



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, March 6, 2025
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the March 6, 2025 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general and agenda items. Public comment on agenda items will be allowed when that item is called. Please complete and provide a comment card to the Clerk.

3. Approval of Minutes

a. February 6, 2025 Meeting.

4. Action Items -

a. Local Historic Designation No. 25001: 3512 Casablanca Avenue

Jorge Allwood requests local historic designation of the single-family structure at 3512 Casablanca Avenue.

b. Local Historic Designation No. 24108: 3215 and 3217 E. De Bazan Avenue

Deborah Warner for Deborah Warner Revocable Trust and Diane and Keven O'Brien requests local historic designation of the multi-family duplex structure at 3215 and 3217 E. De Bazan Avenue.

c. Local Historic Designation No. 25011: 103 17th Avenue

Cheryl Callahan for Cheryl Callahan Revocable Trust requests local historic designation of the single-family structure at 103 17th Avenue.

d. Local Historic Designation No. 25012: 3215 W. Maritana Drive

Gregory Kadel for Gregory Kadel Revocable Trust requests local historic designation of the single-family structure at 3215 W. Maritana Drive.

e. Certificate of Appropriateness for Restoration No. 25017: 3401 Casablanca Avenue

Michael Julian of Michael Julian Residential Design, Inc for Brian and Jordan and Daniela Valbuena are requesting a Certificate of Appropriateness to construct a replacement patio cover to an existing exterior patio area on the locally designated structure at 3401 Casablanca Avenue.

f. Certificate of Appropriateness for Demolition No. 25014: 1807 Pass-a-Grille Way

Victor Tonas and Wendy Hopwood requests a Certificate of Appropriateness for Demolition of the contributing single-family structure at 1807 Pass-a-Grille Way.

g. Certificate of Appropriateness for Demolition No. 25010: 808 Pass-a-Grille Way

Samuel Ervin, JVS Contracting for Mary Jo Micklitsch requests a Certificate of Appropriateness for Demolition of the two-story retail building and one-story outbuilding at 808 Pass-a-Grille Way.

h. Certificate of Appropriateness for Demolition No. 25031: 110 15th Avenue

Samuel Ervin, JVS Contracting for Johnny Francisco of Tulia Homes Real Estate Dev LLC requests a Certificate of Appropriateness for Demolition of the two-story Hurley Park Apartments at 110 15th Avenue.

i. Recommendation of Ordinances 2025-07 and 2025-08 to the City Commission

Staff seeks a recommendation on Ordinances 2025-07, pertaining to Pass-a-Grille Historic Overlay District amendments, and Ordinance 2025-08, pertaining to Community Redevelopment District - Eighth Avenue amendments, to the City Commission.

j. Recommendation of Hurley Park design to the City Commission

Staff requests the Historic Preservation Board make recommendation for new playground equipment and play pad at Hurley Park.

5. Discussion Items

a. Design Review No. 25034: 106 18th Avenue

Staff requests Historic Preservation Board input on a new residence constructed to the House-Medium standards of the Pass-a-Grille Overlay District at 106 18th Avenue.

b. Design Review No. 24095: 1303 Gulf Way

Staff requests Historic Preservation Board input on a new residence constructed to the House-Medium standards of the Pass-a-Grille Overlay District at 1303 Gulf Way.

c. Historic Plaque Update

Update on plaques for the City's local historic resources.

6. Next Meeting: April 3, 2025

7. Adjournment -

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

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

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

DRAFT HISTORIC PRESERVATION BOARD MINUTES

February 6, 2025 - 2:30 PM

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

STAFF PRESENT: Brandon Berry, Senior Planner; Chloe Berryman, Interim City Attorney; Ginny Bodkin, Deputy City Clerk; Gilbert Martinez, Senior Planner; Lynn Rosetti, Consultant

Chair Loughery called the meeting to order at 2:30 PM. A quorum was established.

1. Approval of the Agenda –

Chair Loughery added discussion items 5.b. on the design guidebook and 5.c. the Merry Pier and shuffleboard courts. He spoke briefly about staff creating a template for historic homes not in the historic district. He also pointed out a typo from the 1/28/25 workshop proposed changes: Div. 20; Section 20.24 A.4., should say “3. above”. Senior Planner Brandon Berry noted this. Mr. Berry explained that the Applicant for Case 4.b. asked for the case to be removed from the agenda for now, and the Applicant for Case 4.d. asked to be heard first.

Motion: Vice Chair Loughery moved, and Member Young seconded the approval of the February 6, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. **January 9, 2025 Meeting**

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded the approval of the January 9, 2025 minutes as presented; the motion carried unanimously.

Mr. Berry explained the historic designation process prior to the cases being heard.

4. Action Items –

a. Local Historic Designation No. 24117: 104 8th Avenue

Marty Nora for NORA PARTNERSHIP LLC requests local historic designation of the two-story mixed-use retail and residential building at 104 8th Avenue.

Senior Planner Brandon Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommendation was for approval of the application.

Applicant Marty Nora appeared briefly and thanked the Board for their work.

Motion: Chair Loughery moved, and Member Young seconded to approve Case Number 24117 for designation of the two-story mixed-use building at 104 8th Avenue as a local historic resource. The motion carried 5-0.

b. Local Historic Designation No. 25001: 3512 Casablanca Avenue

Jorge Allwood requests local historic designation of the single-family structure at 3512 Casablanca Avenue.

This Case had been removed from the agenda.

c. Local Historic Designation No. 25005: 3406 E. De Bazan Avenue

Lean Manthos requests local historic designation of the single-family structure at 3406 E. De Bazan Avenue.

Senior Planner Gil Martinez reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Lean Manthos appeared briefly.

Motion: Member Young moved, and Chair Loughery seconded to approve Case No. 25005 to designate the single-family residence at 3406 E De Bazan Ave as a local historic resource.; the motion carried 5-0.

d. Local Historic Designation No. 25009: 209 Gulf Way

Lynda K. Walker requests local historic designation of the single-family residence at 209 Gulf Way.

This item was heard first. Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Lynda Walker commented on her love of the historic district.

Motion: Member Hurley moved, and Member Young seconded to approve Case Number 25009 for designation of the single-family residence at 209 Gulf Way as a local historic resource. The motion carried 5-0.

e. Local Historic Designation No. 24090: 4 Alhambra Street

David S. Green requests local historic designation of the single-family residence located at 4 Alhambra St.

Consultant Lynn Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant David Green appeared briefly and spoke about the home and local history.

Motion: Member Hurley moved, and Member Dashiell seconded to approve Case No. 24090 to designate the single-family residence at 4 Alhambra St as a local historic resource. The motion carried 5-0.

f. Local Historic Designation No. 24101: 3509 Casablanca Avenue

Wilma Walsek requests local historic designation of the single-family structure at 3509 Casablanca Avenue.

Ms. Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application.

Applicant Wilma Walsek appeared and provided additional history on the home.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve Case No. 24101 to designate the single-family residence at 3509 Casablanca Ave as a local historic resource. The motion carried 5-0.

g. Local Historic Designation No. 25008: 3600 Casablanca Avenue

Mona McFadden requests local historic designation of the single-family structure at 3600 Casablanca Avenue.

Mr. Martinez reviewed the staff presentation for this application which is part of the meeting record. Staff recommendation was for approval of the application.

Applicant Mona McFadden appeared; her parents purchased the home in 1959 from Captain Hubbard.

Motion: Member Dashiell moved, and Vice Chair Hockensmith seconded to approve Case No. 25008 to designate the single-family residence at 3600 Casablanca Ave., as a local historic resource. The motion carried 5-0.

Interim City Attorney Chloe Berryman stated that Member Dashiell need to make a disclosure; Member Dashiell read her Form 8B disclosures, recusing herself from Cases No. 25002, 25003, and 25004 as Applicant John Dashiell is her relative.

h. Certificate of Appropriateness for Demolition No. 25002: 112 4th Avenue

John D. Dashiell of 112 4th AVE LLC requests a Certificate of Appropriateness for Demolition of a three-family residence at 112 4th Avenue.

Mr. Berry reviewed the staff presentation for this demolition request, which is part of the meeting record.

Staff requested testimony as to whether a substantial improvement waiver could assist in preserving the structure, given the documented extent of damage, and acknowledgement that the three-unit structure, if rebuilt, can only currently contain more than one unit if the structure retains the same developed square footage as the existing residence. If adequate testimony was provided, staff recommended a motion to approve.

Sam Ervin, of JVS Contracting, 1608 N. 43rd St. Tampa, appeared as Authorized Agent for the Applicant. Although Mr. Ervin was an authorized agent for the demolition permit, there was lengthy discussion on whether he was authorized to provide testimony at the hearing or acknowledge understanding of the property restrictions attached to the demolitions. Cases 5.i. and 5.j. were in the same situation with the same applicant. Mr. Berry went on to review the presentations for those two cases during the discussion. Those presentations are part of the meeting record.

Applicant David Dashiell appeared at 4:02 PM and was duly sworn in. Mr. Berry informed Mr. Dashiell of the preservation incentives. Mr. Dashiell acknowledged the allowance for structures to be improved to more than 50% of their depreciated value without elevating above the floodplain. Mr. Berry explained

the nonconformities for the structures at 112 4th Ave. and 103 10th Ave.; they are eligible to be redeveloped with the same number of units but are limited to the existing square footage. Mr. Dashiell acknowledged this restriction. For the structure at 804 Pass-A-Grille Way, Mr. Berry explained that as it is in the CRD-EA 8th Avenue zoning district, it would be eligible for commercial or mixed-use redevelopment, but not a single-family home. Mr. Dashiell acknowledged this restriction.

Motion: Vice Chair Hockensmith moved, and Member Young seconded to approve the Certificate of Appropriateness for Demolition Case No. 25002 at 112 4th Ave with a waiver of stay. The motion carried 4-0, with Member Dashiell recused.

i. Certificate of Appropriateness for Demolition No. 25003: 103 10th Avenue

John D. Dashiell of 103 10th AVE LLC requests a Certificate of Appropriateness for Demolition of three-family and one-family residences on the subject property.

This item had been reviewed and discussed during item 4.h.

Motion: Member Hurley moved, and Member Young seconded to approve the Certificate of Appropriateness for Demolition Case No. 25003 at 103 10th Ave. with a waiver of stay. The motion carried 4-0, with Member Dashiell recused.

j. Certificate of Appropriateness for Demolition No. 25004: 804 Pass-A-Grille Way

John D. Dashiell of 804 PAG WAY LLC requests a Certificate of Appropriateness for Demolition of a contributing single-family residential structure and garage at 804 Pass-a-Grille Way.

This item had been reviewed and discussed during item 4.h.

Motion: Member Young moved, and Chair Loughery seconded to approve the Certificate of Appropriateness for Demolition Case No. 25004 at 804 Pass-A-Grille Way with a waiver of stay. The motion carried 4-0 with Member Dashiell recused.

k. Certificate of Appropriateness for Demolition No. 25006: 205 Gulf Way

Gimel Gutierrez for Axel Johansen requests demolition of a single-family contributing residence located at 205 Gulf Way.

Mr. Berry reviewed the staff presentation for this demolition request, which is part of the meeting record.

Gimel Gutierrez, of the demolition contracting company and representative for the applicant, appeared and was duly sworn in. She testified that this is one single-family structure and that she has a zoning verification letter for her client which details all of the restrictions.

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded to approve Certificate of Appropriateness for Demolition Case No. 25006 at 205 Gulf Way with a waiver of stay. The motion carried 5-0.

5. Discussion Items -

a. Design Review Case No. 24116: 202 Pass-a-Grille Way

Staff requests design review of a new two-family residence proposed for development on the subject property.

Mr. Berry reviewed the staff presentation for this design review, which is part of the meeting record.

Staff's review consultant found the following as items that should be modified to better align with the design criteria: The use of lap siding and other materials on the guest wing of the residence should be better aligned with the primary residence; Modifications should be made to make the crawlspace level of the structure better integrated with the living level of the guest wing, such as a parallel staircase to the south, use of wood railings, opening of the brick landing, or similar; Stature of the guest wing should be minimized through recession from the frontage or other modification.

Applicant Jay Anderson of 202 Pass-A-Grille Way appeared. Board questions and discussion followed on details of the plans and potential options. The current plan meets all of the setback requirements. There were no requests for resubmission/s.

b. Design Guidebook (Added)

Chair Loughery suggested that members should be familiar with the April 2015 Pass-A-Grille Historic Site Survey and the PAG Pattern Book prior to those discussions. Mr. Berry indicated that a draft might be brought forth in April.

c. Merry Pier and Shuffleboard Courts (added)

Chair Loughery explained that FEMA is prioritizing their Damage Reports on these two locations. Mr. Berry reported that staff is looking at grant opportunities in the summer and will bring that information back when research has been completed. Staff would be able to suggest designs similar to the original Merry Pier.

Additional Discussions:

Mr. Berry added that following last week's workshop feedback, an amendment will be made that the default will be that all driveways will need to be off an alleyway regardless of alley width as long as there is a platted public alleyway behind the property. There would be an option for a design review waiver for any alley less than 15' wide. The Board concurred.

Mr. Berry noted that currently all accessory structures must be placed in back of residence; would the Board be open to a pool in a secondary front yard, i.e. today's design review. Chair Loughery suggested the removal of the definition of pool from accessory structures in the PAG Overlay; the Board concurred by consensus.

Vice Chair Hockensmith reported that May is Historic Preservation month; staff will provide update on plaques next month. The City Attorney will research whether a social event can arrange a private event for residents would be allowable and report next month.

6. Adjournment – The next meeting is scheduled for March 6, 2025.

Chair Loughery adjourned the meeting at 4:45 PM.

These minutes will be considered for approval at the March 6, 2025, Historic Preservation Board meeting.

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 25001: 3512 Casablanca Avenue

Action Request: Motion to approve Case No. 25001 for the designation of the single-family residence at 3512 Casablanca Ave as a local historic resource.

Strategic Objective:

Date: March 6, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Constructed in 1952, 3512 Casablanca Ave. exemplifies mid-20th-century suburban architecture, particularly the Minimal Traditional style. This single-story, single-family home reflects the era's focus on practicality, simplicity, and functionality. The structure is built on a continuous poured footing foundation, with a slab-on-grade floor system, providing a solid and durable base consistent with the construction methods common during the post-war period.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. IMG_0555
4. IMG_0556
5. IMG_0557
6. IMG_0558



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

Local Historic Designation Case No. 25001: Jorge Allwood

Meeting Date: February 6, 2025

Prepared By: Gil Martinez, Senior Planner, Planning Division

REQUEST	The property owner is requesting Local Historic Designation of the single-family structure at 3512 Casablanca Avenue.
SUBJECT PROPERTY	3512 Casablanca Ave., DON CESAR PLACE BLK 11, LOT 7 ; PARCEL ID # 07-32-16-21852-011-0070
LAND USE / ZONING	RU-2 Residential District
YEAR BUILT	Circa 1952
HISTORIC STATUS	The property at 3512 Casablanca Ave., built in 1959, features a single-family home. In 2024, the structure was recognized for its contribution to the character of the Don Cesar Place Neighborhood. (PI16155).
SURROUNDING AREA	North – Single-Family Residential South – Single-Family Residential East – Single-Family Residential West – Vacant Lot / Gulf Key Condominium

Background and Analysis

Constructed in 1952, 3512 Casablanca Ave. exemplifies mid-20th-century suburban architecture, particularly the Minimal Traditional style. This single-story, single-family home reflects the era's focus on practicality, simplicity, and functionality. The structure is built on a continuous poured footing foundation, with a slab-on-grade floor system, providing a solid and durable base consistent with the construction methods common during the post-war period.

The exterior of the home is finished with frame siding, likely utilizing vinyl materials for their durability. The design is simple, featuring a rectangular floor plan that reflects the practical style common in post-war suburban homes. The roof is a straightforward gable style, covered with composition shingles and minimal eaves, contributing to the home's clean, unadorned appearance. Notable architectural features include a gable vent and fixed shutters, which add subtle visual interest to the exterior. The main entrance consists of a four-panel door with a fanlight, providing a small detail to the front facade. The front porch is supported by a stucco column and framed by a vinyl railing, reinforcing the home's modest and functional design. Overall, the home integrates durable materials like wood and asbestos tiles, reflecting the period's emphasis on practicality.

without sacrificing the understated elegance typical of mid-century residential architecture in the area.

