



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, August 1, 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 August 1, 2024 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general and agenda items. Agenda item comments will be called when that item is heard. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

a. June 6, 2024 Meeting Minutes

4. Action Items -

**a. Unnecessary and Undue Hardship Variance #24040 (Recommendation):
3112 Pass A Grille Way**

Staff seeks a recommendation of approval, approval with conditions, or denial, from the Historic Preservation Board to the Board of Adjustment regarding the reinstallation of a 34x52" sign on the front of 3112 Pass A Grille Way which is not zoned for such a sign type.

b. Certificate of Appropriateness for Demolition #24045: 2311 Pass A Grille Way

The property owner is requesting a Certificate of Appropriateness to demolish this contributing property to the Pass-a-Grille National Register Historic District and locally designated historic structure (11/2/1995) and to replace it with a new single-family residential structure to be constructed to the House-Large standards of the Pass-a-Grille

Overlay District (LDC Section 20.15).

c. Design Review #24044: 2311 Pass A Grille Way

Staff requests Historic Preservation Board review of a new residence at 2311 Pass A Grille Way, that is proposed to be constructed to the House-Large building type.

d. Certificate of Appropriateness #24050: 315 Corey Avenue (Beach Theatre)

Applicant requests a Certificate of Appropriateness to complete facade improvements inclusive of window wall replacement, and illuminated marquee and shadow box sign installation, at this locally-designated historic resource. Applicant also seeks a recommendation to the Board of Adjustment regarding variance requests for the property to be permitted five signs instead of the maximum of three (LDC Sec. 26.33), and with all four newly-installed signs to have internal illumination which is not permitted along Corey Ave (LDC Sec. 26.33.(e)).

5. Discussion Items

a. 2004 Pass A Grille Way: Facade Alterations

Staff has been presented with a facade alteration proposal for 2004 Pass A Grille Way, which formerly contained Gennaro's and the Leaping Llama Cafe. Feedback from the Historic Preservation Board is requested.

6. Information Items -

a. Land Development Code Division 20 & 40 Amendments

Presenting modifications to the proposed amendments to LDC Division 20 and 40 that were discussed by the Historic Preservation Board at the June 2024 meeting.

7. Next Meeting: September 5, 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

June 6, 2024 - 2:30 PM

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

ABSENT: Danielle Dashiell, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Ginny Bodkin, Deputy City Clerk;
Brandon Berry, Senior Planner

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

1. Approval of the Agenda –

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the June 6, 2024 agenda as presented; the motion carried unanimously.

2. Audience Comments – There were no audience comments.

3. Approval of Minutes – a. **May 2, 2024 Regular Meeting**

Motion: Member Hurley moved, and Member Hockensmith seconded the approval of the May 2, 2024 regular minutes as presented; the motion carried unanimously.

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 an 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".

Senior Planner Brandon Berry reviewed a PowerPoint presentation of this request; the presentation is part of the meeting record. The application and related materials along with staff review, findings and recommendations were included in the meeting packet.

Staff recommended approval with three conditions: 1) the existing wrought iron railing be reused or an identical replica, 2) existing white columns be reused, and 3) decorative support columns be reused. The request will move on to the Board of Adjustment after this Board.

Sean Roney of Roney Design Group testified on behalf of the Applicant. The Applicant was agreeable to the conditions, but would like a square column vs. round. The Board asked questions of Mr. Roney.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Certificate of

Appropriateness Case No. 24021 with the conditions that the wrought iron rails be reused or similar, the decorative support columns be used, corner corbels be used, and square columns be allowed; the motion carried unanimously.

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.).

Mr. Berry reviewed a brief presentation on this request; the presentation is part of the meeting record. The application and related materials along with staff review, findings and recommendations were included in the meeting packet. The plans have gone through Zoning review several times.

Staff recommendation was for approval with the condition that any 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 Board members asked questions of Mr. Berry regarding siding and height. Chair Loughery opined on mass and scale of new homes and harmony with the historic district. Designer Michael McCoy of McCoy Residential Designs, Inc. appeared on behalf of Applicants Craig & Rhonda Reuther and answered questions.

Motion: Member Young moved, and Chair Loughery seconded to approve Design Review Case No. 24036 with the condition that any major alterations of the residence while under construction including façade materials, window design, or frontage elements or colors, as determined by staff, shall require this case to return to the Historic Preservation Board, and encourage the use of historic design elements where possible; the motion carried unanimously.

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.

Mr. Berry explained that this is a continuation from last month's discussion. The Staff Agenda Report in the meeting packet explained the two ways to rezone a property located out of the Overlay District: 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. 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. If the Board would like staff to move forward, they would need general direction.

Discussion followed. Instead of new zoning, adding specifics for a commercial area was considered. Board consensus was to keep the parcels in the Overlay but amend the standards in the commercial area (CG-1/PAG). Chair Loughery suggested the possibility of removing the Fire Station from the Overlay. This would come before the City Commission in a few months after the August election.

6. Informational 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.

Mr. Berry explained that none of the zoning staff 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 (Resolution 2021-02). Chair Loughery stressed that this is a good example of why changes South of 32nd Avenue should come before this Board.

b. Alleyway Widths in Pass-A-Grille

Mr. Berry explained that staff had prepared a map showing the width of alleyways in Pass-A-Grille, as requested by the Board; it was included in the meeting packet.

Discussion followed on curb cuts and the potential of changing Section 20.18(c)(1) “Parcels abutting an alley of at least fifteen feet width” to “at least ten feet in width” during the workshop anticipated for September.

c. Proposed Amendments to the 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 were included in the meeting packet.

The inclusion of street ends in the Overlay was discussed. A few minor adjustments to the drafts were discussed.

Staff will address any amendments with Ms. Salmieri prior to the workshop.

7. Adjournment – The next meeting was scheduled for July 11th 2024. Member Young stated that she would not be able to attend the July meeting and Chair Loughery was also unsure of his availability. It was decided that instead of meeting in July, staff will send the updates discussed today to the Board members for the August meeting, which will have several other items.

Member Hockensmith announced the July 4th Golf Cart Parade beginning at 9:00 AM.

Chair Loughery adjourned the meeting at 4:02 P.M.

These minutes will be considered for approval at the August 1, 2024, Historic Preservation Board meeting.

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

Agenda Report

Action Request: Motion to recommend [approval/approval with conditions/denial] of Unnecessary and Undue Hardship Variance Case 23040 to the Board of Adjustment.

Strategic Objective:

Date: August 1, 2024

Prepared By: Kristin Coman, Community Development Director

Through: Brandon Berry, Senior Planner

Summary of Issue: The current location of the Tech[Travel.com](https://www.travel.com) offices and Eva's Emporium formerly contained the Nancy Markoe Gallery, which during its operation had a hanging sign of approximately 12.3 sq. ft. (8 sq. ft. of sign area) along its Pass A Grille frontage. The owner has requested to reinstall the sign at approximately 8.5 feet above the ground along the same side of the building. The zoning of the property (Residential Medium within the Pass A Grille Overlay District) does not permit the reinstallation of such a sign type if the sign has been removed for a period of at least six months, which is the case in the subject request.

The building contained the subject sign with a different business name when it was placed on the local historic registry in 2007. As the City is generally not permitted to regulate sign messages, Staff provides no comment on the sign text. However, as the structure remains on the local historic registry, Staff requests a recommendation from the Historic Preservation Board to the Board of Adjustment as to whether the request should be approved, approved with conditions, or denied.

Funding: N/A

Attachments:

1. Application
2. Photos
3. Survey

CASE #: 24040PARCEL #: 07-32-16-60948-000-0010SUBMITTAL DATE: _____ AMOUNT DUE: \$573.10 PAYMENT DATE: _____**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**The following items are to be submitted, along with this application, at least 30 days prior to the public hearing:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

**OWNER/AGENT INFORMATION:**

Identification	Name	Address	Phone #
Owner	Brandon Tecklenburg	3112 Pass-A Grille way, St Pete Beach, FL 33706	727-265-6269
Applicant/ Agent	Vivian Hearld	3112 Pass A Grille way St Pete Beach FL 33706	727-808-2791

Owner Email Address: <u>info@techtravel.com</u>	Applicant/Agent Email Address: <u>info@techtravel.com</u>
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PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation <u>RM/PAG</u>	Future Land Use Designation <u>RM</u>	Lot Area <u>4,243 sf</u>
Legal Description: <u>North Pass A Grille Replat of Blk 12 Lot 1</u>		
Address: <u>3112 Pass A Grille Way, St Pete Beach, FL 33706</u>		
Explanation of Request: <u>Install a 34in X 52in frame sign, with Interior of 8sqft, approximately 102" (8.5ft) from grade, projecting/hanging sign under the eave of the existing building along Pag way frontage.</u>		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

We are situated within a residential area but have been operating as a commercial establishment since 1933. Our building holds historical significance, and there was once, a sign similar to the one we are currently requesting. However, during the refurbishment process started by the previous owner to preserve this historic structure, the sign was temporarily taken down. Unfortunately, due to circumstances beyond our control, the refurbishment process took longer than anticipated, preventing us from rehanging the sign within the permitted timeframe of 90 days. These unique conditions and the historical nature of our building warrant special consideration in our request for signage.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

From its inception, this building has served commercial purposes, dating back to its arrival in Pass a Grille aboard a barge, marking it as one of the area's earliest establishments. Our longstanding commercial history underscores the organic evolution of this property within the community, further emphasizing the need for special consideration in our request

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

This interpretation places undue and unnecessary hardship on our business operations. Granting our request would not only align with the spirit of fairness and equity but also ensure that our rights as business owners are upheld in a manner consistent with the broader community."

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

Our commitment is to abide by the guidelines delineated in the comprehensive plan and land development code, ensuring alignment with the community's vision while also acknowledging the distinct challenges pertinent to our business. Our request for a business sign does not stem from any deliberate attempt to contravene these regulations, nor does it aim to amplify development density. Rather, it reflects our endeavor to navigate within the prescribed boundaries while addressing the specific needs and circumstances of our business

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

While we acknowledge that a desire for greater financial return from our property does not inherently constitute hardship, it's important to emphasize that our request is not solely driven by financial considerations. Instead, our aim is to address the unique circumstances surrounding our business and the necessity for a business sign to effectively communicate our presence within the community. Our request for the sign is grounded in the need for visibility and branding, which are essential components of sustaining our business operations, rather than solely seeking maximum financial return

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

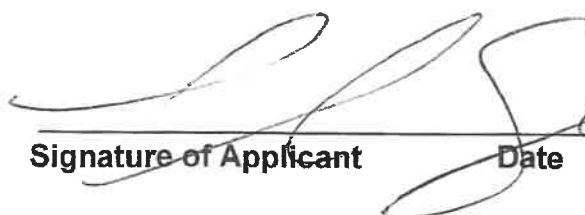
Granting the variance application would ensure equitable treatment for our business, aligning with the standards applied to other lands, buildings, or structures within the same zoning district. This approach fosters fairness and consistency in the application of zoning regulations, promoting a level playing field for all stakeholders. By receiving similar treatment to other Business owners, we can effectively address the unique circumstances of our business while upholding the principles of fairness and equity within the community

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

The variance we're requesting represents the minimum adjustment necessary to enable the reasonable use of our land and building. It's designed to strike a balance between compliance with zoning regulations and addressing the specific needs of our business. By granting this variance, we can ensure that our property remains viable and functional while still respecting the intent of the zoning regulations.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The variance we are seeking is fully aligned with the overarching goals and objectives outlined in the comprehensive plan and the land development code. Moreover, it is carefully crafted to uphold the welfare and safety of the neighborhood while ensuring compatibility with its existing character. Our proposal will not cause harm or detriment to the community; rather, it aims to enhance our business operations while maintaining harmony with the surrounding environment. Importantly, granting this variance will not substantially diminish property values within the neighborhood, but rather contribute positively to its vitality and appeal.

	
Signature of Applicant	Signature of Authorized Agent
	
Date	Date

Requires Review
TRC -
HPB (info item)

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

BT I understand that the City will not accept or process an incomplete application.

BT I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

BT On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

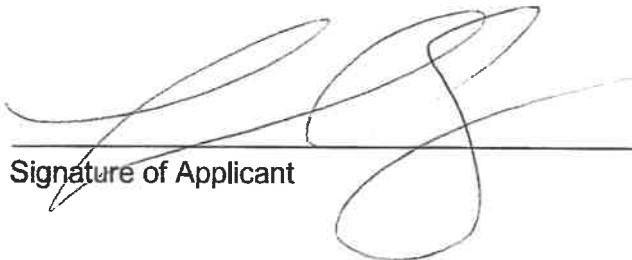
BT I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

BT I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

BT I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

BT I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.


Signature of Applicant

6/11/24
Date

JOB NO.: 221667

DRAWN BY: MRB

CHECKED BY: EDM

DATE OF FIELD WORK: 12/22/2022

MURPHY'S LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
5760 11TH AVENUE NORTH
ST. PETERSBURG, FLORIDA 33710
WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410

PH. (727) 347-8740

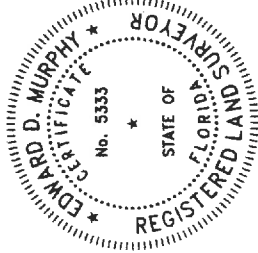
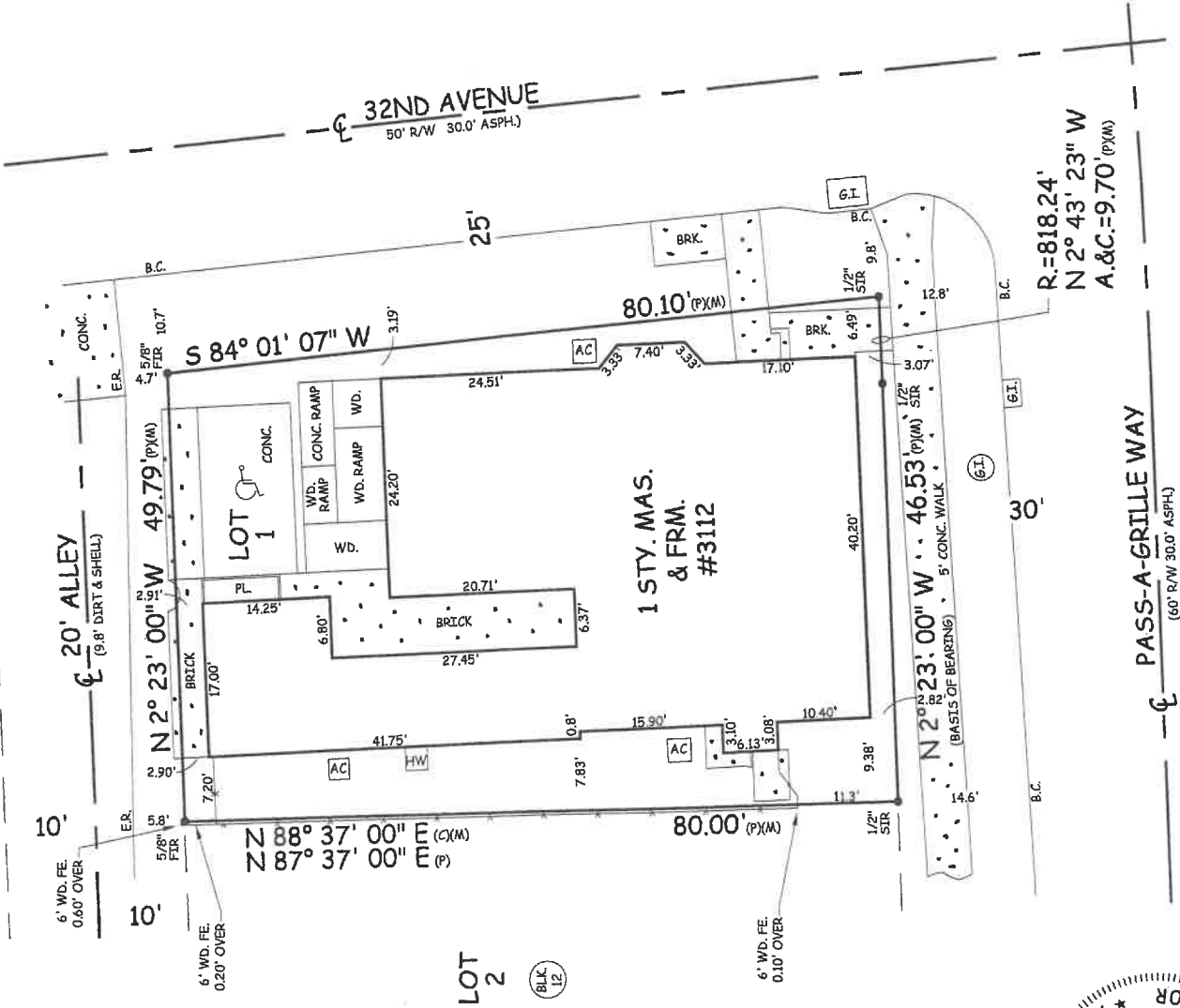
FAX (727) 344-4640

CERTIFIED TO: Pagsup LLC

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 07 TWP. 32 S. RGE. 16 E.



NORTH (PLAT)



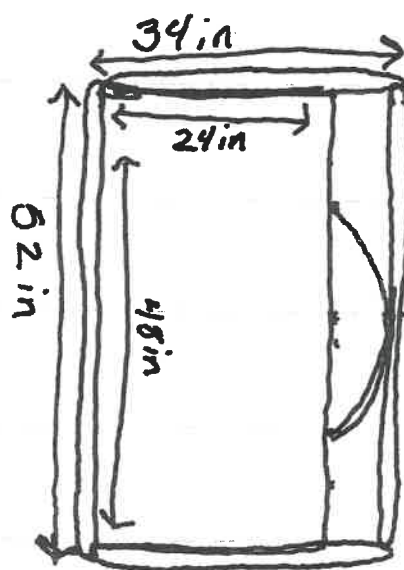
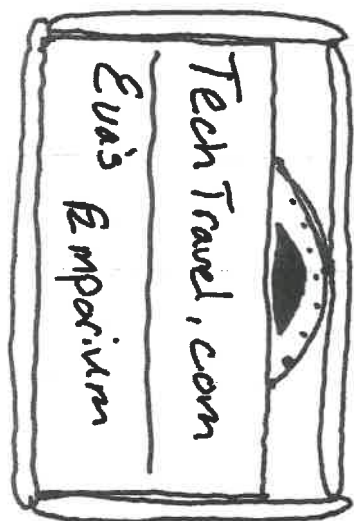
A BOUNDARY SURVEY OF: Lot 1, Block 12, REPLAT OF BLOCK TWELVE NORTH PASS-A-GRILLE, as recorded in Plat Book 16, Page 94 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: AE Comm. Panel No.: 125149 0278 H Map Date: 8/24/2021 Base Flood Elev: 9.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5417, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS ASSIGNED WITH SURVEY CHES SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY REG. P.L.S. # 5333

LEGEND:	
F.I.P. - FOUND IRON PIPE	ESMT. - EASEMENT
F.C.M. - FOUND CONCRETE MONUMENT	M.H. - MANHOLE
F.I.R. - FOUND IRON ROD	CONC. - CONCRETE
S.I.R. - SET IRON ROD 1/2" LB #7410	CLR. - CLEAR
P.C.C. - POINT OF COMPOUND CURVATURE	COL. - COLUMN
P.C.C. - POINT OF REVERSE CURVATURE	WOOD - WOOD
FIN. FUR. - FINISHED FLOOR ELEVATION	BRK. - BRICK
N & D. - NAIL AND DUB ROSS AMERICAN VERTICAL	SW. - SEAWALL
DATUM OF 1988	ASP. - ASPHALT
	UTIL. - UTILITY
	DR. - DRAINAGE
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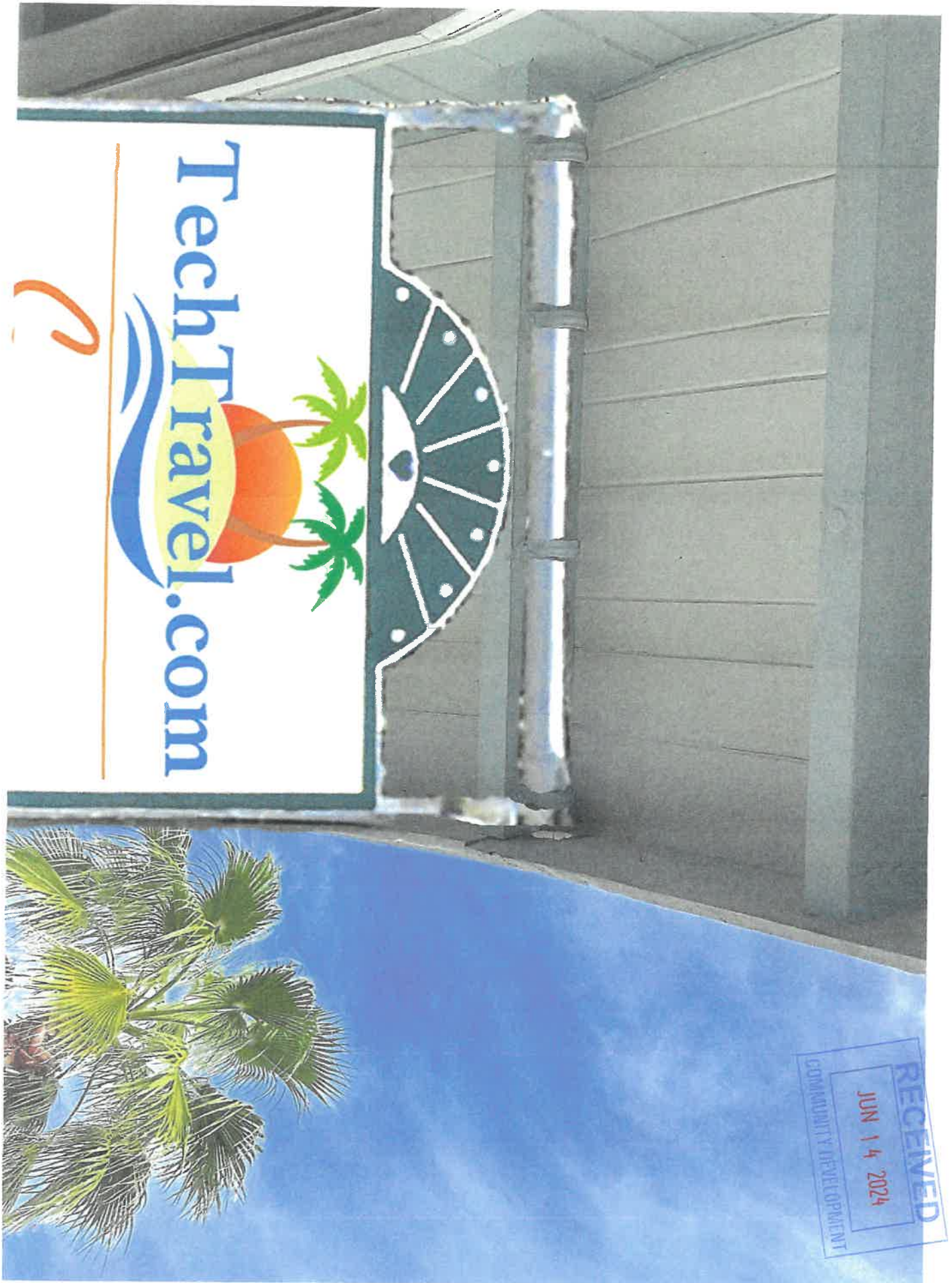




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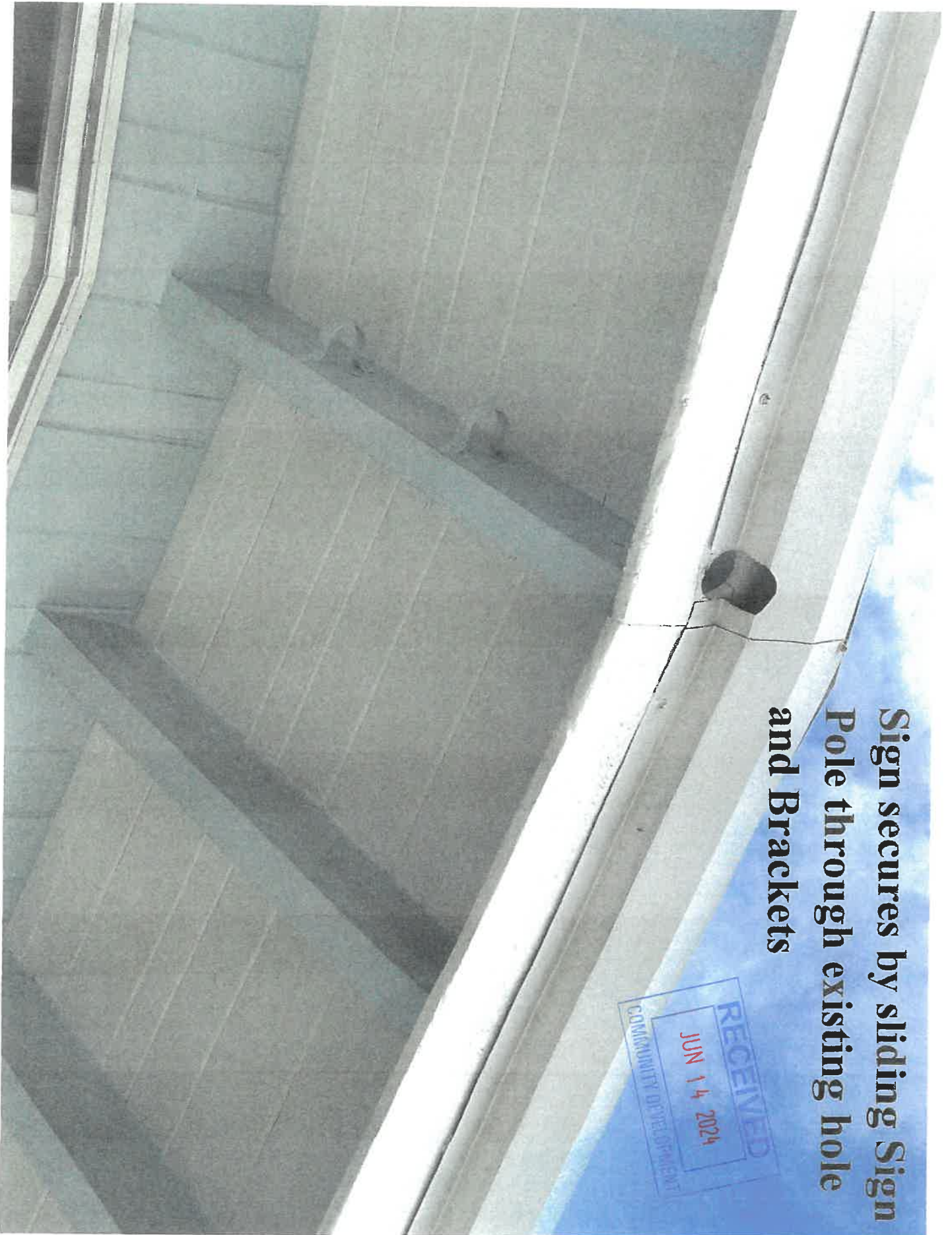
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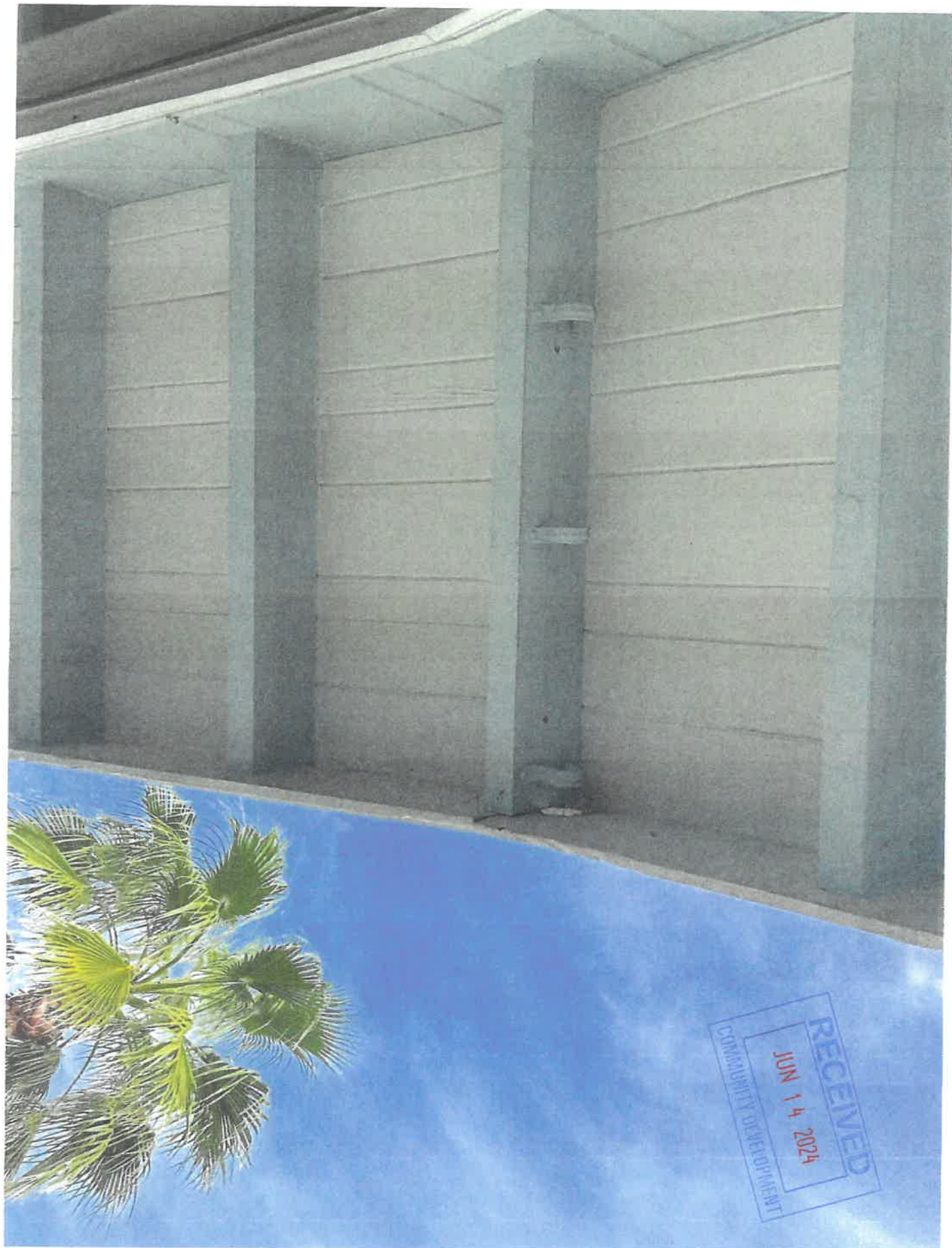




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FOR THE WEEKEND TO
TAMPA BAY
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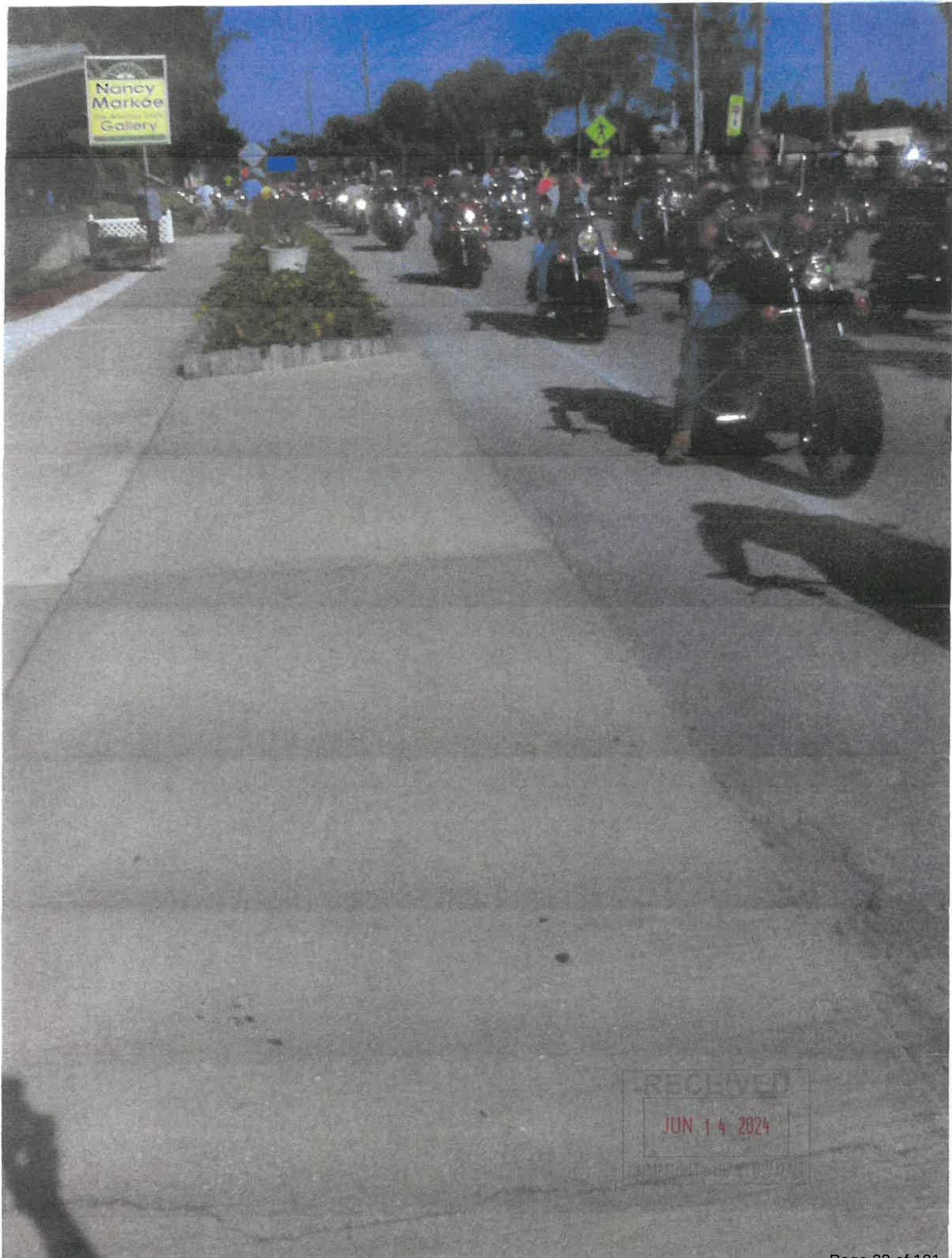
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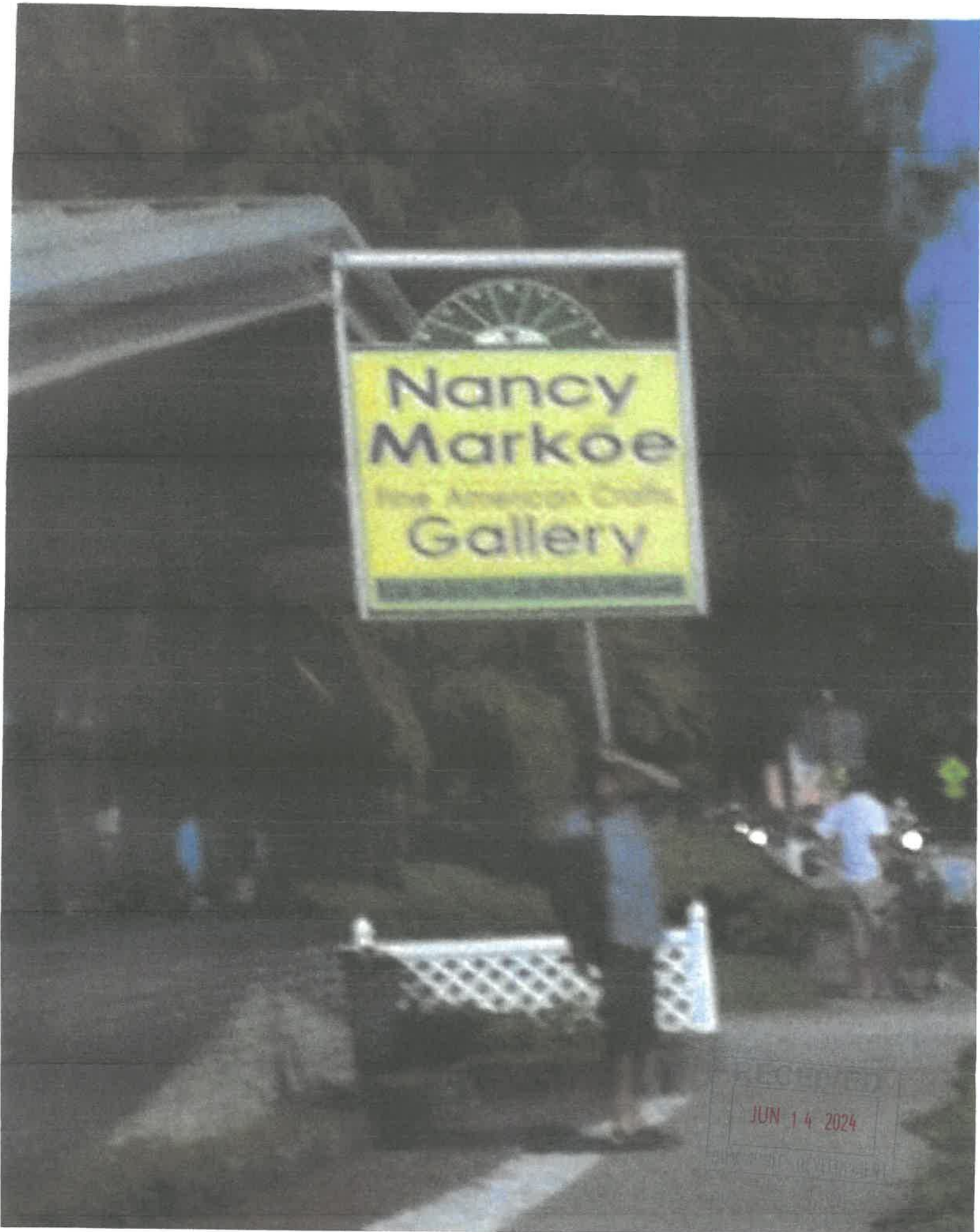
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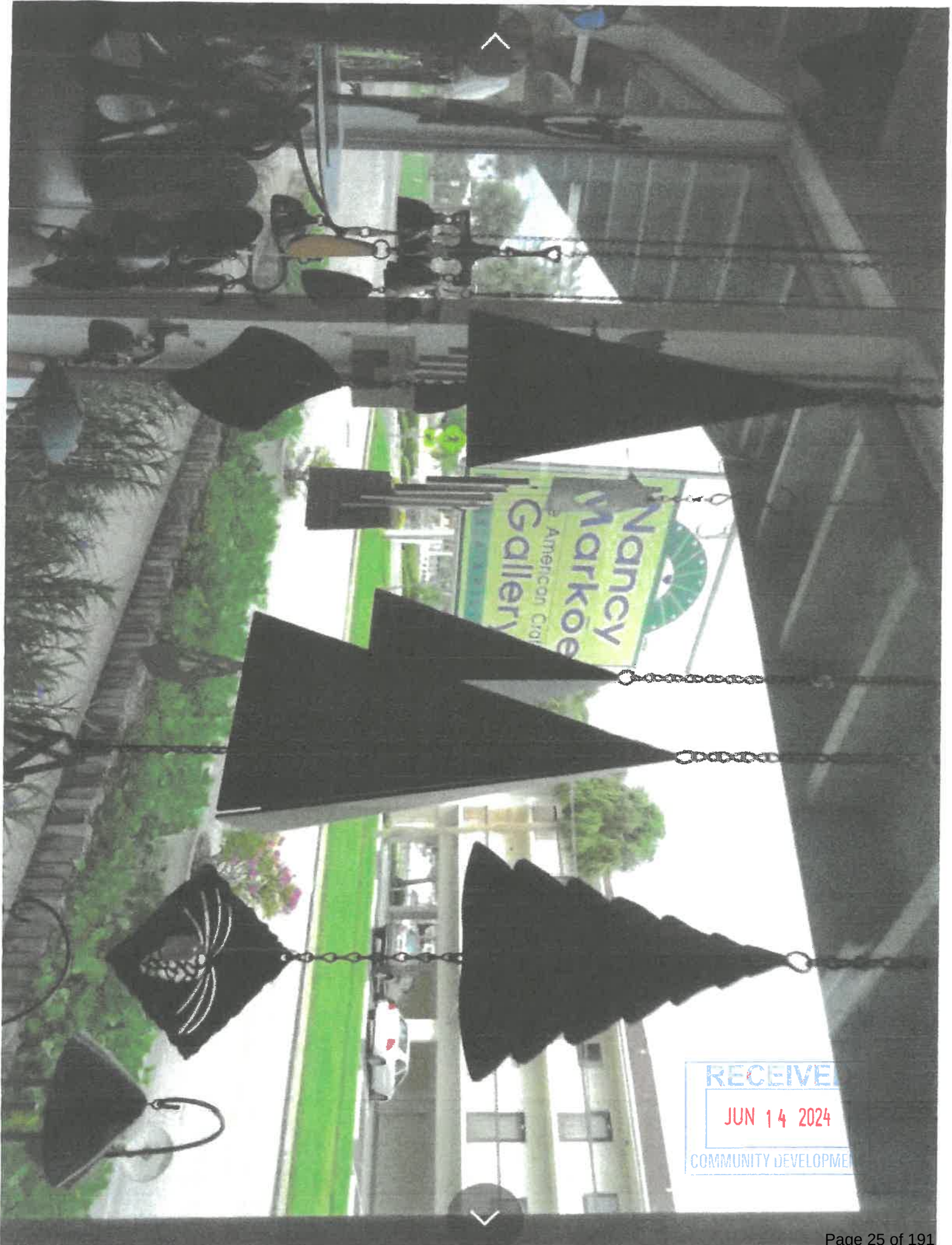






