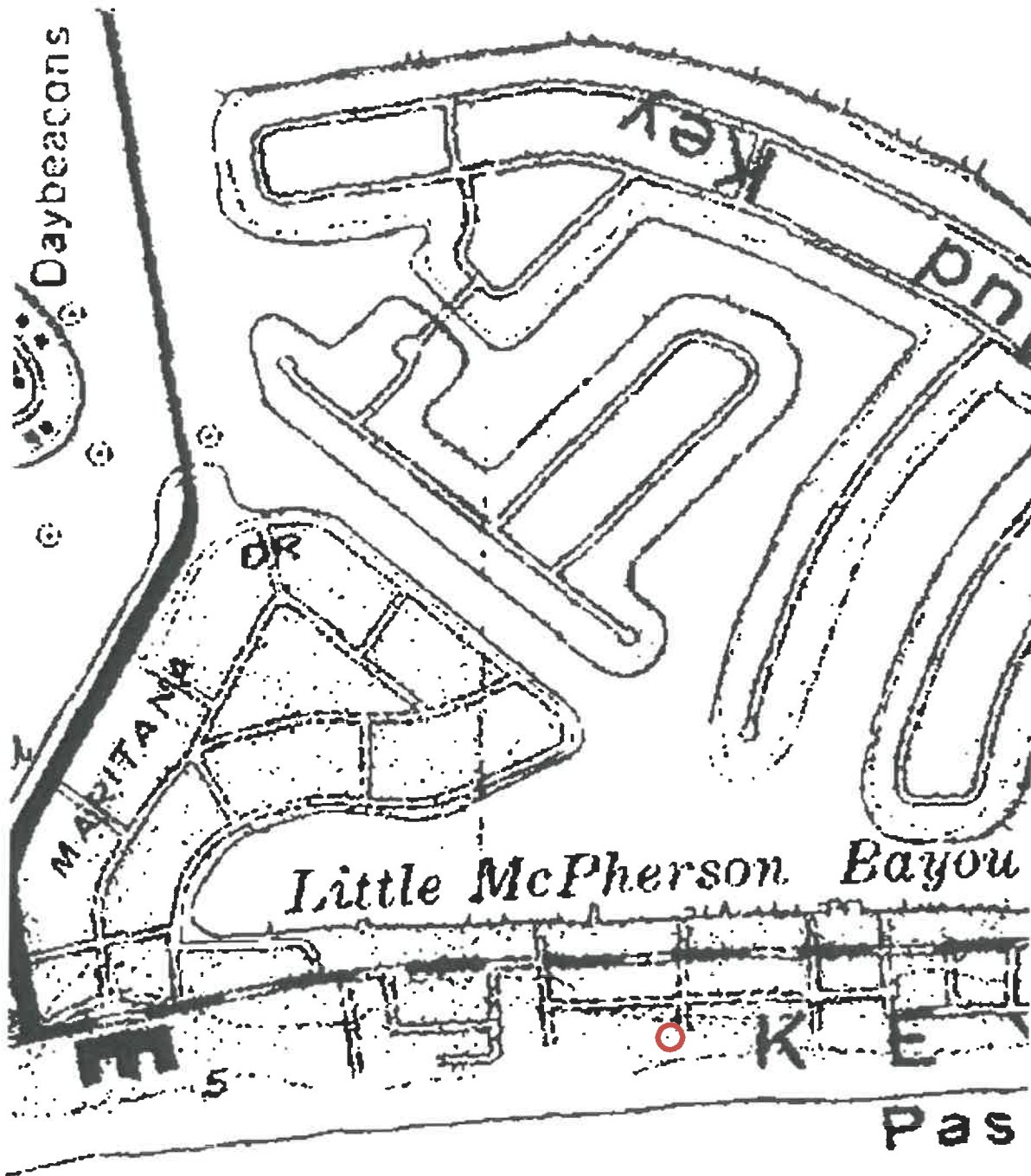
28th_107_P101328_01



28th_107_P101328_04



28th_107_P101328_03



Address: 107 29TH AVENUE

Site #8PI01329

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI01330**
 Field Date 1-5-2015
 Form Date 3-18-2015
 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) 107 29th Avenue 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 107 Direction _____ Street Name 29th Street Type Avenue Suffix Direction _____
 Address: 107 29th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 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 18 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 18-32-16-17316-002-0010 Landgrant _____
 Subdivision Name COLONIAL CORP REPLAT Block 2 Lot 1
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1926 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Garage From (year): 1926 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, tile
 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 Rectangular Number of Stories 1
 Exterior Fabric(s): 1. Stucco 2. _____ 3. _____
 Roof Type(s): 1. Flat 2. _____ 3. _____
 Roof Material(s): 1. Tar & gravel 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 double-hung vinyl sash with molded surrounds
 Distinguishing Architectural Features (exterior or interior ornaments) Decorative tile panels

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) This garage is associated with the house on this property; however it was previously surveyed separately and has a separate form (PI01329).

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

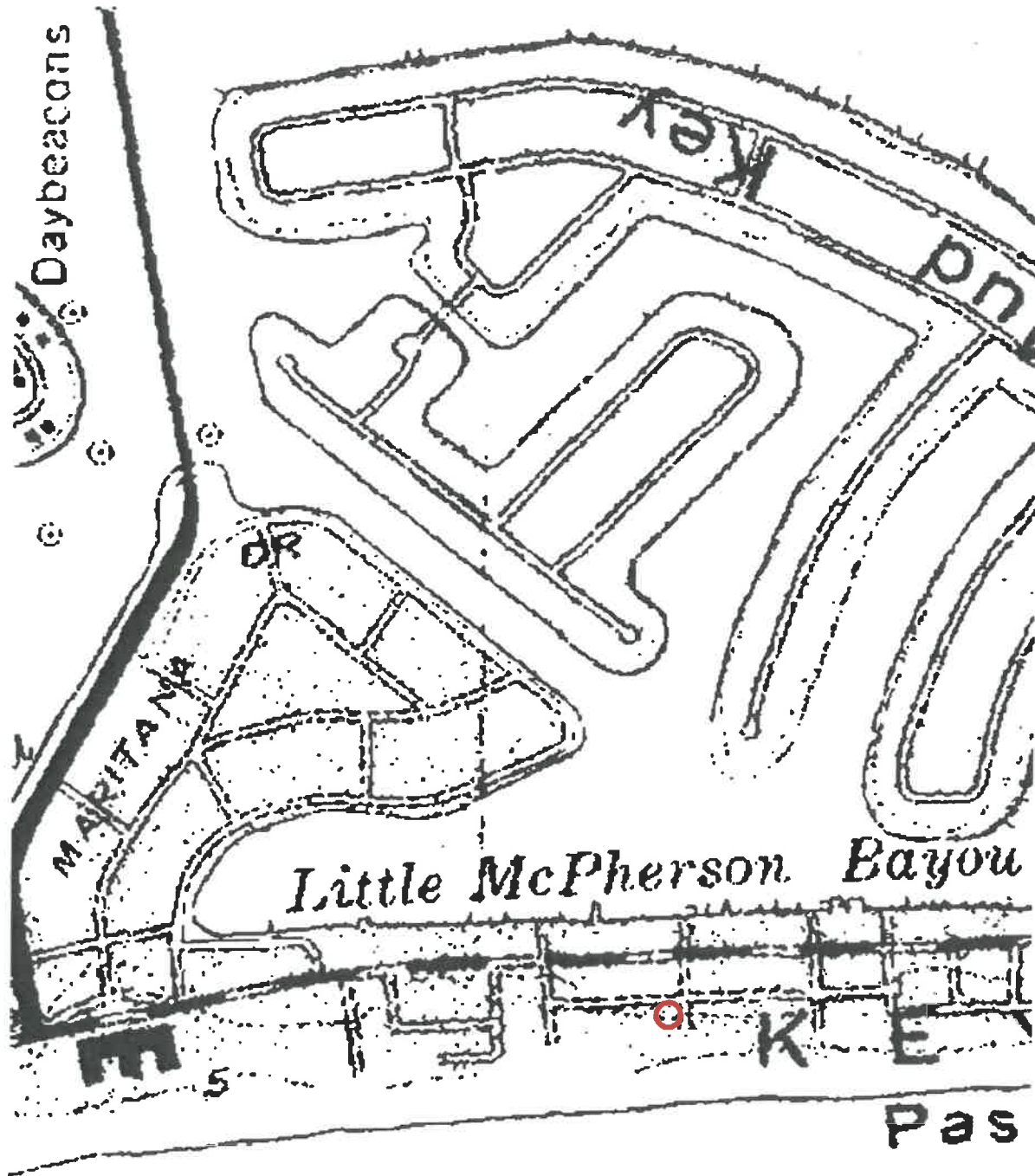
NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 KEEPER - Determined eligible: ☐ yes ☐ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)



28th_107_P101330_P101330_01



28th_107_P101330_P101330_01



Address: 107a 29TH AVENUE

Site #8PI01330

Pass-a-Grille Beach

PROPERTY RECORD CARD

Florida

VACANT
IMPROVED
ZONED FOR

PRESENT USE

POSSIBLE USES

HOUSE NO. 2901

CARD NO.

LEGAL DESCRIPTION

Lot 1 Block 2 Colonial

AVE. OR ST.

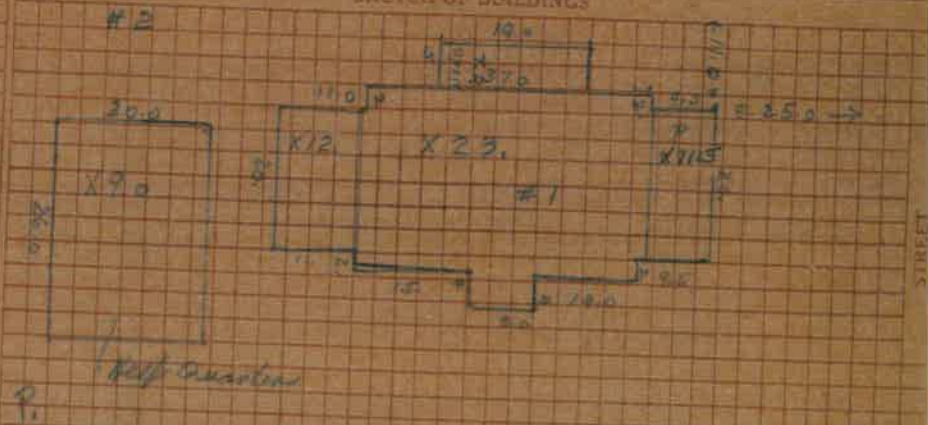
LAND	STREET	IMPROVEMENTS	UTILITIES
LEVEL	CONCRETE	SIDEWALKS	WATER
LOW	ASPHALT	CURB	ELECTRICITY
HIGH	TAR AND GRAVEL	SHRUBS	SEWER
SWAMP	SHELL	TREES	SEPTIC TANK
CITRUS OR TRUCK	SAND OR DIRT	LAWN	GAS
OTHER	OTHER	WALLS & FENCES	OTHER

BUILDING DESCRIPTION	NO. 1	NO. 2	NO. 3	NO. 4
TYPE OF STRUCTURE	Flt.	Flt.		
NUMBER OF STORIES	2	1		
TOTAL NUMBER OF				
ROOMS	10	2		
BATHS	1			
APTS				
OFFICES				
STORES				
GENERAL CONSTRUCTION	Masonry	Frame		
MATERIAL	A	A		
FOUNDATION	Concrete	A		
MATERIAL	A	A		
BASEMENT	9	A		
EXTERIOR WALLS	Stucco	Stucco		
MATERIAL	A	A		
GRADE	A	A		
CONDITION	A	A		
PAINT	A	A		
ROOF	Comp	Comp		
MATERIAL	A	A		
GRADE	A	A		
CONDITION	A	A		
WINDOWS-DOORS	Wood	Frame		
MATERIAL	A	A		
FLOORS	Comp	Comp		
MATERIAL	A	A		
GRADE	A	A		
CONDITION	A	A		
PLUMBING	0			
TOTAL FIXTURES	4			
CONDITION	A			
HEATING				
TYPE				
FIREPLACE				
HEATERS				
COND. OF UNIT	P			
INTERIOR WALLS	A			
MATERIAL	A			
CONDITION	A			
INTERIOR FINISH	A			
MATERIAL	A			
CONDITION	A			
MISCELLANEOUS				
ELEVATORS				
FIRE ESCAPE				
HOT WATER				
AIR CONDITION				
INSULATED				
REFRIGERATION				

OWNER

Wm. C. Ostrander Jr.

SKETCH OF BUILDINGS



NO.	SIZES	SQUARE FEET	HEIGHT	CUBIC FEET	AGE	LOAD
①	P 9.5 x 2.0	190	2.5	1083	1925	
	T.P. 5 x 19	95		542		
	11 x 2.0	220	12	2640		
	37 x 2.8	835				
	2 x 9	32				
		920	23	21,160		
				23,825		
②	20 x 2.6	520	9	4680		

LOT DIAGRAM

LAND COMPUTATIONS

FRONT	DEPTH	UNIT	SQ. FT. OF LOTS	ACRES	Δ-S	LAND VALUE
50	130	38	114		✓	43.32
		16				21.66
						240
						2406

BUILDING COMPUTATIONS

ITEM	CONTENTS	RATE	Building Cost	5% ADDED	BLOG VALUE
①	25.425	30	7628	75	5321
②	4.6809	10	468	75	351
					6072
					150
					6272

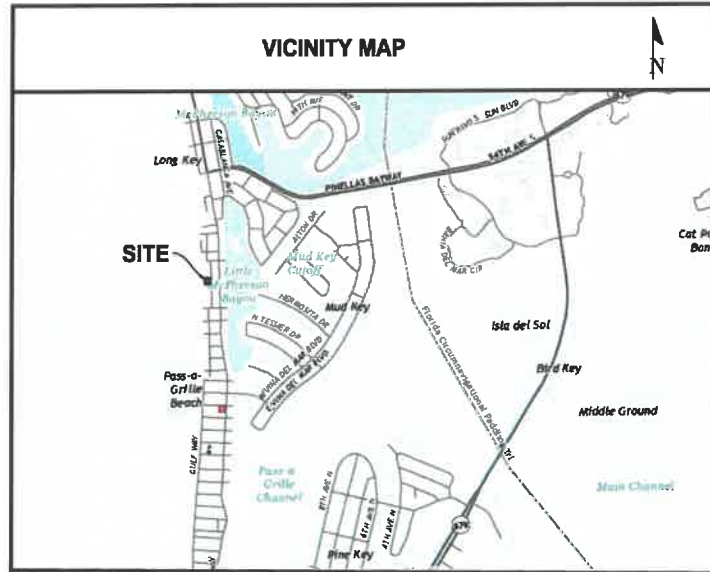
VALUATION RECORD

	1936	1937	1938	1939	1940	1941	1942	1943	1944
1	PHYSICAL LAND VALUE	2406	2406	2406	2406	2406	2646	2646	2646
2	IMPROVED LAND VALUE								
3	PHYSICAL VALUE BUILDINGS	6072	6272	6272	6272	6272	6272	6272	6272
4	OBSOLESCENCE LOSS								
5	DEPRECIATED VALUE BUILDINGS	6072	6272	6147	6147	6147	6147	6147	6147
6	SUMMATION VALUE PROPERTY	8478	8678	8553	8553	8553	8793	8793	8793
7	PROPERTY OFFERED AT								
8	PRIVATE APPRAISAL								
9	SOLD FOR - DISTRESS								
10	SOLD FOR - LEGITIMATE								
11	MARKET VALUE PROPERTY								
12	GROSS INCOME								
13	CAPITALIZATION RATE								
14	GROSS CAPITALIZED VALUE								
15	TOTAL OF 6 plus 11 plus 14								
16	AVERAGE VALUE OF 15								
17	LAND VALUE 1 or 2								
18	PERSONAL								
19	VALUE FOR TAXATION - LAND	2406	2406	2406	2406	2406	2646	2646	2646
20	BUILDINGS	4860	5018	4918	4918	4918	4918	4918	4918
21	TOTAL	7266	7424	7324	7324	7324	7564	7564	7564
22	VALUATION CHANGE - ASSESSOR								
23	VALUATION CHANGE - BOARD								
24	AMOUNT OF MTD. OR LOAN								
25	AMOUNT OF FIRE INSURANCE								
26	BUILDING PERMIT								
27	ALTERATIONS - ADDITIONS								
28	ADDED BUILDING VALUE								
29	PROTEST FILED								
30	HOMESTEAD EXEMPTION								
31	WIDOWS EXEMPTION								
32	DISABILITY EXEMPTION								

REMARKS

Appraised by John B. Green, M. A. I.
2244 1/2 Street North St. Petersburg, Fla.

FIELD WORK BY
COMPUTED BY
APPROVED BY
MAY 1936



NOTES:

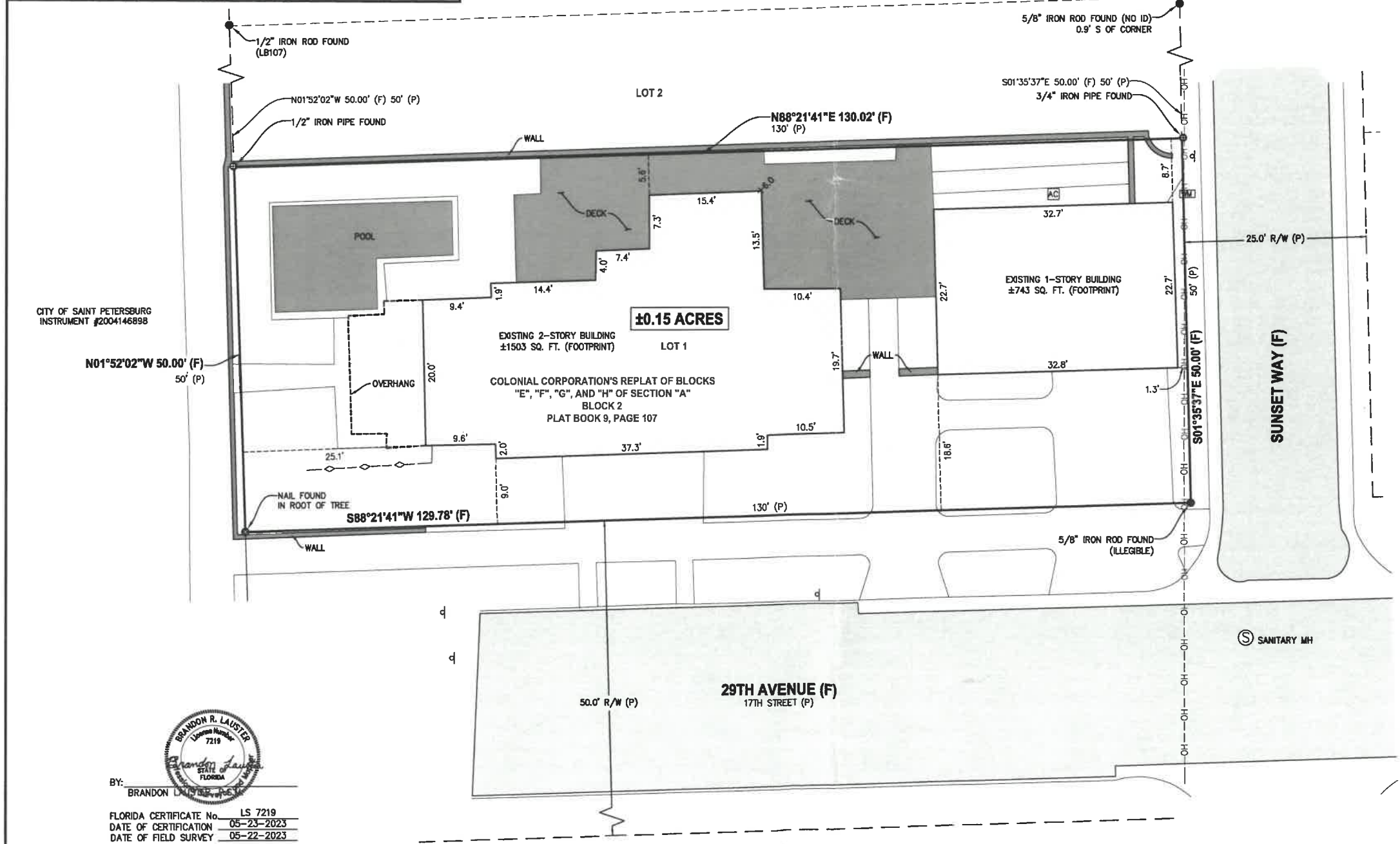
1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD 83/2011 - EPOCH 2010.0000 AND ARE DERIVED FROM THE WEST RIGHT-OF-WAY LINE OF SUNSET WAY HAVING A BEARING OF S01°35'37"E.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. BEARINGS AND DISTANCES ARE FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.
4. THIS SURVEY IS FOR THE EXCLUSIVE USE AND CERTIFIED TO DEBRA BRACCIALE. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
5. PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A TRIMBLE R12 GPS SYSTEM IN REAL TIME KINEMATIC MODE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK.
6. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES, ETC., HAVE NOT BEEN LOCATED EXCEPT AS SHOWN THERE MAY BE SOME AREAS NOT PHYSICALLY LOCATED OR SHOWN THAT LIE WITHIN THE BOUNDS OF THIS SURVEY THAT MAY BE TERMED JURISDICTIONAL BY VARIOUS GOVERNMENT AGENCIES.
7. UTILITIES SHOWN ARE ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION OR UTILITY LOCATING SERVICES WERE PERFORMED TO VERIFY THE LOCATION OF UTILITIES.
8. OWNERSHIP OF FENCING WAS NOT DETERMINED.
9. THIS SURVEY IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION:

LOT 1, BLOCK 2, COLONIAL CORPORATION'S REPLAT OF BLOCKS "E", "F", "G", AND "H" OF SECTION "A" NORTH PASS-A-GRILLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 107, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

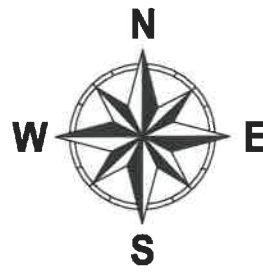
LEGEND

UTILITIES		LINE TYPE	
AC	AIR CONDITIONER	---	BOUNDARY LINE
WM	WATER METER	- - - -	RIGHT-OF-WAY LINE
MISCELLANEOUS		- OH - - OH -	MISCELLANEOUS OVERHEAD
SP	SIGN POST	---	UTILITY LINE
HATCHING		◇ - - ◇ - -	VINYL FENCE
CONCRETE		ABBREVIATIONS	
ASPHALT		R/W	RIGHT-OF-WAY
BUILDING		(P)	PLAT DATA
		(F)	FIELD DATA
		NAD	NORTH AMERICAN DATUM
		LB	LICENSED BUSINESS
		PSM	PROFESSIONAL SURVEYOR & MAPPER
		LS	LICENSED SURVEYOR
		SQ. FT.	SQUARE FEET
		±	MORE OR LESS



BY: BRANDON R. LAISTER
FLORIDA CERTIFICATE No. LS 7219
DATE OF CERTIFICATION 05-23-2023
DATE OF FIELD SURVEY 05-22-2023

ADDRESS: 3735 2ND AVENUE NORTH SAINT PETERSBURG, FL 33713 | PHONE: 727-685-6045 | EMAIL: brlaister@lsurvey.org | LB8466



SCALE: 1:10

NAD 83/2011

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BOUNDARY SURVEY

PINELLAS COUNTY, FLORIDA
SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

REVISION	BY	DATE
ADD POOL AND UPDATE IMPROVEMENTS	BRL	03-04-24

DRAWN BY BRL FIELD BY HDS DATE 05-23-2023 SHEET 1 OF 1

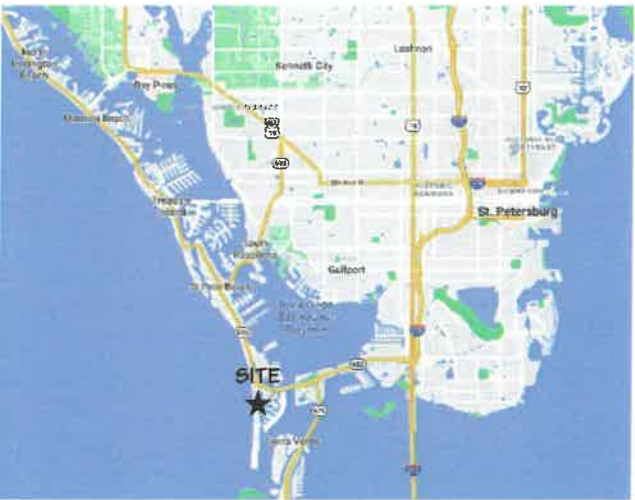
ADDITIONS & REMODELING
TO THE
BRACCIALE RESIDENCE

107 29TH AVENUE,
ST. PETE BEACH, FL 33706

SITE DATA

JURISDICTION: CITY OF ST. PETE BEACH
FLOOD ZONE: AE - ELEV. 9.0'
FLOOD MAP EFFECTIVE DATE: 08-24-2021
PARCEL IDENTIFICATION #: 18-32-16-17316-002-0010
LEGAL DESCRIPTION: COLONIAL CORP REPLAT BLK 2, LOT 1
ZONING: RU-2 / Phase A Grill Overlay
SETBACKS: FRONT: 20.0'
SECONDARY FRONT: 10.0'
SIDES: 10% of Lot width
REAR: 20.0'

VICINITY MAP



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CERTIFIED PROFESSIONAL BUILDING DESIGNERS
535 CENTRAL AVENUE, SUITE M-1
ST. PETERSBURG, FL 33701
RGR@RONEYDESIGN.COM
(727) 822-8600
Est. 1990

BUILDING DESIGN DATA

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH
FLORIDA BUILDING CODE 2023, 8TH EDITION AND ASCE 7-22

WINDBORNE DEBRIS REGION: YES
V(ult) ULTIMATE DESIGN WIND SPEED: 150 MPH
V(amb) NOMINAL DESIGN WIND SPEED: 116 MPH
BUILDING RISK CATEGORY: II
SURFACE ROUGHNESS: D
EXPOSURE CLASSIFICATION: D
DESIGN: ENCLOSED
INTERNAL PRESSURE COEFFICIENT: (+/-) 0.18

HEIGHT & EXPOSURE ADJUSTMENT COEFF.: 1.47 (15' ht.)

DESIGN WIND LOADS - DOORS, WINDOWS, COMPONENTS &
CLADDING DESIGN

ZONE	PRESSURES (PSF)*
ROOF - SLOPE (7-20°)	V _{amb}
1	+26.6 - 66.0
2	+26.6 - 96.1
3	+26.6 - 114.3
WALLS - 4	+35.7 - 38.2
5	+35.7 - 47.0

GARAGE DOOR - (9X7)
(16X7) +31.3 - 35.4
+30.0 - 33.4

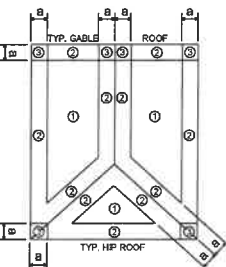
* ADJUSTED FOR EXPOSURE AND HEIGHT

h= 15 FT. (MAX.)
a= 4 FT.

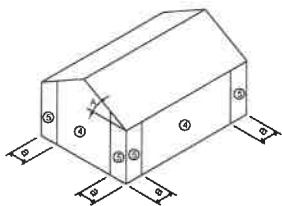
LOADING LIVE:
LIVE LOAD (ROOF) 20 PSF
LIVE LOAD (FLOOR) 40 PSF

CONCRETE 3000 PSI
LUMBER SP#2
SOIL BEARING CAPACITY 1500 PSF (ASSUMED)

FLOOD HAZARD AREA YES
CLASSIFICATION LEVEL 2
ADDITION & ALTERATION



ROOF PRESSURE ZONES
(PLAN VIEW)



WALL PRESSURE ZONES
(ISOMETRIC VIEW)

GENERAL SITE PLAN NOTE:
THE INFORMATION SHOWN ON THIS SITE PLAN WAS OBTAINED
FROM A SURVEY DATED: XX-XX-XXXX FROM A REGISTERED
LAND SURVEYOR: DAVID C. HARNER - JOB #: MMXII058. THE
LAYOUT OF THE BUILDING / ADDITION HAS BEEN BASED ON THIS
INFORMATION. IT IS THE RESPONSIBILITY OF THE GENERAL
CONTRACTOR TO HAVE THE BUILDING / ADDITION LAID OUT
ONTO THE SITE ACCORDING TO THE DRAWINGS AS SHOWN BY
A REGISTERED LAND SURVEYOR. ANY DISCREPANCIES TO THE
BUILDING LAYOUT OR REQUIRED SETBACKS SHALL BE BROUGHT
TO THE DESIGNER'S ATTENTION PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION. FAILURE TO DO SO
WILL RESULT IN THE SOLE RESPONSIBILITY OF THE LAYOUT WITH
THE GENERAL CONTRACTOR AND NO RESPONSIBILITY TO THE
DESIGNER.

CONTACT INFORMATION

DESIGNER: **RONEY DESIGN GROUP, LLC**
535 CENTRAL AVENUE, SUITE M-1
ST. PETERSBURG, FLORIDA 33701
727-822-8600, 727-822-8655 FAX
info@roneydesign.com

OWNER: **STEPHEN & DEBRA BRACCIALE**
107 29TH AVENUE,
ST. PETE BEACH, FLORIDA 33706

CONTRACTOR: TO BE DETERMINED

**PRELIMINARY DESIGN
DOCUMENTS
NOT TO USE FOR CONSTRUCTION**

BUILDING DATA

OCCUPANCY: RESIDENTIAL - GROUP R
☐ R2 - MULTI-FAMILY DWELLINGS
☒ R3 - ONE & TWO FAMILY DWELLINGS

USE:
☒ SINGLE FAMILY
☐ TOWNHOME

CONSTRUCTION:
☒ TYPE V - UNSPRINKLED
☐ TYPE V - SPRINKLED

FIRE RESISTANT SEPARATION: N/A

BLDG. HEIGHT:
(MEASURED FROM
DESIGN FLOOD
ELEVATION (D.F.E.)
OR GRADE)

OF STORIES:
1 STORY
RESIDENCE

ALLOWABLE HEIGHT:
24 FT. TO ROOFLINE
36 FT. TO PEAK

ACTUAL HEIGHT:
XX FT. TO ROOFLINE
XX FT. TO PEAK

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ADDITIONS & REMODELING
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107 29TH AVENUE,
ST. PETE BEACH, FL 33706

DRAWN BY STR & CC
CHECKED BY RW
DATE JAN. 26, 2024
JOB NUMBER
24004
SHEET NUMBER
C1
PRELIM-1

PRELIMINARY DESIGN
DOCUMENTS
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GENERAL NOTES TO CONTRACTOR

1. ALL DIMENSIONS AND CONDITIONS OF THE PROJECT SHALL BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR SAME ONCE THE CONSTRUCTION HAS BEGUN. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION PRIOR TO THE BEGINNING OF CONSTRUCTION.

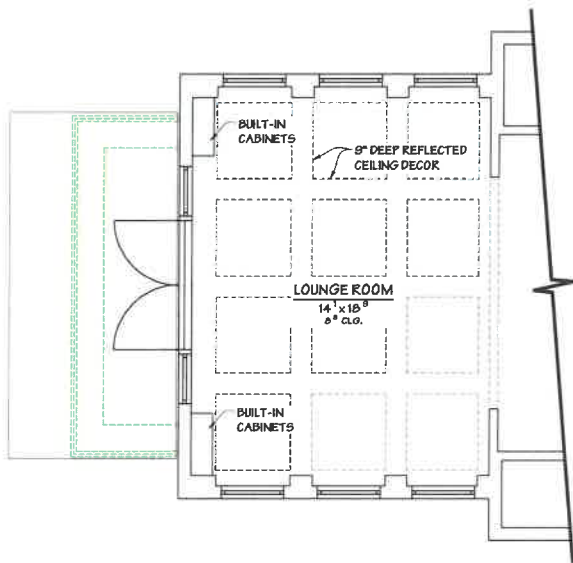
2. THE STRUCTURAL INTEGRITY OF THE BUILDING / CONSTRUCTION SHOWN ON THESE DRAWINGS IS DEPENDENT UPON THE COMPLETION ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING OR SHORING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEER AND DESIGNER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE DRAWINGS AND SPECIFICATIONS, OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

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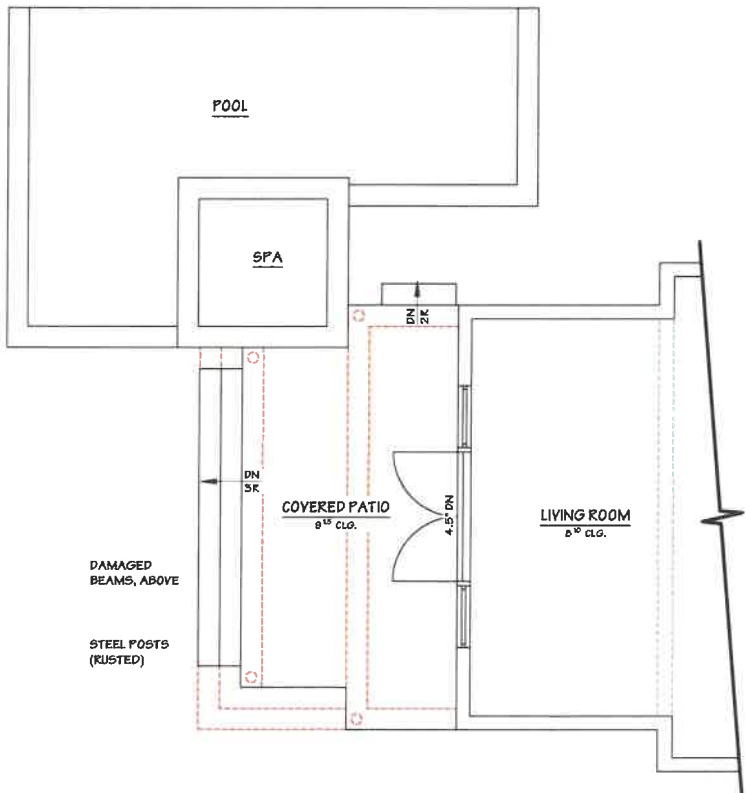
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KGRF@RONEYDESIGN.COM
(727) 922-8600

Est. 1990



2 EXISTING 2ND FLOOR/DEMOLITION PLAN
D1.0 1/4" = 1'-0"



1 EXISTING 1ST FLOOR/DEMOLITION PLAN
D1.0 1/4" = 1'-0"

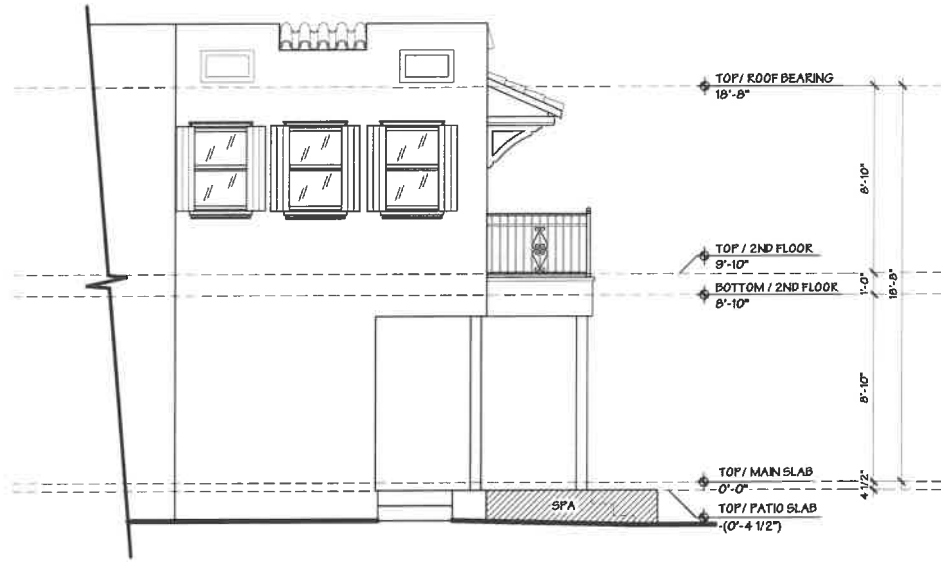
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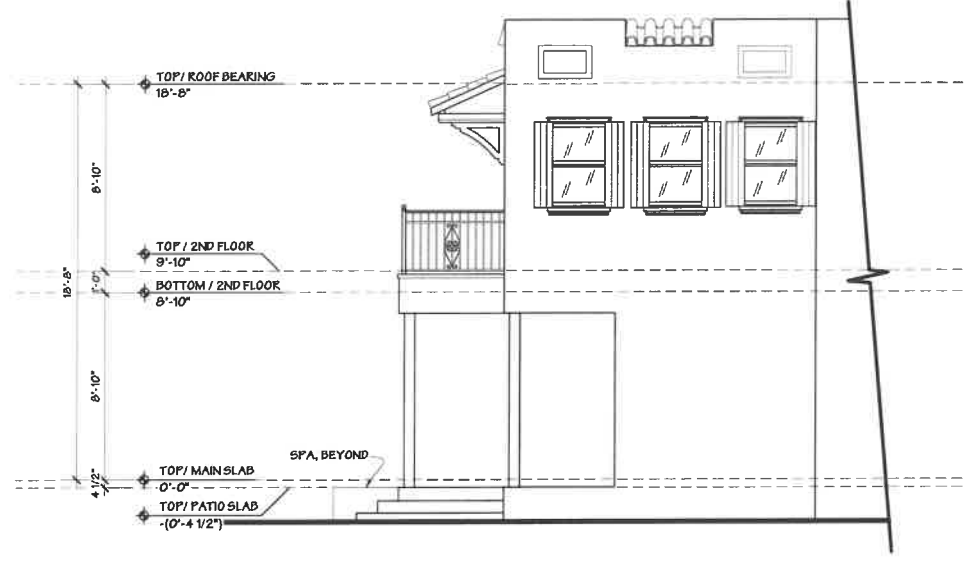
DESIGN BY: STR & OC
CHECKED BY: RM
DATE: JAN 26, 2024

JOB NUMBER
24004
SHEET NUMBER
D1.0
PRELIM - 1

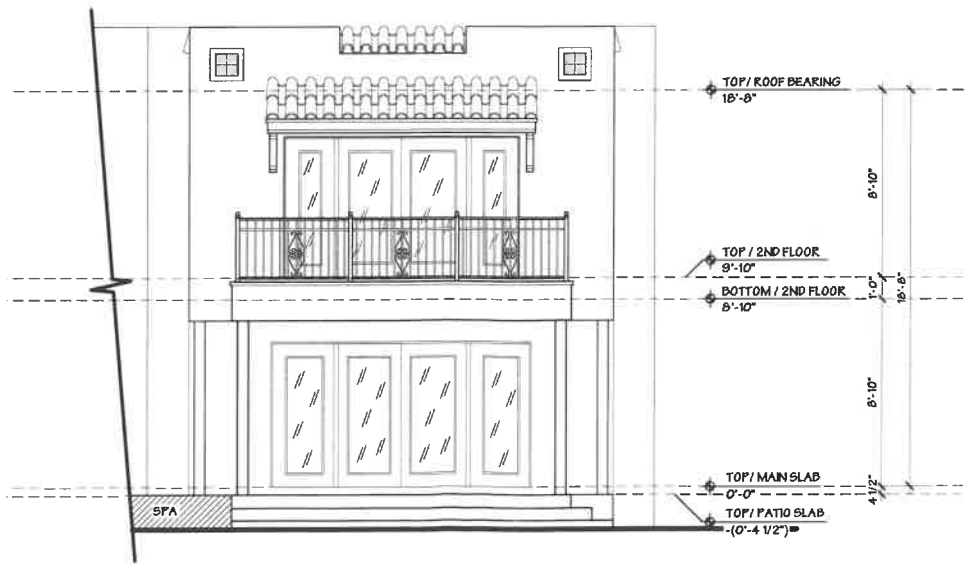
NOTE:
FIELD VERIFY VERTICAL HEIGHT
DIMENSIONS AND NOTIFY DESIGNER OF
ANY CONFLICTS WITH FIELD CONDITIONS
PRIOR TO COMMENCEMENT OF WORK.



3 EXISTING REAR (NORTH) ELEVATION
D1.1 1/4" = 1'-0"



2 EXISTING FRONT (SOUTH) ELEVATION
D1.1 1/4" = 1'-0"



1 EXISTING LEFT SIDE (WEST) ELEVATION
D1.1 1/4" = 1'-0"

GENERAL NOTES TO CONTRACTOR

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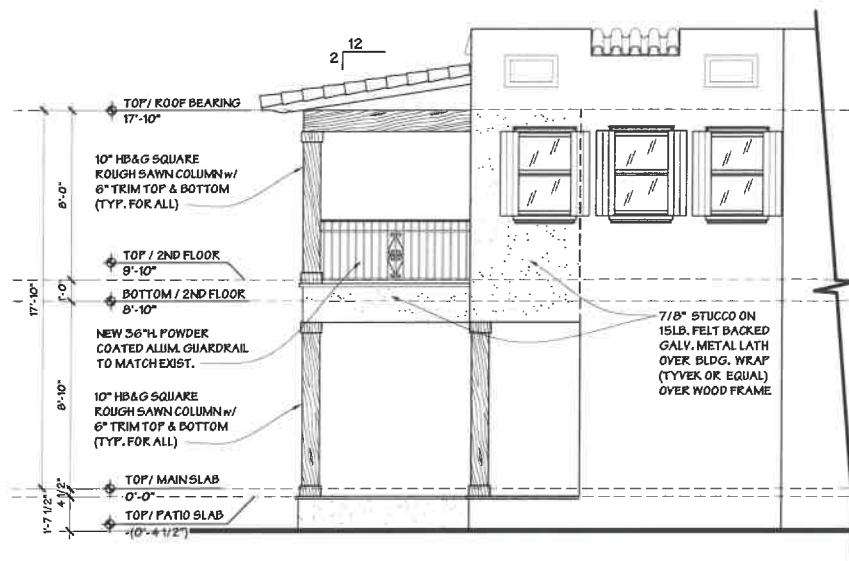
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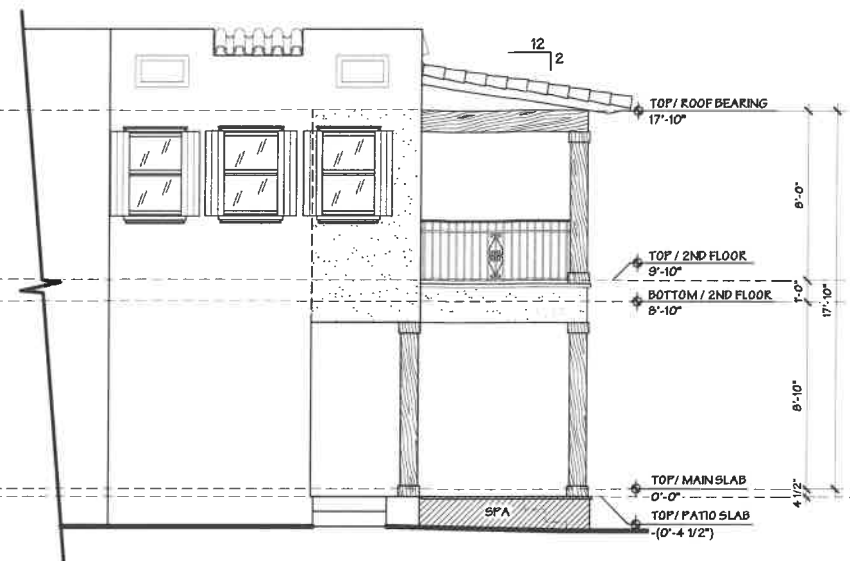
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CHECKED BY	RW
DATE	JAN 25, 2024
JOB NUMBER	24004
SHEET NUMBER	D1.1
PRELIM - 1	

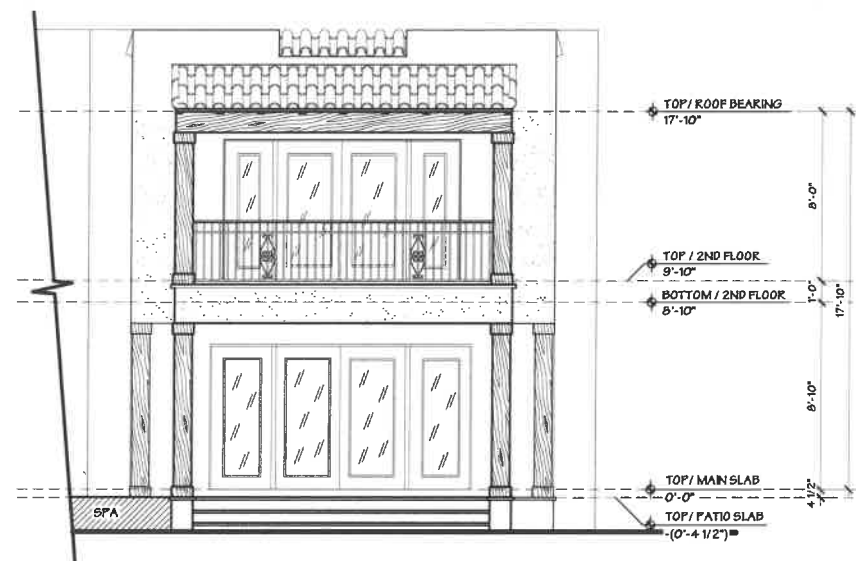
PRELIMINARY DESIGN
DOCUMENTS
NOT TO USE FOR CONSTRUCTION



3 PROPOSED LEFT (SOUTH) SIDE ELEVATION
D3 1/4" = 1'-0"

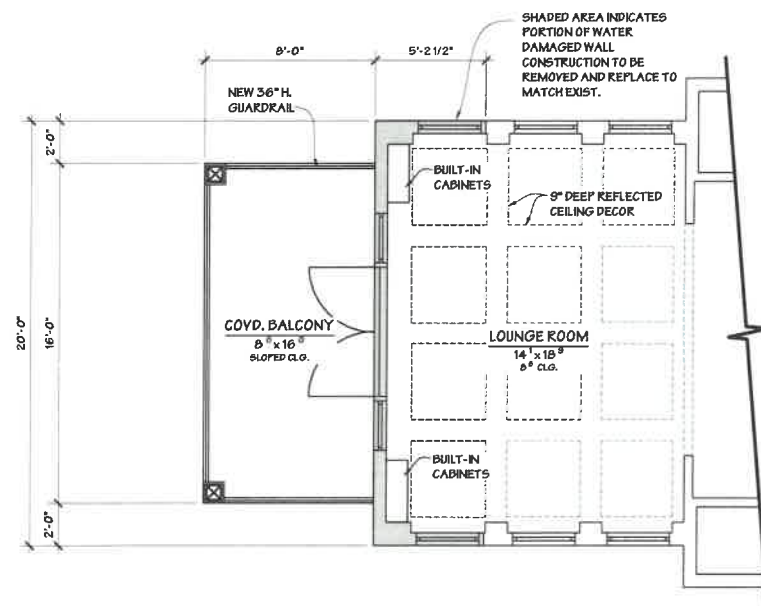


4 PROPOSED RIGHT (NORTH) SIDE ELEVATION
D3 1/4" = 1'-0"

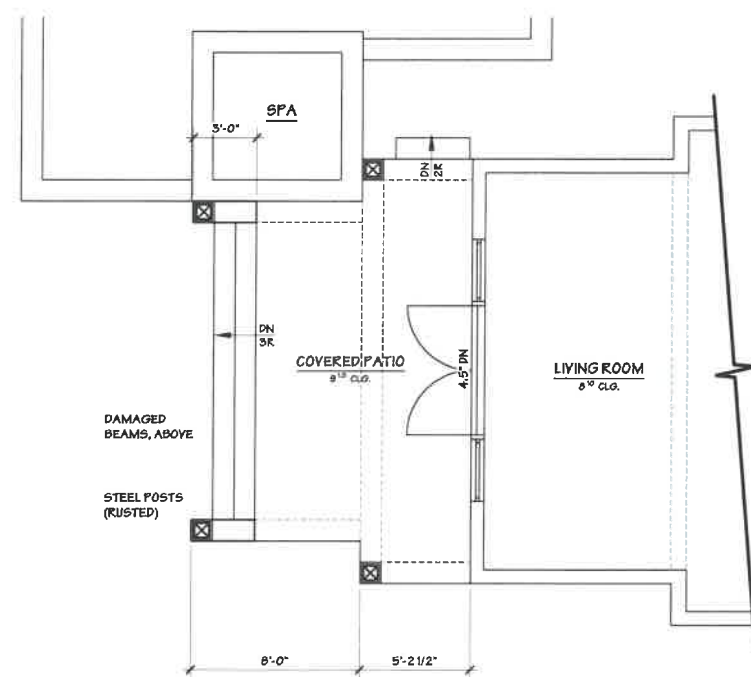


5 PROPOSED REAR (WEST) ELEVATION
D3 1/4" = 1'-0"

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OF DESIGN INFORMATION,
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2 PROPOSED 2ND FLOOR PLAN
D3 1/4" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN
D3 1/4" = 1'-0"

RONEY DESIGN GROUP
CERTIFIED PROFESSIONAL BUILDING DESIGNERS



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ST. PETERSBURG, FL 33701
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ADDITIONS & REMODELING
TO THE
BRACCIALE RESIDENCE

10729 AVENUE,
ST. PETE BEACH, FL 33706

DRAWN BY STR & GC
CHECKED BY RW
DATE JAN 25, 2024
JOB NUMBER
24004
SHEET NUMBER
D3
PRELIM-1

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**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request: Motion to approve Design Review No. 24036 with one condition.

Strategic Objective:

Date: June 6, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a design review for a new three-story single-family residential structure constructed to the House-Medium building type of the Pass-A-Grille Overlay District (LDC Sec. 20.15.).

Funding: N/A

Attachments:

1. Staff Report
2. Aerial #1
3. Aerial #2
4. Application
5. Design Markup
6. Architectural Plans
7. Structural Plans



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

Design Review Case No. 23036

Property Owner: Craig & Rhonda Reuther

Meeting Date: June 6, 2024

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 redevelopment of the subject property (LDC Sec. 20.24).
SUBJECT PROPERTY	1003 Gulf Way; MOREY BEACH BLK 4, LOT 16; Parcel #19-32-16-58932-004-0160.
LAND USE / ZONING	RLM-2/PAG
FEMA FLOOD ZONE	Coastal AE-10
HISTORIC STATUS	The property currently contains a non-contributing single-family residence, for which there is an active permit for demolition.
SURROUNDING AREA	North – Two-family Residential South – Single-family Residential East – Alley and Single-family Residential West – Gulf Way and Beach

BACKGROUND and ANALYSIS

The property currently contains a residence that was constructed in 1920 and is considered a non-contributing structure to the Pass-a-Grille National Register Historic District due to subsequent alterations. The applicant is proposing complete demolition of the structure.

In its place, the applicant is proposing to construct a three-story, approximately 4,900 square foot single-family residence constructed to the House-Medium standard.

The City's consultant, Tara Salmieri, reviewed this application for compatibility with the required design standards of LDC Sec. 20.22. and found the design to be sufficient. Detailed annotation of compatible building elements can be found below.

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 has a distinct primary mass which forms the backdrop on the southern frontage of the structure and at the ground floor.

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

The structure has secondary massing in terms of projecting enclosed space on the northern side of the second and third levels of the structure, as well as a varying pitched roof above these elements. The ground floor contains a porch but one that does not meet the private frontage requirements of the Code as it pertains to projection into the frontage and overall dimensions. The applicant rectifies this through the inclusion of the Common Yard frontage, which is currently available to developers under the adopted Code. This standard is proposed to be eliminated and instead require a code-compliant stoop or porch in the amended Pass-A-Grille Overlay District standards.

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

Sliding glass doors on the second and third levels, and windows on the ground floor, provide voids in the structure.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

The applicant utilizes identical three-panel sliding glass door arrangements on the second and third levels. On the ground floor are single- or double-hung windows of identical sizes with consistent side-affixed shutters.

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

The structure possesses approximate visual consistency at the centerline. The aforementioned secondary massing elements do not lend significant additional visual weight to the northern side of the structure due to the elements largely following the frame of the primary massing. Staff finds the pitch of the roof above these elements to be generally balanced by the limited cantilever of the chimney on the southern side of the structure.

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

The city's design consultant found this standard to be met.

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

The structure generally has symmetrical balance.

(c) Design must include the following rhythms:

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

Aside from the window and slider compatibility discussed previously, the home also features similar lighting fixtures, planters, and balcony with railing placement, along the frontage.

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

Textures and colors are evidently drawn from a common palette. The structure contains white stucco on the ground floor with white Hardie shingle on the second and third levels. Brown and tans are used as accents for trim and backing. The roof is a tan galvanized aluminum. Staff does not note any significant incongruous textures, colors or features.

LANDSCAPING COMPLIANCE

At approximately 4,000 square feet in site area, with a home constructed to FEMA standards, the lot is required to contain a minimum of three trees, one of which must be an understory tree placed in front of the residence and one which must be a canopy tree. The applicant has also chosen to utilize the Common Yard frontage standard in lieu of a porch or stoop that meets minimum zoning requirements, which requires the previously-mentioned canopy tree as well as shrubs or a fence. The site plan is shown to exceed these minimum requirements, as well as the greenspace standards generally, with a total of two understory trees, one canopy tree, and three palms which are being relocated from the front to the rear of the site.

COMPATIBILITY WITH ADJACENT PROPERTIES

The structure is proposed at three stories, including a non-habitable ground floor and two levels of living space above. The structure is compliant with the permitted height maximum, measuring just under 40 feet from grade to the highest point of the roof, or 32 feet when measured eight feet above natural grade.

The structure will be the largest along its block face, although not significantly taller than its 1983 southern neighbor which is also built at three stories in height. The remainder of the block is a mix of two-story structures that are generally between 50 and 80 percent of the gross area of the subject building. The subject structure is generally in keeping with the Key West style of the vicinity.

Aerial estimates suggest that the subject home will be set approximately five feet closer to the front property line than the average of its neighbors. Adjacent properties do have the ability to redevelop or add to the front of the property to the setback the applicant is proposing, with the exception of the Havana Inn at 1007 Gulf Way, which has a five-foot greater setback than any other property on the block face.



STAFF RECOMMENDATION

Staff's design consultant has reviewed the plans and has no further questions. The applicant has prepared elevations that demonstrate compliance with the nine design elements required of all new residential construction.

The applicant has undertaken multiple rounds of zoning review and has adequately adjusted plans to address staff comments. On the most recent review, staff noticed that the site plan did not reflect the cantilevered chimney, which extends approximately 2" further into the side setback than permitted under the building type setbacks. The applicant has been notified of this encroachment, and has adjusted it in the most recent submittal attached to this report.

Staff recommends approval with one condition:

- 1) Major alterations to the residence while under construction, including significant exchange or alteration of façade materials, window design, or frontage elements or colors, as determined by Staff, shall require this case to return to the Historic Preservation Board.

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 should additional conditions be assigned. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.





Case #: 2400652 Submission Date: _____ Hearing 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 of any project subject to residential design review before the Historic Preservation Board.