Sec. 28.20. - Designation report.

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

(1) Individual historic buildings or archaeological sites:

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

This single-story, post-war home speaks to practicality and durability, with a poured footing foundation and slab-on-grade floor. The exterior features low-maintenance vinyl siding, a gable roof with composition shingles, and minimal decoration, in line with the era's utilitarian style. Simple details like a four-panel door with fanlight, a stucco column on the porch, and gable vents add subtle visual interest.

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

Situated in the historic Don Cesar neighborhood, 3512 Casablanca Ave. is a well-preserved example of mid-20th-century suburban architecture, showcasing the Minimal Traditional style. Built in 1952, this single-story home reflects the era's focus on practicality and simplicity, featuring durable materials like vinyl siding and a slab-on-grade foundation typical of post-war construction. Its clean design, with a gable roof, four-panel door with fanlight, and understated architectural details, exemplifies the subtle elegance of mid-century residential architecture.

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

The building's structure remains intact with no damage. However, water damage from recent hurricanes has affected the lower portions of the drywall and some electrical components. The applicant will replace all electrical outlets and any wiring impacted by moisture. Overall, the building remains in good condition.

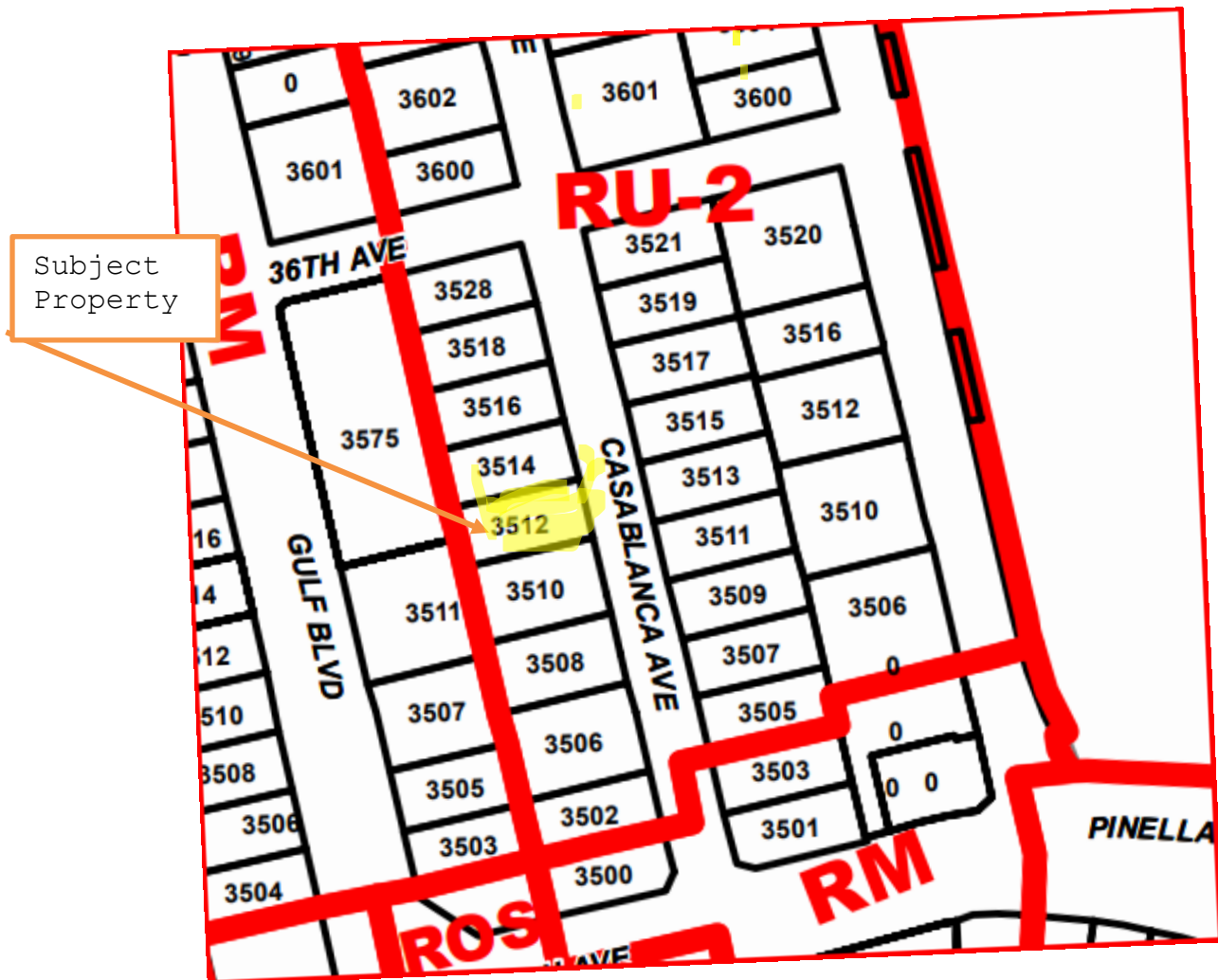
d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicant has expressed their plan to renovate the interior of the structures without changes to the layout. There are no new adaptive uses planned.

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

The single-family home at 3512 Casablanca Ave. is zoned and has a land use designation of (RU-2) Residential Urban.

ZONING MAP



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

Staff recommends the single-family structure at 3512 Casablanca Ave. for designation as a local historic resource based on contributing architecture.

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

The photographic record is included within the body of the report. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

Sec. 28.22 – Designation criteria established.

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

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

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated with the life of a person who has played a significant role in our local, state or national history; or
- d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
- e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
- f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Staff analysis: Staff supports this application to locally designate the structure at 3406 East De Bazan as a local historic resource. Staff finds that the building is significant in the following areas:

- Embodies the distinctive visible characteristics of an architectural style or period.

Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the residence 3512 Casablanca Avenue.

Subject Property

AERIAL PHOTOGRAPH



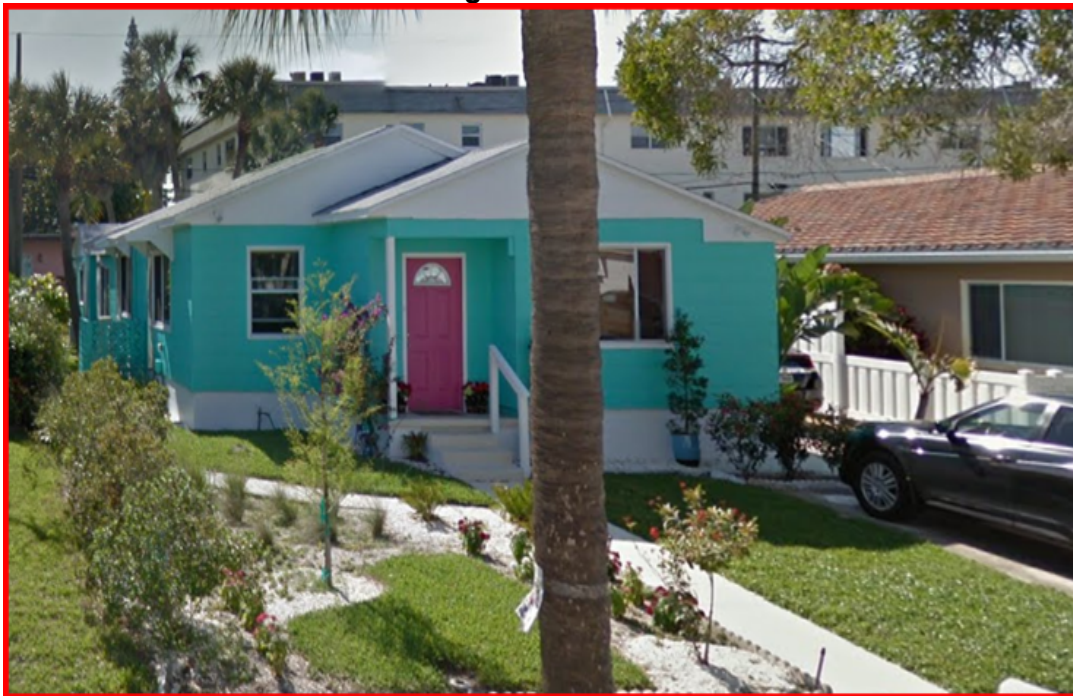
Source, PCP

Current Field Photos



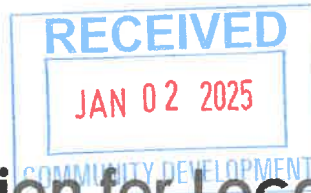


Google Streets 2014



Google Streets 2022





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 25001

Property Owner Name & Address

Agent or Representative Name & Address

Jorge Allwood
3512 Casablanca Avenue
St Pete Beach, FL 33706

Phone 727-430-8598

Phone _____

Email Address jorge.allwood@gmail.com Email Address _____

Property Address, Legal Description, Parcel ID

3512 Casablanca Ave St Pete Beach, FL 33706
07-32-16-21852-011-0070
Don Cesar Place BLK 11, Lot 7

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): Site #8 PI16155 (?)

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

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

Owner Signature: J. Allwood Date: 12/26/24

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☐ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

Please see enclosed parcel map and information.

Parcel #07-32-16-21852-011-0070

Lot size 50x110, 0.12 acres 5497 sq.ft.

Living area 1531 sq.ft. Gross area 1569 sq.ft. Living unit 1 building 1

FUNCTION OR USEHistoric Functions

0110 Single Family Home
(from Pinellas County Property Appraiser
report - attached)

Current Functions

0110 Single Family Home
(from Pinellas County Property Appraiser
report - attached)

DESCRIPTIONArchitectural Classification

Minimal traditional style building with
minimal overhanging eaves, a
picture window, gable roof and
asbestos shingle siding.

Materials

wood frame with asbestos
tile. Gable roof with composition
shingles.

STATEMENT OF SIGNIFICANCE

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

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

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

- ☐ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration or master plan, and when no other building or association has survived; and
- ☒ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

- ☐ Represents a significant entity whose components may lack individual distinction; or
- ☐ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

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

- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
- ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

Historical Structure form Florida Master Site File
(see attached)

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

Built 1952

3. Significant Persons

Original owner Kathryn Wunderlin 1952 - 2001

Current owner Jorge Allwood 2001 - Present

4. Cultural Affiliation/Historic Period

5. Architect

Unknown

STATEMENT OF SIGNIFICANCE

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

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

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

- ☐ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration or master plan, and when no other building or association has survived; and
- ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

- ☐ Represents a significant entity whose components may lack individual distinction; or
- ☐ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

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

- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
- ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

6. Builder

Unknown

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
5. Provide a location map, showing relevant zoning and land use information.

See attached description and reports

Major Bibliographic References

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

Historical Structure form Florida Master Site File
Don Cesar and Belle Vista Structure Survey

Property was included in the Don Cesar and Belle Vista Historic Structure Survey. Structure was built in 1952 and remained as built to this date. Structure was/is made of wood frame and exterior covered is of asbestos tiles. It has a gable roof with composition shingles.

The distinguished architectural ~~featu~~ features are :
gable vent, fixed shutters, and minimal overhanging eaves.
The main entrance is a four paneled door with fan light.
The porch is a square stucco column and vinyl railing.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

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

Clear Form Values

Site#8 P116155

Field Date 6-24-2024

Form Date 9-8-2024

Recorder #

Site Name(s) (address if none) 3512 CASABLANCA AVE

Multiple Listing (DHR only)

Survey Project Name Don Cesar and Belle Vista Historic Structure Survey

Survey # (DHR only)

National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ objectOwnership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction

Address: 3512 CASABLANCA

Cross Streets (nearest / between) Between Gulf Blvd and Casablanca Ave

USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1994 Plat or Other Map 13/15

City / Town (within 3 miles) SAINT PETE BEACH In City Limits? ☒ yes ☐ no ☐ unknown County PinellasTownship 32S Range 16E Section 07 1/4 section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name:

Tax Parcel # 073216218520110070

Landgrant

Subdivision Name DON CE-SAR PLACE

Block

11

Lot

70

UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3 2 8 7 7 3 Northing 3 0 6 6 4 1 9

Other Coordinates: X: 27.71120856 Y: -82.73671402 Coordinate System & Datum WGS 1984

Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1952 ☒ approximately ☐ year listed or earlier ☐ year listed or later

Original Use Preschool From (year): 1952 To (year): 2024

Current Use Preschool From (year): 1952 To (year): 2024

Other Use From (year): To (year):

Moves: ☐ yes ☒ no ☐ unknown Date: Original addressAlterations: ☒ yes ☐ no ☐ unknown Date: 1-8-2020 Nature roof, windowsAdditions: ☒ yes ☐ no ☐ unknown Date: Nature room on N

Architect (last name first): Unknown Builder (last name first): Unknown

Ownership History (especially original owner, dates, profession, etc.)

ALLWOOD, JORGE S (current)

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

DESCRIPTION

Clear Description Values

Style Exterior Plan Number of Stories 1

Exterior Fabric(s) 1. Asbestos 2. 3.

Roof Type(s) 1. Gable 2. 3.

Roof Material(s) 1. Composition shingles 2. 3.

Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)

1/1 shs vinyl ind., 1-light sliding vinyl flanking 1-light fixed vinyl

Distinguishing Architectural Features (exterior or interior ornaments)

gable vent, fixed shutters, minimal overhanging eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

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

Clear Check Boxes

Date

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____

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

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

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

4-paneled door with fan light

Porch Descriptions (types, locations, roof types, etc.)

square stucco column and vinyl railing

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

Narrative Description of Resource

This is a Minimal Traditional style building with minimal overhanging eaves, a picture window, gable roof, and asbestos shingle siding.

Archaeological Remains None observed☐ Check if Archaeological Form Completed

RESEARCH METHODS (select 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) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Pinellas County Property Appraiser records; US Department of Agriculture aerials 1942, 1951, 1957, 1984; Pinellas County GIS Historic Aerials 1926, 1965, 1975; National Environmental Title Research historic aerials 1969, 1971, 1984

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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 would contribute to a district in Don Cesar Place.

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

1. Community planning & development

3. _____

5. _____

2. _____

4. _____

6. _____

DOCUMENTATION

Clear Documentation Values

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

1) Document type _____

Maintaining organization Stantec, Inc.Document description Photos and field notesFile or accession #'s 172608547

2) Document type _____

Maintaining organization _____

Document description _____

File or accession #'s _____

RECORDER INFORMATION

Recorder Name Kimberly HinderAffiliation Stantec, Inc.Recorder Contact Information 813 267 0060 / kimberly.hinder@stantec.com

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

07-32-16-21852-011-0070



1:1,128
0 0.01 0.03 0.05 mi
0 0.01 0.03 0.05 km

12/1/2024

07-32-16-21852-011-0070



12/1/2024



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 30-Nov-2024)

Parcel Number

07-32-16-21852-011-0070

- Owner Name
ALLWOOD, JORGE S
- Property Use
0110 Single Family Home
- Site Address
3512 CASABLANCA AVE
ST PETE BEACH, FL 33706
- Mailing Address
3512 CASABLANCA AVE
ST PETE BEACH, FL 33706-3902
- Legal Description
DON CE-SAR PLACE BLK 11, LOT 7
- Current Tax District
ST PETE BEACH (SPB)
- Year Built
1952

Living SF	Gross SF	Living Units	Buildings
1,531	1,569	1	1

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
21-Apr-2010	\$100	U	I	ALLWOOD JANICE	ALLWOOD JORGE S	16906/1006
04-Sep-2001	\$156,000	U	I	JONES JEANNE W	ALLWOOD, JANICE	11558/2665

2024 Land Information

Land Area: ≈ 5,497 sf | ≈ 0.12 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x110	\$9,450	50.00	FF	1.1128	\$525,798

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements

Sub Area

Living Area SF

Gross Area SF

Foundation:	Continuous Footing Poured	Base (BAS):	1,531	1,531
Floor System:	Slab On Grade	Open Porch (OPF):	0	38
Exterior Walls:	Frame Siding	Total Area SF:	1,531	1,569
Unit Stories:	1			
Living Units:	1			
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			
Year Built:	1952			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			



Powered by Esri (<http://www.esri.com/>)

Exemptions				
Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	Yes	100%	Assuming no ownership changes before Jan. 1,	
Miscellaneous Parcel Info				

2024 Yes 100%

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
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16906/1006	\$601,600	<u>280.02</u>	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	13/15
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2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$514,022	\$398,251	\$348,251	\$373,251	\$348,251

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$467,536	\$386,651	\$336,651	\$361,651	\$336,651
2022	Y	\$511,208	\$375,389	\$325,389	\$350,389	\$325,389
2021	N	\$357,525	\$357,525	\$357,525	\$357,525	\$357,525
2020	N	\$354,537	\$354,537	\$354,537	\$354,537	\$354,537
2019	N	\$375,674	\$375,674	\$375,674	\$375,674	\$375,674

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our Tax Estimator to estimate taxes under new ownership.