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Paradise

News Magazine of the South Beaches since 1995 *News*

Feature Story: Women In Business



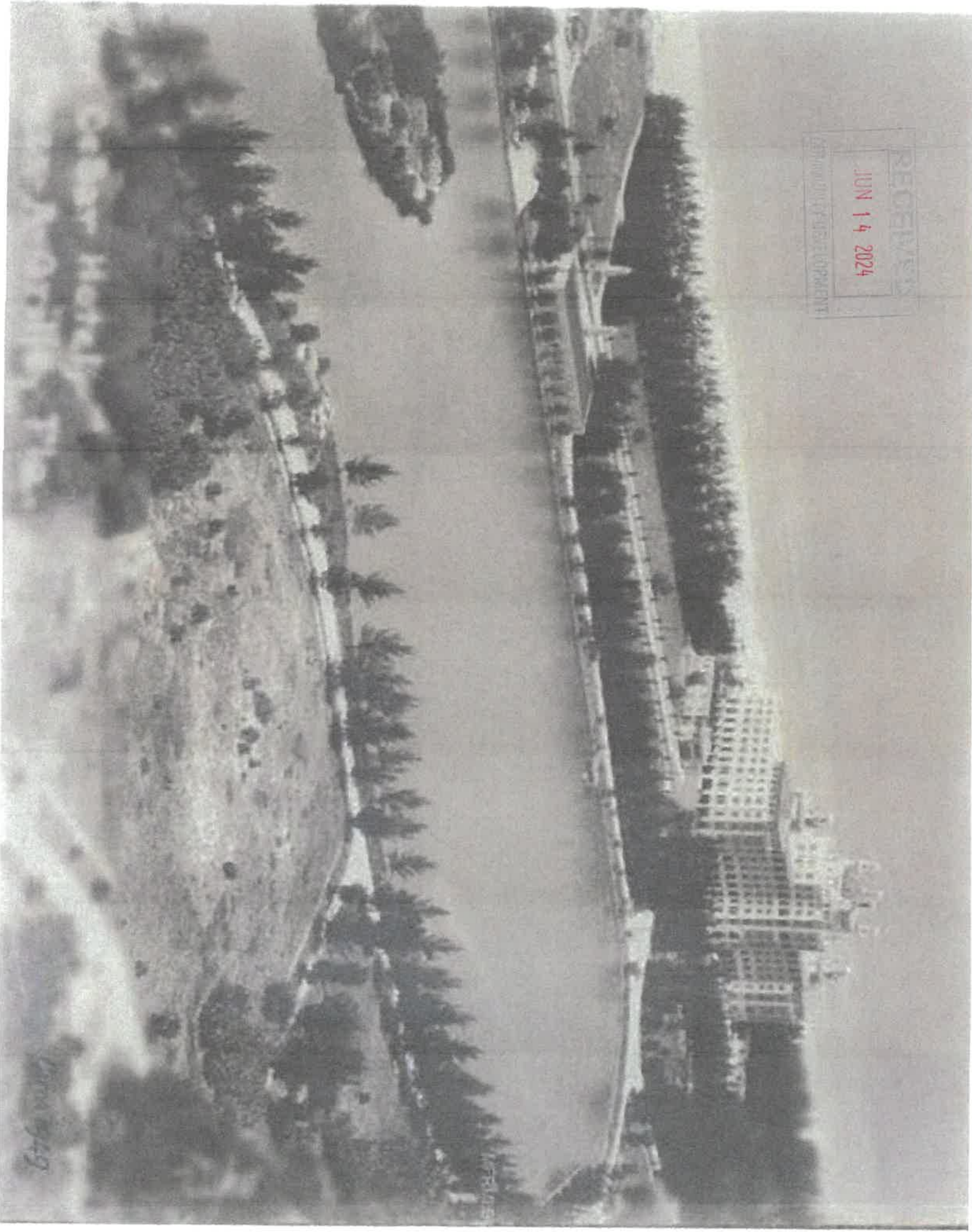
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**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request: Motion to approve the requested demolition once the Board is satisfied with and completes its review and recommendation(s) of the proposed residential building's Design Review (Case No. 24044) by the Historic Preservation Board.

Strategic Objective:

Date: August 1, 2024

Prepared By: Lynn Rosetti, Consultant

Through: Kristin Coman, Community Development Director

Summary of Issue: The property owner is requesting a Certificate of Appropriateness to demolish this contributing property to the Pass-a-Grille National Register Historic District and locally designated historic structure (11/2/1995) and to replace it with a new single-family residential structure to be constructed to the House-Large standards of the Pass-a-Grille Overlay District (LDC Section 20.15).

Funding: N/A

Attachments:

1. Staff Report
2. Application and Floor Plans
3. Photos of Damage
4. Florida Master Site File



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

Certificate of Appropriateness / Demolition Case Number 24045

Property Owner: Jens Johansen

Meeting Date: August 1, 2024

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

REQUEST	The property owner is requesting a Certificate of Appropriateness to demolish this contributing property to the Pass-a-Grille National Register Historic District and locally designated historic structure (11/2/1995) and to replace it with a new single-family residential structure to be constructed to the House-Large standards of the Pass-a-Grille Overlay District (LDC Section 20.15).
SUBJECT PROPERTY	2311 Pass-a-Grille Way; Sunset Park Addition Replat, Blk G, Lot 1; Property ID #18-32-16-88074-007-0010.
LAND USE / ZONING	RU /RU-2/ PAG Overlay
YEAR BUILT	Circa 1936
HISTORIC STATUS	The existing single-family residential property is listed as contributing to both the original and updated 2015 Pass-a-Grille National Register Historic District. Its Florida Master Site File number is P112622, and it was originally surveyed in 1986. It was constructed in 1936. The applicant is requesting to demolish this contributing historic residential structure to build a new single-family structure. Once the existing structure is demolished, the property will no longer be contributing to the historic district., nor will it be a locally designated historic property. There is a companion Design Review application for the Board's review.
SURROUNDING AREA	North – Single-family Residential South – St. Petersburg Yacht Club+ Marina East – Boca Ciega Bay West – Pass-a-Grille Way/ 24 th Ave/ Single-family Residential (2)

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition (Case No. 24045) to demolish this contributing historic property to allow for the construction of a new elevated single-family residence in its place. The applicant is proposing to construct this new single-family residence

to the Pass-a-Grille Overlay District House – Large (LDC Sec. 20.15) and other related standards found in LDC Section 20 which carry certain design requirements. This Design Review has been reviewed in-house and will be presented to the Historic Preservation Board at the August 1, 2024 hearing.

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 has historically housed one residential unit. The proposed new construction will remain a one-unit residential property. The requested Design Review for the new construction, in accordance with the House Large design guidelines, is scheduled for the Historic Preservation Board's review on August 1, 2024.

- 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 applicant has indicated that the property owners will be building to the House-Large building type (LDC Section 20.15) and an application for the related residential design review (Case #24044) has been submitted to the City staff and undergone in-house review. The in-house review has been completed and has been placed on the August 1, 2024, agenda for affirmation that new building being proposed will be compatible with the character of existing development consistent with LDC Section 20.15, House-Large building type, and LDC Section 20.22, General Building Design (residential) requirements.

- 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 application states that the proposed architectural details on the new house have not been copied from other historic properties. No items from other properties will be used on the new residence.

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

The application states that records do not indicate that the existing residence has acquired any historic designation. However, as previously noted, the subject property is a contributing structure to the Pass-a-Grille National Register Historic District. As such, this property is on the National Register of Historic Places as a contributing structure within the National Register District. In addition, 2311 Pass-a-Grille Way was designated as a local landmark by the City Commission on November 2, 1995. It received a plaque from the City to identify it as a local landmark as well.

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

Not applicable. The owner of the existing house is requesting its demolition due to termite damage and water damage. The applicant has provided photographs of this termite and water damage. They have been included with the staff report.

- 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.**

Not applicable.

- 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.**

Not applicable.

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

The applicant is put on notice that any discovered archaeological resources must be reported to the City's Building Official and protected and preserved in place while mitigation measures are undertaken.

- 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 is seeking design review to build a new single-family residential structure on this property subject to the requirements of Division 20 (Pass-a-Grille Overlay District) including but not limited to LDC Sec. 20.15 and Sec. 20.22.

- 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 intends to build a new FEMA compliant house using the Pass-a-Grille Overlay

for the House-Large building type. In conjunction with this request for demolition, a companion Design Review will be presented to the Historic Preservation Board at the August 1, 2024 hearing.

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.**

Not applicable.

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.**

Not applicable.

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

Not applicable.

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.

(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.

This building is part of the historic fabric of the Pass-a-Grille National Register Historic District and was determined to be contributory to the National Register historic district. This building was also locally designated as a historic property by the City Commission on November 2, 1995. It should be noted that the existing residential building is unique in style, being asymmetrical and interesting architecturally. It was classified as Tudor Revival on its Florida Master Site File record. Historically, this was owned by Joan Haley who was prominent in Washington D.C. social circles and was a member of the Washington Press Corp. Architecturally, this house is asymmetrical in form, with working shutters and an exterior front chimney (Source: FMSF PI12622)

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

This property contributes to the integrity and importance of the Pass-a-Grille National Register Historic District through its age, scale, and general building type. This building was constructed in 1936 and is utilitarian in style. The loss of this building will contribute to the erosion of the historic district's original character. Pass-a-Grille was originally a fishing village and many of its early buildings were modest and utilitarian in style.

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

This building cannot be reproduced because it is built below the design flood elevation. Any reproduction which constitutes a new build, would have to be elevated to meet the floodplain requirements. As a point of information, staff has had conversations about with the State Historic Preservation office in the past regarding renovation vs. replication. Staff was advised that a renovation which replaced more than 50% of the existing building and/or material is considered to be a replication. Such replication would not be FEMA variance

eligible because it was a new build and because it could not be considered a local landmark was not a local landmark. If it was previously designated a local landmark, that designation would no longer apply.

Staff has discussed the deteriorating state of the subject property due to water and termite damage with the applicant who indicated that he has undertaken numerous repairs and has also consulted with a house mover to determine the viability of elevating the subject house. According to the applicant, the house would be difficult to elevate because of its asymmetry in that it would have to be cut into three sections. And it would likely lose some of its characteristics. The owner provided photographs showing the deterioration and damage. The photos have been included with the application.

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

According to its 2015 Florida Master Site File, this structure is of wood frame construction on a continuous concrete block foundation. The main entry is off center, and the porch extends from the garage towards the exterior front chimney and features a curved roofline and arched opening. This structure supports the eclectic character of the historic district, and it is also a unique, one-of-a-kind structure.

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

Staff discussed this option with the applicant who indicated he was concerned about continuing to repair the building considering potential flooding and other water damage impacts. Elevating the house does not seem to be a viable option.

(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.

According to the architect, the building's condition does not make it economically feasible to repair or renovate. In addition, the architect has stated in the application that the owners want to have a FEMA compliant building.

Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition, but may defer action by up to 30 days for contributing structures per Sec. 28.11(b) of the Land Development Code relating to historic preservation incentives or possible alternatives to demolition.

Staff recommend approval of the requested demolition once the Board is satisfied with and completes its review and recommendation(s) of the proposed residential building's Design Review (Case No. 24044) by the Historic Preservation Board. The proposed design review by the Board is scheduled to follow this demolition request.

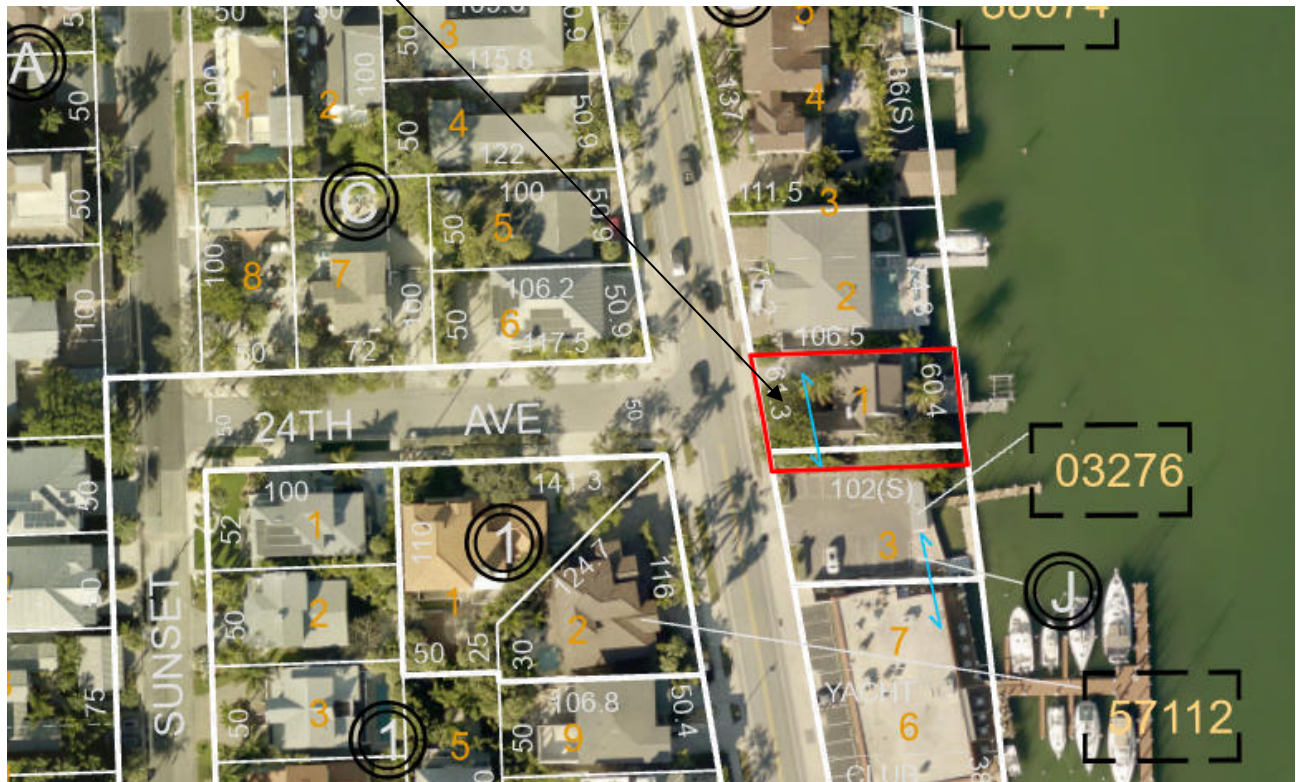
LAND USE/ZONING

COA/Demolition
Case No. 24045



AERIAL PHOTOGRAPH

**COA/Demolition
Case No. 24045**





Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 24045

Property Owner Name & Address

Jens Johansen

2311 Pass-A-Grille Way

St. Pete Beach, Florida 33706

Phone 727-383-7400

Email Address jensojohansen@gmail.com

Agent or Representative Name & Address

Joy Douglas, AIA

1329 50th Avenue NE

St. Petersburg, Florida 33703

Phone 727-434-1546

Email Address joywdouglas@icloud.com

Property Address, Legal Description, Parcel ID

SUNSET PARK ADD REPLAT BLKG, LOT 1 & N'LY 10FT OF WATER LOT 3, BLK J OF BAUTISTA'S
SUB & RIP RTS

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: +/- \$50,000.00

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.**

The property currently contains a single family residence that has termite and water damage beyond repair. The existing wood frame structure is not properly insulated, is non-conforming below flood elevation, and beyond the rear water setback line. The new construction will be maintained as a single family residence that will be located within the setback lines and elevated to meet FEMA guidelines for new construction with multiple levels.

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 new residence being proposed will preserve the context of designs of the district. The architectural style of the new residence will resemble Modern Coastal with metal roof, plaster, shell stucco, and powder coated aluminum to resemble wood, as established by other residences in the district.

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 proposed new residence will not recreate any conjectural feature or elements from the existing residence or any other historically significant residence in the district. The new residence is of a Modern Coastal style consisting of elements classic to coastal design in a multilevel living above storage and garage.

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

Records do not indicate that existing residence has acquired any historic designation. The new residence design has made considerable efforts to conform to Zoning setbacks, well within the existing water side footprint, as to be as least intrusive as possible for the district.

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

N/A

- 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.**

N/A

- 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.**

N/A

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

In the event during demolition there are archaeological discoveries, the parties involved must stop work immediately and contact the proper authorities for correct mitigation measures of said findings.

- 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.**

N/A

- 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.**

N/A

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.**

N/A

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.**

N/A

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

N/A

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.**

The HVAC condensing units will be placed approximately 49 feet from the front property line and to be located in the rear portion of the north side of the property. The units will be elevated above the base flood elevation and will be set into the residence for visual screening, as to not be seen from the street.

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)

Exterior material/siding Metal siding with Sherwin-Williams Coil and Extrusion Coatings - Auburn Rust. Shell Stucco. Arcus Lime Plaster -Fine, Colonnade Gray
Windows Slimpack Skyframe
Doors Slimpack Skyframe
Roofing Standing seam metal roofing with Sherwin-Williams Coil and Extrusion Coatings - Auburn Rust.
Entrances/Porches Slimpack Skyframe

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



This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Notes: PAVER DECK EXTENDS BEYOND EAST PROPERTY LINE.

Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE		FOUND IRON PIPE / PIN AS NOTED ON PLAT		BEARING REFERENCE		TELEPHONE FACILITIES
	PROPERTY LINE		LICENSE # - BUSINESS		RADIUS		UTILITY POLE
	STRUCTURE LINE		LICENSE # - SURVEYOR		RADIAL		ELECTRIC UTILITY BOX
	CONCRETE BLOCK WALL		CALCULATED POINT		NON RADIAL		SEPTIC
	CHAIN LINK FENCE OR WIRE FENCE		SET PIN		TYPICAL		DRAIN FIELD
	WOOD FENCE		CONTROL POINT		IRON ROD		AIR CONDITIONER
	IRON FENCE		CONCRETE MONUMENT		IRON PIPE		SIDEWALK
	EASEMENT		BENCHMARK		NAIL & DISK		DRIVEWAY
	CENTER LINE		ELEVATION		FARKER-KALON NAIL		SCREENED
	WOOD DECK		POINT OF TANGENCY		FIRE HYDRANT		GARAGE
	ASPHALT		POINT OF CURVATURE		MANHOLE		ENCLOSURE
	BRICK / TILE		PERMANENT REFERENCE MONUMENT		OVERHEAD LINES		NOT TO SCALE
	WATER		POINT OF COMPOUND CURVATURE		TRANSFORMER		FINISHED FLOOR
	APPROXIMATE EDGE OF WATER		POINT OF REVERSE CURVATURE		CABLE TV RISER		TOP OF BANK
	COVERED AREA		POINT OF BEGINNING		WATER METER		EDGE OF PAVEMENT
	TREE		POINT OF COMMENCEMENT		POOL EQUIPMENT		CONCRETE VALLEY GUTTER
	POWER POLE		PERMANENT CONTROL POINT		CONCRETE SLAB		BUILDING SETBACK LINE
	CATCH BASIN		FIELD MEASUREMENT		EASEMENT		SURVEY TIE LINE
	COUNTY UTILITY EASEMENT		DEED		DRAINAGE EASEMENT		CENTER LINE
	INGRESS / EGRESS EASEMENT		CALCULATED		LANDSCAPE BUFFER EASEMENT		RIGHT-OF-WAY
	UTILITY EASEMENT		LAKE OR LANDSCAPE MAINTENANCE EASEMENT		LIMITED ACCESS EASEMENT		PUBLIC UTILITY EASEMENT
	ELECTRIC POLE		ROOF OVERHANG EASEMENT		BROWARD COUNTY RECORDS		CANAL MAINTENANCE EASEMENT
	PAGE		CONCRETE		LIMITED ACCESS EASEMENT		ANCHOR EASEMENT
	PLAT BOOK		CONCRETE SIDEWALK		FOUND IRON PIN / REBAR		IDENTIFICATION
			CURVE LENGTH		WOOD FENCE		BLOCK CORNER

Property Address:

2311 Pass A Grille Way
St. Pete Beach, FLORIDA 33706

Flood Information:

Community Number: 125149
Panel Number: 12103C0278
Suffix: H
Date of Firm Index: 08/24/2021
Flood Zone: AE
Base Flood Elevation: 10.0'
Date of Field Work: 09/21/2023
Date of Completion: 09/22/2023

General Notes:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- Wall/fence ties shown are from the inside face of the wall/fence to the property line.
- Fence ownership is not determined.
- Bearings referenced to line noted B.R. also are assumed.
- Dimensions shown are platted and measured unless otherwise shown.
- No identification found on property corners unless noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Lot 1, Block G, Replat Addition to Sunset Park Replats Block G, according to the plat thereof, recorded in Plat Book 21, Page 5, of the Public Records of Pinellas County, Florida, AND Water Lot 3, LESS the South 60 feet thereof, Block J, Bautista's Subdivision of Pass-A-Grille, according to plat thereof recorded in Plat Book 3, Page 12, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, together with any and all riparian rights appertaining thereto.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Jens Johansen
Majesty Title Services, LLC
Chicago Title Insurance Company
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa, for M.E. Land Surveying Inc., dated 09/22/2023 bearing Job # B-132398 :

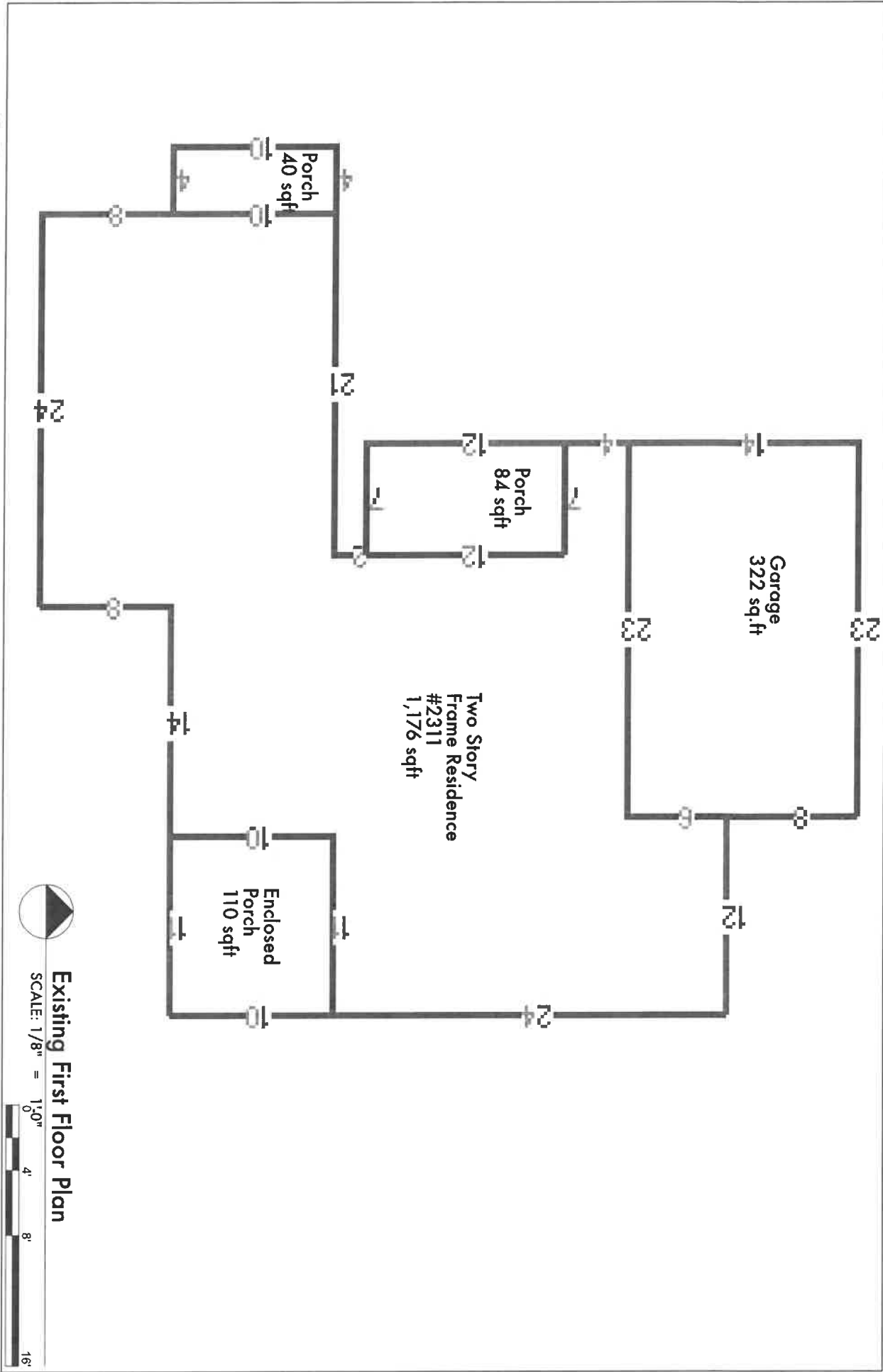
a. PAVER DECK EXTENDS BEYOND EAST PROPERTY LINE.



M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989





GENERATE

CONSTRUCTING ARCHITECTURE

FL LIC # AR94904
FL LIC # AA26003688
1329 50th AVENUE NORTHEAST
SAINT PETERSBURG, FLORIDA 33703
727.434.1546
GENERATEFL.COM

THE JOHANSEN RESIDENCE

JENS JOHANSEN
2311 PASS-A-GRILLE WAY
SAINT PETE BEACH, FLORIDA 33706

ISSUED ON : 28 MAY 2024

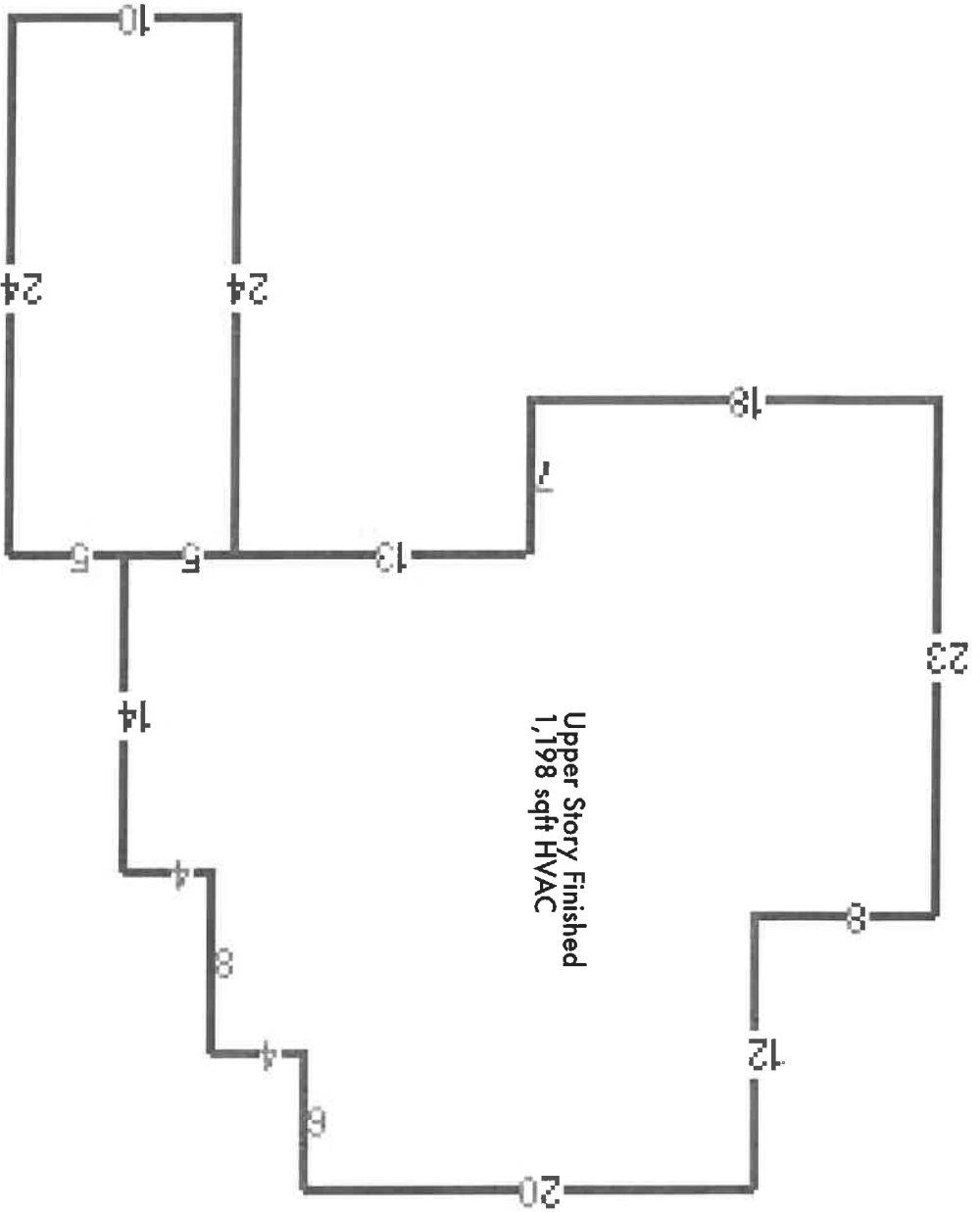
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Existing Second Floor Plan
SCALE: 1/8" = 1'-0"



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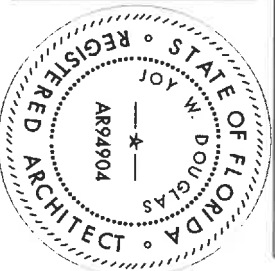
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West Elevation - street front
NOT TO SCALE

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East Elevation - rear water

NOT TO SCALE

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North Elevation - side

NOT TO SCALE

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S

South Elevation - side

NOT TO SCALE

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JENS JOHANSEN
2311 PASS-A-GRIFFLE WAY
SAINT PETE BEACH, FLORIDA 33706