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

CRAIG & RHONDA REUTHER

1003 GULF WAY

ST PETE BEACH, FL

Phone 727.359.9237

Representative Name & Address

MCCOY RESIDENTIAL DESIGNS, INC

PO BOX 1305

CRYSTAL BEACH, FL

Phone (727) 492-2683

Property Address and Legal Description

1003 GULF WAY: LOT 16, BLOCK 4, MOREY BEACH

Project Description

CONSTRUCTION OF A NEW DETACHED SINGLE-FAMILY RESIDENCE WITH 2 HABITABLE FLOORS OVER GARAGE/STORAGE.

THE ARCHITECTURE IS BEST CLASSIFIED AS COASTAL MODERN WITH A COMBINATION OF EXTERIOR TEXTURES

(STUCCO & SHINGLE SIDING), METAL STANDING SEAM ROOF, COVERED PORCHES, ETC.

TYPE OF ACTIVITY

New Construction: X

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
Building dimensions shown on plans, or drawn to scale on plans	X	
Mass and scale proportions of on-site building(s)	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	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	

Required Building Design Elements

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

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

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

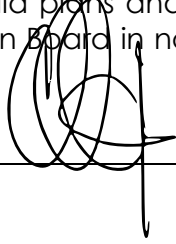
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 - (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in the mass.
- (b) Proportional design elements shall include:
 - (1) Windows in varying, yet similar arrangements.
 - (2) Appropriate vertical visual consistency at the centerline of the façade.
 - (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).
 - (4) Overall design shall be symmetrically or asymmetrically balanced.
- (c) Design must include the following rhythms:
 - (1) Proximity (objects close together complement each other).
 - (2) Similarity- common textures, colors or features.

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.



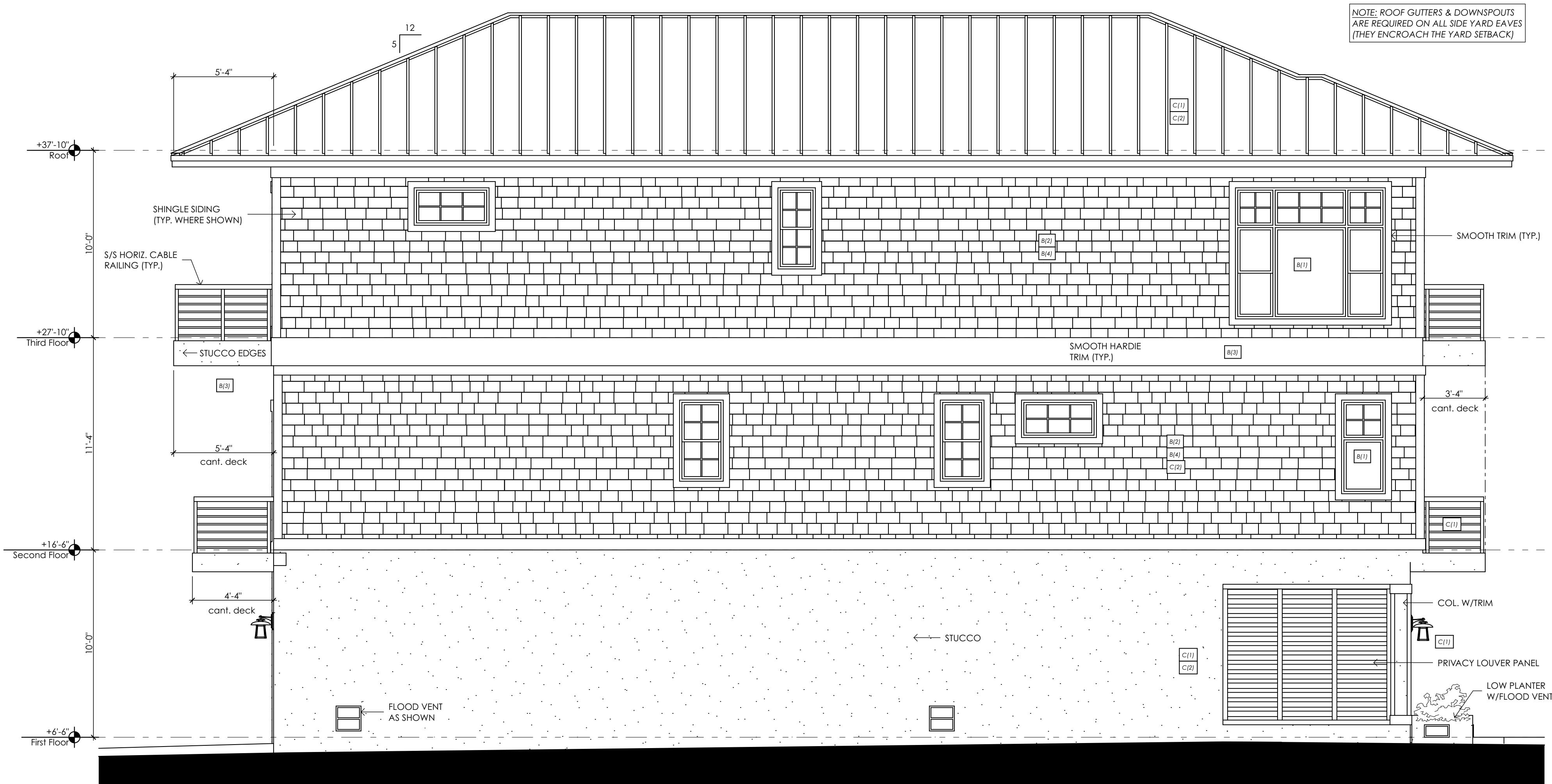
Applicant Signature

APRIL 3, 2024

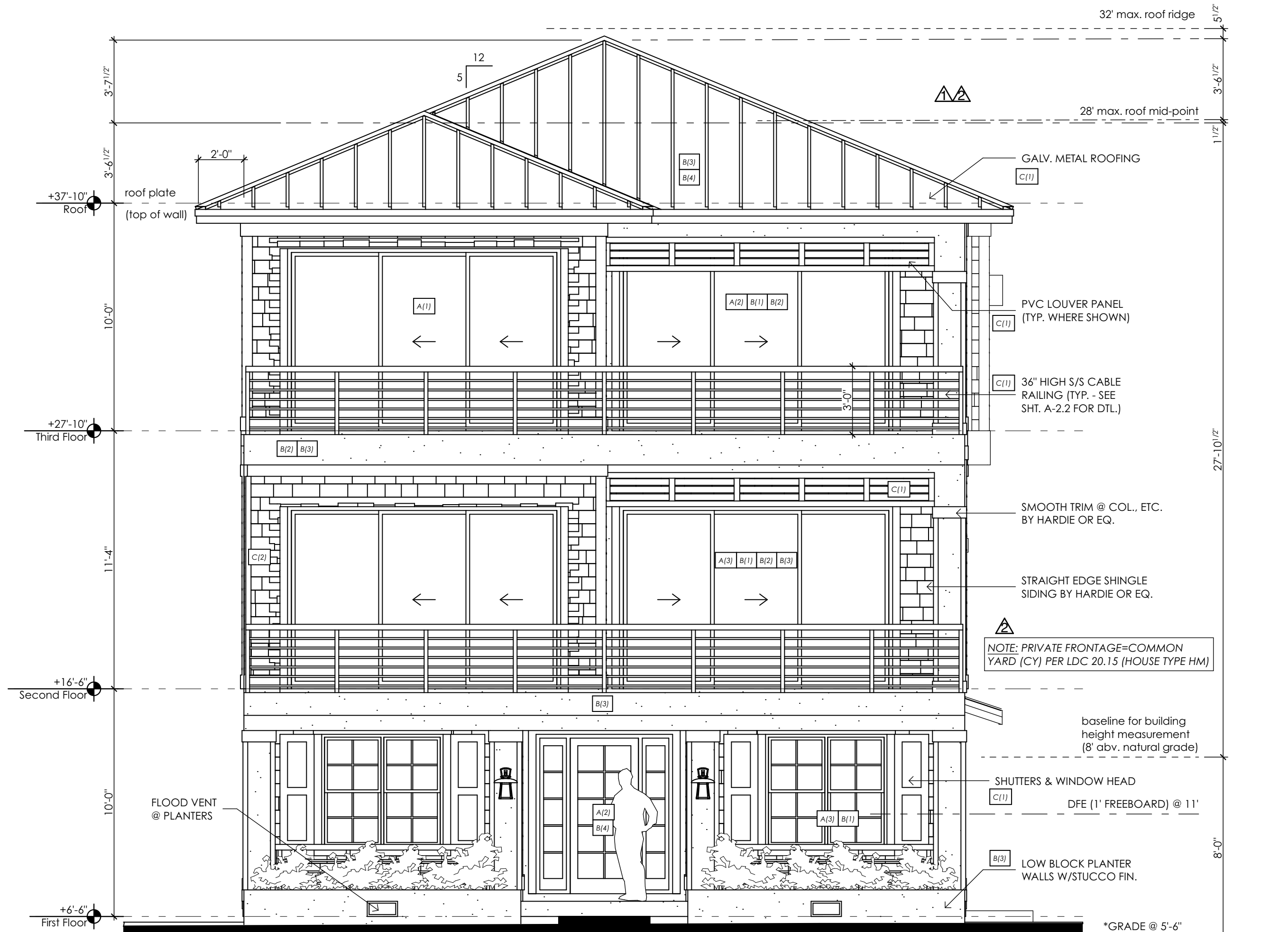
Date



NW Corner (Gulf Way view)



NORTH ELEVATION
(Left Side Facade)



WEST ELEVATION
(Gulf Way facade)

2

P-A-G RESIDENTIAL DESIGN STANDARDS:

THE EXTERIOR DESIGN MEETS THE MINIMUM GENERAL ARCHITECTURAL STANDARDS (RESIDENTIAL) THAT ARE ESTABLISHED IN SEC. 20.22 & SEC. 20.15 OF THE LAND DEVELOPMENT CODE AS OUTLINED BELOW...

A - BUILDING MASS TO INCLUDE:

- (1) PRIMARY MASS
- (2) SECONDARY MASS (COMMON YARD FRONTAGE)
- (3) VOIDS/NATURAL BREAKS

B - DESIGN ELEMENTS TO INCLUDE:

- (1) WINDOWS (VARYING & SIMILAR)
- (2) VISUAL VERTICAL CONSISTENCY
- (3) VISUAL HORIZONTAL BALANCE & RATIOS
- (4) SYMMETRICALLY/ASYMMETRICALLY BALANCED

C - RHYTHMIC DESIGN:

- (1) COMPLIMENTARY OBJECTS IN PROXIMITY
- (2) SIMILARITY IN COLOR, TEXTURES & FEATURES

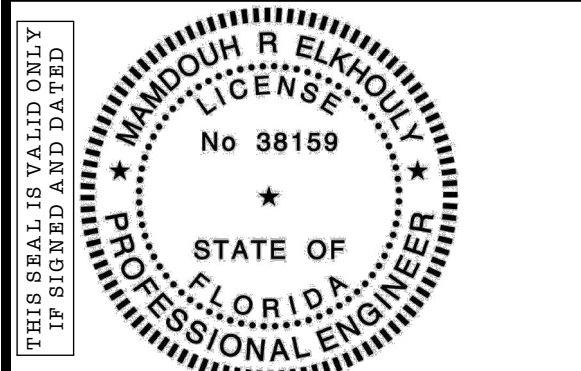
* THE EAST FACADE OF THE BUILDING IS SYMMETRICAL & THE WEST FACED IS ASYMMETRICAL IN DESIGN AS EVIDENCED BY THE FLOOR PLANS & EXTERIOR VIEWS. THE WEST FACADE IS BALANCED. THE COMMON YARD PORCH FEATURE IS SYMMETRICAL & CLEARLY SUPPORTS THE FLOORS ABOVE. IT IS AN ARCHITECTURAL FEATURE THAT VISUALLY MINIMIZES THE VERTICAL NATURE OF THE STRUCTURE & IT SERVES AS THE FOCAL POINT OF THE PUBLICS VIEW. THERE ARE OFFSETS IN THE STRUCTURE'S DEPTH WHICH HAVE THE EFFECT OF SOFTENING WHAT WOULD OTHERWISE BE AN OVERWHELMING BUILDING ON A SMALL & SUB-STANDARD LOT. IT IS THIS ATTENTION TO DESIGN DETAIL & AN UNDERSTANDING OF ITS IMPACT TO THE HISTORIC CHARACTER OF THE COMMUNITY THAT UNDERSCORES THIS ARCHITECTURAL DESIGN. WITHOUT QUESTION IT MAINTAINS THE OVERALL MASS & SCALE OF PASS-A-GRILLE & EXCEEDS THE MINIMUM CRITERIA.

** ALL (4) BUILDING FACADES SHARE SIMILARITY. FOR EXAMPLE...GEOMETRICALLY, THE EXTERIOR FENESTRATION ELEMENTS ARE SIMILAR IN SHAPE, ANGLES & THEIR PROPORTIONAL PROPERTIES. ADDITIONALLY, ALL SIDES OF THE STRUCTURE SHARE THE SAME FINISH MATERIALS & COLOR. EACH FACADE SHARES THE COMMONALITY OF VARIOUS ARCHITECTURAL FEATURES & EMBELLISHMENTS, SUCH AS SHINGLE SIDING, DECORATIVE LOUVER PANELS, HORIZONTAL RAILINGS, STUCCO, METAL ROOFING, BEAD BOARD SOFFITS, ETC. THE OVERALL DESIGN & MATERIAL SELECTIONS ARE COHESIVE RESULTING IN A "COASTAL" DESIGN THAT IS BOTH COMMON & COMPLIMENTARY TO THE P-A-G DISTRICT STANDARDS.

[A(1)] TYP. KEY FOR ARCHITECTURAL ELEMENTS LISTED ABOVE

C. Michael McCoy
Residential Designs, Inc.
Post Office Box 1305
Crystal Beach, Florida 34681
(phone) 727.492.3683
www.mccoyresidentialdesigns.com

STRUCTURAL ENGINEER OF RECORD
KOLY INTERNATIONAL, INC.
760 4th AVENUE SOUTH
ST. PETERSBURG, FL 33701
TELEPHONE: (727) 898-2270
M.K. ELKHOUTLY, P.E. #58159
CERTIFICATE # CA-0034704



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The Reuther Residence
Custom Waterfront Residence
PROJECT LOCATION:
1003 Gulf Way St. Pete Beach, FL
MUNICIPALITY: City of St. Pete Beach
CONTRACTOR: TBD
ADDRESS: ###

PLAN REVISION LOG

MARK	DATE	DESCRIPTION
Δ	4/03/24	Zoning 1st review comments
Δ	4/24/24	Zoning 2nd review comments

DATE: MARCH 22, 2024
PROJECT NO: 23-07
DRAWN BY: CMM
SCALE: 1/4" = 1'-0"
BID ISSUE DATE: 11/29/23
PERMIT ISSUE DATE: 00/00/00
CONSTRUCTION ISSUE DATE: 00/00/00

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SHEET TITLE

Exterior Elevations

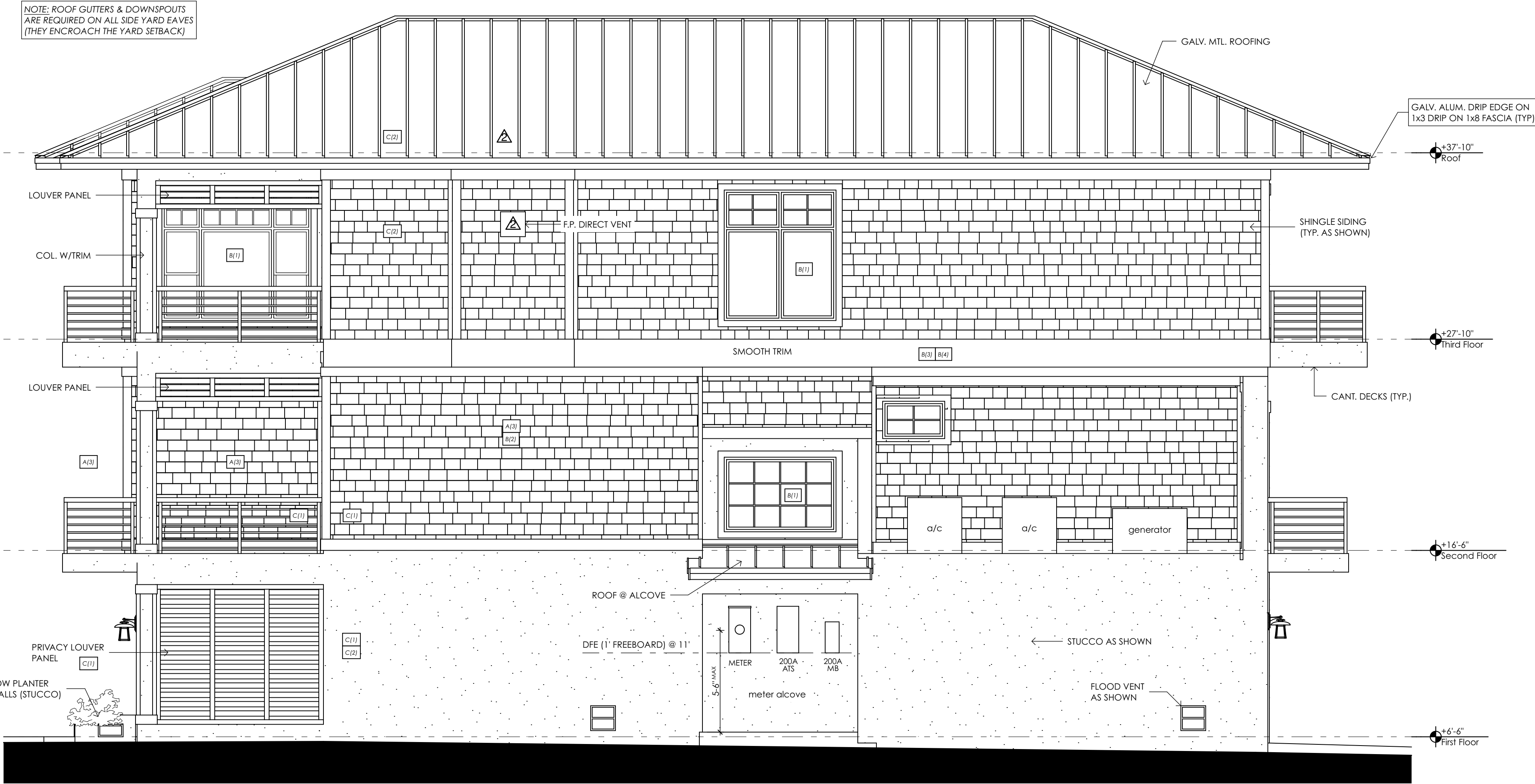
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SHEET 7 OF 14

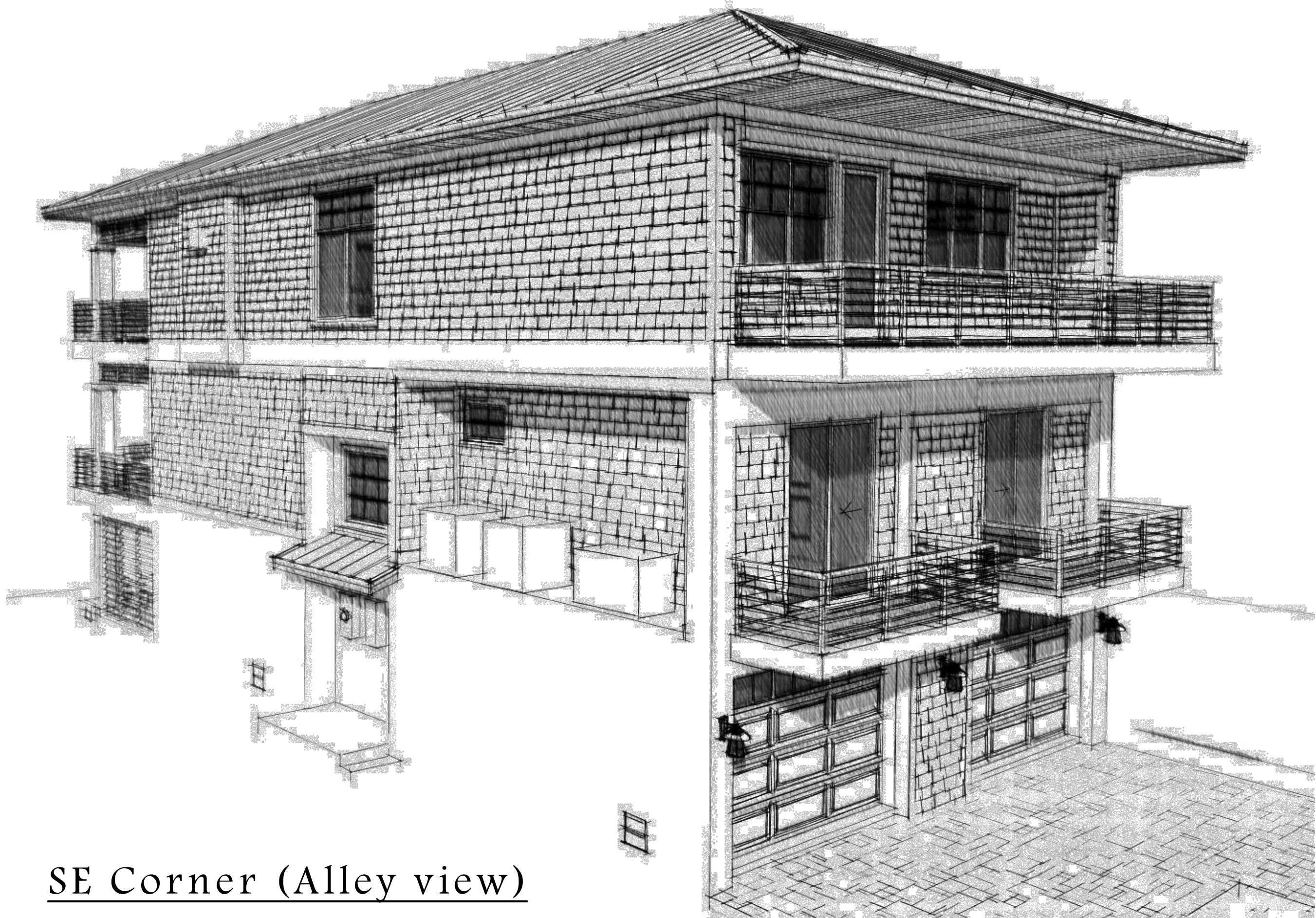
REFER TO STRUCTURAL DRAWINGS FOR DESIGNATIONS & DETAILS OF ALL SHOWN LOAD BEARING WALLS, POINIS, COLUMNS & BEAMS

M.S.L. @ 0'-0"

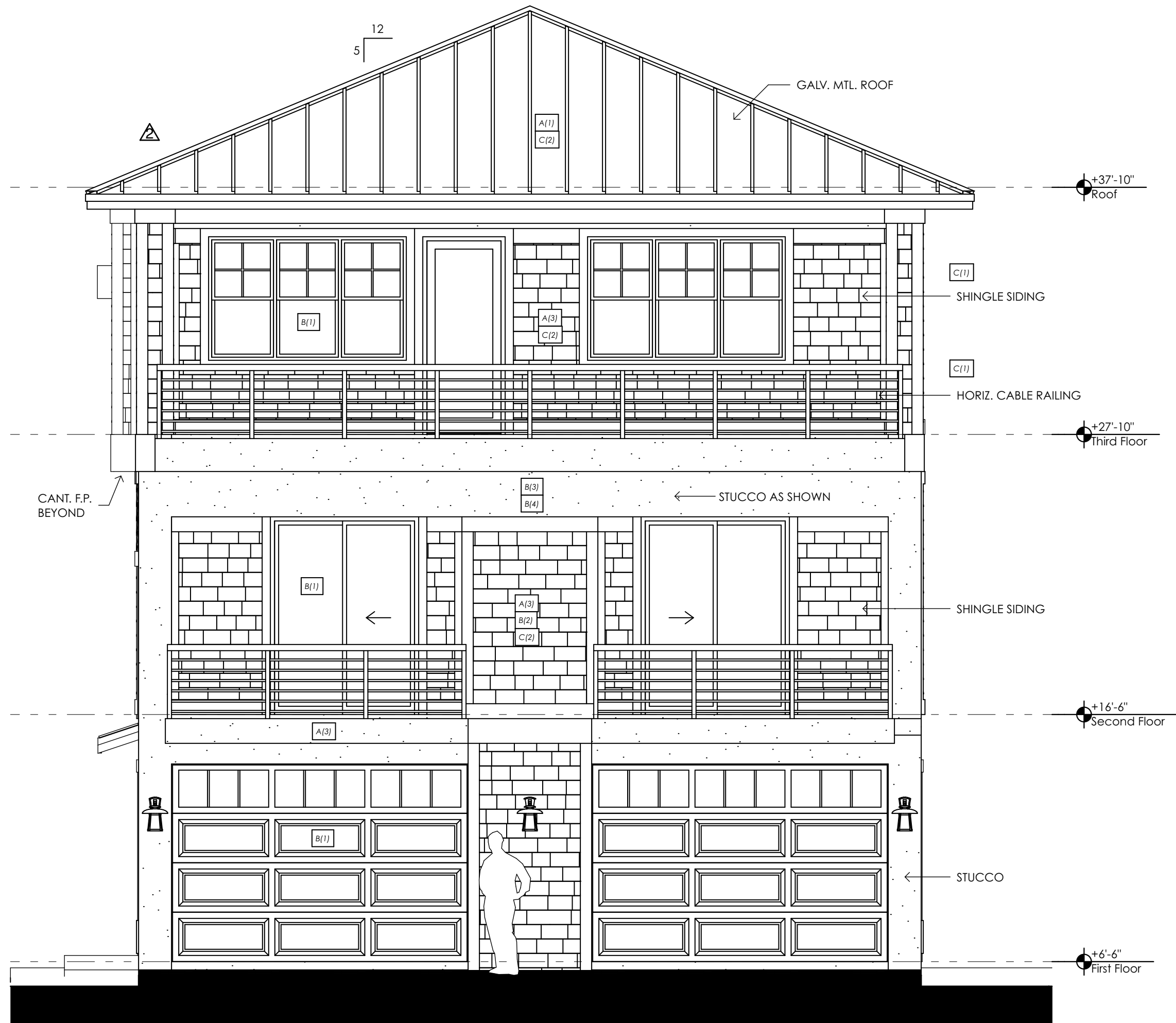
*Note: This is the average elevation of the "natural grade" prior to any construction, excavation or filling, taken from all exist. spot elevations shown on the current survey



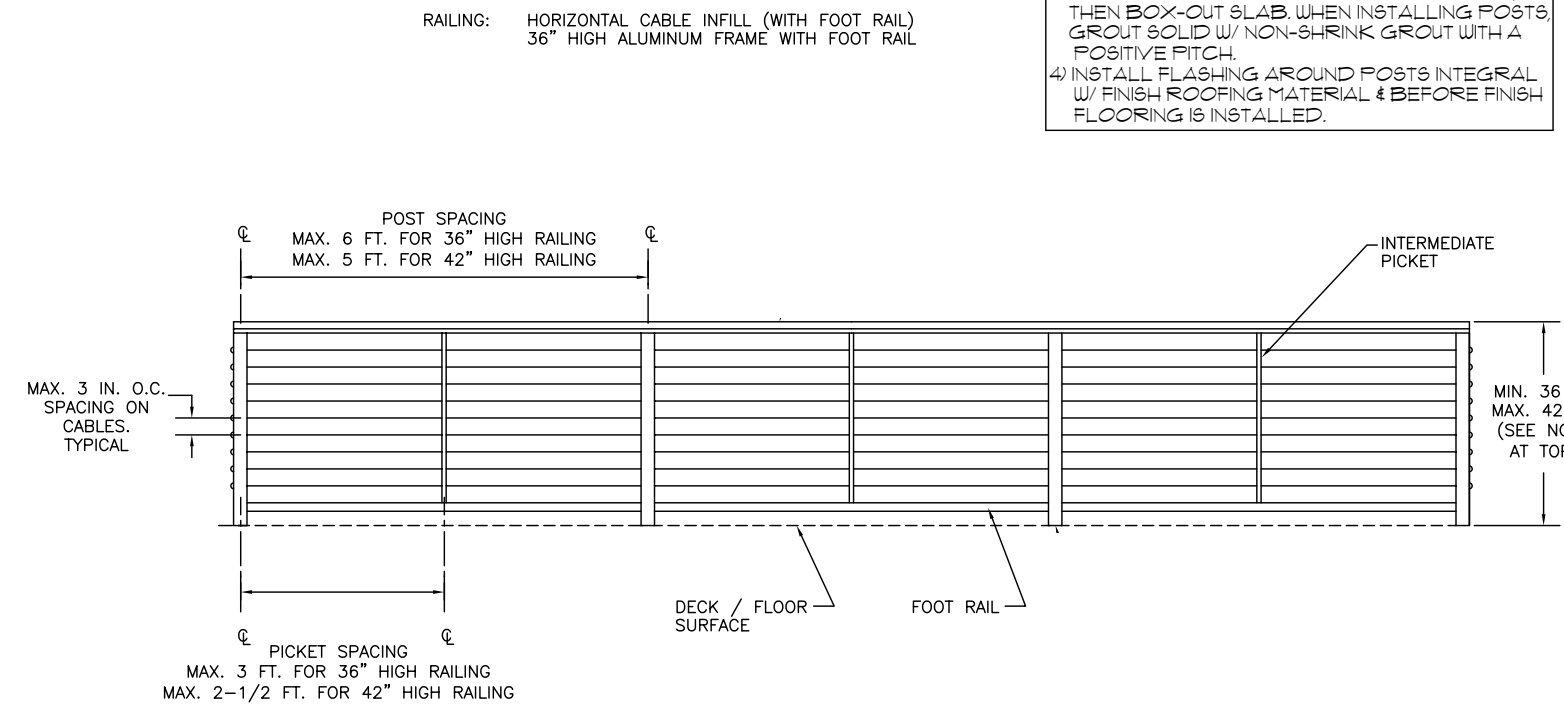
SOUTH ELEVATION
(Right Side Facade)



SE Corner (Alley view)



EAST ELEVATION
(Alley facade)



TYP. HORIZONTAL CABLE GUARDRAIL DETAIL
(FOR SCHEMATIC PURPOSES - NOT TO SCALE)

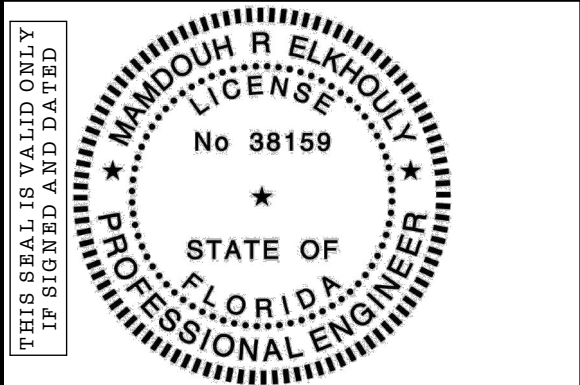
GENERAL NOTES & SPECS:
1. ALL GUARDRAILS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9301 OF THE CURRENT FLORIDA BUILDING CODE RESIDENTIAL.
2. GUARDRAILS ON PORCHES, BALCONIES OR LANDINGS SHALL BE MINIMUM 36" HIGH PER FBC SEC. 9301.
3. FINAL DETAILS & SPECIFICATIONS BY OTHERS.

RAILING SYSTEM SPECIFICATION:
EXTRUDED HIGH-STRENGTH ALUMINUM (POWDER COATED)
RAILING SYSTEM SHALL BE STAINLESS STEEL HORSE CABLES AS
MFG. BY FENLEY INC. OR EQUAL (DESIGNER'S CHOICE). PROVIDE
SURFACE TO HEAVY DUTY POSTS, FOOT RAIL & CAP
RAIL. (7.8 BY QUANT. W/ COLOR T.B.S. ALL DETAILS SHOP
DRAWINGS AND SPECIFICATIONS BY MANUFACTURER.

STUCCO VENEER REQUIREMENTS:
APPLY STUCCO FINISH (CONFORMING TO ASTM C 926 & 1083)
WITH THE FOLLOWING MINIMUM THICKNESSES:
A. CMU WALLS - MIN. 5/8" APPLIED IN (2) COATS.
B. EXTERIOR FRAME WALLS - MIN. 7/8" APPLIED IN (2) COATS
OVER GALV. METAL LATH OVER (2) LAYERS 15# FELT PAPER
VAPOR BARRIER, OR (1) LAYER OF PLASTIC HOUSE WRAP
(TYVEK OR EQ.) OVER (1) LAYER OF 15# FELT PAPER OVER
MIN. 1/2" CDX PLYWOOD SHEATHING.
C. WEEP SCREEDS ARE REQUIRED AT THE BOTTOM OF ALL
STUCCO CLAD FRAME WALLS, BEAMS OR FEATURES.
D. TYP. FRAME WALL/ROOF OPENING - EXTERIOR WINDOW, DOOR
& SKYLIGHT FLASHING, INSTALLATION & MOISTURE RESISTANT
CONSTRUCTION OF EXTERIOR WOOD WALLS SHALL ADHERE TO
THE REQUIREMENTS OF ASTM E2112 & E2266.



STRUCTURAL ENGINEER OF RECORD
KOLY INTERNATIONAL, INC.
760 4TH AVENUE SOUTH
ST. PETERSBURG, FL 33701
TELEPHONE: (727) 898-2270
M.K. ELKHOUTY, P.E. #58159
CERTIFICATE # CA-0004704



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BEING REVIEWED BY THE ENGINEER OR KOLY INTERNATIONAL, INC.
ENSURE COMPLIANCE WITH KOLY INTERNATIONAL, INC.
STRUCTURAL DRAWINGS AND TEMA REGULATIONS

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ANYONE FOR REPEAT CONSTRUCTION, ADVERTISING,
OR ANY OTHER PURPOSE. THEY HAVE BEEN PREPARED
BY THE BUILDING DESIGNER AS AN INDEPENDENT
CONTRACTOR AND NOT AS AN EMPLOYEE OF THE
CLIENT OR ANY OF HIS AGENTS.

SHEET TITLE	
Exterior Elevations	
A~2.2	
SHEET 8	OF 14



West Facade (Gulf Way entry)



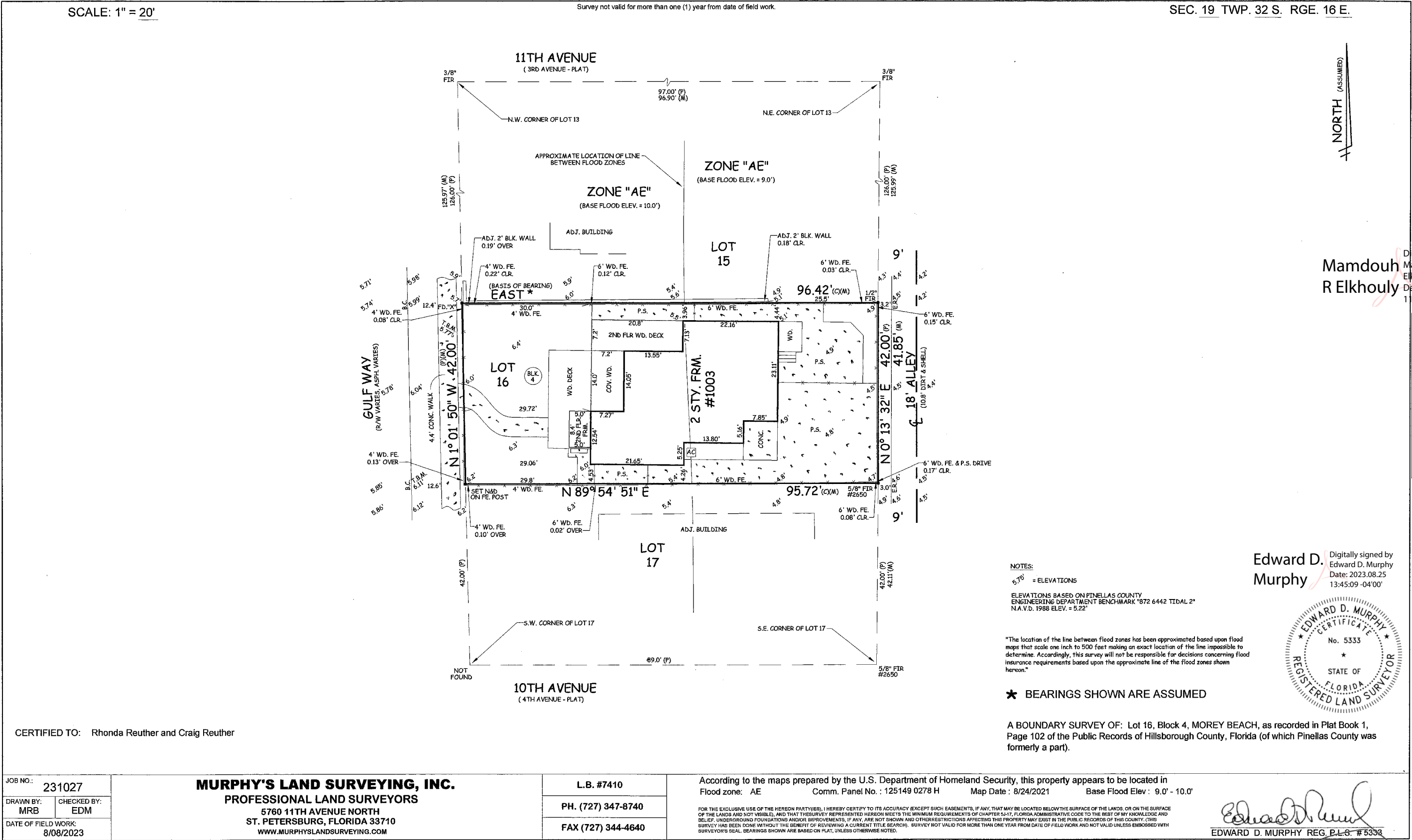
East Facade (Alley/Garage entry)

NEITHER THE STRUCTURAL ENGINEER OF RECORD (KOLY INTERNATIONAL) NOR C. MICHAEL MCCOY RESIDENTIAL DESIGNS, INC. ARE RESPONSIBLE FOR THE DESIGN, ENGINEERING, INSTALLATION, PLACEMENT OR PERFORMANCE OF THE FOLLOWING SYSTEMS, IN WHOLE OR IN PART:

- ELECTRICAL DESIGN AND LOAD CALCULATIONS
- PLUMBING SYSTEMS, INCLUDING ROOF DRAINS, SCUPPERS, GUTTERS AND DRAINAGE
- MECHANICAL SYSTEMS, INCLUDING HVAC
- CIVIL ENGINEERING, INCLUDING SITE PLAN AND SITE DRAINAGE
- POOL, SPA AND DECK DESIGN (INCLUDING FOUNDATION)
- FIRE PROTECTION SYSTEMS
- PRE-ENGINEERED STRUCTURAL COMPONENTS (TRUSSES, CONNECTION HARDWARE, ETC.)
- FLASHING DETAILS, SPECIFICATIONS AND APPLIED METHODS OF INSTALLATION FOR ALL ROOFS, DECKS, SLABS, FLOORS, PORCHES, WALL OPENINGS, PENETRATIONS, ETC.

NOTE: PRESCRIPTIVE REQUIREMENTS AND/OR SUGGESTIVE METHODS FOR THE ABOVE ITEMS MAY BE INCLUDED WITHIN THE CONSTRUCTION DOCUMENTS (E.G. PLANS, DETAILS, & SPECIFICATIONS). HOWEVER, RESPONSIBILITY FOR THE DESIGN, ITS PERFORMANCE, AND/OR INSTALLATION IS NOT IMPLIED OR GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OF RECORD, ALL SUB-CONTRACTORS, SUPPLIERS AND MANUFACTURERS OF THE INSTALLED PRODUCTS TO ENSURE THAT APPROVED, AND RECOMMENDED, MATERIALS, SPECIFICATIONS AND INDUSTRY STANDARD METHODS OF CONSTRUCTION AND INSTALLATION ARE FOLLOWED. THE ENGINEER AND BUILDING DESIGNER SHALL BE HELD HARMLESS AGAINST ANY AND ALL CLAIMS.

IT SHALL BE UNDERSTOOD BY THE OWNER, CONTRACTOR, SUB-CONTRACTORS, THEIR EMPLOYEES, AGENTS AND/OR REPRESENTATIVES THAT C. MICHAEL MCCOY (INDIVIDUALLY AND/OR THE CORP.) SHALL BE HELD BLAMELESS IN THE EXECUTION OF ALL WORK ILLUSTRATED IN THESE DOCUMENTS. THE SIGNED/SEALED PLANS FROM WHICH A BUILDING PERMIT IS OBTAINED ARE THE ONLY BINDING INSTRUCTIONS FOR THIS PROJECT. ANY SUBSEQUENT DIRECTIVES (WHETHER ORALLY, WRITTEN OR IN GRAPHIC FORM) SHALL NOT BE CONSIDERED BINDING UNLESS SAME BEARS THE SIGNATURE AND RAISED SEAL OF THE ENGINEER OF RECORD. THE GENERAL CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR THE WORKMANSHIP AND METHODS OF CONSTRUCTION, INSTALLATION OR IMPLEMENTATION OF SAME. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL WORK IS DONE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS. FURTHERMORE, GOOD ENGINEERING PRACTICES SHALL BE UTILIZED AT ALL TIMES.



C. Michael McCoy
Residential Designs, Inc.
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STRUCTURAL ENGINEER OF RECORD
KOLY INTERNATIONAL, INC.
760 4th AVENUE SOUTH
ST. PETERSBURG, FL 33701
TELEPHONE: (727) 898-2270
M.K. ELKHOLTY, P.E. #58159
CERTIFICATE # CA-0004704



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The Reuther Residence
Custom Waterfront Residence
PROJECT LOCATION:
1003 Gulf Way St. Pete Beach, FL
MUNICIPALITY: City of St. Pete Beach
CONTRACTOR: TBD
ADDRESS: ###

PLAN REVISION LOG		
MARK	DATE	DESCRIPTION
4/03/24	4/03/24	Zoning 1st review comments
4/24/24	4/24/24	Zoning 2nd review comments
5/07/24	5/07/24	Bldg. Dept. 1st review comments

DATE: MARCH 22, 2024
PROJECT NO: 23-07
DRAWN BY: CMM
SCALE:
BID ISSUE DATE: 11/29/23
PERMIT ISSUE DATE: 00/00/00
CONSTRUCTION ISSUE DATE: 00/00/00

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SHEET TITLE
Index, Survey & Perspectives
G~ 1
SHEET 1 OF 14

SHEET INDEX		
SHEET GROUPINGS	SHEET #	DESCRIPTION
General Drawings		
	G-1	Index, Survey & Perspectives
	G-2	Product Approval, Notes & Zoning Worksheet
Architectural Site Plans		
	AS-1	Architectural Site & Drainage Plans
Proposed Plans		
	A-1.1	First Floor Plan
	A-1.2	Second Floor Plan & Details
	A-1.3	Third Floor & Roof/Section Plans
Exterior Elevations		
	A-2.1	Exterior Elevations
	A-2.2	Exterior Elevations
Sections		
	A-3.1	Building Sections (1-2)
	A-3.2	Building Sections (3-6)
Schedules		
	A-4.1	Door Schedules
	A-4.2	Window Schedules
Electrical Plans		
	E-1.1	First Floor Electrical
	E-1.2	Second & Third Floor Electrical

REFER TO STRUCTURAL DRAWINGS FOR DESIGNATIONS & DETAILS OF ALL SHOWN LOAD BEARING WALLS, POINTS, COLUMNS & BEAMS

Florida Product Approval Schedule

Final selections to be selected by Owner

Category/Subcategory	Manufacturer	Product Description	Approval No.
1. EXTERIOR DOORS (see plans & schedules for door types)			
A. SWINGING FRENCH	MARVIN	COASTLINE	FL33689, FL34006
	P.G.T. INDUSTRIES	WINGUARD	FL253
	ANDERSEN	400 SERIES STORMWATCH	FL14285.2
B. ENTRANCE DOOR	MARVIN	COASTLINE	FL34006, FL34008
C. MULTI-SLIDE (SLIDING GLASS)	MARVIN	COASTLINE	FL33565
	P.G.T. INDUSTRIES	WINGUARD	FL251
	EURO-WALL	EURO VISTA	FL34003
D. GLIDING PATIO (SLIDING GLASS)	MARVIN	ULTIMATE	FL37163
	ANDERSEN FRENCHWOOD	400 SERIES STORMWATCH	FL14429.7
E. FOLDING GLASS	MARVIN	COASTLINE	FL33612
	EURO-WALL	EURO VISTA	FL17838
	ANDERSEN	400 SERIES STORMWATCH	FL14326.3
F. GARAGE SECTIONAL	MARVIN	COASTLINE	FL33694
	OVERHEAD DOOR	THERMACORE-WINDSTORM	FL32170
	CLOPAY	WINDCODE	FL15279-R6
G. FIBERGLASS	MASONITE CORP.	STORMGUARD FIBERGLASS	FL22378
H. COMPOSITE	THERMA TRU	S8200	FL20468.4
J. SIDELITE/TRANSOM			
K. OTHER			
2. WINDOWS (see plans & schedules for window types)			
A. SINGLE HUNG	MARVIN	COASTLINE	FL33620
	P.G.T. INDUSTRIES	WINGUARD	FL239
B. CASEMENT	MARVIN	COASTLINE	FL34015
	P.G.T. INDUSTRIES	WINGUARD	FL245
	ANDERSEN	400 SERIES STORMWATCH	FL12496.4
C. AWNING	MARVIN	COASTLINE	FL34093
	P.G.T. INDUSTRIES	WINGUARD	FL2329
D. FIXED CASEMENT	MARVIN	COASTLINE	FL34706
	P.G.T. INDUSTRIES	WINGUARD	FL243
	ANDERSEN	400 SERIES STORMWATCH	FL12496.4
E. PICTURE/DIRECT GLAZED	MARVIN	COASTLINE	FL33666, FL33676
	P.G.T. INDUSTRIES	WINGUARD	FL243
	ANDERSEN	400 SERIES STORMWATCH	FL15905.3
F. MULLION	MARVIN	ALUMINUM TUBE MULLION	FL34545, FL18596
	P.G.T.	ALUMINUM TUBE MULLION	FL261
G. OTHER			
3. PANEL WALL			
A. SIDING	JAMES HARDIE BUILDING PRODUCTS	FIBER CEMENT SIDING	FL10477, FL13192, FL13223, FL32103
B. SOFFITS	JAMES HARDIE BUILDING PRODUCTS	FIBER CEMENT PANELS	FL13265
C. MASONRY SIDING	CULTURED STONE	ADHERED MASONRY VENEER	FL15047
D. OTHER			
4. ROOFING PRODUCTS			
A. NON-STRUCTURAL METAL ROOFING	MBCI	GALVANIZED METAL ROOF PANELS	FL11903
B. UNDERLAYMENTS	OWENS CORNING	SELF-ADHERED WATERPROOF MEMBRANE	FL9777
C. OTHER			
5. SHUTTERS			

6. SKYLIGHTS			

7. STRUCTURAL COMPONENTS			
A. CONNECTORS	SIMPSON STONG-TIE		FL11473, FL13872, FL10856, FL13904
B. TRUSS PLATES	SIMPSON STONG-TIE		FL15363-R3
C. ENGINEERED LUMBER	BY TRUSS CO.		BY TRUSS CO.
D. PRE-CAST CONCRETE LINTEL	CAST-CRETE		FL158
E. OTHER			
8. NEW PRODUCTS			
A. NEW TECHNOLOGY	SMART VENT	FLOOD/VENTILATION VENT	FL5822
	FLOOD FLAP	FLOOD/VENTILATION VENT	FL17381

GENERAL NOTES:

- 1) THE ABOVE LISTED PRODUCT APPROVAL NUMBERS MAY BE INCOMPLETE. IN THIS CASE, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PRODUCT SUPPLIER TO PROVIDE THE COMPLETE NUMBER WITH DECIMALS AND THE REVISION VERSION, IF APPLICABLE.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE APPROVAL NUMBER(S) FOR ANY PRODUCT SUBSTITUTIONS NOT LISTED IN THIS SCHEDULE.

APPLICABLE CODES AS FOLLOWS:

- 2023 8th EDITION FLORIDA BUILDING CODES (I.E. BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ENERGY & FUEL GAS)
- FLOOD RESISTANT DESIGN & CONSTRUCTION ASCE 24-14
- NATIONAL ELECTRIC CODE NFPA 70
- CURRENT PINELLAS COUNTY TECHNICAL AMENDMENTS

CONTRACTOR SHALL PROVIDE THE FOLLOWING:

- FLORIDA PRODUCT APPROVALS FOR DOORS, WINDOWS, ROOFING, GARAGE DOORS, SOFFIT, FASCIA & SIDING (AS APPLICABLE)
- EXTERIOR DOOR & WINDOW NOA DOCUMENTS FOR APPROVAL
- CERTIFIED COPIES OF THE SURVEY
- CERTIFIED COPIES OF THE GEOTECHNICAL SOILS REPORT
- ELECTRICAL LOAD CALCS/DIAGRAM, PLUMBING RISER DIAGRAM, ENERGY CALCULATIONS, HVAC LAYOUT & SPECS, TRUSS COMPANY LAYOUT & TRUSS PROFILES, ETC.

GENERAL BUILDING INFORMATION:
2023 (8th Edition) FLORIDA BUILDING CODE REQUIREMENTS

- OCCUPANCY CLASSIFICATION (SECTION 310): RESIDENTIAL GROUP R (SUB-CLASSIFICATION R3)
- CONSTRUCTION TYPE CLASSIFICATION (SECTION 602): TYPE V
- BUILDING HEIGHT LIMITATIONS (TABLE 504): TYPE V= 40' & 3 STORIES (HEIGHT IN FEET MEASURED FROM GRADE PLANE TO HIGHEST FLAT ROOF OR MEDIAN PITCHED ROOF)
- EXTERIOR WALL FIRE RESISTANCE RATING (TABLE FBC, RESIDENTIAL R302): SEPARATION DISTANCE <3'= 1 HOUR; SEPARATION DISTANCE > 3'= 0 HOUR
- WIND LOADS PER FBC, BUILDING (SECTION 1609)
- BUILDING TYPE: ENCLOSED
- DESIGN WIND SPEED: 150 MPH
- BUILDING RISK CATEGORY: II
- EXPOSURE CATEGORY: ZONE D



Impervious Surface Ratio (ISR)
Worksheet

Impervious surface means any material that prevents absorption of storm water into the ground.

Impervious surface ratio (ISR) means a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the zoning lot, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Owner Name & Address
Craig & Rhonda Reuther

Contractor/Applicant Name & Address
Frontier Homes
David Habib

Phone 727-359-9237

Email thisishonda@gmail.com

Property Address 1003 Gulf Way

Total Lot Area (sq. ft.) 4,042

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	N/A	sq. ft.
Parking and Driveway:		sq. ft.
Pool and/or Patio areas:		sq. ft.
Walkways:		sq. ft.
Other:		sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:		sq. ft.

sq. ft.	+	4,042	sq. ft.	=	Existing Impervious Surface Ratio
Total Existing Impervious Surfaces		Lot Area			

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	1,889	sq. ft.
Parking and Driveway:	641	sq. ft.
Pool and/or Patio areas:	0	sq. ft.
Walkways:	71	sq. ft.
Other:	45	sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	2,646	sq. ft.

2,646	sq. ft.	+	4,042	sq. ft.	=	65.5%
Total Proposed Impervious Surfaces			Lot Area			Proposed Impervious Surface Ratio

Certification:

I, **McCoy Residential Designs**, certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. The square footage of all existing structures and improvements are accounted for and the square footage of all proposed structures and improvements are included in the calculations below.