Tax Bill

2024 Millage Rate

Tax District

View 2024 Tax Bill

15.4202

(SPB)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CARPORT	\$20.00	242.0	\$4,840	\$1,936	1952

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

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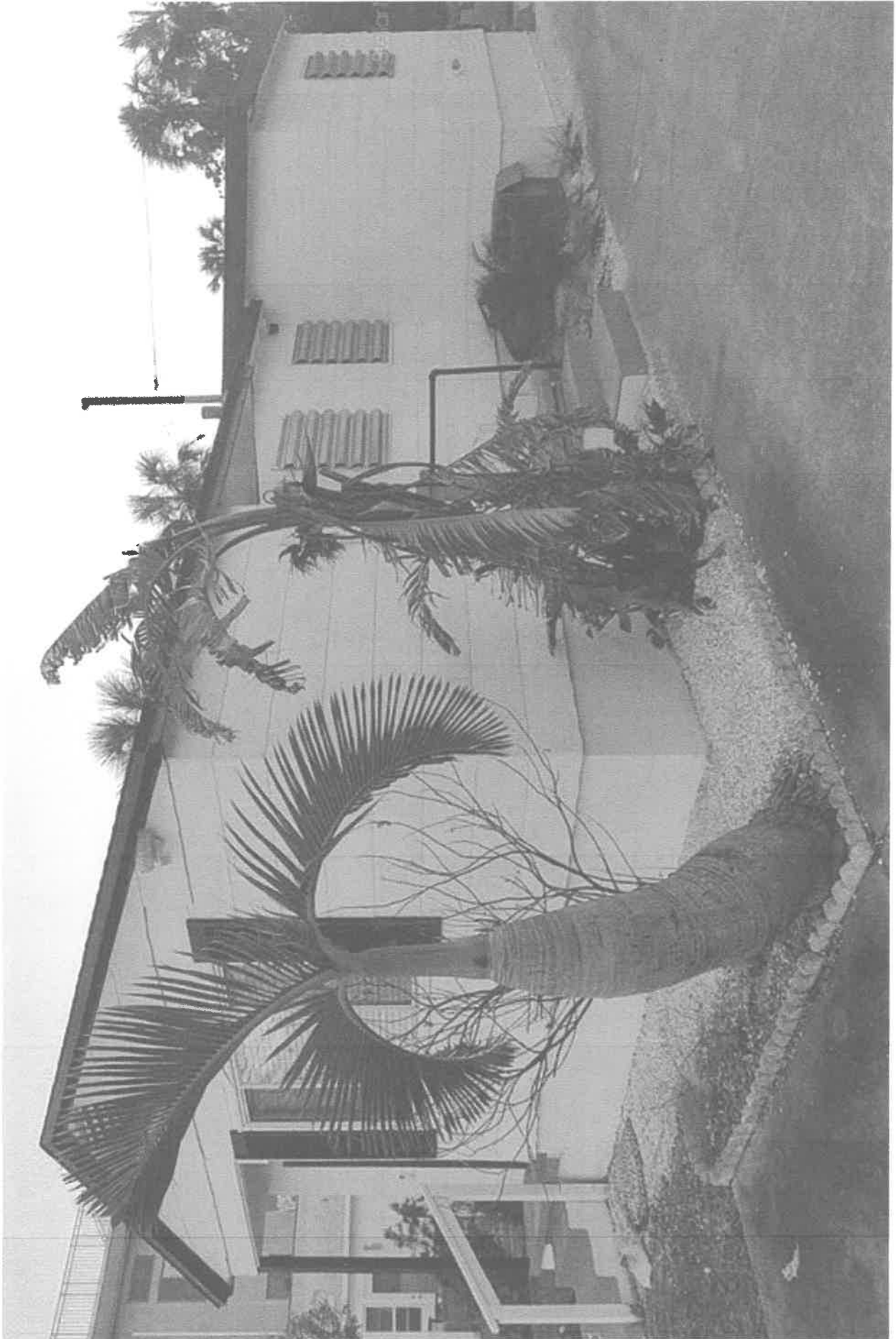
<u>2000037</u>	ROOF	01/08/2020	\$8,500
<u>1900832</u>	ADDITION/REMODEL/RENOVATION	05/14/2019	\$3,350
<u>20140092</u>	HEAT/AIR	01/27/2014	\$2,210
<u>20070756</u>	SHUTTERS	08/14/2007	\$1,790
<u>20011091</u>	ADDITION/REMODEL/RENOVATION	12/18/2001	\$1,500
<u>20010802</u>	ROOF	10/15/2001	\$2,400

25009

1 of 6



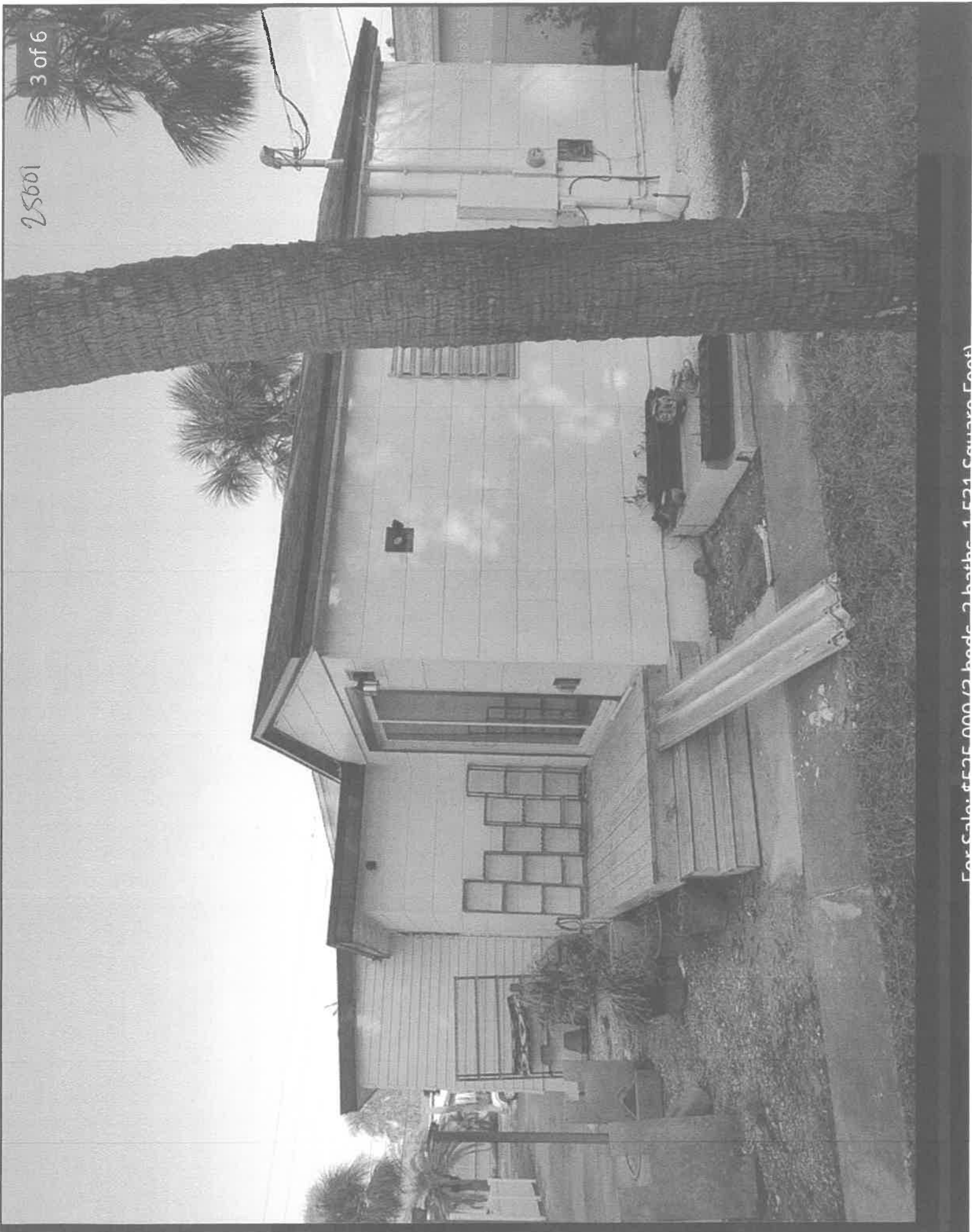
28801



25001

4 of 6







6 of 6

28001



Marsh Bilby
727.692.3118
marsh@nexthome.com

N
NextHome
LUXE COASTAL
727.315.0815
nh@luxecoastal.com







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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24108: 3215 and 3217 E. De Bazan Avenue

Action Request: Motion to approve the Local Historic Designation of the duplex residential structure at 3215 and 3217 East De Bazan Ave.

Strategic Objective:

Date: March 6, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Originally constructed in 1949, this one-story duplex features a rectangular exterior plan with stucco walls and a hip-style roof covered in Spanish tile, reflecting the Mediterranean Revival architectural style. Its windows include 4-light casement paired metal windows, 4-light awning metal ribbon windows, and 2-light sliding vinyl windows, both paired and individual. The home also includes cement block construction, ceramic tile floors, and a cement tile gable roof. A sunroom is strategically placed to provide a direct view of the Don Ce-Sar Hotel, reinforcing the home's connection to the hotel's historical significance.

Funding: n/a

Attachments:

1. 24108 -3215 and 3217 E Debazan Ave., Staff Report
2. 24108 - 3215 and 3217 E De Bazan, LHD Application Submittal
3. PI16073



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

Local Historic Designation Case No. 24108: Deborah Warner for Deborah Warner Revocable Trust and Diane and Kevin O'Brien
Meeting Date: March 6, 2025
Prepared By: Gil Martinez, Senior Planner, Planning Division

REQUEST	The property owner(s) are requesting Local Historic Designation of the multi-family duplex structure at 3215 and 3217 E. De Bazan Avenue.
SUBJECT PROPERTY	3215 and 3217 E. De Bazan Ave., DON CE-SAR PLACE BLK 18, E'LY 16.665FT OF S 112FT OF LOT 6 & W'LY 17.5FT OF S 112FT OF LOT 5., Parcel ID Number: 07-32-16-21852-018-0061 DON CE-SAR PLACE BLK 18, W'LY 33.335FT OF S 112FT OF LOT 6 & E'LY 0.83FT OF S 112FT OF LOT 7., Parcel ID Number: 07-32-16-21852-018-0060
LAND USE / ZONING	RU-2 - Residential District
YEAR BUILT	Circa 1949
HISTORIC STATUS	The property at 3215 and 3217 E. De Bazan Ave., built in 1949, features a multi-family duplex home. In 2024, the structure was recognized for its contribution to the character of the Don Cesar Place Neighborhood. (PI16073).
SURROUNDING AREA	North – Single-Family Residential South – Lazarillo Park East – Multi-Family Residential Duplex West – Multi-Family Residential Duplex

BACKGROUND and ANALYSIS

Originally constructed in 1949, this one-story duplex features a rectangular exterior plan with stucco walls and a hip-style roof covered in Spanish tile, reflecting the Mediterranean Revival architectural style. Its windows include 4-light casement paired metal windows, 4-light awning metal ribbon windows, and 2-light sliding vinyl windows, both paired and individual. The home also includes cement block construction, ceramic tile floors, and a cement tile gable roof. A

sunroom is strategically placed to provide a direct view of the Don Ce-Sar Hotel, reinforcing the home's connection to the hotel's historical significance.

In 2015, the property was remodeled, with doors and windows replaced, and a detached garage or third unit with a hipped roof was added at the rear center of the lot. Despite these modifications, the property retains its core identity as a ranch-style residential structure.

Located within the Don Ce-Sar Place community, the home was part of a development designed by Thomas Rowe, the developer of the nearby Don Ce-Sar Hotel. The home embodies Mediterranean Revival architecture, influenced by classical Mediterranean, and Spanish Renaissance styles. It was originally built to house workers and nurses for the Veterans Administration (VA) facility once located within the hotel. After WWII, the area grew in popularity, attracting both permanent residents and seasonal homebuyers.

The home contributes to the character of the Don Cesar Place Neighborhood (PI16073).

Sec. 28.20. - Designation report.

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

(1) Individual historic buildings or archaeological sites:

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

Built in 1949, this one-story duplex has a rectangular plan, stucco walls, and a hip-style roof with Spanish tile, embodying Mediterranean Revival style. It features 4-light casement paired metal windows, 4-light awning ribbon windows, and 2-light sliding vinyl windows. Constructed with cement blocks and ceramic tile floors, it also has a cement tile gable roof. A sunroom offers a direct view of the Don Ce-Sar Hotel, linking the property to its historical context.

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

Built in 1949, this one-story duplex exemplifies Mediterranean Revival style, featuring a stucco exterior, a hip roof with Spanish tile, and a sunroom with views of the Don Ce-Sar Hotel. Originally designed to house workers and nurses for the Veterans Administration facility at the hotel, its architectural style and historical connection make it a significant example of mid-20th-century design in the Don Ce-Sar Place community.

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

The residential structure retains its Mediterranean Revival style and historical significance, remaining in good condition despite a 2015 remodel that updated doors, windows, and added a detached garage. It continues to contribute to the character of the Don Ce-Sar Place

neighborhood. Potential threats to its integrity include future alterations that could compromise its distinctive features or environmental wear from age and exposure. Ongoing maintenance and preservation of key architectural elements are vital for maintaining its historic value.

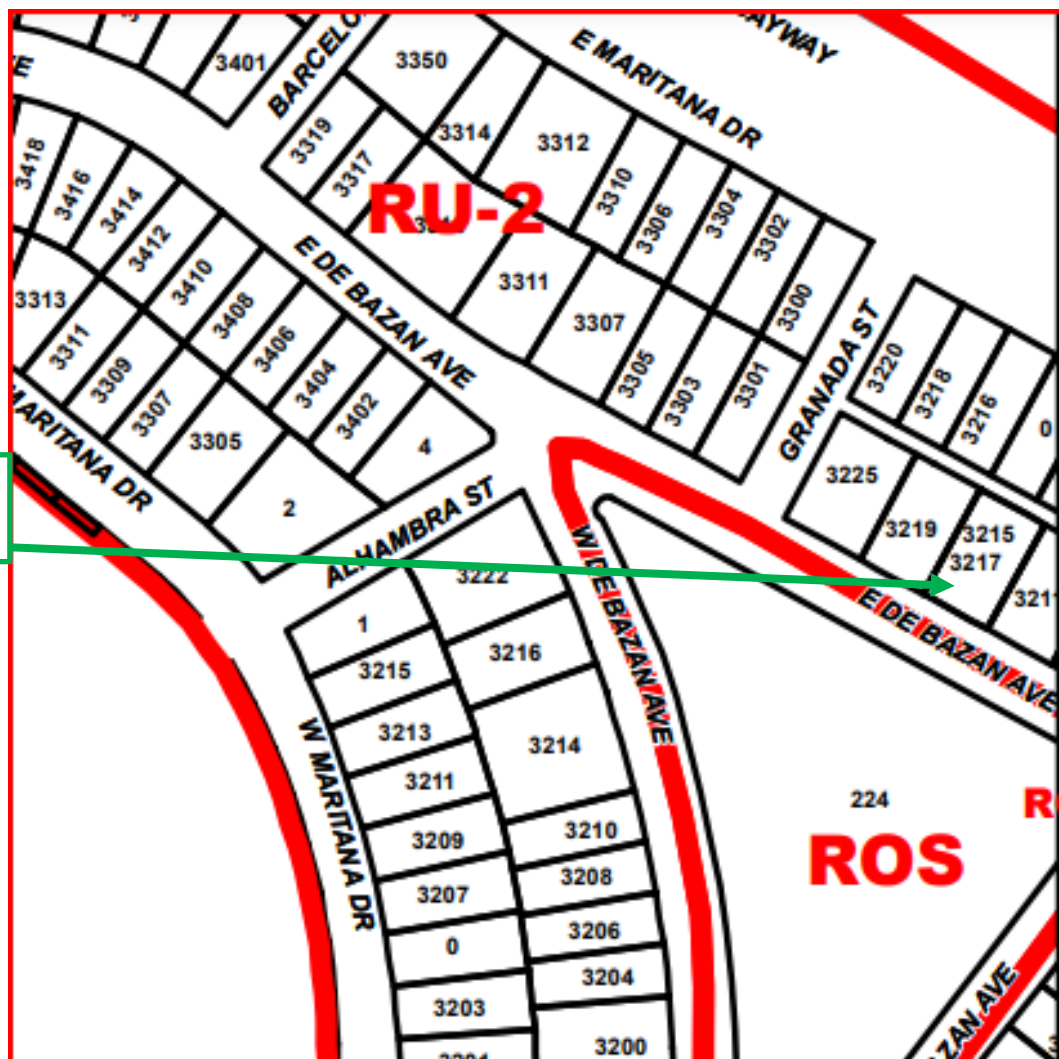
d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicants have communicated that there aren't any plans for external modifications to the structure. Damage sustained from the recent hurricanes was internal to the structure.