ISSUED ON : 28 MAY 2024

PAGE : 6 OF 6

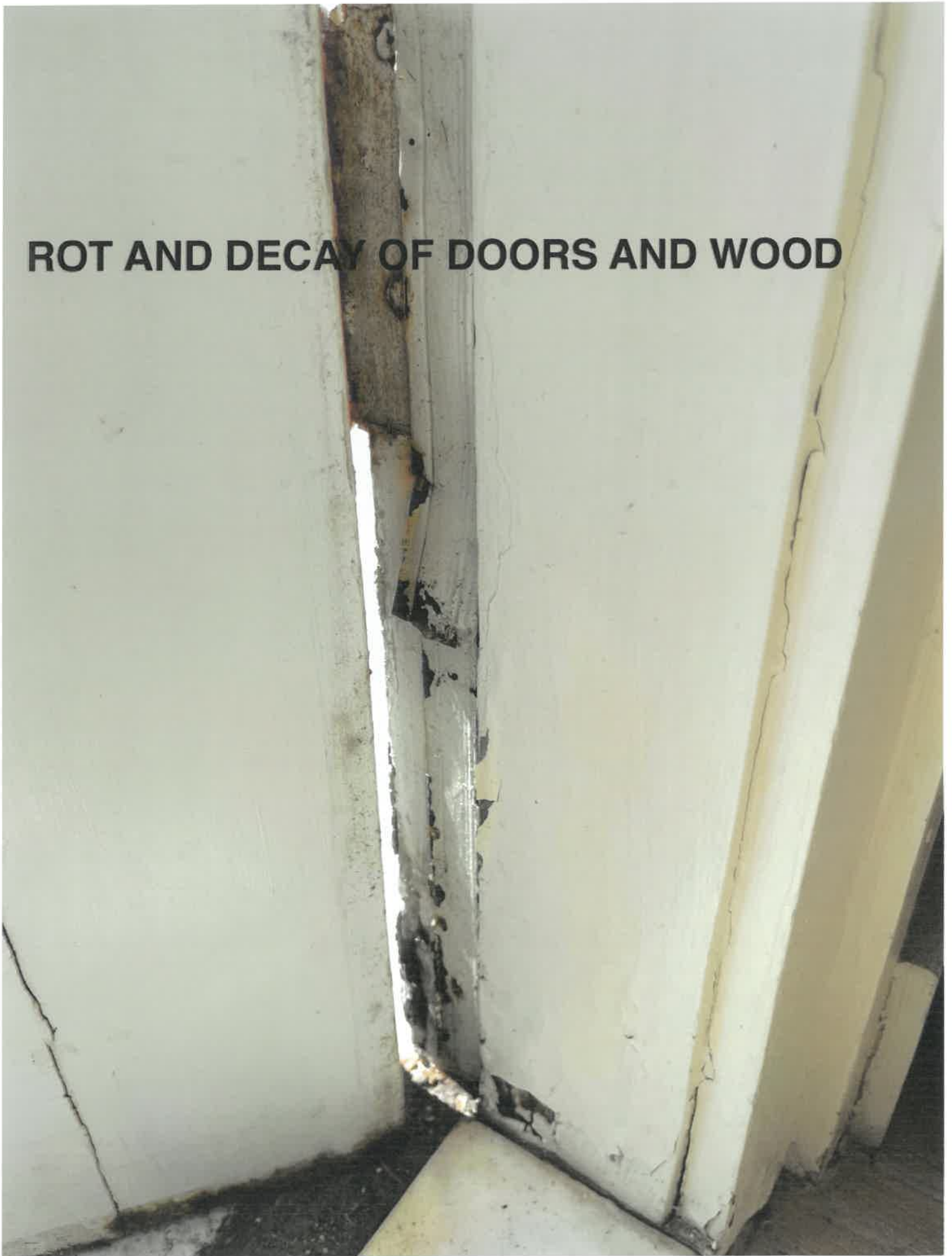
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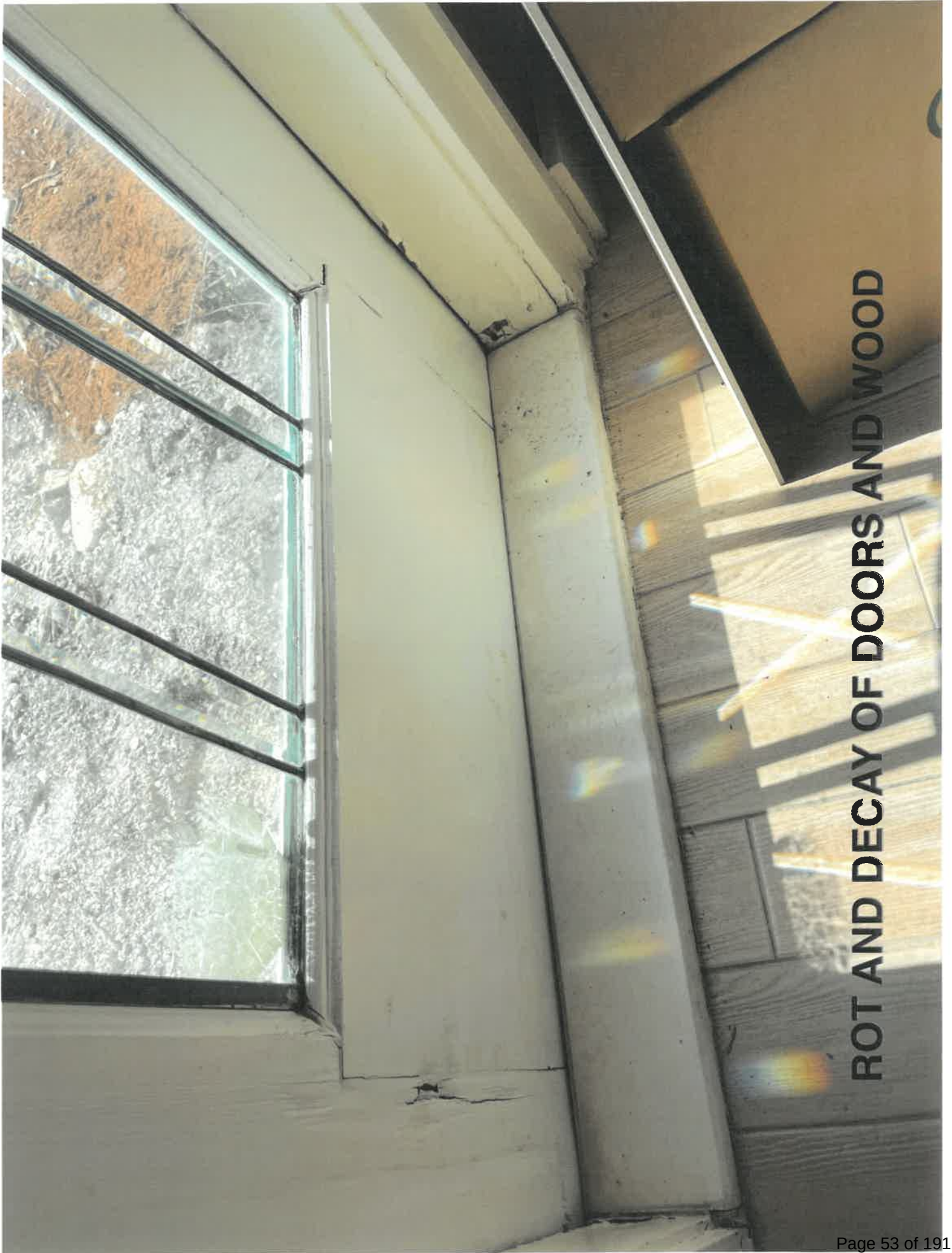
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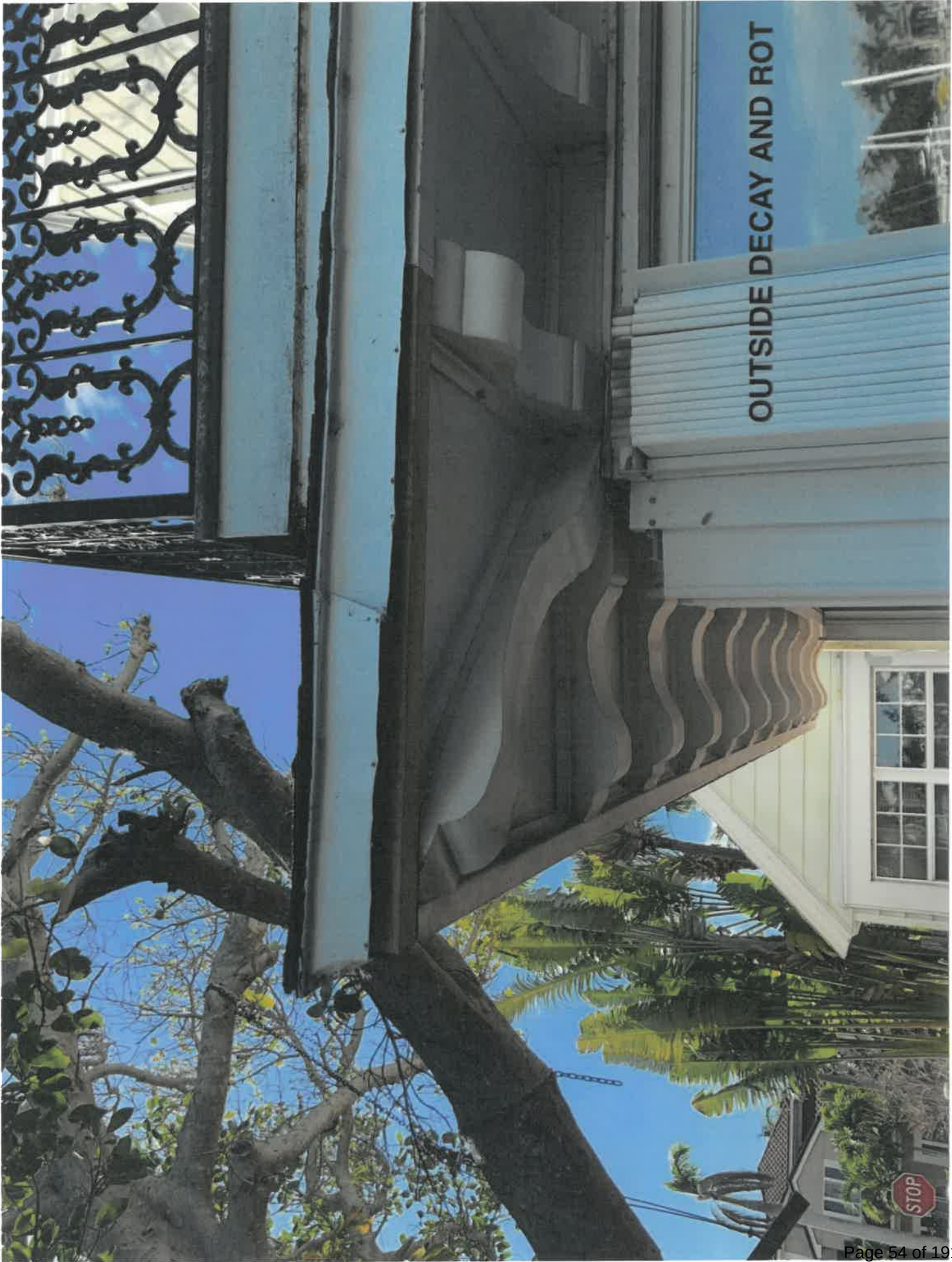


ROT AND DECAY OF DOORS AND WOOD



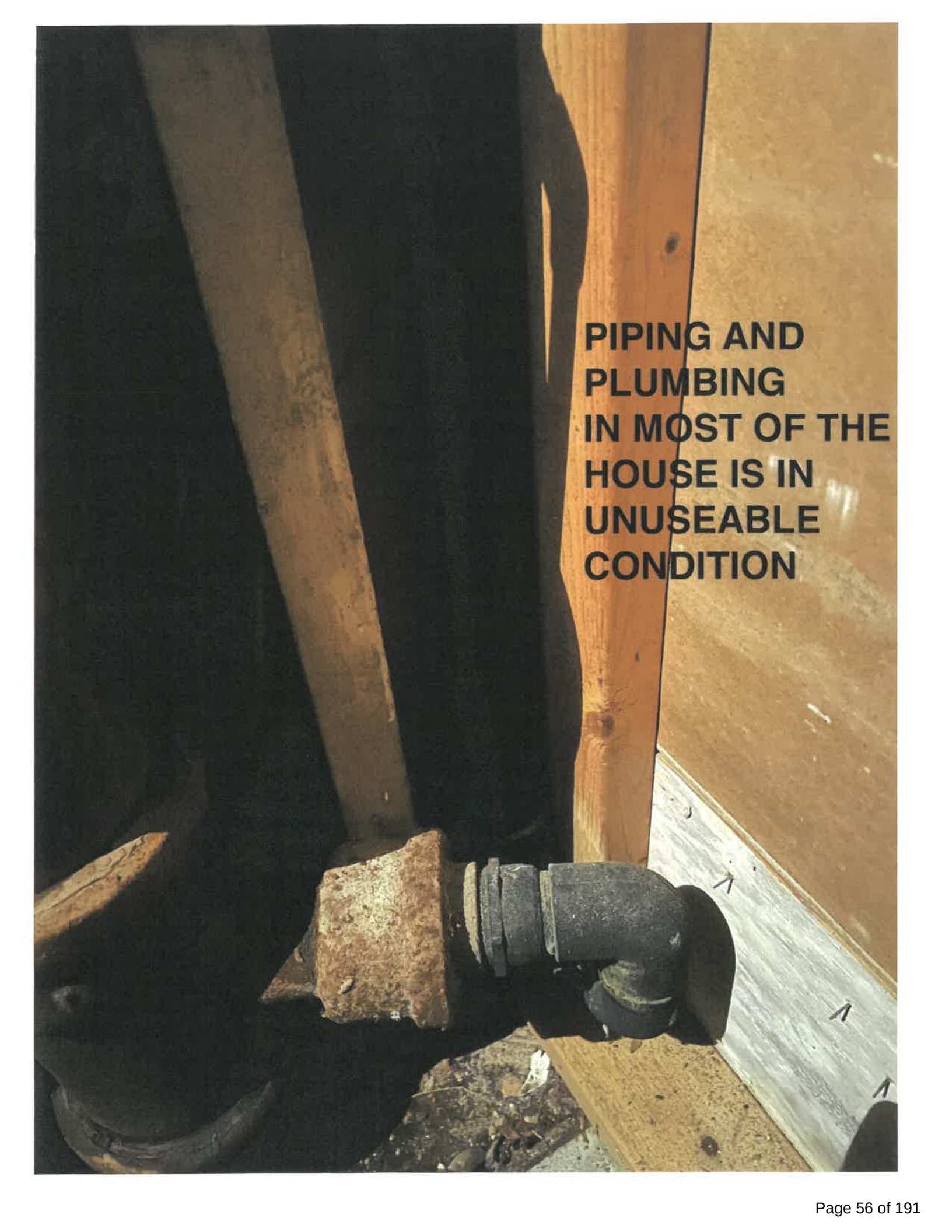


ROT AND DECAY OF DOORS AND WOOD



WATER COMING THROUGH THE ROOF
WHEN IT'S RAINING



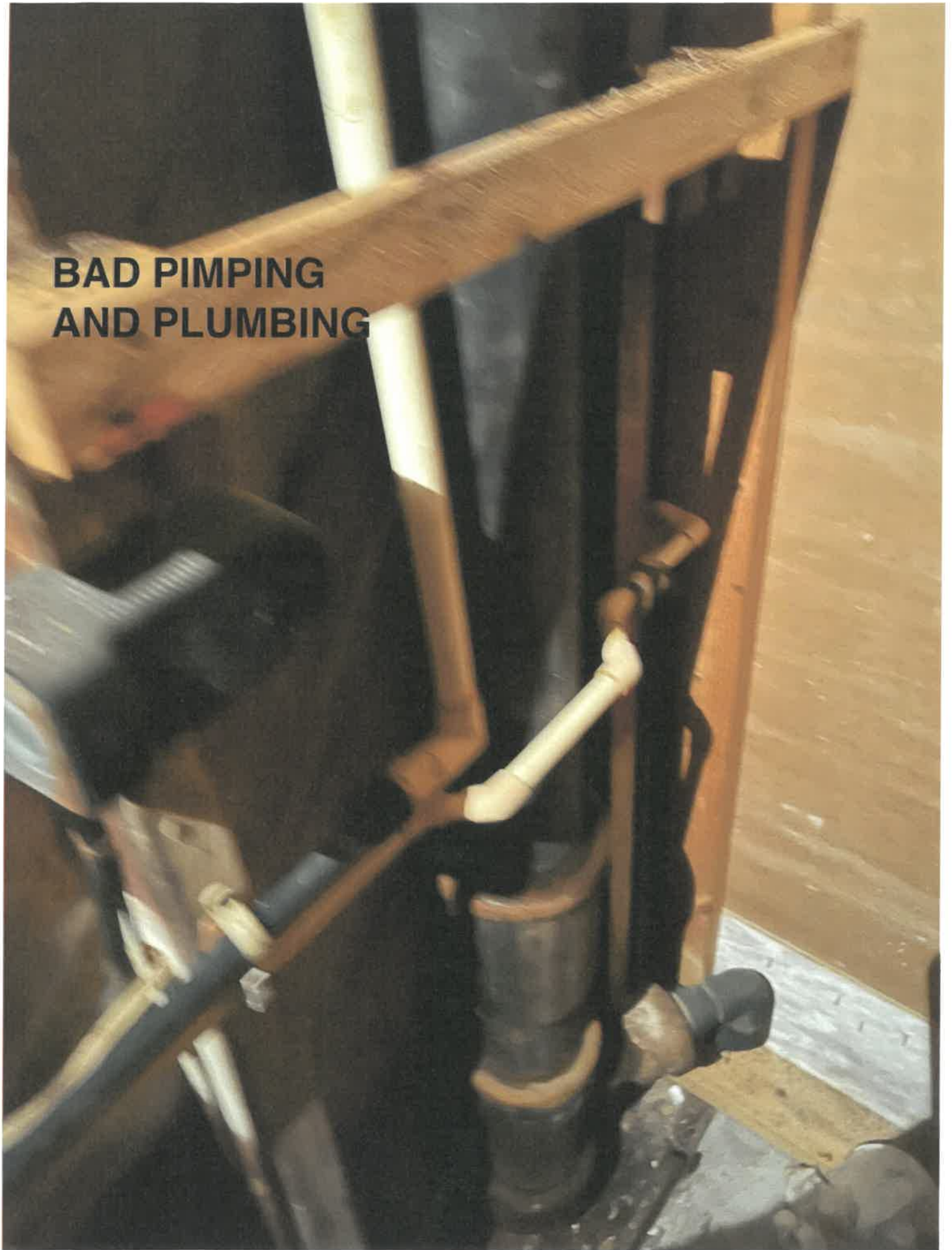
A photograph showing a close-up of a severely corroded and broken pipe joint in a crawlspace. The pipe is dark and rusted, with a large section missing, exposing the interior. The joint is surrounded by wooden studs and a wall, indicating a basement or crawlspace environment. The lighting is dim, highlighting the extent of the rust and damage.

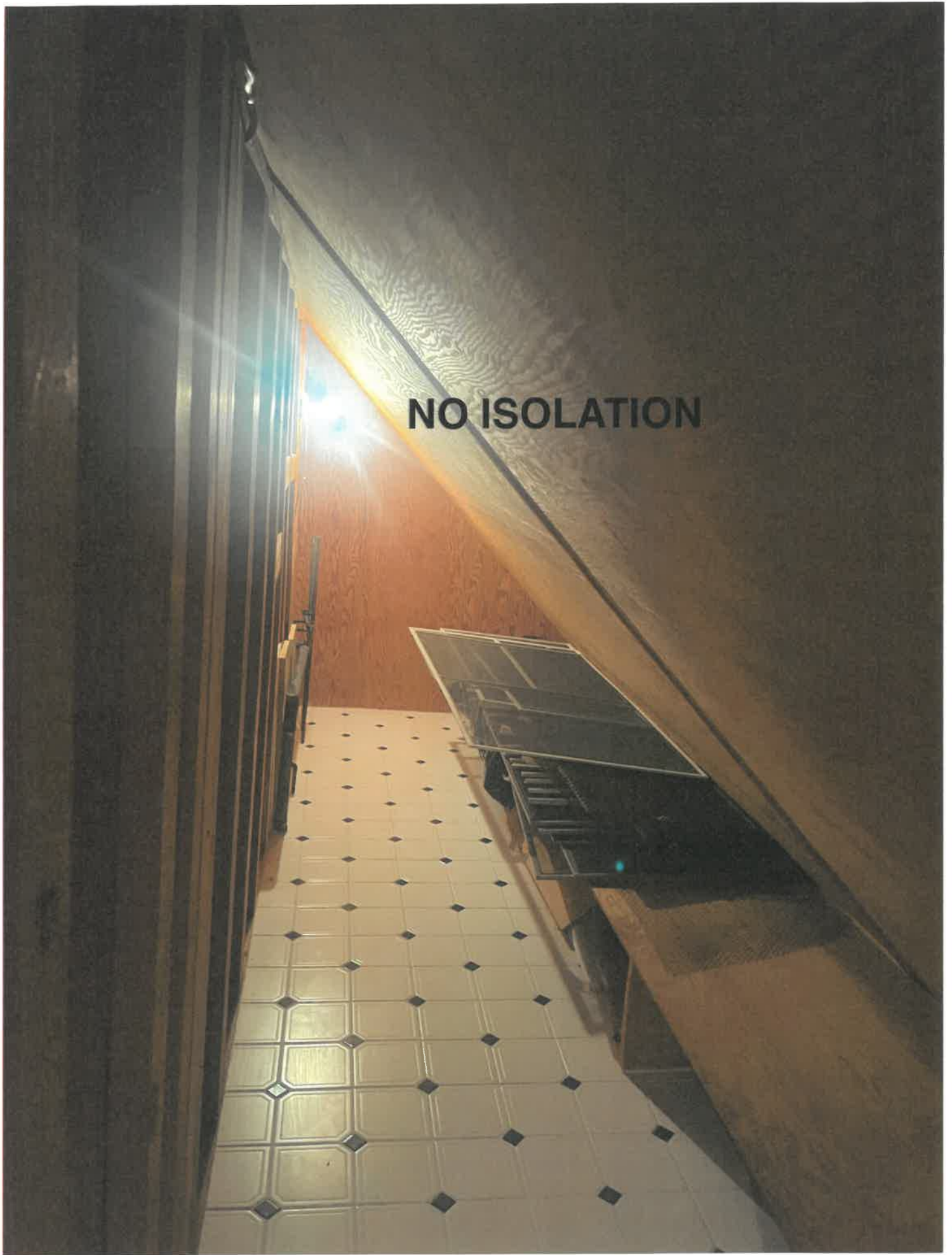
**PIPING AND
PLUMBING
IN MOST OF THE
HOUSE IS IN
UNUSEABLE
CONDITION**

NON WORKING KITCHEN AND PLUMBING



BAD PIMPING AND PLUMBING





☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12622**
 Field Date 1-5-2015
 Form Date 2-25-2015
 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) 2311 Pass-a-Grille Way 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 2311 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: 2311
 Cross Streets (nearest / between) 23rd Avenue/24th Avenue
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 18-32-16-88074-007-0010 Landgrant _____ Block _____ Lot 1
 Subdivision Name SUNSET PARK ADD REPLAT
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1937 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ 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, siding
 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, Local Landmark

DESCRIPTION

Style Tudor Revival Exterior Plan L-shaped Number of Stories 1.5
 Exterior Fabric(s) 1. Wood shingles 2. _____ 3. _____
 Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
 Windows (types, materials, etc.) 6/6 and 8/8 double-hung vinyl sash windows and paired 8-light vinyl casement windows
all with working shutters
 Distinguishing Architectural Features (exterior or interior ornaments) false dovecote and balconette with metal iron work

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) There are no visible outbuildings.

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)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. stucco
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) The off-center, 1-leaf door has a square surround

Porch Descriptions (types, locations, roof types, etc.) The porch extends from the garage towards the exterior-front chimney and features a curved roof-line and arched opening

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

Narrative Description of Resource This locally landmarked, Tudor Revival house was one home to Joan Haley who was prominent in Washington social circles and a member of the Washington Press Corp. It features an asymmetrical forms, working shutters, and exterior-front chimney.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP

Nomination (1989); Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (2003).

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

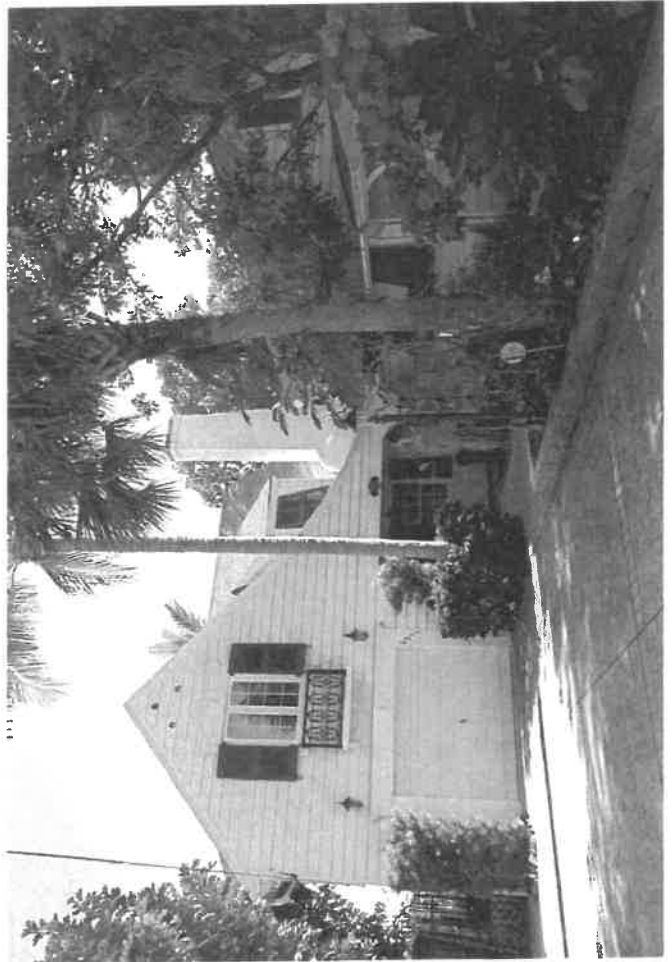
Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Pasa-a-Gilla_2311_P112622_02



Pasa-a-Gilla_2311_P112622_01

FMSF #	Address	Construction Date	Contributing Status	Contributing Status of Outbuildings
PI12614	2000 Pass-a-Grille Way	1949	Contributing	
N/A	2004 Pass-a-Grille Way	Post 1965	Non-Contributing	
PI12615	2100 Pass-a-Grille Way	1937	Contributing	
PI00933	2102 Pass-a-Grille Way	1937	Contributing	
PI12617	2104 Pass-a-Grille Way	1941	Contributing	
PI12618	2106 Pass-a-Grille Way	1941	Contributing	
PI12619	2107 Pass-a-Grille Way	1945	Contributing	
PI12620	2200 Pass-a-Grille Way*	1941	Contributing	
PI01293	2201 Pass-a-Grille Way*	1930	Contributing	
PI01292	2202 Pass-a-Grille Way	1930	Contributing	Contributing
N/A	2300 Pass-a-Grille Way	Post 1965	Non-Contributing	
N/A	2301 Pass-a-Grille Way	Post 1965	Non-Contributing	Non-Contributing
N/A	2302 Pass-a-Grille Way	Post 1965	Non-Contributing	
N/A	2304 Pass-a-Grille Way	Post 1965	Non-Contributing	
PI12621	2307 Pass-a-Grille Way	1949	Contributing	
PI12622	2311 Pass-a-Grille Way*	1937	Contributing	
N/A	2400 Pass-a-Grille Way	Post 1965	Non-Contributing	
PI12639	2401 Pass-a-Grille Way	1952	Contributing	
PI12640	2402 Pass-a-Grille Way	1946	Contributing	
PI12641	2404 Pass-a-Grille Way	1958	Contributing	
N/A	2405 Pass-a-Grille Way	Post 1965	Non-Contributing	
PI12642	2406 Pass-a-Grille Way	1958	Contributing	
PI12643	2409 Pass-a-Grille Way*	1933	Contributing	
PI12644	2500 Pass-a-Grille Way	1955	Contributing	

Locally Designated Historic Properties

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

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

Agenda Report

Action Request: Motion to approve review of design review case 24044 with the three requested staff conditions.

Strategic Objective:

Date: August 1, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: Staff requests Historic Preservation Board review of a new residence at 2311 Pass A Grille Way, that is proposed to be constructed to the House-Large building type.

Funding: N/A

Attachments:

1. 24044 Staff Report
2. Application - Revised
3. Agent Authorization



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

Design Review Case No. 24044

Property Owner: Jens Johansen

Meeting Date: August 1, 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 – Large 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	2311 Pass A Grille Way; Parcel ID #18-32-16-88074-007-0010; SUNSET PARK ADD REPLAT BLK G, LOT 1 & N'LY 10FT OF WATER LOT 3, BLK J OF BAUTISTA'S SUB & RIP RTS
LAND USE / ZONING	RU - Future Land Use RU-2/PAG - Zoning
FEMA FLOOD ZONE	AE-10
HISTORIC STATUS	The property currently contains a locally-designated historic resource (single-family home) that was added to the registry in 1995. The applicant is proposing to demolish the structure due to difficulty in remediating current flooding issues and damage sustained to the home.
SURROUNDING AREA	North – One-family Residential South – Institutional (St. Pete Yacht Club) East – Water & Single-family Residential West – Pass A Grille Way & 24 th Ave

BACKGROUND and ANALYSIS

The property currently contains a residence that was constructed in 1936 and was one of the first homes listed on the City's local historic registry in 1995. The applicant has explained, through meetings with staff, that the home has repeatedly sustained damage including flood damage, and the asymmetry of the home makes it impossible to elevate. The applicant is requesting (COA #24045) to demolish the existing home and replace it with the subject structure.

The subject property, along with a number of properties to its north and south, are somewhat unique to Pass A Grille as a substantial portion of their owned lot is located within the water. While the lot meets the dimensions for a 'House – Large' build, the lot is encumbered by a rear lot line that ends

20 feet or more waterward of the seawall and thus a substantially-shallower lot on which to build. City codes base the rear setback on the seawall centerline in cases where the property line ends waterward of the line.

The City's consultant, Tara Salmieri, reviewed this application for compatibility with the required design standards of LDC Sec. 20.22. and generally found the design to be sufficient, but requested modifications to the garage doors to better integrate them with the rest of the design.

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. The exterior sliding glass doors of the building's first and second living stories, independent of the balcony extensions, along with the center windows, form this primary mass.

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

The applicant has chosen to utilize the Common Yard landscaping standard in lieu of a porch or stoop, which is currently permitted as a frontage type. The building itself contains glass balconies that project along the northern side into the building's frontage, but in terms of bulk are more akin to a tertiary than secondary massing. The applicant holds out the southern bulk of the building, south of the entryway, as the secondary massing of the structure.

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

The voids in the structure, particularly at the ground level entry in between the garage doors, are well apparent.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

Large floor-to-ceiling windows in the center multi-level entryway are similar in size, dimensions, and frame to the sliding glass door windows on the balconies of the first and second living levels.

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

The structure is not designed to be symmetric at the centerline, but does not relatively similar visual weight when the primary mass is viewed independently of the center entrance and secondary, single-story mass at the southern side of the frontage. The trellis roof extending over the second story, providing a roof deck, adds a sense of visual weight when viewed from grade.

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

The slant of the primary mass of the building helps to support appropriate ratios of visual width. The lowest level of the structure has limited transparency, with only the entryway of the front façade being glass and no exposed column openings, which assists with maintaining upper-story visual weight.

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

The structure generally has asymmetrical balance. The primary mass is larger in overall surface area, but there is visual weight to the entryway and secondary mass, which use similar features to the primary but are visually distinct, with the entryway in particular having visual emphasis that compensates for the larger volume of the primary mass.

(c) Design must include the following rhythms:

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

The City's design consultant found the garage doors to be in stark contrast with the elements surrounding, both in terms of color and texture, and has recommended that the consultant choose doors with color and texture that complement the surrounding façade. Otherwise the grey plaster, shell stucco, and glass elements are complementary.

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

Textures and colors are evidently drawn from a common palette. The lower level of the structure is clad in shell stucco and the upper two stories in grey plaster. The trellis and elevator shaft are clad in faux wood design.

LANDSCAPING COMPLIANCE

Due to the small proportion of the lot landward of the seawall, the applicant is required only two trees under the base zoning code, and three trees when accounting for the Pass A Grille Overlay District elevated building screening and common yard standards. The remainder of the front yard is required to be comprised of an approved groundcover, layered shrubs, and either a low hedge, fence or wall comprised of wood, shell or concrete.

The applicant is proposing a gold tree in the center landscaping island in front of the driveway, which is not a Florida native but is recommended by the City code. To the north and south of the driveway the applicant is proposing foxtail palms, which are similar in mature height to many of the recommended understory tree species but are not listed in the recommended palm or understory tree list. Staff recommends the applicant explore installation of jatropha, myrtles, trumpet, full-sized buttonwood, or similar species that provide additional screening.

The frontage wall is 2-4 feet in height and shell stucco to match the ground floor of the structure. The groundcover is primarily beach sunflower, with mulch and stone used as accent near the front entryway. Beach sunflower is generally regarded as a hardy groundcover that fares well in St. Pete Beach's Zone 10b. Shrubs are a mix of buttonwood, muhly grass, and coontie, which tend to fare well in coastal communities and are recommended in St. Pete Beach. The applicant also proposes a mix of fishtail and Bismarck palms along the side and rear of the home, which are appropriate for the location despite not being code requirements.

COMPATIBILITY WITH ADJACENT PROPERTIES

The structure replaces a fairly modest two-story home that was not FEMA compliant. To the structure's north is 2401 Pass A Grille Way, which contains a single-family home constructed in 2021 and approaches the maximum height permitted for the zoning district. To the south is the single-story St. Pete Yacht Club, although until 2018 the Club's parking lot contained a two-story home.

The subject structure utilizes the highest allowable elevation, at 32 feet from eight feet above grade or 40 feet in total from grade, to support an elevator shaft enclosure. However, the majority of the structure is more modest, with the roof of the third story independent of parapet at 30'-10" from grade and the second level of the secondary mass at 19'-8" from grade. This results in a structure with less volume in its third story than the structure to the north, but one that takes up a greater proportion of its land area. However, the subject design does not maximize the land area, which is already significantly constrained due to the 20-plus feet of the rear lot that falls into the water and is unusable for zoning purposes.



Left Neighbor – 2401 PAG Way



STAFF RECOMMENDATION

Staff's design consultant has reviewed the plans and has recommended the applicant modify the garage doors to better fix the color and texture of the surrounding façade. The consultant had no further comments.

The design is modern and appears to be at least inspired by the Bauhaus style, which Staff was not able to identify a contemporary of in the vicinity. The City currently has no design style requirements, although such requirements have been discussed by the Historic Preservation Board as a component of the proposed code updates. The design appears to meet the limited design requirements the City has adopted into its code for the Pass A Grille Overlay District.

In addition to the garage door change-out, which the applicant's architect has acknowledged, Staff has one recommendation pertaining to the landscaping.

Staff recommends approval with three conditions:

- 1) The applicant shall exchange the garage doors for ones with colors and textures that match other nearby elements of the front façade;
- 2) The applicant shall explore Florida friendly understory trees as an alternative to the foxtail palms, utilizing the palms only in cases where alternatives would pose issues with visibility or proposed construction;
- 3) Any significant alterations to the building, including exchange of materials, window locations, or expansion of the structure under the current scope, shall require the request 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 #: _____ 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

Jens Johansen

Representative Name & Address

Joy Douglas, AIA

2311 Pass-A-Grille Way

1329 50th Avenue NE

St. Pete Beach, Florida 33706

St. Petersburg, Florida 33703

Phone 727-383-7400

Phone 727-434-1546

Property Address and Legal Description

2311 Pass-A-Grille Way. SUNSET PARK ADD REPLAT BLK G, LOT 1 & N'LY 10FT OF WATER
LOT 3, BLK J OF BAUTISTA'S SUB & RIP RTS

Project Description

Existing residence has termite and water damage beyond repair. Existing wood structure doesn't have proper insulation, is non-conforming below flood elevation, and beyond rear water setback line. New construction proposed will be maintained as a single family, 2 living levels elevated to meet FEMA guidelines for new construction and within setback. The architectural style of the new residence will resemble Modern Coastal with metal roof, plaster, shell stucco, and powder coated aluminum to resemble wood, as established by other residences in the district.

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		
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		
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).

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

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

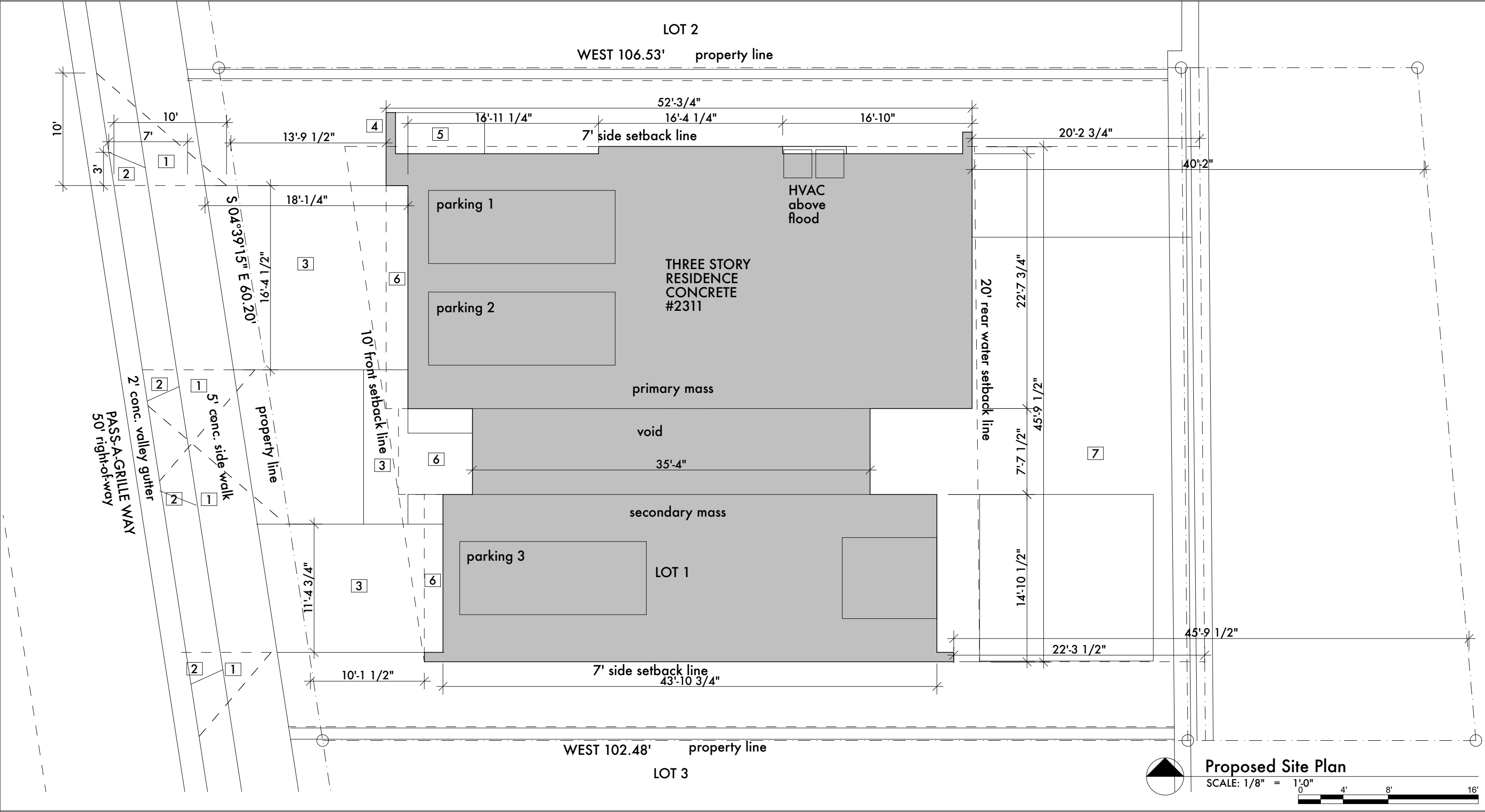
Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

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

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

Applicant Signature

Date



GENERATE

CONSTRUCTING ARCHITECTURE

FL LIC # AR94904
FL LIC # AA26003688
1329 50th AVENUE NORTHEAST
SAINT PETERSBURG, FLORIDA 33703
727.434.1546
GENERATEFL.COM

THE JOHANSEN RESIDENCE

JENS JOHANSEN
2311 PASS-A-GRILLE WAY
SAINT PETE BEACH, FLORIDA 33706

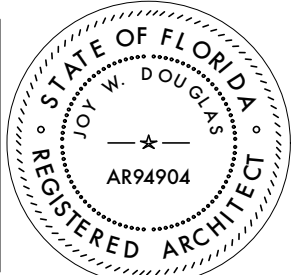
ISSUED ON : 3 JUN 2024

PAGE : 1 OF 13

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THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JOY W DOUGLAS 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 ANY ELECTRONIC COPIES.