Applicant Signature: _____ Date: 3/22/24

City of St. Pete Beach | 155 Corey Avenue, St. Pete Beach Florida 33706 P: 727-367-2735

ZONING COMPLIANCE WORKSHEET

PROJECT INFORMATION:

- PROJECT TITLE: THE REUTHER RESIDENCE (Custom Single-Family Residence)
- PROJECT ADDRESS: 1003 GULF WAY
- OWNER INFORMATION: CRAIG & RHONDA REUTHER
- CONTRACTOR: FRONTIER HOMES

ZONING & USE:

- MUNICIPALITY: CITY OF ST. PETE BEACH
- ZONING DESIGNATION: RLM-2/PAG OVERLAY DISTRICT (HM- HOUSE MEDIUM BUILDING TYPE)
- PROPOSED LAND USE: DETACHED SINGLE-FAMILY RESIDENCE

FLOOD ZONE INFORMATION:

- FLOOD ZONE: AE(9') & AE(10')
- BASE FLOOD ELEVATION (BFE): 10' NAVD
- MINIMUM FREEBOARD: (+) 1'
- DESIGN FLOOD ELEVATION (DFE): 11' NAVD

ZONING LAND REQUIREMENTS:

- MINIMUM LOT SIZE (S/F): 4,000 (REQUIRED) 4,042 (ACTUAL)
- MINIMUM LOT WIDTH: 40' (REQUIRED) 42' (ACTUAL)
- MINIMUM LOT DEPTH: 100' (REQUIRED) 96' (ACTUAL)

LAND DEVELOPMENT RESTRICTIONS:

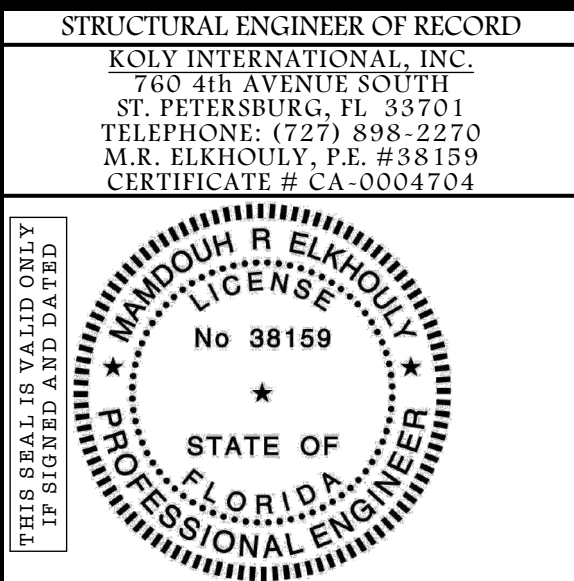
- MAX. BUILDING HEIGHT (28' MIDPOINT/32' PEAK): 27'-10 1/2" MIDPOINT & 31'-8" PEAK (PROPOSED)
- BUILDING HEIGHT MEASURED FROM: 8' ABOVE GRADE
- MINIMUM YARDS (SETBACKS): 10' (FRONT) 5' (SIDE) 15' (REAR)
- PRIVATE FRONTAGE TYPE: PORCH (EXCEEDING ALL MINIMUM REQUIREMENTS)
- ELEVATED ANCILLARY EQUIPMENT SETBACKS: SAME AS STRUCTURE (NO ENCROACHMENT ALLOWED)

LOT COVERAGE CALCULATIONS; SEE ISR WORKSHEET

- MAX. LOT COVERAGE: 70% ALLOWED (2,829 SF) 65.5% PROPOSED (2,646 SF)
- MIN. FRONT YARD GREENSPACE: 101 SF (24% OF 421 SF) 380 SF (PROPOSED=90.3%)
- MIN. LOT GREENSPACE: 970 SF (24% OF 4,042 SF) 1,351 SF (PROPOSED=33.4%)

FENCE & WALL REQUIREMENTS:

- MAX. HEIGHT ABV. GRADE (YARDS): 4' (FRONT) 8' (SIDES & REAR ALLEY)



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The Reuther Residence
Custom Waterfront Residence
PROJECT LOCATION:
1003 Gulf Way St. Pete Beach, FL
MUNICIPALITY: City of St. Pete Beach
CONTRACTOR: TBD
ADDRESS: ###

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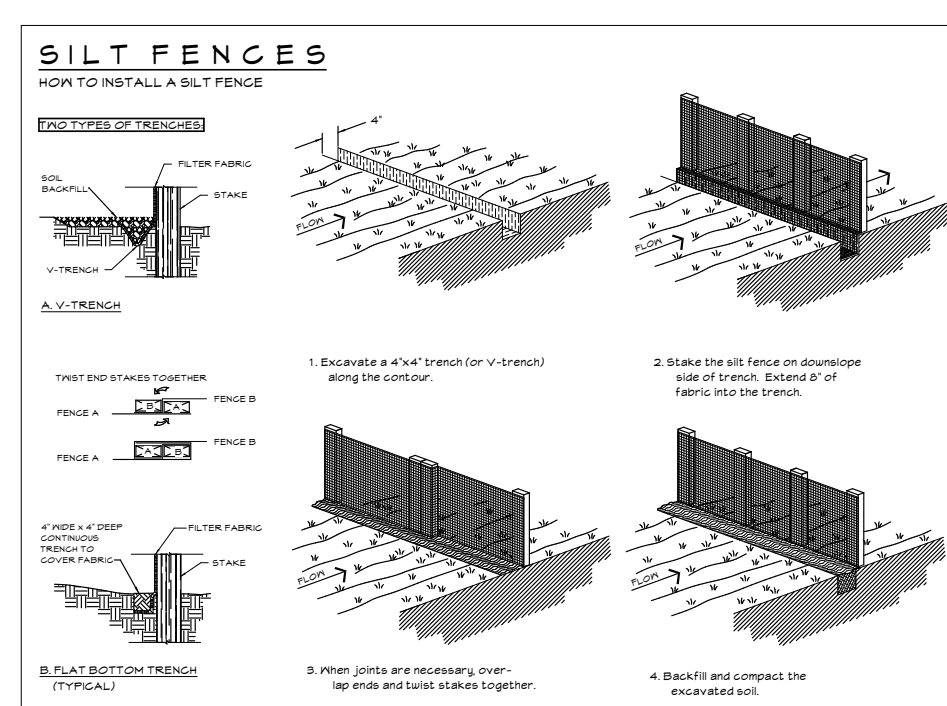
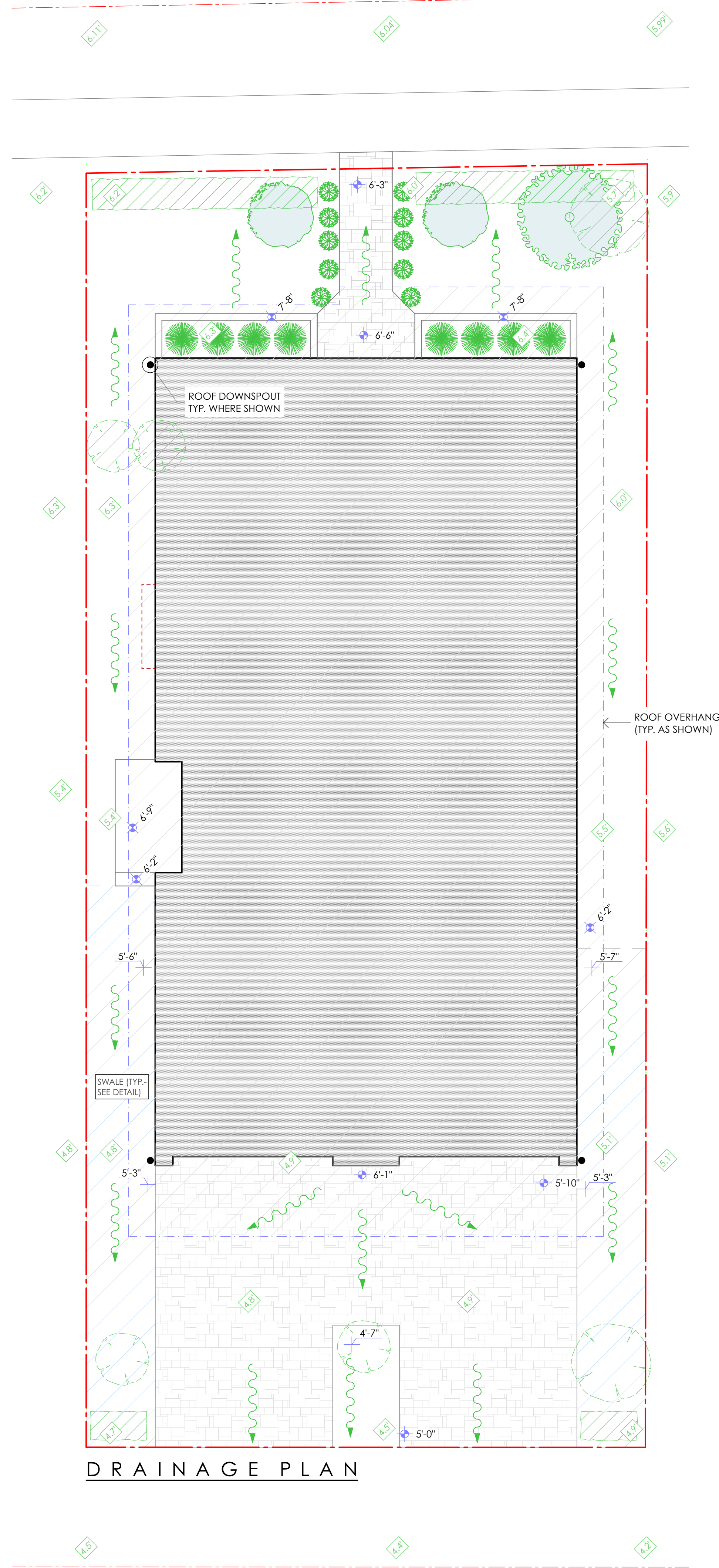
DATE: MARCH 22, 2024
PROJECT NO: 23-07
DRAWN BY: CMM
SCALE:

BID ISSUE DATE: 11/29/23
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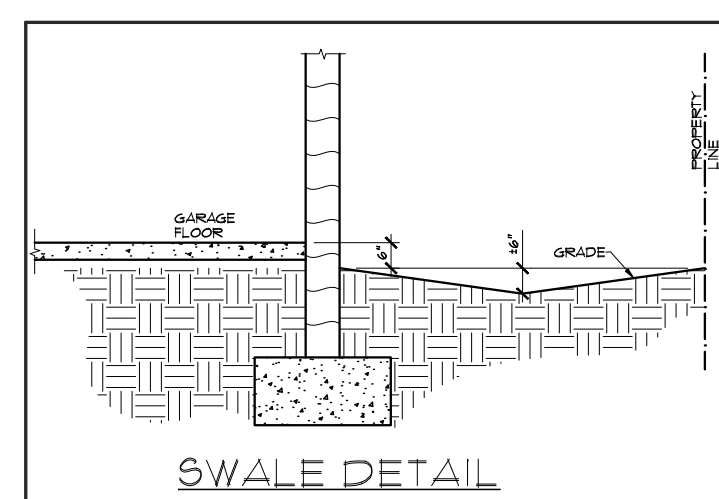
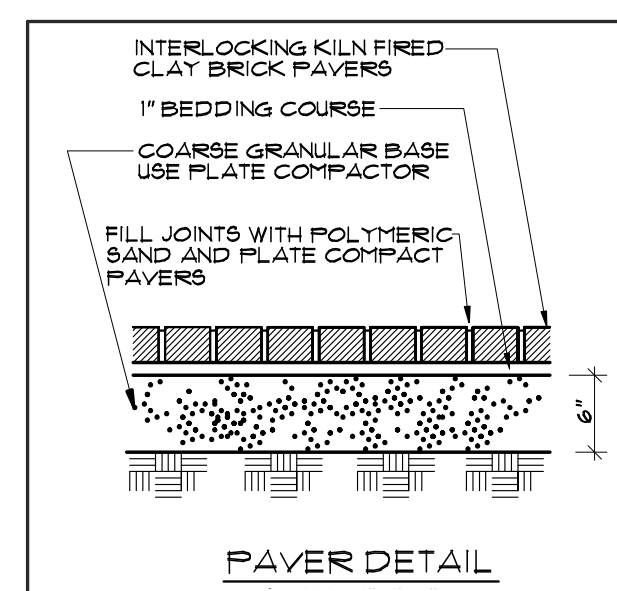
SHEET TITLE
Product Approval, Notes
& Zoning Worksheet

G-2



SOIL EROSION & SEDIMENTATION CONTROL SPECS

1. Silt fencing shall be installed around all pile storage areas.
2. Sediment barriers shall be installed at all storm water exits.
3. All sediment and silt barriers shall be inspected on a daily basis and cleaned for the duration of the construction project.
4. Street shall be inspected and swept clean of construction soils or other debris as needed to maintain a clean and safe work environment for the duration of the construction process.
5. Street shall be swept clean daily during excavation processes.
6. All construction litter or debris shall be avoided with a daily clean sweep of the construction site.
7. All disturbed areas shall be topsoiled greater > 1" and covered with mulch blankets shall be placed on slopes greater than 1:4.



SYMBOL LEGEND:

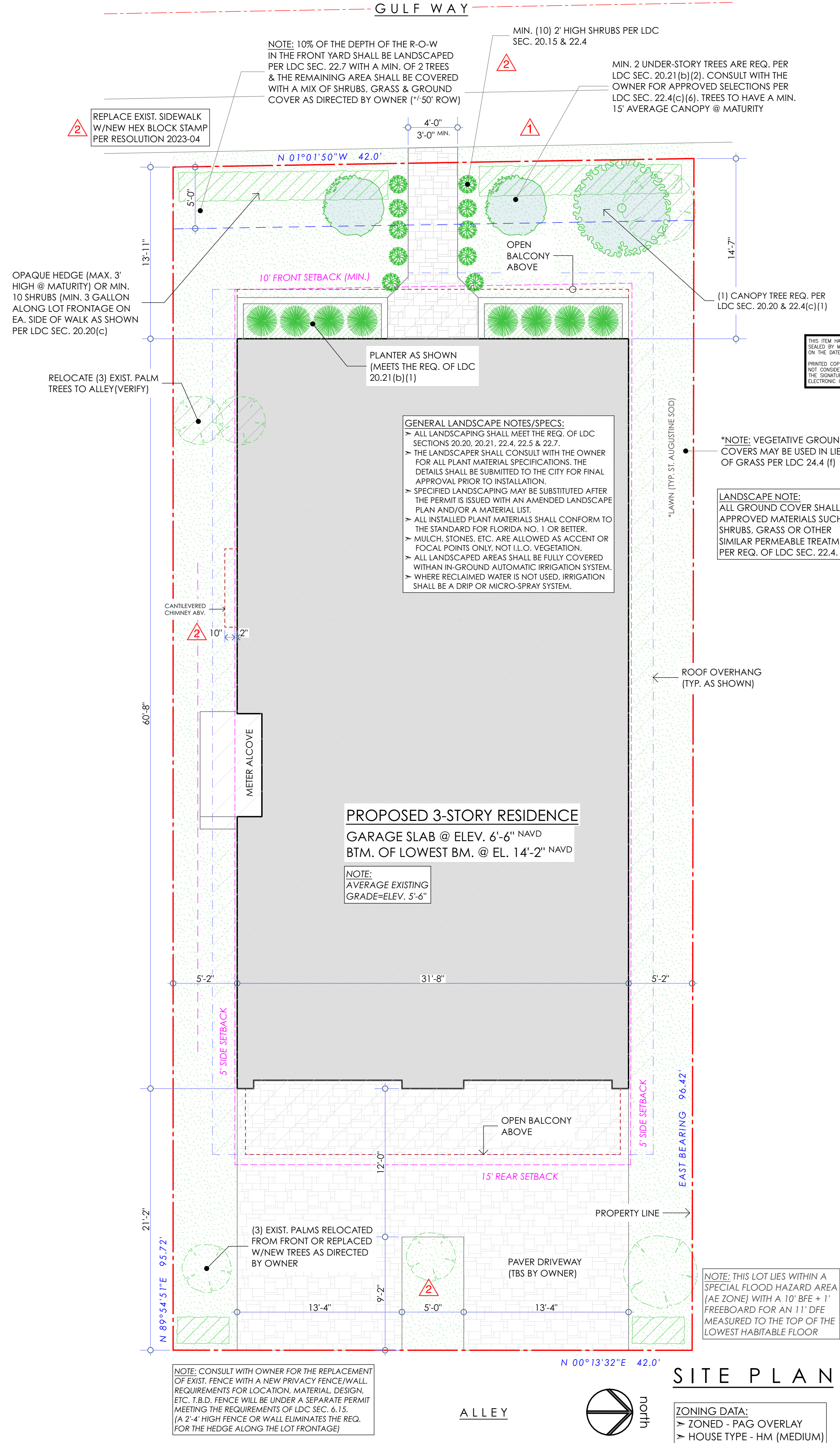
- | | |
|---|------------------------------------|
|  | EXIST. GRADE ELEVATION FROM SURVEY |
|  | FINISH GRADE ELEVATION |
|  | CONSTRUCTION ELEMENT ELEVATION |
|  | DIRECTION OF SITE DRAINAGE |

GENERAL NOTES & DRAINAGE REQUIREMENTS:

- 1) AVOID DRAINAGE ONTO ADJACENT PROPERTIES WITH LOWER GRADES.
- 2) SITE RUNOFF SHALL BE CONTAINED ON THIS LOT BY MEANS OF GRADING, SWALES, GUTTER SYSTEM, ETC.
- 3) SWALES SHALL BE REQUIRED ALONG LOT LINES NOT CONTIGUOUS W/PUBLIC R-O-W & SHALL BE GRADED TO PREVENT STORMWATER RUNOFF INTO THE STREET OR ALLEY.
- 4) THE USE OF STRUCTURAL FILL IS PROHIBITED. ONLY NON-STRUCTURAL, UN-COMPACTED FILL MAY BE USED AROUND THE PERIMETER OF THE BUILDING FOR LANDSCAPING & DRAINAGE PURPOSES ONLY.
- 5) CONTRACTOR SHALL INSTALL A SEDIMENT FENCE PER DETAIL THIS SHEET.
- 6) ROOF GUTTERS & DOWNSPOUTS ARE REQUIRED ALONG THE NORTH & SOUTH SIDES OF THE BUILDING (WHERE WAVES ARE WITHIN 5' OF THE PROPERTY LINE ADJACENT TO THE NEIGHBORING BUILDINGS).
- 7) LANDSCAPING SHALL MEET THE REQUIREMENTS OF LDC SEC. 22.5 FOR A SINGLE-FAMILY HOME.

!! FILL NOTE: NON-COMPACTED FILL THAT'S USED FOR LANDSCAPING, AESTHETIC & DRAINAGE PURPOSES SHALL MEET THE FOLLOWING REQUIREMENTS:

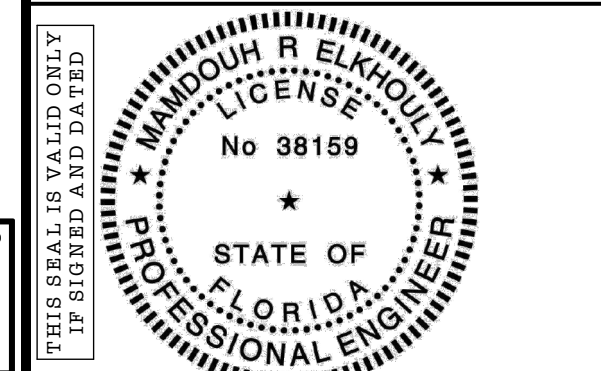
- A) THE COMPOSITION SHALL NOT HAVE A TENDENCY FOR EXCESSIVE NATURAL COMPACTION.**
- B) THE VOLUME & DISTRIBUTION WILL NOT CAUSE WAVE DEFLECTION OR ADDITIONAL STORM WATER RUNOFF TO ADJACENT PROPERTIES.**
- C) THE SLOPE WILL NOT CAUSE WAVE RUN-UP OR RAMPING EFFECTS.**



C. Michael McCoy
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 Crystal Beach, Florida 34681
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STRUCTURAL ENGINEER OF RECORD
KOLY INTERNATIONAL, INC.
760 4th AVENUE SOUTH
ST. PETERSBURG, FL 33701
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M.R. ELKHOULY, P.E. #38159
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STRUCTURAL DRAWINGS AND FEMA REGULATIONS

The Reuther Residence

Custom Waterfront Residence

PROJECT LOCATION:

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MUNICIPALITY: Cifuentes

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DRAWN BY: CMM

SCALE: $3/16" = 1'-0"$

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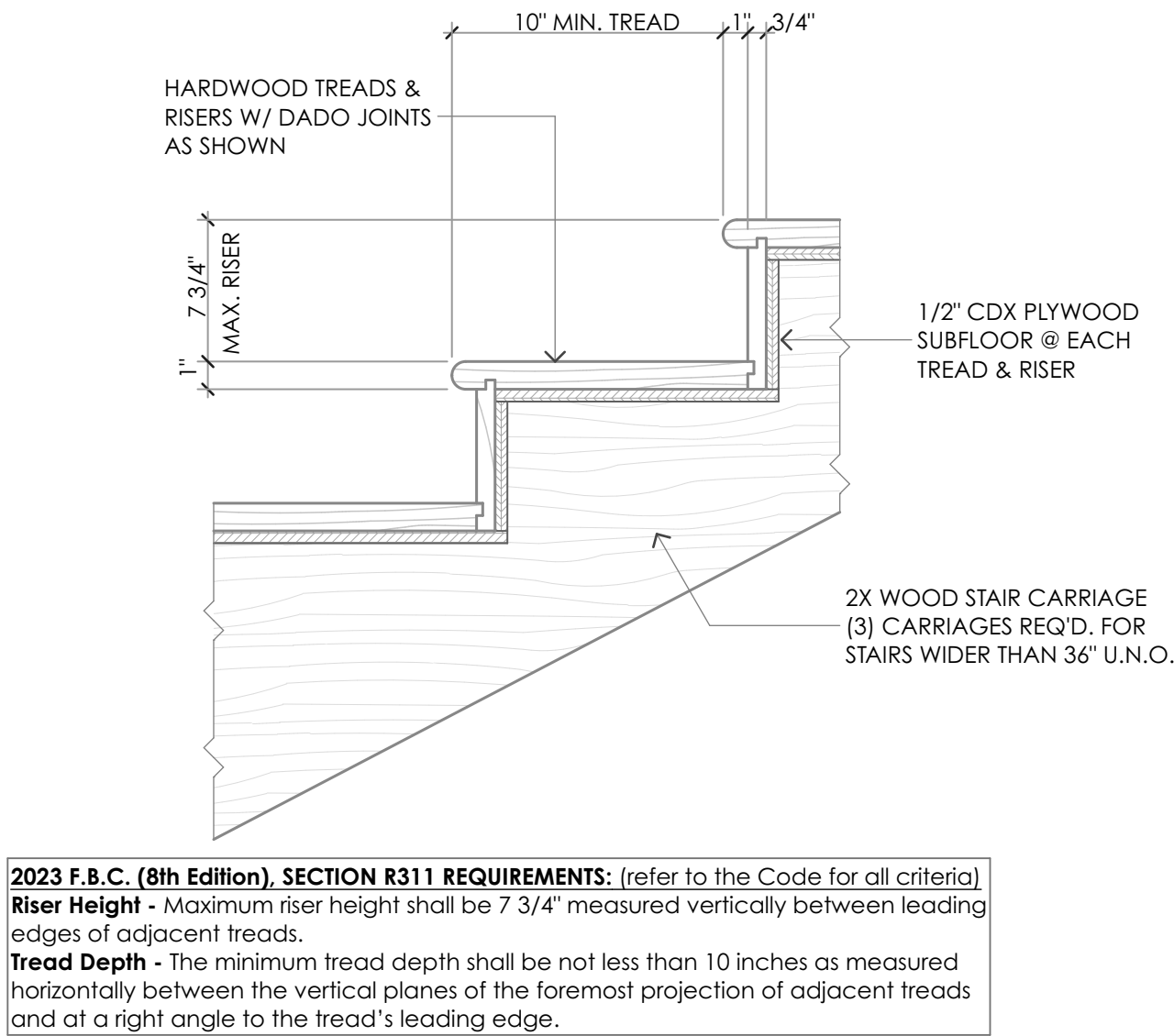
SHEET TITLE

Architectural Site & Drainage Plans

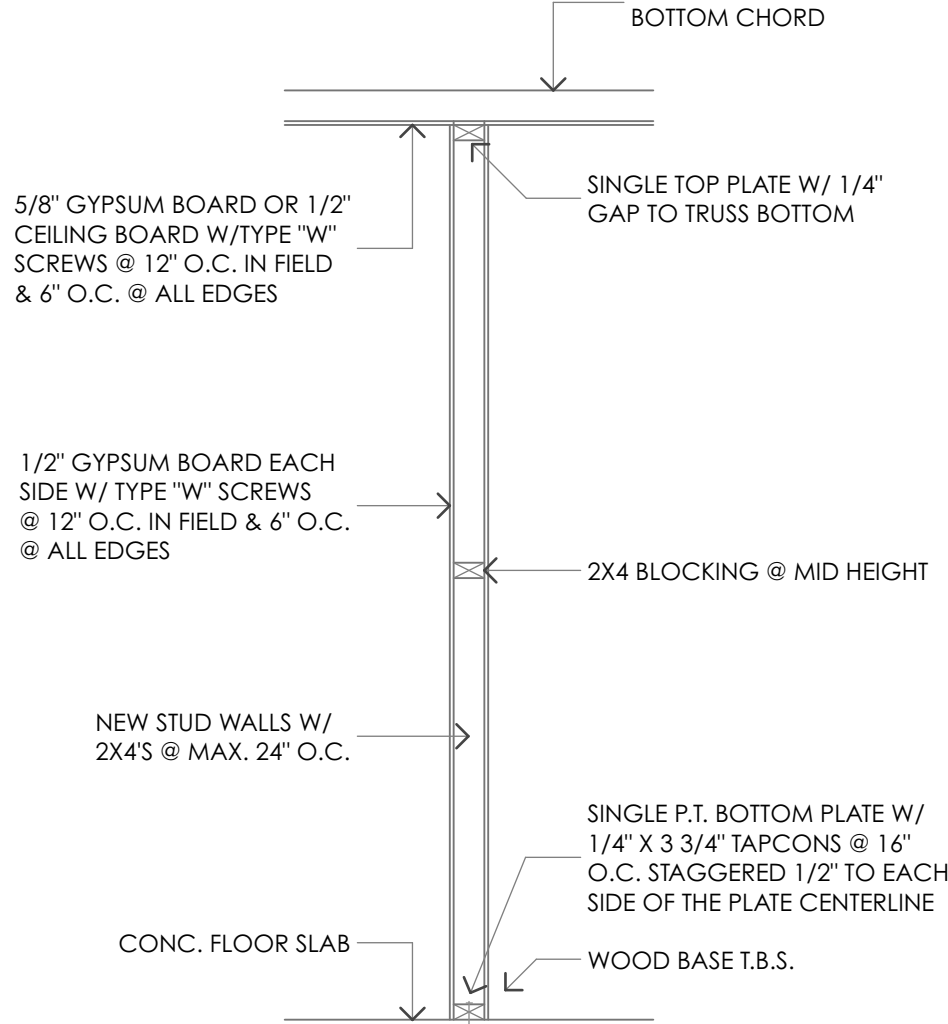
AS~ 1

SHEET 3

OF 14

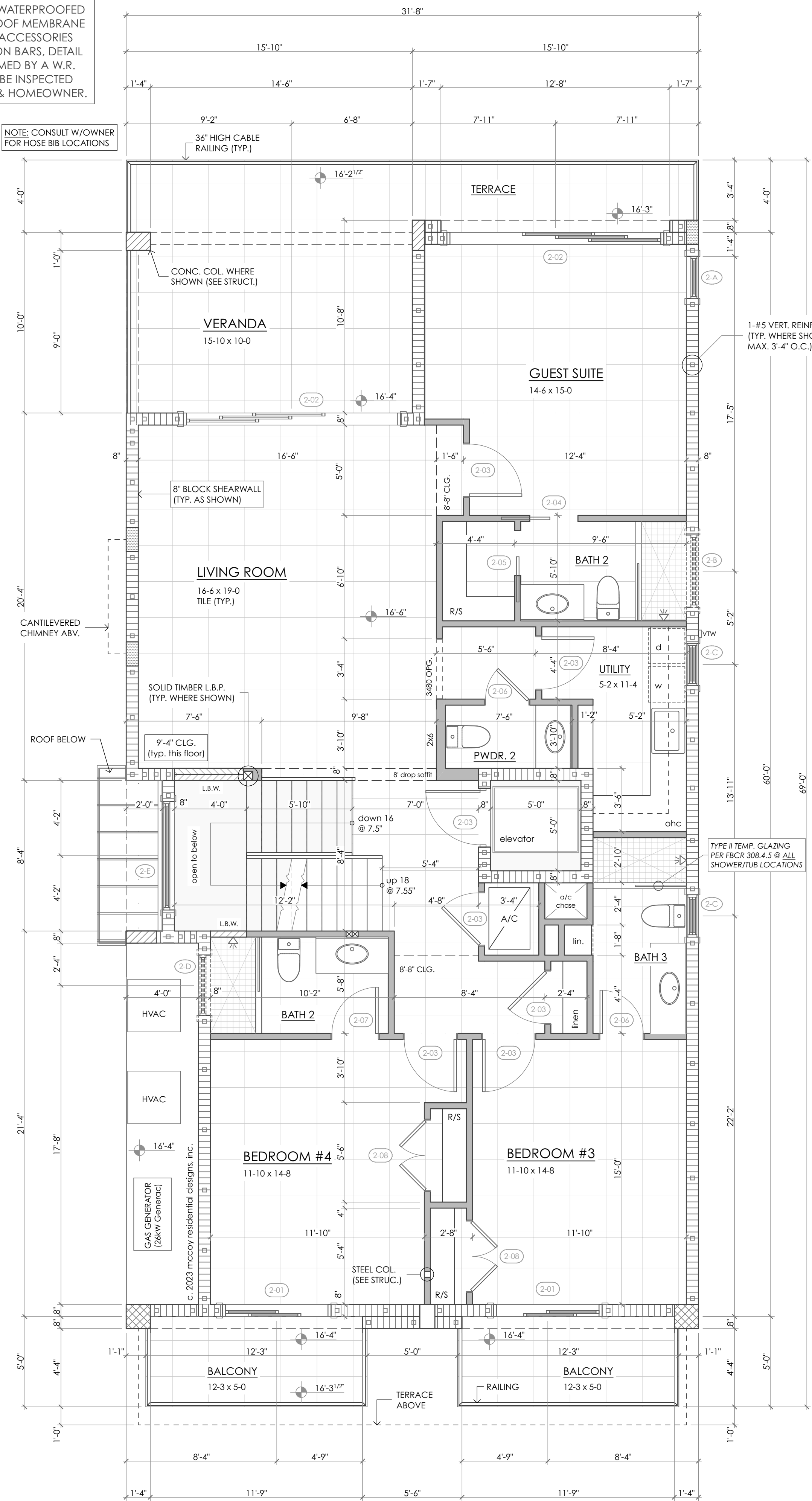


TYP. INTERIOR STAIR DETAIL



TYP. INTERIOR WALL DETAIL
(NON-LOAD BEARING)

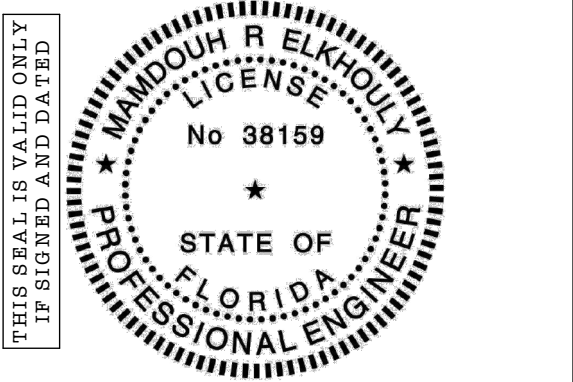
NOTE: ALL EXTERIOR CONCRETE DECKS SHALL BE WATERPROOFED USING W.R. MEADOWS LIQUID APPLIED WATERPROOF MEMBRANE OR SHEET WATERPROOFING. USE W.R. MEADOWS ACCESSORIES PER MFR. (I.E. PRECON FABRIC TAPE, TERMINATION BARS, DETAIL STRIPS & DRIP EDGE). ALL WORK MUST BE PERFORMED BY A W.R. MEADOWS CERTIFIED INSTALLER. THE WORK MUST BE INSPECTED WITH A WARRANTY ISSUED TO THE CONTRACTOR & HOMEOWNER.



THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE ENGINEER. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE WORKED ON ALL ELECTRONIC COPIES.

C. Michael McCoy
Residential Designs, Inc.
Post Office Box 1305
Crystal Beach, Florida 34681
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4	24/24	Zoning 2nd review comments
5	07/24	Bldg. Dept. 1st review comments

DATE:	MARCH 22, 2024
PROJECT NO:	23-07
DRAWN BY:	CMM
SCALE:	1/4" = 1'-0"
BID ISSUE DATE:	11/29/23
PERMIT ISSUE DATE:	00/00/00
CONSTRUCTION ISSUE DATE:	00/00/00

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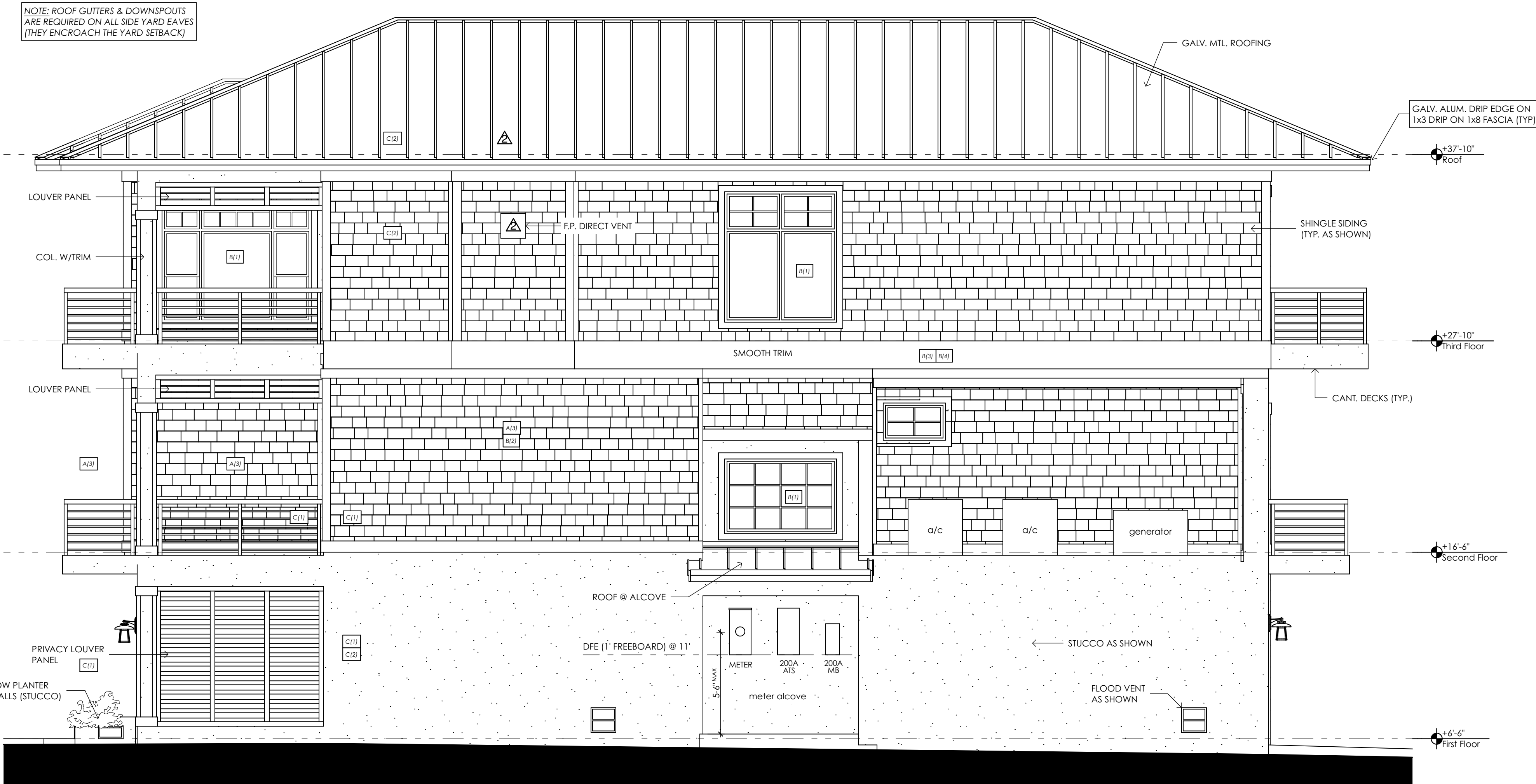
SHEET TITLE
Second Floor Plan & Details

A~1.2

SHEET 5	OF 14
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SQUARE FOOTAGE TABULATION:
PARKING, STORAGE & BUILDING ACCESS:
• GARAGE & STORAGE = 1,412
• VESTIBULE (ENCLOSED) = 140
➤ TOTAL ENCLOSED BELOW BFE = 1,552 SF
LIVING AREA (CONDITIONED SPACE):
• SECOND FLOOR = 1,641
• THIRD FLOOR = 1,687
➤ TOTAL LIVING AREA = 3,328 SF
COVERED EXTERIOR SPACES:
• ENTRY PORCH (1ST FLOOR) = 331
• VERANDA/BALCONY (2ND FLOOR) = 408
• PORCH/BALCONY (3RD FLOOR) = 528
➤ TOTAL UNDER ROOF = 1,267 SF

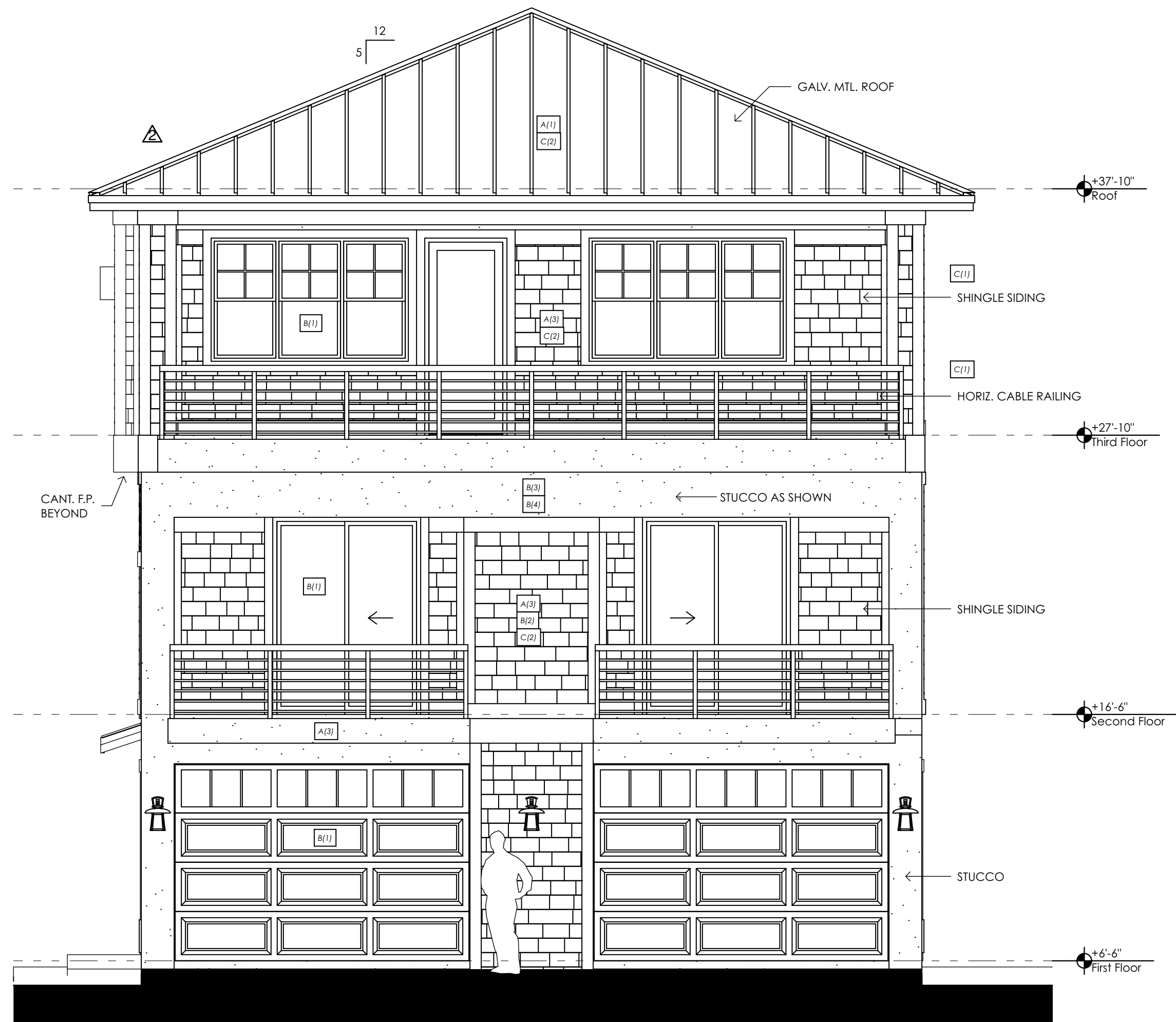
REFER TO STRUCTURAL DRAWINGS FOR DESIGNATIONS & DETAILS OF ALL SHOWN LOAD BEARING WALLS, POINTS, COLUMNS & BEAMS



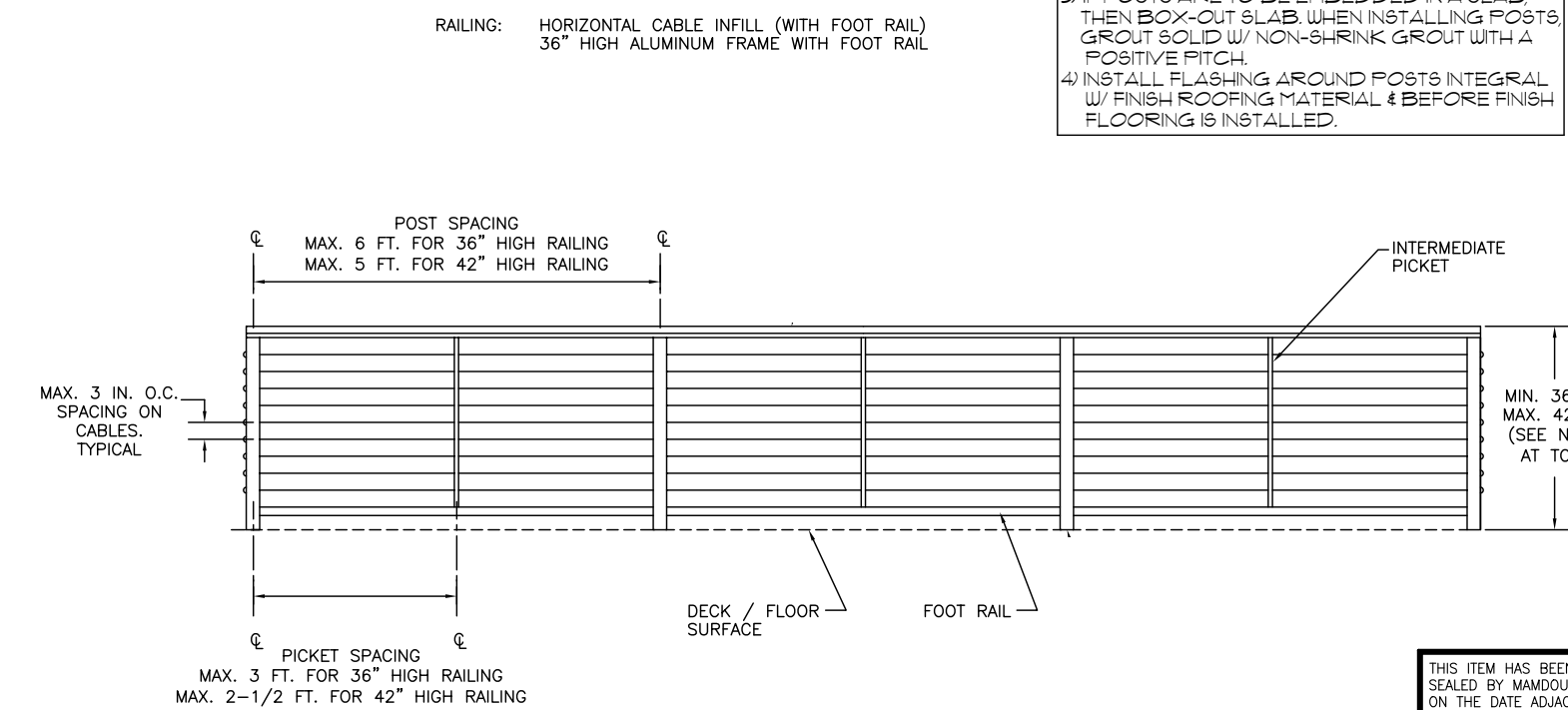
SOUTH ELEVATION
(Right Side Facade)



SE Corner (Alley view)



EAST ELEVATION
(Alley facade)



TYP. HORIZONTAL CABLE GUARDRAIL DETAIL
(FOR SCHEMATIC PURPOSES, NOT TO SCALE)

GENERAL NOTES & SPECS:
1. ALL GUARDRAILS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9301 OF THE CURRENT FLORIDA BUILDING CODE RESIDENTIAL.
2. GUARDRAILS & PORCHES/BALCONIES OR LANDINGS SHALL BE MINIMUM 36" HIGH PER FBC SEC. R310.
3. FINAL DETAILS & SPECIFICATIONS BY OTHERS.

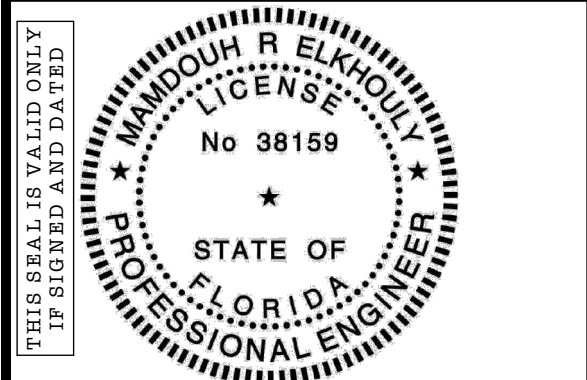
RAILING SYSTEM SPECIFICATION:
EXTRUDED HIGH-STRENGTH ALUMINUM POWDER COATED
RAILING SYSTEM SHALL BE STAINLESS STEEL HORSE CABLES AS
MFG. BY FENLEY INC. OR EQUAL (DESIGNER'S CHOICE). PROVIDE
SURFACE TO HEAVY DUTY POSTS, FOOT RAIL & CAP
RAIL. (T.B. BY OTHERS) W/ COLOR T.B. ALL DETAILS SHOP
DRAWINGS AND SPECIFICATIONS BY MANUFACTURER.

STUCCO VENEER REQUIREMENTS:
APPLY STUCCO FINISH (CONFORMING TO ASTM C 926 & 1083)
WITH THE FOLLOWING MINIMUM THICKNESSES:

- A. CMU WALLS - MIN. 5/8" APPLIED IN (2) COATS.
- B. EXTERIOR FRAME WALLS - MIN. 7/8" APPLIED IN (2) COATS
OVER GALV. METAL LATH OVER (2) LAYERS 15# FELT PAPER
VAPOR BARRIER, OR (1) LAYER OF PLASTIC HOUSE WRAP
(TYVEK OR EQ.) OVER (1) LAYER OF 15# FELT PAPER OVER
MIN. 1/2" CDX PLYWOOD SHEATHING.
- C. WEEP SCREEDS ARE REQUIRED AT THE BOTTOM OF ALL
STUCCO CLAD FRAME WALLS, BEAMS OR FEATURES.
- D. TYP. FRAME WALL/ROOF OPENING - EXTERIOR WINDOW, DOOR
& SKYLIGHT FLASHING, INSTALLATION & MOISTURE RESISTANT
CONSTRUCTION OF EXTERIOR WOOD WALLS SHALL ADHERE TO
THE REQUIREMENTS OF ASTM E2112 & E2266.

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STRUCTURAL ENGINEER OF RECORD
KOY INTERNATIONAL, INC.
760 4TH AVENUE SOUTH
ST. PETERSBURG, FL 33701
TELEPHONE: (727) 898-2270
M.K. ELKHOUTLY, P.E. #58159
CERTIFICATE # CA-0004704



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ENSURES COMPLIANCE WITH KOY INTERNATIONAL, INC.
STRUCTURAL DRAWINGS AND DESIGN REGULATIONS.

The Reuther Residence
Custom Waterfront Residence
PROJECT LOCATION:
1003 Gulf Way St. Pete Beach, FL
MUNICIPALITY: City of St. Pete Beach
CONTRACTOR: TBD
ADDRESS: ###

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SHEET TITLE

Exterior Elevations

A~2.2

SHEET 8 OF 14



S-02: BUILDING SECTION



S-01: BUILDING SECTION

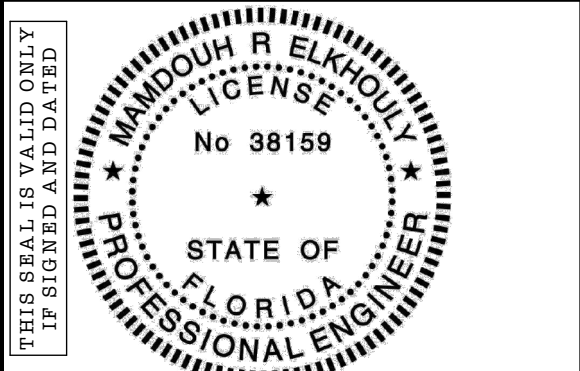
NOTE: ALL EXTERIOR CONCRETE DECKS SHALL BE WATERPROOFED USING W.R. MEADOWS LIQUID APPLIED WATERPROOF MEMBRANE OR SHEET WATERPROOFING. USE W.R. MEADOWS ACCESSORIES PER MFG. (I.E. PRECON FABRIC TAPE, TERMINATION BARS, DETAIL STRIPS & DRIP EDGE). ALL WORK MUST BE PERFORMED BY A W.R. MEADOWS CERTIFIED INSTALLER. THE WORK MUST BE INSPECTED WITH A WARRANTY ISSUED TO THE CONTRACTOR & HOMEOWNER.