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

3215 and 3217 East De Bazan Ave., are zoned and have a land use designation of (RU-2) - Residential District

ZONING MAP



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

Staff recommends the residential structure at 3215 and 3217 E. De Bazan Ave., for designation as a local historic resource based on contributing architectural features as well as living history

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

The photographic record is included within the body of the report. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

Sec. 28.22 – Designation criteria established.

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

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

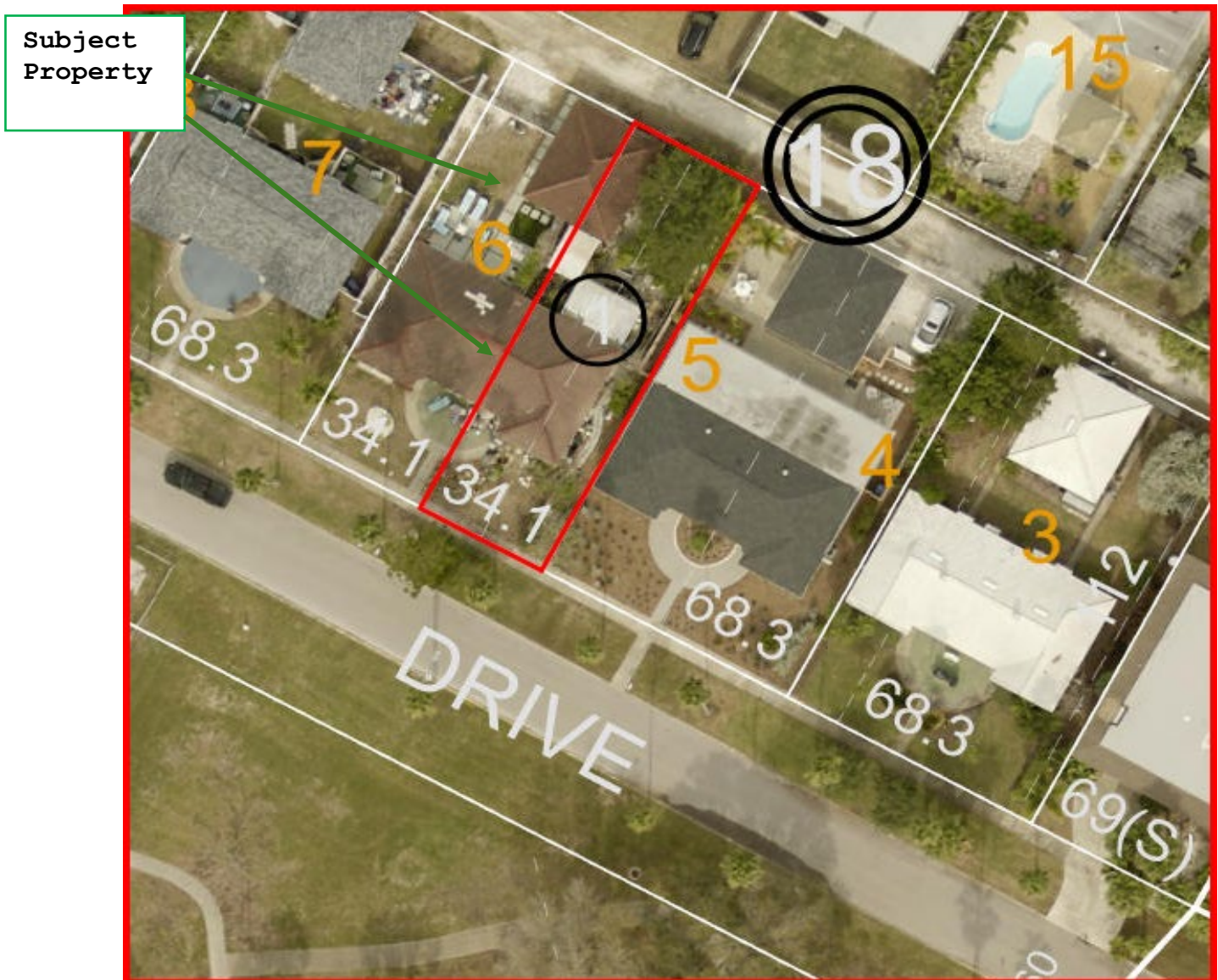
- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated with the life of a person who has played a significant role in our local, state or national history; or
- d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
- e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
- f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Staff analysis: Staff supports this application to locally designate the structure at 3215 and 3217 E. De Bazan Ave. as a local historic resource. Staff finds that the building is significant in the following areas:

- Embodies the distinctive visible characteristics of an architectural style or period.
- Is associated with the life of a person who has played a significant role in our local, state or national history.

Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the duplex residential structure at 3215 and 3217 East De Bazan Ave.

AERIAL PHOTO



Source: PCPA

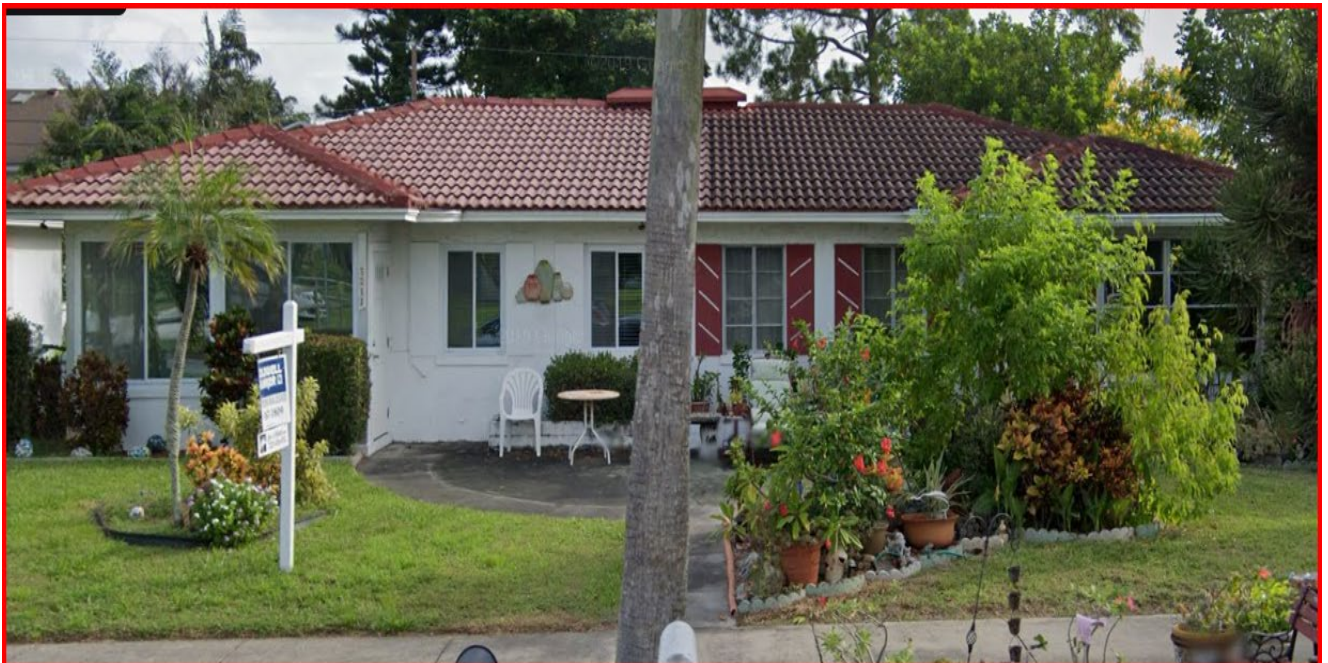
CURRENT GOOGLE MAPS 2024



GOOGLE STREETS 2014



GOOGLE STREETS 2019



ANGLED AERIAL PHOTO





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24108

Property Owner Name & Address

Deborah Warner - RLT

3215 E DeBazan Ave, St Pete Beach 33706

Phone 727-488-4209

Email Address heatherwarnerdubin@yahoo.com

Agent or Representative Name & Address

Deborah Warner - Trustee

3215 E DeBazan Ave, St Pete Beach 33706

Phone _____

Email Address _____

Property Address, Legal Description, Parcel ID

3215 E DeBazan Ave St Pete Beach, FL 33706

Parcel ID: DON CE-SAR PLACE BLK 18, E'LY 16.665FT OF S 112FT OF LOT 6 & W'LY 17.5FT OF S 112FT O F

LOT 5. Parcel #07/32/16/21852/018/0061

Historic Name of Property (if applicable): The Don Cesar "Five Villas". Referenced from original PLOT

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of HOME located at 3215 e DeBazan Ave, SPB FL 33706 and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Deborah Warner Date: 01/21/2025
Deborah Warner (Jan 21, 2025 12:12 EST)



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24108

Property Owner Name & Address

Diane OBrien, Keven OBrien

3217 E DeBazan Ave, St Pete Beach 33706

Agent or Representative Name & Address

Home Owner

Phone 610-504-0194, 610-935-5994

Phone _____

Email Address Obriens2010@gmail.com

Email Address kevenpobrien@gmail.com

Property Address, Legal Description, Parcel ID

3217 E DeBazan Ave St Pete Beach, FL 33706

Parcel ID: 07-32-16-21852-018-0060 - Single Family Home. Short Legal: Don De-Sar Place BLK 18, W'LY

33.33 FT of S 112FT of Lot 6 & E' LY 0.83 FT of S 112FT of Lot

Historic Name of Property (if applicable): The Don Cesar "Five Villas". Referenced from original PLOT

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of Home located at 3217 E DeBazan Ave – SPB, FL and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Diane OBrien Date: 1/17/2025

Keven P. OBrien

1/17/2025

Spanish mediterranean, tile roofs with detached garage/casita

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☒ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

The 5 Villas, from what we have been told and read, were early designs by The Don Cesar Hotel. Thomas Rowe platted out the entire Don Cesar Place community. We believe the 5 villas specifically were built for the workers and nurses of the VA at the Don Cesar Hotel. The 5 villas designs are simple, efficient, and incorporated beautiful design features that have stood the test of time. We also believe our unit in particular is one of the 5 that has kept original plaster walls, Spanish tile roof and custom cabinetry...even surviving recent hurricanes.

FUNCTION OR USE

Historic Functions

Housing built for the VA workers of Don Cesar

Current Functions

Housing- Each villa has separate owners

DESCRIPTION

Architectural Classification

Spanish Mediterranean, tile roofs with detached garage/ Casitas.

"Mediterranean Revival"

Materials

Block home with plaster to survive flooding and tropical storms.

STATEMENT OF SIGNIFICANCE

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

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

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

- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☒ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☒ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☒ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration or master plan, and when no other building or association has survived; and
- ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

- ☐ Represents a significant entity whose components may lack individual distinction; or
- ☒ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

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

- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
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1925 - 1949

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

Constructed in 1949

3. Significant Persons

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4. Cultural Affiliation/Historic Period

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Collage Construction - Built all 5 structures along DeBazan Ave

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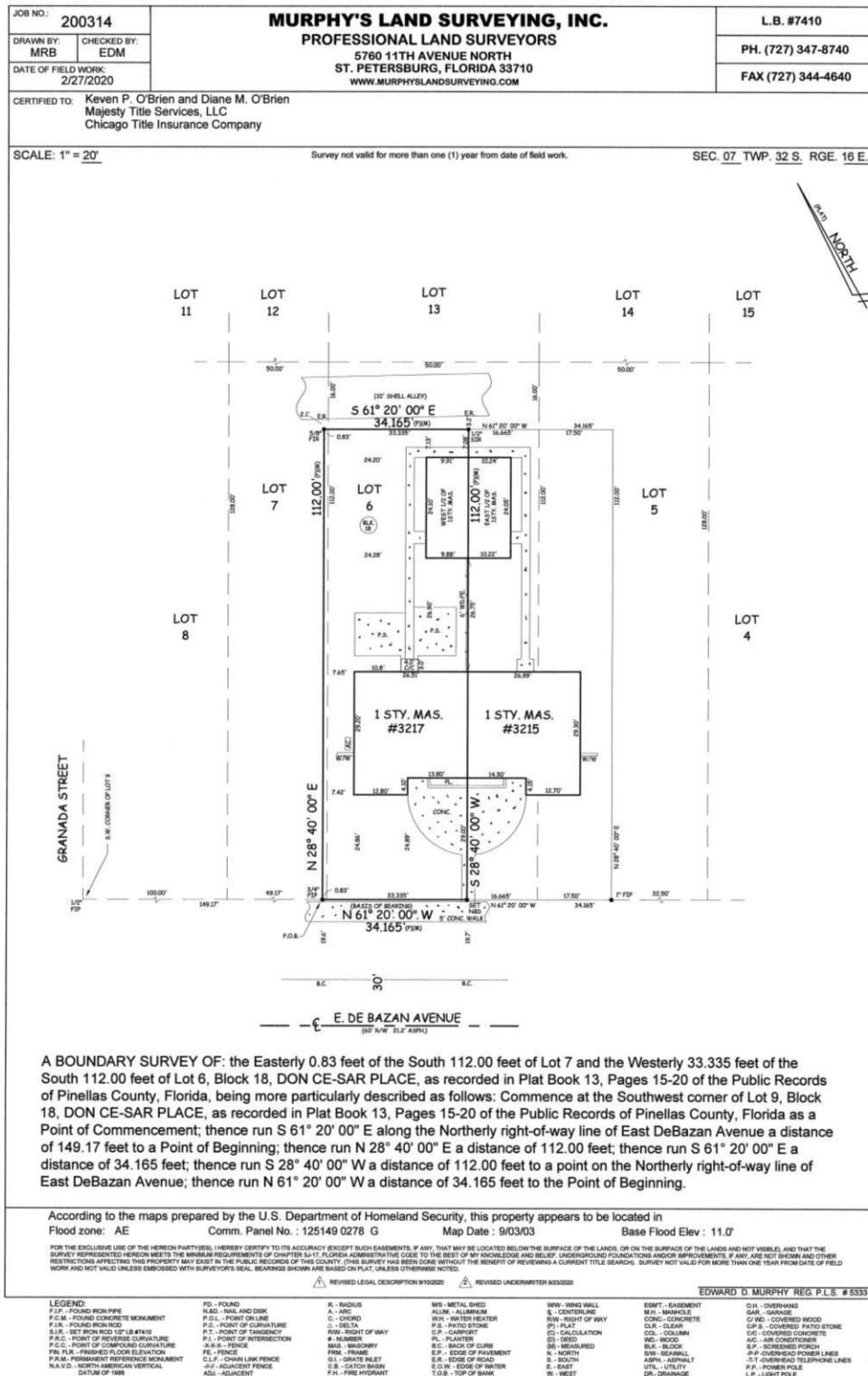
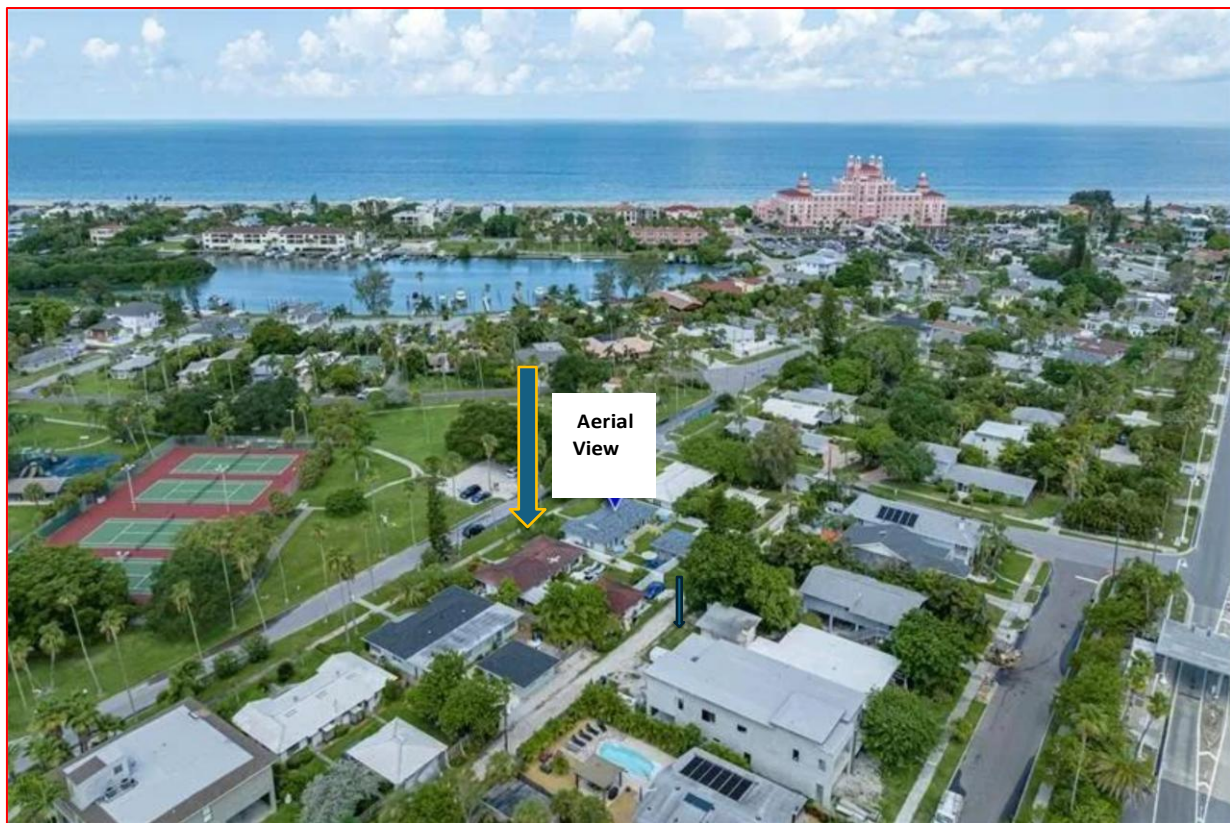