Proposed Site Plan

SCALE: 1/8" = 1'-0"

0

4'

8'

16'

Joy W Douglas

Digitally signed by Joy W Douglas
DN: c=US, o=Florida, dnQualifier=A01410D000018C59D10D21000E88A2, cn=Joy W Douglas
Date: 2024.06.05 15:45:16 -0400

Page 075 of 191

Zoning

Pinellas County Parcel ID: 18-32-16-88074-007-0010

Legal Description :
SUNSET PARK ADD REPLAT BLK G, LOT 1 & N'LY 10FT OF
WATER LOT 3, BLK J OF BAUTISTA'S
SUB & RIP RTS

Zoned : RU-2 / PAG
Flood Zone: AE, Base Flood Elevation = 10'-0"
Design Flood Elevation = 11'-0"
Building Height - measured from 8'-0" above grade
28' = Midpoint of sloped roof or parapet height
32" = maximum roof peak
Ground Level Garage FFE = grade
First Level FFE = 9'-10" above grade
Second Level FFE = 19'-8" above grade
Roof Level FEE = 30'-10" above grade
Elevator roof height = 39'-4" above grade

Setbacks :
Front Yard = 10', Balcony 7'
Interior side yard = 7'
Rear Water = 20'

Residential Intensity Ratios:
Lot Area - 4,856
Maximum Impervious Surface - .70
Building, drive, pool, pool deck - 3,391
Total - 3,391/ 4,856 = .69

Parking: 3 garage parking, 1 on site of sidewalk

Building Code Development Standards

Construction Type : V unsprinkled
Classification of Work : N/A
Occupancy Classification : Residential R-3

Square Footage

Ground Floor Enclosed HVAC=	299 sq.ft.
First Level =	1,736 sq.ft.
Second Level =	978 sq.ft.
Total =	3,013 sq.ft.
Not Enclosed HVAC:	
Ground Floor Garage / Storage=	1,239 sq.ft.
Garden Terrace Second Level=	647 sq.ft.
Roof Top Level =	289 sq.ft.

GENERATE

CONSTRUCTING ARCHITECTURE

FL LIC # AR94904

FL LIC # AA26003688

1329 50th AVENUE NORTHEAST

SAINT PETERSBURG, FLORIDA 33703

727.434.1546

GENERATEFL.COM

THE JOHANSEN RESIDENCE

JENS JOHANSEN

2311 PASS-A-GRILLE WAY

SAINT PETE BEACH, FLORIDA 33706

ISSUED ON : 3 JUN 2024

PAGE : 2 OF 13

Site Plan Numbered Notes

In addition to items indicated on proposed site plan, scope is to include:

- For landscape, see landscape plan.

1 Visibility triangle - 10' x 10'

2 Drive flare - 7' x 3'

3 Concrete drive and walk

4 Waste screen wall

5 Waste storage area

6 Lighting located in soffit of primary garage, secondary garage, and entry roof.

7 Concrete pool deck and pool, by others.

The information shown on this site plan was obtained from a registered land surveyor M.E. Land Surveying Inc., Miguel Espinosa, Job # B-132398. The layout of the building has been based on this information. It is the responsibility of the General Contractor to have the building laid out onto the site according to the drawings as shown by a registered land surveyor and any discrepancies to the building layout or required setbacks shall be brought to the Architects 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 Architect. All representation made in the application are contingent on final grade and final survey

PAG Pass-A-Grille Overlay District

House Large HL			
Lot Requirements	Min	Max	Actual
A- Lot Width	60		60.66'
B- Lot Depth	100		106.53' / 85.53' on land
C- Lot Size	6,000		6,312 / 4,856 on land
D- Lot Coverage		70%	3, 391 (69%)
Building Envelope			
E- Street Setback	10'		10' - 13'
F- Side Setback	7'		7'
G- Rear Setback	20' (waterfront)		20'-22'

Sec. 20.21. - Screening of elevated buildings.

(a) Architectural screening shall:

(1) The visual design of the ground floor of this residence is made up of a 16' garage door and a 11' garage door, both with faux wood finish flush panel, a pivot front glass door with sidelight with a covered entry, balconies with roof. Additionally balcony trellises of faux wood aluminum provide a warmth to the front facade.

(2) No more than 20 percent of the area being screened can be transparent. Maximum Transparency of ground level 8', 372 sqft total sqft. Transparent doors and sidelight is 60 sqft = 16%.

(b) Landscape screening shall be installed:

(1) A minimum 3-foot-wide landscape area. Landscape area 9' - 14' wide is provided along the frontage of the property, in front of the residence except where the drives and walks approach the garage doors and front door. See landscape plan.

(2) One understory tree per 20 lineal feet (or portion thereof) of the elevated building length/width viewed from public rights-of way. Two understory trees provided, required 45' of elevated building/20 lin ft = 2, foxtail palm trees or royal palms. See landscape plan.

(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. 11 provided in right-of-way, 11 provided within property, min 3 gal, mix of Conocarpus erectus, Zamia pumila, and Muhlenbergia capillaris. Groundcover of Helianthus Debius or other approved plans, see landscape plan.

(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. Stones around sidewalk provided. All planting beds will be landscaped with vegetation and appropriate mulch for growth and moisture control. See landscape plan.

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

(a) The mass of a building must include:

(1) Primary mass. The building shall have a distinct primary mass. The total sqft of the elevation is 1,382 sqft - The primary mass is 746 sqft and includes finishes of Arcus lime plaster, fine - Colonnade gray, shell stucco, balconies with glass railing and trellises of powder coated aluminum, faux wood, and windows. See elevations.

(2) Secondary mass. A building should also include secondary mass (private frontage requirements) that form the façade of the building. The total sqft of the elevation is 1,382 sqft - The secondary mass is 345 sqft and includes finishes of Arcus lime plaster, fine - Colonnade gray, shell stucco, balcony with glass railing and trellises of powder coated aluminum, faux wood over an open terrace, and windows. See elevations.

(3) Voids that allow for natural breaks in the mass. The total sqft of the elevation is 1,382 sqft - The void is 210 sqft and includes the front entry of pivot front door with sidelight, trellises of powder coated aluminum, faux wood, and windows. See elevations.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements. The primary mass windows are 282 sqft of the facade, the secondary mass windows are of proportional size to the primary mass and 77 sqft.

(2) Appropriate vertical visual consistency at the centerline of the façade. The centerline of the facade as shown on the elevation is consistently maintained on all levels with the void space.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom 1/2 clearly supports the top). The total sqft of the elevation is 1,382 sqft, the upper half is 579 sqft and the lower half is 803 sqft, clearly supporting the upper half. See elevations.

(4) Overall design shall be symmetrically or asymmetrically balanced. The overall design is asymmetrically balanced on the centerline.

(c) Design must include the following rhythms:

(1) Proximity (objects close together complement each other). The window elements of the primary and secondary mass complement each other balanced on either side of the void. The powder coated aluminum trellises, faux wood, throughout the facade create warmth and balance on all 3 masses. See elevations.

(2) Similarity- common textures, colors or features. Common textures include Arcus lime plaster, fine - Colonnade gray and shell stucco, metal siding and Pac Clad standing seam roofing with Sherwin-Williams coil and extrusion coatings, auburn rust, and powder coated aluminum trellis, faux wood finish.

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 Architect for correction prior to the beginning of construction.

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 Architect 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.

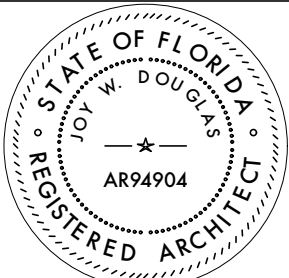
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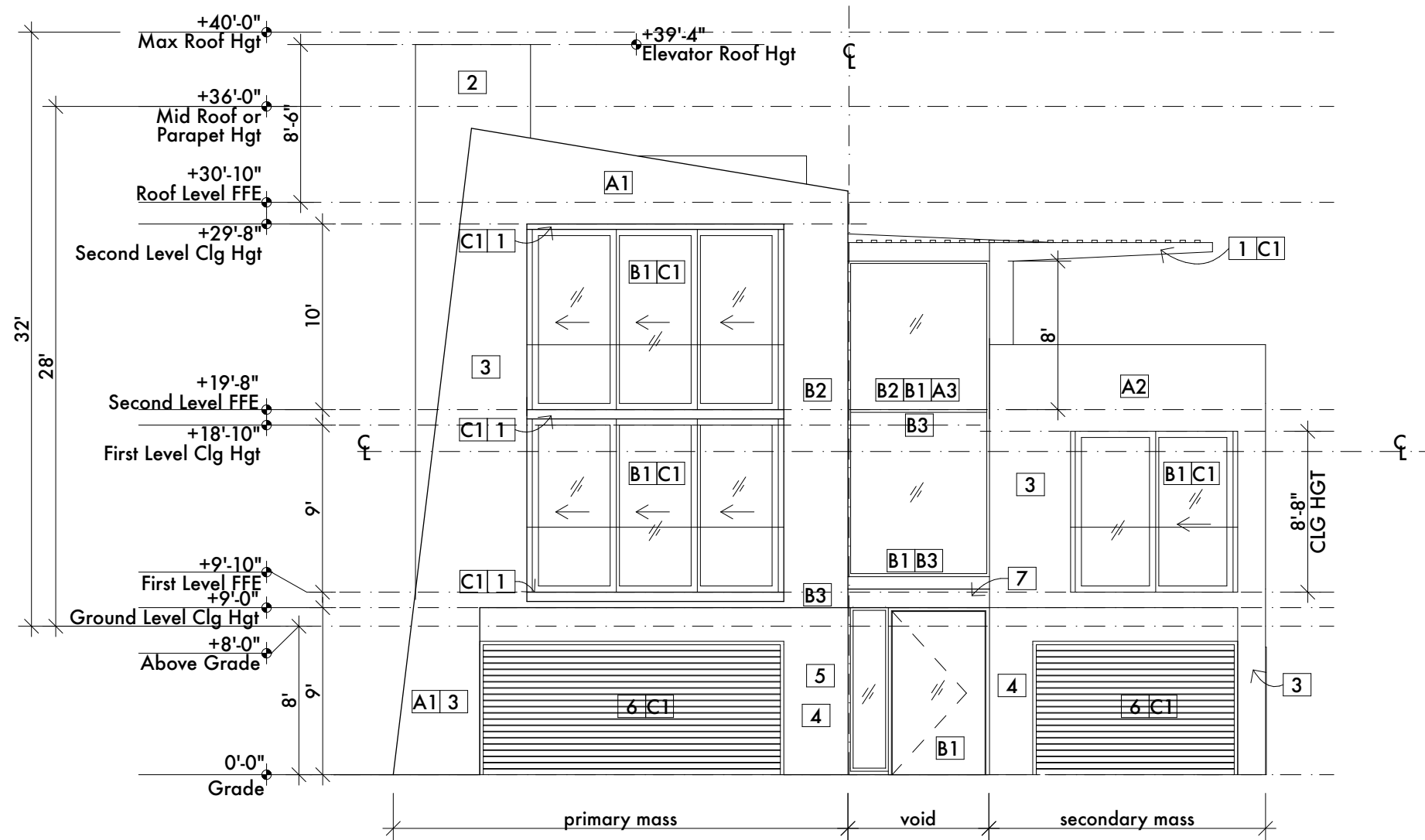
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W West Elevation - street front
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

Elevation Numbered Notes

In addition to items indicated on proposed elevation, scope is to include:

- Lighting located in soffit of primary garage, secondary garage, and entry roof.
- Glass railings at 42" A.F.F.
- Total Elevation - 1,382sqft
 - Lower 50% mass - 803 sqft
 - Upper mass - 579 sqft
 - Primary mass - 746 sqft
 - Primary mass windows - 282 sqft
 - Void - 210 sqft
 - Secondary mass - 345 sqft
 - Secondary mass windows - 77 sqft

Maximum Transparency of ground 8' - 372 sqft total

Transparent 60 sqft = 16%

Windows 1,013sqft = 73% of total Elevation

PAG Architectural Elements

Please see Notes, page 2 for written description.

A Building Mass

- 1 Primary Mass
- 2 Secondary Mass
- 3 Void

B Design Elements

- 1 Windows
- 2 Visual Vertical Consistency at Center line
- 3 Visual Horizontal Balance
- 4 Symmetrically /Asymmetrically Balanced

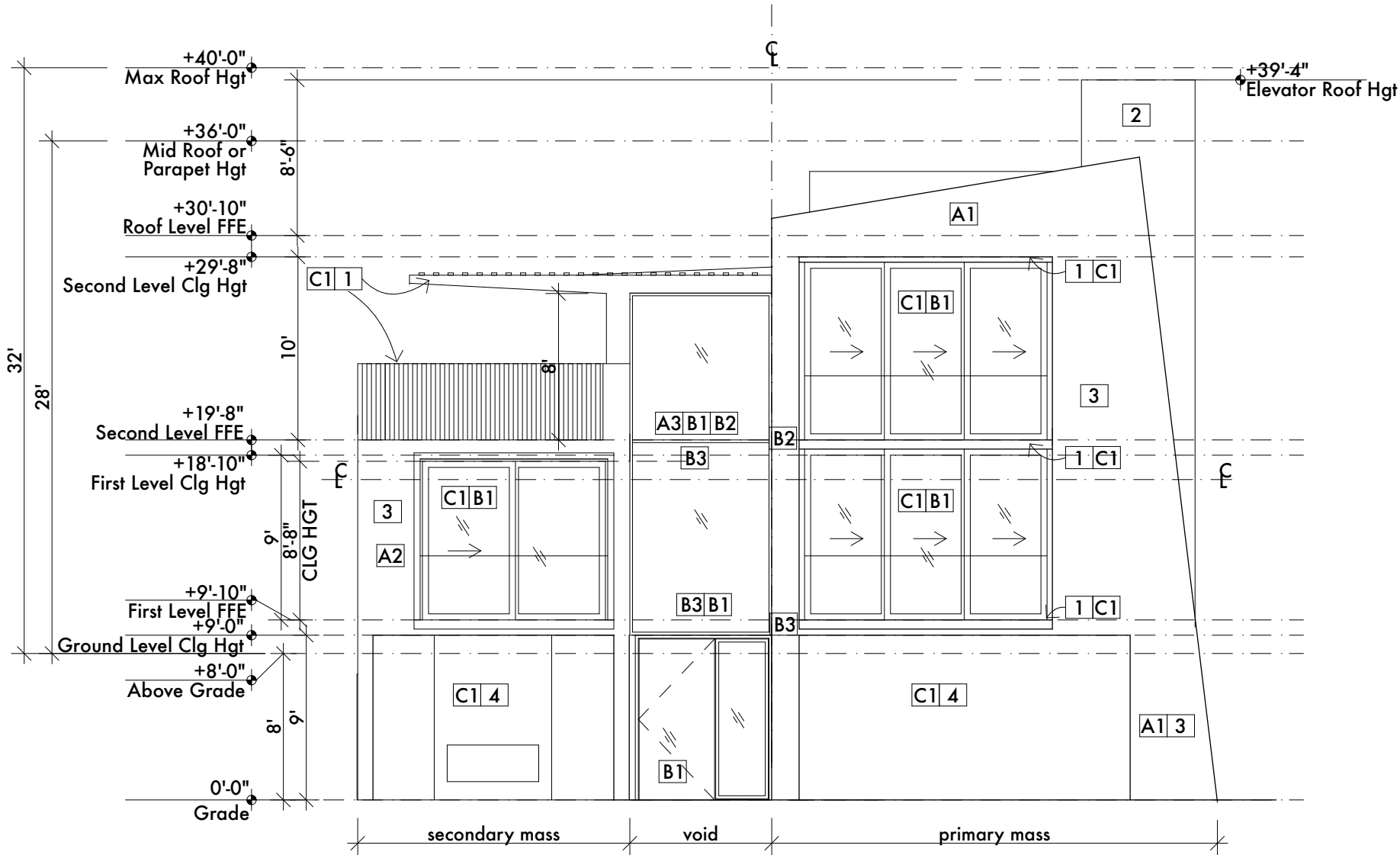
C Rhythmic Design

- 1 Complimentary Objects in Proximity
- 2 Similarity in color, textures, and features, please see Notes page 2 for written description.

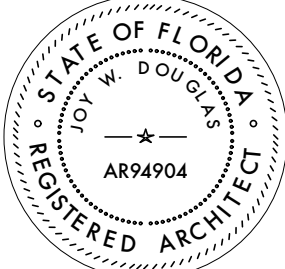
Material Key

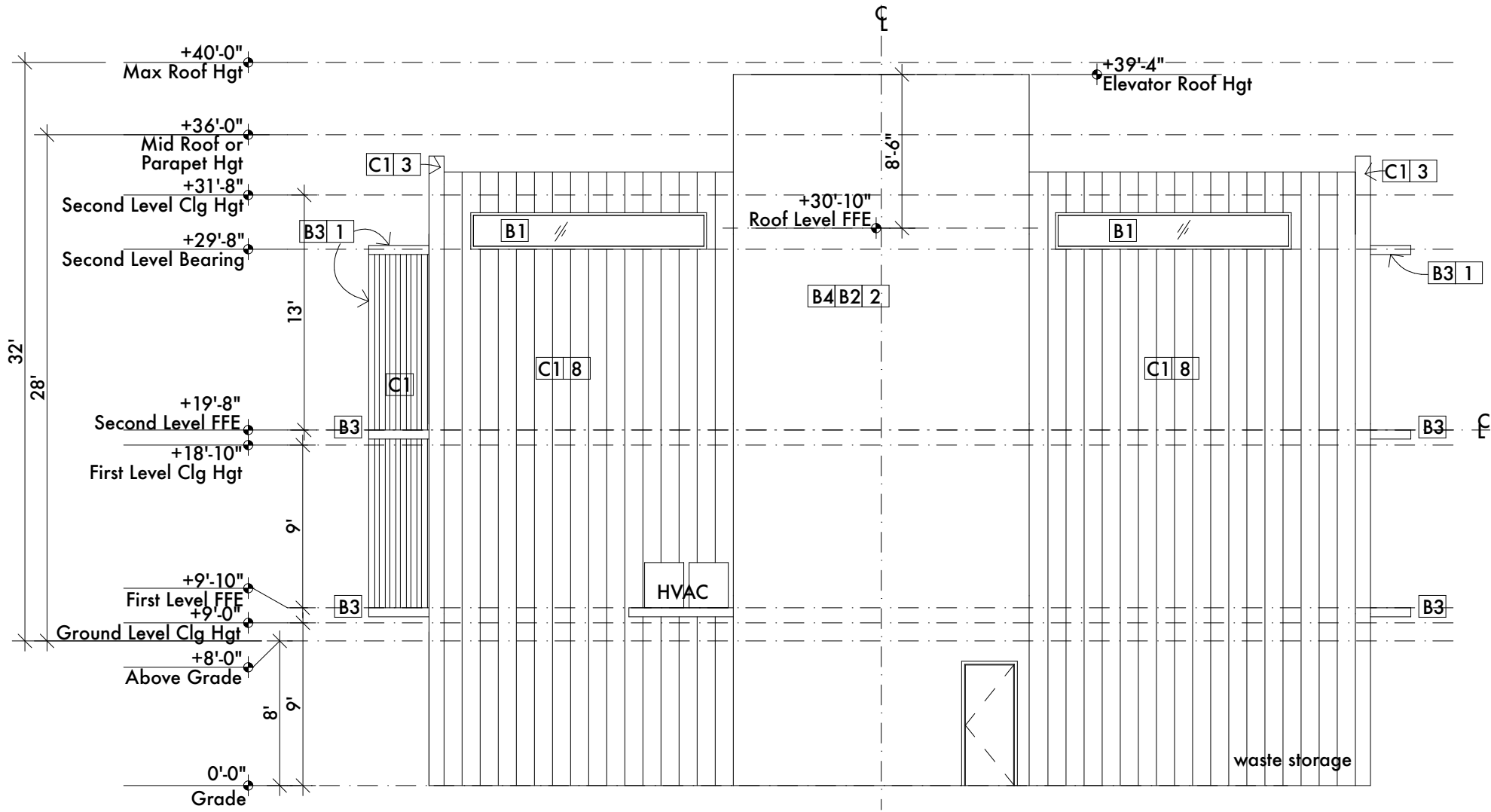
- 1 powder coated aluminum trellis, faux wood
- 2 metal siding with Sherwin-Williams coil and extrusion coatings, auburn rust
- 3 Arcus lime plaster, fine - Colonnade gray
- 4 shell stucco
- 5 house address numbers
- 6 impact garage door, faux wood
- 7 metal entry roof with Sherwin-Williams coil and extrusion coatings, auburn rust
- 8 Pac Clad standing seam with Sherwin-Williams coil and extrusion coatings, auburn rust

Typical Key - PAG Architectural Elements, Material A1|3



E East Elevation - rear water
SCALE: 1/8" = 1'-0"
0 4' 8' 16'





North Elevation - side

SCALE: 1/8" = 1'-0"



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FL LIC # AA26003688
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THE JOHANSEN RESIDENCE

JENS JOHANSEN
2311 PASS-A-GRILLE WAY
SAINT PETE BEACH, FLORIDA 33706

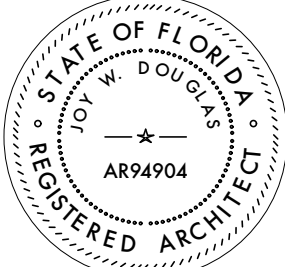
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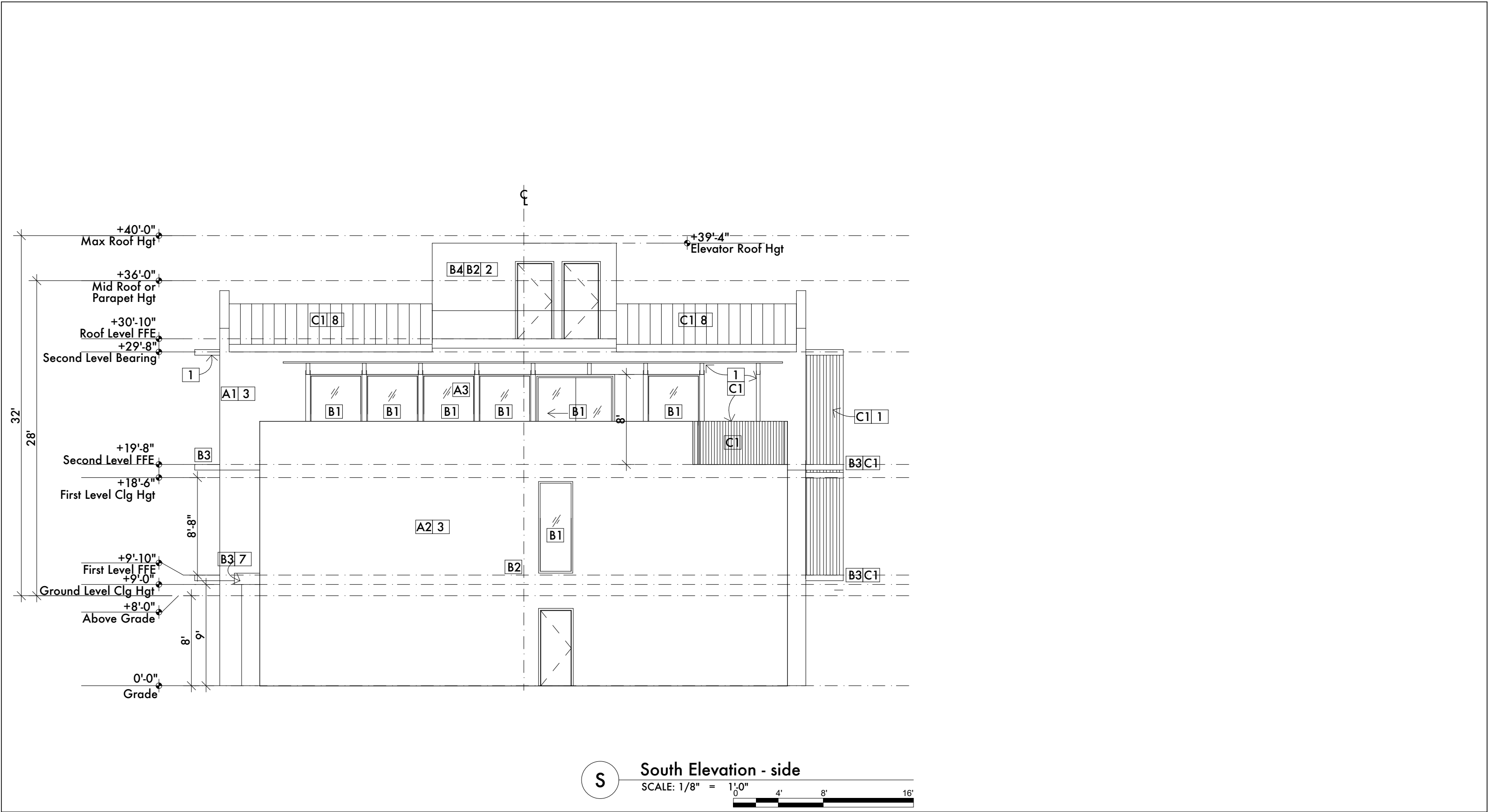
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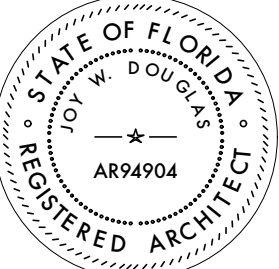
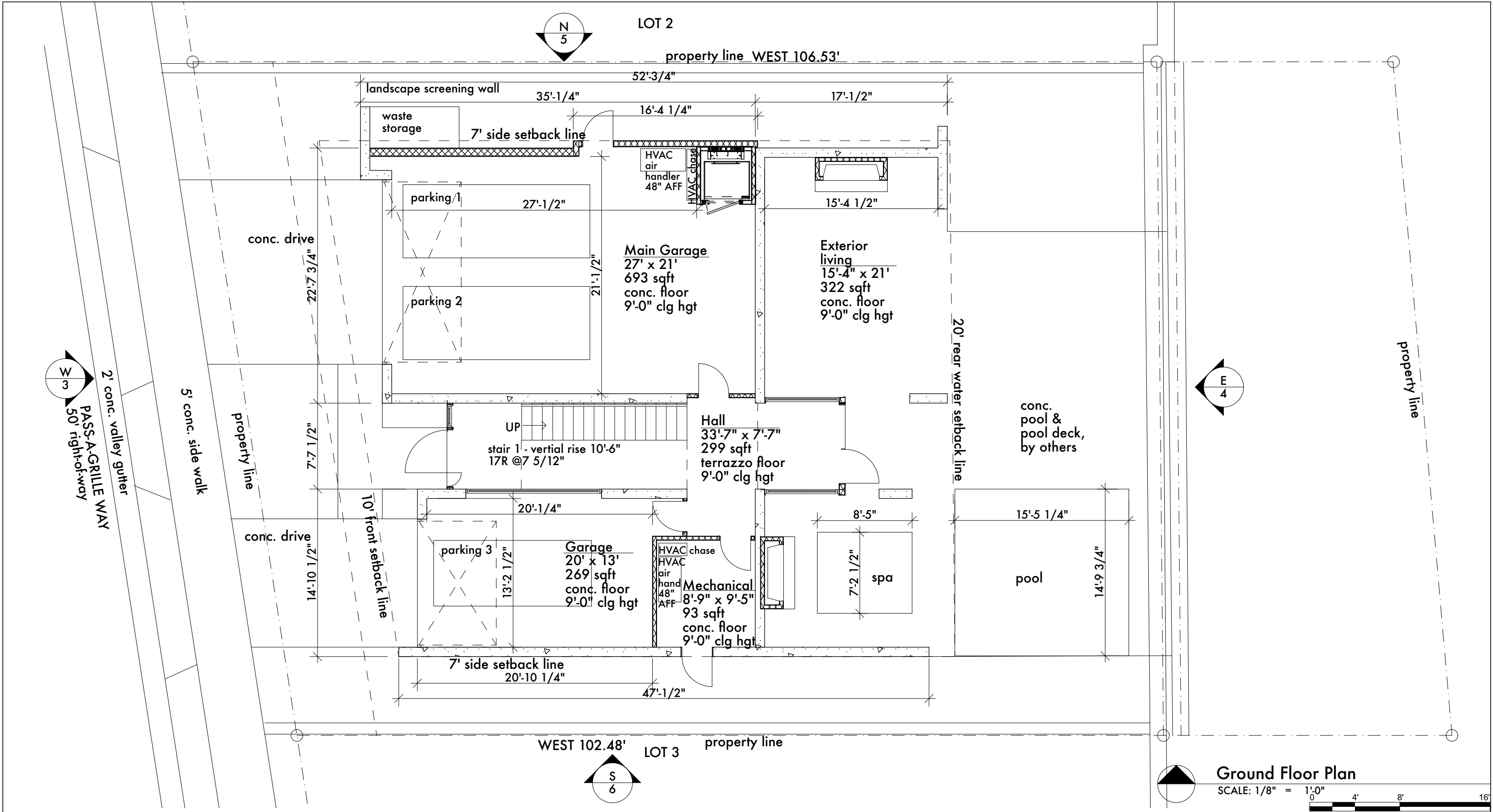
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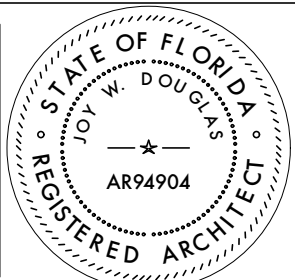
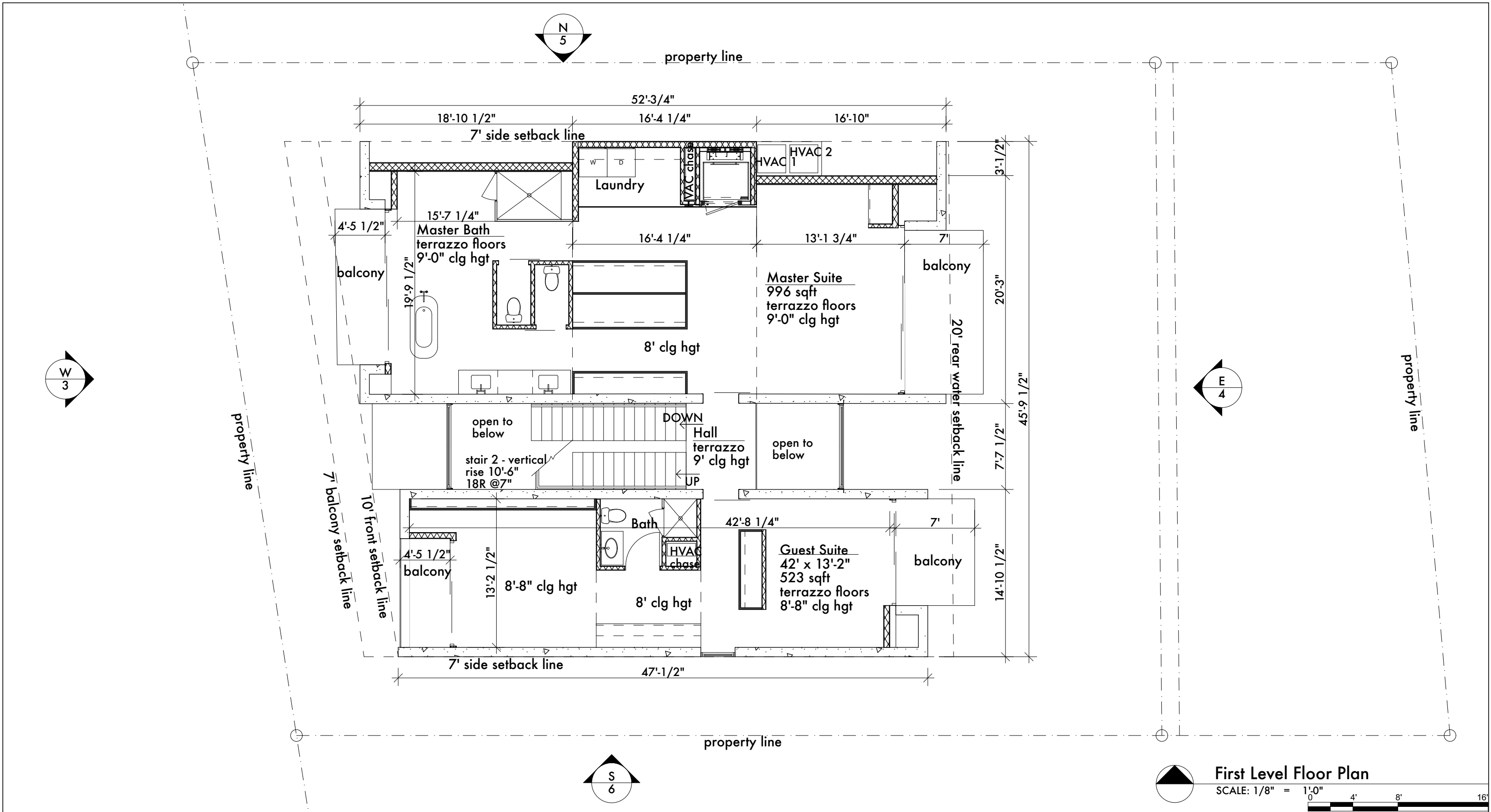
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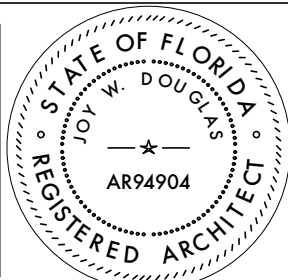
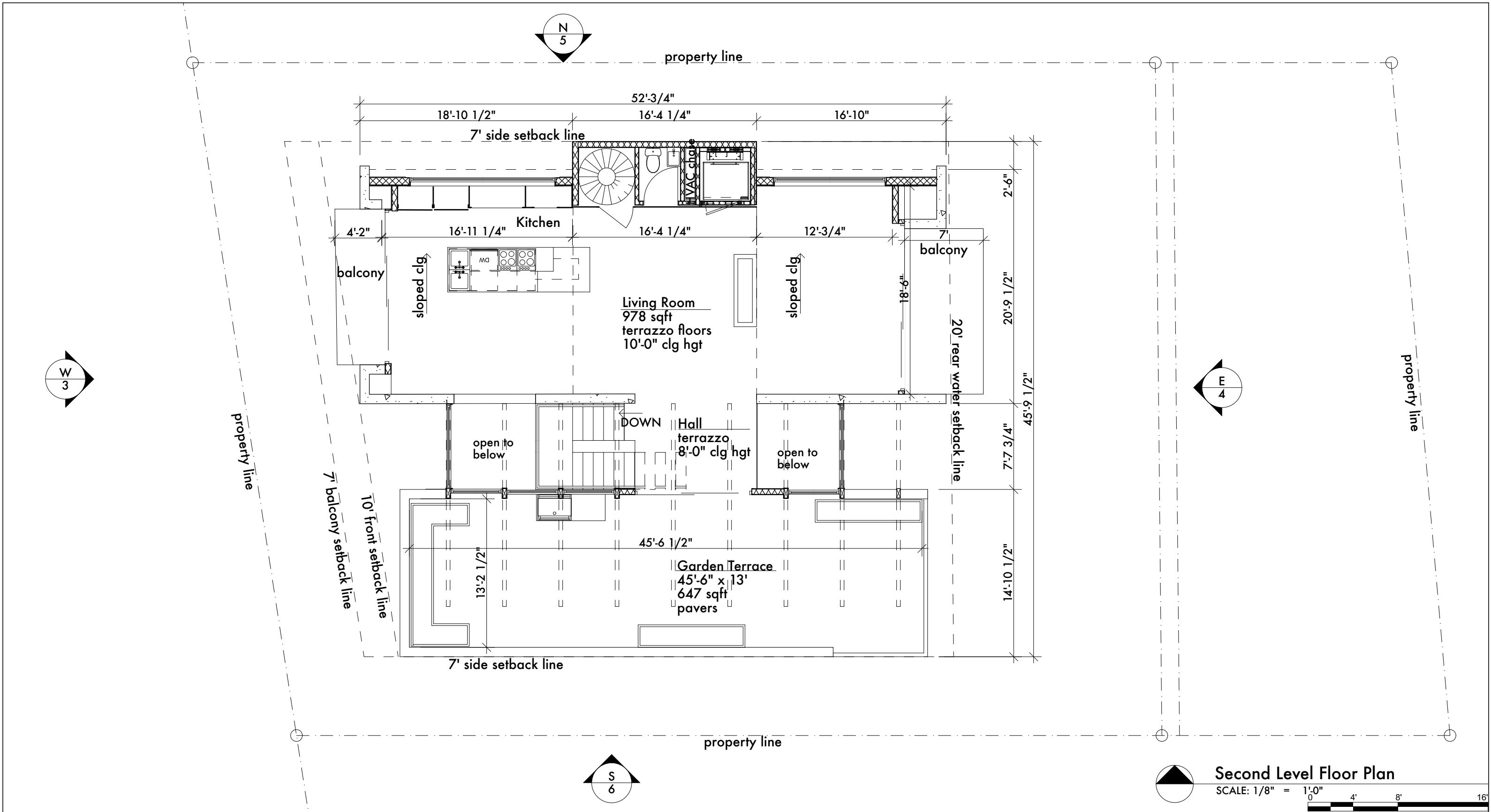
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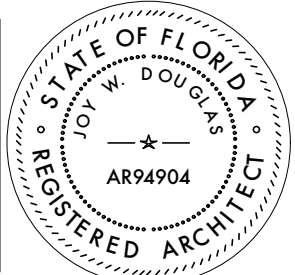
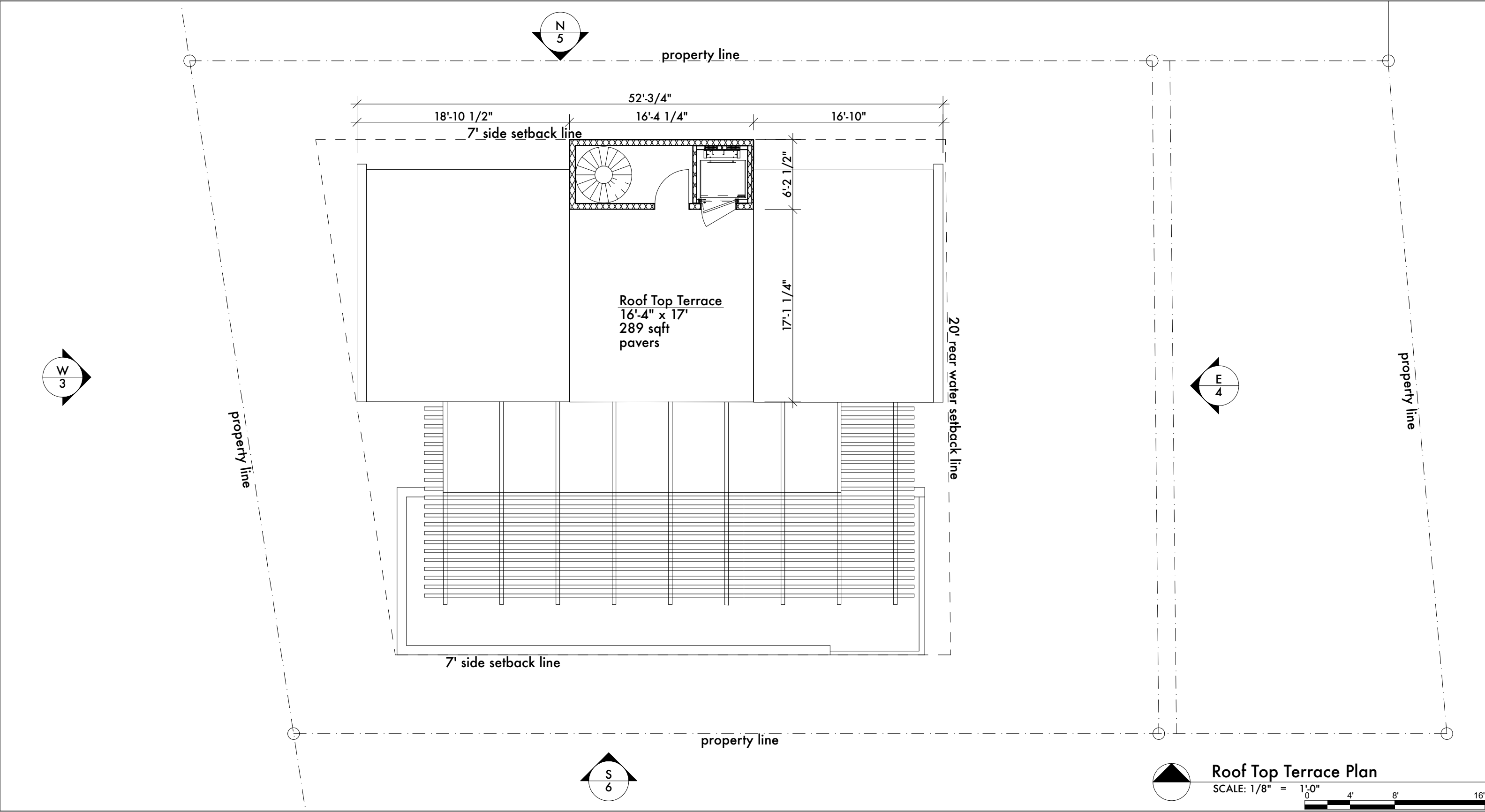