TYPICAL INSULATION SPECIFICATIONS:
1. SPRAY FOAM PLASTIC SHALL MEET THE REQUIREMENTS OF FBC SECT. R316 AS MANUFACTURED BY CERTANTEED CORP. ("CERTASPRAY"), ICYNENE OR EQUAL. THE EFFECTIVE R-VALUE IS AS FOLLOWS:
(a) OPEN-CELL= R-3.7 @ 1" THICK; (b) CLOSED-CELL= R-6 @ 1" THICK
2. MINIMUM R-20 VALUE @ ROOF ATTIC
3. CLOSED SOFFITS & NO ROOF VENTS @ ROOF AREAS WITH FOAM INSUL. UNLESS OTHERWISE DIRECTED BY THE MANUFACTURER
4. FOAM INSULATION MUST BE SEPARATED FROM STORAGE & HABITABLE SPACES W/MIN. 1/2" GYP. BOARD OR APPROVED THERMAL BARRIER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL R. ELKHOUTLY, P.E., ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

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M.R. ELKHOUTLY, P.E. #58159
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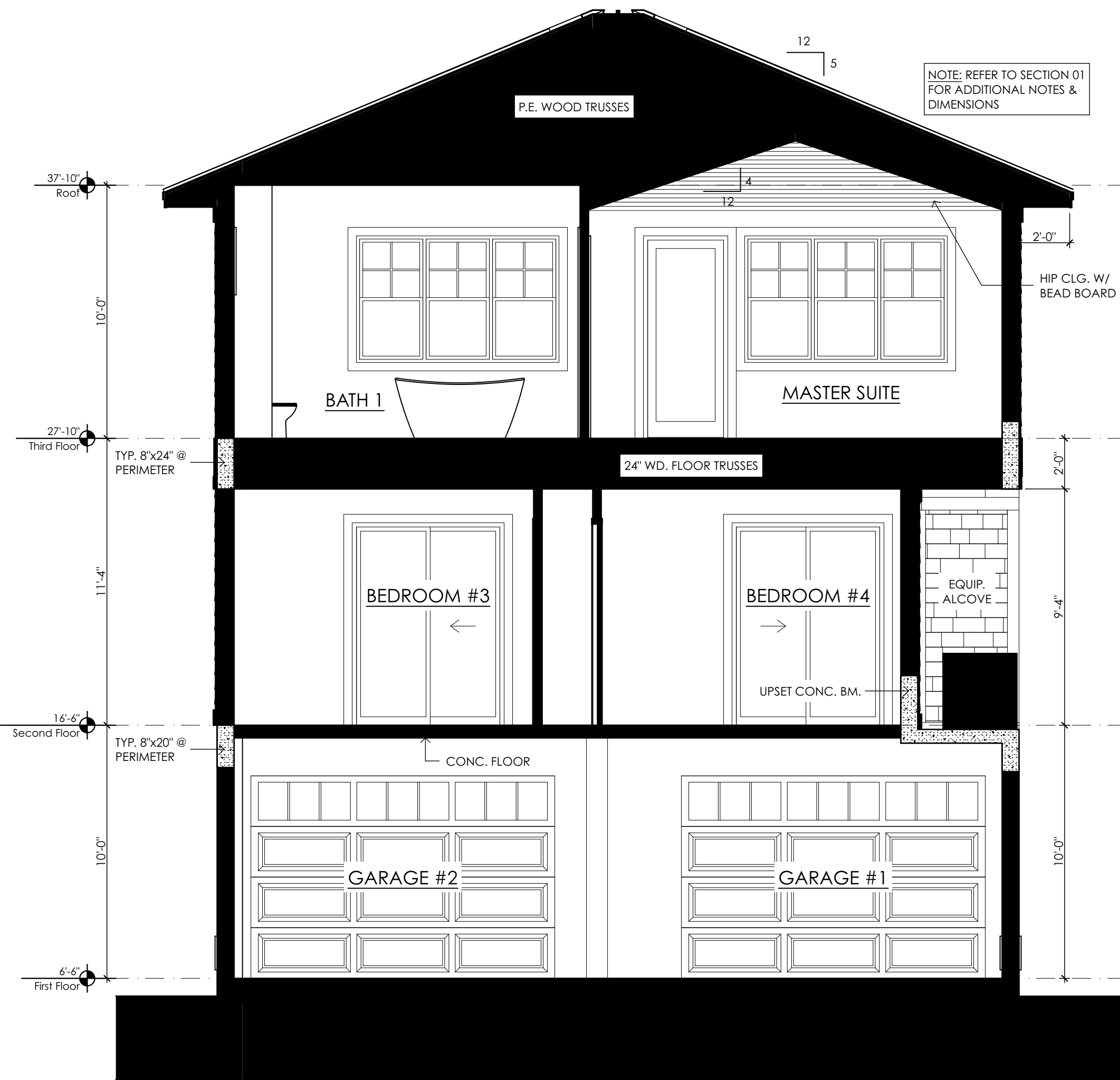
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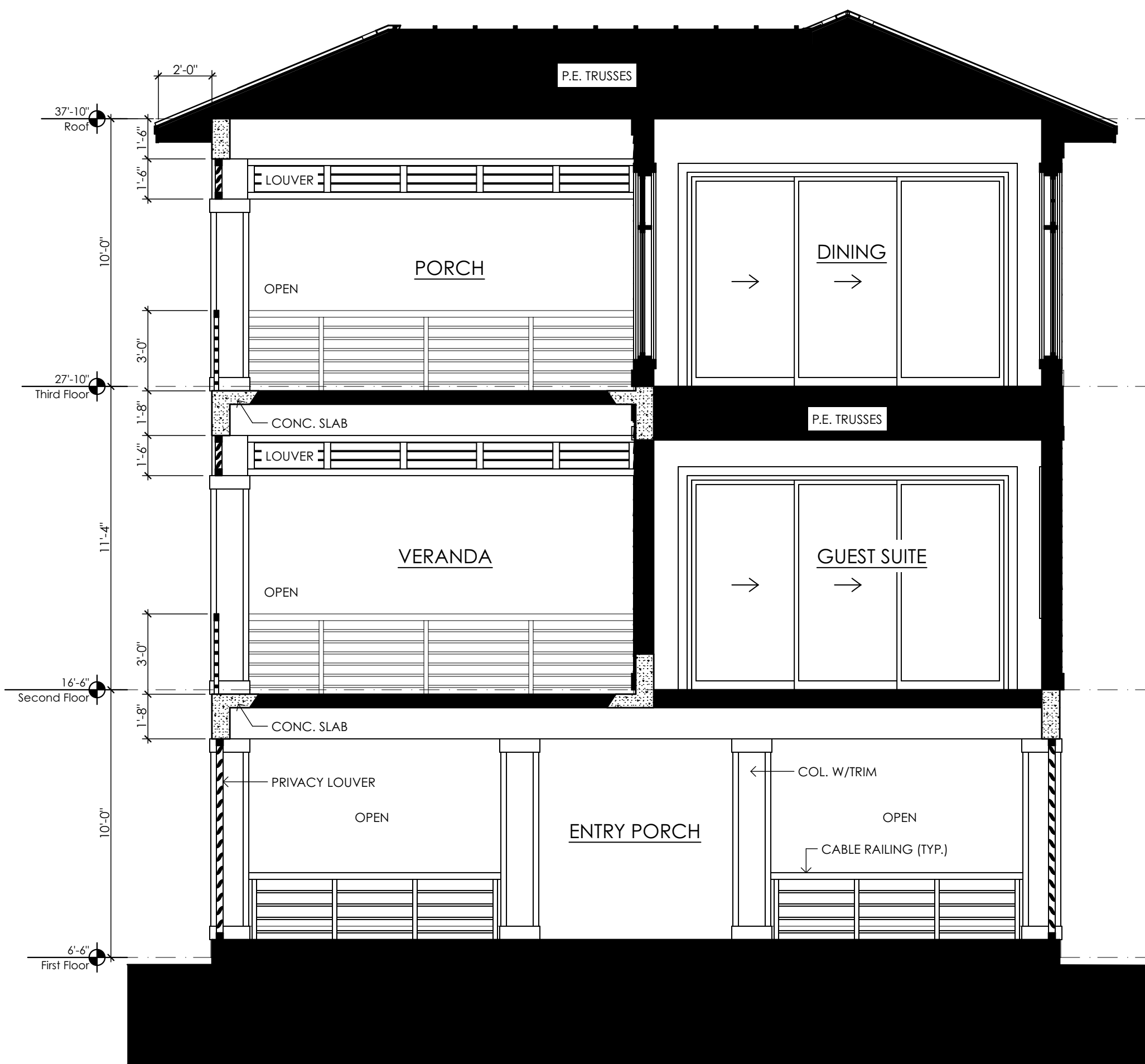
SHEET TITLE
Building Sections (1-2)

A~3.1	
SHEET 9	OF 14

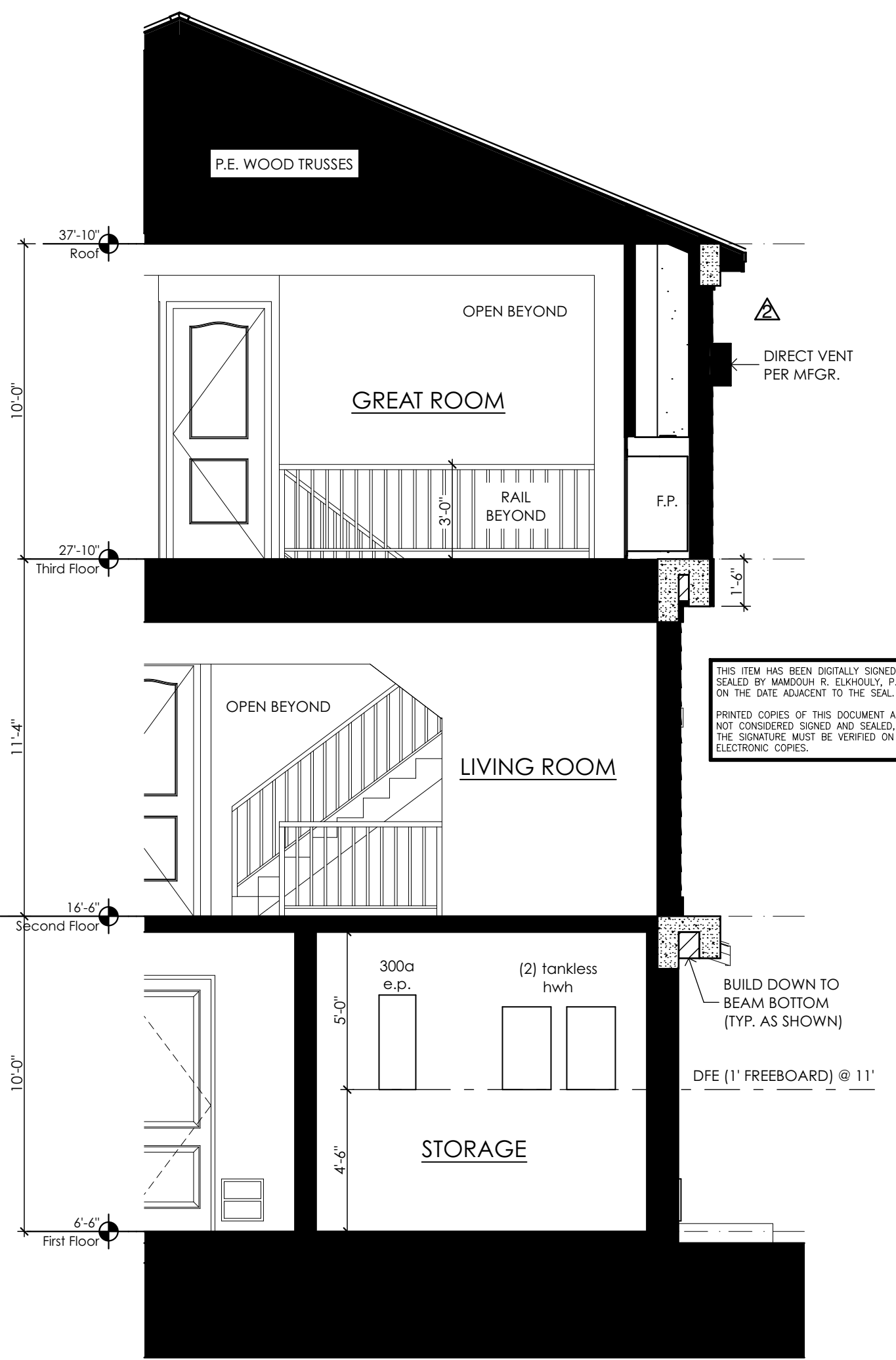
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S-03: BUILDING SECTION



S-06: BUILDING SECTION



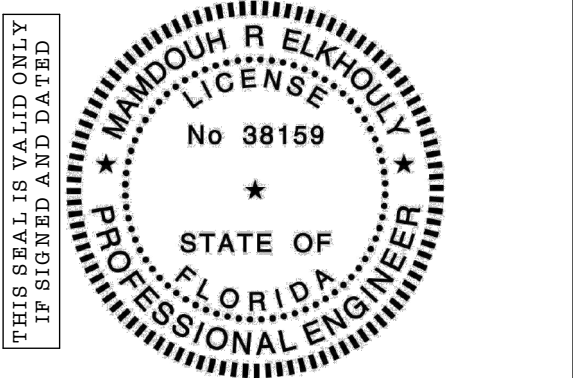
S-05: BUILDING SECTION



S-04: BUILDING SECTION

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CERTIFICATE # CA-0034704



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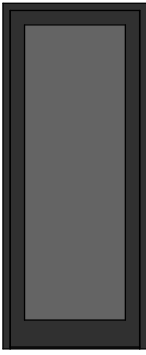
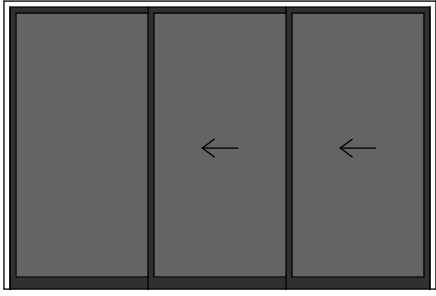
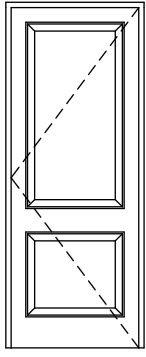
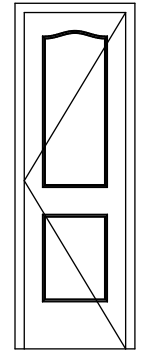
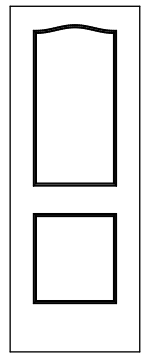
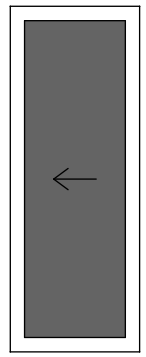
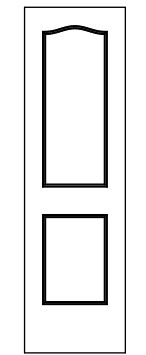
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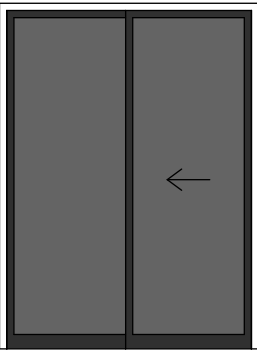
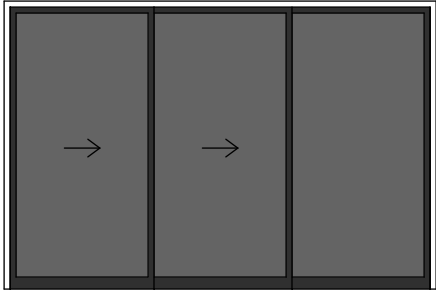
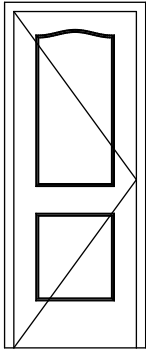
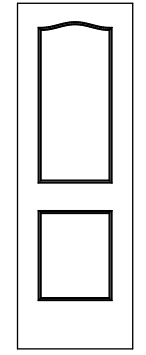
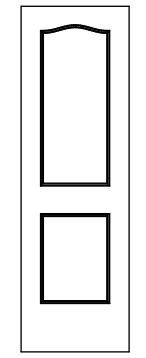
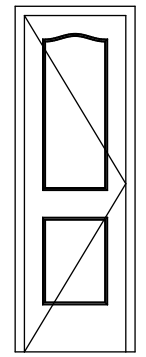
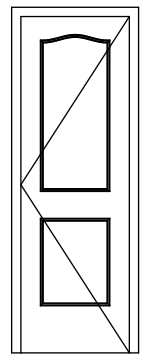
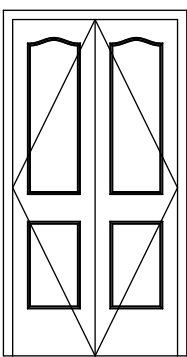
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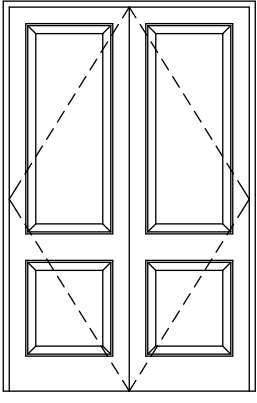
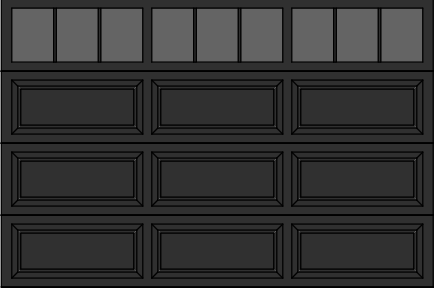
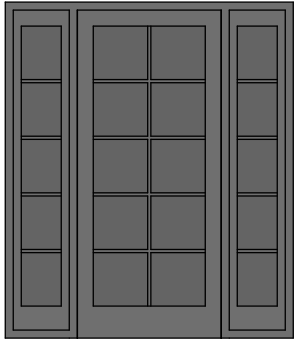
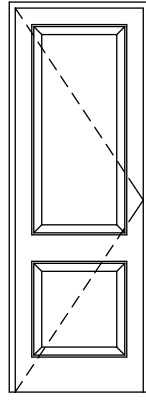
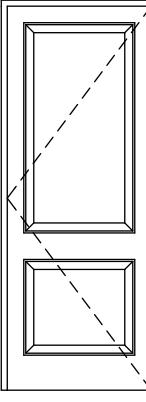
SHEET TITLE
Building Sections (3-6)

A~3.2
SHEET 10 OF 14

REFER TO STRUCTURAL DRAWINGS
FOR DESIGNATIONS & DETAILS OF
ALL SHOWN LOAD BEARING WALLS,
POINTS, COLUMNS & BEAMS

3rd FLOOR DOOR SCHEDULE (impact glazing @ exterior locations)				
MARK	QTY.	SIZE	ELEVATION	TYPE
3-01	1	3'-0"×8'-0"		SINGLE SWINGING GLASS FRENCH DOOR
3-02	2	12'-0"×8'-0"		3 PANEL SLIDING GLASS DOOR
3-03	3	3'-0"×8'-0"		SINGLE SWINGING SOLID CORE WITH RAISED PANELS
3-04	1	2'-6"×8'-0"		SINGLE SWINGING SOLID CORE WITH RAISED PANELS
3-05	1	3'-0"×8'-0"		SINGLE POCKET SOLID CORE WITH RAISED PANELS
3-06	1	3'-0"×8'-0"		SINGLE POCKET TEMPERED GLASS
3-07	1	2'-4"×8'-0"		SINGLE POCKET SOLID CORE WITH RAISED PANELS

2nd FLOOR DOOR SCHEDULE (impact glazing @ exterior locations)				
MARK	QTY.	SIZE	ELEVATION	TYPE
2-01	2	6'-0"×8'-0"		2 PANEL SLIDING GLASS DOOR
2-02	2	12'-0"×8'-0"		3 PANEL SLIDING GLASS DOOR
2-03	7	3'-0"×8'-0"		SINGLE SWINGING SOLID CORE WITH RAISED PANELS
2-04	1	2'-8"×8'-0"		SINGLE POCKET SOLID CORE WITH RAISED PANELS
2-05	1	2'-6"×8'-0"		SINGLE POCKET SOLID CORE WITH RAISED PANELS
2-06	2	2'-6"×8'-0"		SINGLE SWINGING SOLID CORE WITH RAISED PANELS
2-07	1	2'-8"×8'-0"		SINGLE SWINGING SOLID CORE WITH RAISED PANELS
2-08	2	4'-0"×8'-0"		DOUBLE SWINGING SOLID CORE WITH RAISED PANELS

1st FLOOR DOOR SCHEDULE (impact glazing @ exterior locations)				
MARK	QTY.	SIZE	ELEVATION	TYPE
*1-03	1	5'-0"×8'-0"		DOUBLE SWINGING SOLID CORE WITH RAISED PANELS (DOORS MARKED W/AN * ARE SWINGING SOLID OR HONEYCOMB STEEL DOOR OR 20-MIN. FIRE RATED DOOR WITH MIN.1 3/8" THICKNESS)
1-01	2	12'-0"×8'-0"		OVERHEAD SECTIONAL DOOR W/ IMPACT GLAZING TOP SECTION BY OVERHEAD DOOR OR EQ. (T.B.S. BY OWNER)
1-02	1	6'-0"×7'-0"		3070 SWINGING GLASS ENTRY DOOR W/ 16" SIDELITES T.B.S. BY OWNER
1-04	1	2'-8"×8'-0"		SWINGING SOLID CORE WITH RAISED PANELS
1-05	2	3'-0"×8'-0"		SWINGING S.C. WITH RAISED PANELS (DOORS MARKED W/AN * ARE SWINGING SOLID OR HONEYCOMB STEEL DOOR OR 20-MIN. FIRE RATED DOOR WITH MIN.1 3/8" THICKNESS)

GENERAL DOOR/WINDOW NOTES:
1) ALL SLIDING GLASS DOORS ON ALL FLOOR LEVELS SHALL BE MOUNTED IN ONE-PIECE SILL PANS WITH END DAMS
2) ALL MASONRY OPENINGS SHALL HAVE A WATERPROOF COATING INSTALLED ON ALL SIDES OF THE OPENING
3) ALL BUCKS SHALL BE P.T. & WATERPROOFED
4) ALL WINDOWS & DOORS TO BE WATERPROOF
5) PROVIDE SLOPED EXTERIOR SILLS @ ALL WINDOWS FOR POSITIVE DRAINAGE
6) ALL EXTERIOR DOOR & WINDOW ROUGH OPENINGS SHALL BE DETERMINED BY THE MFRG.
7)CONTRACTOR TO VERIFY ALL NOTED DIMENSIONS

INTERIOR DOORS BY MARVIN TRUSTILE, MASONITE OR EQUAL: (VERIFY ALL NOTED SPECS WITH OWNER)
➤ MODEL T.B.S.
➤ CONSTRUCTION: MDF
➤ THICKNESS: 1 3/8" MIN.
➤ PANEL: RAISED (PROFILE T.B.S.)
➤ GLASS TYPE: TEMP. SAFETY GLAZING (IF APPLICABLE)

EXTERIOR DOOR & WINDOW NOTE:
ALL EXTERIOR DOORS & WINDOWS SHALL BE AS MFG. BY P.G.T. WINGUARD OR EQUAL (ALUM. SERIES) WITH COLORS, FINISHES, HARDWARE, GLASS OPTIONS, ETC. T.B.S. BY OWNER

The Reuther Residence

Custom Waterfront Residence

PROJECT LOCATION:

1003 Gulf Way St. Pete Beach, FL

MUNICIPALITY: City of St. Pete Beach

CONTRACTOR: TBD

ADDRESS: ###

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SHEET TITLE

Door Schedules

A~4.1

SHEET 11

OF 14

1st FLOOR WINDOW SCHEDULE (impact glazing u.n.o.)					
MARK	QTY.	SIZE	HEAD HEIGHT	ELEVATION	TYPE
1-A	2	5'-4"×5'-0"	8'-0"		(2) 2850 SINGLE OR DOUBLE HUNG

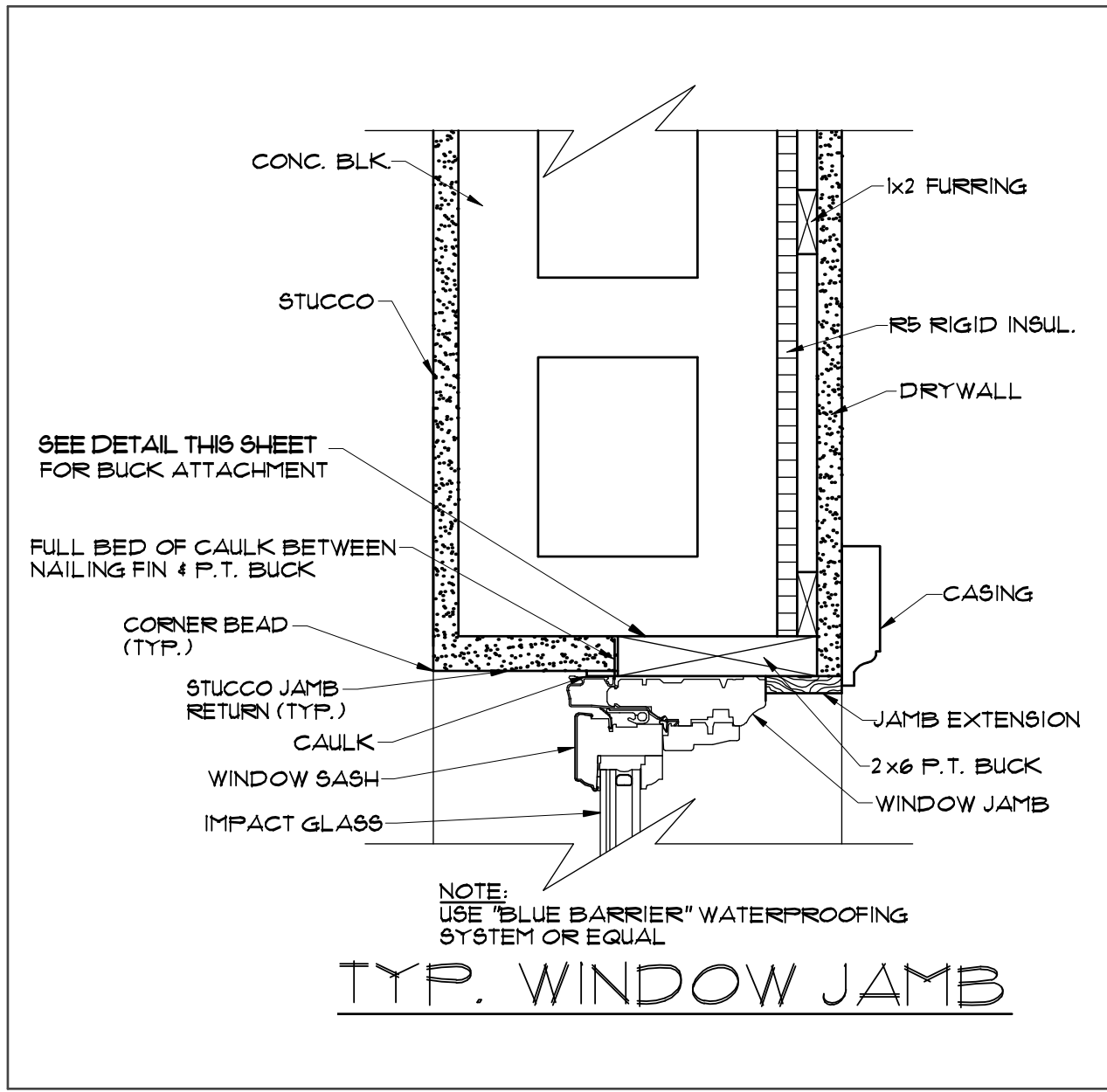
The Reuther Residence
Custom Waterfront Residence
PROJECT LOCATION: 1003 Gulf Way St. Pete Beach, FL
MUNICIPALITY: City of St. Pete Beach
CONTRACTOR: TBD
ADDRESS: #####

DATE:	MARCH 22, 2024
PROJECT NO:	23-07
DRAWN BY:	CMM
SCALE:	
BID ISSUE DATE: 11/29/23	
PERMIT ISSUE DATE: 00/00/00	
CONSTRUCTION ISSUE DATE: 00/00/00	

SHEET TITLE

A~4.2

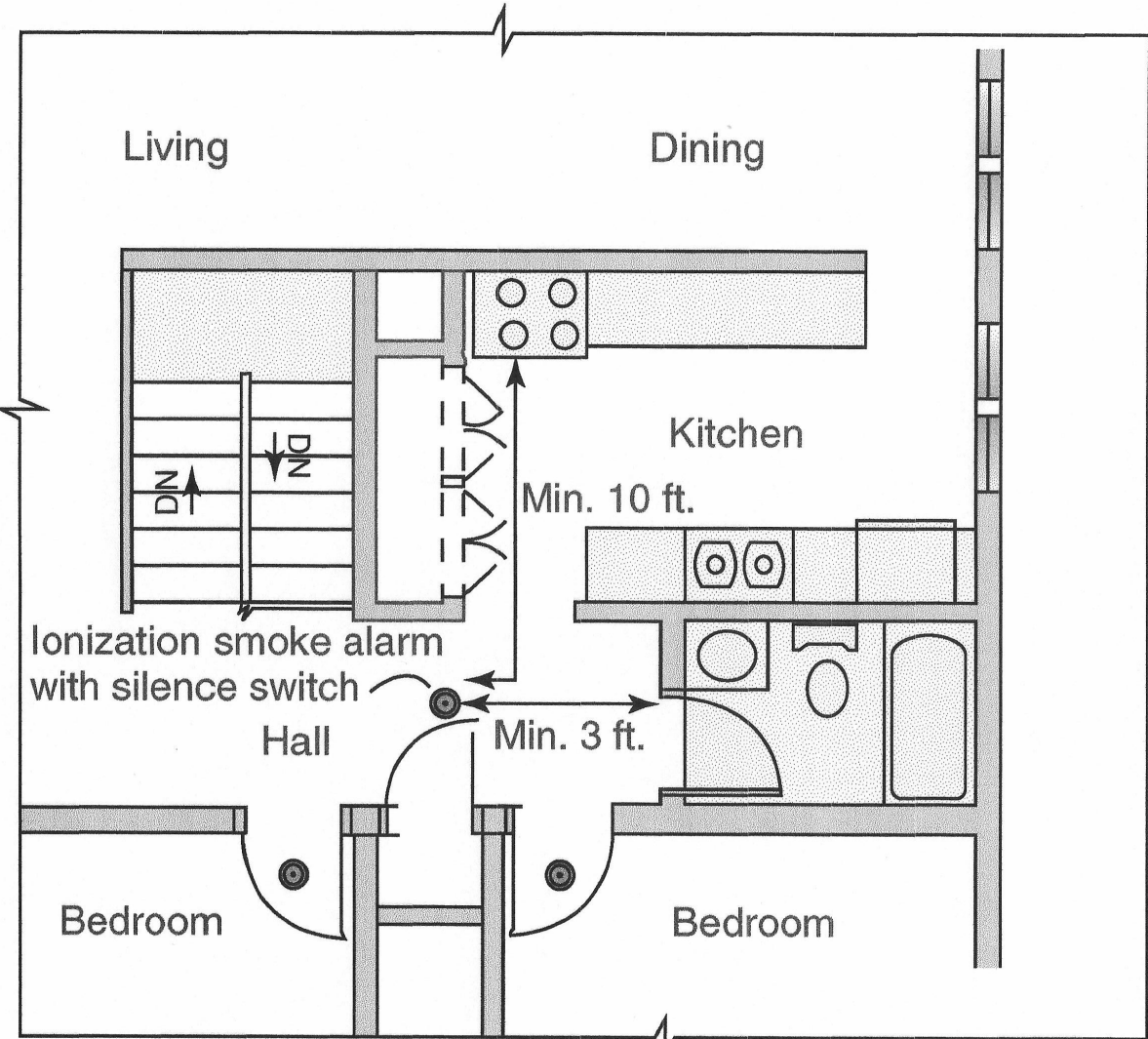
SHEET 12 OF 14



GENERAL DOOR/WINDOW NOTES:

- 1) ALL SLIDING GLASS DOORS ON ALL FLOOR LEVELS SHALL BE MOUNTED IN ONE-PIECE SILL PANS WITH END DAMS
- 2) ALL MASONRY OPENINGS SHALL HAVE A WATERPROOF COATING INSTALLED ON ALL SIDES OF THE OPENING
- 3) ALL BUCKS SHALL BE P.T. & WATERPROOFED
- 4) ALL WINDOWS & DOORS TO BE WATERPROOF
- 5) PROVIDE SLOPED EXTERIOR SILLS @ ALL WINDOWS FOR POSITIVE DRAINAGE
- 6) ALL EXTERIOR DOOR & WINDOW ROUGH OPENINGS SHALL BE DETERMINED BY THE MFGR.
- 7) CONTRACTOR TO VERIFY ALL NOTED DIMENSIONS

EXTERIOR DOOR & WINDOW NOTE:
ALL EXTERIOR DOORS & WINDOWS SHALL BE
AS MFG. BY P.G.T. WINGUARD OR EQUAL (ALUM.
SERIES) WITH COLORS, FINISHES, HARDWARE,
GLASS OPTIONS, ETC. T.B.S. BY OWNER



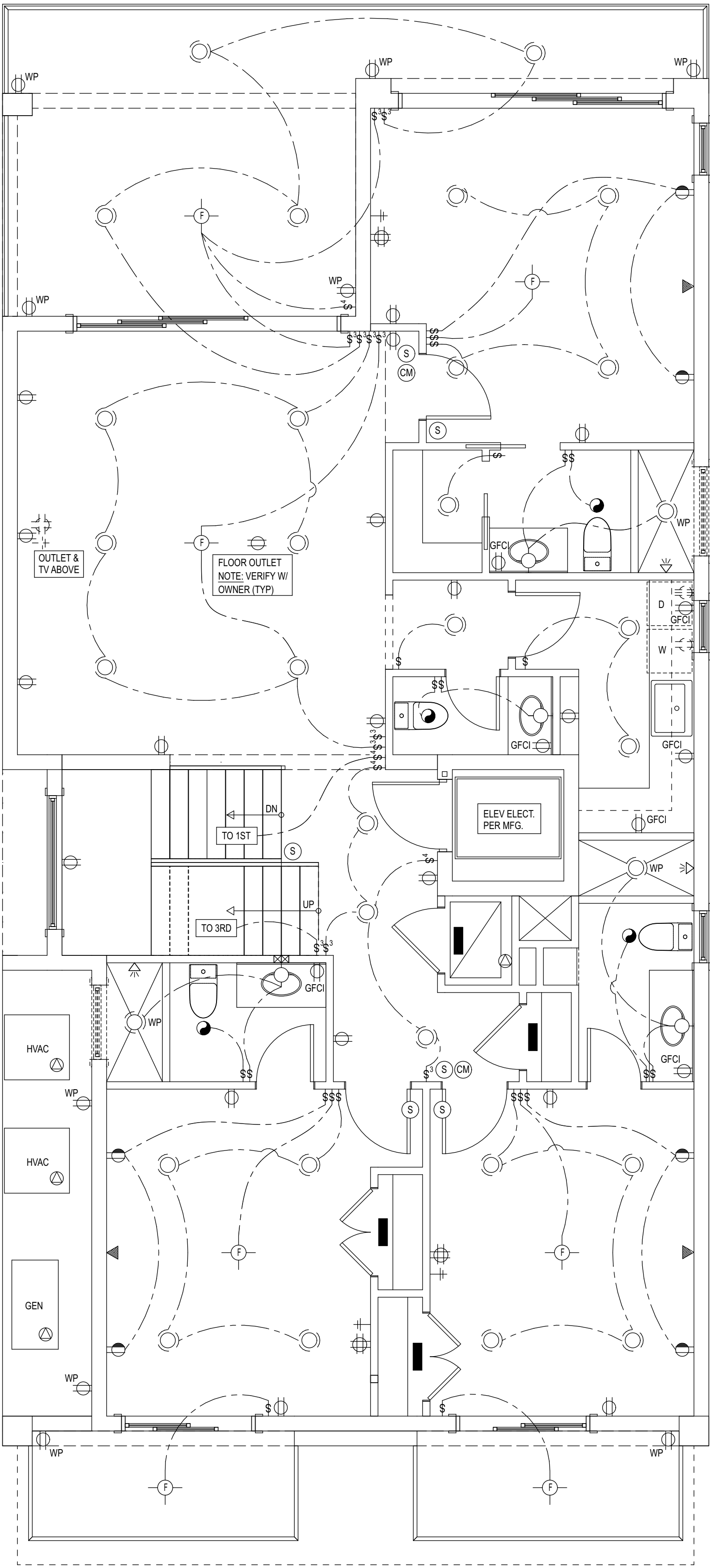
Smoke alarm distances from bathrooms and cooking appliances

International Code Council®

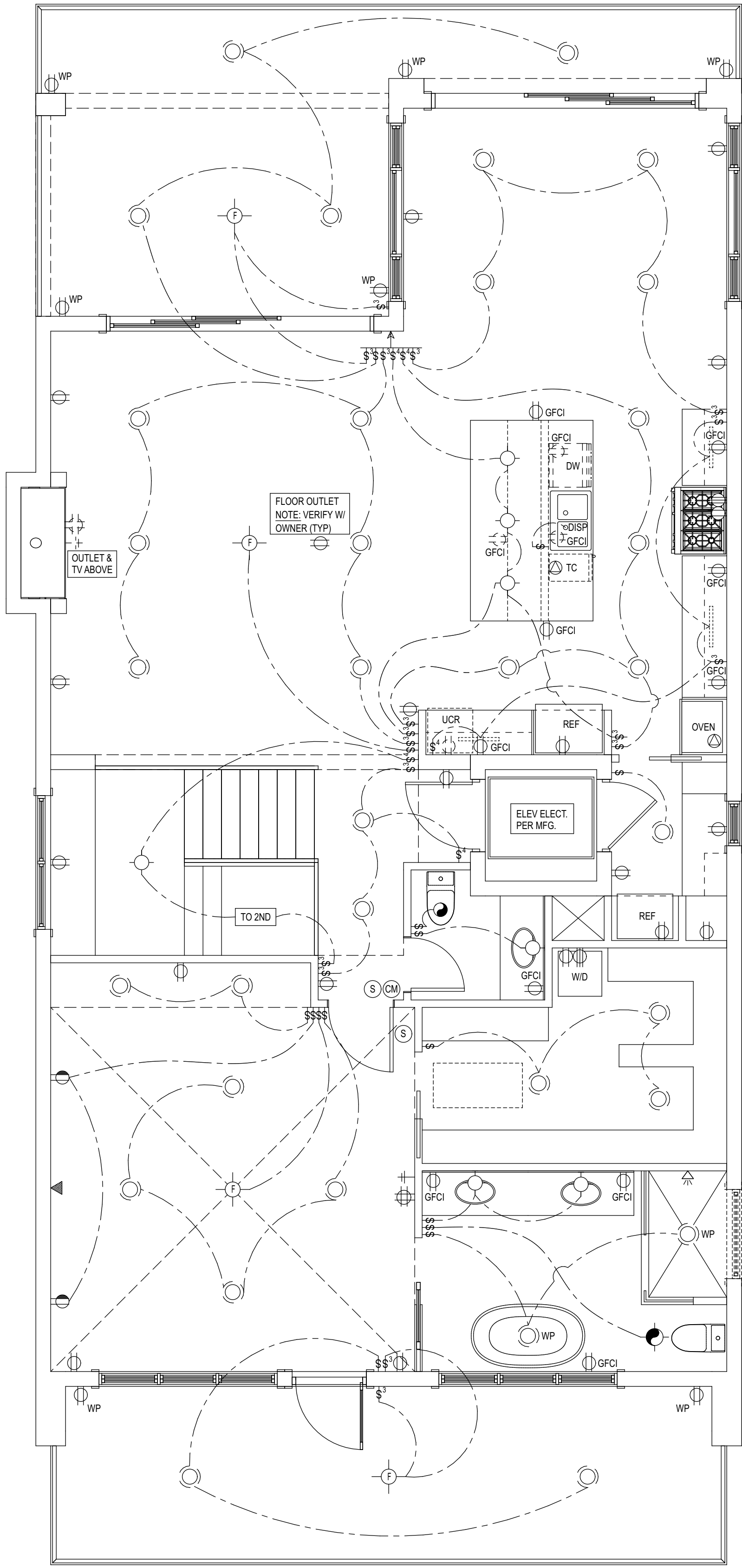
- ELECTRICAL PLAN SPECIFICATIONS & GENERAL NOTES:**
- NOTE: ALL ELECTRICAL DISCONNECTS, SWITCHES, RECEPTACLES & FIXTURES SHALL BE LOCATED ABOVE THE D.F.E. AS NOTED WITHIN THE PLAN SET (EXCEPTION: AS ALLOWED BY THE BUILDING OFFICIAL FOR MINIMUM BUILDING ACCESS)
1. THE ELECTRICAL PLANS ARE CONCEPTUAL. THE ELECTRICAL CONTRACTOR SHALL PERFORM A WALK-THRU WITH THE OWNER PRIOR TO ROUGH-IN. IN ORDER TO ESTABLISH THE FINAL REQUIREMENTS AND LAYOUT. ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL CURRENT NEC REQUIREMENTS.
 2. CONSULT WITH OWNER FOR INTERCOM, SECURITY & AUDIO-VISUAL SYSTEMS.
 3. ALL FIXTURES, SWITCH TYPES, DIMMERS, PLATES, ETC. T.B.S. BY OWNER.
 4. CONSULT WITH OWNER FOR ALL EXTERIOR LIGHTING REQUIREMENTS, INCLUDING LANDSCAPE, POOL, SECURITY, DRIVEWAY, ETC.
 5. ALL 120 VOLT OUTLETS NOT LABELED GFI (GFCI PROTECTED) SHALL BE AFCI PROTECTED (ARC FAULT INTERRUPTER).
 6. ALL SMOKE DETECTORS SHALL COMPLY W/NFPA 72 & FBCR314 & SHALL BE INTERCONNECTED PER FBCR314.4.
 7. ALL CARBON MONOXIDE ALARMS SHALL COMPLY W/FBCR315.
 8. COMBINATION SMOKE & CARBON MONOXIDE ALARMS ARE PERMITTED & SHALL COMPLY W/FBCR315.1.2.
 9. ALL EXTERIOR LIGHTS & RECEPTACLES SHALL BE WEATHER-PROOF.
 10. ALL TELEPHONE SERVICE SHALL BE CAT-5 MINIMUM. COORDINATE ALL CABLE, TELEPHONE AND COMPUTER NETWORK WITH OWNER.
 11. ALL ELECTRICAL & EQUIPMENT SHALL BE LOCATED ABOVE THE DFE, EXCEPT AS ALLOWED BY THE LOCAL BUILDING AUTHORITY.
 12. CONSULT W/THE BUILDING OFFICIAL FOR ENTRYWAY LIGHTING SWITCHES THAT ARE ALLOWED BELOW THE DFE.
 13. INSTALL 75% HIGH-EFFICIENCY LIGHTING AS REQUIRED PER FL ENERGY CODE.
 14. GARAGE OUTLETS MUST BE ON A SEPARATE BRANCH CIRCUIT.
 15. CONSULT WITH OWNER FOR ALL LOW VOLTAGE AND LED LIGHTING LOCATIONS & REQUIREMENTS.

- ADDITIONAL NEC NOTES:**
- NOTE: THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE FOLLOWING:
1. ALL RECEPTACLES SHALL BE TAMPER-RESISTANT PER 2020 NEC 406.12.
 2. ALL OUTDOOR RECEPTACLES SHALL BE GFCI PER 2020 NEC 210.8A3.
 3. PROVIDE AFCI RECEPTACLES PER 2020 NEC 210.12A & 210.12B.

3



SECOND FLOOR ELECTRICAL



THIRD FLOOR ELECTRICAL

The Reuther Residence

Custom Waterfront Residence

PROJECT LOCATION:

1003 Gulf Way St. Pete Beach, FL

MUNICIPALITY: City of St. Pete Beach

CONTRACTOR: TBD

ADDRESS: ###

PLAN REVISION LOG

MARK	DATE	DESCRIPTION
Δ	4/03/24	Zoning 1st review comments
Δ	4/24/24	Zoning 2nd review comments
Δ	5/07/24	Bldg. Dept. 1st review comments

DATE: MARCH 22, 2024

PROJECT NO: 23-07

DRAWN BY: CMM

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

BID ISSUE DATE: 11/29/23

PERMIT ISSUE DATE: 00/00/00

CONSTRUCTION ISSUE DATE: 00/00/00

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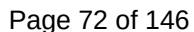
SHEET TITLE

Second & Third Floor
Electrical

E~1.2

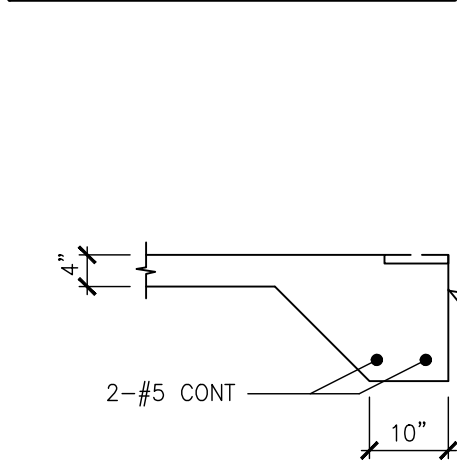
SHEET 14

OF 14



ABBREVIATIONS			
Ø	AT (THE RATE OF)	ØA	DIAMETER
Δ	AND	DIAG	DIAGONAL
"	INCH	DM	DIMENSION(S)
#	POUNDS(STEEL)	DL	DEAD LOAD
'/2'	ANGLE (STEEL)	DN	DOWN
A.B.	ANCHOR BOLTS	DWG	DRAWING(S)
ABV	ABOVE	E.S.	EACH SIDE
AC	AIR CONDITIONING	E.W.	EACH WAY
ACI	AMERICAN CONCRETE INST.	EA	EACH
ADD	ADDITION	EL	ELEVATION
ADDL	ADDITIONAL	ELEC	ELECTRICAL
ADJ	ADJACENT	ELEV	ELEVATOR
AF	ABOVE FINISHED FLOOR	EMB	EMBEDMENT
AGG	AGGREGATE	ENG	ENGINEER
ALUM	ALUMINUM	EQ	EQUAL
ALT	ALTERNATE	EXIST	EXISTING
AMT	AMOUNT	EXP	EXPANSION
ANCH	ANCHOR ANCHORAGE	EXT	EXTERIOR
APPD	APPROVED	FAP	FORMED & POURED
APX	APPROXIMATE	FBC	FLORIDA BUILDING CODE
ARCH	ARCHITECTURAL	FC	FILLED CELL(S)
AUTH	AUTHORIZED	FN	FINISHED
AVG	AVERAGE	FL	FLOOR
B.A.W.	BREAK-AWAY WALL	FRM	FRAMING
B.O.	BOTTOM OF	FT	FOOT, FEET
B.O.B.	BOTTOM OF BEAM	FTG	FOOTING(S)
B.O.C.	BOTTOM OF CONCRETE	FR	FOOTER(S)
B.U.	BUILT UP	FUT	FUTURE
B.DY	BOUNDARY	FW	FLAT WASHER
BEL	BELOW	Fy	YIELD STRENGTH
BET	BETWEEN	GB	GRADE BEAM(S)
BLDG	BUILDING	GEN	GENERAL
BLK	BLOCK(S)	GRND	GROUND
BLKG	BLOCKING	GT	GIRDER TRUSS
BM	BEAMS	H.A.	HURRICANE ANCHOR
BOIT	BOTTOM	HDR	HEADER
BP	BASE PLATE	HGR	HANGER
BRDG	BRIDGING	HN	HEX NUT
BRG	BEARING	HOR	HORIZONTAL
BRKT	BRAKET	HCH	HATCHED
BW	BOTH WAYS	IN	INCH
C	CHANNEL (STEEL)	INT	INTERIOR
C.H.	CROSS HATCHED	INTRM	INTERMEDIATE
CALC	CALCULATIONS	JST	JOIST
CAINT	CAULKER	JT	JOINT
CAP	CAPACITY	K.O.	KNOCK OUT
CIR	CIRCLE, CIRCULAR	KSI	KIPPS PER SQUARE INCH
CL	CENTERLINE	LBP	LOAD BEARING POINT
CLG	CEILING	LBW	LOAD BEARING WALL
CLR	CLEAR	LG	LONG
CLR OPS	CLEAR OPENING	LL	LIVE LOAD
CMU	CONCRETE MASONRY UNIT	LW	LOCK WASHER
COL	COLUMN	M=L	MICROLAM
CONC	CONCRETE	MAX	MAXIMUM
CONST	CONSTRUCTION	MIN	MINIMUM
CONTR	CONTRACTOR	MISC	MISCELLANEOUS
CONT	CONTINUOUS	NAVD	N. AMERICAN VERTICAL DATUM
CTR	CENTER	NEG	NEGATIVE
DBL	DOUBLE	NO.	NUMBER
DEMO	DEMOLITION	NTS	NOT TO SCALE
DEPT	DEPARTMENT	O.C.	ON CENTER
DET	DETAIL	O.H.	OVERHEAD
		OPS	OPENING
		P.E.	PROFESSIONAL ENGINEER
		PAR	PARALLEL
		PC	PILE CAP(S)
		PERP	PERPENDICULAR
		PIL	PILASTER
		PL	PLATE
		PLF	POUNDS PER LINEAR FOOT
		PLYWD	PLYWOOD
		POS	POSITIVE
		PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
		PT	PRESSURE TREATED
		R	RISER(S)
		R&F	ROOF & FLOOR (LBW)
		REF	REFERENCE
		REG	REGULAR
		REIN	REINFORCING
		REQ	REQUIRED
		RET	RETAINING
		RH	RED HEAD
		S.H.	SINGLE HATCHED
		SGH	SCHEDULE
		SEC	SECOND
		SEC	SECTION
		SF	SQUARE FOOT
		SH	SHEET
		SLOT	SLOTTED
		SLP	SLOPE
		SPEC	SPECIFICATIONS
		SPCL	SPECIAL
		SQ	SQUARE
		SS	STAINLESS STEEL
		ST	STRUCTURAL TUBE (STEEL)
		STRG	STRANDER
		STR	STRIPS
		STRUC	STRUCTURAL
		SY	SOUTHERN YELLOW PINE
		T	TREAD(S)
		T&B	TOP & BOTTOM
		T&G	TONGUE & GROOVE
		T.O.	TOP OF
		T.O.B.	TOP OF BEAM </td
		T.O.C.	TOP OF CONCRETE
		T.O.P.	TOP OF PLYWOOD
		TEMP	TEMPORARY
		THK	THICK, THICKNESS
		THRU	THROUGH
		TYP	TYPICAL
		U.N.D.	UNLESS NOTED OTHERWISE
		U.O.	UNDERPINNING
		VAR	VARIES
		VERT	VERTICAL
		W/	WITH
		W/O	WITHOUT
		WF	WIDE FLANGE
		WL	WIND LOAD
		WWF	WELDER WIRE FABRIC

LEGEND	
	FINISHED FLOOR ELEVATION
	COLUMN DESIGNATION
	PILE
	(1) PILE DESIGNATION/NUMBER
	GB1 GRADE BEAM DESIGNATION
	F1 FOOTING DESIGNATION
	SF1 SLAB STIFF DESIGNATION
	BEAM DESIGNATION
	DROP
	SLOPE
	FILL
	COMPOSITE SLAB DIRECTION
	STEEL FREE EDGE
	POSITIVE STEEL
	NEGATIVE STEEL
	CONTINUOUS REINFORCING
	REQ REQUIRED
	SIDE 1/2 BOLTS
	TOP 1/2 BOLTS
	OPENING LIMITS
	LBP ABOVE
	LBP BELOW
	LBP ABOVE & BELOW
	2x4 LOAD BEARING WALL*
	2x6 LOAD BEARING WALL*
	(2)2x4 LOAD BEARING WALL*
	DETAIL/SECTION
	SECTION NUMBER
	SHIFT NO. SECTION TAKEN FROM
	SHIFT NO. SECTION SHOWN ON



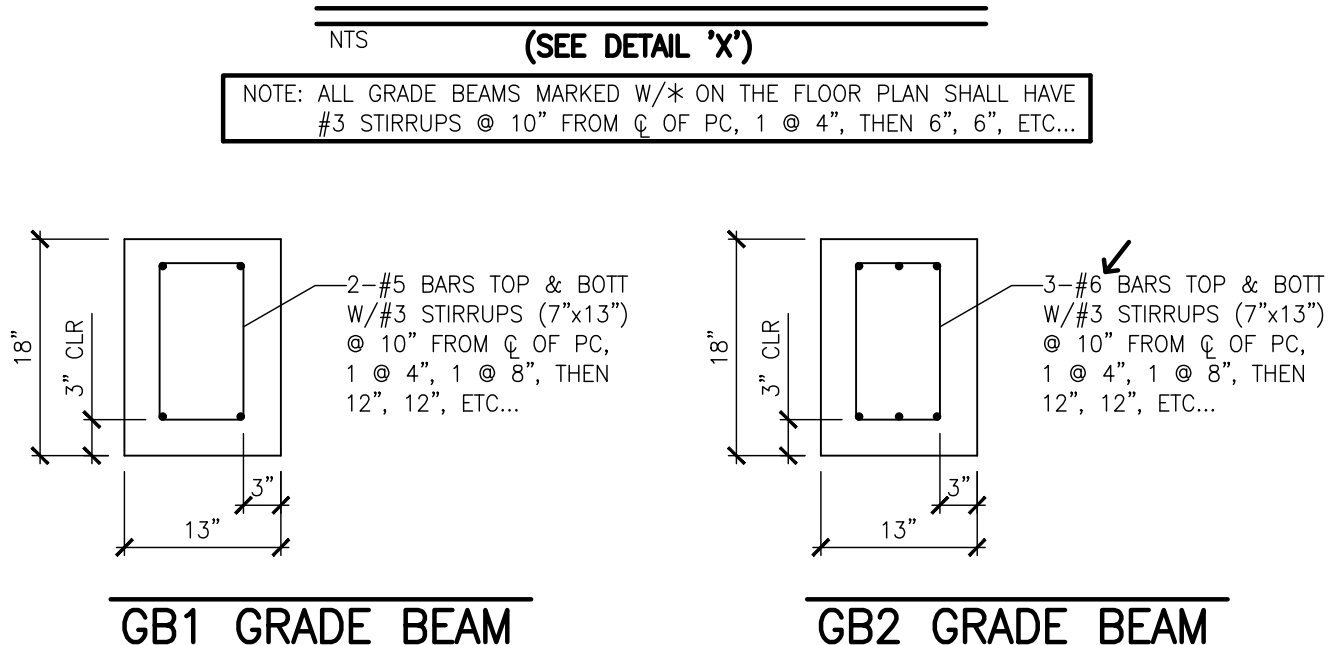
TYP GRADE SLAB EDGE

COLUMN SCHEDULE

	8'x16" FORMED & POURED CONC COL W/8-#5 VERT & #3 TIES (5'x13") @ 8" O.C.
	8'x20" FORMED & POURED CONC COL W/8-#5 VERT & #3 TIES (5'x17") @ 8" O.C.
	10'x16" FORMED & POURED CONC COL W/8-#5 VERT & #3 TIES (7'x13") @ 10" O.C.
	10'x42" FORMED & POURED CONC COL W/12-#5 VERT & #3 TIES (7'x39"7"x8") @ 10" O.C.
	12'x16" PILASTER COLUMN W/8-#5 VERT & #3 TIES (5'x9") @ 12" O.C.
	16'x16" PILASTER COLUMN W/8-#5 VERT & #3 TIES (9'x9") @ 12" O.C.
	16'x16" FORMED & POURED CONC COL W/12-#5 VERT & #3 TIES (13'x13") @ 12" O.C.