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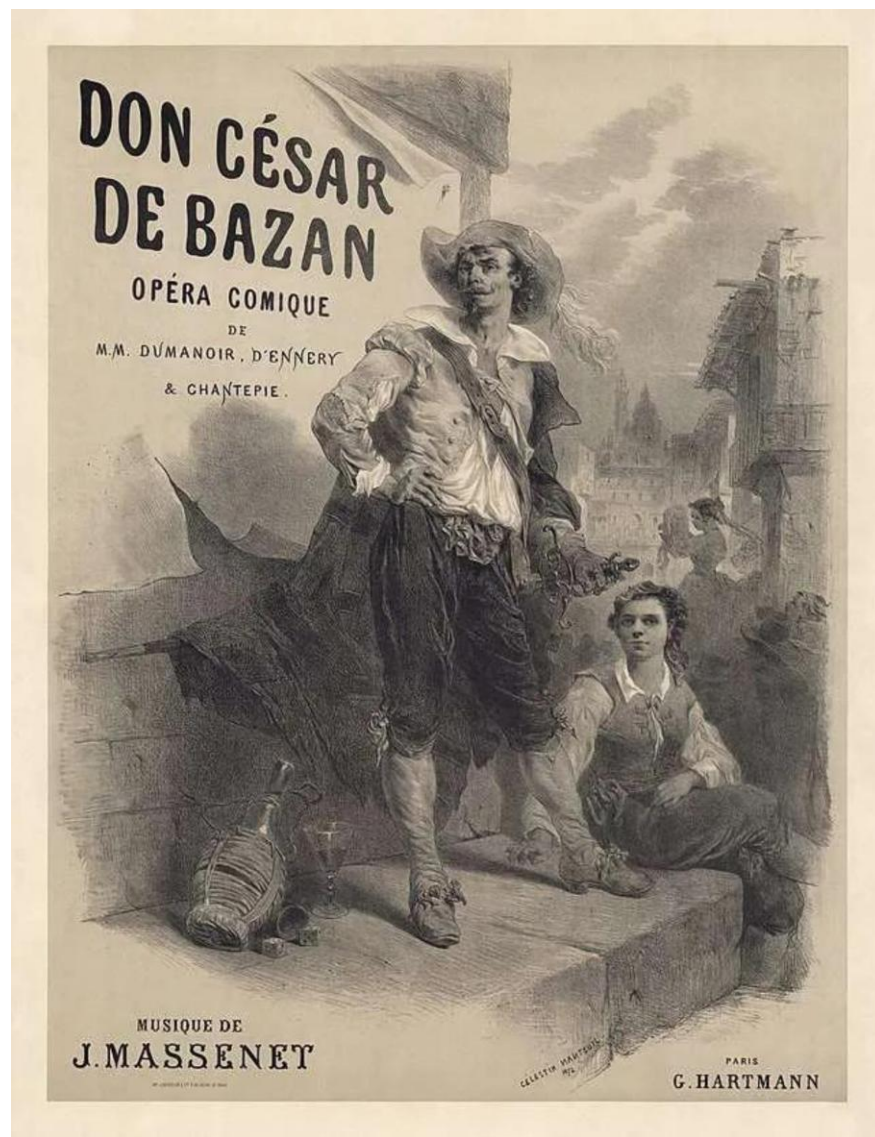
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Overview of the Don Cesar Place Neighbourhood

Historic Identification of Surrounding Area:

Preservation board seeks historic district statue for Pass-a-Grille

By MARK SCHANTZ, TBN Correspondent Aug 17, 2022 Updated Aug 18, 2022

In 2015, a consultant proposed a Local Historic District be extended and designated to include the area south of the Don CeSar, in the Don CeSar Place subdivision between Pass-a-Grille and the Don CeSar Hotel.

The Don CeSar Place subdivision was found to have **significant Mediterranean Revival-style** buildings and a distinctive winding street pattern. The hotel, which is not in the proposed local historic district, was constructed in 1928 and serves as its anchor.

Rosetti advised the city has a grant application into the Department of State for a Historic Preservation Grant to survey the Don CeSar neighborhood. It has been expanded to include Belle Vista. If the city is awarded a non-matching grant, a historic consultant will be looking at surveying a minimum of 333 buildings in those two neighborhoods.

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L: Don Ce-Sar Hotel in St. Petersburg, Florida, in 1940, on the eve of its sale to the U.S. government.
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Fliers paddle in the warm waters of the Gulf of Mexico while recuperating from the rigors of combat at the Don Ce-Sar's convalescent center in 1945. During their stay, airmen received psychiatric counseling, engaged in aquatic activities, took courses, and even published their own newspaper, the "Don Roger." (stpetebeachtoday.com)

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Photo is the Don Cesar Construction from the existing Vantage Point of the DeBazan Ave, and essentially the 5 Villas.



An aerial photo of Long Key in 1955, two years before the communities on the island were consolidated and known as St. Petersburg Beach. [Times (1955)]. This photo was taken roughly 6 years after the house had been built. The DeBazan Street can be clearly seen as developed across

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Bibliographic References:

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September 1, 2021 by [Paradise News Team](#)
- <https://department.va.gov/history/category/100-objects/> HomeHistory of VA in 100 Objects
- https://www.tbnweekly.com/beaches/st_pete_beach/article_36e4e092-1cc0-11ed-9d9b-a32c1bab1b8f.html Preservation board seeks historic district statue for Pass-a-Grille
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Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Deborah Warner - RLT

3215 E DeBazan Ave, St Pete Beach 33706

Agent or Representative Name & Address

Deborah Warner - Trustee

3215 E DeBazan Ave, St Pete Beach 33706

Phone 727-488-4209

Phone _____

Email Address heatherwarnerdubin@yahoo.com

Email Address _____

Property Address, Legal Description, Parcel ID

3215 E DeBazan Ave St Pete Beach, FL 33706

Parcel ID: DON CE-SAR PLACE BLK 18, E'LY 16.665FT OF S 112FT OF LOT 6 & W'LY 17.5FT OF S 112FT O F

LOT 5. Parcel #07/32/16/21852/018/0061

Historic Name of Property (if applicable): The Don Cesar "Five Villas". Referenced from original PLOT

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of HOME located at 3215 e DeBazan Ave, SPB FL 33706 and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Deborah Warner Date: 01/21/2025
[Deborah Warner \(Jan 21, 2025 12:12 EST\)](#)



Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Diane OBrien, Keven OBrien

3217 E DeBazan Ave, St Pete Beach 33706

Agent or Representative Name & Address

Home Owner

Phone 610-504-0194, 610-935-5994

Email Address Obriens2010@gmail.com

Phone _____

Email Address kevenpobrien@gmail.com

Property Address, Legal Description, Parcel ID

3217 E DeBazan Ave St Pete Beach, FL 33706

Parcel ID: 07-32-16-21852-018-0060 - Single Family Home. Short Legal: Don De-Sar Place BLK 18, W'LY

33.33 FT of S 112FT of Lot 6 & E' LY 0.83 FT of S 112FT of Lot

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Owner Signature: Diane OBrien Date: 1/17/2025

Keven P. O'Brien

1/17/2025

Spanish mediterranean, tile roofs with detached garage/casita

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☒ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

The 5 Villas, from what we have been told and read, were early designs by The Don Cesar Hotel. Thomas Rowe platted out the entire Don Cesar Place community. We believe the 5 villas specifically were built for the workers and nurses of the VA at the Don Cesar Hotel. The 5 villas designs are simple, efficient, and incorporated beautiful design features that have stood the test of time. We also believe our unit in particular is one of the 5 that has kept original plaster walls, Spanish tile roof and custom cabinetry...even surviving recent hurricanes.

FUNCTION OR USE

Historic Functions

Housing built for the VA workers of Don Cesar

Current Functions

Housing- Each villa has separate owners

DESCRIPTION

Architectural Classification

Spanish Mediterranean, tile roofs with detached garage/ Casitas.

"Mediterranean Revival"

Materials

Block home with plaster to survive flooding and tropical storms.

STATEMENT OF SIGNIFICANCE

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

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

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

- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☒ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☒ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☒ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration or master plan, and when no other building or association has survived; and
- ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

- ☐ Represents a significant entity whose components may lack individual distinction; or
- ☒ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
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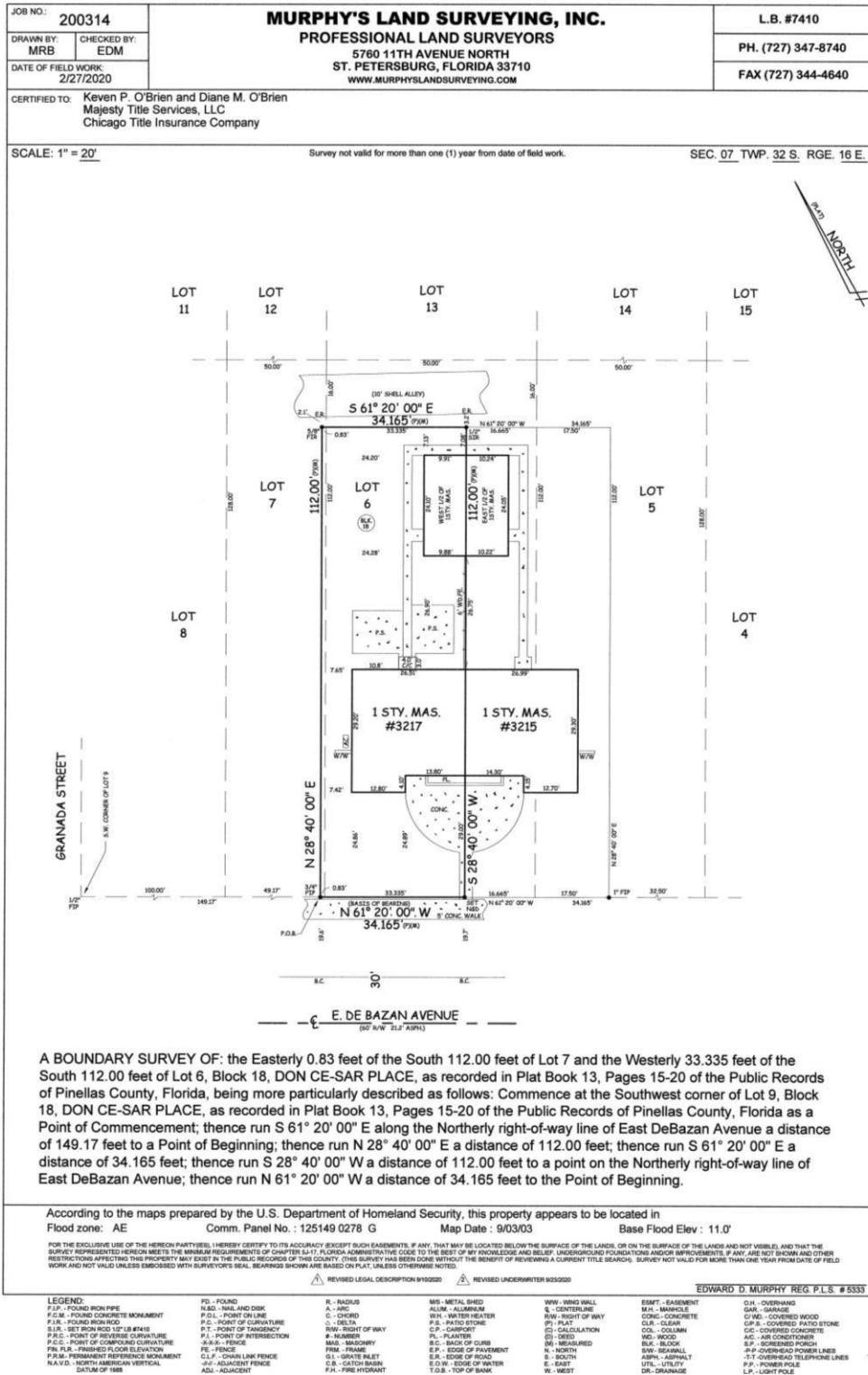
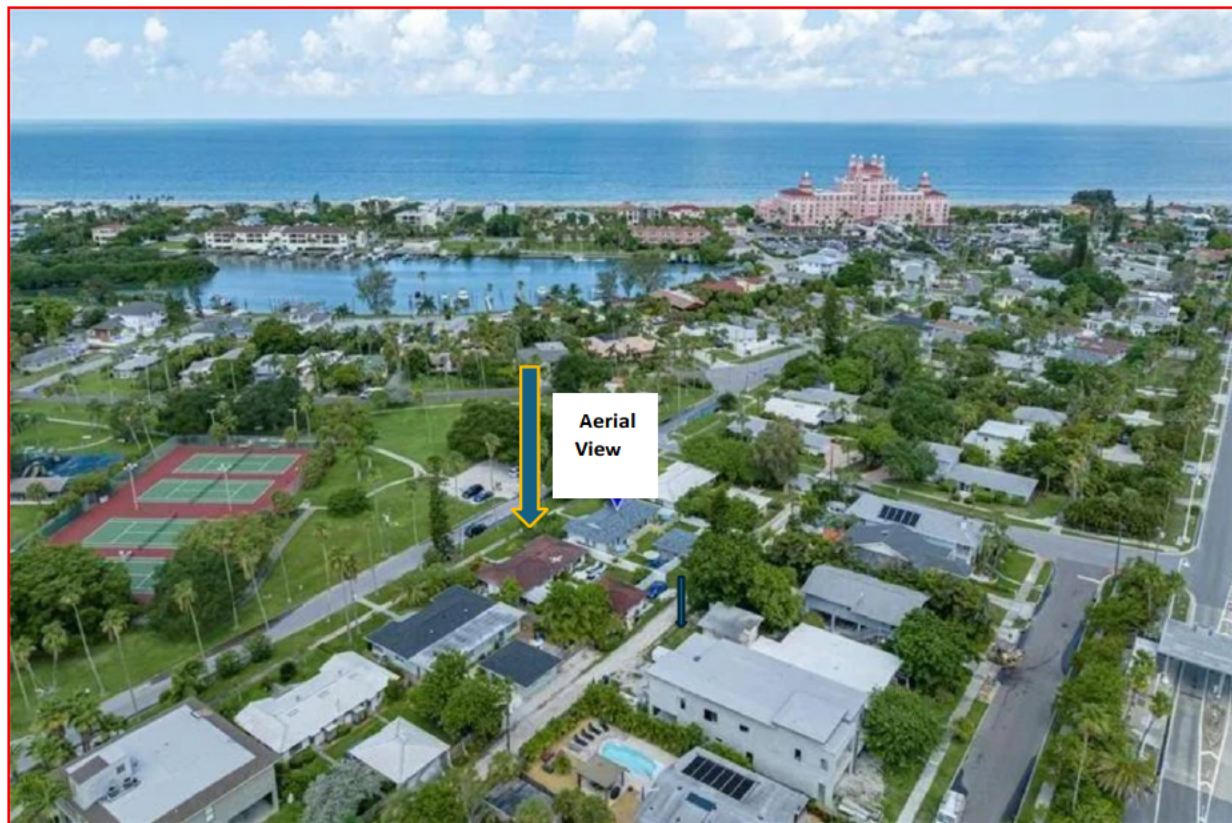