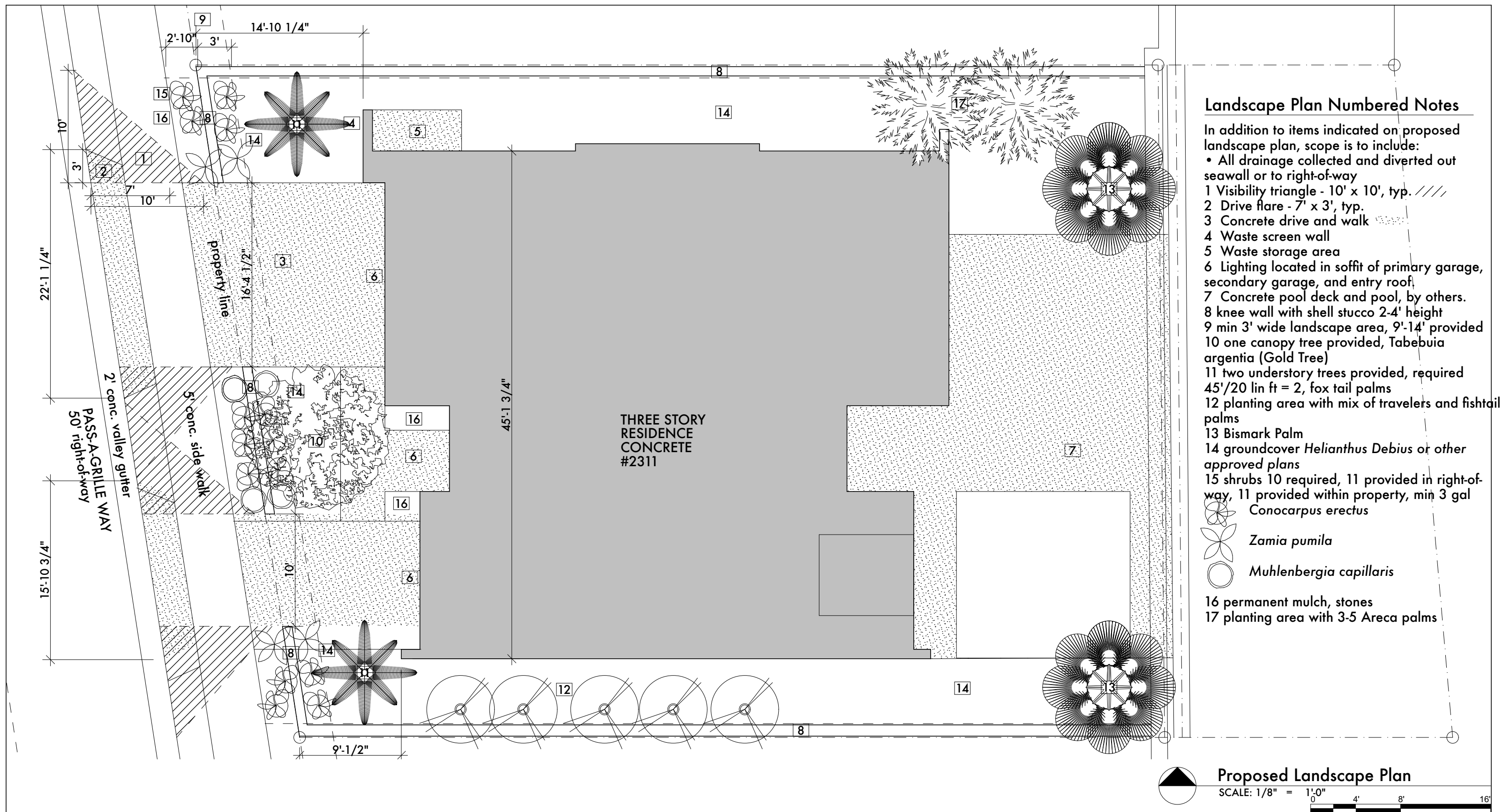


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West Elevation - street front color

NOT TO SCALE

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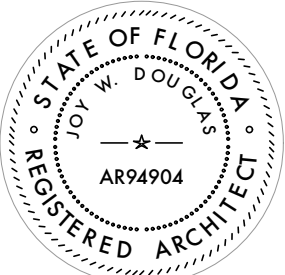
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E

East Elevation - rear water color

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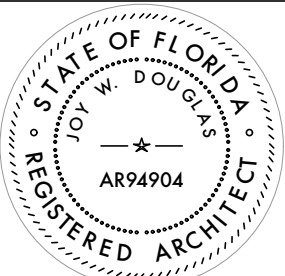
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Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

JENS JOHANSEN
(print name of property owner)

hereby authorize

JOY DOUGLAS
(print name of agent)

to represent me/us in an application for

COA & OR APPLICATION, PAG
(type of application: variance, conditional use, zoning, etc.)

RESIDENTIAL DESIGN
REVIEW & BUILDING
PERMIT.


Signature of Owner

Signature of Owner

JENS JOHANSEN
Print Name of Owner

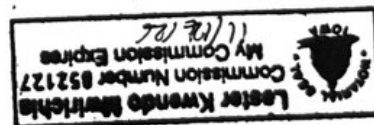
Print Name of Owner

The forgoing instrument was acknowledged before me this 6th day of
June 2021 by Jens Jonansen or who is
personally known owner produced
Driver License as identification.


(Notary Signature)

6/6/26
(Date)

My Commission Expires 11/14/26



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

Agenda Report

Action Request: Motion to approve the Certificate of Appropriateness for this Locally Designated historic property on Corey Avenue to replace the 1970's window wall system described in the application and this staff report, and recommend approval of the variance requests to the Board of Adjustment.

Strategic Objective:

Date: August 1, 2024

Prepared By: Lynn Rosetti, Consultant

Through: Kristin Coman, Community Development Director

Summary of Issue: Applicant requests a Certificate of Appropriateness to complete facade improvements inclusive of window wall replacement, and illuminated marquee and shadow box sign installation, at this locally-designated historic resource. Applicant also seeks a recommendation to the Board of Adjustment regarding variance requests for the property to be permitted five signs instead of the maximum of three (LDC Sec. 26.33), and with all four newly-installed signs to have internal illumination which is not permitted along Corey Ave (LDC Sec. 26.33.(e)).

Funding: N/A

Attachments:

1. Staff Report
2. Elevations
3. Application Package
4. Elevations (Permit)



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

Certificate of Appropriateness / Case Number 24050

Property Owner: 315 Corey Avenue, LLC

Meeting Date: August 1, 2024

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

REQUEST	The applicant is requesting a Certificate of Appropriateness for the Beach Theatre, a Local Historic Landmark, to replace the window wall system that was installed at the front entry in 1970. According to the applicant's representative, this request to replace the existing window wall is because it is in poor condition and also that it is not historically significant and does not conform with the original Art Deco design and era.
SUBJECT PROPERTY	315 Corey Avenue St. Petersburg Beach Replat, Block 61, Lot 11 less southwesterly 1.7 feet Parcel I.D. #36-31-15-77994-061-0110
LAND USE / ZONING	TC-1 / TC-1 Town Center Corey
YEAR BUILT	Circa 1939
HISTORIC STATUS	One of the earliest buildings constructed on historic Corey Avenue, the Beach Theater is an iconic and well-known local heater.
SURROUNDING AREA	North – One story retail store constructed in 1954. South – Corey Ave and one-story commercial building constructed in 1949. East – Funeral Home with parking lot constructed in 1936. West – One-story commercial building constructed in 1960.

BACKGROUND and ANALYSIS

Constructed in 1939, the Beach Theater was one of the earlier buildings built along Corey Avenue and it opened as a theater in January 1940. The Beach Theater was built for approximately \$50,000 by Boston financier Stephen Girard. St. Petersburg architect Winfield Lott designed the building. The Beach Theater was the first movie theater in Pinellas County equipped with sound and air conditioning. The Beach Theater has been closed since 2012. Since being landmarked last year, the Beach Theater has come under new ownership, 315 Corey Ave. LLC, Ron Hockman, managing member. The estimated cost of the proposed work is \$300,000.

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.**

According to the application, the property is intended to retain its historic use as a theater with live performances and films.

- 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 application states that the proposed design seeks to maintain the building finishes and signage in keeping with the original 1940 structure. Exterior elevations, floorplans, and proposed entry door specifications are included in the application which is attached to the staff report.

- 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.**

Again, the application states that the proposed design seeks to maintain the building finishes and signage in keeping with the original 1940 structure. Exterior elevations, floorplans, and proposed entry door specifications are included in the application which is attached to the staff report. Furthermore, the application states that no new elements are intended to be incorporated at this time.

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

According to the application and the owner's representative, the only proposed alteration of the exterior is to replace the 1970's storefront window wall system which is in bad condition. The existing storefront window wall system is not reflective of the original historical details of the art deco era. The proposed front elevation provided by Bodziak/Hayes architects is included in the application packet and is also attached to the staff report.

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

The applicant has indicated in the application 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.**

The applicant has indicated in the application 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 in the application that no treatments of this nature are planned as part of the facade restoration work.

- 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 in the application that no building components currently installed are intended to be removed.

- 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 in the application 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 in the application that no additions are indicated.

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 in the application that no additions are planned. Also, the applicant has stated that the current color scheme of blue and white paint is planned to be maintained.

- 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 in the application that no additions are planned.

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

The applicant has indicated in the application that no additions are planned.

- 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.**

The applicant has indicated in the application that the current air conditioning units currently installed at the rear of the structure shall be maintained. 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.

- (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.

Variance Discussion

The façade improvements proposed under this scope will be permitted to proceed should the Historic Preservation Board approve the subject Certificate of Appropriateness. However, two aspects of the request must proceed to the Board of Adjustment if the scope is otherwise approved:

- 1) The applicant is proposing to reinstall four signs, bringing the total number at the property to five where three signs are permitted (LDC Sec. 26.33);
- 2) The applicant proposes to install lighting in the reinstalled marquee signs, and shadow box theatre poster signs, where internally lighted signs are typically not permitted along Corey Avenue (LDC Sec. 26.33.(e)).

As the Theatre blade sign is remaining, with existing electrical, the applicant is permitted to reinstate the electrical to the sign with Historic Preservation Board approval. However, both marquee signs and shadowbox signs require a variance for lighting to be permitted, as well as to approve the total number permitted for the business.

Staff Recommendation:

Staff recommends the **APPROVAL** of the requested Certificate of Appropriateness for this Locally Designated historic property on Corey Avenue to replace 1970's window wall system described in the application and this staff report, and recommend approval of the variance requests to the Board of Adjustment.

ZONING MAP



SUBJECT PROPERTY
315 Corey Avenue

TC-1 Town Center
Zoning

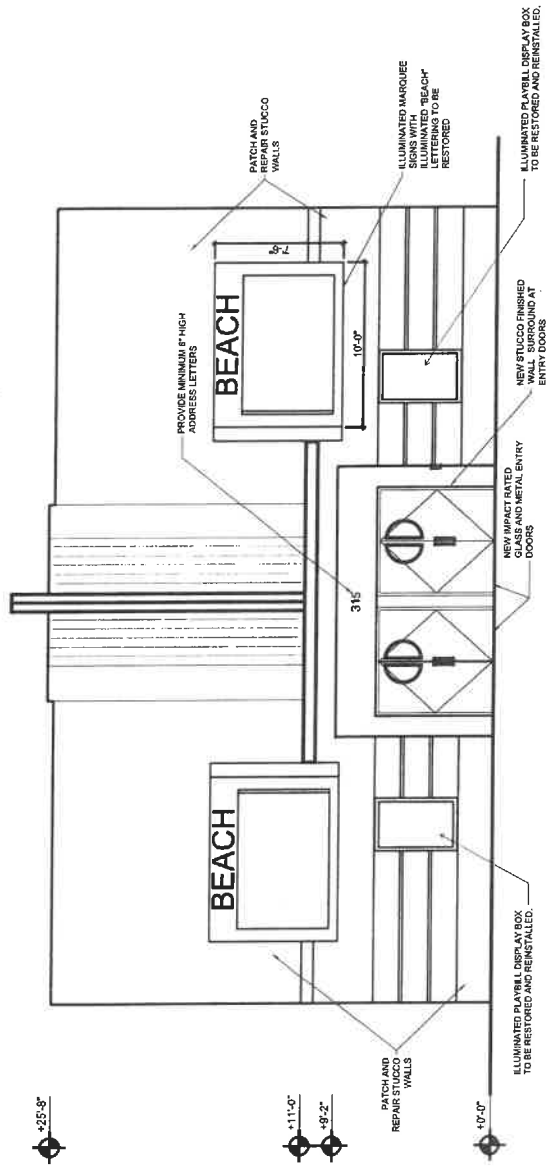
AERIAL PHOTOGRAPH



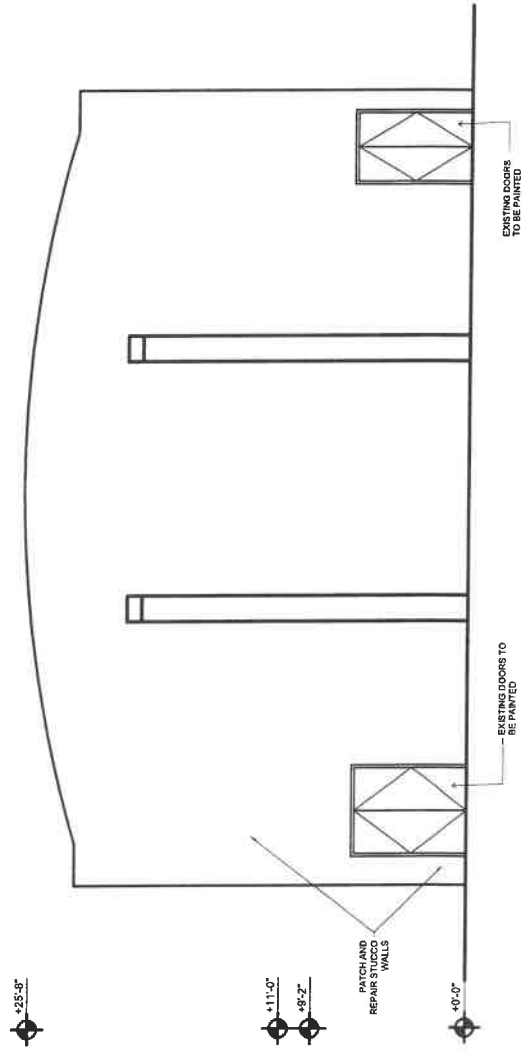
HISTORIC PHOTOGRAPHS







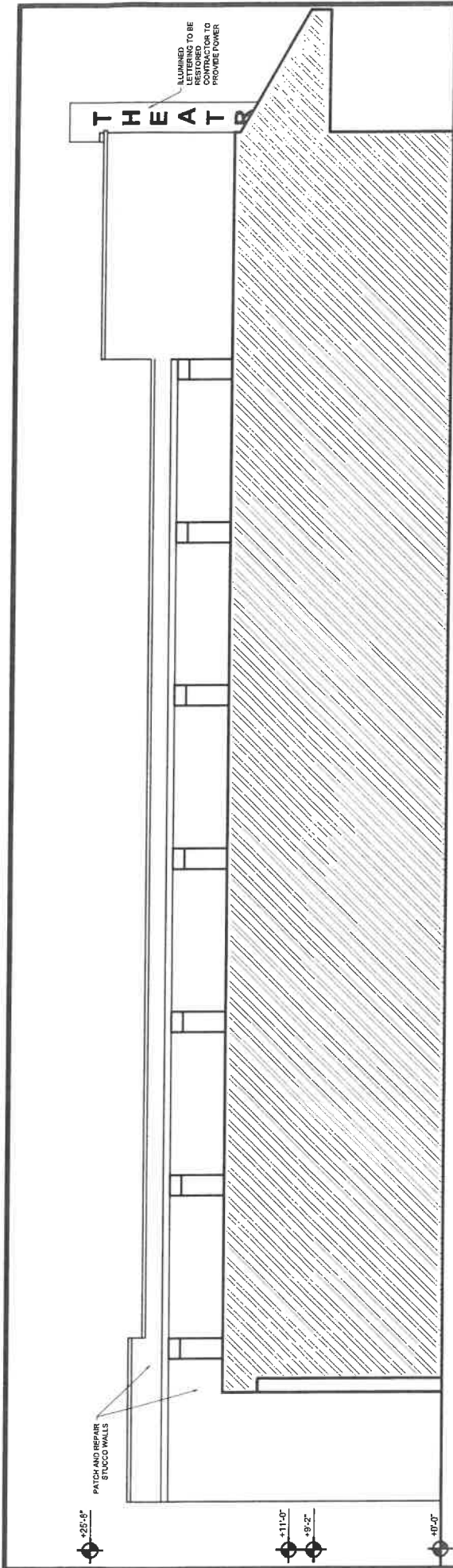
1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



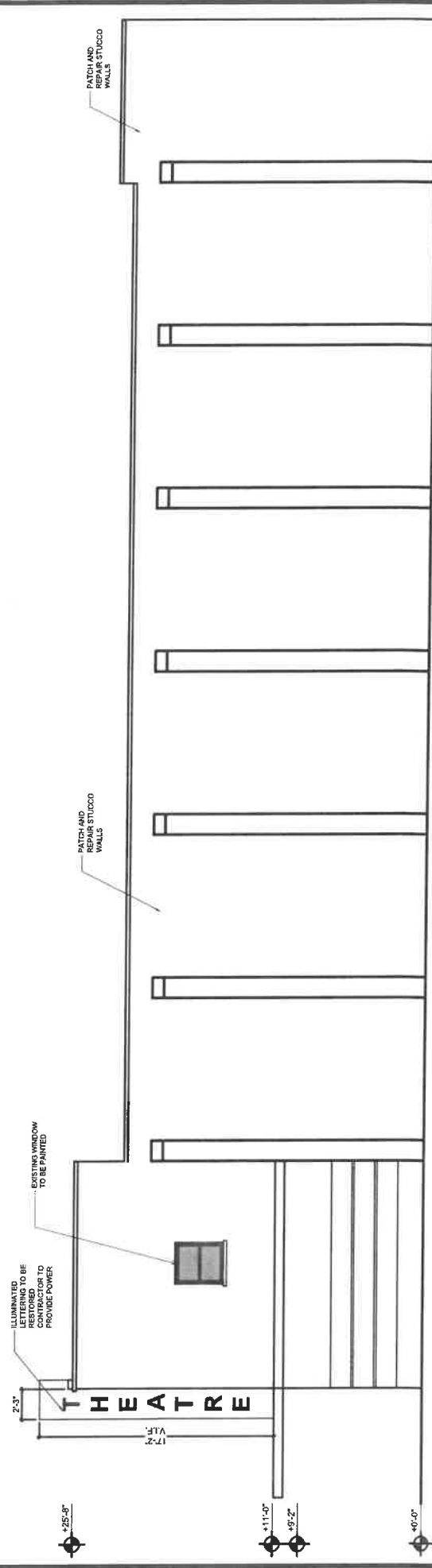
2 REAR ELEVATION
SCALE: 3/32" = 1'-0"

BEACH THEATRE
315 COREY AVE, ST PETE BEACH, FL 33706

BODZIAK/HAYES
ARCHITECTS



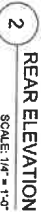
1 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

BODZIAK/HAYES
ARCHITECTS

BEACH THEATRE
315 COREY AVE, ST PETE BEACH, FL 33706



A-5.0

DATE: 2024-09-05

TIME: 10:30 AM

PROJECT: JMB

DATE: 2024

TIME: 10:30 AM

PROJECT: JMB

BODZIAK/HAYES

ARCHITECTS, P.L.L.C.

JOHN A. BODZIAK, AIA FL LIC#AR00005065

BRITT HAYES, RA FL LIC#A012428

3400 CENTRAL AVE, SAINT PETERSBURG, FLORIDA 33710

EMAIL: JACOBODZIAK@HAYES.COM | BRITTBODZIAK@HAYES.COM

TEL: (727) 372-1866 FAX: (727) 658-0508



PROJECT

BEACH THEATRE

315 COREY AVE, ST. PETE BEACH

EXTERIOR ELEVATIONS

NO	DATE	REVISION
	5/29/2024	Permit Re-submittal
	6/17/2024	Permit Re-submittal

THIS SET OF DRAWINGS AND ANY ATTACHED SCHEDULES AND SPECIFICATIONS ARE THE PROPERTY OF BODZIAK/HAYES ARCHITECTS, P.L.L.C. AND SHALL REMAIN THE PROPERTY OF THE ARCHITECTS.

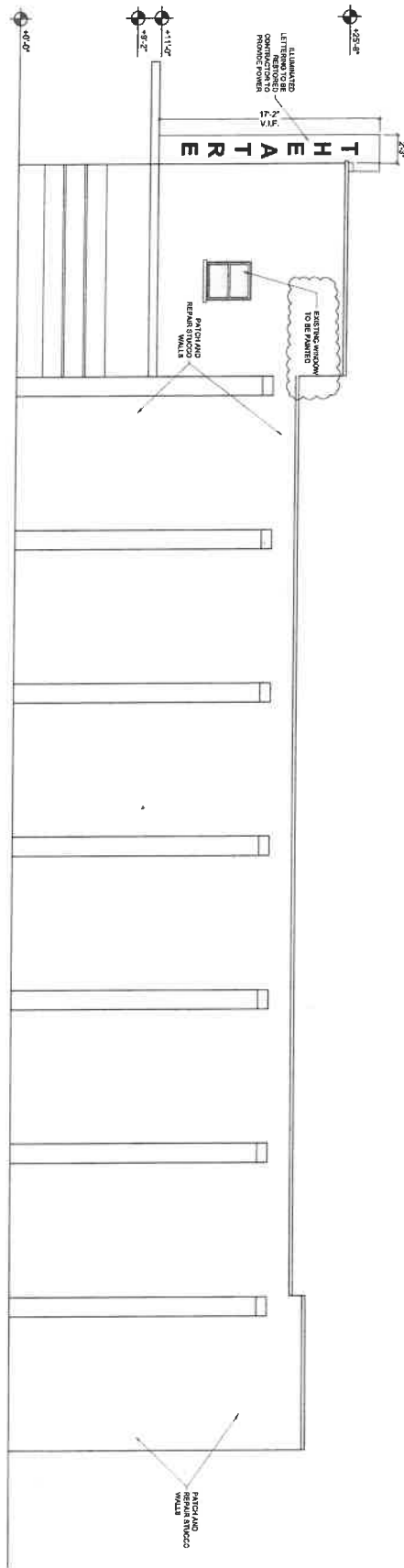
NO REVISIONS, CHANGES OR ALTERATIONS TO THESE DRAWINGS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF BODZIAK/HAYES ARCHITECTS, P.L.L.C.

ALL DIMENSIONS AND NOTES SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THESE DRAWINGS AND AS SPECIFIED IN THE SPECIFICATIONS.

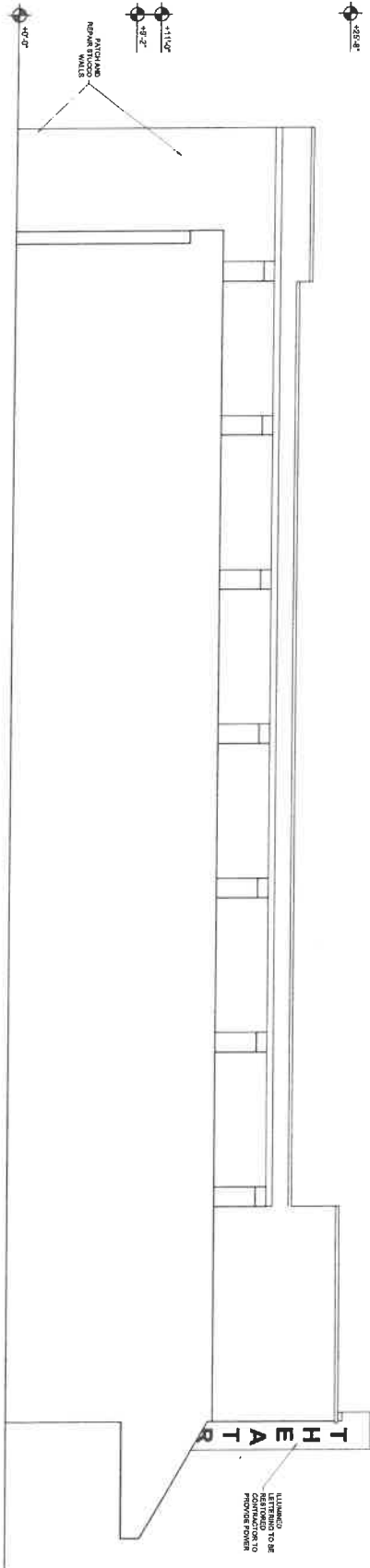
THESE DRAWINGS AND ANY ATTACHED SCHEDULES AND SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE PERMITTING AGENCY'S REQUIREMENTS AND THE APPLICABLE BUILDING CODES AND THE APPLICABLE LOCAL ORDINANCES.

THESE DRAWINGS AND ANY ATTACHED SCHEDULES AND SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE PERMITTING AGENCY'S REQUIREMENTS AND THE APPLICABLE BUILDING CODES AND THE APPLICABLE LOCAL ORDINANCES.



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ALL EXTERIOR WORK SHALL BE SUBMITTED UNDER SEPARATE PERMIT PENDING COA APPROVAL.



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

BODZIAK/HAYES
ARCHITECTS, PLLC
JOHN A. BODZIAK, AIA, F.L.U.C.#AR0005065
BRITT HAYES, RA, F.L.U.C.#AR102428
3889 CENTRAL AVE., SAINT PETERSBURG, FLORIDA 33719
EMAIL: JACK@BODZIAKHAYES.COM / BRITT@BODZIAKHAYES.COM
TEL: (727) 321-1944 / FAX: (727) 326-0886

PROJECT
BEACH THEATRE
315 COREY AVE., ST. PETE BEACH
EXTERIOR ELEVATIONS

DATE: 5/29/2024
REVISION: 8/27/2024

NO.	DATE	DESCRIPTION
1	5/29/2024	Permit Resubmittal
2	8/27/2024	Permit Resubmittal

A-5.1

STATE OF FLORIDA
ARCHITECTS
5/28/2024

DATE: 5/29/2024
REVISION: 8/27/2024

PROJECT: BEACH THEATRE
315 COREY AVE., ST. PETE BEACH
EXTERIOR ELEVATIONS



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 24050

Property Owner Name & Address

315 Corey Ave, LLC

3600 Centro St, St Pete Beach, FL 33706

Phone 813-777-0219

Email Address hhockman@thebeachtheater.org

Agent or Representative Name & Address

Jack Bodziak

Bodziak/Hayes Architects

5665 Central Ave, Saint Petersburg, FL 33710

Phone 727-327-1966

Email Address jack@jabodziak.com

Property Address, Legal Description, Parcel ID

315 Corey Ave, St Pete Beach, FL 33706, PIN: 36-31-15-77994-061-0110

ST PETERSBURG BEACH REPLAT BLK 61, LOT 11 LESS THAT PART DESC AS BEG MOST W'LY COR OF SD LOT TH NE'LY 1.86FT ALG NW'LY LOT LINE TH SE'LY TO PT ON SE'LY LOT LINE TH SW'LY ALG SD SE'LY LOT LINE 1.7FT TO MOST S'LY COR OF SD LOT TH NW'LY ALG SW'LY LOT LINE TO POB.

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

X Alteration of building/structure

----- New Construction

----- Addition

----- Rehabilitation

----- Relocation

----- Demolition

PROPOSED USE

_____ Single-family residence

_____ Multi-family residence

_____ Office

_____ Commercial

_____ Hotel/Motel

_____ Restaurant

X Other Theatre

Estimated Cost of Work: \$300,000

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.**

The property is intended to be maintained with its historic use, as a theater with live performances and films.

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 proposed design seeks to maintain building finishes and signage in keeping with the original 1940 structure.

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.**

No new elements are intended to be incorporated at this time.

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

The only proposed alteration of the enclosure being requested at this time is the replacement of the storefront window wall system that was installed at the front entry in 1970. This existing window wall is in poor condition and is not historically significant.

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

The 1940s structure is finished in stucco and has joints running vertically and horizontally indicative of the Art Deco period. All original stucco features, including the stucco finished front awning are intended to be maintained. Where there is currently wear or damage, finishes shall be patched, repaired, and restored consistent with all in-place, original details.

- 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.**

Existing billboard signage and two playbill display boxes have been removed from the facade, but have been stored inside, and therefore are intact and are intended to be restored and reinstalled in conformance with the historical photos.

Existing electrified signage are to be evaluated by the contractor for their functionality and restored to working order if found to be non-functional. All replaced components shall be matching the original features.

- 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.**

No treatments of this nature are planned as part of the facade restoration work.

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

No building components currently installed are intended to be removed.

- 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 sole exterior alteration proposed is the replacement of the storefront window wall system that was installed in 1970 at the front entry. The storefront window wall system is in poor condition and not conforming with the original historical details of the Art Deco era. The Owner is proposing replacement of this storefront window wall glazing with a pair of double doors with a glass view window, which appears to be in-keeping with the pair of solid doors provided in early renderings of the structure. The intent is for the new metal and glass doors to have a high quality painted finish to simulate the look of stained wood.

- 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.**

No additions are intended.

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.**

No additions are planned.

The current color scheme of blue and white paint are planned to be maintained.

- 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.**

No additions are planned.

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

No additions are planned.

- 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.**

Existing air conditioning units currently installed at the rear of the structure shall be maintained.

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)

Exterior material/siding

Exterior walls are stucco, and this finish is intended to be patched and repaired as needed with a finish texture matching the existing. The building will be repainted in the same blue and white color scheme as the existing structure.

Windows

- Existing window at Level 2 will be maintained and painted.
- Storefront window system is proposed to be removed as it was installed in the 1970's and is not in keeping with the original Art Deco era building detailing, nor is it historically significant.

Doors

- Existing rear doors will be maintained and painted.
- Front pair of doors and windows are proposed to be replaced with two pairs of steel and glass doors with brass colored hardware, Allegion-Schlage manufacturer. The doors proposed will have a high quality painted finish to simulate the look of stained wood.

Roofing

No roofing repairs are requested in this scope of work.

Entrances/Porches

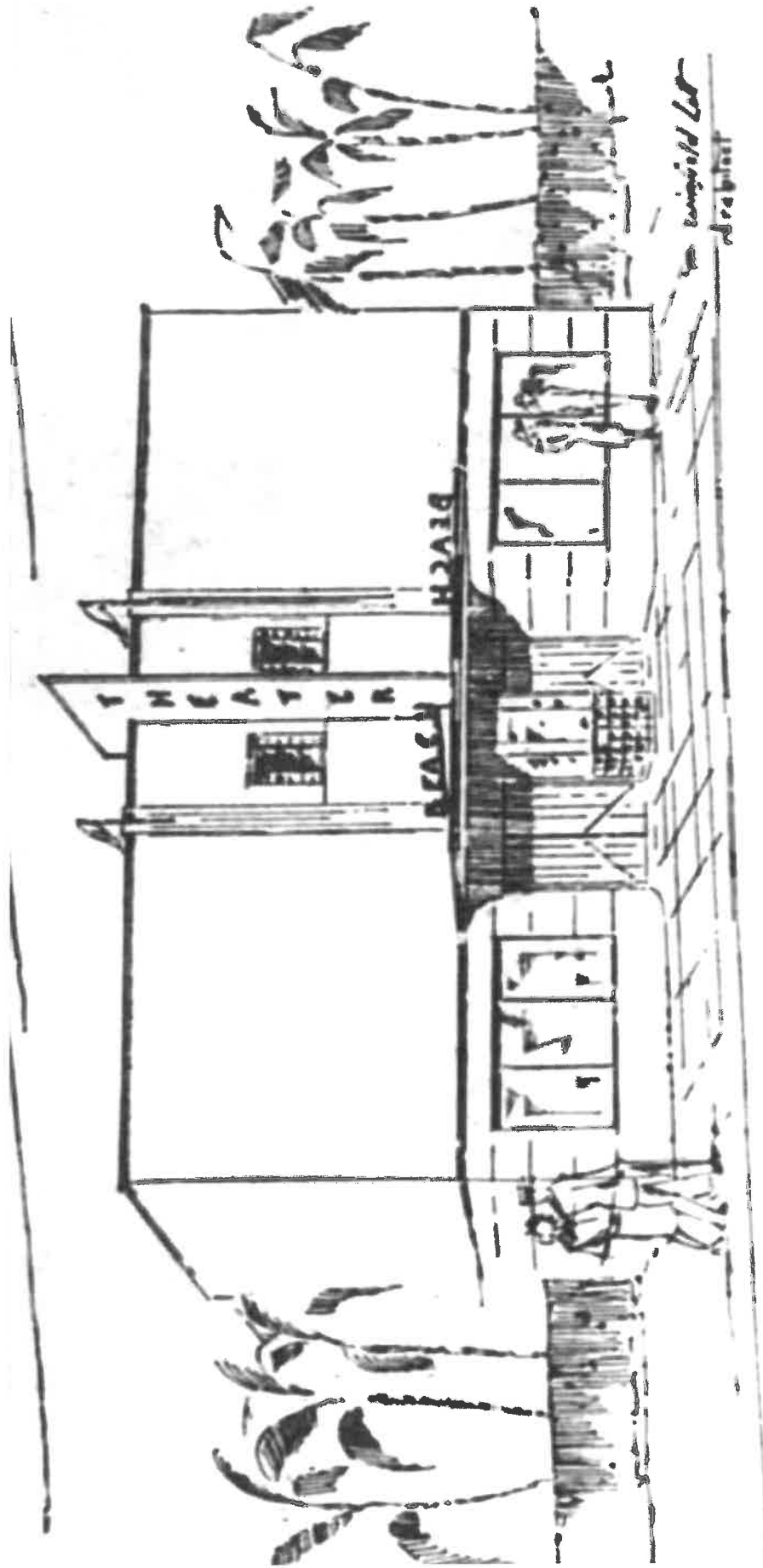
Entry canopy will be maintained. Stucco finish shall be patched and repaired as required to restore the finish of the building to like-new condition.