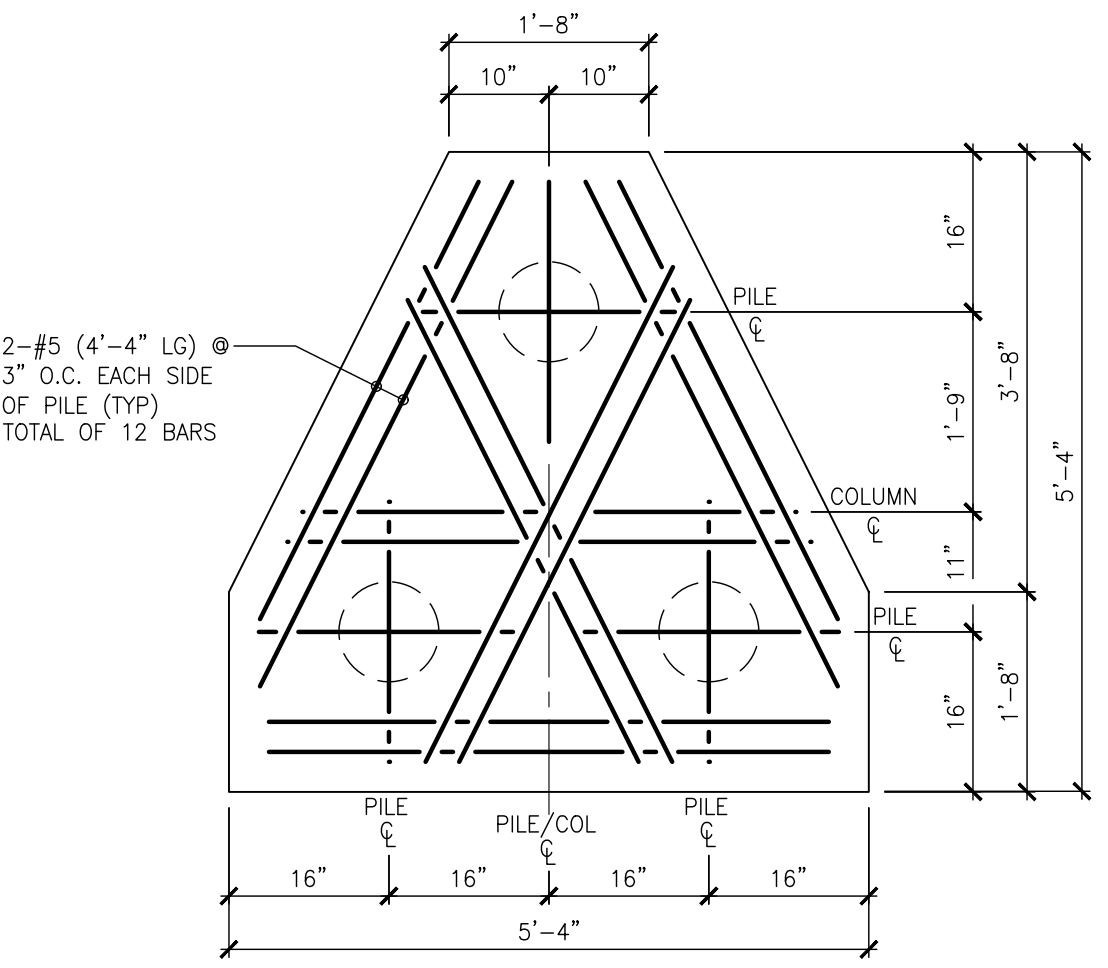


GRADE BEAM SCHEDULE

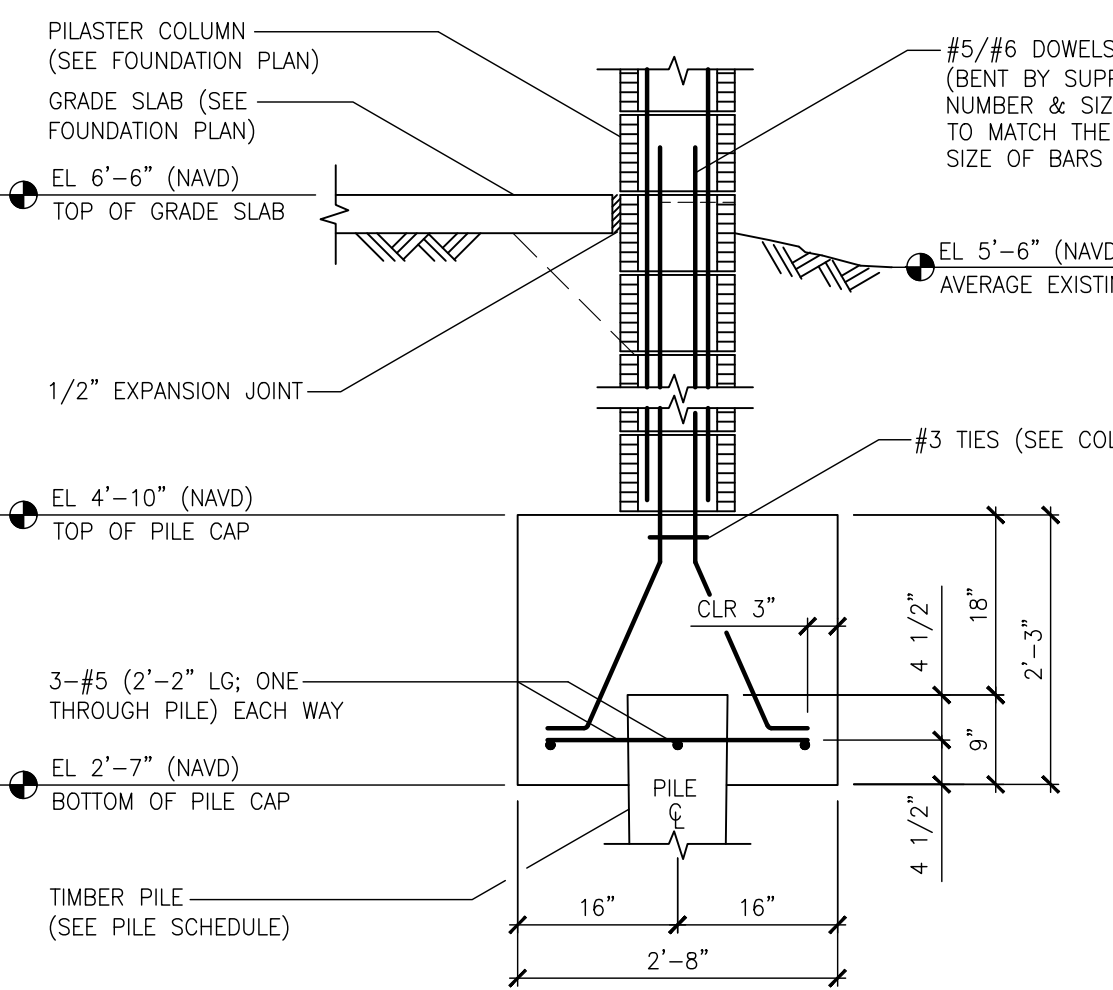


GB1 GRADE BEAM

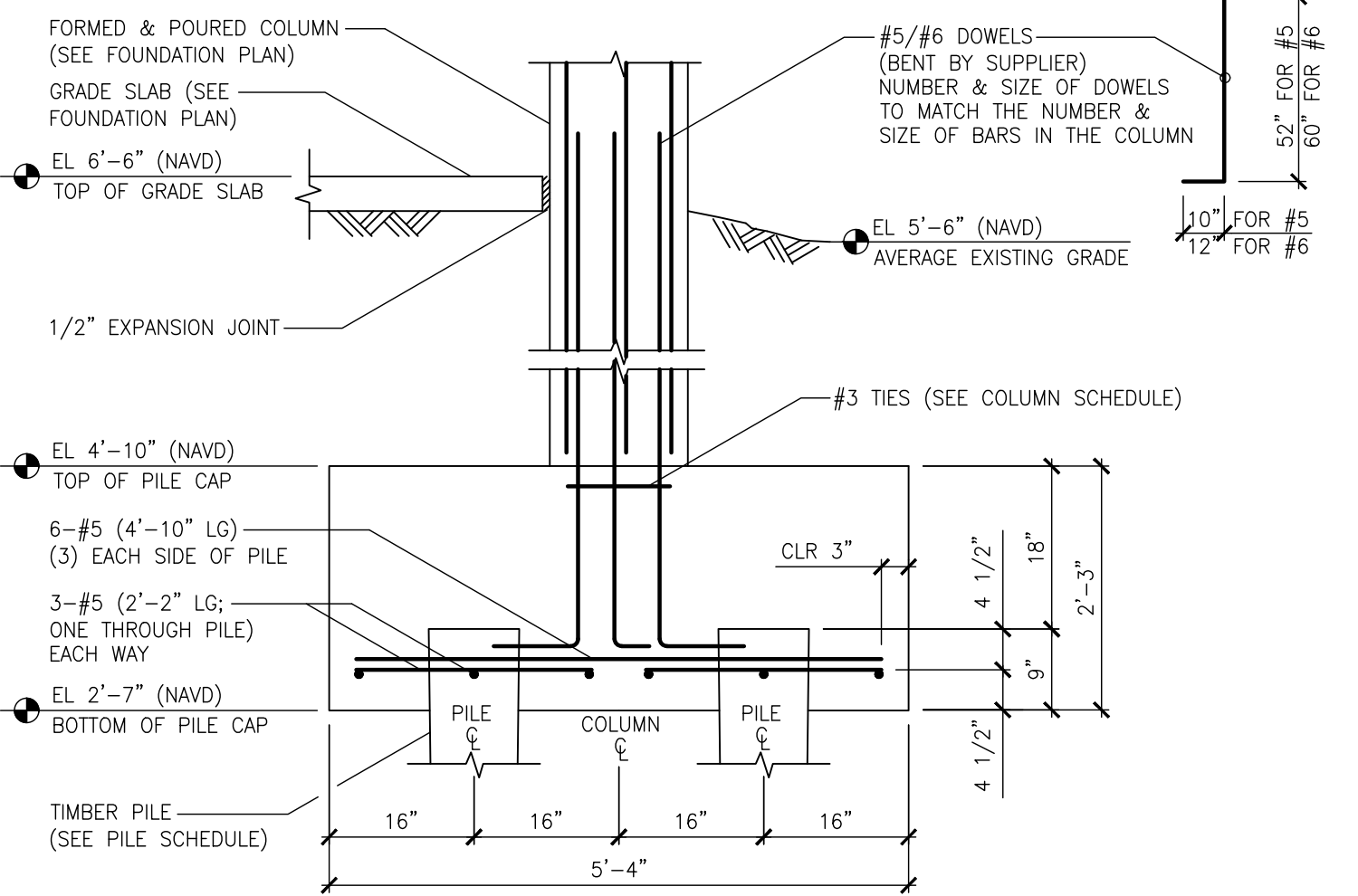
GB2 GRADE BEAM



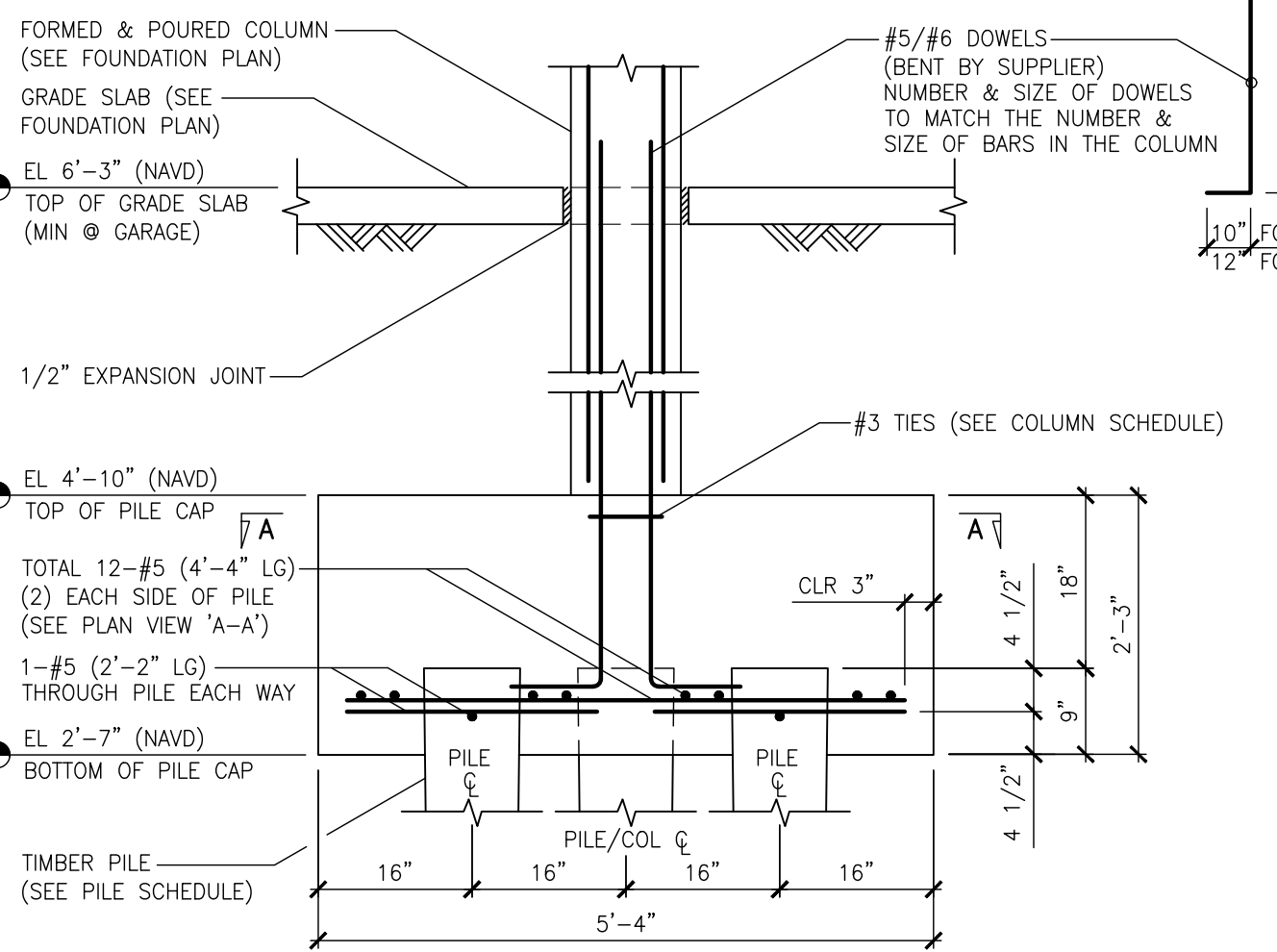
PLAN VIEW 'A-A'



PC1 SINGLE PILE CAP
2'-8"x2'-8"x2'-3"

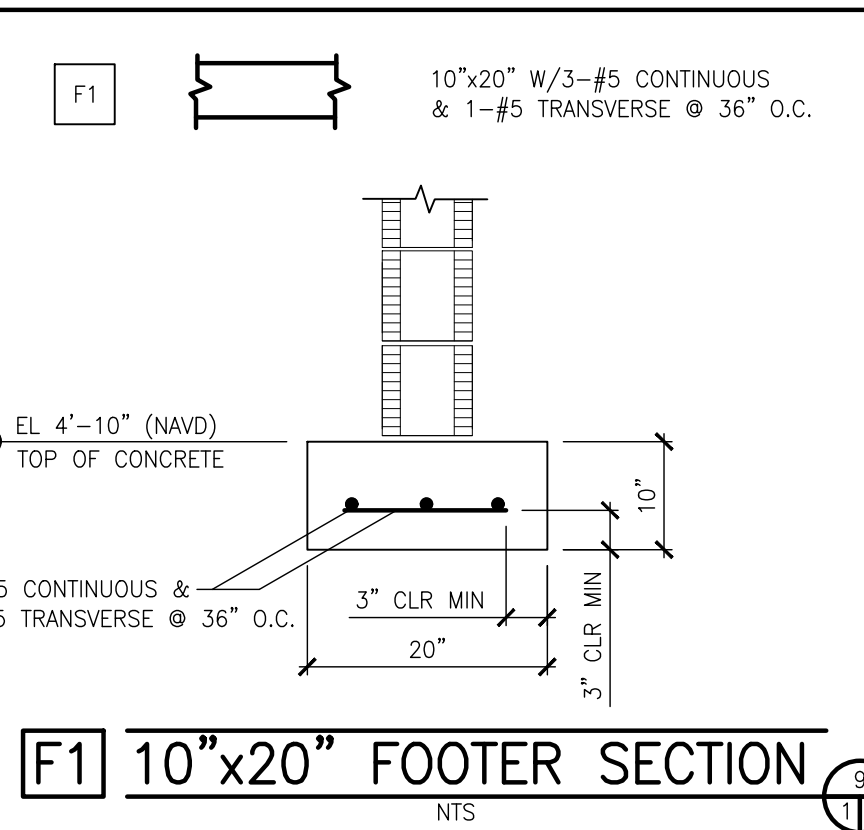


PC2 DOUBLE PILE CAP
5'-4"x2'-8"x2'-3"



PC3 TRIPLE PILE CAP

CONTINUOUS FOOTER SCHEDULE



F1 10'x20" FOOTER SECTION

STRUCTURAL SPECIFICATIONS

- CONCRETE AT 28 DAYS: $f_c' = 4000$ PSI (U.N.O.) FOR ALL CONCRETE. AGGREGATE SHALL BE 3/4" MAXIMUM, ASTM C33. THE USE OF CALCIUM CHLORIDE IN THE MIX SHALL NOT BE PERMITTED. SLUMP LIMITS SHALL BE AS FOLLOWS:
 - ALL STRUCTURAL ELEMENTS.....3" TO 6"
 - MASONRY WALL FILL.....8" TO 10"
- REINFORCING BARS: $F_y = 60$ KSI (G60), ASTM A615. FABRICATION SHALL CONFORM TO LATEST CRSI CODE. MINIMUM CONCRETE COVER FOR BARS, TIES, STIRRUPS, ETC. SHALL BE AS FOLLOWS (TYPICAL UNLESS NOTED OTHERWISE):
 - FOUNDATION & GRADE BEAMS.....3"
 - COLUMNS, SHEAR WALLS, GIRDERS & BEAMS.....1 1/2"
 - SLABS TOP & BOTTOM.....3/4"
- REINFORCING SHALL BE SUPPORTED/LOCATED WITH APPROVED MATERIAL (BLOCK SCRAPERS ARE NOT PERMITTED).
- MASONRY: $f_m' = 1500$ PSI, BLOCK ASTM C90 WITH 1900 PSI MINIMUM NET AREA COMPRESSIVE STRENGTH LAID IN RUNNING BOND, GROUT 3000 PSI
- MORTAR: $m_o = 1800$ PSI (TYPE S WITH PORTLAND CEMENT)
- ALL CONSTRUCTION DETAILS AND WORKMANSHIP TO CONFORM TO
- ANCHOR BOLTS: A307
- STRUCTURAL STEEL:
 - ROLLED STEEL: $F_y = 36$ KSI (A36)
 - STRUCTURAL TUBING (ST): $F_y = 46$ KSI (A500)
 - ALL WELDING ELECTRODES TO BE E70XX
- STRUCTURAL TIMBER:
 - FRAMING: No.2 SYP PINE, $F_b = 1300$ PSI, $F_v = 95$ PSI, $E = 1,600,000$ PSI
 - PLYWOOD SHEETING: STRUCTURAL I OR II, CDX EXP 1, MINIMUM 4 PLY, APA RATED AS FOLLOWS (OR BETTER):
 - ROOFS & WALLS: 3/2" x 6" x 4" FLOORS (T&G): 48/24
- TIMBER IN CONTACT WITH GROUND, MASONRY OR EXTERIOR EXPOSURE TO BE PRESSURE TREATED
- DESIGN BASED ON: FLORIDA BUILDING CODE 2023:
 - MASONRY WITH INSPECTIONS
 - DL LL & SPECIAL LOADS IN ACCORDANCE WITH CHAPTER 16
 - RAIN LOAD: 24 PSF
 - RAIN INTENSITY: 100 YEAR, 1 HOUR RAINFALL = 4.5 INCHES

LL (PSF)	Concrete	Timber	SUPERIMPOSED DL (PSF)
Floors	40	As Designed	15
Balconies/Decks	60	As Designed	15
Exits/Stairs	40	As Designed	15
Attic w/Storage	30	As Designed	15
Roofs:			
Flat & $\leq 1:12$ Slp	40	As Designed	15
Pitched $> 1:12$ Slp	20	As Designed	20
Flat/Pitched for uplift calculations	0	As Designed	10
Garages (passenger cars)	50	As Designed	N/A

- ALL FLOORS LL DEFLECTION SHALL BE LIMITED TO A MAXIMUM OF $L/480$
- WIND LOADS IN ACCORDANCE WITH FBC CHAPTER 16 AND ASCE7
- CHAPTERS 26-30 WITH THE FOLLOWING CRITERIA:
 - ENCLOSED BUILDING IN HURRICANE PRONE AND WIND-BORNE DEBRIS REGION WITH MEAN ROOF HEIGHT AND ROOF ANGLE AS SHOWN IN ARCHITECTURAL PLANS
 - ULTIMATE DESIGN WIND SPEED (3 SEC GUST) $V_{ult} = 150$ MPH
 - BUILDING RISK CATEGORY: II
 - WIND EXPOSURE: D
 - INTERNAL PRESSURE COEFFICIENT: $C_{pi} = \pm 0.8$
 - *COMPONENTS & CLADDING STRENGTH DESIGN WIND PRESSURES IN PSF (BASED ON ULTIMATE DESIGN WIND SPEED " V_{ult} ") SHALL BE AS PER THE FOLLOWING TABLE:

		HIP ROOFS							
LOCATION (ZONE)		EFFECTIVE WIND AREA (FT ²)							
		10	20	50	100				
ON ROOFS (W=3.5 FT)	ZONE (1)	51	-92	44	-82	35	-68	28	-57
	ZONE (2)	51	-148	44	-139	35	-130	28	-124
	ZONE (3)	51	-127	44	-114	35	-96	28	-83
	ZONE (4)	51	-181	44	-166	35	-131	28	-108
ON WALLS (W=3.5 FT)	*ZONE (4)	69	-75	66	-72	62	-68	59	-65
	*ZONE (5)	69	-92	66	-86	62	-78	59	-72

♦ ALL WALLS, EXCEPT ZONE 5
 ♦ A WIDTH OF 3.5 FT EACH SIDE OF ALL PROTRUDING CORNERS

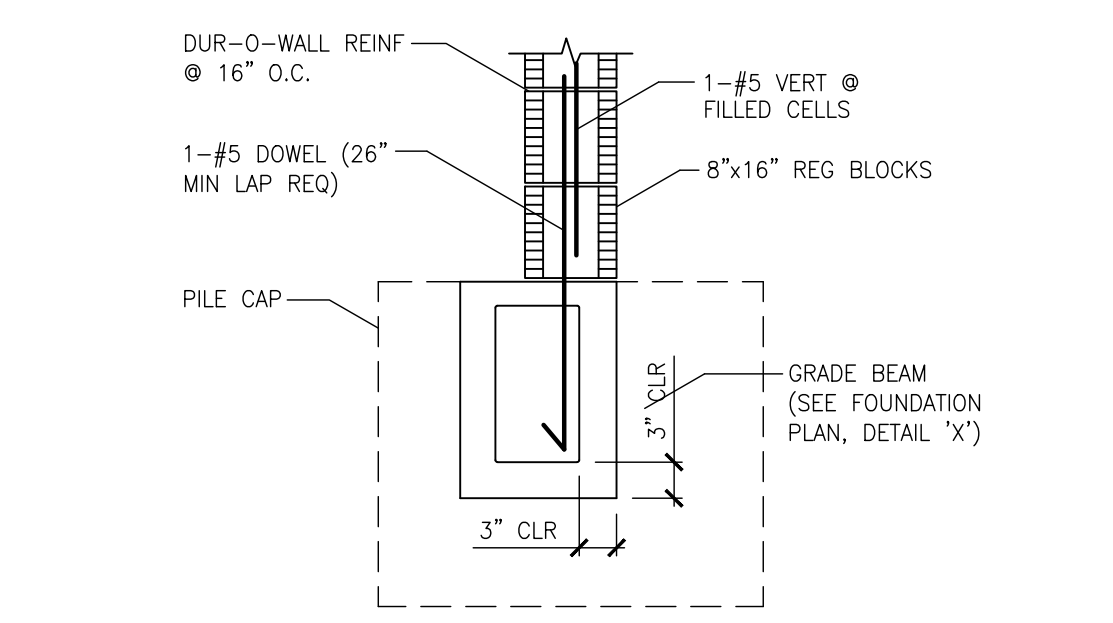
Diagram illustrating the layout of a roof with wind zones and effective wind area calculations. The roof is divided into zones 1 through 5. Zone 1 is the central area, and zones 2 through 5 are the peripheral areas. The diagram includes dimensions and calculations for the effective wind area for each zone.

- ALL WALLS, EXCEPT ZONE 5
- A WIDTH OF 3.5 FT EACH SIDE OF ALL PROTRUDING CORNERS
- *NOTES
 - ABOVE STRENGTH DESIGN PRESSURES $\times 0.6 =$ ALLOWABLE STRESS DESIGN PRESSURES
 - MINIMAL (ALLOWABLE) DESIGN WIND SPEED (3 SECOND GUST) $V_{min} = V_{ult} \sqrt{0.6}$
 - FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN THE LOAD SHALL BE INTERPOLATED
 - PLUS & MINUS SIGNIFY PRESSURE ACTING TOWARD & AWAY FROM BUILDING SURFACES
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION
- KOLY INTERNATIONAL, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DISCREPANCY RESULTING FROM SCALING DIMENSIONS FROM THE PLANS
- FOUNDATION BASIS AND PILE MONITORING AS PER SOIL REPORT
- CONTRACTOR TO SUBMIT KOLY INTERNATIONAL, INC. "SEALED" TRUSS DRAWINGS PRIOR TO FABRICATION
- KOLY INTERNATIONAL, INC. TO INSPECT:
 - ANY REINFORCING STEEL PRIOR TO POUR
 - ANY STRUCTURAL FRAMING ANCHORAGE JOINTS WHILE EXPOSED
- ALL COMPONENTS & CLADDING SHALL BE INSTALLED/INSPECTED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND INSPECTED BY THEIR REPRESENTATIVE
- CONSTRUCTION/SITE SAFETY, IN ACCORDANCE WITH OSHA REQUIREMENT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR

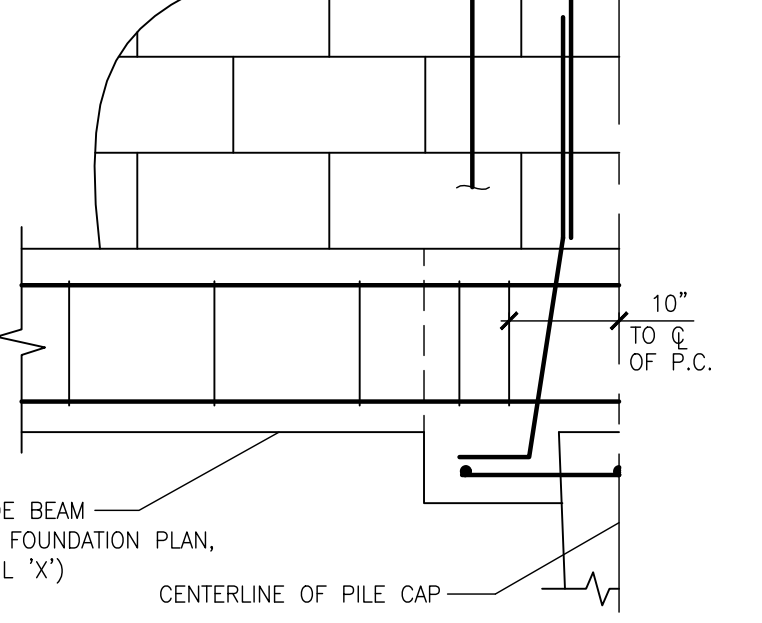
I CERTIFY THAT I HAVE READ THE COUNTY/CITY ORDINANCE AND CODE 170 ARTICLE III AS AMENDED AND THAT THE PLANS SUBMITTED ARE IN COMPLIANCE. I FURTHER CERTIFY THEY ARE DESIGNED TO BE SECURELY ANCHORED TO ADEQUATELY ANCHORED TO THE BASE FLOOR ELEVATION AND WIND LOADING THAT ARE ASSOCIATED WITH THE ONE PERCENT ANNUAL CHANCE FLOOD.

I FURTHER CERTIFY THAT THE DESIGN AND CONSTRUCTION METHODS TO BE USED ARE IN ACCORDANCE WITH FBC PROVISIONS OF 3109.1.2 & 3109.1.2.1 THROUGH 3109.9.2.1.3

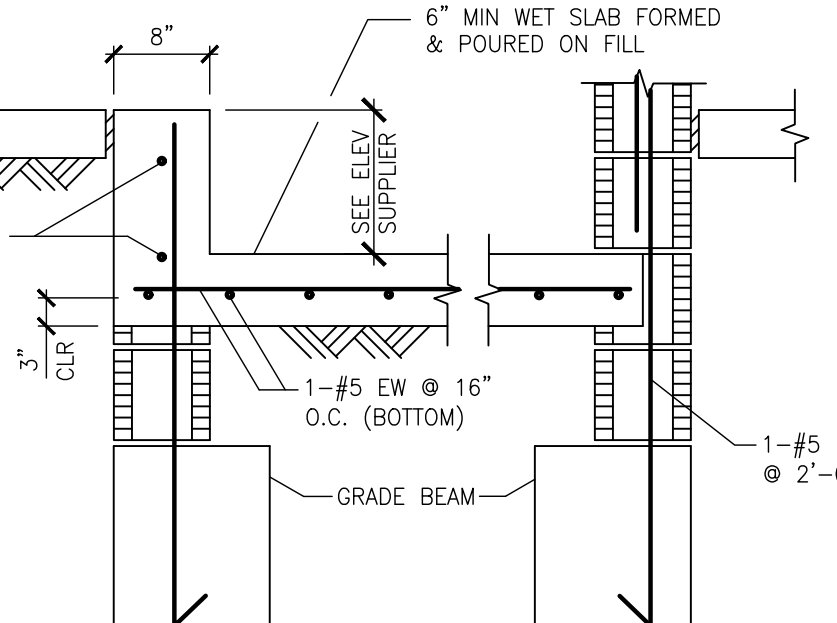
STRUCTURE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA; AN UNDER CONSTRUCTION ELEVATION CERTIFICATE MAY BE REQUIRED



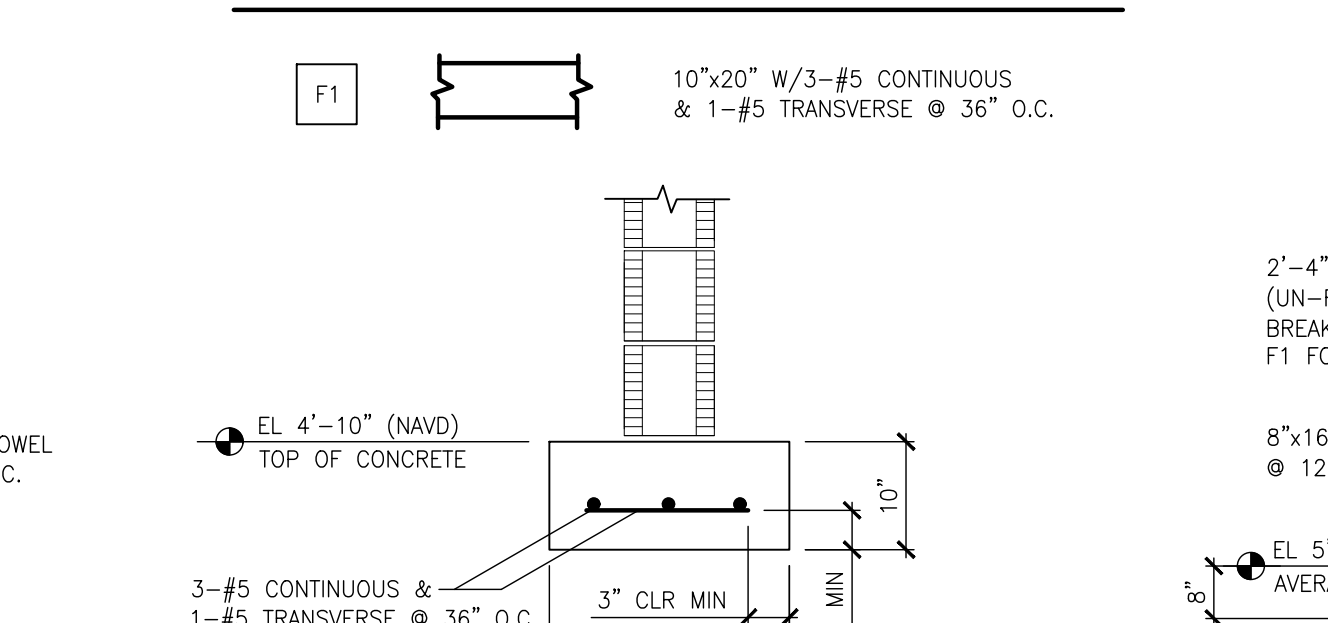
TYP GRADE BEAM TO SHEAR WALL SECTION



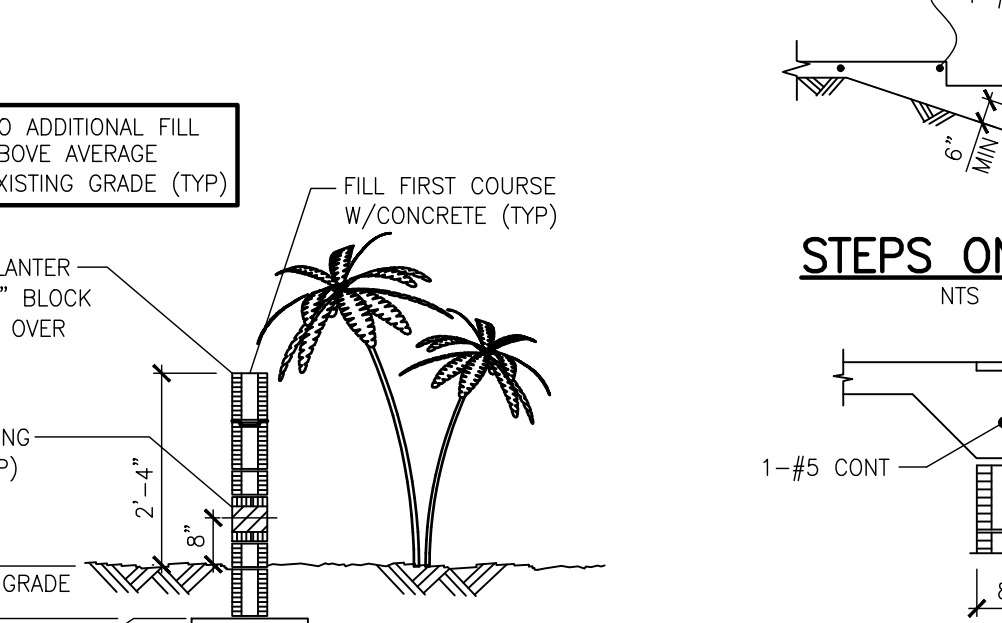
TYP GRADE BEAM TO PILE CAP DETAIL



ELEVATOR PIT SECTION

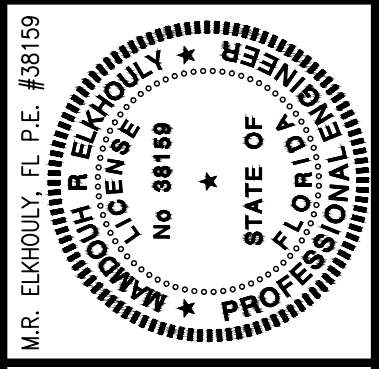


TYP PLANTER SECTION

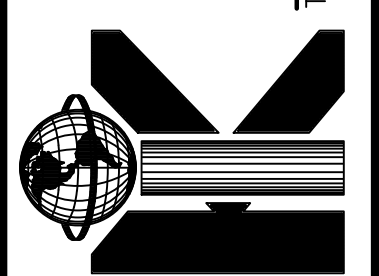


SLAB EDGE SECT @ ALL OPENING

REVISIONS		NO.	DATE	BY	DESCRIPTION

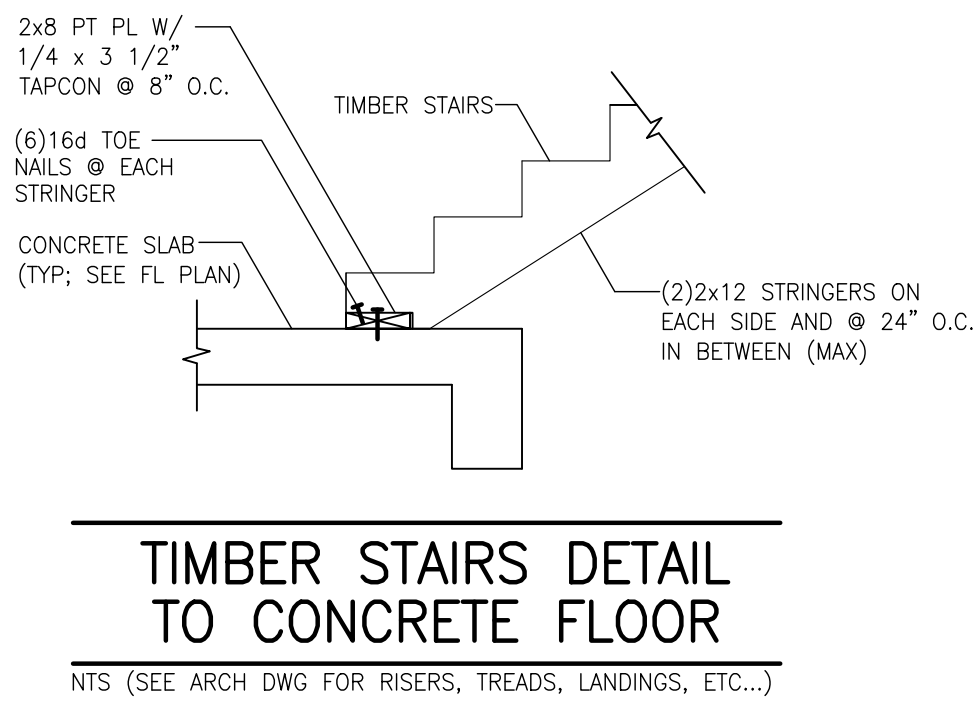
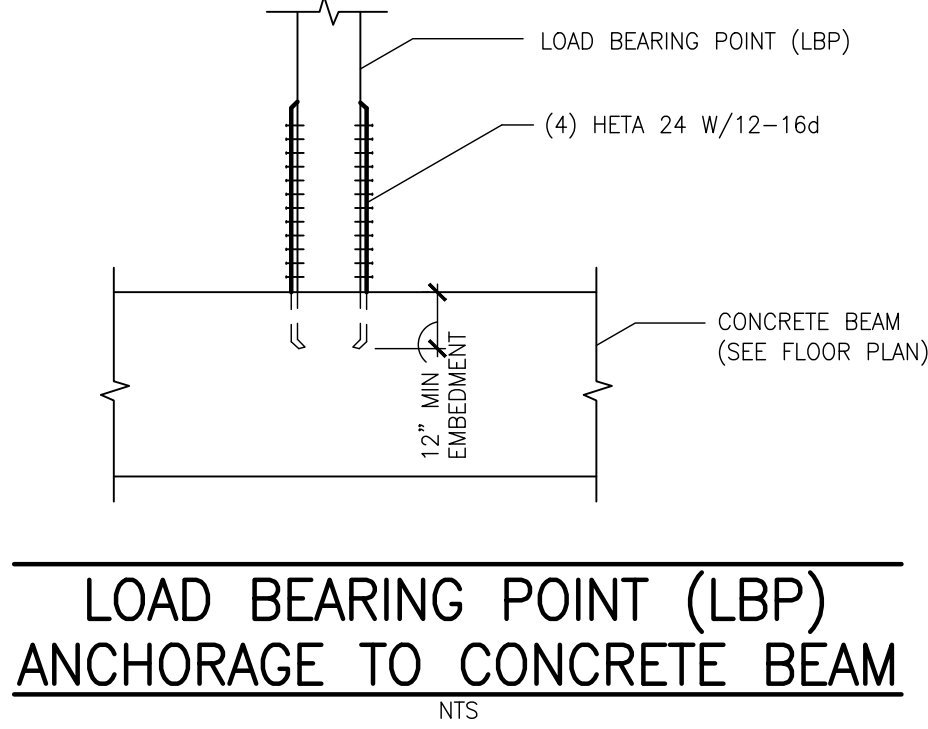
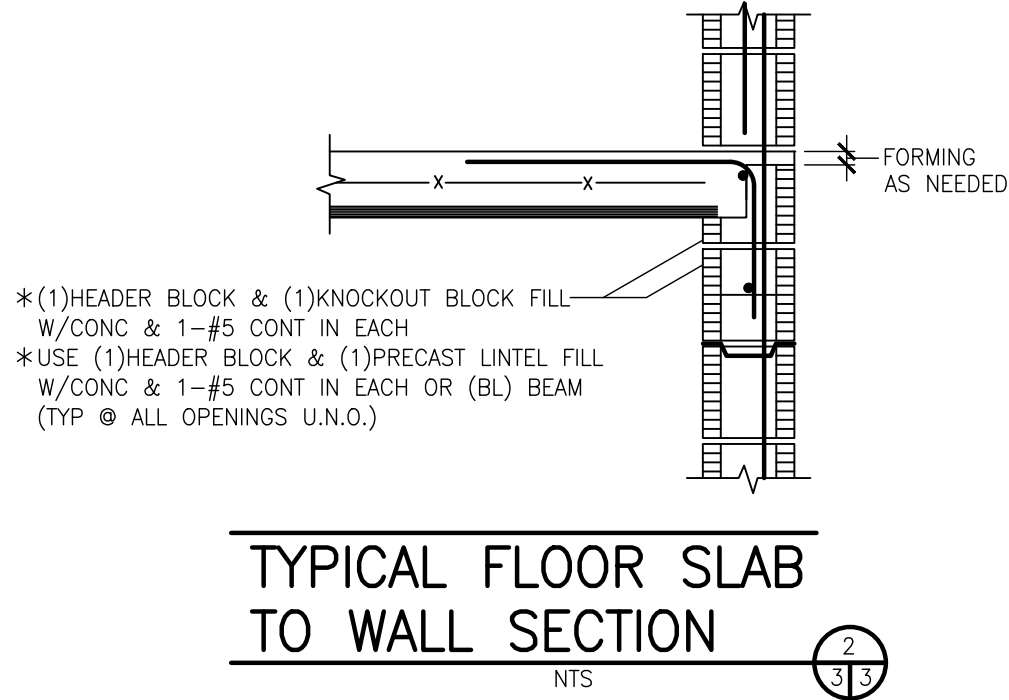
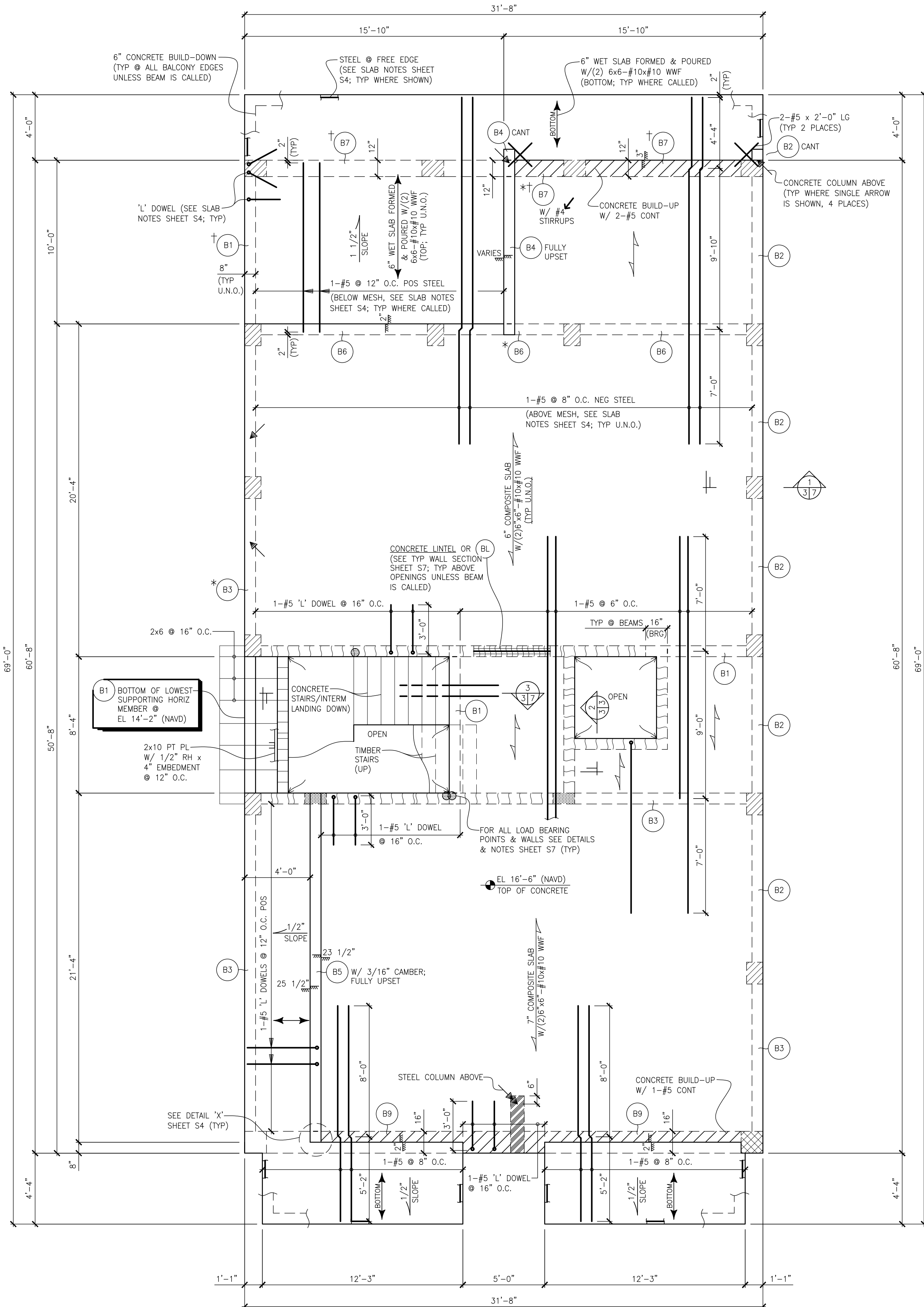


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THE REUTHER RESIDENCE
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FOUNDATION DETAILS
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JOB NUMBER
K23-01348
SHEET NO:
S2 of S7
DATE: 03-22-2024

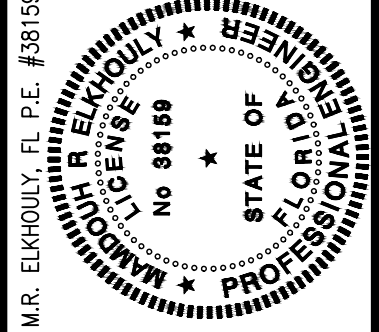


BEAM LEGEND	
APPLICABLE TO THIS FLOOR ONLY	
*	TIGHTENED STIRRUPS, SEE 'BEAM SCHEDULED' SHEET S4
+	DROP TOP OF BEAM (BY DROP + SLOPE)

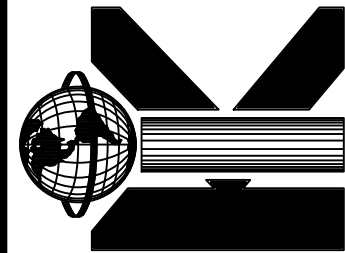
- NOTES**
- ALL ELEVATIONS ARE NAVD UNLESS NOTED OTHERWISE
 - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT GIVEN
 - WORK IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL REQUIREMENTS
 - SEE SHEET S2 FOR LEGEND & ABBREVIATIONS

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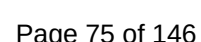
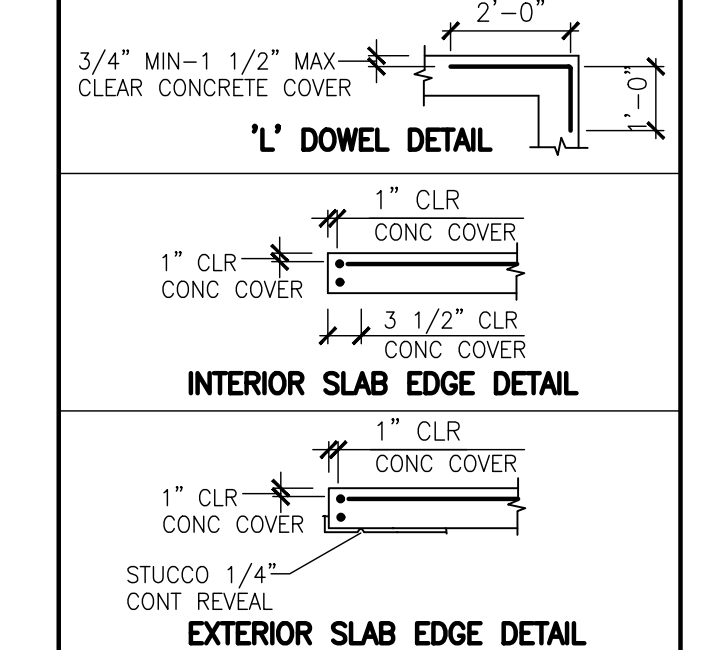
THE REUTHER RESIDENCE
1003 GULF WAY, ST. PETE BEACH, FLORIDA
SECOND FLOOR SLAB PLAN

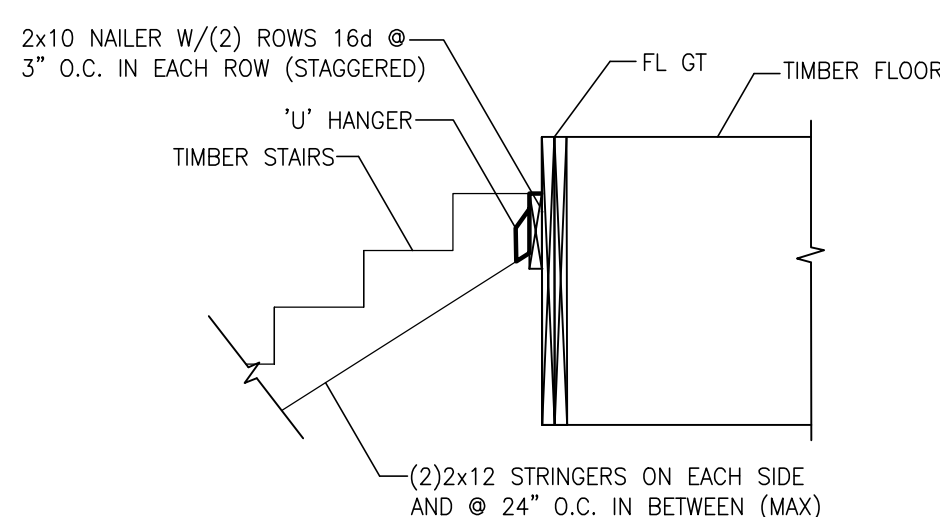
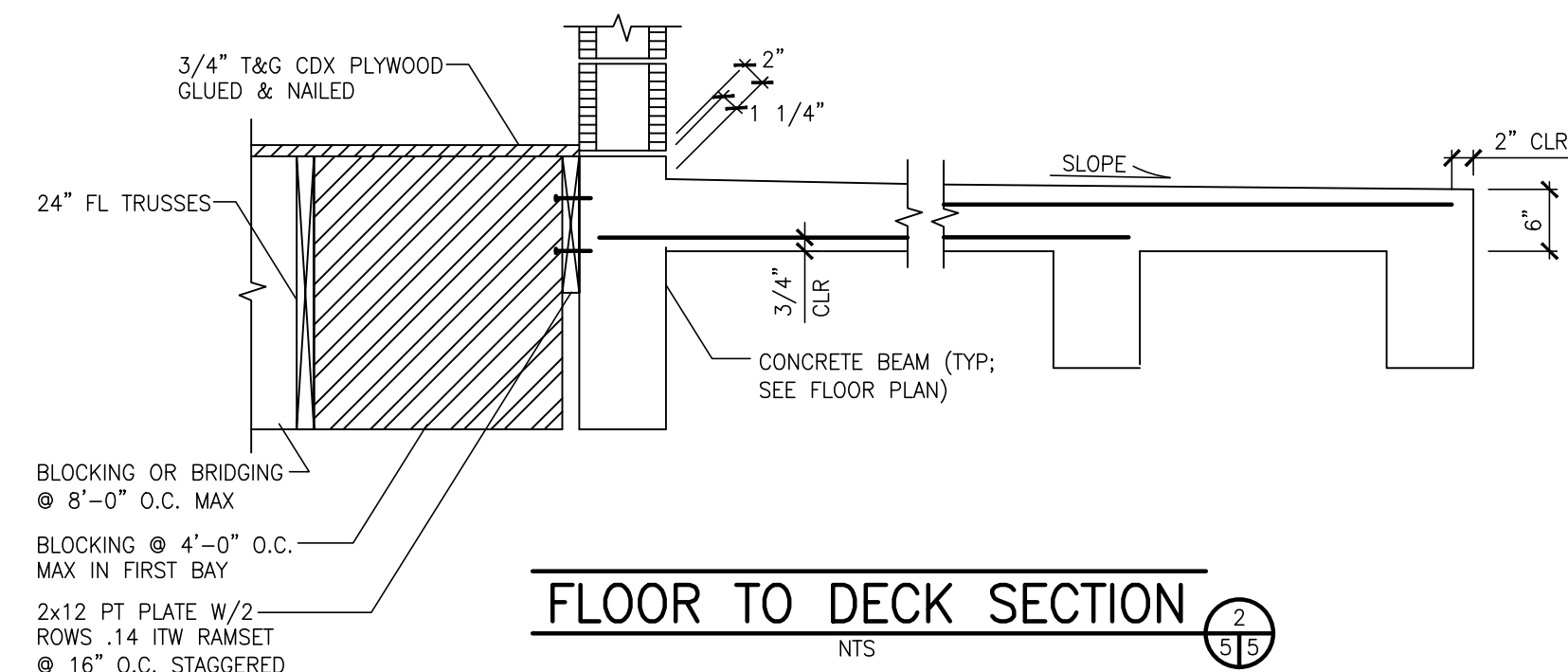
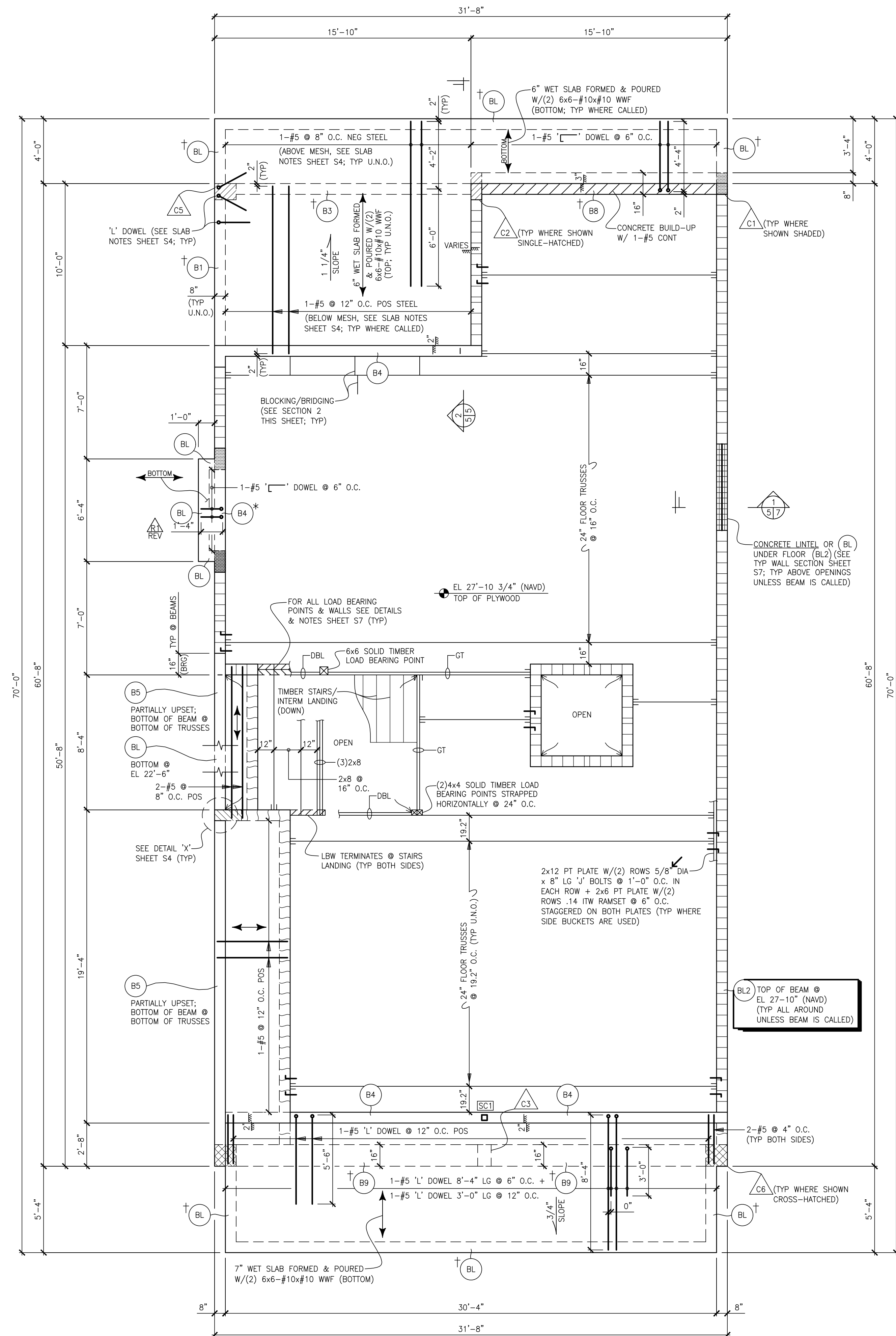
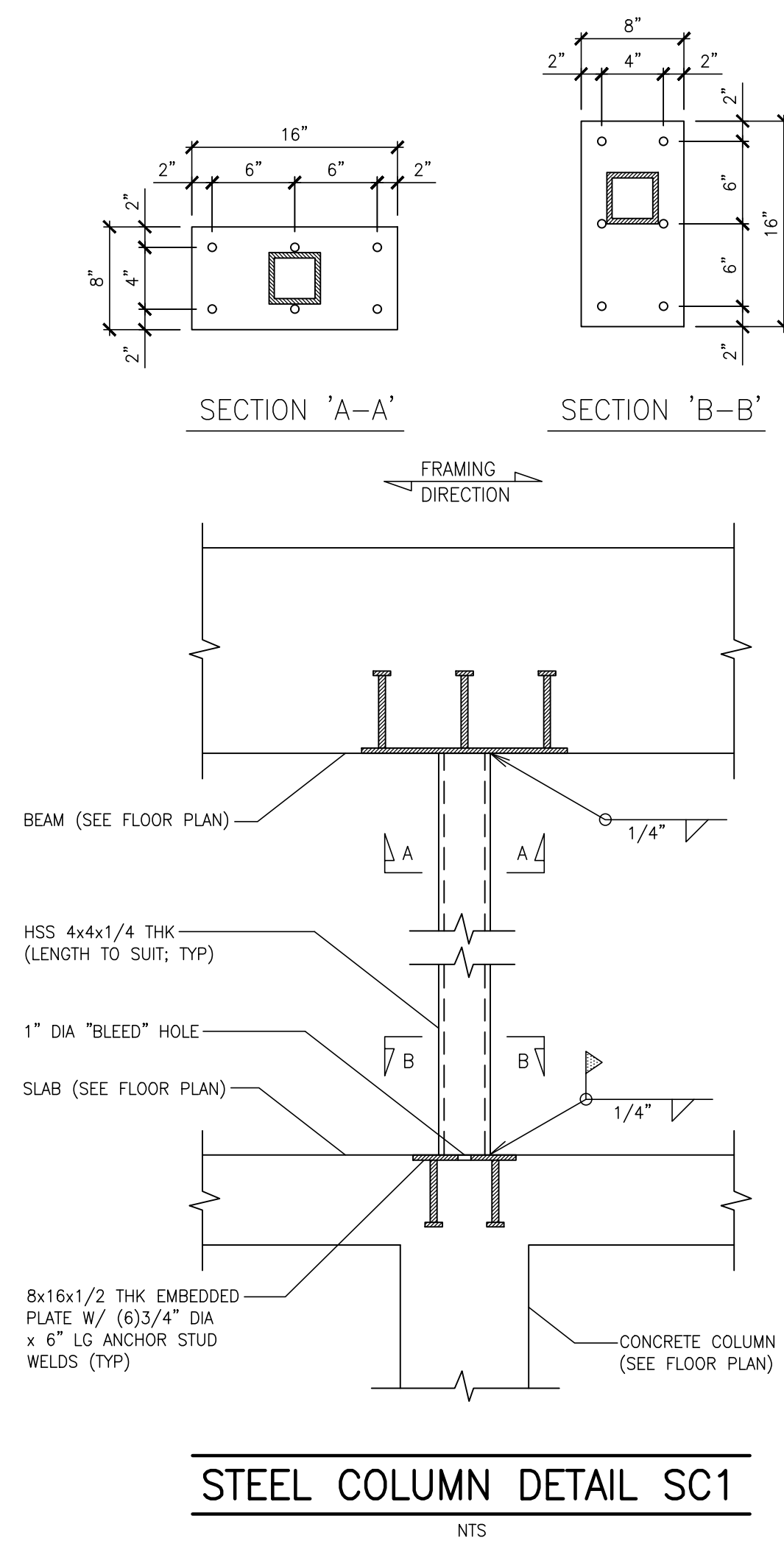
JOB NUMBER
K23-01348
SHEET NO:
S3 of S7
DATE: 03-22-2024

REVISIONS	
NO.	DATE BY DESCRIPTION

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TIMBER STAIRS DETAIL TO FRAMED FLOOR

NTS (SEE ARCH DWG FOR RISERS, TREADS, LANDINGS, ETC...)