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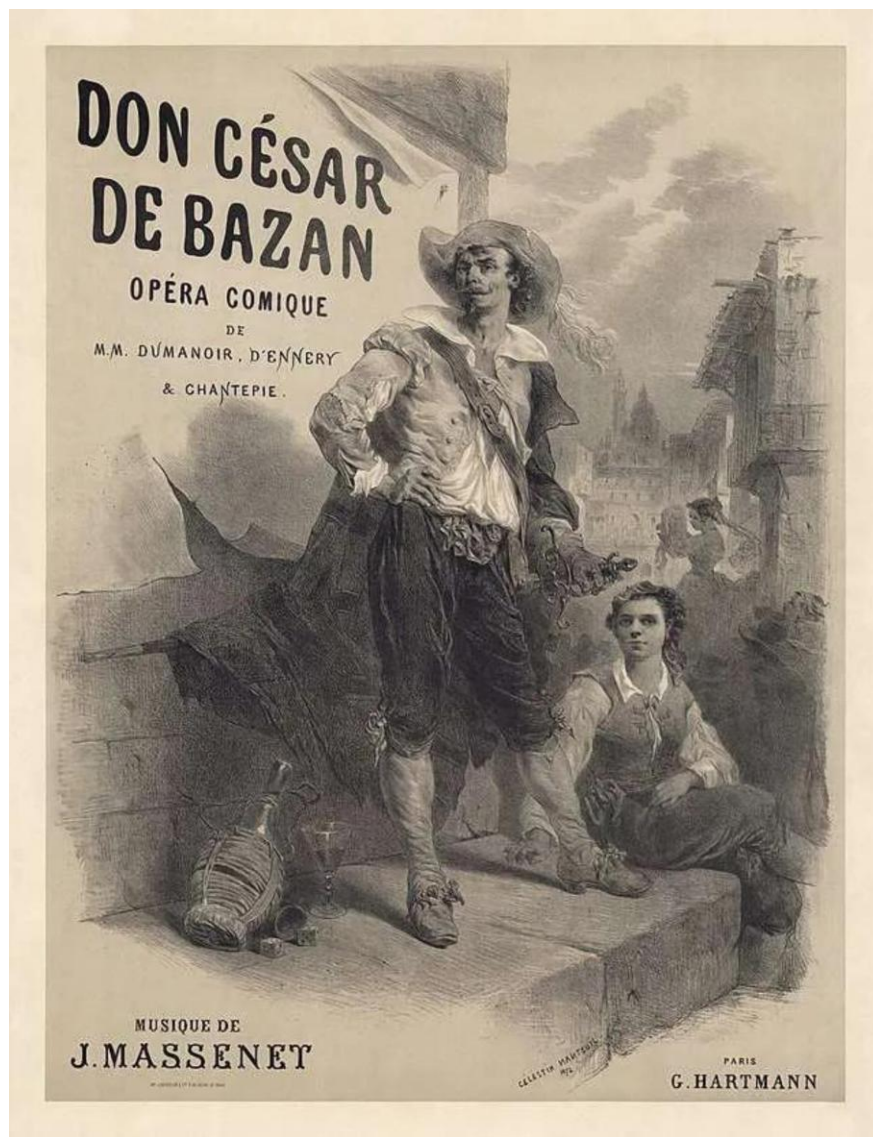
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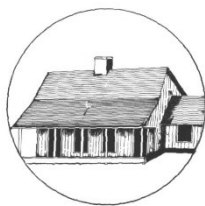
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September 1, 2021 by [Paradise News Team](#)
- <https://department.va.gov/history/category/100-objects/> HomeHistory of VA in 100 Objects
- https://www.tbnweekly.com/beaches/st_pete_beach/article_36e4e092-1cc0-11ed-9d9b-a32c1bab1b8f.html Preservation board seeks historic district statue for Pass-a-Grille
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☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

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

Clear Form Values

Site#8 **PI16073**
 Field Date 4-15-2024
 Form Date 9-8-2024
 Recorder #

Site Name(s) (address if none) 3217 E DE BAZAN AVE Multiple Listing (DHR only) _____
 Survey Project Name Don Cesar and Belle Vista Historic Structure 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

Clear Location Values

Address: Street Number 3217 Direction E Street Name DE BAZAN Street Type Avenue Suffix Direction _____
 Cross Streets (nearest / between) between Granada St and S De Bazan Ave on N
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1982 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 07 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 073216218520180060 Landgrant _____
 Subdivision Name DON CE-SAR PLACE Block 18 Lot 6
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3 2 9 1 6 8 Northing 3 0 6 6 0 8 5
 Other Coordinates: X: 27.70824741 Y: -82.73266194 Coordinate System & Datum WGS 1984
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1949 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Duplex From (year): 1949 To (year): 2024
 Current Use Duplex From (year): 1949 To (year): 2024
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1-1-2015 Nature partial door & window rpl
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.)
Charles Peisner (prior to 1976), Kelsey (76-78), Rauschert (78-2007), Johnson (07-20), O Brien (2020-present)

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Clear Description Values

Style Ranch Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Spanish tile 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
4-light casement, metal paired; 4-light awning metal ribbon; 2-light sliding vinyl paired and ind
 Distinguishing Architectural Features (exterior or interior ornaments)
partial remodel of half of duplex turned into condos
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
detached garage or 3rd unit, hipped roof, 1 story, at rear center

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. _____		
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no Clear Check Boxes	Date _____			
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)				

HR6E046R0319, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Concrete block 2. _____ 3. _____Foundation Type(s): 1. Slab 2. _____Foundation Material(s): 1. Concrete Block 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Paneled door with 4 lights at top faces front patio to SE, across from door to 3215 (part of duplex)

Porch Descriptions (types, locations, roof types, etc.)

Semi-circular concrete patio

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

Narrative Description of Resource

Duplex with shallow-pitch hipped roof covered with barrel tiles (color variation between each half of this duplex). Shutters on front (different color for each half). Eastern half has older windows.

Archaeological Remains None observed☐ Check if Archaeological Form Completed

RESEARCH METHODS (select 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) aerials

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Pinellas County Property Appraiser records; US Department of Agriculture aerials 1942, 1951, 1957, 1984; Pinellas County GIS Historic Aerials 1926, 1965, 1975; National Environmental Title Research historic aerials 1969, 1971, 1984

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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 residence would appear to contribute to a possible district in Don Cesar Place.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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

1) Document type All materials at one location Maintaining organization Stantec, Inc.Document description Photos and field notes File or accession #'s 172608547

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Kimberly Hinder Affiliation Stantec, Inc.Recorder Contact Information 813-367-0969 / kimberly.hinder@stantec.com
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 25011: 103 17th Avenue

Action Request: Motion to approve Local Historic Designation Case No. 25011 for 103 17th Avenue.

Strategic Objective:

Date: March 6, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: Cheryl Callahan for Cheryl Callahan Revocable Trust requests local historic designation of the single-family structure at 103 17th Avenue.

Funding: n/a

Attachments:

1. Staff Report
2. 25011 - 103 17th Ave., LHD Submittal Package
3. 25011 - PAG Map from Applicant



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

Local Historic Designation, Case No. 25011: Cheryl Callahan; Callahan, Cheryl Revocable Trust

Date: March 6, 2025

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

REQUEST	The property owner of this single-family residential property located within the Pass-a-Grille National Register Historic District is requesting Local Landmark Designation for this contributing historic property.
SUBJECT PROPERTY	103 17 th Avenue – Phillips Subdivision Revised Map, Blk F, Lot 45 Parcel I.D. #18-32-16-68634-006-0450
LAND USE / ZONING	RLM-2 Residential District
YEAR BUILT	Circa 1947 (per attached Florida Master Site File)
HISTORIC STATUS	Constructed in 1947, this Minimal Traditional cottage located within the Pass-a-Grille National Register Historic District, was determined during the 2015 survey update to be a contributing structure within the National Register historic district and the City of St. Pete Beach designated Pass-a-Grille Historic district. Staff was unable to find association with significant persons or events. However, the house is significant on its architectural merit and is a contributing structure to the district.
SURROUNDING AREA	North – Single-family residential circa 1920 South – Pass-a Grille Beach Community Church circa 1930 East – Multifamily residential property, circa 1920 West - Duplex residential structure circa 1948

BACKGROUND and ANALYSIS

This single-family, one-story, Minimal Traditional residential structure was constructed in 1947 with a concrete block structural system. The exterior fabric is stucco. The distinguishing architectural features include a hip roof, 1/1 double-hung vinyl sash, corner windows with projecting sills, overhanging eaves, arched louvers, and Cuban tile. It further features an exterior end chimney, arched louvers, and a Cuban-tiled stoop with curved metal filigree railings. This well-preserved Mid-Century house is significant in the areas of Architecture and Community planning and development. The property's owner has included additional historical and descriptive narratives for the record and

are included in the documentation to the Historic Preservation Board. This historic property shows pride of ownership and community.

Sec. 28.20. - Designation report.

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

(1) Individual historic buildings or archaeological sites:

a. A physical description of the building or site and its character-defining features accompanied by photographs. This single-family, one-story, Minimal Traditional residential structure was constructed in 1947 with a concrete block structural system. The exterior fabric is stucco. The distinguishing architectural features include a hip roof, 1/1 double-hung vinyl sash, corner windows with projecting sills, overhanging eaves, arched louvers, and Cuban tile. It also features an exterior end chimney, arched louvers, and a Cuban- tiled stoop with curved metal filigree railings.

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

Built in 1947, 103 17th Avenue is a single-family residential structure. Staff finds that 103 17th Avenue meets this requirement as it reflects the broad architectural and cultural, character of Pass-a-Grille. During the 2015 historic survey update, 103 17th Avenue was reaffirmed as a contributing structure within the National Register Historic District and the Pass-a-Grille local historic district.

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

This residential structure has been a well-maintained single-family residential structure in the Pass-a-Grille local and national historic districts.

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

This historic property is well maintained in its original form. Pride of ownership is reflected in it's care and level of integrity.

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

103 17th Avenue is zoned RLM-2, Residential Low Medium, and is part of the Pass-a-Grille Local and National Register historic districts. The zoning map is included within this staff report.

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

Staff recommends that this residential structure at 103 17th Avenue be recognized as a locally designated historic landmark as requested by the property owner because of its architectural integrity and because it reflects the historic associations as outlined in this report.

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

The photographic record is attached to this designation report. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

Sec. 28.22 – Designation criteria established.

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

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

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

Staff analysis: Staff supports this application to locally designate 103 17th Avenue as an historic property. Staff finds that the building is significant in the following areas:

- a. It reflects the broad cultural, economic, and social history of the Pass-a-Grille neighborhood and St. Pete Beach.
- b. It is reflective of Pass-a-Grille's and St. Pete Beach's community planning and development efforts.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this well-preserved residential property located at 103 17th Avenue because use it:

- a. It reflects the broad cultural, economic, and social history of the Pass-a-Grille neighborhood and St. Pete Beach.
- b. It is reflective of Pass-a-Grille's and St. Pete Beach's community planning and development efforts.

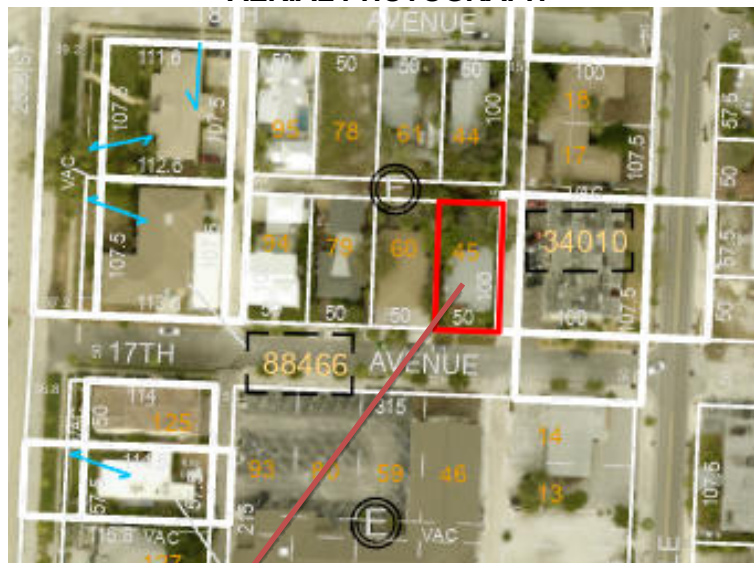
ZONING MAP



SUBJECT
PROPERTY: 103
17th Avenue

ZONING: RLM-2
Residential Low
Medium

AERIAL PHOTOGRAPH

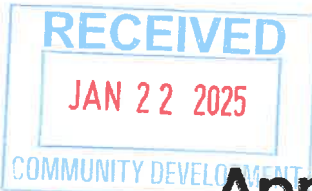


Callahan Residence
103 17th Avenue

HPB Hearing – March 6, 2025

PHOTOGRAPH





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 25011

Property Owner Name & Address

Agent or Representative Name & Address

CHERYL CALLAHAN

CALLAHAN, CHERYL REVOCABLE
TRUST, CHERYL Y TRE
103 17TH AVE, SPB, FL 33706

Phone 813-951-3103

Phone _____

Email Address cycfl6@hotmail.com

Email Address _____

Property Address, Legal Description, Parcel ID

103 17TH AVENUE, ST PETE BEACH, FL 33706

PHILLIPS DIVISION REV MAP BLK F, LOT 45

PARCEL # 18-32-16-686 34-006-0450

Historic Name of Property (if applicable): NA

Florida Master Site File Number (if applicable): NA PI12561

Florida Master Site File Recorder:

(Name and Title, if applicable): NA

* ATTACHED SUBDIVISION PLAT 3138 ENLARGED
ATTACHED #4 04

I (the undersigned) am the legal owner/legal representative of SINGLE FAMILY HOME located at 103 17TH AVENUE and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Cheryl Callahan

Date: 12/30/24

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☐ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

*ATTACHED LAND AREA 5,001 SF = .11 ACRES
3 OF 4
LAND DIMENSION 50 X 100

FUNCTION OR USE**Historic Functions**

CONTRIBUTING STRUCTURE

Current Functions

PRIMARY RESIDENCE

DESCRIPTION**Architectural Classification**

BUNGALOW

CUSTOM BUILT

Materials

MASONRY

STATEMENT OF SIGNIFICANCE

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

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

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

- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☒ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and
- ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

- ☒ Represents a significant entity whose components may lack individual distinction; or
- ☒ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- ☒ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

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

- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
- ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

PHILLIPS SUBDIVISION WAS ESTABLISHED
IN 1913 AS PASSAGRILLE CITY
(SEE PLAT ENLARGED)
#404

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

1947 THE HOME WAS BUILT AND
THE FOOT PRINT IS UNALTERED

3. Significant Persons

EDWARD V PECHIN DEVELOPER

4. Cultural Affiliation/Historic Period

THIS HOME WAS BUILT A DECADE
BEFORE PASS-A-GRIFFE VOTED TO
CONSOLIDATE AND FORM ST PETE BENCH CITY
IN 1957

5. Architect

NA

6. Builder

NA

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
* ATTACHED 1 OF 4
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20. HOME IS ORIGINAL FOOTPRINT, 70 YEARS OLD, CHERISHED, MAINTAINED, CONTRIBUTING
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site. HOME IS IN EXCELLENT CONDITION WITH NO THREAT
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
NA
5. Provide a location map, showing relevant zoning and land use information.
* ATTACHED 3 OF 4

Major Bibliographic References

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

FRANK T HURLEY ADVERTISEMENT FOR 10317TH
(APPROXIMATELY 35 YEARS AGO)

* ATTACHED # 2 OF 4

Narrative

103 17th Avenue

St Pete Beach, FL 33706

PARCEL #18-32-16-68634-006-0450

Cheryl Callahan Revocable Trust

Built in 1947, my beach bungalow maintains nearly all its original architectural features.