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

Beach Theatre
315 Corey Avenue, Saint Pete Beach, Fl



Rendered view by Architect M. Winfield Lott (1939)

BODZIAK/HAYES
ARCHITECTS

Beach Theatre
315 Corey Avenue, Saint Pete Beach, Fl



Historical Photos (Dates Unknown)



Beach Theatre

315 Corey Avenue, Saint Pete Beach, FL



Historical Photo (Date Unknown)

Beach Theatre
315 Corey Avenue, Saint Pete Beach, FL



Historical Photo (Date Unknown)

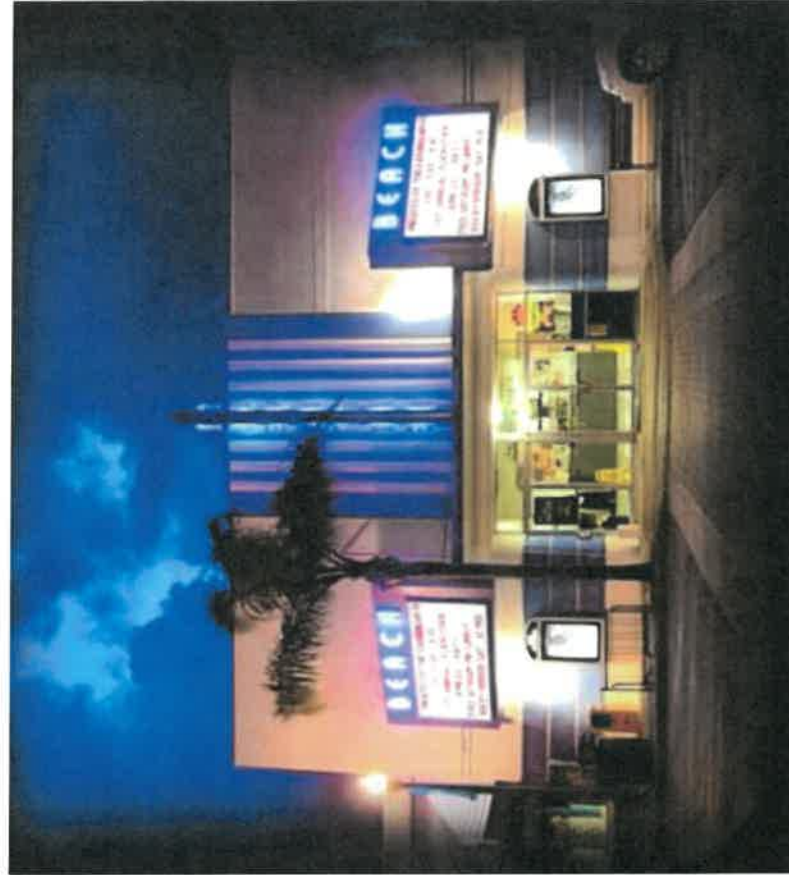
Beach Theatre

315 Corey Avenue, Saint Pete Beach, FL



Historical Photo (Date Unknown)

Beach Theatre
315 Corey Avenue, Saint Pete Beach, Fl



Historical Photos (Dates Unknown)

Beach Theatre
315 Corey Avenue, Saint Pete Beach, Fl



Current Photo (May 29, 2024)

Beach Theatre
315 Corey Avenue, Saint Pete Beach, FL



Current Photo (May 29, 2024)

Beach Theatre
315 Corey Avenue, Saint Pete Beach, FL



Current Photo (May 29, 2024)

Beach Theatre
315 Corey Avenue, Saint Pete Beach, Fl



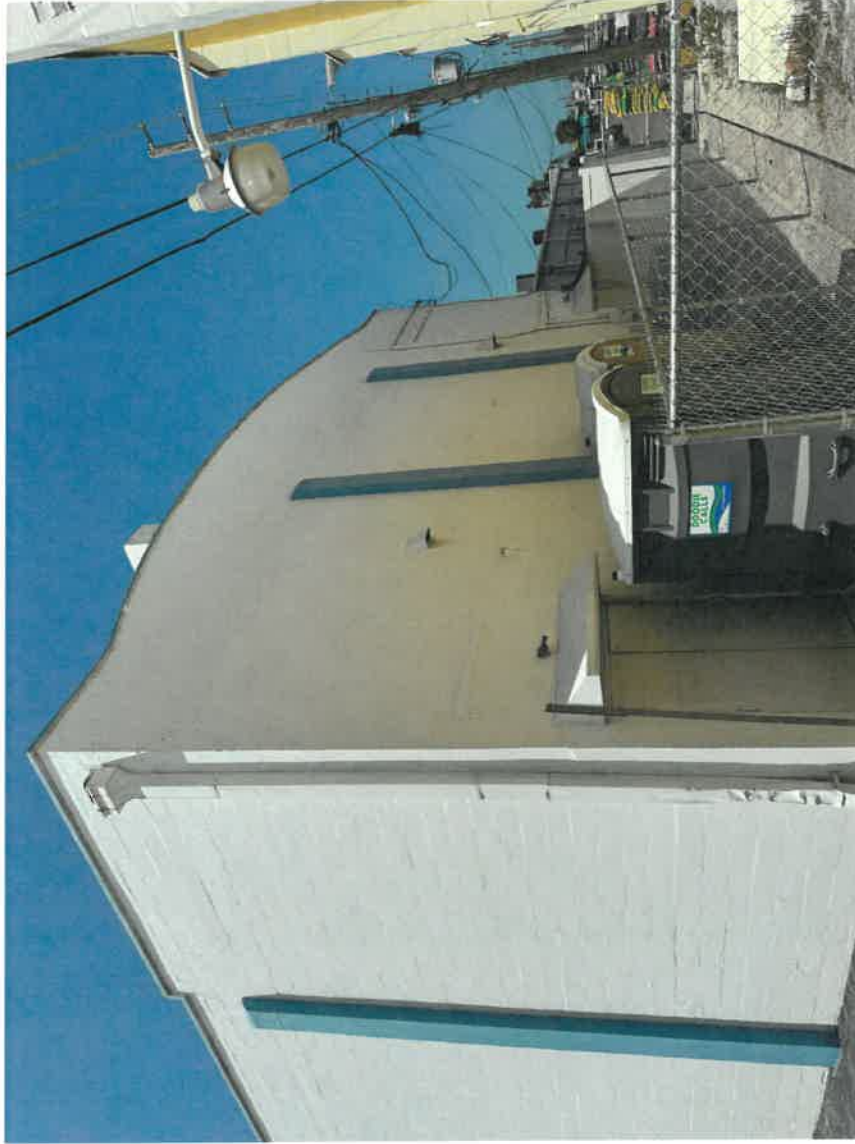
Current Photo (May 29, 2024)

Beach Theatre
315 Corey Avenue, Saint Pete Beach, FL



Current Photo (May 29, 2024)

Beach Theatre
315 Corey Avenue, Saint Pete Beach, FL



Current Photo (May 29, 2024)

LEGEND AND ABBREVIATIONS

- F FIELD MEASURED
- PLAT DIMENSION
- R RECORD DIMENSION
- ELC OVERHEAD ELECTRIC
- CC COVERED CONCRETE
- PIR FOUND IRON PIPE
- PIR FOUND IRON ROD
- PIR FOUND IRON ROD + CAP
- PIR FOUND NAIL + DISK
- ID IDENTIFICATION
- RW RIGHT OF WAY
- PC PLASTIC PILE
- CC CONC. CONCRETE
- AC AIR CONDITIONER
- C CENTER BOLT
- P POWER POLE
- L LIGHT POLE

Digitally
signed by
Christopher
J Noyes
Date:
2021.08.11
16:07:21
+04'00'

CREATED TO:
SCOTT COMMERCIAL HOLDINGS LLC
COASTLINE TITLE

FLOOD PLAIN
PER THE FEDERAL INSURANCE ADMINISTRATION
FLOOD INSURANCE RATE MAP COMMUNITY NUMBER
20-40-0000-01 (PROHIBIT) ANYTHING LOCATED IN
ZONE "AE" BASE FLOOD ELEVATION= 11 FEET AS
REFERENCED TO THE FIRM FLOOD INSURANCE RATE
MAP 12103422P/600 P/1000000 DATE 08/03/03

BASED ON DEEDS: SOME PLAT ASSUMED THE NORTH R/W LINE OF COREY AVE TO BE 565' WIDE
IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE 470.005 AND PURSUANT TO THE ELECTRONIC
SIGNATURE ACT OF 1996 OR FLORIDA STATUTE TITLE XXXI OF ART. 688 IF THIS DOCUMENT WAS
RECEIVED ELECTRONICALLY VIA PDF THEN IT HAS BEEN LAWFULLY ELECTRONICALLY SIGNED
THEREFORE THIS SURVEY FOR CLOSURE IS COMPLETELY OFFICIAL AND BINDING

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND
IS SUBJECT TO ALL EASEMENTS RIGHT-OF-WAY AND TO THE MAP RECORD
BACKGROUND IMPROVEMENTS NOT SHOWN

SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED
SEALED AND ALL EASEMENTS THEREAFTER OF ALL OTHER PERSONS
BEFORE ACQUISITION

LOT
11
TWO STORY
MASONRY
THEATER
#315

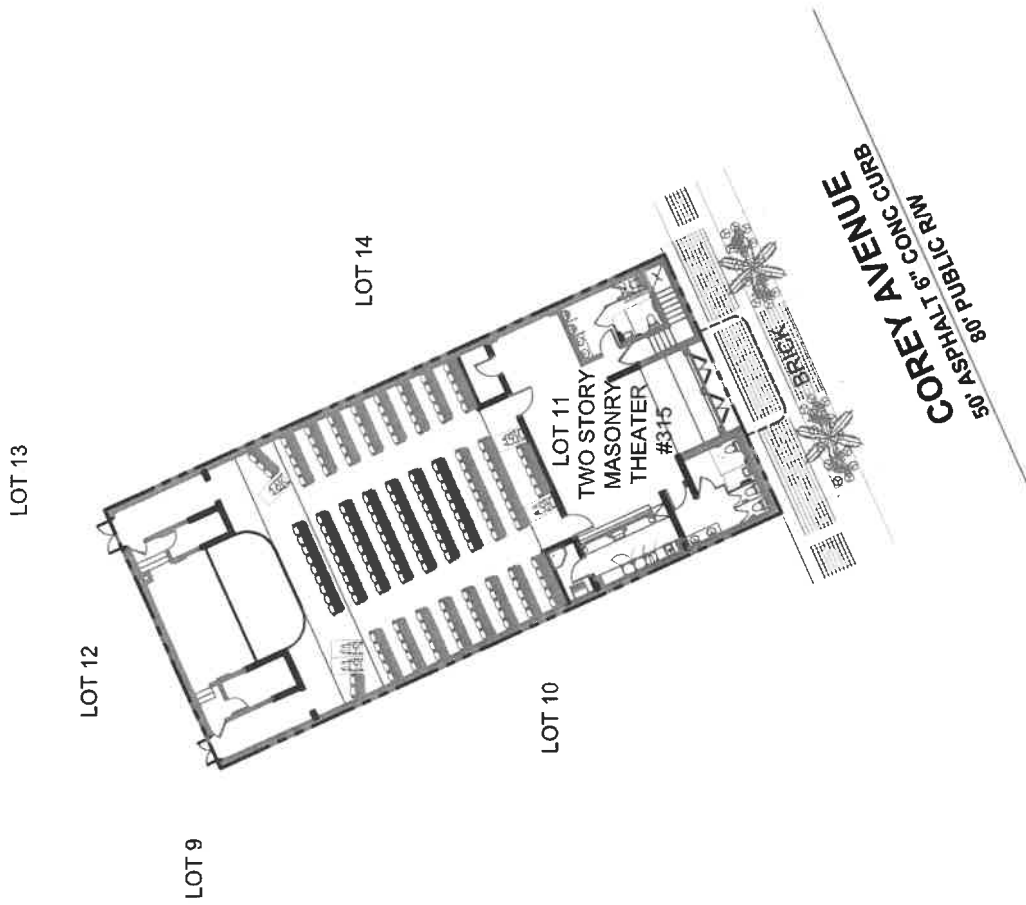
BLACK CORNER
F.R. 1/2" Ø 182168
50(F) 149.875'

COREY AVENUE
50' ASPHALT 6" CONC CURB
80' PUBLIC R/W



SCALE 1"=20'

OWNER	CV	DATE	08/10/21
PREPARED BY	RS	SIGNED BY	I
JOB NO.	21-188	DRAWN	I OF I

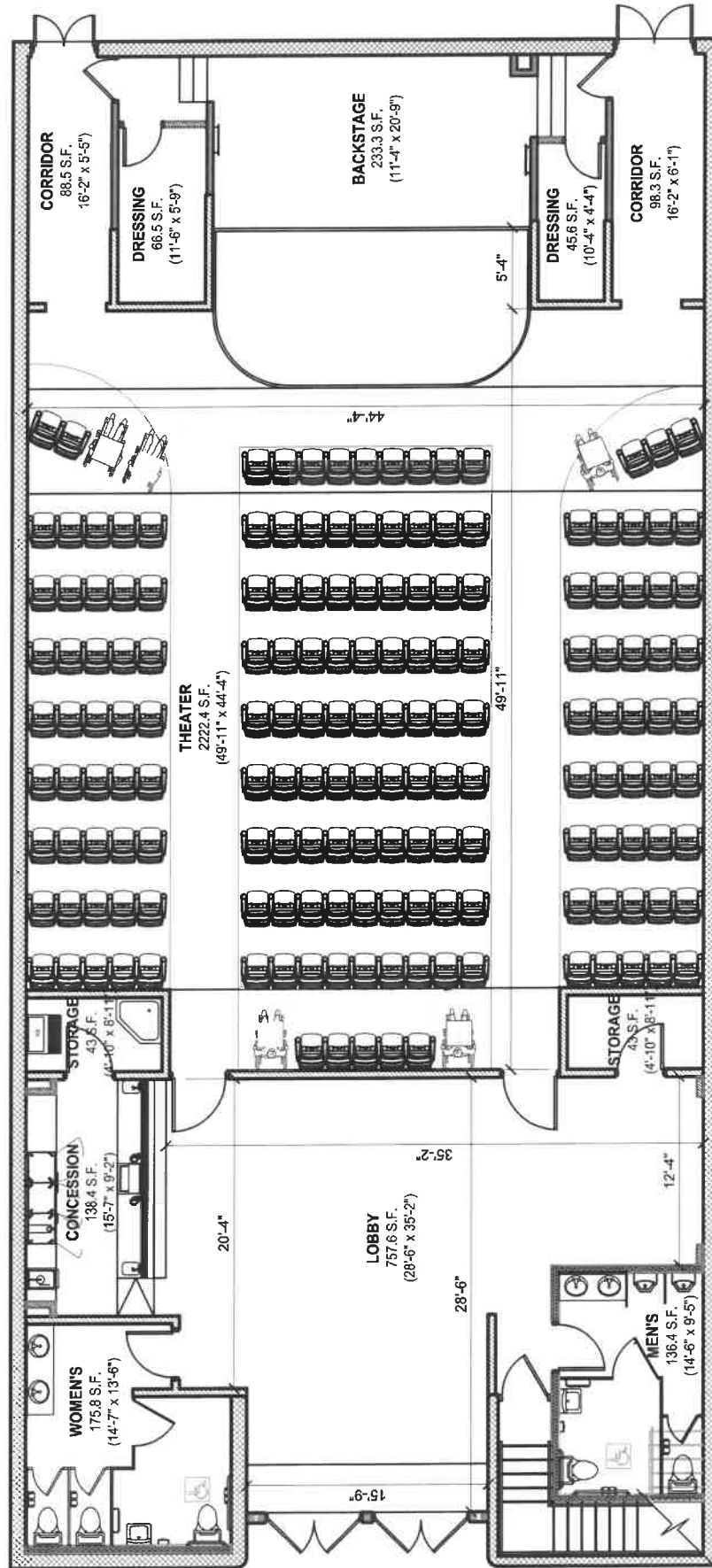


BODZIAK/HAYES
ARCHITECTS



1 SITE PLAN
SCALE: 1" = 30'-0"

BEACH THEATRE
315 COREY AVE, ST PETE BEACH, FL 33706



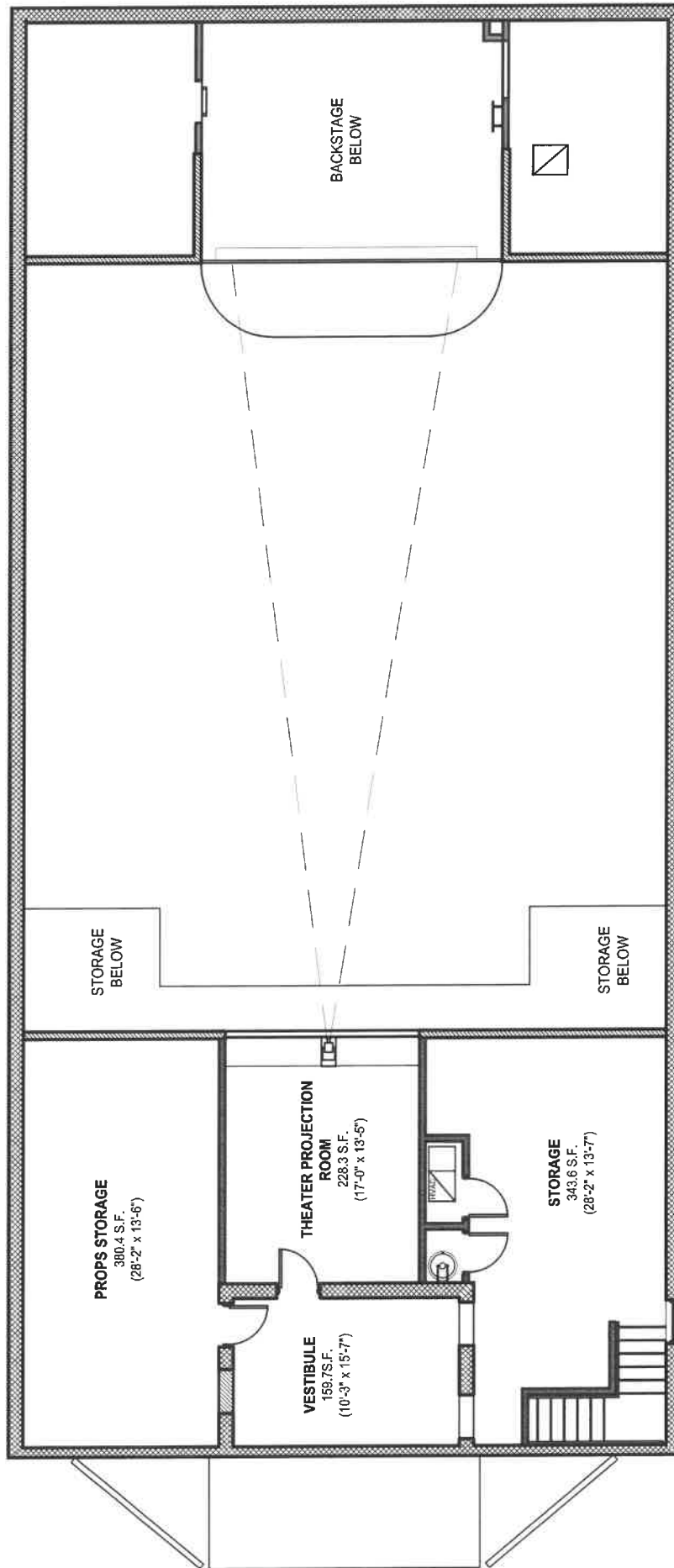
BEACH THEATRE

315 COREY AVE, ST PETE BEACH, FL 33706



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

BODZIAK/HAYES
ARCHITECTS

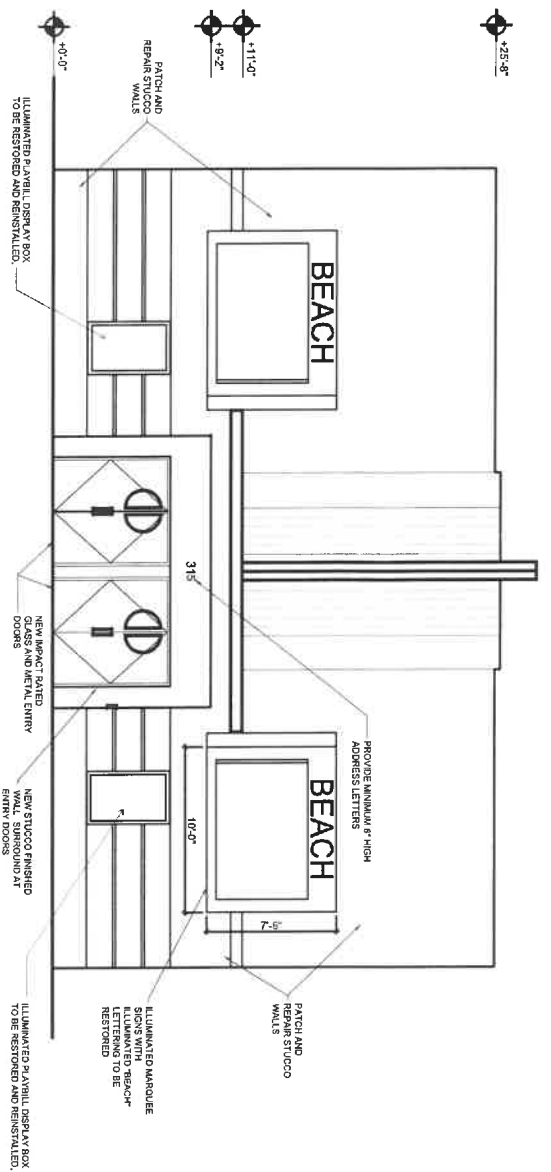


BODZIAK/HAYES
ARCHITECTS

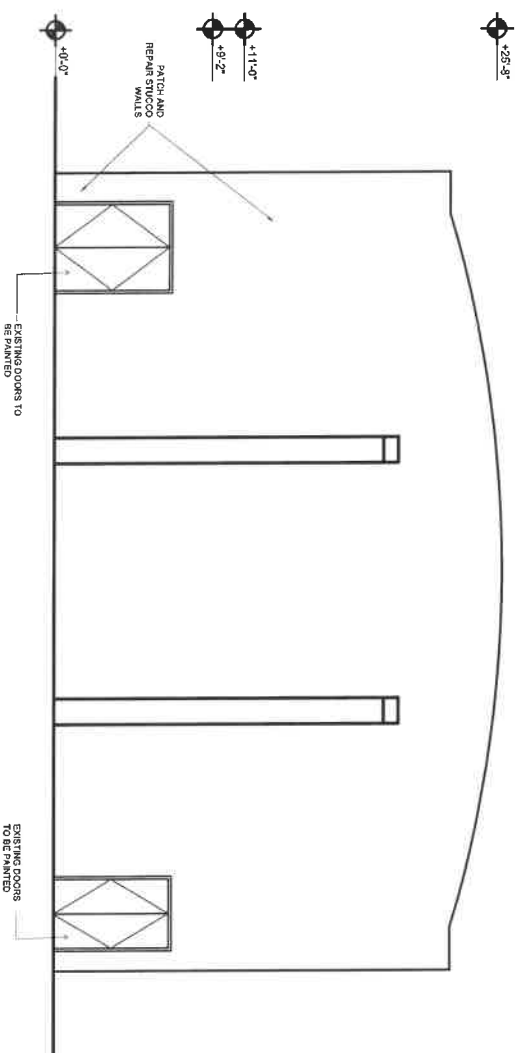


1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

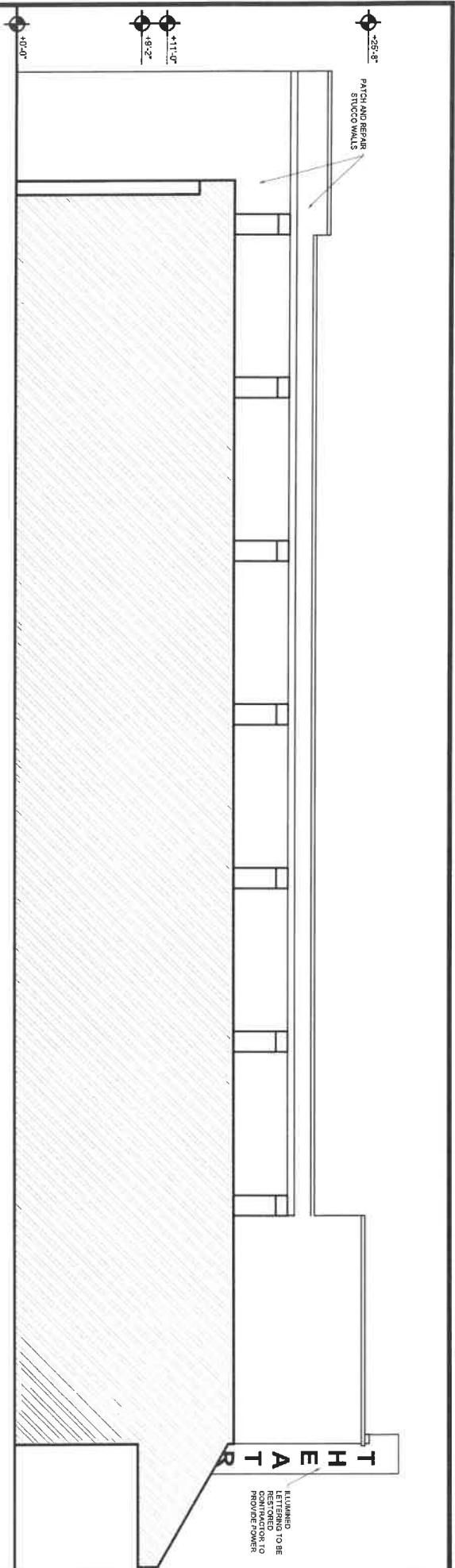
BEACH THEATRE
315 COREY AVE, ST PETE BEACH, FL 33706



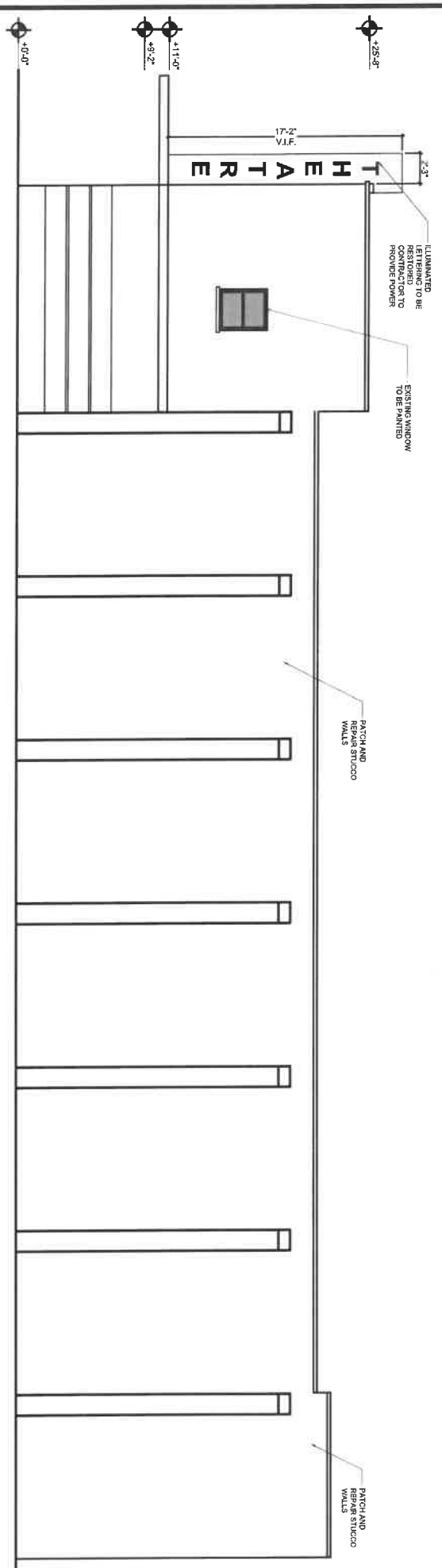
1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION
SCALE: 3/32" = 1'-0"



1 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



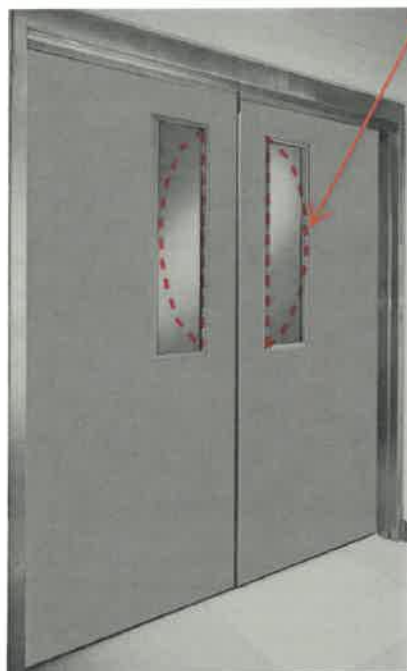
2 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

BODZIAK/HAYES
ARCHITECTS

BEACH THEATRE
315 COREY AVE, ST PETE BEACH, FL 33706

Doors • SL Series

SL Series



Custom semi-circular vision
glass panel is proposed.

Features and benefits

Steelcraft's SL Series doors offer the following standard features, which enhance performance and durability:

1. **Core Systems** that enhance the structural integrity of the door:
 - **Honeycomb (standard):** 1" (25 mm) cell kraft honeycomb configuration that increases structural integrity while reducing overall weight
 - **Polystyrene (optional):** enhanced thermal performance
 - **Polyurethane (optional):** extreme thermal performance
2. **Full Height, Epoxy Filled Mechanical Interlock Edges** provide structural support and stability the full height of the door edges.
3. **Standard Hinge Preparations** for 4 ½" (114 mm) x .134" (3.3 mm) standard weight or .180" (4.7 mm) heavy weight hinges.
4. **14 Gauge [0.067" (1.7 mm)] Inverted Top and Bottom Channels** provide stability and protection for the top and bottom edges from abuse.
5. **Square Hinge and Lock Edges** allow for non-handed inventory control for local distribution.
6. **Recessed Dezigner™ Glass Trim** provides a clean, neat and flush finish with the door surface.
7. **Factory Applied Baked-On Rust Inhibiting Primer** paint in accordance with ANSI A250.10-2011.

Specification compliance

1. Door construction for Steelcraft SL Series doors meets the requirements of ANSI A250.8-2017.
2. Hardware preparations and reinforcements are in accordance with ANSI A250.6-2003 (R2009). Locations are in accordance with ANSI/DHI A115 unless otherwise stated.

Fire ratings

SL Series doors meet the broadest fire rating requirements. They are listed for installations requiring compliance to both neutral pressure testing (ASTM E152 and UL-10B) and positive pressure standards (UL-10C).

About the product

The SL20 and SL18 Series **Square Edge** flush doors are designed to meet the architectural requirements for full flush doors. Refer to Section 11 (Architectural) for specifications and the selection and usage guide of the appropriate door constructions.

This door construction combines the strength and dimensional stability of steel with the structural integrity of the laminate core. The continuous bonding of core to steel face sheets provides an attractive, flat door, free of face welding marks. Tests have proven that the construction employed has integral high resistance to impact damage, low thermal conductivity and high STC ratings.

To meet application, specification and performance requirements, the SL Series door offers options including sizes, glass light designs and hardware preparations.

SL Series doors are 1 ¾" (45 mm) thick, with **Square Edges**.

Installation

1. Installation shall conform to the published Steelcraft installation instructions, ANSI A250.11-2012 *Recommended Erection Instructions for Steel Frames and HMMA 840*.
2. **Fire Rated Assemblies must be in accordance with NFPA Pamphlet 80. The Authority Having Jurisdiction is the final authority on issues related to the installation and use of installed Fire Rated Doors.**

Beach Theatre
Proposed entry door specification

GRAINTECH™

Steel doors

Clear Coat baked on for the ultimate in UV and graffiti resistance

Multiple Finishes provide options for a variety of applications

Dezigner™ Trim flush light kits, stained to match the door

Purpose
When a premium wood finish is desired, and the features and benefits of steel are required, Steelcraft's GRAINTECH™ products provide the flexibility your specification demands.

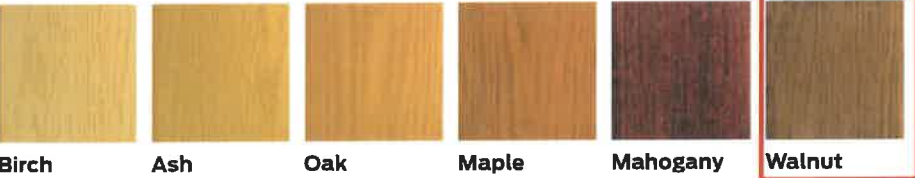
Application
The exclusive engraving and staining process employed simulates a wide variety of wood finishes, from the standards of Birch, Ash, Oak, Maple, Mahogany and Walnut to custom finish matching or primed only. GRAINTECH™ is ideal to use in Schools, Hospitals, Offices, Nursing Homes, Apartment Buildings, Dormitories, etc. Unlike veneered or solid wood doors, GRAINTECH™ is fully warranted for use on exterior openings, is less susceptible to damage, and will never warp, crack, peel or bow. Dezigner® Trim Glass Lights used for glass light openings is likewise supplied in the finish matching the door.

Product availability
This product option is available in the following door constructions:

- CE Series
 - E6 design only (18 and 16 gauge)
 - HD2 and HD2A (18 and 16 gauge)
- H16 and HE16 Series
- L Series (18 and 16 gauge)
- T Series (18 and 16 gauge)

- Glass light options:
- GRAINTECH™ glass light options for L Series doors are V, N3, N4, N5, NL, G, FG, FG2 and FG3
 - GRAINTECH™ glass light options for CE Series doors E4TL

See the Fire Rated Products section for application to Fire Rated doors.



GRAINTECH™ colors chart.
Colors may vary based on your monitor, printer, and settings. Request a physical GRAINTECH™ swatch for color matching.
Custom colors are available.

NOTE: See protocols for baked-on and air drying procedures in Performance and finishes > Finishes section under "Field paint procedures" notes (applies also to factory applied finishes).

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE 315 coney Ave LLC
Ron Hockman managing member
(print name of property owner)

hereby authorize John A. Bodziak, AIA
(print name of agent)

to represent me/us in an application for Variance, COA Historical Commission Submission
(type of application: variance, conditional use, zoning, etc.)

RH
Signature of Owner

Signature of Owner

Ron Hockman
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 30 day of
May 2024 by Ron Hockman or who is
personally known _____ produced
_____ as identification.

Cynthia D. Armsden
(Notary Signature)

My Commission Expires _____

5-30-24
(Date)





MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

315 COREY AVE LLC
3600 EL CENTRO ST
ST PETE BEACH, FL 33706-3908

04 Jun 2024

RE: 36-31-15-77994-061-0110 Situs: 315 COREY 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): \$217,614; Extra Features: \$0; and Land: \$327,386. 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): \$256,016; Extra Features: \$0; and Land: \$385,160.

The preceding value allocation to the structure would allow improvements not to exceed \$128,008 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.