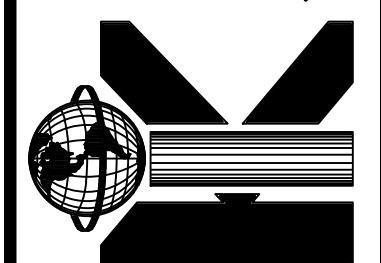
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A circular professional engineer seal for the State of Florida. The outer ring contains the text "MADON R. ELKHOULY" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The inner circle contains the text "STATE OF FLORIDA" at the top and "LICENSE" at the bottom, also separated by stars. In the center of the seal, it reads "No 38159".

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THIRD FLOOR FRAMING PLAN

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JOB NUMBER
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SHEET NO:
S5 OF S7

DATE: 03-22-2024

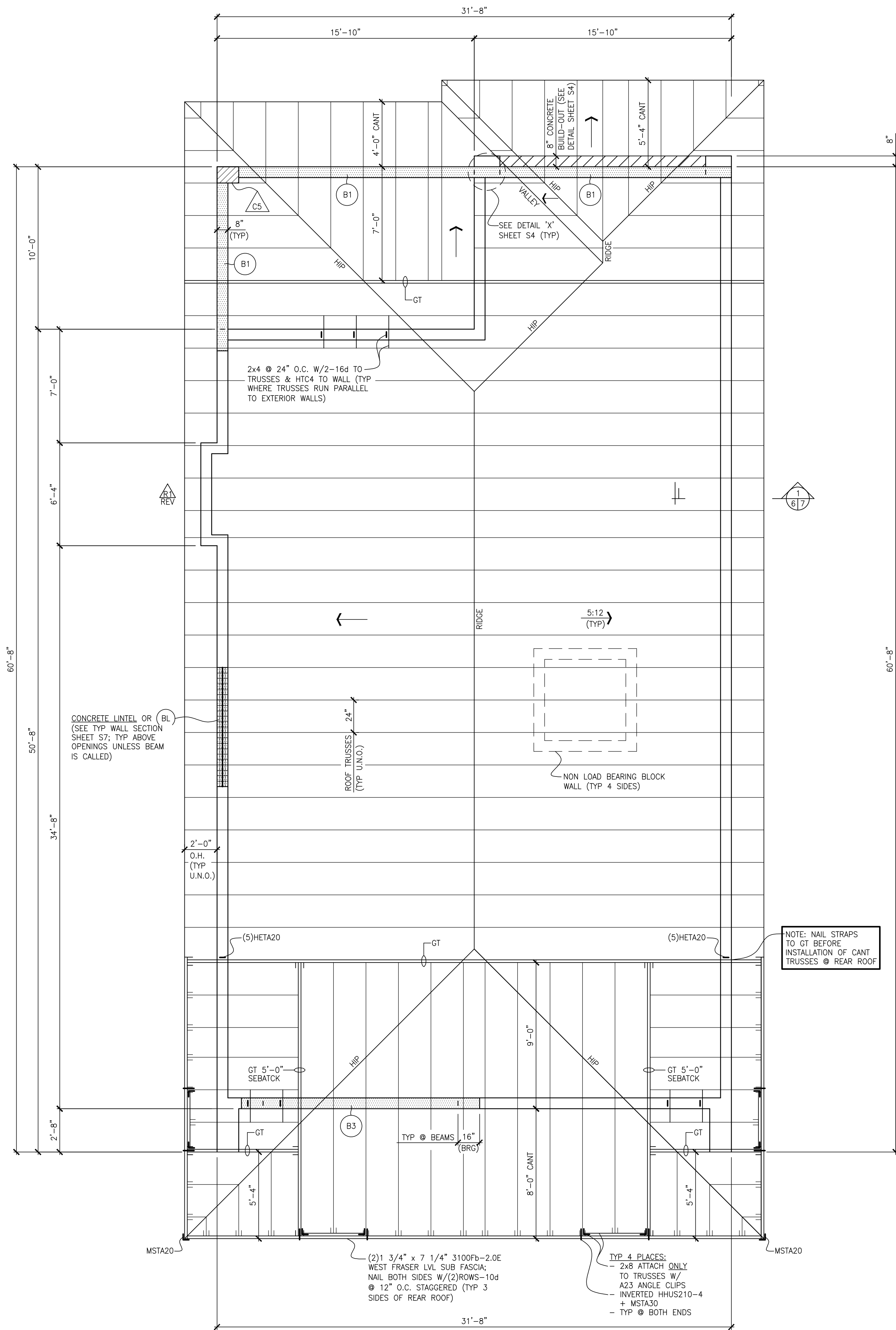
NOTES

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UNLESS NOTED OTHERWISE
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FOR DIMENSIONS NOT GIVEN
- WORK IN CONJUNCTION WITH
ARCHITECTURAL DRAWINGS
FOR ADDITIONAL STRUCTURAL
REQUIREMENTS
- SEE SHEET S2 FOR LEGEND
& ABBREVIATIONS

BEAM LEGEND

APPLICABLE TO THIS FLOOR ONLY

*	TIGHTENED STIRRUPS; SEE 'BEAM SCHEDULED' SHEET S4
+	DROP TOP OF BEAM (BY DROP + SLOPE)

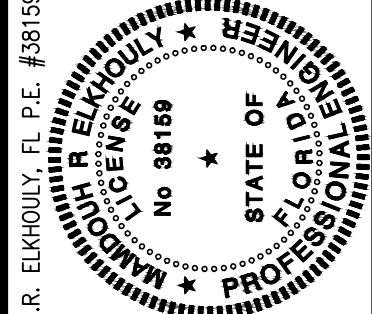


- WIND LOADS IN ACCORDANCE WITH CHAPTER 16/ASCE7 CHAPTER 26 THROUGH 30 WITH THE FOLLOWING CRITERIA:
- ENCLOSED BUILDING IN HURRICANE PRONE AND WIND-BORNE DEBRIS REGION WITH MEAN ROOF HEIGHT AND ROOF ANGLE AS SHOWN IN ARCHITECTURAL PLANS.
 - ULTIMATE DESIGN WIND SPEED (3 SEC. GUST) $V_{ult} = 150$ MPH
 - BUILDING RISK CATEGORY: II
 - WIND EXPOSURE: 'D'
 - INTERNAL PRESSURE COEFFICIENT: $G_{opi} = \pm .18$
- NOTES
- SEE ARCH DRAWINGS FOR TRUSSES/CEILING PROFILES, BUILDING DIMENSIONS/HEIGHTS, ROOF COVERAGE/WATERPROOFING/DRAINAGE, AIR CONDITIONING/SPECIAL OPENING REQUIREMENTS AND SOFT/FACIA DETAIL.
 - ALL SHOWN LOAD BEARING WALLS/POINTS MUST BE INCORPORATED IN THE TRUSS DESIGN. NET UPLIFT REACTIONS SHALL BE CALCULATED FOR A MAX. OF 10 P.S.F. D.L. AND IN ACCORDANCE TO THE TRUSS SPECIFIC ZONE LOCATION.
 - TRUSS PACKAGE/DESIGN SHALL BE PREPARED, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, AND SUBMITTED TO KOLY INTERNATIONAL, INC. (THE ENGINEER OF RECORD) FOR APPROVAL PRIOR TO FABRICATION.
 - FOR ALL ROOF TRUSSES TOP CHORD TO BE A MIN 2x6 MEMBER.

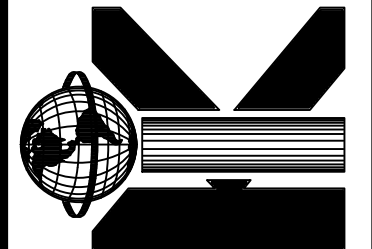
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THE REUTHER RESIDENCE
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ROOF FRAMING PLAN
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SHEET NO:
S6 of S7
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GENERAL TIMBER NOTES

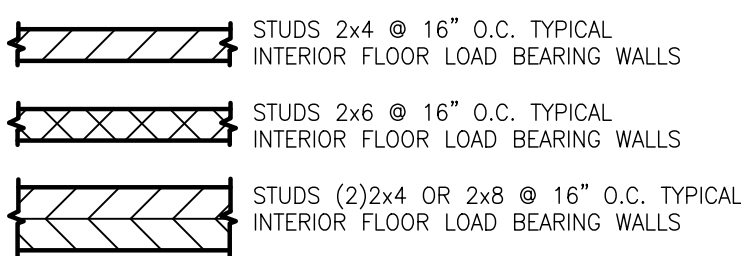
LOAD BEARING POINTS/WALLS
(TYPICAL UNLESS NOTED OTHERWISE)

IN 2x4 WALLS USE 6x4 SOLID OR (4)2x4 BUILT-UP
IN 2x6 WALLS USE 6x6 SOLID OR (4)2x6 BUILT-UP
IN 2x8 WALLS USE 8x8 SOLID OR (5)2x8 BUILT-UP
(WHEN APPLICABLE)

-ALL BUILT-UP LOAD BEARING POINTS TO BE STRAPPED
HORIZONTALLY @ 3'-0" O.C. MAXIMUM AND SHALL ONLY
BE PERMITTED WITHIN WALLS WHERE SOLID LOAD BEARING
POINTS ARE NOT SPECIFICALLY CALLED ON THE PLANS

DESIGNATION

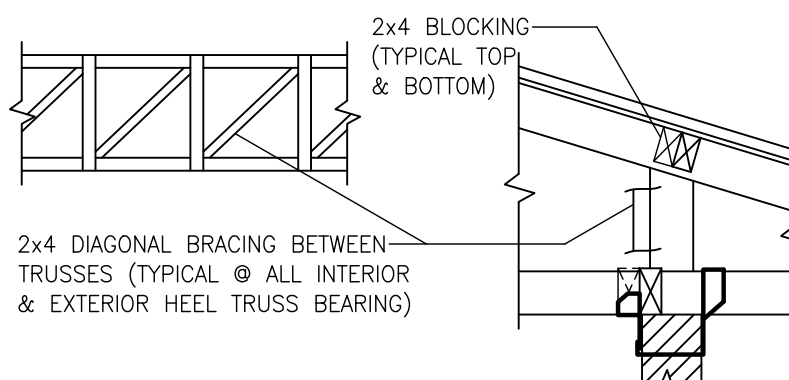
- ☒ LOAD BEARING POINT UNDER FLOOR
⊗ LOAD BEARING POINT ABOVE & BELOW FLOOR
⊙ LOAD BEARING POINT ABOVE FLOOR



-THE USE OF ABOVE WALL DESIGNATIONS WITH SHADING
SHALL INDICATE ROOF OR ROOF/FLOOR INTERIOR LOAD
BEARING/SHEAR WALLS WITH 1/2" CDX PLYWOOD (ONE
SIDE ONLY). SEE DETAILS THIS SHEET
-ALL LOAD BEARING/SHEAR WALLS SHALL HAVE 2x STUD SIZE
CONTINUOUS HORIZONTAL BLOCKING ROWS @ 5'-0" O.C. MAX
-FOR EXACT LOCATION OF LOAD BEARING WALLS/POINTS, SEE
ARCH DRAWINGS. FOR ANCHORAGE SEE DETAILS THIS SHEET
-ALL BEAMS/GIRDER TRUSSES SUPPORTING ROOF LOAD BEARING
WALLS/POINTS TO BE STRAPPED AT EACH END WITH EQUIVALENT
TO (4)HETA24 W/18-100/STRAP (TYPICAL @ ALL FLOORS
UNLESS NOTED OTHERWISE)

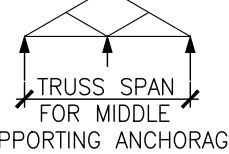
NOTE TO SUPPLIERS

-ALL SELECTIONS, CONNECTIONS, MULTIPLE MEMBER FASTENERS,
BLOCKING AND BRIDGING, WEB STIFFENERS AND ALL REQUIRED
A/C DUCT OPENINGS TO BE VERIFIED/SELECTED, WHEN
APPLICABLE, BY MICROLAM/TJI/TRUSS SUPPLIERS
-THE SUPPLIERS OF THE ROOF/FLOOR SYSTEMS (MICROLAM/TJI/
TRUSS), WHEN APPLICABLE, SHALL BE RESPONSIBLE TO OBSERVE
AND DESIGN THEIR SYSTEMS FOR ANY UNUSUAL LOADS IN ADDITION
TO THE DESIGN LOADS AS SPECIFIED BY APPLICABLE CODES. FLOOR
DESIGN SHALL LIMIT LIVE LOAD DEFLECTION TO L/480



HEEL TRUSS BRACING DETAIL

ANCHORAGE NOTES:
-SEE WALL SECTIONS THIS SHEET FOR ALL ROOF TRUSS
AND GIRDERS/BEAMS ANCHORAGE (TYP U.N.O. ON ROOF
FRAMING DRAWING)
-ALL EXTERIOR WALLS TO ROOF ARE SHEARWALLS
-ALL ANCHORAGE SHOWN IS APPLICABLE UNLESS NOTED
OTHERWISE ON TRUSS DRAWING
-TRUSS ANCHORAGE SHOWN ON WALL SECTIONS SHALL
BE APPLICABLE TO ALL INTERIOR (MIDDLE) ROOF
SUPPORTING WALLS
-IN CASE OF UPLIFT DISCREPANCY WITH THE
MANUFACTURING TRUSS ENGINEERING, THE MORE
RESTRICTIVE VALUES WILL GOVERN



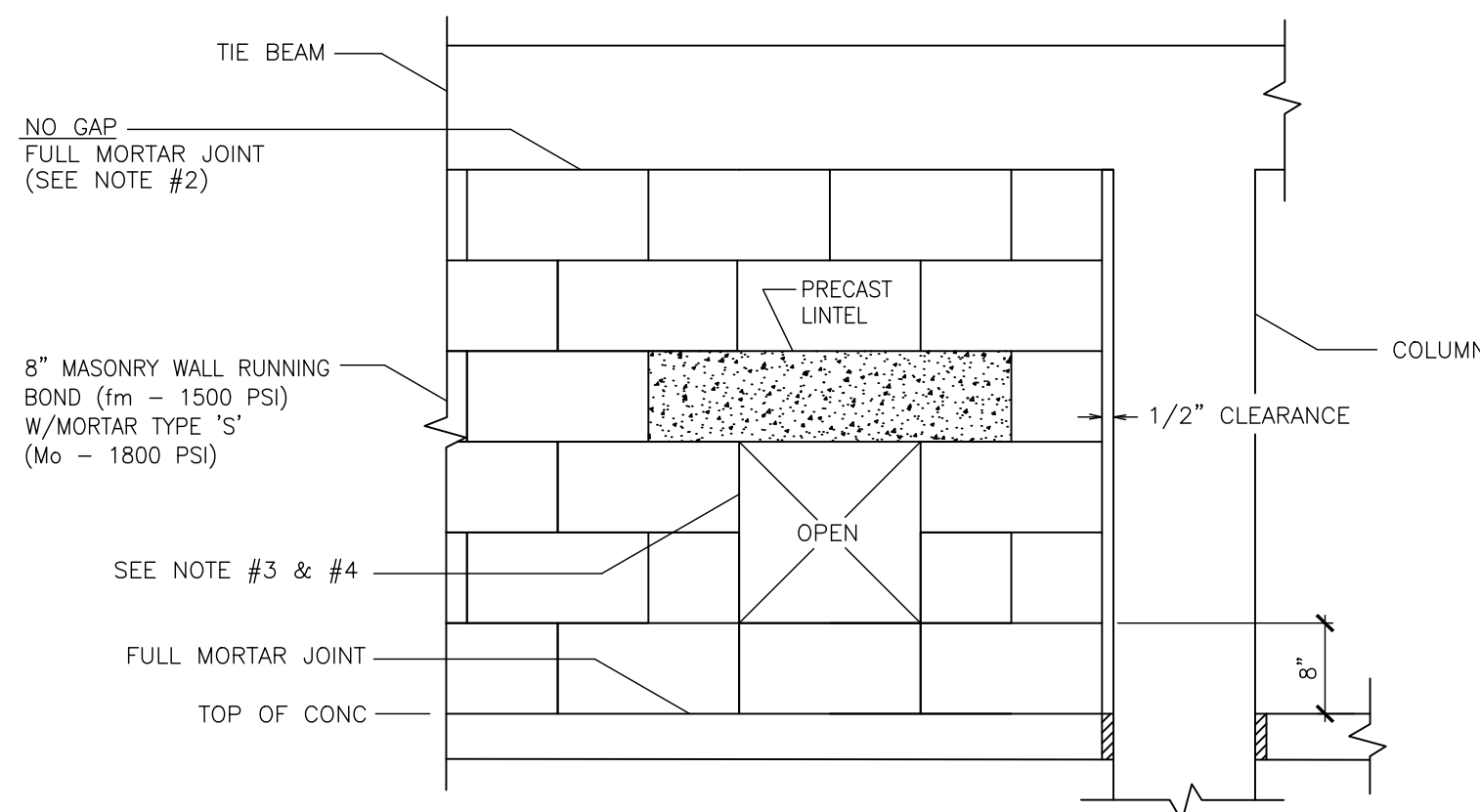
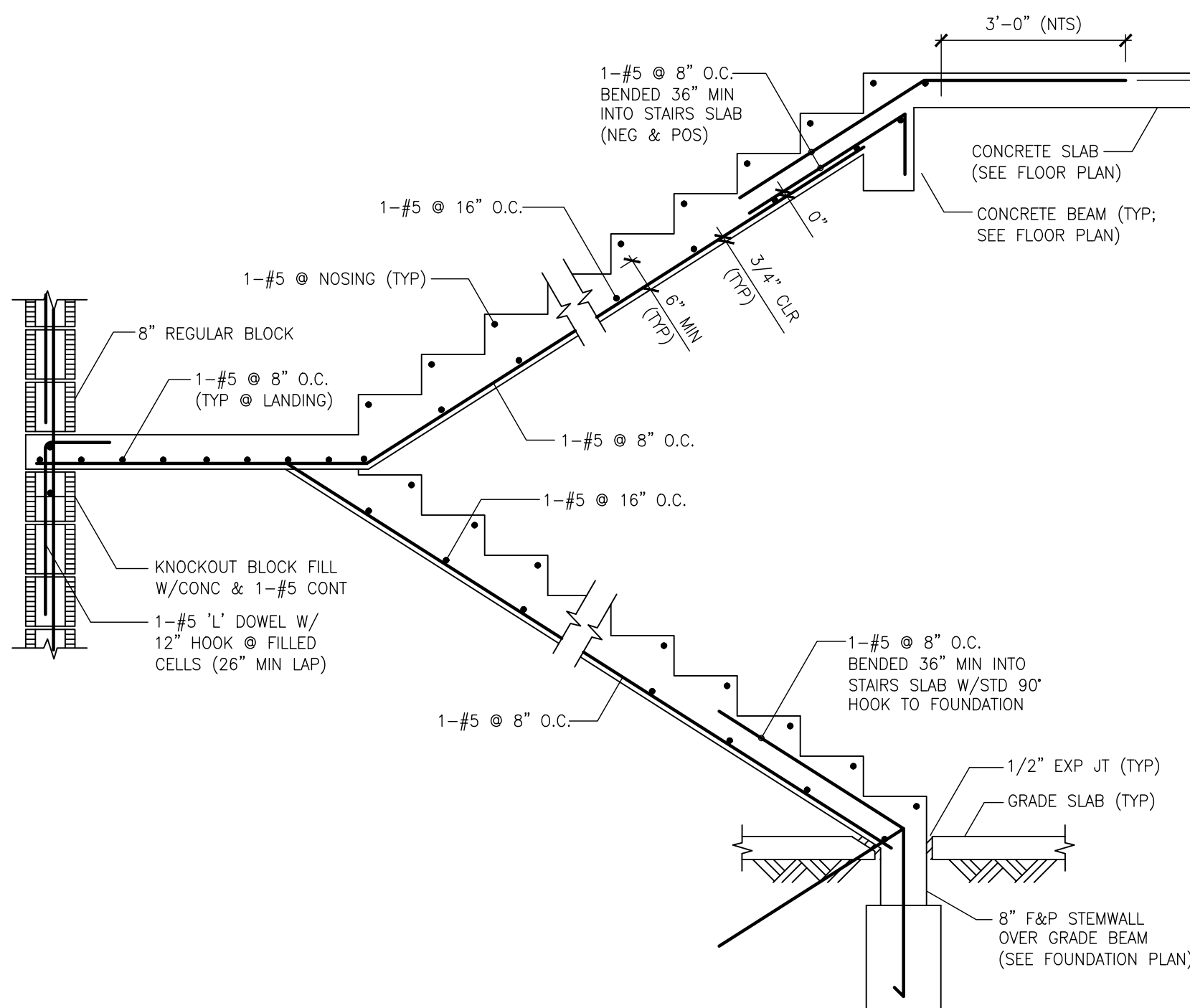
SPECIFICATIONS/NAILING SCHEDULE

(TYPICAL UNLESS NOTED OTHERWISE)

- UNLESS NOTED OTHERWISE, ALL CONNECTORS TO BE SIMPSON
STRONG-TIE PRODUCTS (OR APPROVED EQUAL). ALL SPECIFIED
FASTENERS AND INSTRUCTION AS PER SUPPLIER MANUAL
- ALL TIMBER HEADERS TO BE A MINIMUM OF (2)2x12 W/ 1/2"
PLYWOOD FLUTCH PLATE GLUED & NAILED, AND TO BE SUPPORTED
ON A MINIMUM OF (2)2x6 JACK STUDS UP TO 6FT OPENING AND
(3)2x6 JACK STUDS ABOVE 6FT OPENING
- ANCHORAGE STRAPS TO EACH SIDE OF OPENING TO HAVE A
MINIMUM OF (2)10d NAILS PER FOOT OF CLEAR OPENING IN
HEADER AND IN JACK STUDS
- A MINIMUM OF (2)STUDS 2/STRAPPING SHALL BE PROVIDED AT
ALL OPENINGS, CORNERS AND UNDER ANY POINT LOAD FROM
BEAMS/GIRDERS WHERE NO LOAD BEARING POINT IS NOTED ON
THE PLAN. THIS STRAPPING/NAILING ARRANGEMENT TO BE
REPEATED ON FLOORS) BELOW TO ENSURE THAT THE LOAD IS
TRANSMITTED TO BEAM AND/OR FOUNDATION
- PLYWOOD SHEETING OF ALL EXTERIOR AND INTERIOR SHEAR WALLS
TO BE BLOCKED VERTICAL DIAPHRAGMS WITH FACE GRAIN PARALLEL
TO STUDS AND NAILED AS FOLLOWS:
 - * TOP AND BOTTOM PANEL EDGES AT SOLE PLATES AND
ALL HORIZONTAL SPLICES W/8d NAILS @ 3" O.C.
 - * AT RIM JOIST W/8d NAILS @ 3" O.C.
 - * AT SIDE PANEL EDGES W/8d NAILS @ 3" O.C.
 - * AT INTERMEDIATE FRAMING W/8d NAILS @ 6" O.C.
 - * AT HEADER/BEAMS W/2-ROWS 10d NAILS @ 3" O.C.
 - * SOLE PLATES FOR SUCH WALLS TO BE NAILED TO
STUDS W/4-8d TOE NAILS AND ANCHORED TO
CONCRETE FLOORS (WHEN APPLICABLE) W/ 1/2" DIA
x 8" LG 'J' BOLTS @ 1'-4" O.C. WITH HEX NUT AND
OVERSIZE FLAT WASHER
- WALLS WITHOUT HORIZONTAL STORY DIAPHRAGMS AT FLOORS OR
CEILING SUCH AS WALLS UNDER SCISSOR/CONVENTIONAL CABLES,
AT STAIRWELLS AND OPEN FLOORS, ETC., SHALL BE FRAMED
CONTINUOUSLY (BALLOON FRAMING) WITH THE SIZE/SPACING
SPECIFIED ON PLANS
- PLYWOOD SHEETING OF ALL ROOFS/FLOORS (WHEN APPLICABLE) TO
BE UNBLOCKED HORIZONTAL DIAPHRAGMS, ARRANGED ACCORDING
TO FBC TABLE 2310.2A LOAD CASE (1) WITH FACE GRAIN
PERPENDICULAR TO SUPPORTS AND NAILED AS FOLLOWS:
 - * AT SUPPORTED EDGES AND RIM JOISTS W/8d NAILS
@ 4" O.C. FOR ROOFS & 6" O.C. FOR FLOORS
 - * AT INTERMEDIATE FRAMING W/8d NAILS @ 4" O.C.
FOR ROOFS AND @ 8" O.C. FOR FLOORS
 - * AT UNSUPPORTED EDGE @ ROOF W/CLIPS @ 24" O.C.
(1 PER BAY)
 - * AT ROOF GABLES, OVERHANGS AT ZONE 3, RIDGES,
HIPS, VALLEYS AND ALL EDGES @ SUB FACE W/8d
NAILS @ 4" O.C.

* ALL ROOF SHEETING NAILS SHALL BE 8d RING SHANK

- NAILING ROWS IN ALL ADJOINING PANELS TO BE STAGGERED
- ROOF RIDGES, HIPS AND VALLEYS SHALL BE BLOCKED WITH
2x CHORD DEPTH STAGGERED
- ROOFS WITH END GABLE TO HAVE THE FIRST AND SECOND TRUSS
BAYS CROSS-BRACED WITH 2x4's AND BLOCKED WITH (1)2x CHORD
DEPTH @ 4'-0" O.C. (TYPICAL AT TOP AND BOTTOM CHORD).
PLYWOOD SHEETING AT END GABLE TO BE SPLICED AT WALL TOP
SOLE PLATE. CEILING DIAPHRAGM TO HAVE CONTINUOUS BLOCKING
AT GABLE WALL W/5d COOLER NAILS @ 7" O.C. IN OYPUS BOARD
- FOR TYPICAL ROOF HEEL TRUSS BRACING DETAIL AT INTERIOR AND
EXTERIOR BEARING SEE GENERAL TIMBER NOTES
- EXTERIOR NON BEARING WALLS UNDER ROOFS SHALL BE Laterally
SUPPORTED TO ROOF TRUSSES OR BLOCKING BETWEEN TRUSSES
(@ 2'-0" O.C.) W/HTC4 TRUSS CLIPS
- PLYWOOD SHEETING: SEE STRUCTURAL I OR II, CDX EXPOSURE 1,
MINIMUM 4 PLY APA RATED AS FOLLOWS (OR BETTER):
 - * ROOFS AND WALLS 32/16
 - * FLOORS (T&C) 48/24
- ALL NAILS TO BE COMMON WIRE NAILS
- ALL ROOFS/EXTERIOR WALLS ATTACHMENTS, COMPONENTS AND
CLADDING, INCLUDING FLASHING, SHALL HAVE CORROSION-
RESISTANT FASTENERS/METALS TO CONFORM TO FBC LATEST EDITION
- ALL AIR-POWERED DRIVEN FASTENERS (IF USED IN LIEU OF
COMMON WIRE NAILS) TO BE Senco KC SERIES WITH FLAT 'D'
HEAD (OR APPROVED EQUAL). FASTENERS TO HAVE SAME
WITHDRAWAL AND SHEAR VALUES AS SUBSTITUTED-FOR NAILS
(i.e. 10d-KC27 x .131 DIAMETER = 8d COMMON WIRE)
- 'J' BOLT FLAT WASHER TO BE 2" x 2" x 1/8" THICK
- TO TAPCON FASTENERS (OR APPROVED EQUAL) SHALL BE
1/4" x 2 1/4" LG/3 1/2" LG (2" MINIMUM PENETRATION INTO
CONCRETE/BLOCKS), TYPICAL WHERE NOTED
- POWDER FASTENERS TO CONCRETE/BLOCKS TO BE ITW RAMSET/
RED HEAD #1500SD x .14 DIA x LG TO YIELD 1 1/2" MINIMUM
PENETRATION INTO CONCRETE/BLOCKS (OR APPROVED EQUAL) WITH
A MINIMUM SPACING/EDGE DISTANCE OF 3", TYPICAL UNLESS
NOTED OTHERWISE
- DRYWALL NAILS/SCREWS SHALL CONFORM TO ASTM C514
- ALL OTHER CONNECTIONS/NAILING TO CONFORM TO FBC LATEST
EDITION UNLESS OTHERWISE NOTED
- ALL TEMPORARY AND PERMANENT ROOF TRUSS BRACING, SCAB,
BLOCKING, ETC., AS SPECIFIED BY TRUSS MANUFACTURER, SHALL BE
IMPLEMENTED IN ADDITION TO THE REQUIREMENTS IN THESE PLANS



BREAK-AWAY WALL NOTES:

- 1) BREAK-AWAY WALL DESIGNED TO BREAK FREE UNDER THE LARGER OF:
 - ALLOWABLE STRESS DESIGN WIND LOAD
 - WATER FORCE OF 10PSF MIN & 20PSF MAX
- 2) WALL NOT TO BE CONSTRUCTED BEFORE THE COMPLETION OF ALL THE STRUCTURE ABOVE THE TIE BEAMS.
- 3) PROVIDE 16"x16" FLOW OPENINGS AS REQUIRED (SEE ARCHITECTURAL DRAWINGS)
- 4) FLOW OPENING AT A RATE OF 1 SQ INCH PER 1 SQ FOOT OF ENCLOSED AREA

WARNING

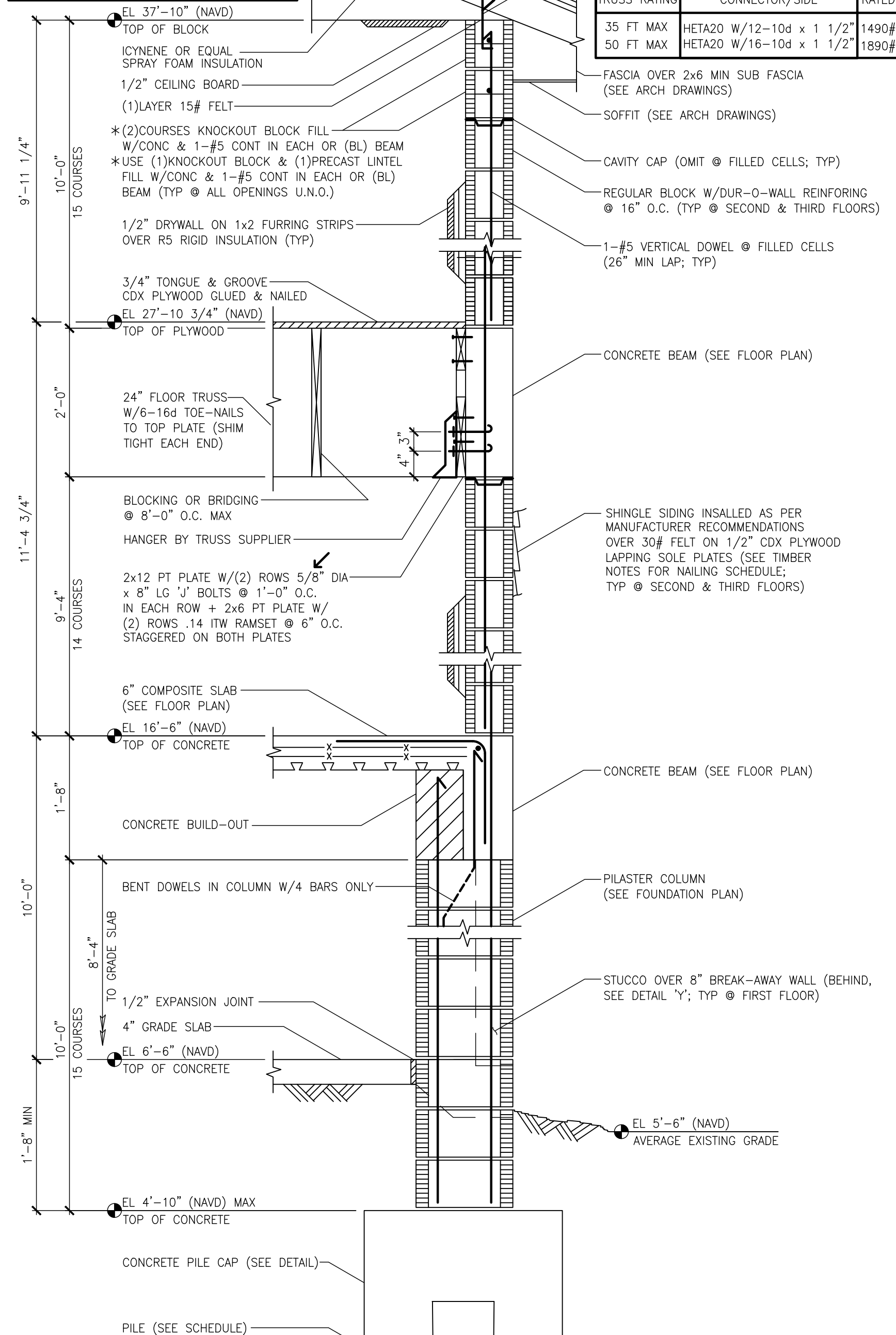
AT APPROXIMATELY $V_{ult} = 90$ MPH, BREAK-AWAY WALLS MAY COLLAPSE. OCCUPANTS/OWNERS ARE CAUTIONED TO KEEP AWAY FROM WALLS AND MOVE ANY VALUABLE ITEMS IF FORECASTED WIND VELOCITIES ARE TO EXCEED $V_{ult} = 90$ MPH.

BREAK-AWAY WALL DETAIL 'Y'

NTS

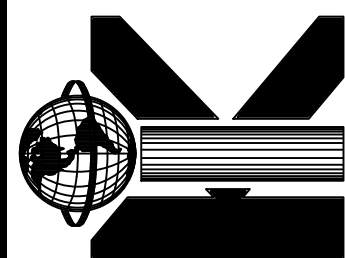
PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.
MAX (DESIGNED BY A REGISTERED P.E.) FOR:
DL & LL AS PER FBC
 $W_L - V_{ult} = 150$ MPH (3 SECOND GUST)

ALL ROOF GIRDER TRUSSES & BEAMS TO BE
ANCHORED WITH (4)HETA24 W/12-16d EACH
AND M2" EMBEDMENT (OR APPROVED EQUAL).
ALLOWABLE STRESS RATING: 7560# (TYP U.N.O.)



ROOF TRUSS ANCHORAGE SCHEDULE W/ALLOWABLE STRESS RATING		
TRUSS RATING	CONNECTOR/SIDE	RATED
35 FT MAX	HETA20 W/12-10d x 1 1/2"	1490#
50 FT MAX	HETA20 W/16-10d x 1 1/2"	1890#

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TYP WALL SEC/MISC DETAILS

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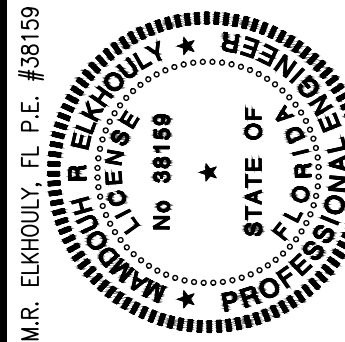
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SHEET NO:
S7 of S7

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MR. ELKHOLY, P.E. #39159

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**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request: N/A - for discussion purposes.

Strategic Objective:

Date: June 6, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Discussing the rezoning of the commercial and institutional parcels west and east of Pass-A-Grille Way between 19th and 21st Aves. The eastern commercial parcels were excluded in the Citywide rezoning that occurred in May 2003; the City's institutionally-zoned parcel was excluded in 2009.

There are effectively two ways to rezone a property currently located outside the Overlay:

- 1) Extend the Pass-A-Grille Historic Overlay District boundary to the parcels;
- 2) Create, or determine a suitable alternative zoning, that would be appropriate for the parcels.

The City has already created commercial building types within the Overlay that could be extended to the parcels. However, it should be noted that if the Board's concern is height, these building types would not limit the height of the commercial parcels below the 50 feet above base flood elevation (approximately 55 feet from the ground) that is permitted in the underlying CG-1 zoning district, as commercial structures in the Overlay default to the underlying zoning district height standard. Additionally, there would need to be modifications to the institutional building type in the Overlay if the fire station site were to be rezoned, as the current building type applies only to the existing building. The same applies to the CG-1 parcels, which are eligible for uses in their underlying zoning that are not permitted based on building type limitations in the Overlay (such as lodging uses) and may require creation

of new building types if those uses are to be retained.

Rezoning would not require significant modification to the Overlay, but would either need to work within the parameters of the Commercial General future land use of the parcels, or request a future land use amendment, which is significantly time consuming and require a more significant impact evaluation.

Funding:

Attachments:

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request: None - for informational purposes.

Strategic Objective:

Date: June 6, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: The Historic Preservation Board requested additional information at the May 2024 meeting regarding why the properties located at 3101 and 3103 Pass-a-Grille Way were not included in the Pass-a-Grille Overlay District at the time of the 2003 Citywide rezoning. While no zoning Staffperson currently employed by the City were present when the change was made, the properties may have been excluded due to being the southernmost portion of Block B, Don Ce-Sar Place.

Funding:

Attachments:

1. Resolution 2021-02
2. DC Plat Bk 13 Pg 18

RESOLUTION 2021-02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR A REPLAT OF THE DON CE-SAR PLACE, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20 AND MORE PARTICULARLY DESCRIBED AS THE SOUTH 125 FEET OF BLOCK B. TOGETHER WITH A CERTAIN STRIP OF LAND TEN (10) FEET IN WIDTH LYING ADJACENT TO THE EASTERLY BOUNDARY OF THE SOUTH 125 FEET OF BLOCK B, AND BEING OUTSIDE OF AND INCLUDING THE SEA WALL, SAID 10-FOOT STRIP OF LAND SHOWN AS "10' RESERVED" ON THE PLAT OF THE DON CE-SAR PLACE, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, CITY OF ST. PETE BEACH, FLORIDA, MORE FULLY DETAILED IN THE ATTACHED SURVEY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the record owners of the real property having an address at 3101 Pass A Grille Way, St. Pete Beach, Florida 33706, 0.316 acres more or less ("subject property"), have requested to subdivide the property into two 62.5'x120' buildable lots;

WHEREAS, the City's professional surveyor has reviewed the application and the proposed replat survey, and has found them legally sufficient for final approval by the City Commission;

WHEREAS, all property owners within 300 feet have been notified pursuant to Section 3.4(b)(3) of the St. Pete Beach Land Development Code;

WHEREAS, the application for the Preliminary Subdivision was reviewed by the Board of Adjustment under the applicable criteria of Land Development Code DIVISION 24 - SUBDIVISIONS on September 30, 2020, and a recommendation for approval, as outlined in the associated staff report submitted, is made to the City Commission; and

WHEREAS, the City Commission has found that the application meets all the Land Development Code criteria for approval of the requested replat and that it will be in the best interest of the citizens of the City of St. Pete Beach to approve the application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are true and correct and adopted hereby as findings, purpose and intent of the City Commission.

SECTION 2. The City Commission hereby replats the DON CE-SAR PLACE as recorded in plat book 13, pages 15-20 of the public records of Pinellas County, Florida, into Lots 1 and 2 as shown on the survey filed with the City on December 8, 2020 by the applicant for such purposes, as more particularly described in the legal description set forth in Exhibit "A"

attached hereto.

SECTION 3. The City of St. Pete Beach makes no warranties of any kind as to the title or ownership of the property being re-platted, or as to the existence of any liens, easements or encumbrances against the same. This resolution shall only be construed to release any legal or equitable interest the City may have in the subject property. Nothing contained herein shall be construed to affect the rights of parties having an interest in the subject property, except to the extent provided in this resolution and allowed by law.

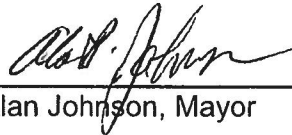
SECTION 4. The City Commission hereby incorporates the following condition into the resolution:

Prior to the recording of the proposed plat, the owner shall submit a demolition plan in compliance with Section 98-71 of the Code of Ordinance and obtain a final inspection for the demolition of the existing two-story masonry building currently on site.

SECTION 5. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS 9 DAY OF February, 2021.

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.



Alan Johnson, Mayor

ATTEST:



Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Andrew Dickman, City Attorney

Exhibit "A": Real Property Legal Description

THE FOLLOWING PARCEL OF LAND LYING AND BEING IN DON CE-SAR PLACE, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20. MORE PARTICULARLY DESCRIBED AS THE SOUTH 125 FEET OF BLOCK B, TOGETHER WITH THAT CERTAIN STRIP OF LAND TEN (10) FEET IN WIDTH LYING ADJACENT TO THE EASTERLY BOUNDARY OF THE SOUTH 125 FEET OF BLOCK B, AND BEING OUTSIDE OF AND INCLUDING THE SEA WALL, SAID 10-FOOT STRIP OF LAND SHOWN AS "10' RESERVED" ON THE PLAT OF DON CE-SAR PLACE, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK B, DON CE-SAR PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE RUN N.02°20'00"W. ALONG THE EAST RIGHT-OF-WAY LINE OF PASS-A-GRILLE WAY AND THE WEST LINE OF SAID BLOCK B A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 125 FEET OF SAID BLOCK B; THENCE RUN N.89°11'29"E. A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST LINE OF A 10' RESERVED STRIP EAST OF SEAWALL LINE SHOWN ON SAID PLAT; THENCE RUN S.02°20'16"E. ALONG SAID EAST LINE A DISTANCE OF 124.61 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK B; THENCE RUN S.89°00'18"W. ALONG SAID SOUTH LINE A DISTANCE OF 120.00 FEET TO THE AFORESAID SOUTHWEST CORNER OF BLOCK B AND THE POINT OF BEGINNING.

SEA BISCUIT PROPERTIES

BEING A REPLAT OF THE SOUTH 125 FEET OF BLOCK 8 AND ADJACENT 40 FOOT RESERVED STRIP LYING ON THE EAST, DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 15 THROUGH 20 OF THE PUBLIC RECORDS OF PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

LYING IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 32 SOUTH, RANGE 18 EAST
CITY OF ST. PETE BEACH, FLORIDA

PROPERTY DESCRIPTION:

[illegible]

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONFRONT AT THE SOUTHWEST CORNER OF BLOCK 100, 2ND-3RD ALLEYS, ACCORDING TO THE MAP FOR PLAT "CROWNED" AS RECORDED IN A PLAT BOOK 3, PAGES 27, 28 AND 29. THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR A POINT OF BEGINNING, THENCE N. 42° 20' 00" E., ALONG THE EAST RIGHT-OF-WAY LINE OF PALM BEACH AVENUE AND THE WEST LINE OF SAID BLOCK A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 100, 2ND-3RD ALLEYS, THENCE S. 42° 20' 00" E., ALONG THE EAST LINE OF A 4' WIDE RESERVED STRIP EAST OF SEASIDE DRIVE, THENCE S. 42° 20' 00" E., ALONG SAID EAST LINE A DISTANCE OF 24.61 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 10, THENCE N. 50° 00' 00" E., ALONG SAID SOUTH LINE A DISTANCE OF 23.00 FEET TO THE FORESIDE SOUTHWEST CORNER OF BLOCK 10, 2ND-3RD ALLEYS.

DEDICATION

THE UNDERSIGNED LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT IT IS THE OWNER OF THE FOREMAN DESCRIBED TRACT OF LAND PLATTED AS SEA GROUP PROPERTIES AND BESES ITS INTEREST THEREIN. THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND AND THAT NO PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY ARE BEING DEDICATED BY THE LAND.

SEA BISCUIT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY _____
U DAVID FENBERG JR AS MANAGER

WITNESS' SIGNATURE

WITNESS, SUBMITTED 11/1/15 WITNESS, SUBMITTED 11/1/15

WITNESSES: 2001723 1446

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF _____

2014-08-27 14:48:48
2014-08-27 14:48:48

STATE OF FLORIDA AT LARGE

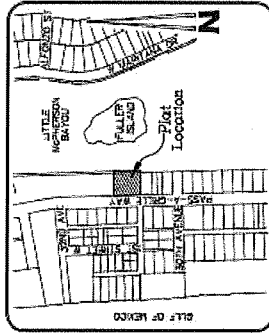
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF CERTIFICATION PRODUCED:

SURVEYOR'S CERTIFICATE:

[illegible]

JOHN Q. BRINOLA, REGISTERED LAND SURVEYOR
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO. 4607
(LICENSED BUSINESS NO. 750)



Vicinity Map
NOT TO SCALE

CERTIFICATE OF APPROVAL BY CITY OF ST. PETE BEACH:

STATE OF FLORIDA
COUNTY OF PINELLAS

APPROVED: ALAN JOHNSON, MAYOR

ATTEST:
AMBER LAROME, CITY CLERK

CERTIFICATE OF CONFORMITY BY REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

STACY L. BROWN DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #6518

CERTIFICATE OF APPROVAL BY COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELAS

I, _____, CLERK OF THE CIRCUIT COURT OF PINELAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS DEED HAS BEEN EXAMINED AND THAT IT COMPLEIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF THE STATE OF FLORIDA RELATING TO DEEDS AND PLATS, AND THAT THIS DEED HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021, AT _____.

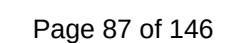
ATTEST: HENRY BURKE,
CLERK OF PHILLAS COUNTY, FLORIDA

BY: DEPUTY CLERK (SIGNATURE) (PRINTED NAME)

JOHN C. BREIDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers



"OVER HALF A CENTURY OF QUALITY LAND SURVEYING."



**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request: N/A

Strategic Objective:

Date: June 6, 2024

Prepared By: Brandon Berry, Senior Planner

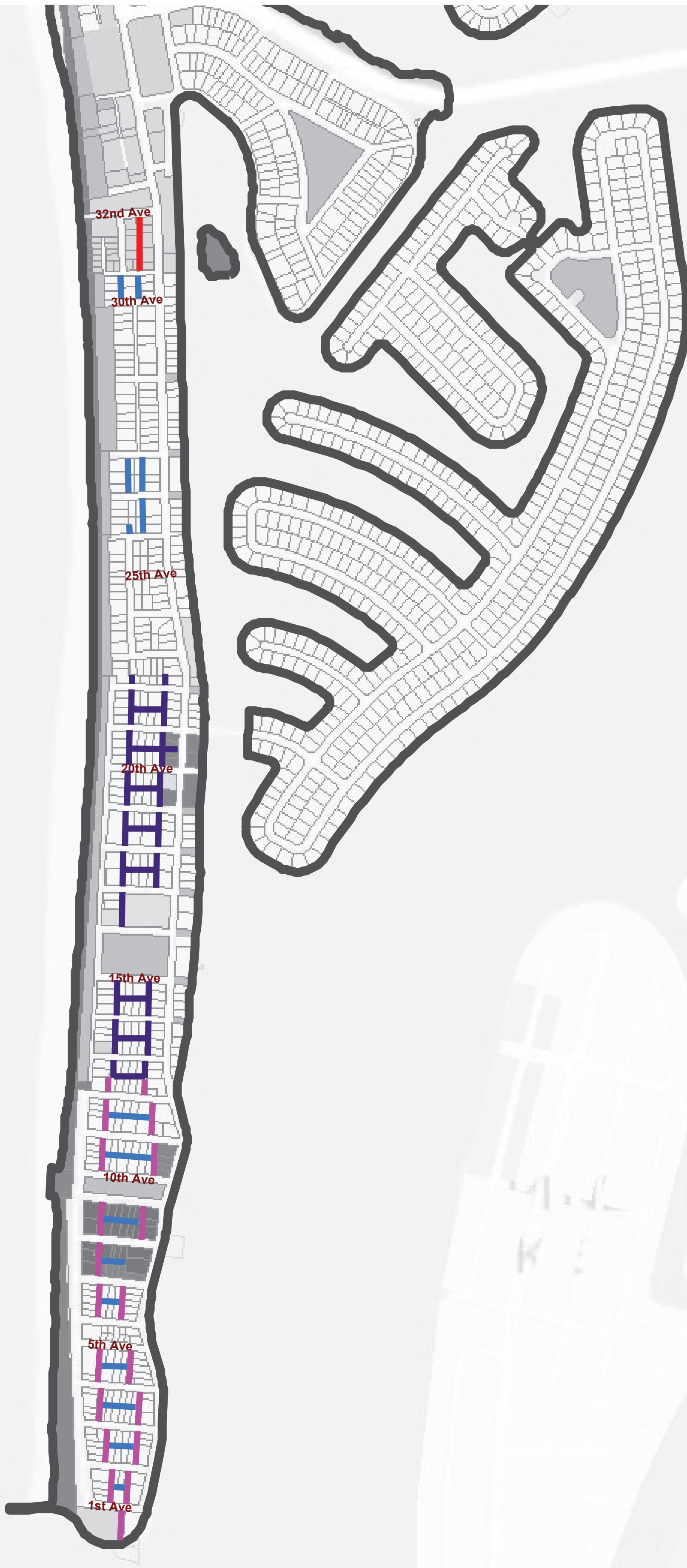
Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Staff has prepared a map showing the width of alleyways in Pass-A-Grille, as requested by the Historic Preservation Board.

Funding: N/A

Attachments: 1. Alleyway Width Map

Alleyway Widths in Pass-A-Grille



Legend

	10 feet
	15 feet
	18 feet
	20 feet

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH COMMISSION CHAMBERS

Agenda Report

Action Request: N/A - for informational purposes.

Strategic Objective:

Date: June 6, 2024

Prepared By:

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: The following documents reflect the most up-to-date changes to the Pass-A-Grille (Historic) Overlay District and Community Redevelopment District - Eighth Avenue proposed amendments. Staff is including this item in the packet for Board informational purposes and discussion is optional. Staff anticipates a forthcoming workshop with the City Commission to discuss these changes.

Timeline:

July 2022 - Consultant presented to the Historic Preservation Board six built projects that looked at the building type height, landscaping requirements, architectural screening, private frontage, and architectural requirements. Direction from the Board was to remove the option to build to the Overlay and require it for all eligible projects.

Walking tours, workshops and regular meetings to discuss amendments followed in August, September and November 2023, and February, March and May 2024. These meetings provided feedback and recommended options for each Division under review. The consultant provided summaries of items to update, and drafted new language based on Staff and Board review.

Funding: N/A

Attachments:

1. Division 20 Proposed Amendments
2. CRD-EA Proposed Amendments

DIVISION 20 PAG PASS-A-GRILLE HISTORIC OVERLAY DISTRICT¹

Sec. 20.01. Purpose and intent.

The City recognizes that the Pass-a-Grille Area was developed prior to the development of suburban zoning regulations. The ~~(PAG)~~ Pass-a-Grille Historic Overlay District, herein referred as PAGHOD, is intended to allow for structures that are considered contributing to the National Register Historic District to be considered conforming regarding base flood elevations and uses of property within the Pass-a-Grille area situated south of 32nd Avenue. The PAGHOD intends in order to ensure that new and redevelopment of any structures and uses will shall be compatible with the character of existing historic contributing structures development, including the area within the designated PAGHOD. Also, to recognize that the existing ~~parcel size's, uses and platted and parcels meet the overall~~ character of the district PAG and shall be permitted to continue as viable uses lots while allowing for improvements to existing structures, additions and new development that is consistent with the existing mass and scale within the district.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.02. Definitions.

- (a) ~~Accessory structure envelope means provisions for the setbacks and maximum building footprints permitted for accessory structures that are not specifically named and regulated under sections 6.12 or 6.13. Accessory structures are ancillary to the principle building structure and shall be located at the rear or side of the parcel. The following is provided as a non-exhaustive list of accessory structures subject to this envelope: carriage houses, pool houses, detached living quarters, and detached storage buildings that exceed standards for residential or commercial storage buildings found in the aforementioned sections.~~
- (b) ~~a~~ Balance means the relationship among the elements of a building on either side of an imaginary centerline through the middle of a building. Buildings are either symmetrically or asymmetrically balanced.
- (b) ~~e~~ Balanced, asymmetrically means the shape(s) and design of a building may not match exactly, but instead have equal visual weight they are still visually balanced.
- (c) ~~e~~ Balanced, symmetrically means the shapes on one side of the centerline match the shapes on the other side. The two halves are visually equally.
- (d) ~~e~~ Building design elements means the external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms. The term does not include the height, bulk,

¹Editor's note(s)—Ord. No. 2016-19, § 2(Exh. A), adopted Feb. 28, 2017, repealed Div. 20, §§ 20.1—20.14, and reenacted a new Div. 20, §§ 20.1—20.24, as set out herein. Former Div. 20 pertained to similar subject matter and derived from Ord. No. 03-7, § 3, adopted May 1, 2003; Ord. No. 2004-18, §§ 7, 8, adopted Aug. 24, 2004; Ord. No. 2008-32, § 1, adopted Aug. 26, 08; Ord. No. 2010-03, § 1(Att. A), adopted April 27, 2010; and Ord. No. 2011-03, § 3, adopted May 24, 2011.

[orientation, or location of a dwelling on a zoning lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors.](#)

(ef) Building height: Provisions for permitted heights in feet (ft). The maximum height for first floor residential development shall be fourteen (14) feet and twenty (20) feet for non-residential. The maximum height for second story and higher shall not exceed fourteen (14) feet. Each building lot typology provides the range of height appropriate for the building type. No new or substantially improved building within the [PAG Overlay District](#) [PAGHOD](#) and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential [height measurements](#) shall be ~~constructed not to exceed~~ twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, or thirty-two (32) feet overall, as defined below:

- a. For any structure with habitable space located less than eight (8) feet above natural grade, height shall be measured from the property's required Design Flood Elevation.
- b. For any structure with habitable space beginning at or higher than eight (8) feet above natural grade, height shall be measured from eight (8) feet above natural grade.

Base flood elevation requirements are outlined in section 98-33 of the City's Code of Ordinances.

(fg) Building envelope: Provisions for the minimum and maximum setbacks permitted by front, side, and rear yards. There is a minimum and maximum setback for each lot type. The maximum and minimum frontage refers to the proportion of the lot width along which the primary building façade must be within the minimum and maximum front setback.

(gh) Compatible design means architectural design and construction that will fit harmoniously into the district based on scale, ~~materials~~, and quality of construction with adjacent buildings and structures.

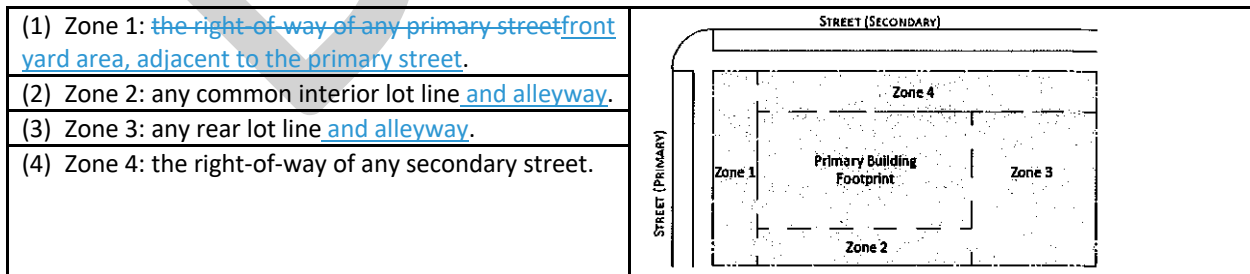
(hi) Lot requirements: Provisions for minimum and maximums, lot depth, lot size and the permitted lot coverage.

(ij) Lot, waterfront: A zoning lot which abuts any body of water or the beach. All lots not considered waterfront shall be considered interior for rear setback purposes.