My home is 78 years old with a footprint that has never been altered.

The unique broken tile floor on the front steps continues onto a shady screened porch. The original awning frames the porch. The corner windows still have original tiled sills. The home still has the original hardwood floors. The kitchen is separated from the dining room where the vintage running board sinks, along with the original cabinets, tile countertop and backsplash. The backyard is lush with native vegetation including sea grape hedges that exit into the quaint alley.

In 2012, my home was one of the six homes on the 15th annual Pass-A-Grille Woman's Club Home Tour.

Attached is an advertisement from Frank T. Hurley and Associates (approximately 35 years ago).

The house is in excellent condition with no potential threat or circumstances that would affect the integrity of the building or site.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12561**
 Field Date 1-5-2015
 Form Date 3-17-2015
 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) 103 17th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 103 Direction _____ Street Name 17th Street Type Avenue Suffix Direction _____
 Address: 103 17th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-68634-006-0450 Landgrant _____
 Subdivision Name PHILLIPS DIVISION REV Block F Lot 45
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1947 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1947 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

DESCRIPTION

Style Minimal Traditional Exterior Plan L-shaped Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. Gable 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 double-hung vinyl sash and corner windows with projecting sills
 Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, arched louvers, corner windows, Cuban tile
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) None visible

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Concrete block 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Off-center, 1-leaf door is slightly recessed.

Porch Descriptions (types, locations, roof types, etc.) The building does not have a porch. Entry is gained via a Cuban-tiled stoop with curved metal filigree railings.

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

Narrative Description of Resource The 1-story, Minimal Traditional house has a stuccoed exterior and features an exterior-end chimney, overhanging eaves, arched louvers, corner windows, and a Cuban-tiled stoop with curved metal filigree railings.

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.