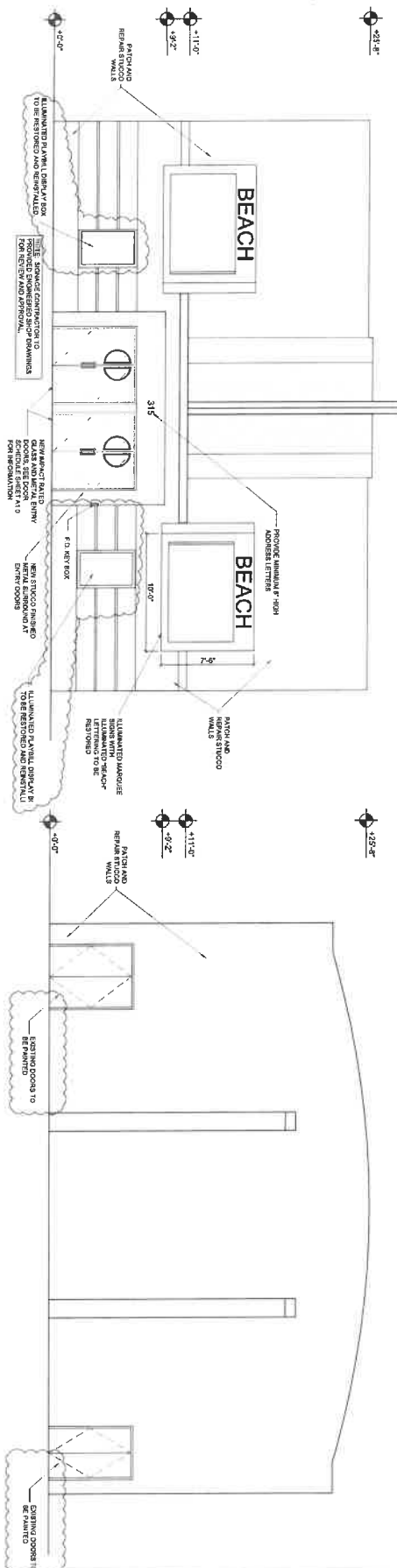
1 FRONT ELEVATION

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

ALL EXTERIOR WORK SHALL BE SUBMITTED UNDER SEPARATE PERMIT PENDING COA APPROVAL.

2 REAR ELEVATION

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



CONTRACTOR SHALL DESIGN AND VERIFY ALL DIMENSIONS AND CONDITIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. APPROVED DIMENSIONS AND CONDITIONS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PLACESHOWN ACCORDANT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. ENCLOSED PLANS ARE SPECIFICALLY CLARIFY WITH THE APPLICABLE REGULATION. BUILDING CODES AND THE APPLICABLE MINIMUM SAFETY STANDARDS AS DETERMINED BY THE ARCHITECT AND THE LOCALITY OF PLACING.

A-5.0

DATE

2024-05-05

PROJECT

2024-05-05

BODZIAK/HAYES

ARCHITECTS, PLLC

JOHN A. BODZIAN, AIA FL LIC#AR0005065

BRITT HAYES, RA FL LIC#AR102428

5966 CENTRAL AVE. SUITE 100, PETERSBURG, FLORIDA 33710

CANAL JACK/BOODZIAN-HAYES.COM / BRITT@BOODZIAN-HAYES.COM

TEL: (727) 327-1966 / FAX: (727) 826-0868



PROJECT

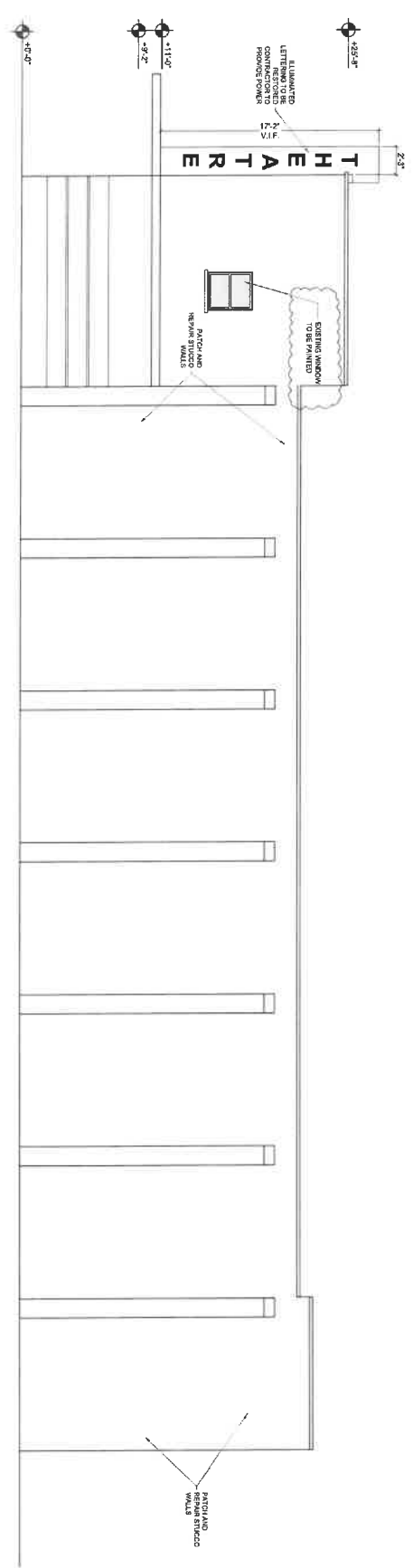
BEACH THEATRE

315 COREY AVE, ST. PETE BEACH

EXTERIOR ELEVATIONS

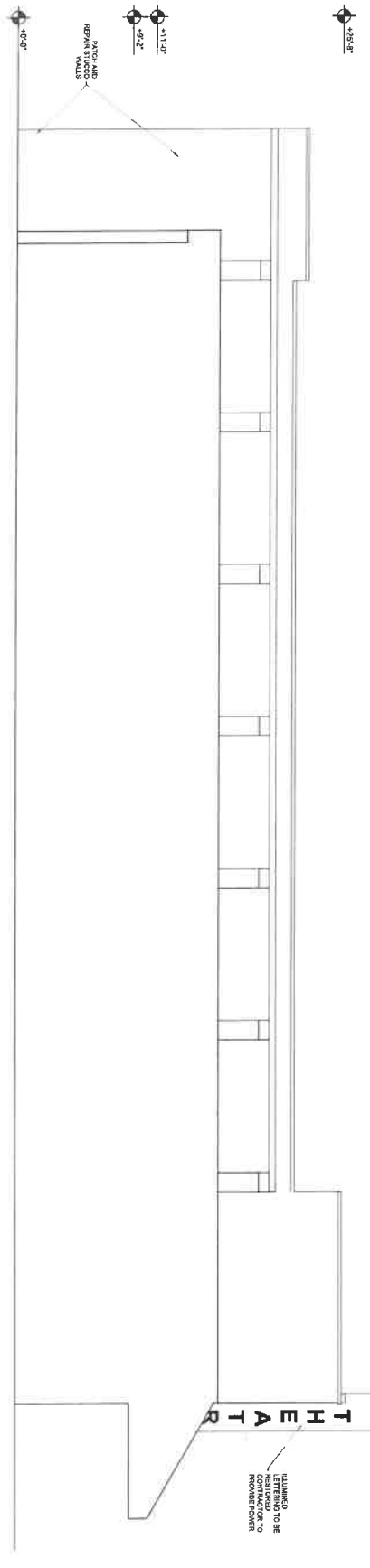
NO	DATE	DESCRIPTION
1	5/25/2024	Permit Resubmittal
2	6/27/2024	Permit Resubmittal

Architect's seal and stamp. The architect certifies that the design and construction of the project conform to the applicable building codes and standards. The architect also certifies that the project is in compliance with the applicable fire and life safety codes and standards. The architect further certifies that the project is in compliance with the applicable accessibility codes and standards. The architect's seal and stamp are required for the project to be submitted for permit review.



1
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ALL EXTERIOR WORK SHALL BE SUBMITTED UNDER
SEPARATE PERMIT PENDING COA APPROVAL.



2
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

BODZIAK/HAYES
ARCHITECTS, PLLC
JOHN A. BODZIAK, AIA FL LIC#A00005065
BRITT HAYES, RA FL LIC#A00004265
5988 CENTRAL AVE. SAINT PETERSBURG, FLORIDA 33710
EMAIL: JACH@BODZIAKHAYES.COM / BRITH@BODZIAKHAYES.COM
TEL: (727) 327-1966 / FAX: (727) 626-7088

PROJECT
BEACH THEATRE
315 COREY AVE, ST. PETE BEACH
EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION
1	5/28/2024	Permit Resubmittal
2	6/27/2024	Permit Resubmittal

A-5.1

STATE OF FLORIDA
JOHN A. BODZIAK
ARCHITECT
6/28/2024
A00005065

REVISIONS

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

Agenda Report

Action Request: None - for discussion purposes.

Strategic Objective:

Date: August 1, 2024

Prepared By:

Through:

Summary of Issue: Staff has been presented with a facade alteration proposal for 2004 Pass A Grille Way, which formerly contained Gennaro's and the Leaping Llama Cafe. Feedback from the Historic Preservation Board is requested. This item is presented for general input and does not require a Certificate of Appropriateness as the structure is not listed as contributing to the Pass A Grille Historic District.

Funding: N/A

Attachments: 1. Molly Moos Elevations 061024



Vintagewood Ash
Nichiha Siding



Aspen White Smooth
Glen-Gery Thin Brick



SW 7005 Pure White
Sherwin Williams Paint



Cylinder Black LED
Double Up and Down
Wall Cylinder



EMPAD
ARCHITECTURE AND DESIGN
AA26000094
1901 ULMERTON ROAD SUITE 195 CLEARWATER, FL

SCHEMATIC DESIGN ELEVATIONS

Molly Moo's
2004 Pass a Grille Way
St. Pete Beach

06-10-24

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

Agenda Report

Action Request: N/A - For information purposes.

Strategic Objective:

Date: August 1, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: Providing changes recommended by Board members at the June meeting. Modifications made since the June meeting are shown in the documents in red text.

Funding: N/A

Attachments:

1. PAG Overlay Amendments - For August HPB
2. CRD EA Amendments - For August HPB Review

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 PAGHOD-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.~~
- (ba) *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.
- (be) *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.
- (cd) *Balanced, symmetrically* means the shapes on one side of the centerline match the shapes on the other side. The two halves are visually equally.
- (de) 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.

St. Pete Beach, Florida, Land Development Code

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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 DistrictPAGHOD 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

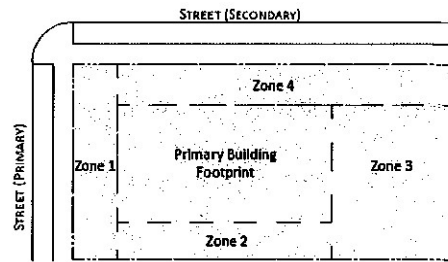
(lm) *Parking provisions*: The amount of parking shall be determined by Division 23 of the Land Development Code. Parking provisions provide zones where parking is permitted. The parking zone refers to any uncovered parking area located on the parcel. Driveways are permitted in any zone provided the 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:

- | |
|---|
| (1) Zone 1: <u>the right-of-way of any primary streetfront yard area, adjacent to the primary street.</u> |
| (2) Zone 2: any common interior lot line <u>and alleyway.</u> |
| (3) Zone 3: any rear lot line <u>and alleyway.</u> |

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(Supp. No. 46)

(4) Zone 4: the right-of-way of any secondary street.



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

(no) *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.

(per) *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*.

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

(rst) *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 District~~[PAGHOD](#) 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 District~~[PAGHOD](#).

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 District~~[PAGHOD](#) 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 District~~[PAGHOD](#). (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 District~~[PAGHOD](#) 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)~~ February 28, 2017, 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)~~ February 28, 2017, 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 District](#) ~~PAGHOD~~ 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 District~~PAGHOD- 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~~an 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 parcel 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, or vacation of easements and right of ways 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.~~

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.

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

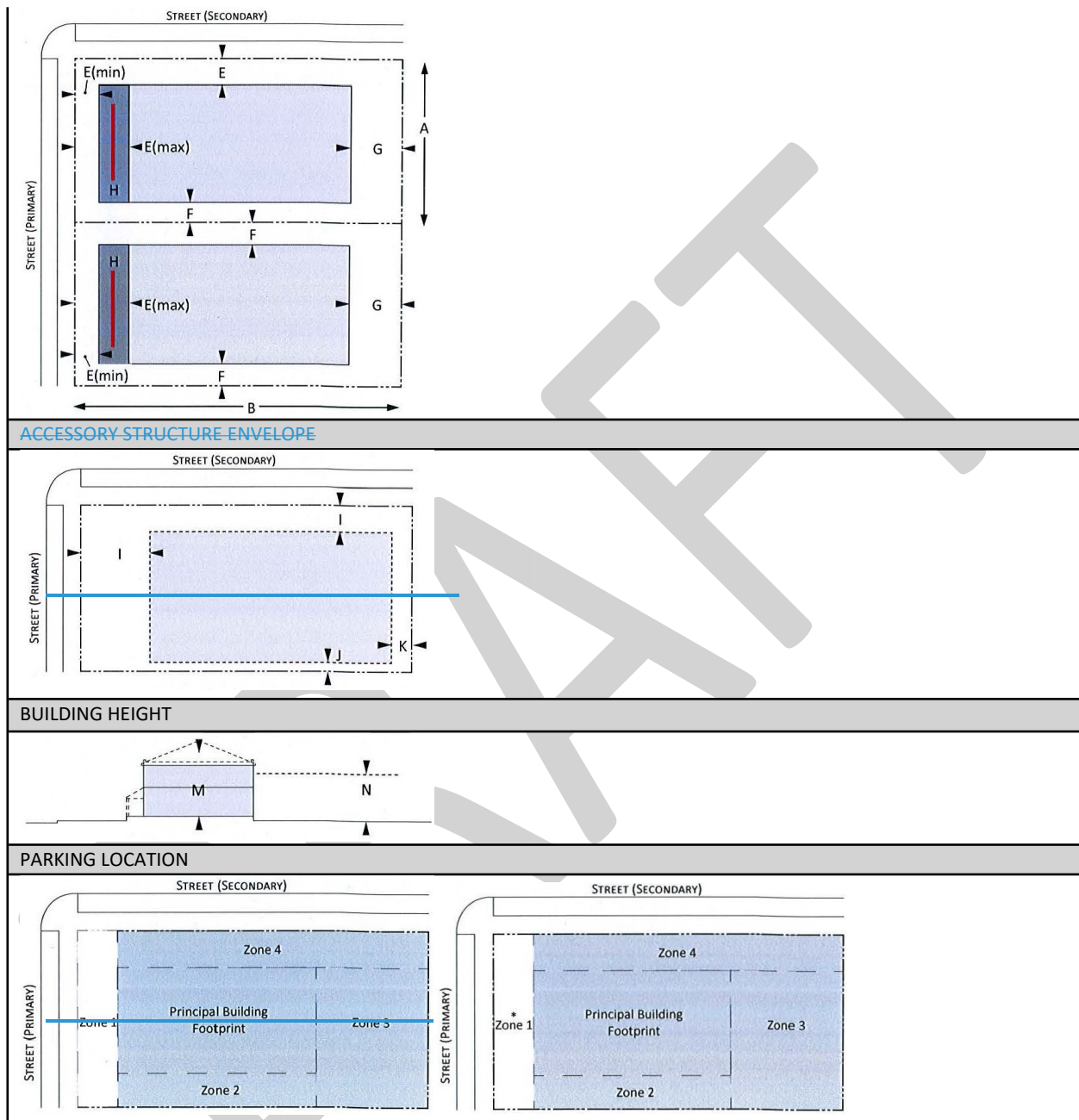
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) (1)	60	—
B - Lot Depth (ft) (1)	100	—
C - Lot Size (sf)	6,000	—
D - Lot Coverage (%)	—	60
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft) (2)(3)	10	15
Secondary Street Setback	7	—
F - Side Setback (ft)	7	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (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.](#)

DRAFT



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

LOT REQUIREMENTS AND BUILDING ENVELOPE

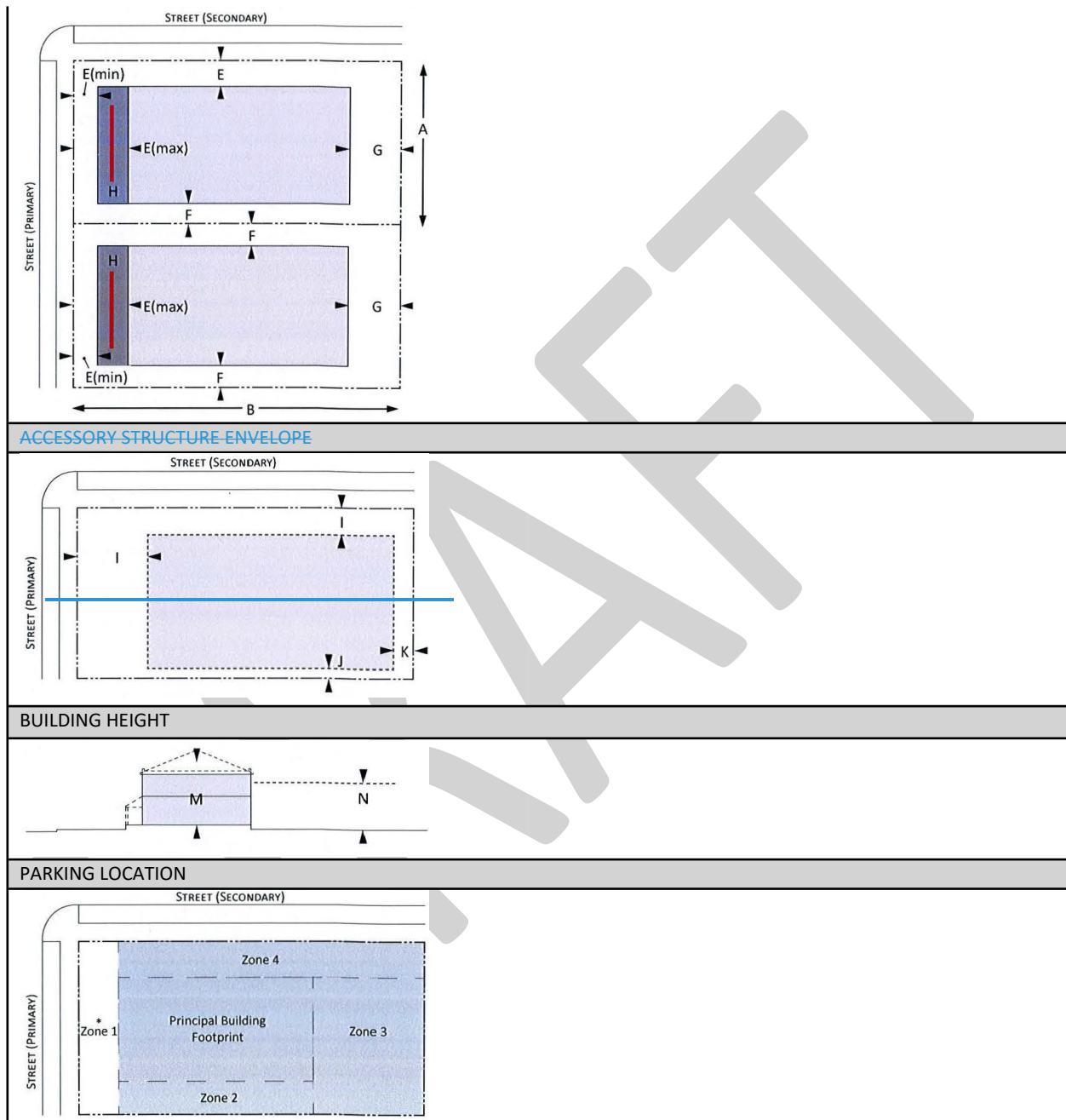
HM	HOUSE-MEDIUM
A building lot located and designed to accommodate a detached building with small side yards and a large front yard.	

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	—
— 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 (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.

(12) 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.

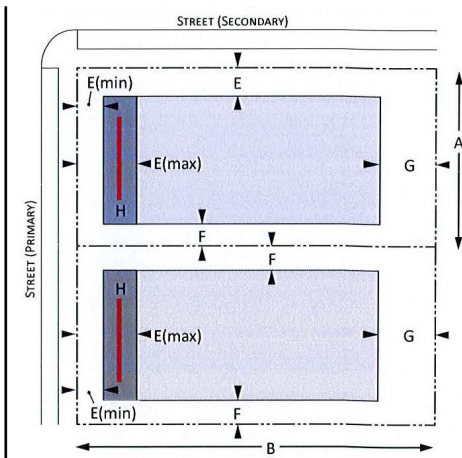
HS	REQUIREMENTS AND BUILDING ENVELOPE	HOUSE-SMALL
A building lot located and designed to accommodate a small detached building with small side and front yards. A maximum of one dwelling unit is permitted.		

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
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)	—	400
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 2,3,4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	CY , P, S, CY	

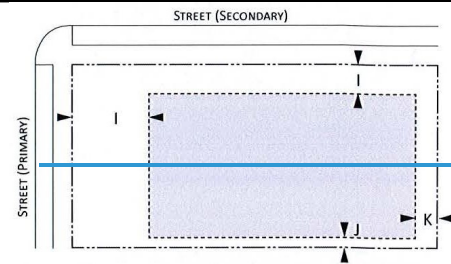
[\(1\)](#) maximum building lot width and lot size may be determined if two lots are being combined to ensure compatibility with the surrounding existing homes.

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

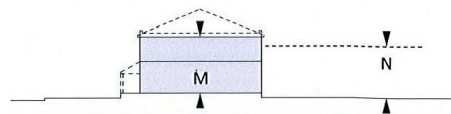
[\(23\)](#) when a parcel is not located with alleyway access, the maximum setback for the driveway area only, may increase up to 10' if a driveway is necessary to park up to one vehicle and will be permitted up to one vehicle to park in Zone 1.



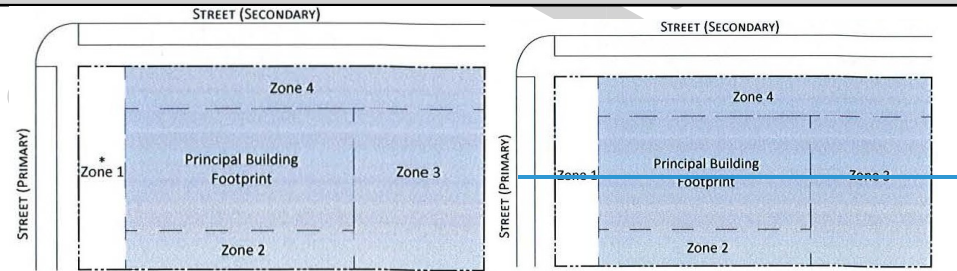
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



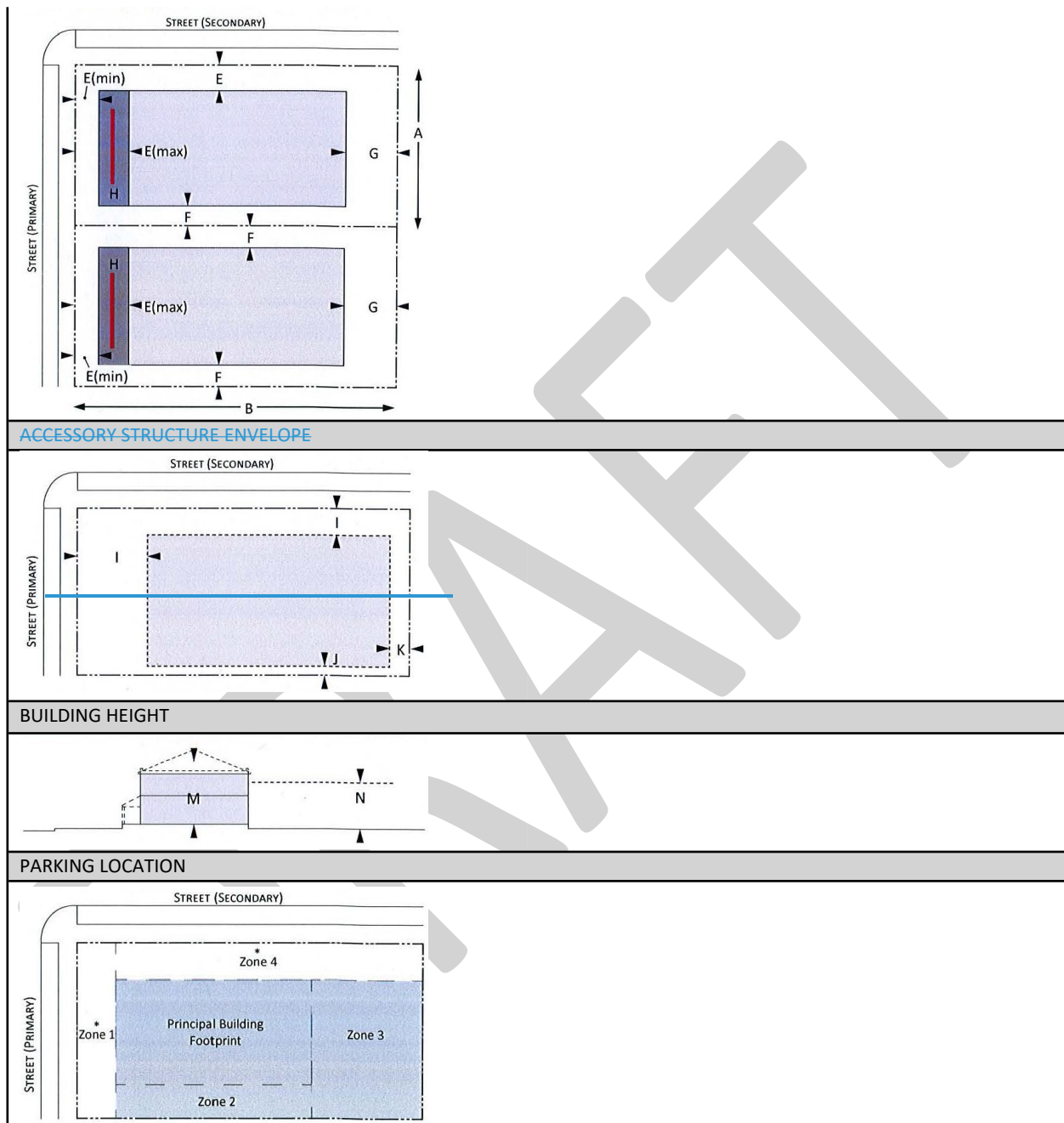
*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

LOT REQUIREMENTS AND BUILDING ENVELOPE

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, CX	

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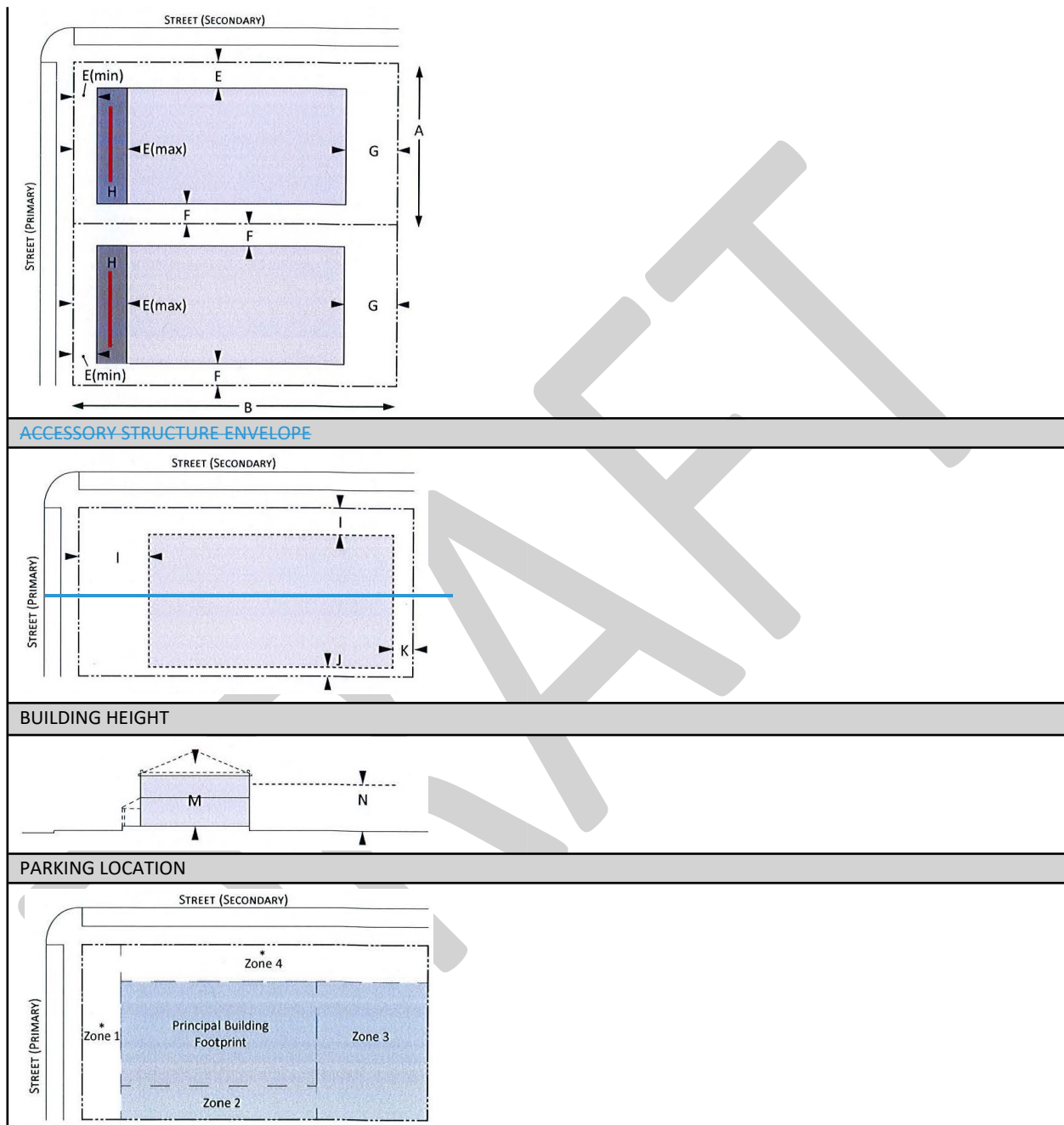


*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

LOT REQUIREMENTS AND BUILDING ENVELOPE

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
I - 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.	P, F, S, CY	

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

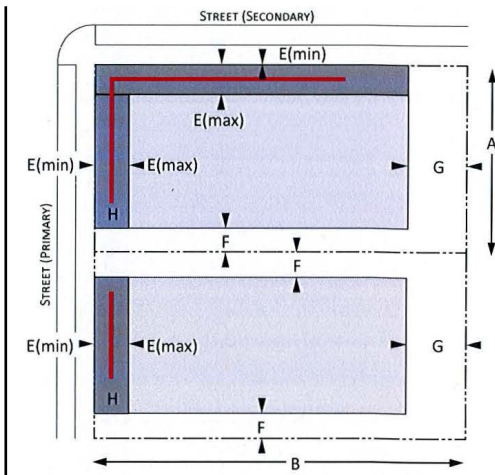
LOT REQUIREMENTS AND BUILDING ENVELOPE

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).	

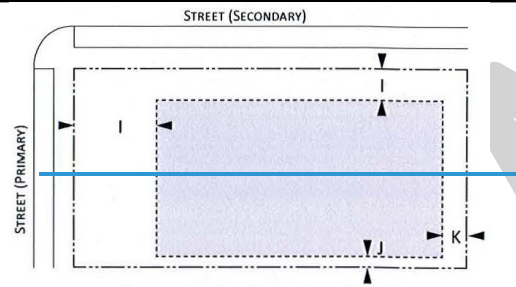
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	90	200
B - Lot Depth (ft)	120	120
C - Lot Size (sf)	10,800	24,000
D - Lot Coverage (%)	—	75
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	25
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - 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	CY, P, F, S	

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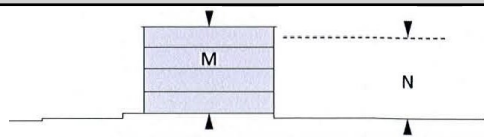
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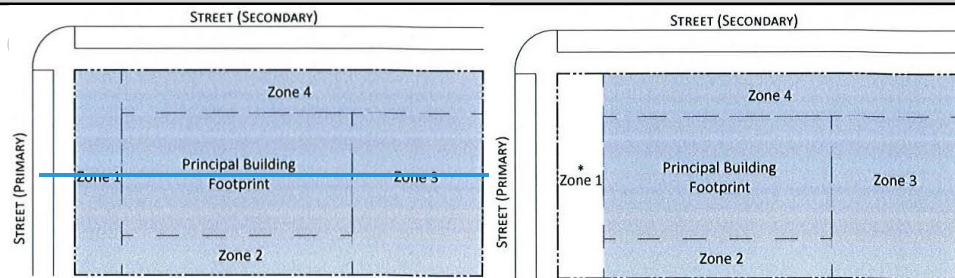
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

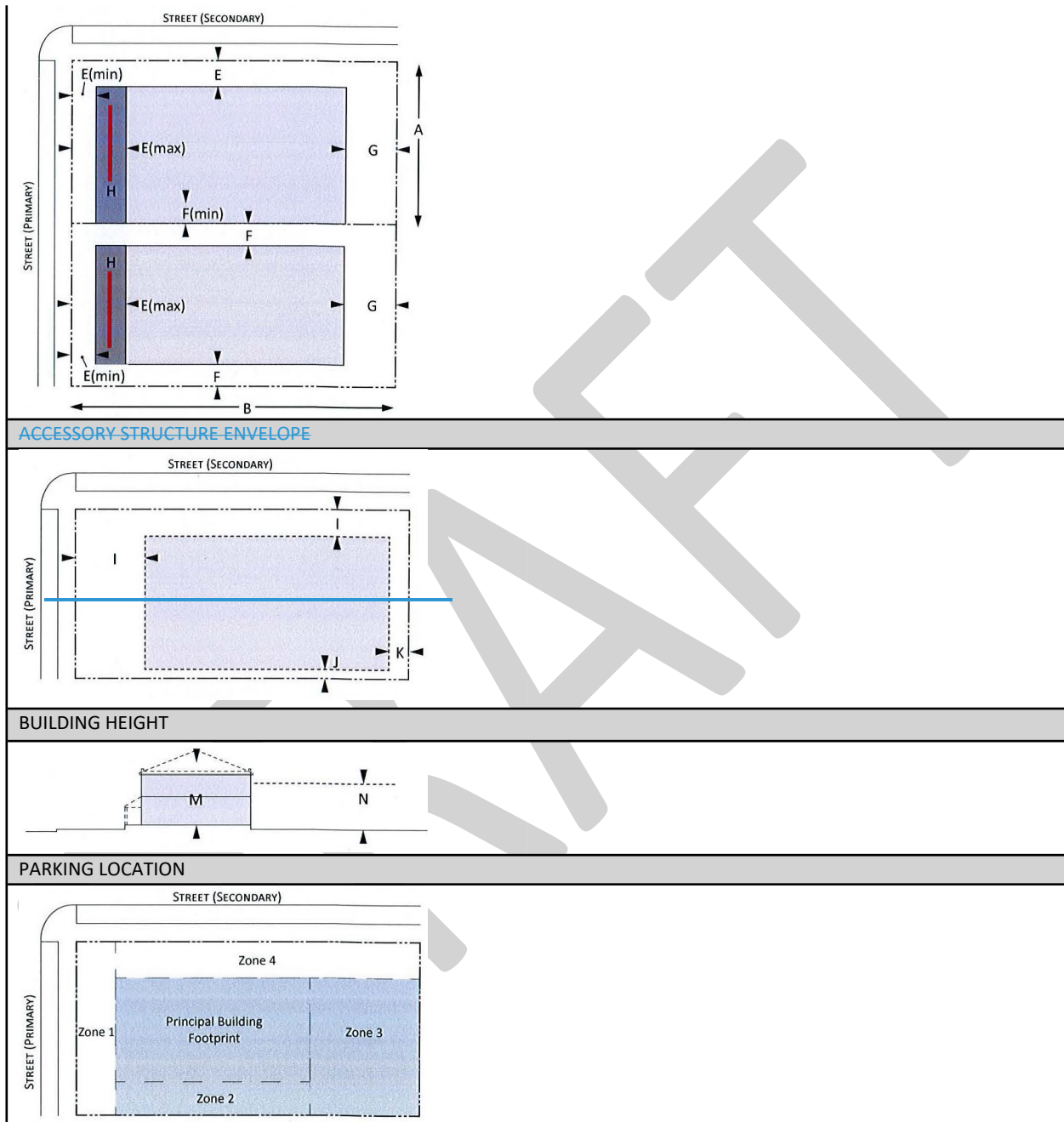


*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

LOT REQUIREMENTS AND BUILDING ENVELOPE

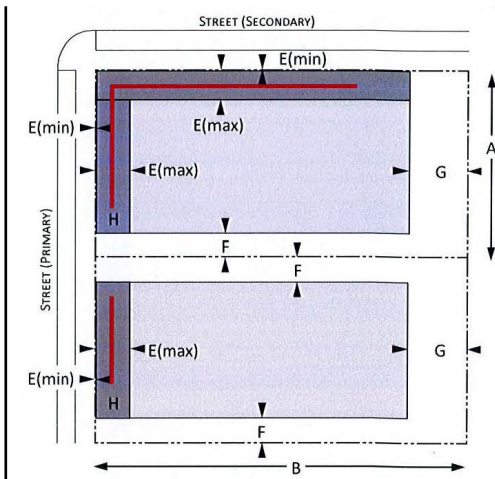
CA	COURTYARD APARTMENT
A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to a street and/or alleyway. (The units have to be existing prior to redevelopment as stated in section 20.07 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
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		
N - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
O - Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	F	

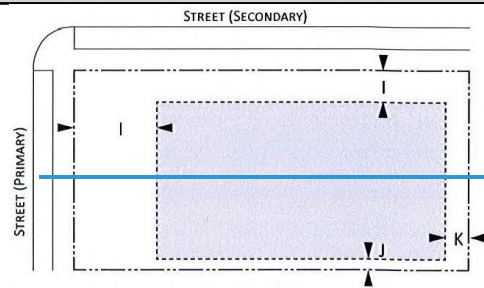


CS	REMENTS AND BUILDING ENVELOPE
	COMMERCIAL / MIXED-USE - SMALL
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for smaller lot sizes.	