(jk) Mass, primary: largest shape of a building.

(kl) Mass, secondary: additional shapes that form the façade of the building

(lm) Parking provisions: The amount of parking shall be determined by Division 23 of the Land Development Code. Parking provisions provide zones where parking is permitted. The parking zone refers to any uncovered parking area located on the parcel. Driveways are permitted in any zone provided the frontage requirements have been met as required by building type. The diagram illustrates a primary and secondary street. Primary streets are streets that are addressed to the parcel of land. Secondary streets may or may not have access to the parcel. Zones are defined and illustrated by the lot area between the principal building frontage and:



(~~ann~~) *Private frontages*, refers to the area that is attached or integrated into the primary building.

(~~ao~~) *Principal building*, means a principal or main building which: occupies the major or central portion of a lot; is the chief or main building on a lot, or; constitutes, by reason of its use, the primary purpose for which the lot is used;

(~~ep~~) *Proportion* means the relationships of one part of a façade to the whole. A house that is correctly proportionate establishes a visual relationship between all parts of its exterior. The voids, primary, and secondary masses should all be proportional to one another in order maintain architectural harmony.

(~~epq~~) *Proximity* means that objects that are close together should complement each other.

(~~egr~~) *Rhythm* means the use of repetitive elements in order to establish architectural harmony. It is based off of three main principles: the principle of Proximity, the principle of Similarity, and the principle of Continuation. These principles are part of a larger set known as *Gestalt Principles*.

(~~es~~) *Similarity* means how our eyes are easily able to group objects together that share common textures, colors, or features.

(~~fst~~) *Voids* means windows, doors, or other openings that create negative space allowing for breaks within a primary or secondary mass.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17; Ord. No. 2021-08, § 2, 6-22-2021; Ord. No. 2021-22, § 2, 10-12-21)

Sec. 20.03. Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the ~~PAG Overlay District~~PAGHOD are as follows:

- (a) All uses permitted in the underlying zoning district; and
- (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.
- (c) Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted, if the building meets the standards set forth in this division of the Code.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.04. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures, and are not of a nature prohibited under section 20.5.
- (b) Home occupations, subject to the conditions set forth in section 6.5 of this Code.
- (c) Residential docks, including tie poles, shall be in conformance with the provisions of section 6.23 and other applicable codes and ordinances of the city, county or state.
- (d) Temporary structures shall follow the provisions of section 6.11.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.05. Allowable conditional use.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the [PAG Overlay DistrictPAGHOD](#) are as follows:

- (a) All permitted conditional uses allowed for in the underlying zoning district.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.06. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein or within the underlying zoning district are hereby prohibited in the [PAG Overlay DistrictPAGHOD](#).

Any use which the City Commission, upon appeal, and after investigating similar uses elsewhere, shall determine to be potentially noxious, dangerous or offensive to residents of the [PAG Overlay DistrictPAGHOD](#) or to those who pass by on public roadways, by reason of odor, smoke, noise, glare, fumes, gas, fire, explosion or emission of particulate matter or likely for other reasons to be incompatible with the character of the [PAGHOD](#) area, is hereby prohibited in the [PAG Overlay DistrictPAGHOD](#).

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.07. Density, intensity and assembly of parcels.

- (a) The maximum residential density permitted in the [PAG Overlay DistrictPAGHOD](#) shall not exceed the number of units per acre permitted by the underlying Future Land Use map for undeveloped parcels of land.
- (b) The existing residential density, exceeding one density unit, of an existing residential structure shall be permitted to rebuild on the existing parcel of land, with the same density as the existing structure(s) has, if the building was constructed prior to (insert adoption date) and can meet the lot requirements, by building type, in section 20.15 of this Division. In addition, any new construction cannot exceed the existing [livable](#) developed square footage and must match the existing form and mass as defined in section 20.22 herein.
- (c) The existing hotel/motel units shall be permitted to rebuild on the existing parcel of land, with the same number of units that already exist as a rental/leasable room within the existing built hotel if the building was constructed prior to (insert adoption date) and can meet the lot requirements of a Boutique Hotel Building Type as provided in section 20.15 of this Division.
- (d) No more than two lots of record may be combined to accommodate additions to existing structures, [and the assembly is reviewed by the Historic Preservation Board and Board of Adjustment \(when applicable\) and approved by City commission as provided in Sec. 20.14.](#)

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.08. Maximum floor area ratio.

Maximum floor area ratio (FAR) for non-residential uses: Underlying Zoning District requirements.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.09. Maximum impervious surface ratio.

If a parcel opts for new construction or addition to a single family home using the underlying zoning district standards, the ISR shall be determined by the underlying zoning district. The ratio's listed below are subject to any of the building types, defined in section 20.15 that are used.

Maximum impervious surface ratio (ISR) for residential and transient accommodation uses: 0.70.

Maximum impervious surface ratio (ISR) for non-residential uses: Underlying Zoning District requirements or existing building footprint.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.10. Reduced setbacks for contributing structures granted a certificate of appropriateness.

Proposed additions to [or renovations of](#) contributing structures may be eligible for a reduction in setback requirements if the proposed plans have been reviewed, approved, and issued a certificate of appropriateness by the Historic Preservation Board pursuant to Division 28. The purpose of this regulation is to ensure the design is compatible design with neighboring structures.

Design review shall be based on the requirements set forth in the underlying zoning district and the [PAG Overlay DistrictPAGHOD](#) -herein and for consistency with the Secretary of Interior's Standards for Rehabilitation. If the Historic Preservation Board finds that an addition is consistent with the Secretary of the Interior's Standards and that the addition would not preclude the structure's continued designation as a contributing structure, and approves a certificate of appropriateness for the plans, then the applicant can request a reduction to any and all of the setbacks, provided the setbacks are consistent within the same block of the proposed addition by providing the historical setback data for the street block (both faces) the parcel is on and the historical setbacks along that particular street that will be evaluated by the Historic Board. The following setbacks shall be considered:

Setback	
Front yard	10 feet(1)
Secondary front yard	5 feet
Side yard	10 percent of the lot width (each)
Rear yard	10 feet

[\(1\) Not to exceed more than 3' of a variation from the average historic setback as described above.](#)

[When the setbacks provided above are in conflict with conflict with the setbacks provided for the recipient's building type listed in section 20.15., the setbacks in this section shall prevail provided that a Certificate of Appropriateness has been issued for the addition.](#)

The addition must still meet impervious surface, floor area, height, herein and the landscaping, and buffering standards as identified in this division. The reductions in setbacks do not abrogate the responsibility of the designer or homeowner to incorporate these requirements into the plan.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.11. Minimum building type requirements.

Lots of record within the [PAG Overlay DistrictPAGHOD](#) -shall be deemed conforming [even if the parcel does not meet the minimum lot width/depth standards and can meet the setback requirements as noted in each building type that would be assigned to said parcel. The building type shall be selected based on the overall minimum and maximum lot size criteria per building type if the lot width and/or length is not met. The final](#)

determination of what building type to be used, is determined by the City Manager or designee. If an applicant is not satisfied with the assignment of building type, an application to consider building type selection must be reviewed by the Historic Preservation Board and may also require an prior to hearing of the practical difficulty variance application as outlined in the LDC, Sec. 3.12 Variance process, despite the width and size regulations in the building types, so long as the lots are not further subdivided, and the condition existed prior to the adoption of the Division. No more than two lots of record may be combined to accommodate additions to existing structures.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.12. Subdivision of lots.

Lots within the ~~PAG Overlay District~~PAGHOD shall not be subdivided to a size smaller than the platted lot of record and/or building lot types in this division. Existing structures that are listed as contributing structures in the most recent Historic Resources Survey or that are locally designated historic structures are exempt from the setbacks imposed by this division; however, additions and accessory structures shall comply with the standards in section 20.15, by building type. All other structures shall also comply with the setbacks and required yards imposed by the building types in this Division, section 20.15.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.13 Applicability and Building Type Assignment

Any other applicable standards within this division, not expressly stated in this section, shall apply to new development, additions, and redevelopment of parcels located in the PAGHOD Overlay, as outlined in this division.

(a) Residential and Non-Residential Parcels of Land:

(1) Redevelopment & New Development

- a. Parcel(s) of land that are assigned a non-residential zoning district, shall be permitted a non-residential building type found in section 20.15 that is consistent with the underlying uses permitted in the parcel(s) assigned underlying Zoning District and section 20.07.
- b. The parcel of land shall meet the lot width and lot depth as identified, by building type, in section 20.15, to determine the appropriate non-residential building type standard that applies to that parcel.

(2) Addition(s)

- a. Parcel of land within the PAGHOD shall meet the building type standard that is most consistent with the lot width/lot depth of that parcel.
 - i. Setbacks shall be met, and
 - ii. Accessory additions shall only be permitted within the side and/or rear of the parcel, and-
 - iii. If front-facing elevation is changed, the landscape standards and architectural elements must be met.

Sec. 20.13. Residential development option for single family homes.

Any parcel within the PAG Overlay District with a Residential Zoning District designation of RU-2, RLM-2, or RM may develop a single family residential house using the underlying residential zoning standards for additions or new construction: If an applicant uses the underlying residential zoning district standards, for new construction or additions the following standards shall be met:

- (a) Underlying Zoning Districts minimum lot requirements;
- (b) Underlying Zoning Districts Minimum yard requirements;
- (c) Underlying Zoning Districts Maximum floor area ratio standards; and
- (d) Height shall not exceed twenty eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard the building side, further provided that the overall roof height shall not exceed thirty two (32) feet.

Any other applicable standards within this division, not expressly stated in this section, shall apply to new development and redevelopment as outlined in this division.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.14. Vacant parcels Lot Split, Assembly of Parcels, Vacation of Easements and/or Right-of-ways.

The following ~~procedures shall be followed~~ requirements are to be provided for any lot splits, assembly of parcels, request to vacate easements or right-of-ways:

- (a) For parcels of land within a residential zoning district and:

Any parcel of land that is vacant, at the time of adoption, shall only be permitted either:

- (1) A residential building type found in section 20.15 that is consistent with the underlying uses permitted in the Zoning District and section 20.07. The parcel of land shall meet the lot width and lot depth as identified, by building type found in section 20.15, to determine the appropriate standards to apply to that parcel, or
- (2) Provisions listed in section 20.13 of this division.

- (b) Parcels of land within non-residential land use districts:

Any parcel of land that is vacant, at the time of adoption of the PAG Overlay District, shall be permitted any of the non-residential building types found in section 20.15 that are consistent with the existing lot width/depth of the parcel of land.

- (c) ~~Assembly of parcels or lot splits of a or parcel splits shall:~~

- (1) Submit an application to the Historic Preservation Board (HPB) for a recommendation and proceed to City Commission for final determination.
- (2) The applicant shall provide documentation for the HPB to determine the compatibility and respect for the existing character of the PAGHOD, which will review:
 - a. Historical plat and scale of the overall character of PAGHOD to ensure the application is consistent with the overall intent of the district.-

b. Determine if recommending the parcel split or assembly will support or negatively impact the overall character of the area by permitting the use and the scale of the parcel of land and/or development size.

~~only be permitted through the City Commission, to determine the compatibility and respect for the existing character of the PAG Overlay District.~~

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

DRAFT

Sec. 20.15. Permitted building types.

Building types are permitted by the following criteria:

- (a) Existing Parcel Size, and
- (b) Existing Density, Units and Rooms [as outlined in Sec.20.07](#)

An applicant must provide a survey of the parcel to verify the actual parcel size (lot width/lot depth) or use the City's parcel data information. If the applicant believes the lot width and depth are different than the City's records, the applicant will be required to have a survey of the lot for verification.

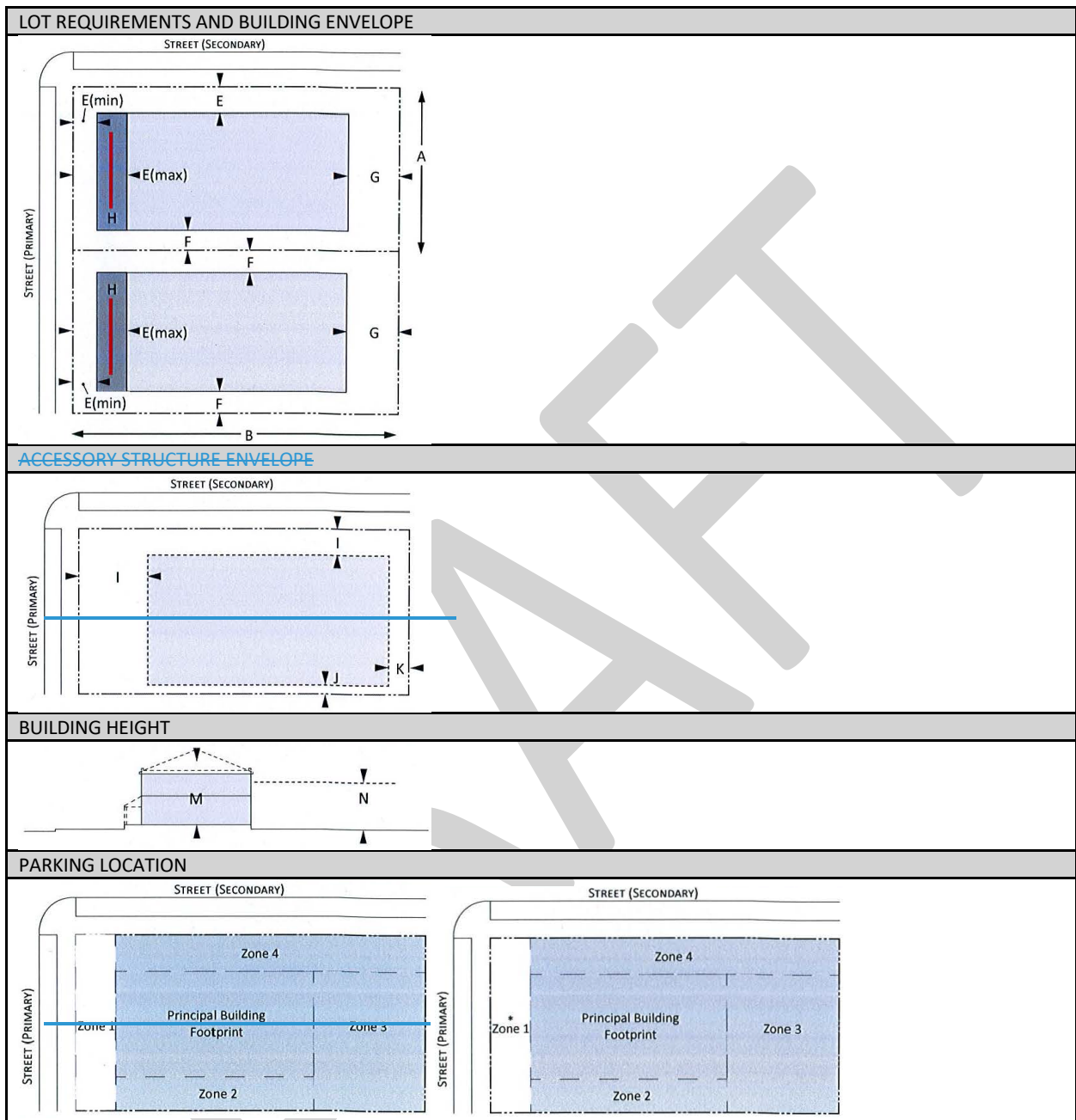
	HOUSE-LARGE
A building lot located and designed to accommodate a detached building with large side, rear and front yards.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) (1)	60	—
B - Lot Depth (ft) (1)	100	—
C - Lot Size (sf)	6,000	—
D - Lot Coverage (%)	—	60
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft) (2)(3)	10	15
Secondary Street Setback	7	—
F - Side Setback (ft)	7	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	50	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - Street Setback (ft)	10-30	—
J - Side Setback (ft)	25-10	—
K - Rear Setback (ft) (interior lot)	—10	80
L - Rear Setback (ft) (waterfront lot)	20	—
M - Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principle Principal Building (ft)	—	28-32' as defined in Sec. 20.17
N - Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location (2)	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S, CY	

[\(1\) maximum building lot width and lot size may be determined if two lots are being combined to ensure compatibility with the surrounding existing homes.](#)

[\(2\)](#) a lot that is adjacent to the bay or beach is permitted to exceed the maximum setback requirements.

[\(3\)](#) when a parcel is not located with alleyway access, the maximum setback may increase up to 5' if a driveway is necessary to park up to one vehicle and will be permitted up to one vehicle to park in Zone 1.



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

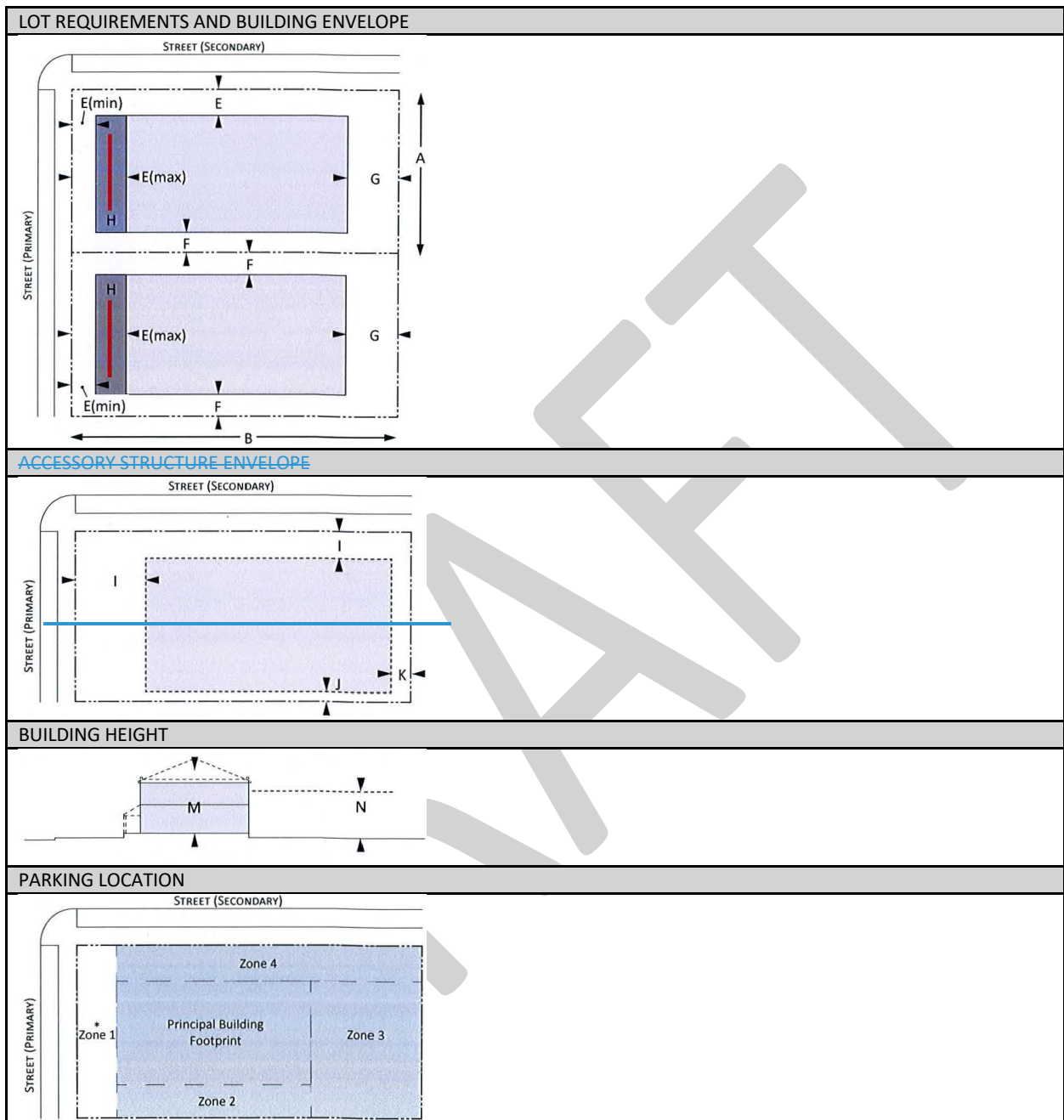
HM	HOUSE-MEDIUM
A building lot located and designed to accommodate a detached building with small side yards and a large front yard.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) (1)	40	55
B - Lot Depth (ft) (1)	100	—
C - Lot Size (sf)	4,000	—
D - Lot Coverage (%)	—	70
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft) (2)(3)	10	15
Secondary Street Setback	5	—
F - Side Setback (ft)	5	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	50	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
L - Rear Setback (ft) (waterfront lot)	20	—
M - Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
N - Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location (2)	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S, CY	

[\(1\) maximum building lot width and lot size may be determined if two lots are being combined to ensure compatibility with the surrounding existing homes.](#)

[\(2\)](#) a lot that is adjacent to the bay or beach is permitted to exceed the maximum setback requirements.

[\(3\) when a parcel is not located with alleyway access, the maximum setback may increase up to 5' if a driveway is necessary to park up to one vehicle and will be permitted up to one vehicle to park in Zone 1.](#)



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

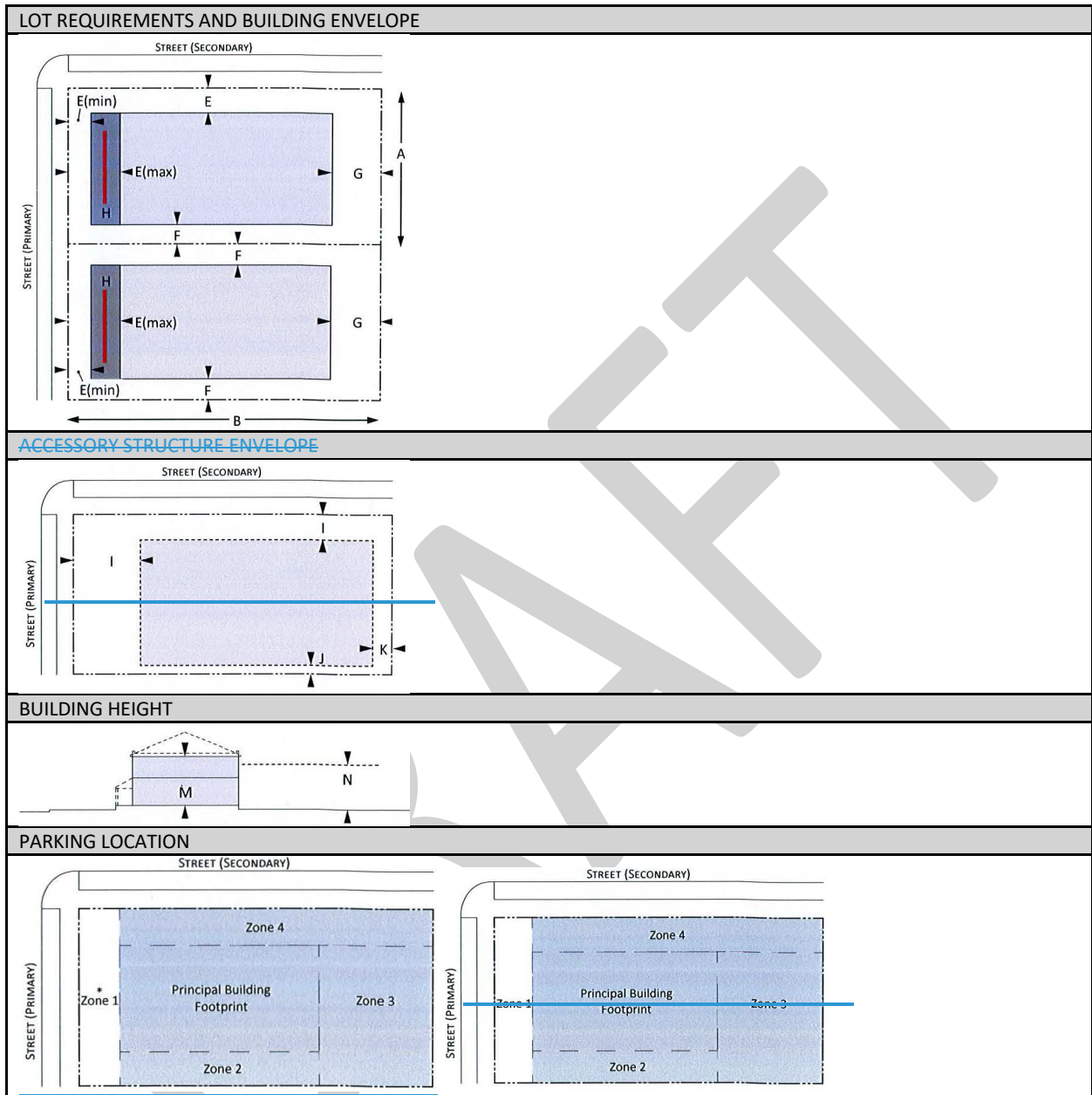
HS	HOUSE-SMALL
A building lot located and designed to accommodate a small detached building with small side and front yards. A maximum of one dwelling unit is permitted.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) (1)	32	40
B - Lot Depth (ft) (1)	50	120
C - Lot Size (sf)	1,600	4,800
D - Lot Coverage (%)	—	90-70
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft) (2)(3)	5	10
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	3	—
G - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	50	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
— Street Setback (ft)	30	—
— Side Setback (ft)	10	—
— Rear Setback (ft) (interior lot)	10	—
— Rear Setback (ft) (waterfront lot)	20	—
— Building Footprint (sf)	—	400
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
— Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location (2)	Zone 2,3,4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	CY , P , S , CY	

[\(1\)](#) maximum building lot width and lot size may be determined if two lots are being combined to ensure compatibility with the surrounding existing homes.

[\(2\)](#) a lot that is adjacent to the bay or beach is permitted to exceed the maximum setback requirements.

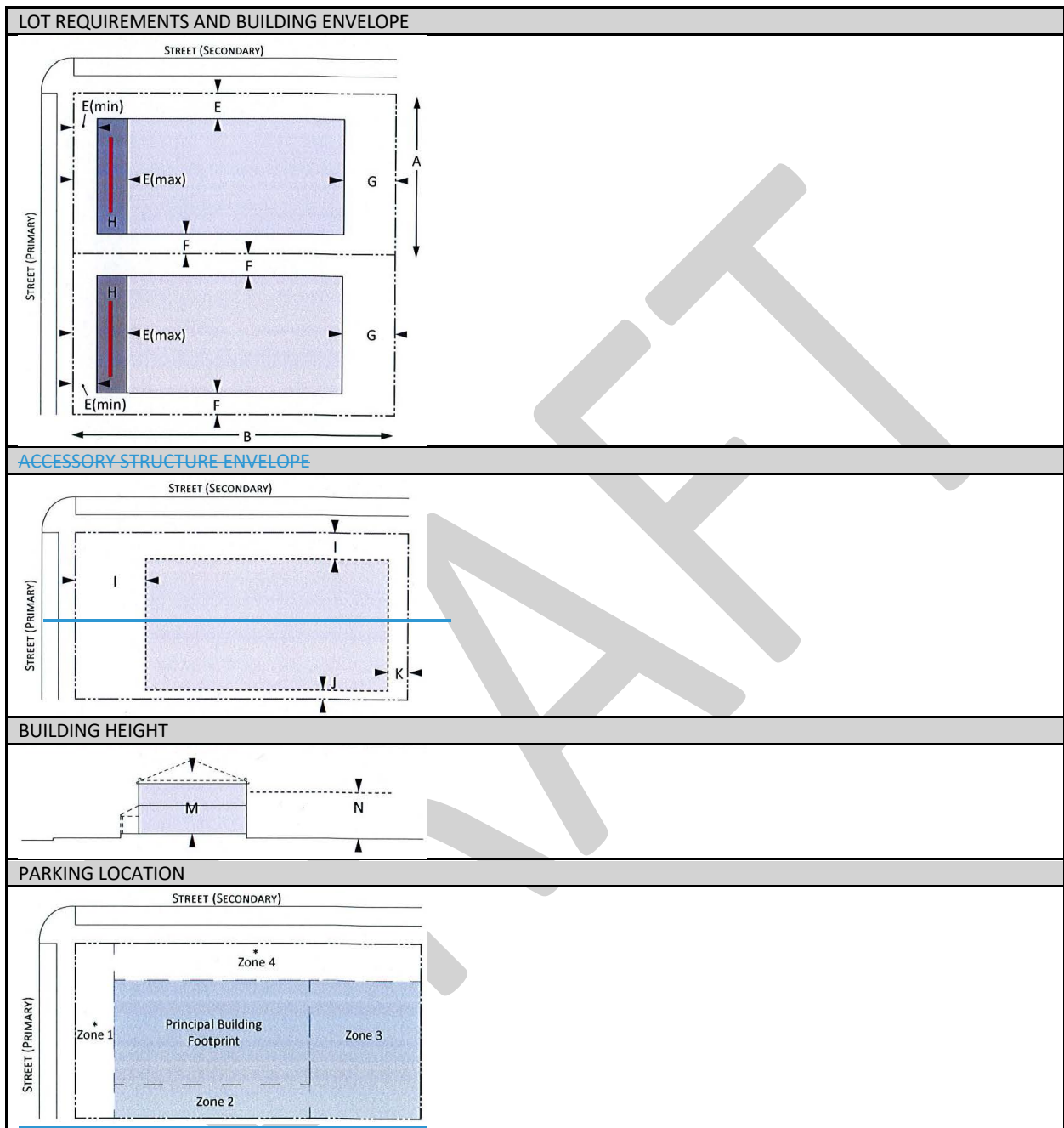
[\(23\)](#) when a parcel is not located with alleyway access, the maximum setback for the driveway area only, may increase up to 10' if a driveway is necessary to park up to one vehicle and will be permitted up to one vehicle to park in Zone 1.



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

AH	APARTMENT HOUSE
A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other. A maximum of 4 units are permitted in this building lot. (The units have to <u>must</u> be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

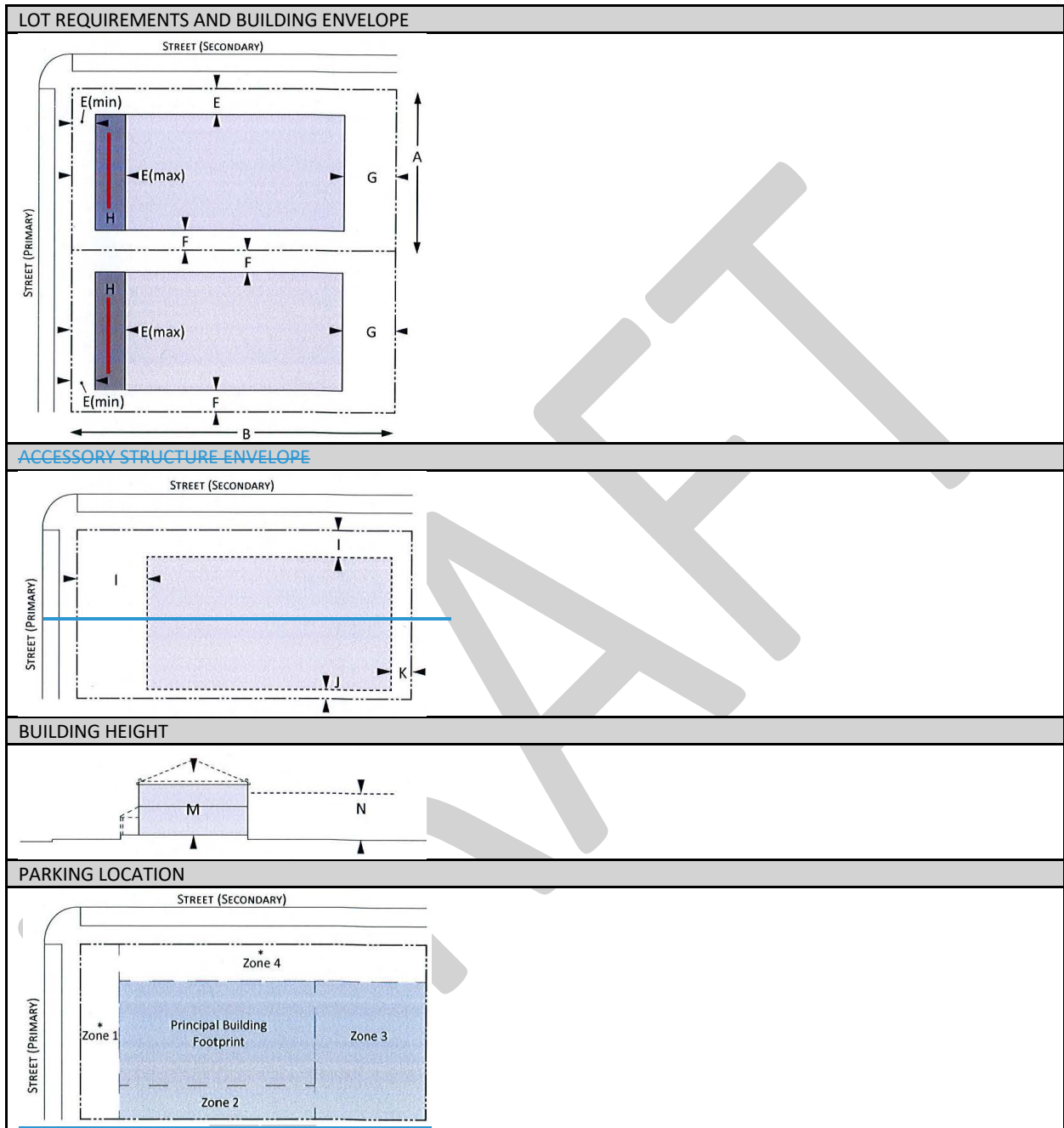
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	40	55
B - Lot Depth (ft)	80	—
C - Lot Size (sf)	3,200	—
D - Lot Coverage (%)	—	70
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	5	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
L - Rear Setback (ft) (waterfront lot)	20	—
M - Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
N - Accessory Structure(s) (ft)	—	2
PARKING PROVISIONS		
Location	Zone 2, 3 and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S, CY	



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

AS	APARTMENT BUILDING-SMALL
A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk. (The units have to <u>must</u> be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

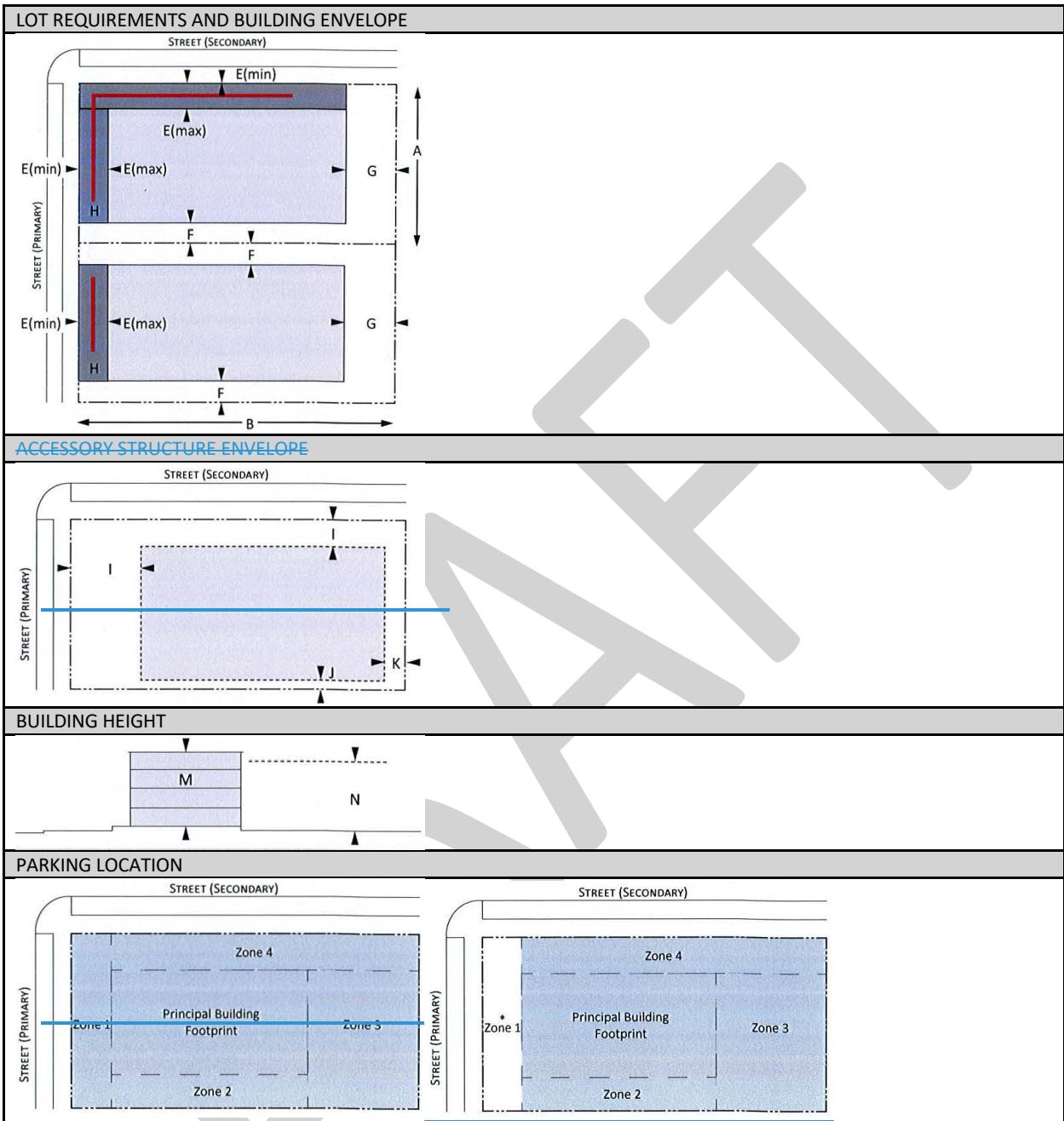
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	90
B - Lot Depth (ft)	100	120
C - Lot Size (sf)	6,000	10,800
D - Lot Coverage (%)	—	75
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	20
Secondary Street Setback (ft)	7	—
F - Side Setback (ft)	7	—
G - Rear Setback (ft) (interior and waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
— Street Setback (ft)	30	
— Side Setback (ft)	10	—
—K Rear Setback (ft) (interior lot)	10	—
— Rear Setback (ft) (waterfront lot)	20	—
— Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
—N Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF.	P, F, S, CY	



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

AM	APARTMENT BUILDING-MEDIUM
A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

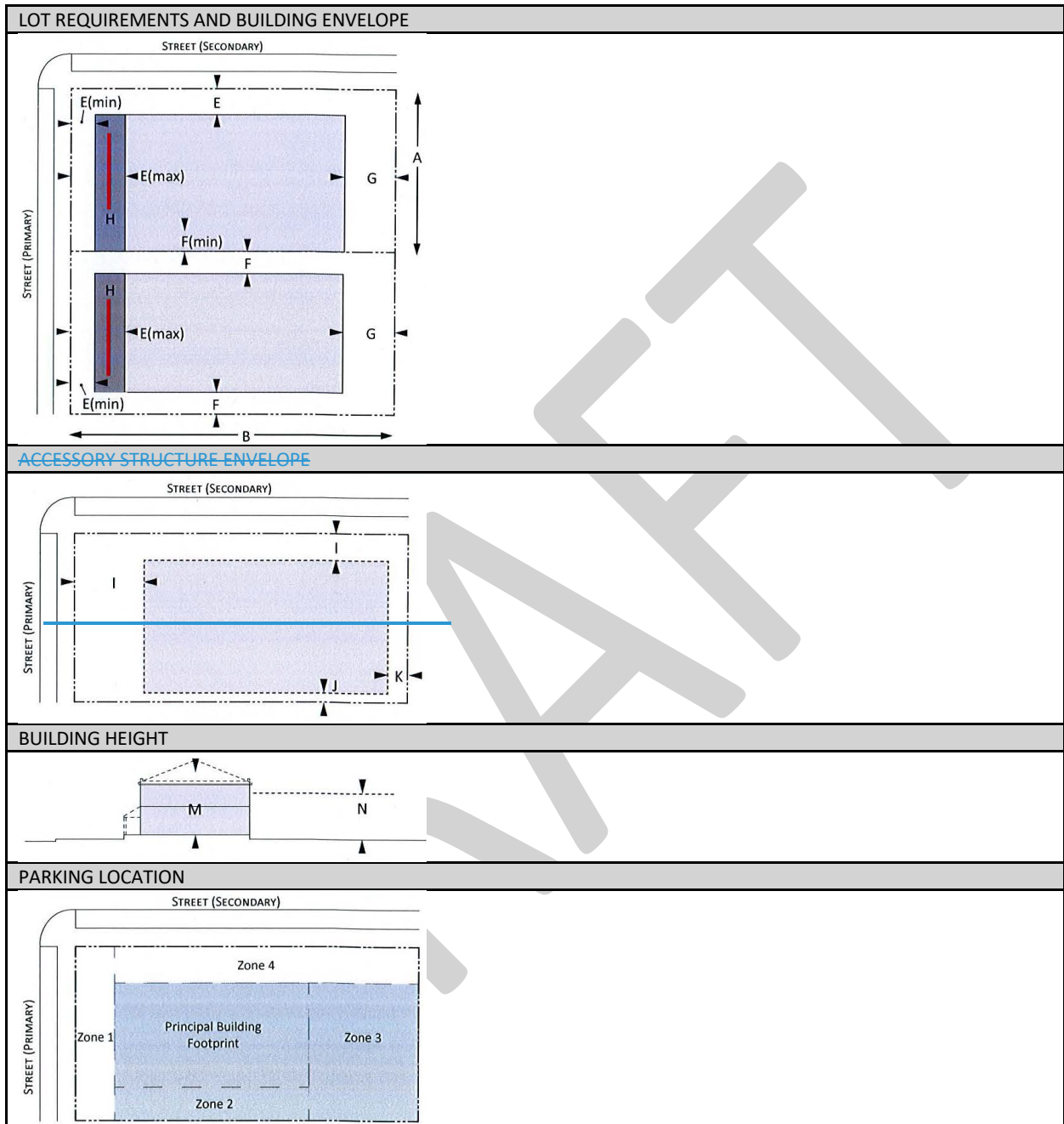
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	90	200
B - Lot Depth (ft)	120	120
C - Lot Size (sf)	10,800	24,000
D - Lot Coverage (%)	—	75
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	25
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
— Street Setback (ft)	30	
— Side Setback (ft)	10	—
— Rear Setback (ft) (interior lot)	10	—
— Rear Setback (ft) (waterfront lot)	20	—
— Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
— Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	CY, P, F, S	



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

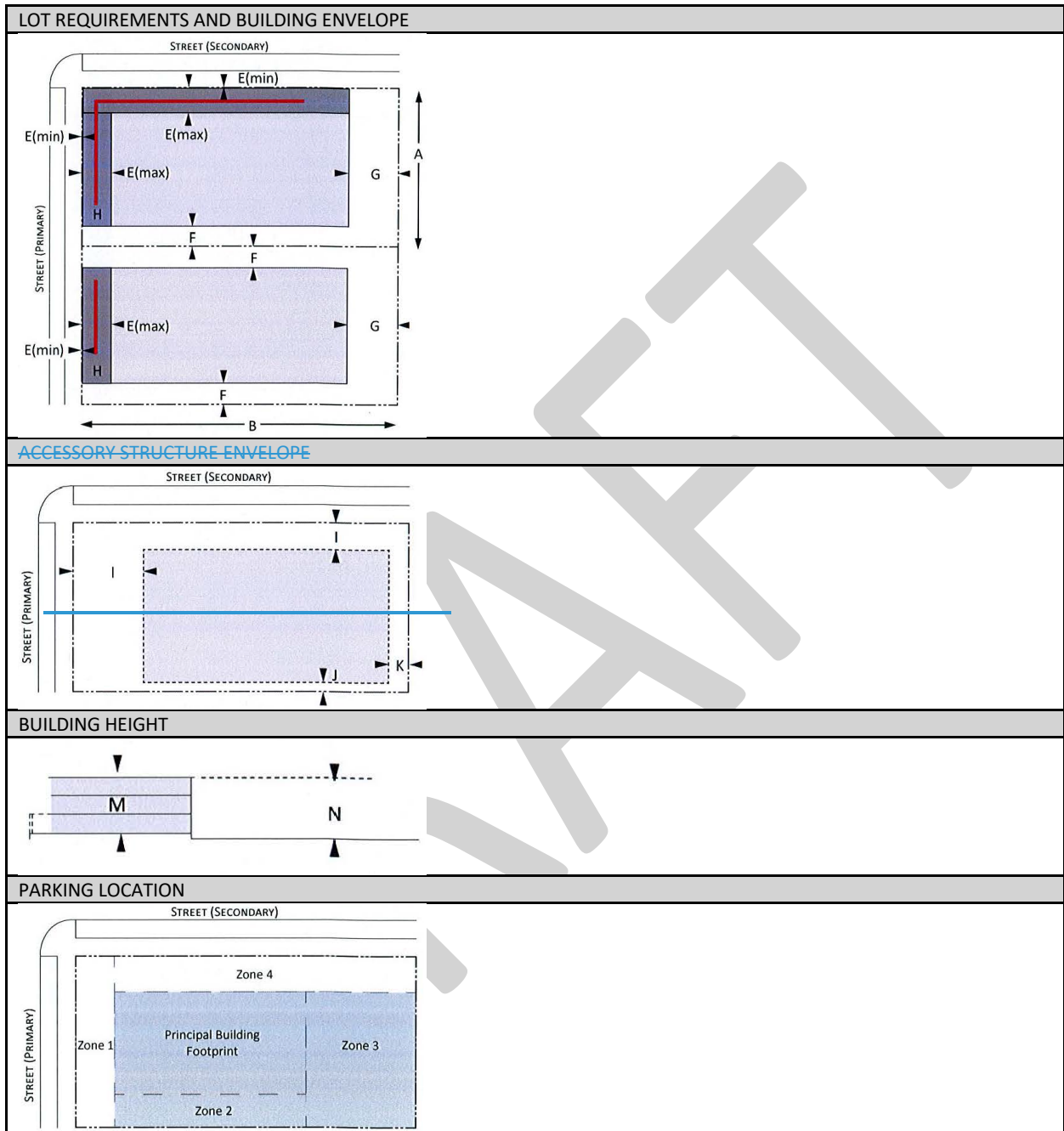
CA	COURTYARD APARTMENT
A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to a street and/or alleyway. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	50	200
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	4,000	24,000
D - Lot Coverage (%)	—	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	5	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
J - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
— Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
N - Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	F	



CS	COMMERCIAL / MIXED-USE - SMALL
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for smaller lot sizes.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	20	60
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	1,600	7,200
D - Lot Coverage (%)	—	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
J - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
 Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	600
BUILDING HEIGHT		
M - Principal Building (ft)	—	underlying zoning district
N - Accessory Structure(s) (ft)	—	25
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C	

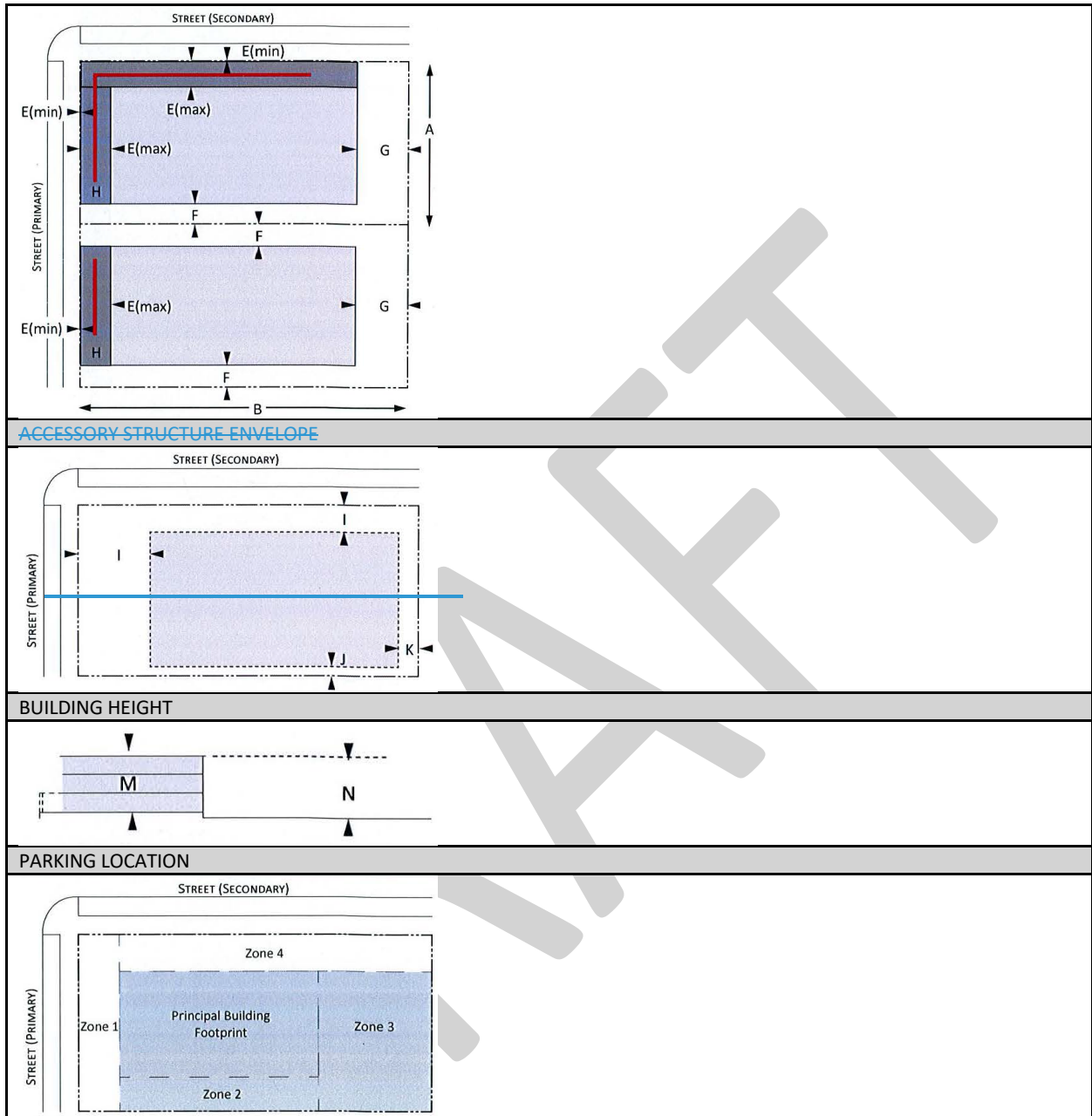


CM	COMMERCIAL / MIXED-USE - MEDIUM
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for average lot sizes.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	150
B - Lot Depth (ft)	—	350
C - Lot Size (sf)	—	52,500
D - Lot Coverage (%)	—	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
—J— Street Setback (ft)	30	—
—J— Side Setback (ft)	10	—
—K— Rear Setback (ft) (interior lot)	10	—
—K— Rear Setback (ft) (waterfront lot)	20	—
—L— Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	underlying zoning district(1)
—N— Accessory Structure(s) (ft)	—	25
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C	

(1) [Height will be reviewed and assessed to determine the permitted height if the parcel is being rezoned into the PAGHOD](#)

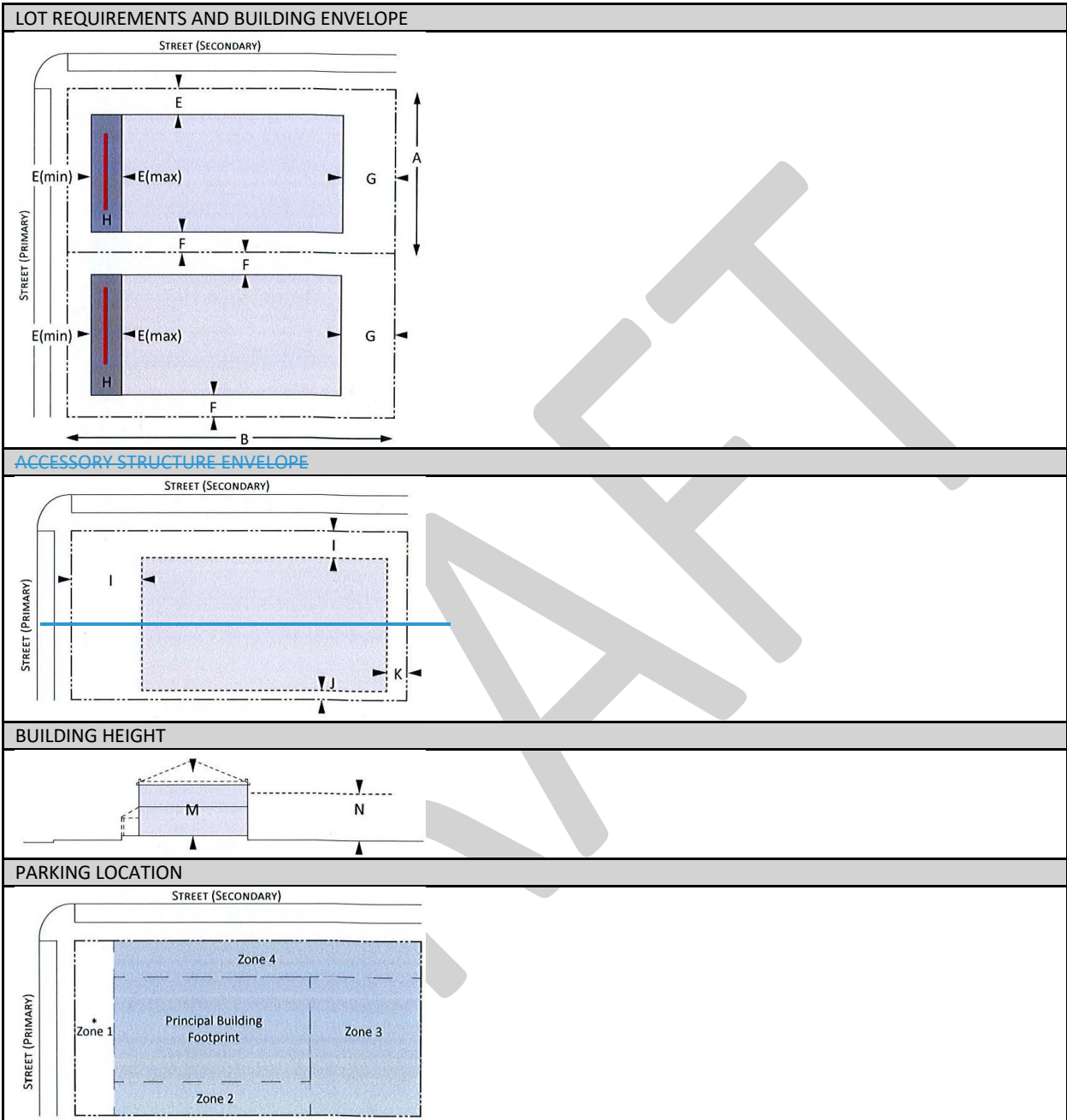
LOT REQUIREMENTS AND BUILDING ENVELOPE
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BH	BOUTIQUE HOTEL
A building lot located and designed to accommodate lodging. The number of rooms will be confirmed by existing operating hotel rooms. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	40	105
B - Lot Depth (ft)	90	125
C - Lot Size (sf)	—	13,125
D - Lot Coverage (%)	—	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	20
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
— Street Setback (ft)	30	—
— Side Setback (ft)	10	—
— Rear Setback (ft) (interior lot)	10	—
— Rear Setback (ft) (waterfront lot)	20	—
— Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)(1)	—	'28-32' as defined in Sec. 20.17
— Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C, P, F, CX , S	

(1) may exceed the height up to 35' as outlined by the code if the property is along Gulf Way and that portion of the building that exceeds the 32' in height shall be set back an additional one foot from the front setback line for every foot in height increase.