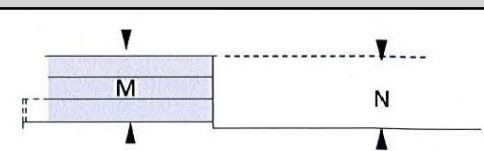
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	20	60
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	1,600	7,200
D - Lot Coverage (%)	—	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - 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	



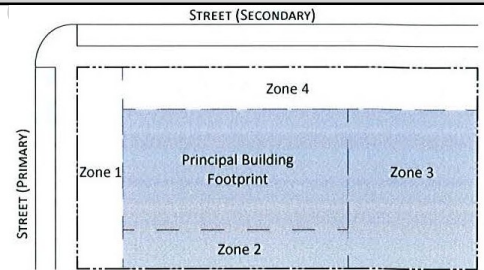
ACCESSORY-STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

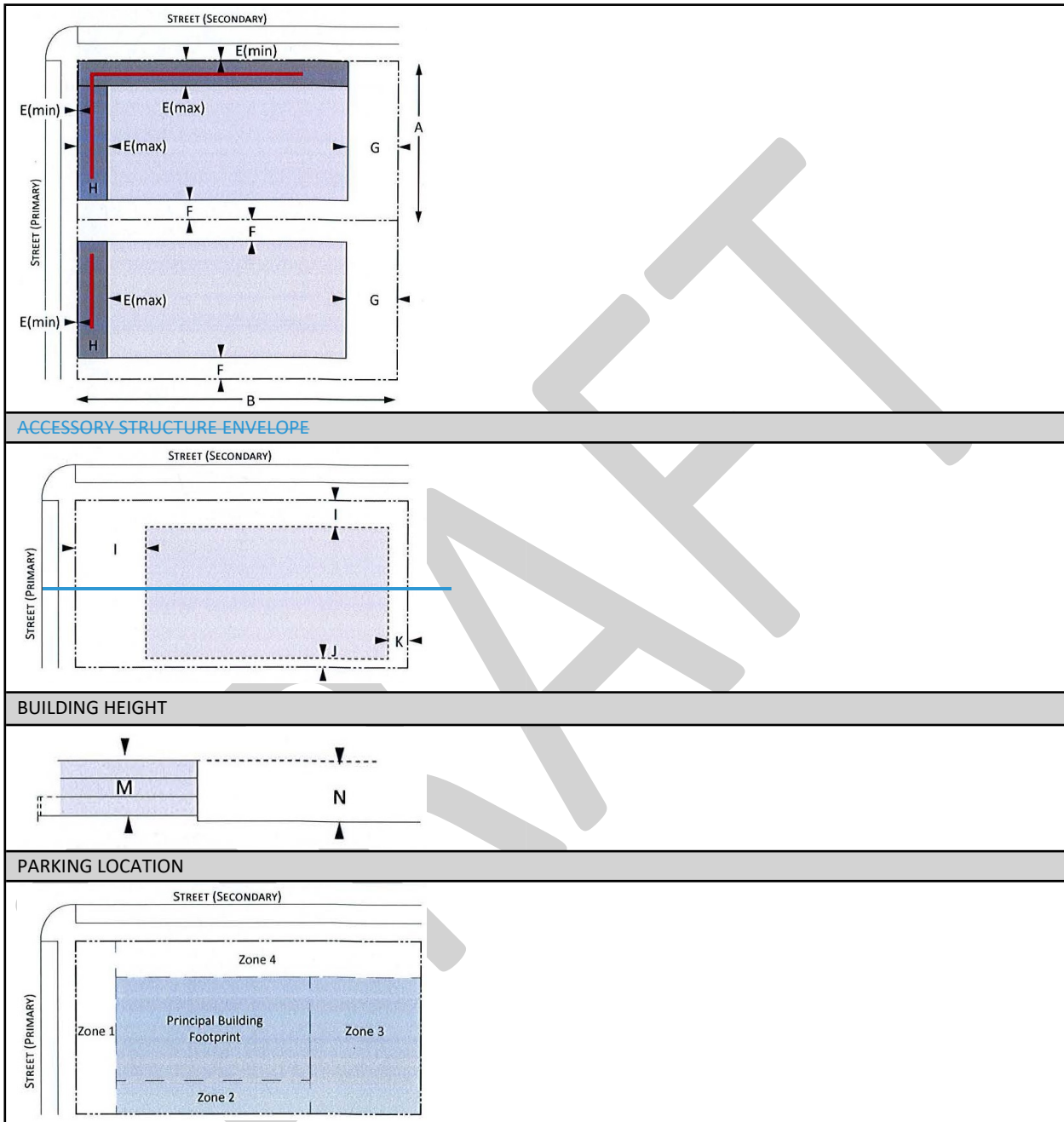


CM	REQUIREMENTS AND BUILDING ENVELOPE
	COMMERCIAL / MIXED-USE - MEDIUM
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for average lot sizes.	

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	—
K - Side Setback (ft)	10	—
L - Rear Setback (ft) (interior lot)	10	—
M - Rear Setback (ft) (waterfront lot)	20	—
N - Building Footprint (sf)	—	800
BUILDING HEIGHT		
O - Principal Building (ft)	—	underlying zoning district(1)
P - 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

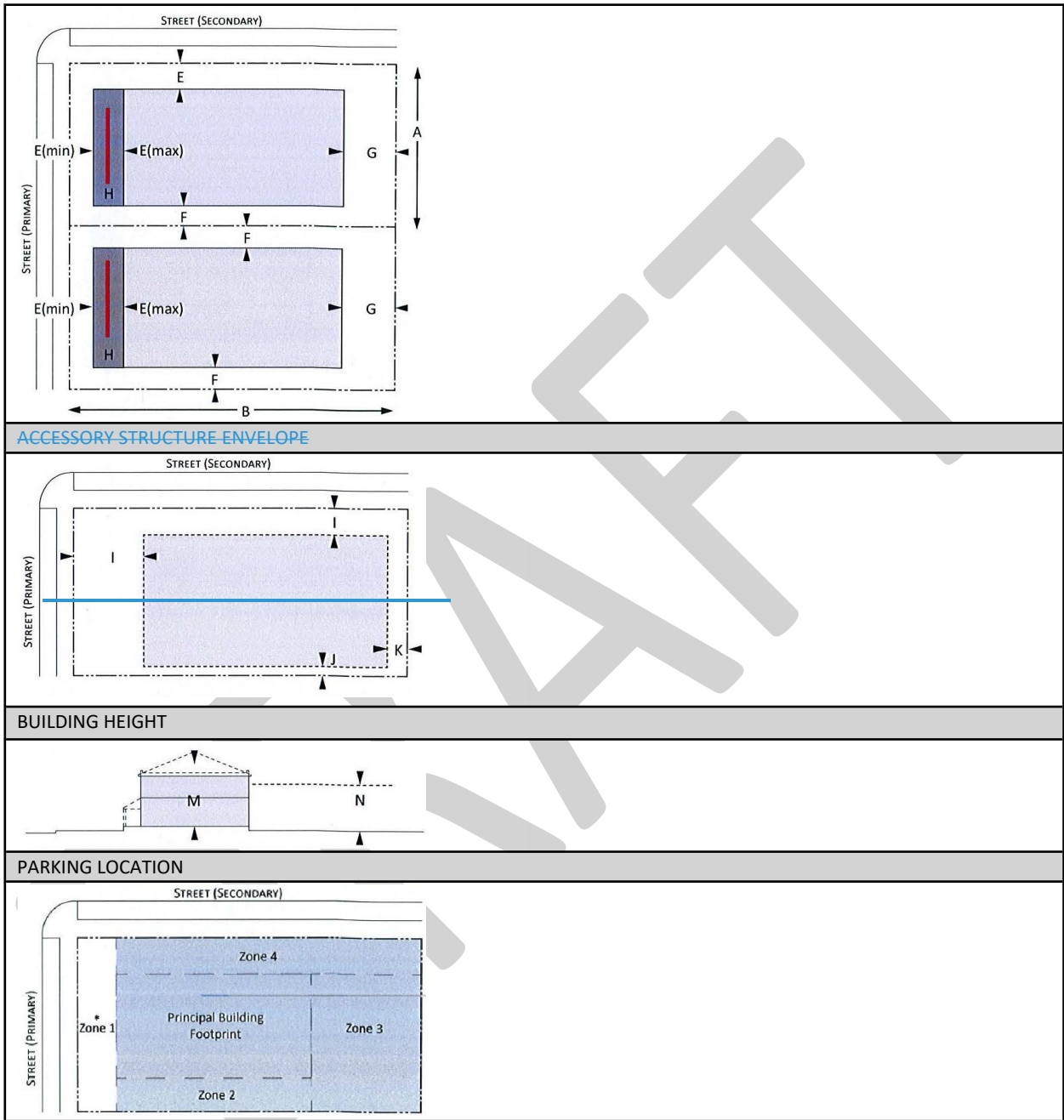


BH	BOUTIQUE HOTEL
A building lot located and designed to accommodate lodging. The number of rooms will be confirmed by existing operating hotel rooms. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

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
J - Street Setback (ft)	30	—
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
L - Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)(1)	—	'28-32' as defined in Sec. 20.17
N - 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, CY 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.

LOT REQUIREMENTS AND BUILDING ENVELOPE



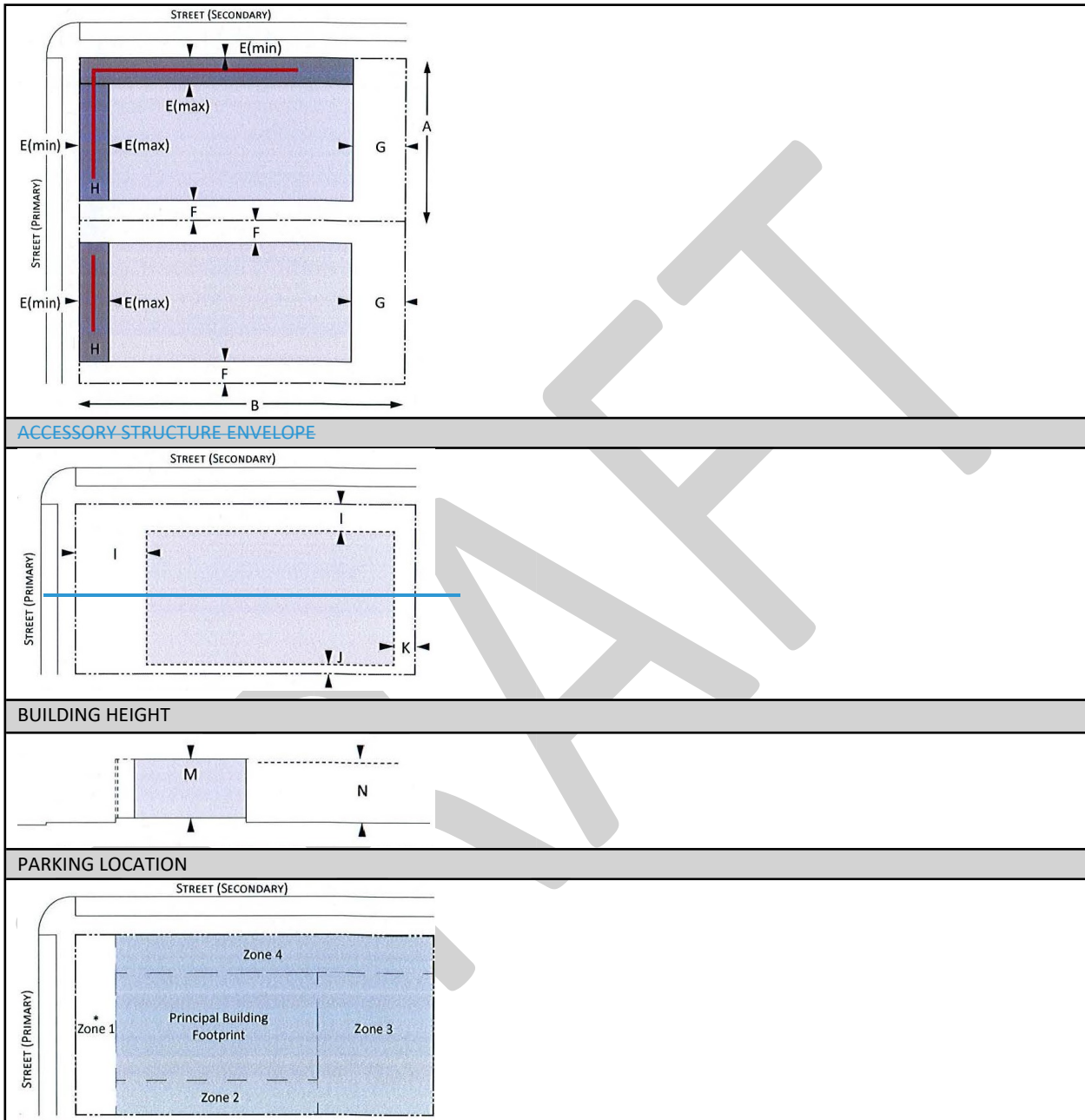
SS	SINGLE STORY COMMERCIAL BUILDING-SMALL
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A building lot located and designed to accommodate single use office and retail.

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
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		
N - Principal Building (ft)	—	underlying zoning district(1)
O - 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



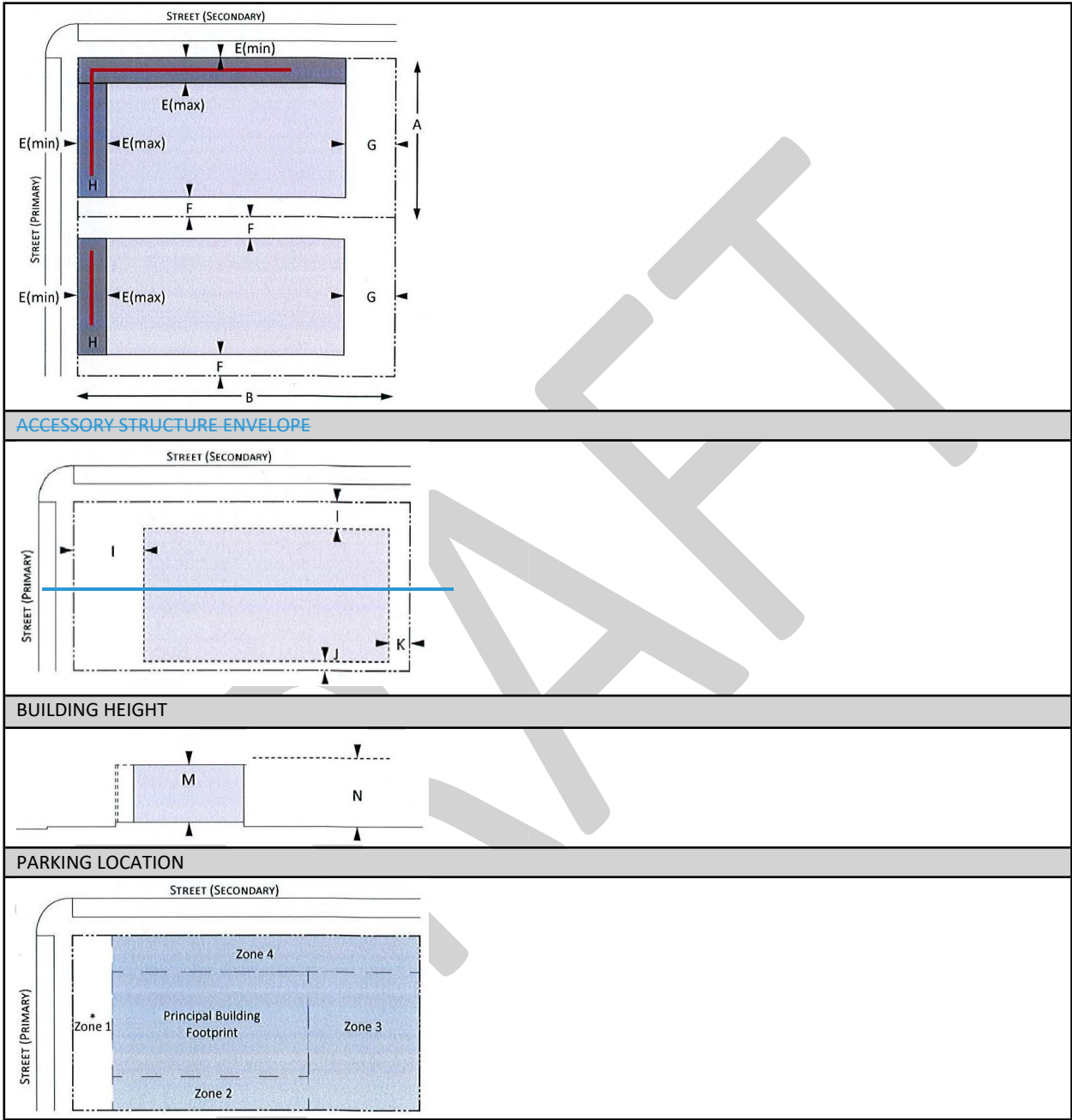
SINGLE STORY
COMMERCIAL
BUILDING-MEDIUM

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		
N - Principal Building (ft)	—	underlying zoning district(1)
O - 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

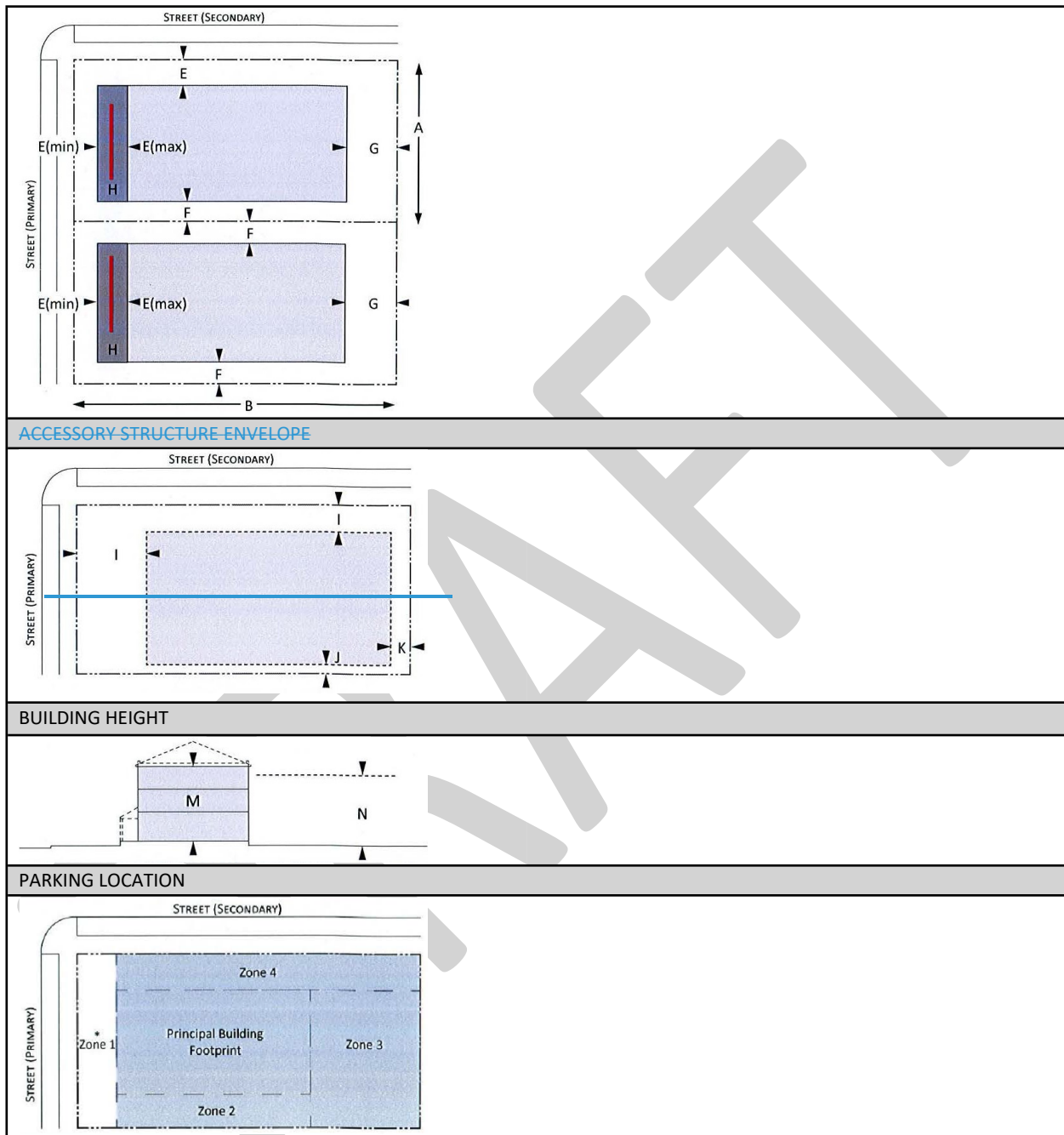


IN	INSTITUTION BUILDING
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A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services. This typology is only for permitted 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
I - 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)	—	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	

LOT REQUIREMENTS AND BUILDING ENVELOPE



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.	

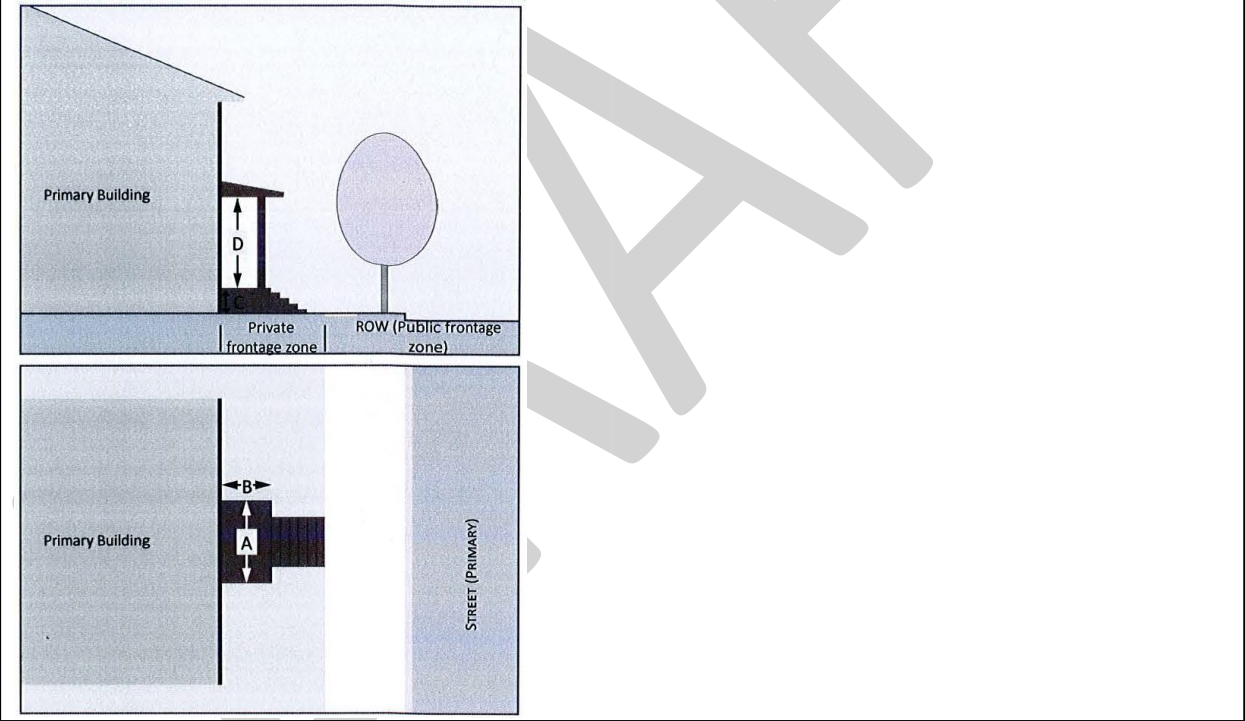
FRONTAGE ZONE (FZ)	MIN	MAX
Porch structure requirements:		
A - Width (clear) (ft)	10	—
B - Depth (clear) (ft)	5	—
C - Height (clear) (ft)	7	—
INTERFACE ZONE (IZ)		
Landscape with path (3' wide min) from sidewalk to structure		

FRONTAGE ZONE AND INTERFACE ZONE DIMENSIONS	
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		

FRONTAGE ZONE DIMENSIONS

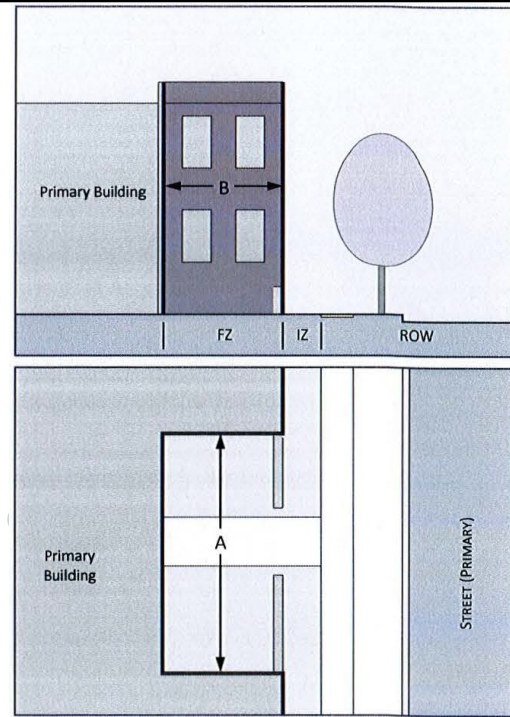


F	FORECOURT
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The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, vehicle drop-offs, formal entries 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		

FRONTAGE ZONE AND INTERFACE ZONE DIMENSIONS

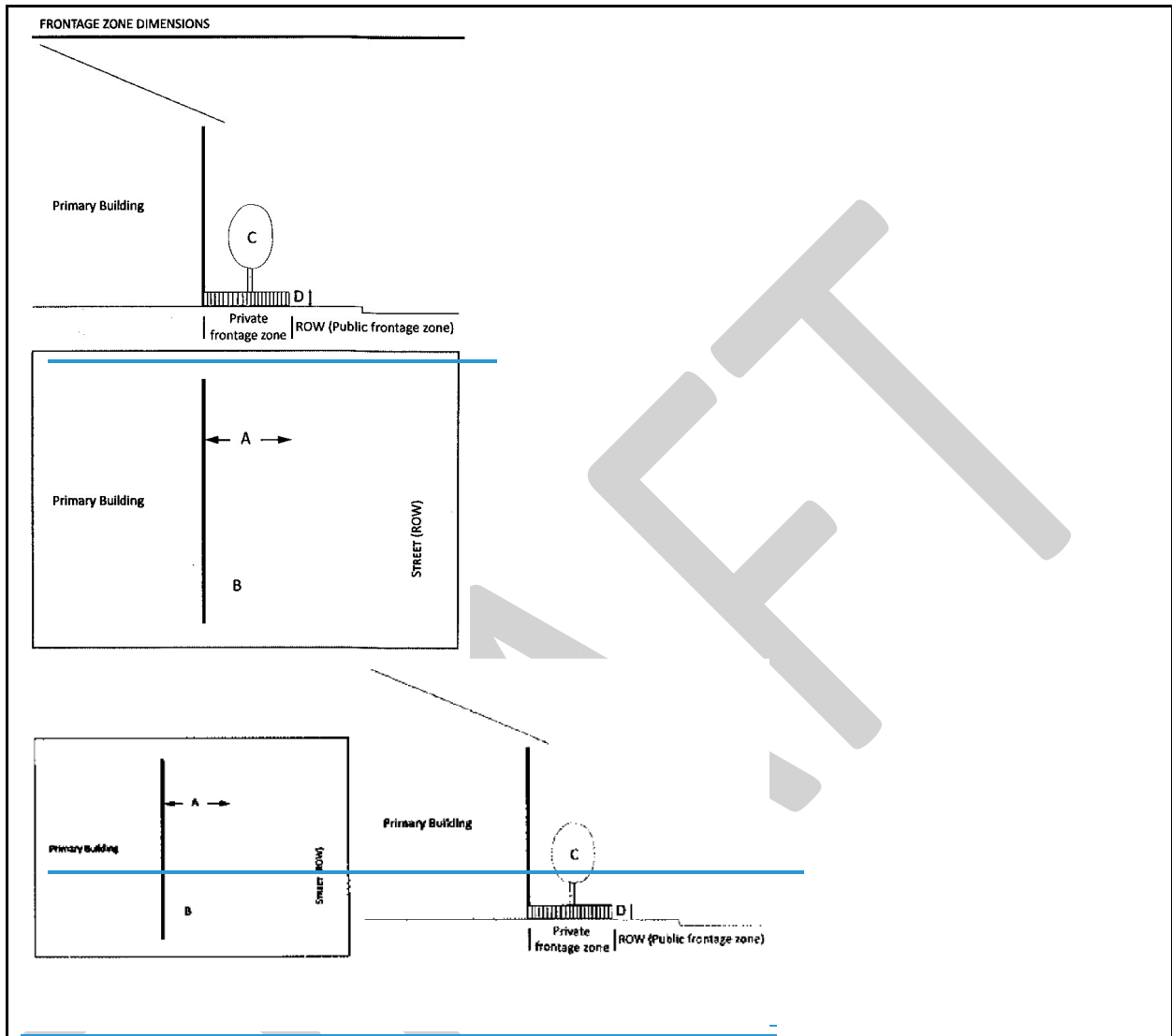


COMMON YARD

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) <u>T-BUFFER</u>	MIN	MAX
Stoop structure requirements:		
A—Landscape	grass and or ground cover	
B—Shrubs, ground cover <u>(c)(1)a</u> :	10 (3-gallon) <u>3'</u> height	—
C—Tree (canopy tree)	1	—
D—Fence Height (feet) <u>(c)(1)b</u>	2'	4'

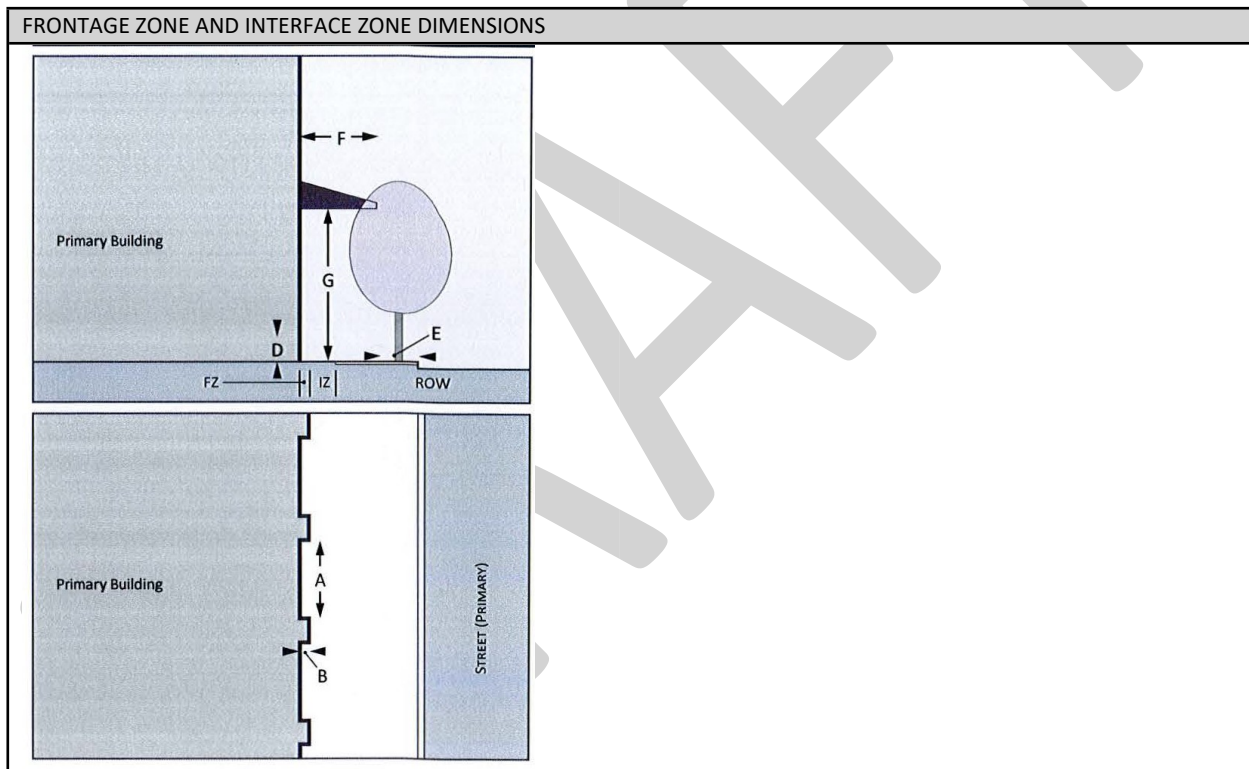
FRONTAGE ZONE DIMENSIONS



	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.

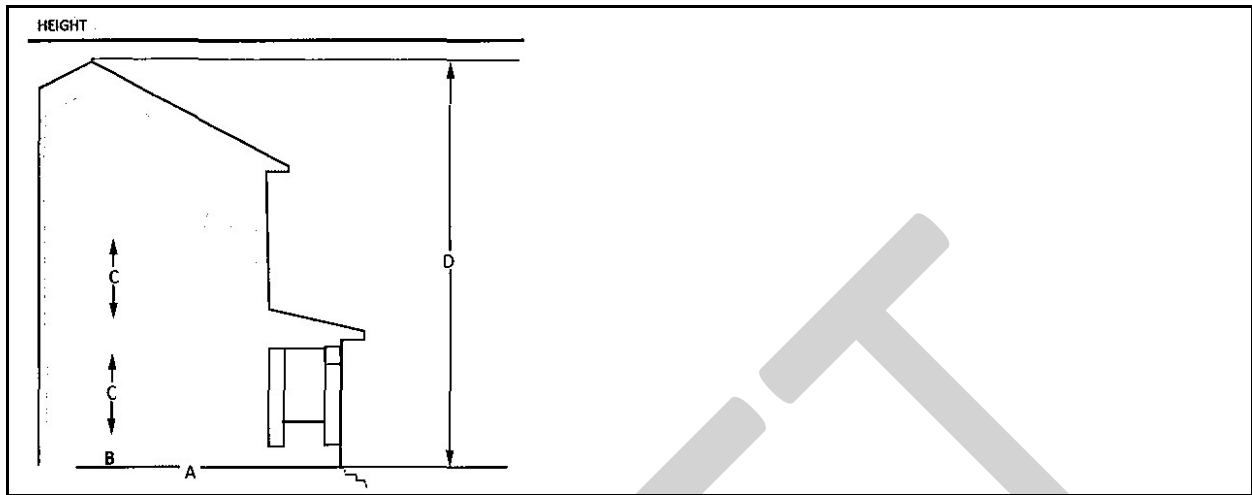
Each building lot typology in section 20.15 provides the range of height appropriate for the building type. No new or substantially improved building within the [PAG Overlay District](#) [PAGHOD](#) and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed to exceed twentyeight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, or thirtytwo (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.

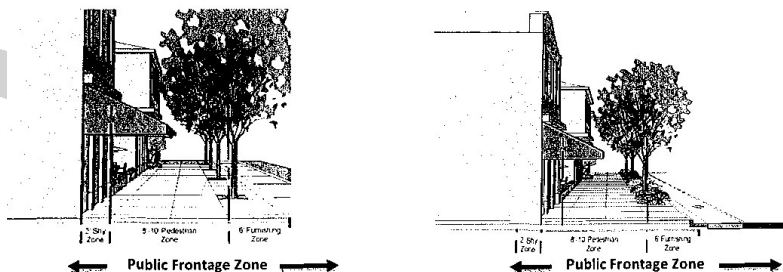
(e) One driveway is permitted for each parcel. When a parcel has access to an alleyway, that alleyway shall be the primary access to the parcel's driveway and parking area that is consistent with the parking area placement as outlined in Sec. 20.15, Permitted Building Types. If a circular driveway is 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 primary addressed 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.

<u>COMMON YARD FRONT BUFFER</u>	<u>MIN</u>	<u>MAX</u>
<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, dDetached 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.
 - (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] feet 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).

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

(3)(5) After the completion of the design review in (4) above, the Historic Preservation Board shall review to ensure compatibility of any project that constitutes new construction, exterior renovations, or additions within the PAGHOD.

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

(f)(d) 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.

Sec. 20.25 – Pass A Grille Historic Overlay District design book.

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.

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.

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 scale and 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

Sidyard: 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:

- (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).
 - (4) The City's Architect, or design review designee, shall review and to 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.
 - (5) After the completion of the design review in (4) above, the Historic Preservation Board shall review to ensure compatibility of new construction, renovations or additions within the CR-EA district.
- (b) Identify, through the use of the design book as described in Section 20.25, how the proposed project is meeting the intent of the PAGHOD district.
- (c) 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.