SS	SINGLE STORY COMMERCIAL BUILDING-SMALL
A building lot located and designed to accommodate single use office and retail.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	30	50
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	4,000	6,000
D - Lot Coverage (%)	—	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
J - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
K - Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	<u>underlying zoning district(1)</u>
N - Accessory Structure(s) (ft)	—	25
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C, G, A	

(1) [Height will be reviewed and assessed to determine the permitted height if the parcel is being rezoned into the PAGHOD](#)

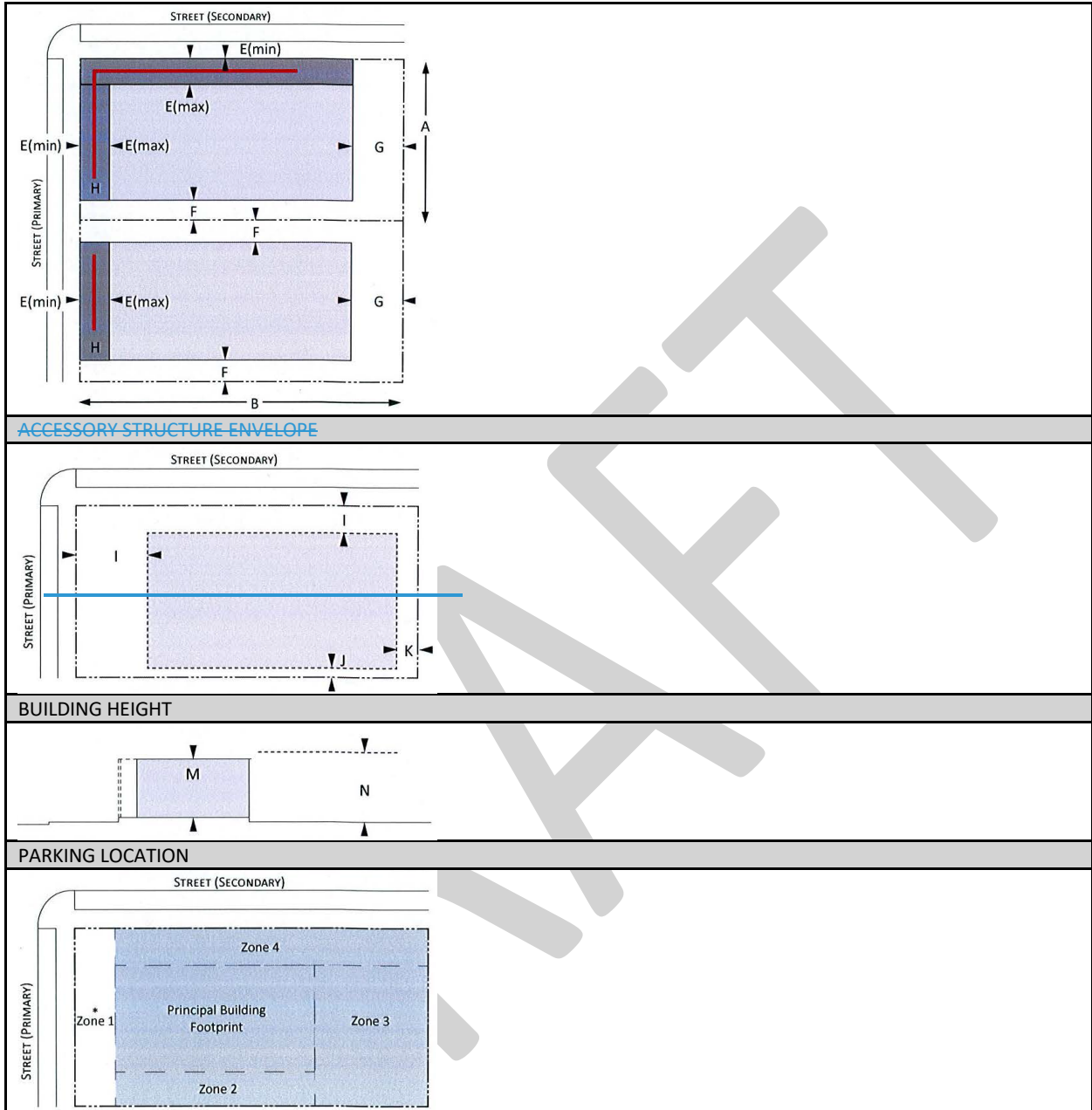
LOT REQUIREMENTS AND BUILDING ENVELOPE

SM	SINGLE STORY COMMERCIAL BUILDING-MEDIUM
A building lot located and designed to accommodate single use office and retail.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	150
B - Lot Depth (ft)	—	350
C - Lot Size (sf)	—	52,500
D - Lot Coverage (%)	—	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
L - Rear Setback (ft) (waterfront lot)	20	—
M - Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	underlying zoning district(1)
N - Accessory Structure(s) (ft)	—	25
PARKING PROVISIONS		
Location	Zone 2, 3 and 3-4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C	

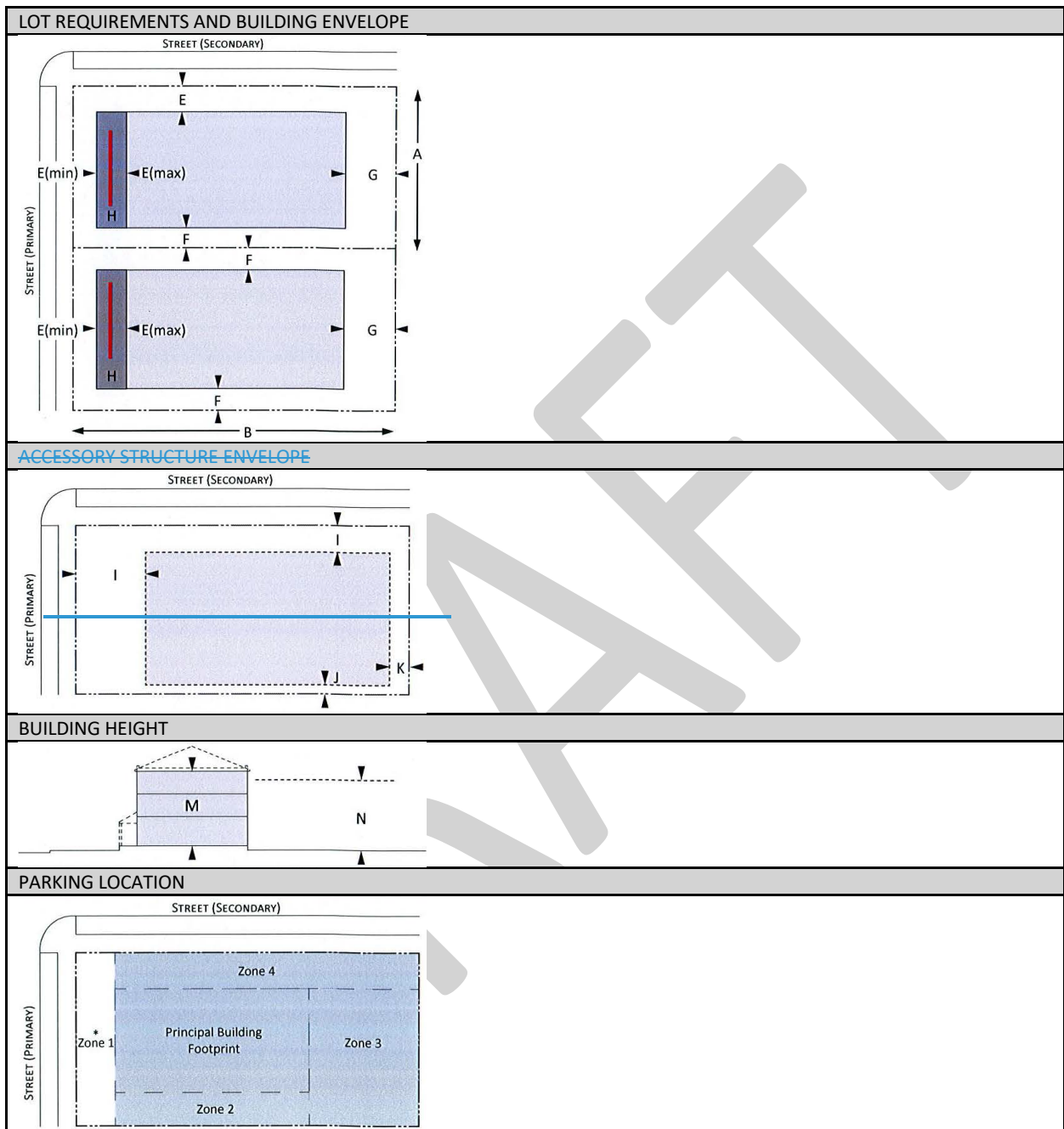
(1) Height will be reviewed and assessed to determine the permitted height if the parcel is being rezoned into the PAGHOD

LOT REQUIREMENTS AND BUILDING ENVELOPE
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IN	INSTITUTION BUILDING
A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services. This typology is only for permitted and exiting institutional buildings.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	—	—
B - Lot Depth (ft)	—	—
C - Lot Size (sf)	—	—
D - Lot Coverage (%)	—	—
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	25
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Alley	5	—
H - Frontage Buildout (%)	50	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
— Street Setback (ft)	30	—
— Side Setback (ft)	10	—
— Rear Setback (ft) (interior lot)	10	—
— Rear Setback (ft) (waterfront lot)	20	—
— Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	35
N - Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	no requirement	

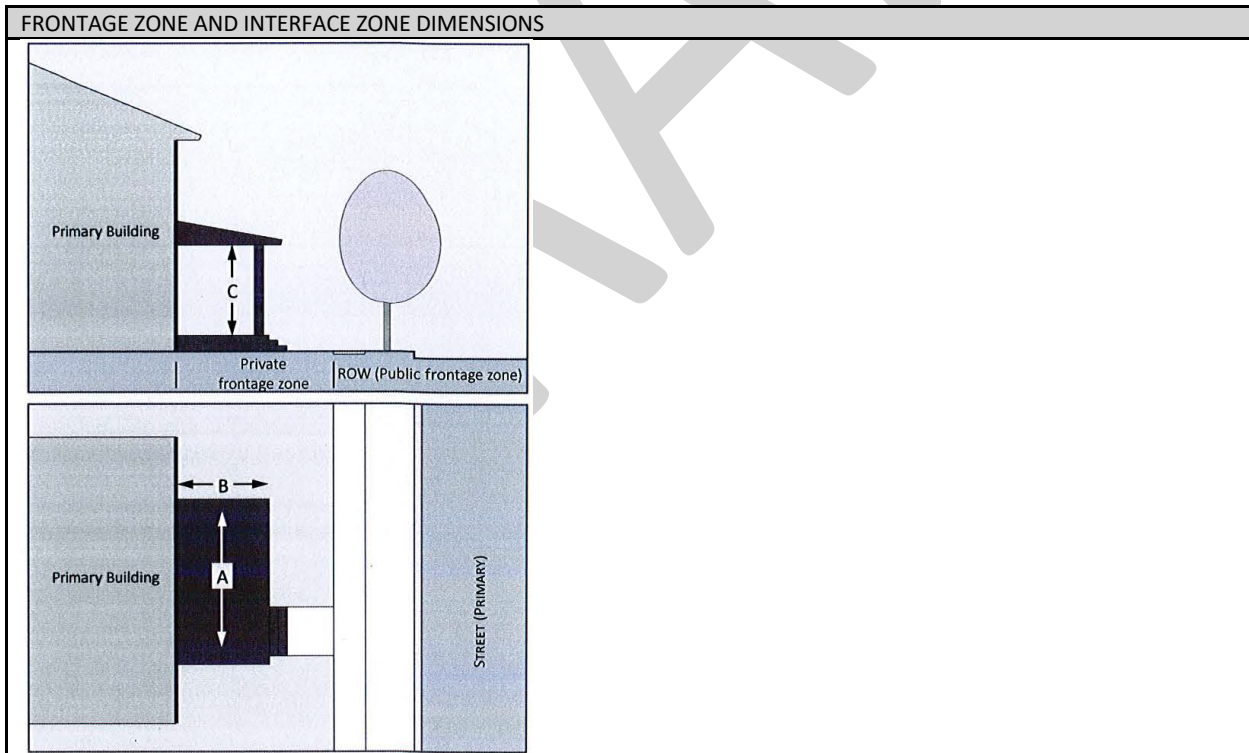


Sec. 20.16. Private frontage.

The building types in section 20.15 provide the acceptable private frontages (i.e. porches, stoops, etc.) for that building type. If there are multiple frontages provided in the table, the applicant may choose what private frontage to provide per building. A minimum of one frontage will be required for new construction, [or redevelopment of a building that is being substantially improved by 50%, as provided in each building summary sheet](#), by Building Type. The private frontage area may count towards the calculation of the frontage build out requirement under the "Building Envelope" category, by building type, in section 20.15. [Private frontage details are exclusive of specific building design elements and are regulated by setbacks, mass and scale.](#)

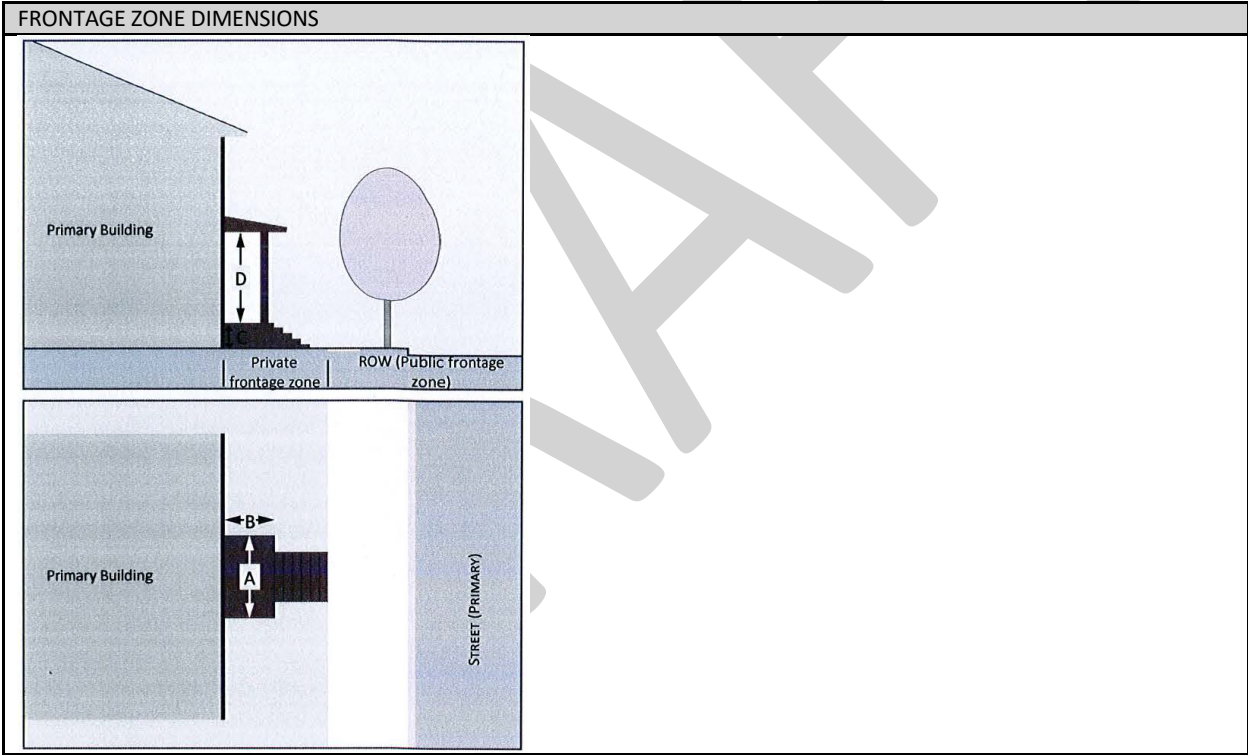
P	PORCH
The façade is setback from the front lot line per applicable street setback requirements. The façade includes an attached front porch structure. A wide variety of porch designs are possible.	

FRONTAGE ZONE (FZ)	MIN	MAX
Porch structure requirements:		
A - Width (clear) (ft)	10	—
B - Depth (clear) (ft)	5	—
C - Height (clear) (ft)	7	—
INTERFACE ZONE (IZ)		
Landscape with path (3' wide min) from sidewalk to structure		



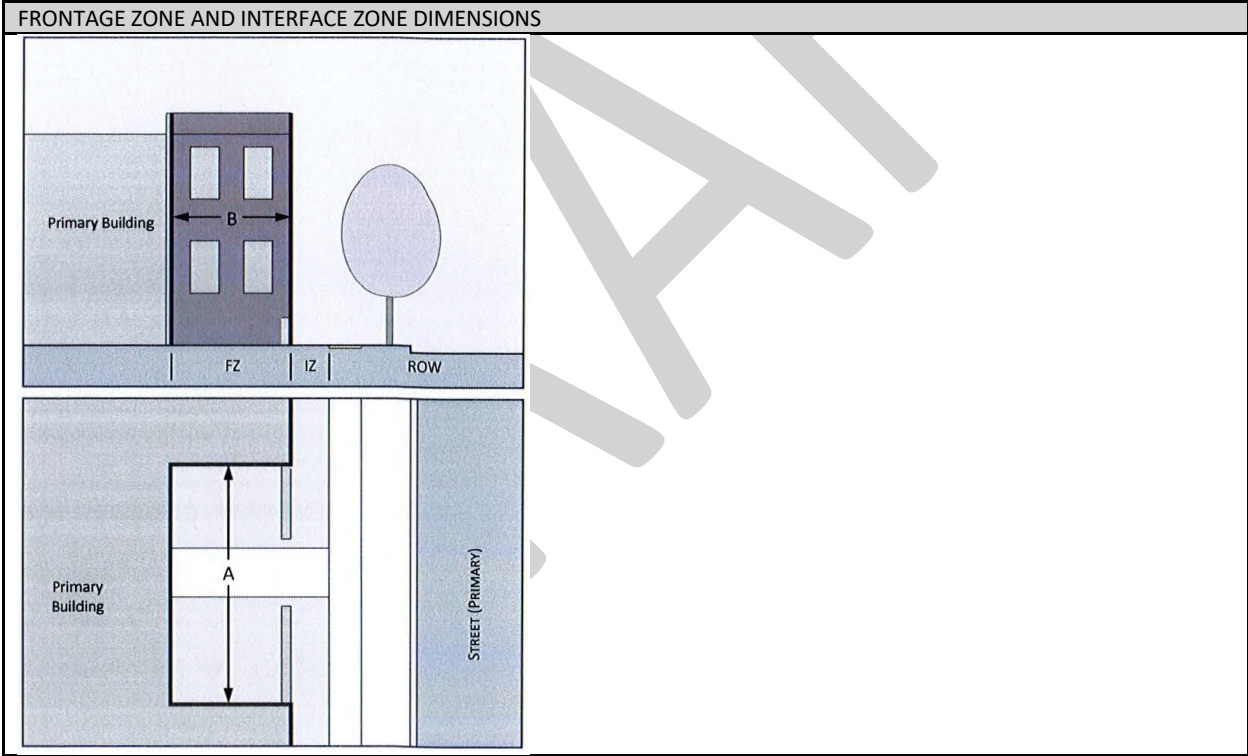
S	STOOP
The façade is set back from the front lot line per applicable street setback requirements. The façade includes an attached entry stoop (an elevated landing with stairs) that is placed at or near the front lot line pursuant to the street setback required for the building type. The ground floor is elevated to provide privacy. The stoop may include a roof, however it is not required.	

FRONTAGE ZONE (FZ)	MIN	MAX
Stoop structure requirements:		
A - Width (clear) (ft)	5	10
B - Depth (clear) (ft)	3	8
C - Height (stoop) (in)	18	24
D - Height (clear) (ft)	7	—
INTERFACE ZONE (IZ)		
Landscape with path (3' wide min) from sidewalk to structure		



F	FORECOURT
The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, vehicle drop-offs, formal entries etc. A fence or wall may be used to define the private space of the court. The court may be elevated behind a retaining wall at or near the front lot line with entry steps to the court. The forecourt area may not have a permanent roof structure. Cafe's, seating area's may provide shade, umbrella's or any temporary shelter(s) that provide shade.	

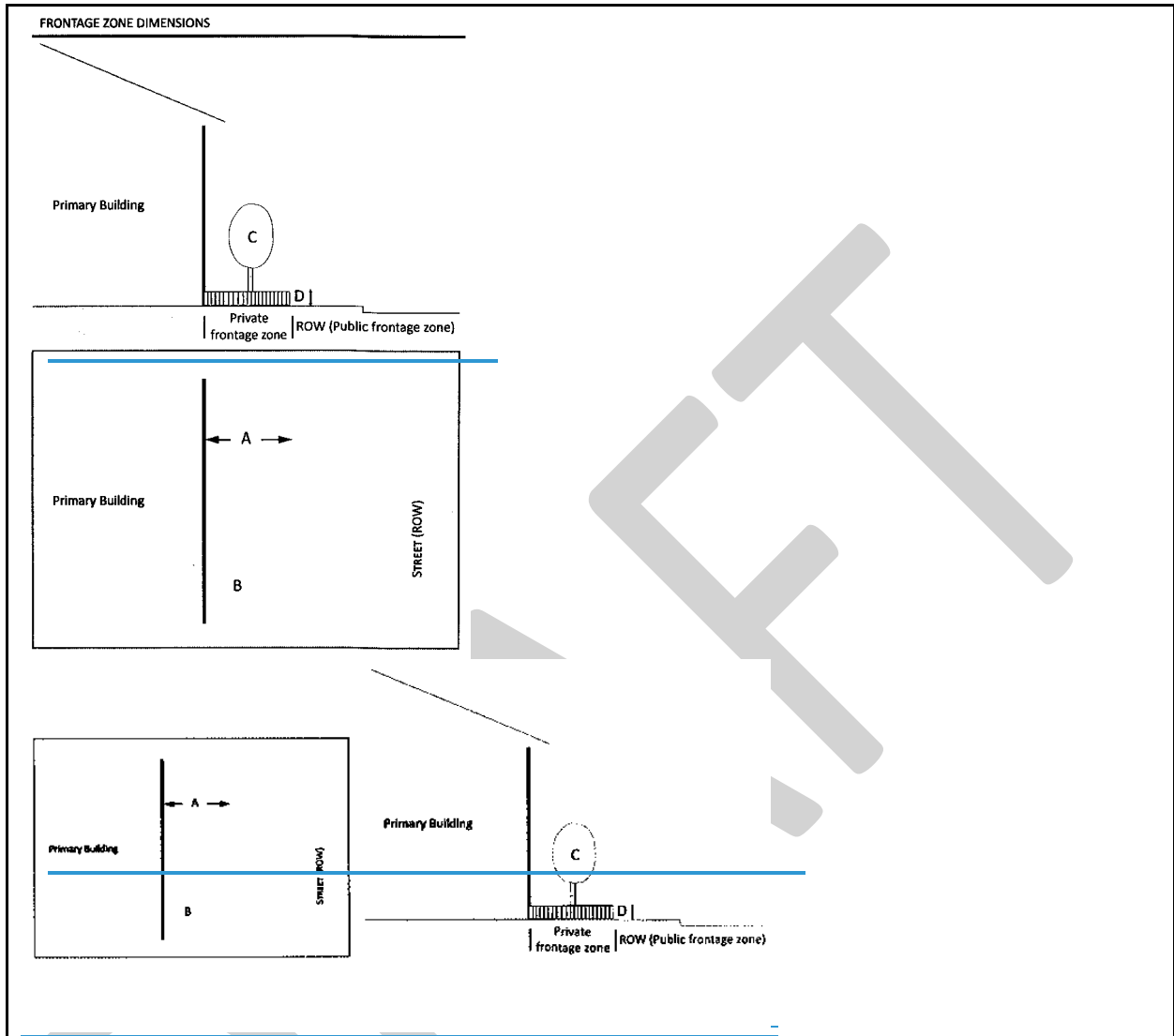
FRONTAGE ZONE (FZ)	MIN	MAX
Courtyard requirements:		
A - Width (clear) (ft)	12	—
B - Depth (clear) (ft)	12	50
INTERFACE ZONE (IZ)		
Landscape with path (6' wide min) from sidewalk to structure		
OTHER REQUIREMENTS		
None		



	COMMON YARD
The façade is set back from the front lot line per applicable street setback requirements. The common yard may include a two to four foot in height decorative fence that shall be constructed of wood, shell, or concrete material. The front yard is required to have a minimum of 1 canopy tree, shrubs, and ground cover. The common yard is located at the build-to-line of the parcel.	

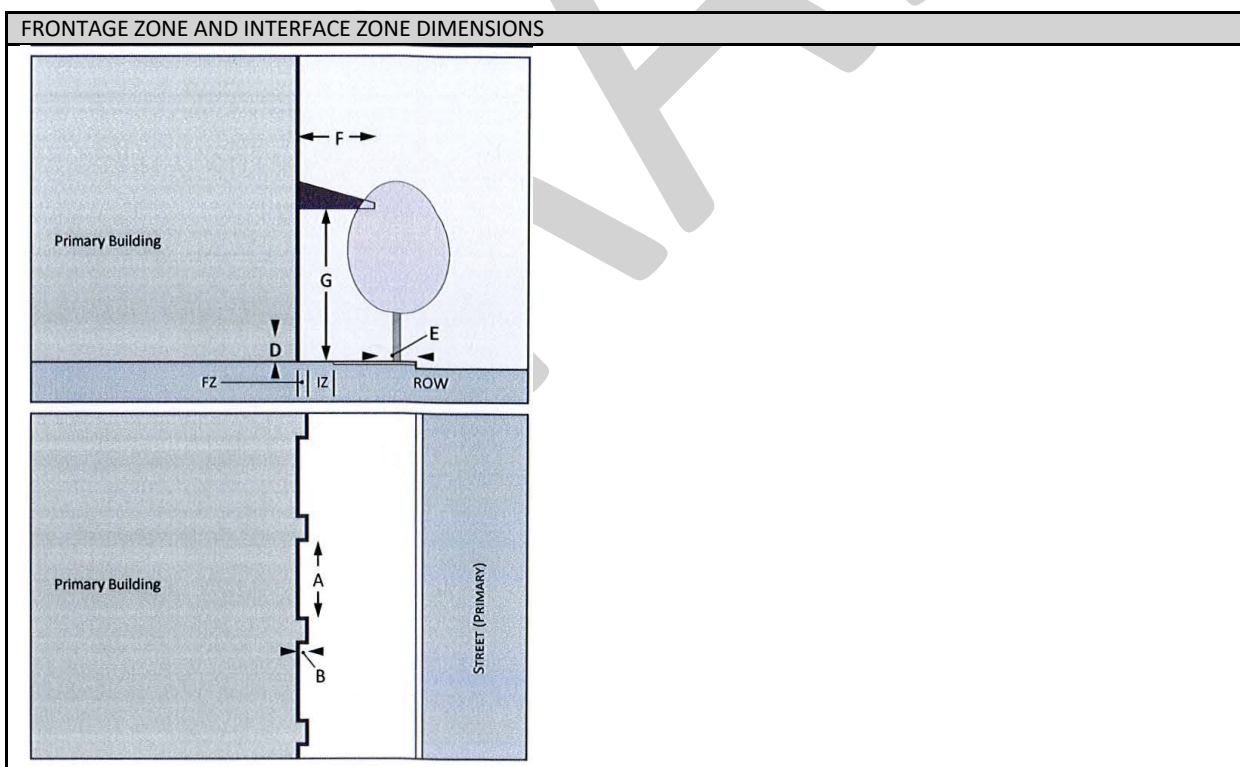
FRONTAGE ZONE (FZ) BUFFER	MIN	MAX
–Stoop structure requirements:		
–A–Landscape	grass and or ground cover	
–B–Shrubs, ground cover (c)(1)a.	10 (3-gallon) 3' height	—
–C–Tree (canopy tree)	1	—
–D–Fence Height (feet)(c)(1)b	2'	4'

FRONTAGE ZONE DIMENSIONS



C	COMMERCIAL
The façade is setback from the front lot line per applicable street setback requirements, typically at or near the front lot line with the entrance at sidewalk grade. The façade may include an awning, shed roof, or gallery (a lightweight colonnade with no habitable building space above it) that covers the sidewalk and may extend into the right-of-way. The facade has a substantial amount of glazing at the sidewalk level. Recessed entrances are acceptable.	

FRONTAGE ZONE (FZ)	MIN	MAX
Building facade requirements:		
A - Distance between openings (ft)	10	20
B - Door recess (ft)	—	5
C - Ground floor transparency (%)	60	—
D - Height to bottom of window (ft)	—	2.5
INTERFACE ZONE		
Extended sidewalk from right-of-way edge to structure		
OPTIONAL ELEMENTS	MIN	MAX
AWNING or GALLERY		
E - Setback from curb (ft)	2	—
F - Depth (clear) (ft)* (Gallery min 8')	4	10
G - Height (clear) (ft)	8	—
OTHER REQUIREMENTS		
None		



(Ord. No. 2016-19, § 2(Exh. A), 2-28-17; Ord. No. 2021-08, § 2, 6-22-2021; Ord. No. 2021-22, § 2, 10-12-21)

Sec. 20.16. Private frontage.

The building types in section 20.15 provide the acceptable private frontages (i.e. porches, stoops, etc.) for that building type. If there are multiple frontages provided in the table, the applicant may choose what private frontage to provide per building. A minimum of one frontage will be required for new construction when listed on the chart, by Building Type. The private frontage area may count towards the calculation of the frontage build-out requirement under the "Building Envelope" category, by building type, in section 20.15.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.17. Building height.

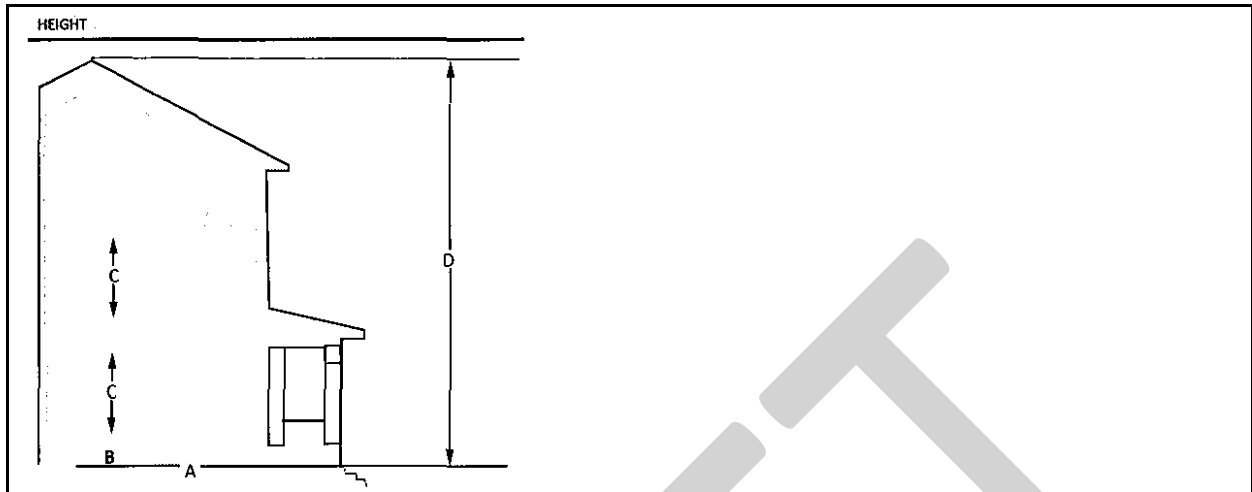
Each building lot typology in section 20.15 provides the range of height appropriate for the building type. No new or substantially improved building within the ~~PAG Overlay District~~PAGHOD and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed to exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, or thirty-two (32) feet overall, as defined below:

- a. For any structure with habitable space located less than eight feet above natural grade, height shall be measured from the property's required Design Flood Elevation.
- b. For any structure with habitable space beginning at or higher than eight feet above natural grade, height shall be measured from eight feet above natural grade.

Base flood elevation requirements are outlined in section 98-33 of the City's Code of Ordinances.

	MIN	MAX
Building facade requirements:		
A - Base Flood Elevation (BFE) refer to Sec. 98-33		
B - Finished Grade (FG)	Determined by the BFE & FG	
C - Height of Floors (liveable)	8	14
D - Total Height (Measurement from the required DFE)	—	—
Residential*	—	28-32*
Commercial (non-residential)	—	Refer to Underlying Zoning District
* Not to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the location specified above, further provided that the overall roof height shall not exceed 32 feet.		

HEIGHT



(Ord. No. 2016-19, § 2(Exh. A), 2-28-17; Ord. No. 2021-08, § 2, 6-22-2021)

Sec. 20.18. Minimum off-street parking requirements.

- (a) *Residential*: Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.
- (b) *Nonresidential*: may reduce the number of spaces, if on-street parking is available, then an applicant can count any on-street parking within 500 feet of the parcel.

(c) Access to and location of parking areas:

(1) Parcels abutting an alley of at least fifteen feet width shall not place parking in the front yard of the zoning lot, nor will be provided driveway access from the primary street. Parking may be placed in the rear or side yard. Access shall be provided via the alley.

(2) Parcels without alley access shall be granted a curb cut from the primary street and may provide parking in the front yard with an additional five foot setback from the garage and or principal structure as provided in the building types.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.19. Alleyways and Driveways.

(a) ~~(a)~~ The PAG Overlay District PAGHOD has existing alleyways that shall be maintained and used as an alleyway for access to parcels located along an alleyway.

- (b) Under no circumstance shall an existing alley be reduced in the width and length.
- (c) Parking is permitted adjacent to an alleyway or where the City has identified, through signage, that vehicles may park within the alleyway. Under no circumstance shall a parked vehicle impede the vehicular movement.
- (d) Alleyways shall not be permanently closed or vacated.

(e) One driveway is permitted for each parcel. When a parcel has access to an alleyway, that alleyway shall be the primary access to the parcel's driveway and parking area that is consistent with the parking area

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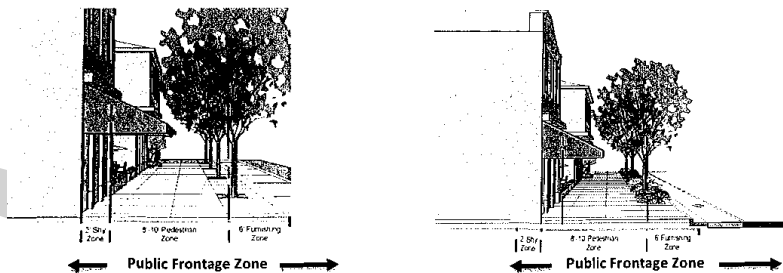
placement as outlined in Sec. 20.15, Permitted Building Types. If a circular driveway is proposed and/or more than one driveway access point is requested, the applicant must provide:

- (1) Overall landscape plan for the primary frontage of the building to ensure Sec. 20.21 Screening of elevated building criteria is met prior to considering multiple access point(s).
- (2) If an impact to the landscape and elevated building criteria needs to be reduced, justification shall be provided that demonstrates a need for the driveway. The priority would be transportation circulation and safety and shall be reviewed and determined by the City.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.20. Landscaping standards.

- (a) *Streetscape standards.* When the City requires improvements to the "Public Frontage" Zone which includes: Furnishing zones, pedestrian zones and a shy zone, the following standards shall apply.
- (1) *Furnishing Zone that is a minimum of six feet in depth and may include street lights, benches and canopy trees.* A furnishing zone shall include one of the following: Tree Grate Standards. One canopy tree per 30 feet in lineal building shall be provided the entire length of the parcel the building is fronting.
 - (2) *Planter Beds.* A minimum width of 6 feet with a maximum length of 25 feet that contains 1 canopy tree per bed and 100 percent ground cover.
 - (3) *Pedestrian Zone.* 8—10 feet of unobstructed sidewalk
 - (4) *Shy zone.* Comprised of 12 inches to 2 feet that includes the area from the edge of the building to the edge of the pedestrian zone.



(b) (b) Landscape Buffers may be required between any uses within the ~~PAG Overlay District~~ PAGHOD.

- (c) Front Buffers for all residential building types, excluding the Apartment Building, shall provide the following:

- (1) The common yard is located between the front lot line and build-to-line of the parcel. Pools, accessory structures may not be located in the common yard area. Front fence or landscape buffer (common yard) shall be provided and include the following:
 - a. An opaque hedge, height not to exceed 3 feet when fully matured and/or
 - b. *Knee wall and/or fence.* Permitted materials are wood, shell or concrete material consistent with the overall architecture and design of the primary residence with a minimum height of two feet and a maximum of four feet. The fence setback and visibility standards of section 20.15 shall apply to the building type selected for development, except that no fence exceeding four feet in height shall be installed closer to the front lot line than the principal structure to which it is ancillary.

c. Front Buffer criteria, is provided in the table below.

COMMON YARD FRONT BUFFER	MIN	MAX
<u>A - Landscape</u>	<u>grass and or ground cover</u>	
<u>B - Shrubs, ground cover</u>	<u>10</u> <u>(3 gallon) 3'</u> <u>height</u>	<u>=</u>
<u>C - Tree (canopy tree)</u>	<u>1</u>	<u>=</u>
<u>D – Front/sideyard Fence Height (feet)</u>	<u>2'</u>	<u>4'</u>

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.21. Screening of elevated buildings.

A building required by section 98-33 of the City's Code of Ordinances, to be elevated more than three feet above grade shall mask the fact that it is elevated through the use of appropriate architectural screening so that the building, when viewed from public rights-of-way, appears to have been constructed at, or near, natural grade as follows:

- (a) Architectural screening shall:
 - (1) Create a visual continuity that is integrated with the overall design and architecture of the home using doors, garage doors, entryways, staircase and/or archways.
 - (2) No more than 20 percent of the area being screened can be transparent.
- (b) Landscape screening shall be installed around the portions of the buildings (accessory and principal) that are elevated and facing the public street:
 - (1) A minimum 3-foot-wide landscape area the length of the principal building and garage (if visible from the street) except where driveways are approved. Displaced landscaping from driveways shall be relocated elsewhere in the front yard.
 - (2) One understory tree per 20 lineal feet (or portion thereof) of the elevated building length/width viewed from public rights-of way.
 - (3) Planted with shrubs, ornamental grasses and groundcovers to provide 100 percent coverage of the landscape area within one growing season. The landscape design shall (unless spatially impractical) provide layering of plant materials that includes larger background shrubs and low foreground groundcovers. All plant material should be Florida friendly plantings as defined and identified by University of Florida/IFS horticulture experts.
 - (4) Permanent mulch materials, such as organic mulches, stones, and recycled inorganic groundcover materials are not permitted in lieu of vegetation, unless they are provided as accent or focal points that enhance the landscape design.
- (c) Apartment building types (apartment house, apartment building small and apartment building medium shall also meet the following standards:
 - (1) Parking may only be accessed from the side or rear of the building.
 - (2) No portion of the primary-principal building shall have garage doors facing any street.

- (3) Parking may be located within the BFE provided the primary face of the building is architecturally designed to be consistent with front entryways of homes that are integrated and not visually seen from any street.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

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 PAGHOD 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 and exclude specific building design elements.

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

- (a) The mass of a building must include:
 - (1) *Primary mass*. The building shall have a distinct primary mass.
 - (2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in the mass.
- (b) Proportional design elements shall include:
 - (1) Windows in varying, yet similar arrangements.
 - (2) Appropriate vertical visual consistency at the centerline of the façade.
 - (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).
 - (4) Overall design shall be symmetrically or asymmetrically balanced.
- (c) Design must include the following rhythms:
 - (1) Proximity (objects close together complement each other).
 - (2) Similarity- common textures, colors or features.

(d) Garage Design elements shall include:

- (1) Garage, attached to the principal structure and visible from the public right-of-way, shall be designed and integrated into the overall design elements of the principal structure. Garage doors shall not “dominate” the front façade or be the focal point of the building by the use of contrasting colors, textures that are not part of the overall design of the primary structure. Using elements that are consistent with this subsection, (a), (b) and (c) are required. Height of a garage shall not exceed more than one story of the principal building.
- (2) Garage, detached from the principal structure, shall have a complementary appearance to that of the principal structure such as wood, stone, and/or manufactured products such as brick, stucco, or decorative concrete block. Architectural elements such as awnings, parapets,

decorative molding, and windows should be utilized to create compatibility and consistency between the appearance of the principal dwelling unit and the detached garage.

- (e) Pool location. Pools shall not be permitted in the front yard setback area or be considered subject to the principal building setback area.

Design Guidebook, The design guidebook shall be used for both non-residential, mixed-use and residential development as a tool to assess compatibility within the PAGHOD, provide design concepts that reflect and support the historic character of the district.

- (b) A design guidebook for the PAGHOD, provides for overall design concept ideas for implementation of design within the district for all development. Specific materials, color, textures, and architectural style are not required, but will be provided as context and character of the area itself and every effort to compliment the overall historic design of the area should be made for new development.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.23. General building design (non-residential and mixed-use buildings).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to non-residential and mixed-use building types only.

- (a) *Public entrance.* Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish which places an emphasis to the entrance.
- (b) *Building orientation.* The primary-principal building entrances shall be visible and directly accessible from a street or park space that has a sidewalk or pedestrian path.
- (c) *Storefront character.* Buildings shall express a "storefront character". This guideline is met by providing all of the following features along the building frontage as applicable.
 - (1) Regularly spaced and similar-shaped windows with window hoods or trim (all building stories).
 - (2) *Large display windows on the ground floor.* All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement if the first floor has not been designdesigned as a flood proof first floor.
- (d) *Building façade.* A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above grade, whichever applies to the proposed development. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street. All buildings excluding single family detached homes shall utilize at least three of the following design features to provide visual relief along all elevations of the building:
 - (1) Divisions or change in materials (materials should be drawn from a common palette).
 - (2) Window bays.

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- (3) Separate entrances and entry treatments, porticoes extending at least five (5) feet.
- (4) Variation in roof lines.
- (5) Balconies: 6 feet maximum may project into the front or side street setbacks.
- (6) Dormers.
- (7) Canopies, extending at least five (5) feet.
- (8) Gables.
- (9) Overhang extending at least five (5) feet.
- (10) Recessed entries (at least three [3] feet from the primary façade).
- (11) Protruding entries (at least three [3] from the primary façade).
- (12) Covered porch entries.
- (13) Cupolas shall be permitted on sloped roofs and are exempt from the height limitations up to twelve feet above the roof line.
- (14) Buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material.

(e) *Roof-Based Mechanical Equipment and Other Roof Penetrations.* All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the side or rear elevations and be configured and screened with similar architectural details that are consistent with the overall building design which should blend into the overall architectural design of the building that shields view, as seen from a pedestrian, vehicle or vessel from a waterway, street, sidewalk, alleyway, and other public right-of-way.

Design Guidebook, The design guidebook shall be used for both non-residential, mixed-use and residential development as a tool to assess compatibility within the PAGHOD, provide design concepts that reflect and support the historic character of the district.

(c) A design guidebook for the PAGHOD, provides for overall design concept ideas for implementation of design within the district for all development. Specific materials, color, textures, and architectural style are not required, but will be provided as context and character of the area itself and every effort to compliment the overall historic design of the area should be made for new development.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.24. Design review and required drawings.

An applicant shall be subject to the City's permit process and ~~In addition, any development within the PAG Overlay District using the building types, as provided in this division, and which qualifies for design review under section 20.13,~~ shall submit:

(a) ~~architectural~~ Architectural elevations of all facades of all structures subject to this division ~~and~~ shall be a required exhibit for plan approval which does not subrogate any requirements outlined in Division 5, Site plan approval procedures, and building permit process.

(1) Such exhibits shall include colors, materials, building dimensions, mass and scale proportions, location of service areas and mechanical equipment, screening devices, parking, site

furnishings, lighting fixtures, all signage, and any other information as determined necessary to ensure consistency with the intent of this division and the PAGHOD Design Book.

(2) All elevations and overall design must be signed and sealed by a licensed architect registered in the State of Florida and must provide a summary and illustrations that identify each standard listed in section 20.22 or 20.23 of this division. The City may request review by the

(3) -Provide 11x17 architectural design packet that clearly illustrates the building elevations, mass and scale, screening of elevated portion(s) of the building (landscape or architectural elements).

(b) Landscape and Elevated screening plan(s) shall be submitted as part of the site plan.

(c) The City's Architect, or design review designee, shall review and determine if the applicant has met the criteria in this Division and provide a summary of approval or recommended changes to the submitted architecture design and/landscape of the project.

(d) The Historic Preservation Board shall review to ensure compatibility of new construction, renovations or additions within the PAG overlay district PAGHOD.

(e) Identify, through the use of the design book, how the proposed project is meeting the intent of the district.

(f) Waste Management Plan shall be provided for all development, excluding freestanding quadplex, triplex, duplex and single-family residential, to ensure an overall strategy for recycling and trash collection has been implemented that includes:

(1) The Site Plan shall include the area(s) for outdoor storage of recycling and/or trash receptables, location and design. It is encouraged to have joint dumpsters and/or compactors in alleys to serve groups of businesses to the extent possible.

i. If storage area is located outside, provide the overall design and location of such receptacles and overall screening from public rights-of way (excluding alleys), waterways.

ii. If the storage area is located in an- alley and not visible from the public street, screening will not be required. Screening of storage areas shall be required in all alleyways where the area is not obscured by a permanent structure from the street.

(2) Restaurant requirements, provide a description of how fats, oils and grease generated by the restaurants is being stored. If outside of the facility, provide the design and storage area to be used for review and approval by the City.

(3) City will review the waste management plan to ensure the access is sufficient for garbage pickup and will approve and/or deny the location, design and type of storage permitted.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

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

Sec. 40.1. Purpose and intent.

~~The CRD-EA district is intended to encourage and promote the continuance of the existing mixed use development pattern and architectural aesthetic of the area, as well as encourage the infill of vacant or under-developed lots. The City recognizes that the CRD-EA was developed prior to the development of suburban zoning regulations and is intended to allow for structures that are considered contributing to the National Register Historic District to be considered conforming regarding base flood elevations and uses of property within the boundaries of the CRD-EA. The CRD-EA intends to ensure that new and redevelopment of any structures and uses shall be compatible with the character of existing historic structures within the CRD-EA district.~~

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

Sec. 40.2. Permitted principal uses and structures.

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

- (a) Residential uses as a component of a vertically mixed-use development;
- (b) Temporary Lodging;
- (c) Eating and drinking establishments, specialty food such as gourmet take out, catering, coffee shops, etc. and sit-down restaurants;
- (d) Offices;
- (e) Retail sales;
- (f) Private, specialized instruction, such as computer training, real estate courses, self- improvement classes, career training or fitness instruction;
- (g) Artist studios, art galleries, and museums;
- (h) Personal service businesses such as barbershops, beauty shops, tailoring, garment alteration and repair, shoe repair, dry cleaning drop-off and pick-up and other personal service uses similar in character and impact;
- (i) Vehicle for hire—limited to rental of bicycles and individual motorized vehicles such as segways, mopeds/scooters;
- (j) On-site parking facilities;

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

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

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

Sec. 40.3. Permitted secondary uses and structures.

- (a) Transit facilities;
- (b) Public recreation and other governmental or civic uses.

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

Sec. 40.4. Allowable conditional uses and structures:

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

- (a) Single-family residential, subject to the following conditions:
 - (1) The structure is eligible for local historic designation pursuant to Section 28.22 of the Land Development Code;
 - (2) The applicant applies for designation of the structure as historic and the Historic Preservation Board approves the request;
 - (3) The applicant applies for and is granted a certificate of appropriateness for any alterations to the exterior of the structure and moving the structure if a structure is proposed to be moved to the 8th Ave District, consistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation or Preservation of Historic Structures and Division 28 of the Land Development Code;
 - (4) The applicant applies for and is granted the conditional use pursuant to Section 4.4 of the Land Development Code;
- (b) Roof dining and/or drinking areas, subject to section 6.24 of this Code as may be applicable.

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

Sec. 40.5. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures. Where setbacks of accessory uses in sections 6.12 and 6.13 conflict with this section, the standards in this section shall apply;
- (b) Home occupations, subject to the conditions set forth in section 6.5 of this Code.
- (c) Temporary uses under the provisions of section 6.11 of this Code.

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

Sec. 40.6. Prohibited uses and structures.

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

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

Sec. 40.7. Density and intensity.

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

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

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

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

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

Sec. 40.8. Building height.

Height shall not exceed 35 feet [which includes the Base Flood Elevation](#).

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

Sec. 40.9. Setbacks.

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

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

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

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

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

Side yard: None

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

For structures that front Pass-a-Grille Way:

Front yard: 10 feet

Secondary front yard: 5 feet

Sideyard: 5 feet

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

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

Sec. 40.10. Maximum impervious surface ratio.

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

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

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

- (1) *Number of parking spaces required:* Subject to Division 23 of the Land Development Code.
- (2) *Access to and location of parking areas:*
 - a. Parcels abutting an alley shall not place parking in the front yard of the zoning lot, nor will be provided driveway access from the main thoroughfare. Parking may be placed in the rear or side yard. Access shall be provided via the alley.
 - b. Parcels without alley access shall be granted a curb cut from the main thoroughfare and may provide parking in the front yard.

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

Sec. 40.12. Landscaping and buffering.

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

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

Sec. 40.13 Assembly or Lot Split of a Parcel(s), Vacation of Easements or Right-of-ways.

The following requirements are to be provided for any lot splits, assembly of parcels, request to vacate easements or right-of-ways:

Assembly or lot splits of a parcel are required to:

- (1) Submit an application to the Historic Preservation Board for a recommendation prior to the Board Of Adjustment and City Commission.
- (2) The applicant shall provide documentation for the Historic Preservation Board to determine the compatibility and respect for the existing character of the CRDEA District, which will review:
 - a. Historical plat and scale of the overall character of Pass-a-Grille (PAG) to ensure the application is consistent with the overall intent of the PAG area.
 - b. Determine if recommending the parcel split or assembly will support or negatively impact the overall character of the area by permitting the use and the scale of the parcel of land and/or development size.

Sec. 40.14 General Building Design

A design guidebook for the CRD-EA provides for overall design concept ideas for implementation of design within the district. Specific materials, color, textures and architectural style are not required, but will be provided as context and character of the area itself and every effort to compliment the overall historic design of the area should be made for new development. The following standards shall be applied to non-residential building types only.

- (a) *Public entrance.* Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish which places an emphasis to the entrance.
- (b) *Building orientation.* The principle building entrances shall be visible and directly accessible from a street or park space that has a sidewalk or pedestrian path.
- (c) *Storefront character.* Buildings shall express a "storefront character". This guideline is met by providing all of the following features along the building frontage as applicable.
 - (1) Regularly spaced and similar-shaped windows with window hoods or trim (all building stories).
 - (2) *Large display windows on the ground floor.* All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement if the first floor has not been design as a flood proof first floor.
- (d) *Building façade.* A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above grade, whichever applies to the proposed development. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street. All buildings excluding single family detached homes shall utilize at least three of the following design features to

provide visual relief along all elevations of the building with arcades being one of the preferred design features:

- (1) Divisions or change in materials (materials should be drawn from a common palette).
- (2) Window bays.
- (3) Separate entrances and entry treatments, porticoes extending at least five (5) feet.
- (4) Variation in roof lines.
- (5) Balconies: 6 feet maximum may project into the front or side street setbacks.
- (6) Dormers.
- (7) Canopies, extending at least five (5) feet.
- (8) ~~Gables.~~Arcades.
- (9) Overhang extending at least five (5) feet.
- (10) Recessed entries (at least three [3] feet from the primary façade).
- (11) Protruding entries (at least three [3] from the primary façade).
- (12) Covered porch entries.
- (13) Cupolas shall be permitted on sloped roofs and are exempt from the height limitations up to twelve feet above the roof line.
- (14) Buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material.
- (e) *Roof-Based Mechanical Equipment and Other Roof Penetrations.* All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations and be configured and screened with similar architectural details that are consistent with the overall building design.
- (f) *Maximum Building Length.* The maximum building length on a parcel shall not exceed eighty (80) feet. If more than one building is located on a parcel of land, a minimum separation for each building shall be ten (10) feet. The building separation area may include walkways, seating areas, and/or landscape/hardscape.
- (g) *Height.* If a development does not flood proof the first floor, which would raise the primary building to the Base Flood Elevation, the design of the structure, measured from at grade, shall provide:
 - (1) A minimum of 10' stepback on each side of that floor that is located at or over 35' in height, measured from grade.
 - (2) Balconies/seating area(s) shall be reviewed, by the Historic Preservation Board, to ensure compatibility of the existing uses and structures is maintained. Hours of access, restrictions on seating may be outlined at the time of the HPRB review.

Sec. 40.15 Design Review and Required Drawings

An applicant shall be subject to the City's permit process. In addition, any development within the CRDEA, shall submit:

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- (a) Architectural elevations of all facades of all structures subject to this division and shall be a required exhibit for plan approval which does not subrogate any requirements outlined in Division 5, Site plan approval procedures, and building permit process.
- (1) Such exhibits shall include colors, materials, building dimensions, mass and scale proportions, location of service areas and mechanical equipment, screening devices, parking, site furnishings, lighting fixtures, all signage, and any other information as determined necessary to ensure consistency with the intent of this division.
 - (2) All elevations and overall design must be signed and sealed by a licensed architect registered in the State of Florida.
 - (3) Provide 11x17 architectural design packet that clearly illustrates the building elevations, mass and scale, screening of elevated portion(s) of the building (landscape or architectural elements).
- (b) The City's Architect, or design review designee, shall review and determine if the applicant has met the criteria in this Division and provide a summary of approval or recommended changes to the submitted architecture design and/landscape of the project.
- (c) The Historic Preservation Board shall review to ensure compatibility of new construction, renovations or additions within the CR-EA district.
- (d) Identify, through the use of the design book, how the proposed project is meeting the intent of the district.
- (e) Waste Management Plan shall be provided for all development, excluding freestanding quadplex, triplex, duplex and single-family residential, to ensure an overall strategy for recycling and trash collection has been implemented that includes:
- (1) The Site Plan shall include the area(s) for outdoor storage of recycling and/or trash receptables, location and design. It is encouraged to have joint dumpsters and/or compactors in alleys to serve groups of businesses to the extent possible.
 - i. If storage area is located outside, provide the overall design and location of such receptacles and overall screening from public rights-of way (excluding alleys), waterways.
 - ii. If the storage area is located in an east-west alley and not visible from a public street, screening will not be required. Screening of storage areas shall be required in all north-south alleys when the area is not obscured by a permanent structure.
 - (2) Restaurant requirements, provide a description of how fats, oils and grease generated by the restaurants is being stored. If outside of the facility, provide the design and storage area to be used for review and approval by the City.
 - (3) City will review the waste management plan to ensure the access is sufficient for garbage pickup and will approve and/or deny the location, design, gate style and type of storage permitted.