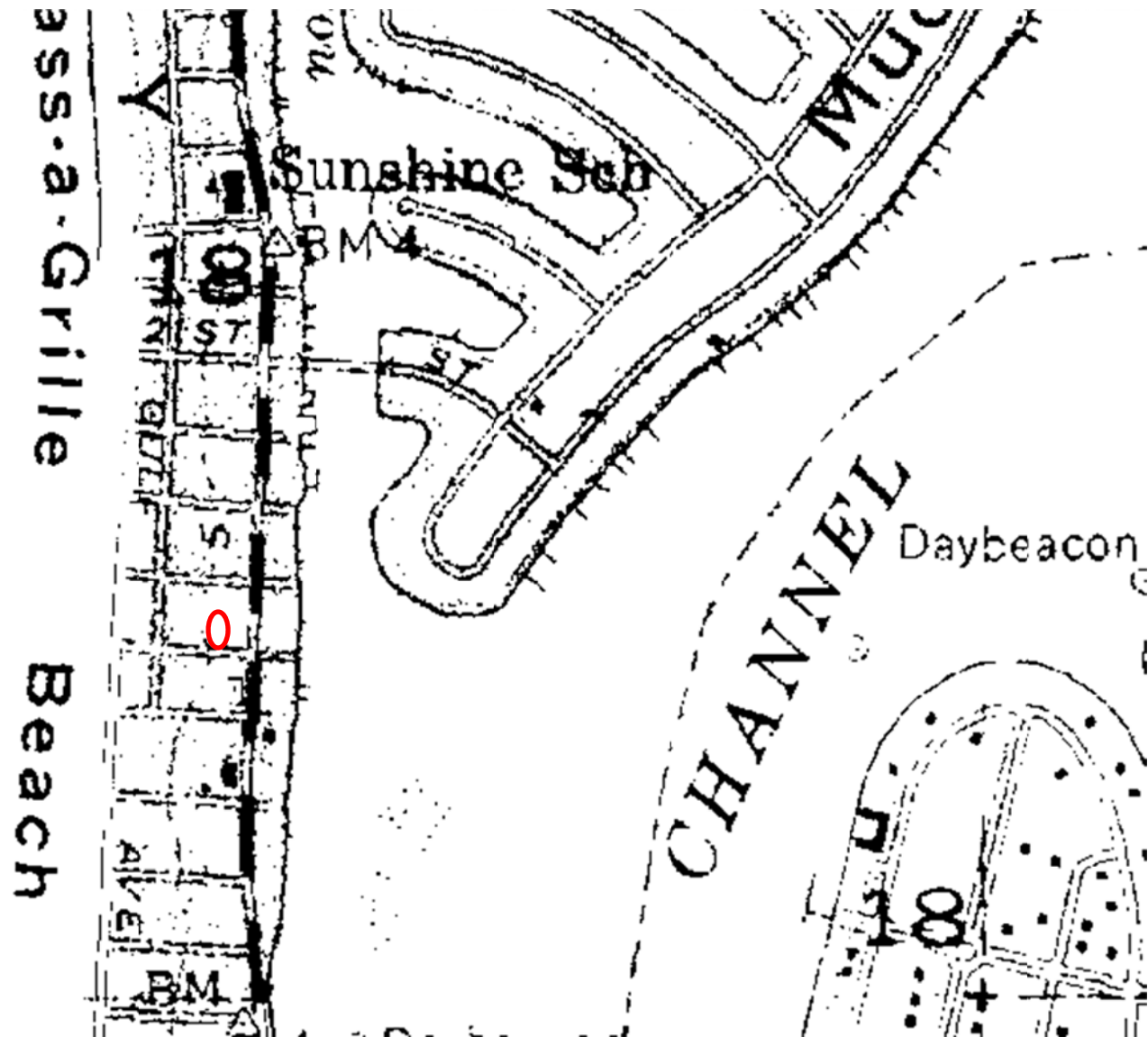
17th_103_P112561_03



17th_103_P112561_01

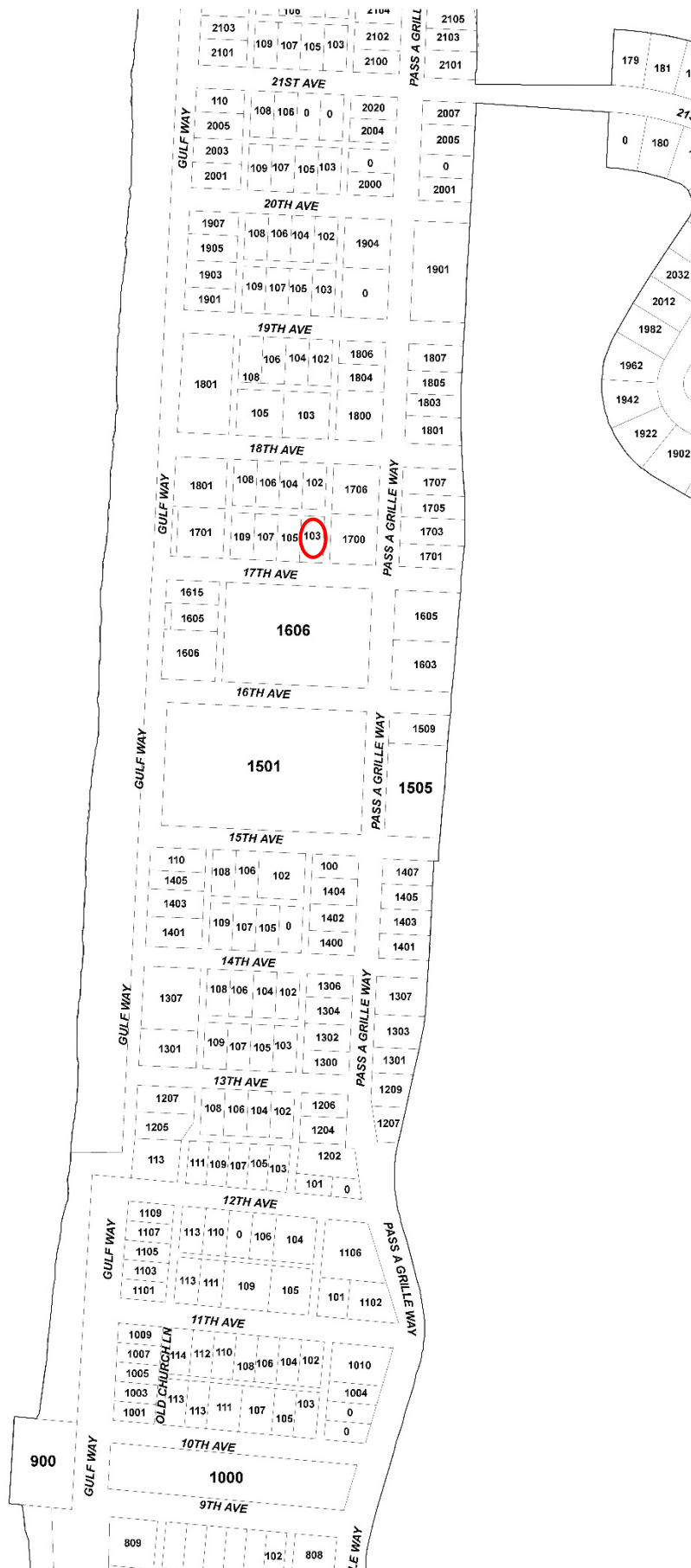


17th_103_P112561_02



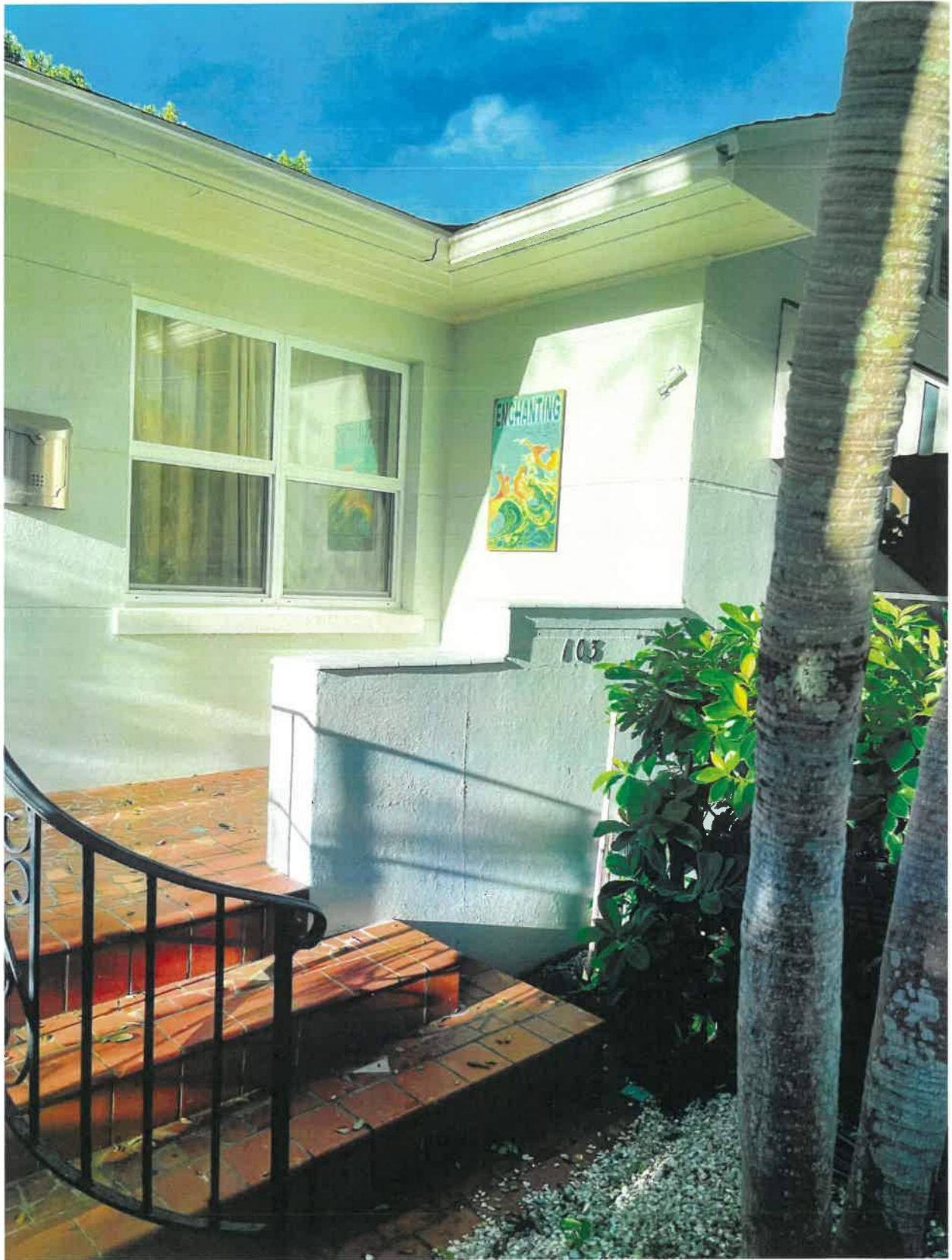
Site #8PI12561

Address: 103 17TH AVENUE

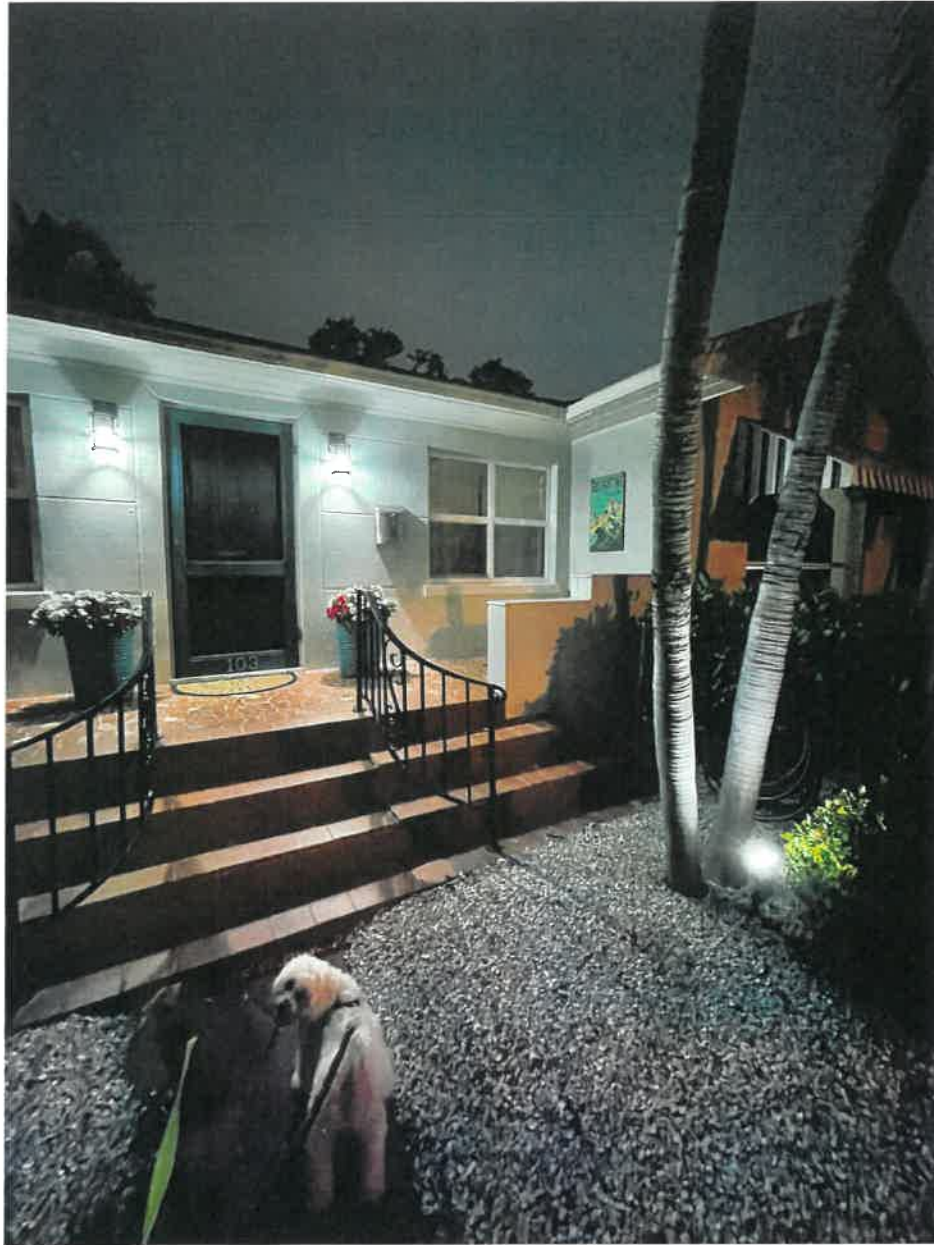






















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Tampa Bay Times



PASS-A-GRILLE'S OLDEST HOME IS PART OF TOUR



By **MARY JANE PARK**

Published March 21, 2012

A veteran of the Civil War who moved to Florida for his health, Zephaniah Phillips lived in a tent for five years on Long Key, the area now known as Pass-a-Grille.

The first homesteader there, he obtained a land grant and built a cottage in 1886, using lumber brought in by boat from Cedar Key.

That little structure, expanded over the years and moved to 608 Pass-a-Grille Way in 1939, is the oldest in Pass-a-Grille, which celebrated its centennial in 2011.

It is situated on the site of a Spanish fishing camp visited by Spanish naval officer Jose Antonio de Evia in 1783, one of six residences that open to the public for the 15th annual Pass-a-Grille Woman's Club Home Tour on Sunday.



vacation.

Five other homes will be open during the tour, which raises money for the Woman's Club's community projects. The event often is a sellout.

Refreshments and restrooms are available at the Woman's Club building, 2201 Pass-a-Grille Way. The Gulf Beaches Historical Museum, 115 10th Ave., will host special tours for home-tour patrons throughout the day. The Pass-a-Grille Beach Community Church, celebrating its 100th anniversary, will feature artists and antiques all day.

* * *

IF YOU GO

Woman's Club Home Tour

ADVERTISEMENT

15th annual Pass-a-Grille Woman's Club Home Tour. 1 to 5 p.m. Sunday. \$20. Free parking noon to 5:30 p.m. at Pass-a-Grille Beach Community Church, 107 16th Ave., St. Pete Beach; and two blocks south of the Loews Don CeSar Hotel (look for signs). Free shuttle provided 12:30 to 5:30 p.m. No children under 12; no beach attire; no photography inside homes. pagwc.com; (727) 362-8041.

103 17th AVENUE

Home of Cheryl Callahan

Shaded by a huge banyan tree is a cozy beach cottage that is the getaway of Cheryl Callahan. Cheryl purchased the house four years ago from Dr. and Mrs. Eric Harrison, its third owners, as a place where she and her son and daughter could make wonderful family memories. Built in 1947, the house maintains nearly all of its original architectural features.

The unique broken tile floor on the front steps continues onto a shady screened porch, a perfect spot for curling up with a good book. Adjacent to the porch, you'll find the homey living room that beckons you to kick off your shoes and relax. Cheryl describes the atmosphere of the house as "bohemian" because of its combination of new and old. Original corner windows with tiled sills are designed to catch the breeze. A working fireplace with a tumbled travertine hearth, added by Dr. Harrison in the early '90s was carefully designed to keep the original feel of the cottage. A cabinet contains children's books that were loved by Cheryl's son and daughter when they were young. Floors are heart of pine, and furnishings are casual with beachy accents like the oyster shell table lamp.

The centerpiece of the dining room is an antique chandelier updated with turquoise stones that hangs over an antique table and chairs. The desk is also an antique. Be sure to take a look at the vintage photos of area landmarks that grace the walls. If you peek through the dining room window, you'll see a gumbo limbo tree, a species usually found in South Florida. A bamboo and shell beaded curtain separates the dining room from the kitchen, where the vintage running board sink, along with the original cabinets and tile, give the room a retro feel.

The airy front bedroom features corner windows hung with gauzy curtains that filter the light. Also note the original cedar closet and distinctive antique highboy. The updated bathroom has new stone tiles but retains the unusual cutout wall above the original bathtub. The back bedroom gives a view of backyard foliage through the corner windows. Every hour, you'll hear the church bell chime so that you always know what time it is.

Cheryl describes the sound as "very comforting."

As you walk from the house into the backyard, look to your right to see the huge banyan tree. It is home to a rare species of

bird which makes it one of only four protected trees in Pass-a-Grille. Its wooden bench swing practically begs you to sit a spell. The yard also features an open-air shower and a new wooden deck and pergola perfect for outdoor living. The Florida xeriscape landscaping includes sea grapes, a large Bird of Paradise, and a stand of bamboo. The gate exits into a quaint Pass-a-Grille alley.

This home is truly a lovely little piece of paradise.

CALLAHAN
2 OF 4 ATTACHMENTS
FRANK T. HURLEY
Associates INC.
REALTORS

Established 1918

2506 PASS-A-GRILLE WAY

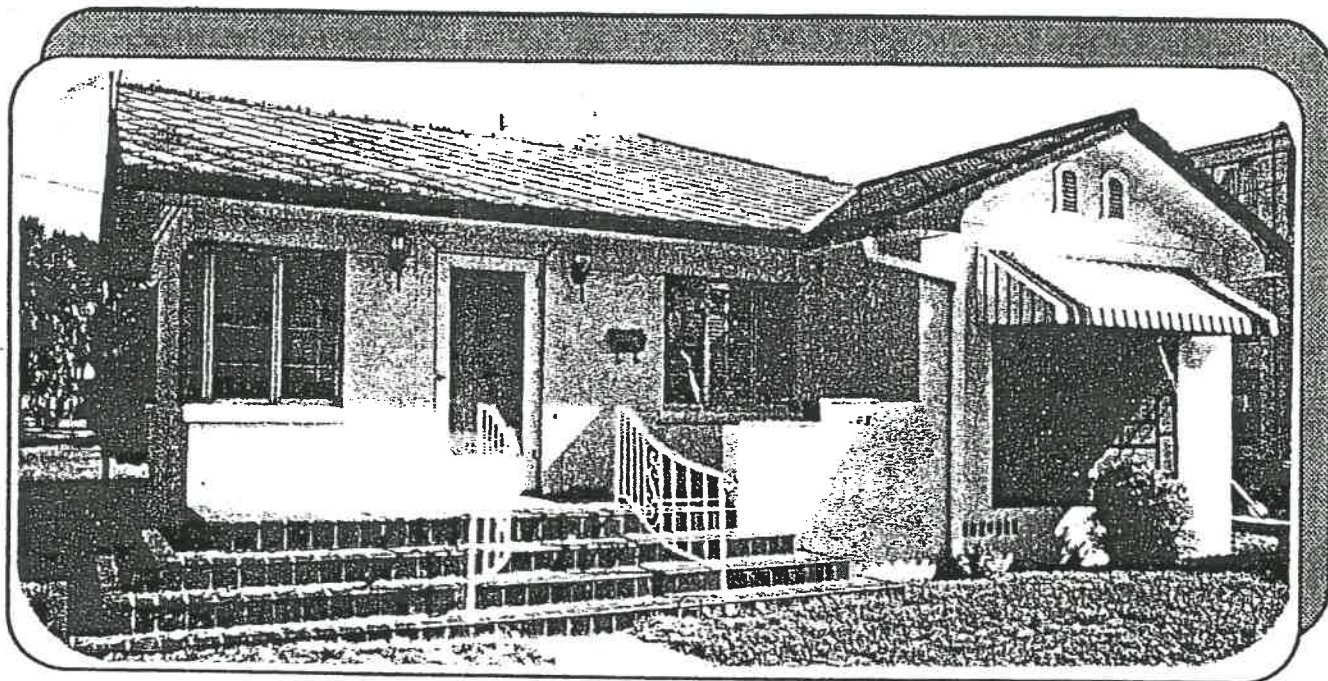
(813) 367-1949

ST. PETERSBURG BEACH FL 33706

SALES

RENTALS

PROPERTY MANAGEMENT



Features

- ✧ CHOICE PASS-A-GRILLE BEACH LOCATION
- ✧ CUSTOM-BUILT TWO BEDROOM MASONRY HOME
- ✧ HARDWOOD FLOORS FOR WARMTH AND COMFORT

A home for quiet pleasures: a Gulf to splash in, sunsets to watch and a beach for sunning just three-quarters of a block from your door. This comfortable contemporary bungalow has five rooms, one bath, and a screened porch for watching the world go by. Ideal for small family, retirees (bus stop at corner), for singles, and for junior executives (only 40 minutes from Tampa International Airport and downtown Tampa via Pinellas Bayway and I-275. A good investment--and a great rental potential, too, because of heavy demand for yearly and seasonal Pass-a-Grille rental property.

To show Please call Frank T. Hurley Associates, Inc., Realtors, at 367-1949 for appointment.

Price: \$134,500 Unfurnished --- Offered by Vicki

CALLAHAN
31F 4 ATTACHMENTS

Parcel Summary (as of 09-Jan-2025)

Parcel Number

18-32-16-68634-006-0450

Owner Name

CALLAHAN, CHERYL REVOCABLE TRUST
CALLAHAN, CHERYL Y TRE

Property Use

0110 Single Family Home

Site Address

103 17TH AVE
ST PETE BEACH, FL 33706

Mailing Address

103 17TH AVE
ST PETERSBURG, FL 33706-4212

Legal Description

PHILLIPS DIVISION REV MAP BLK F, LOT 45

Current Tax District

ST PETE BEACH (SPB)

Year Built

1947

Living SF	Gross SF	Living Units	Buildings
1,097	1,238	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	Yes	100%		
2024	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16547/2604	\$1,365,500	280.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/38

2024 Final Values

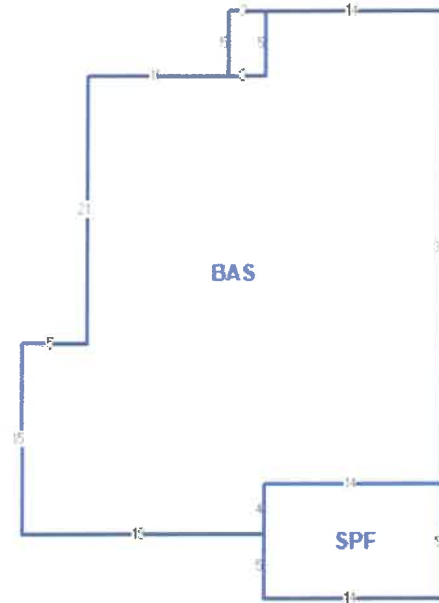
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,165,279	\$618,735	\$568,735	\$593,735	\$543,735

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$982,693	\$600,714	\$550,714	\$575,714	\$525,714
2022	Y	\$881,076	\$583,217	\$533,217	\$558,217	\$508,217
2021	Y	\$768,424	\$566,230	\$516,230	\$541,230	\$516,230

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,097	1,097
Floor System	Wood	Open Porch (OPF)	0	15
Exterior Walls	Cb Stucco/Cb Reclad	Screen Porch (SPF)	0	126
Unit Stories	1	Total Area SF	1,097	1,238
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1947			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	3			
Effective Age	46			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$5,000.00	1	\$5,000	\$2,000	1947
PATIO/DECK	\$24.00	95.0	\$2,280	\$912	1947

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2001788	PLUMBING	09/10/2020	\$2,300
2001725	ROOF	09/02/2020	\$6,900
BLD17-01245	HEAT/AIR	10/26/2017	\$4,900
20020317	MISCELLANEOUS	03/13/2002	\$5,826

2020	N	\$637,221	\$622,587	\$622,587	\$637,221	\$622,587
2019	N	\$565,988	\$565,988	\$565,988	\$565,988	\$565,988

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill

[View 2024 Tax Bill](#)

2024 Millage Rate

15.4202

Tax District

(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
26-Feb-2009	\$100	<u>U</u>	I	CALLAHAN CHERYL Y	CALLAHAN CHERYL Y TR	16547/2604
13-Nov-2008	\$535,000	<u>Q</u>	I	HARRISON ERIC E	CALLAHAN, CHERYL	16427/1306
14-Oct-1991	\$0	<u>U</u>	I	HAZELDINE JAMES J	HARRISON, ERIC E.	07704/0949
11-Sep-1991	\$130,000	<u>Q</u>	I	HAZELDINE JAMES J	HARRISON, ERIC E.	07675/2346
31-Dec-1969	\$13,500	<u>U</u>				03067/0601

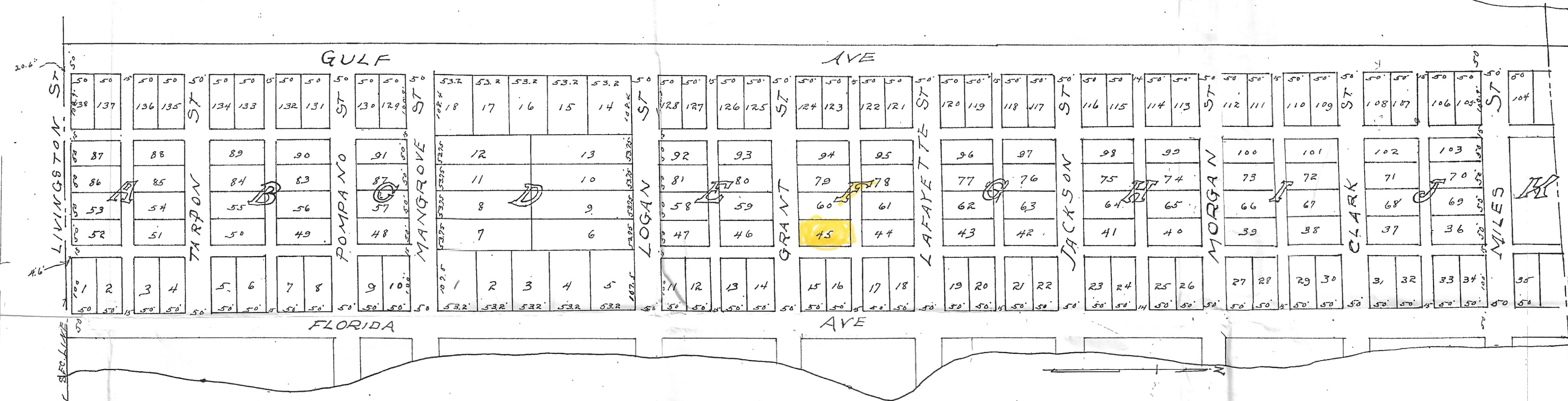
2024 Land Information

Land Area: ≈ 5,001 sf | ≈ 0.11 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x100	\$24,500	50.00	FF	1.0700	\$1,310,750



KNOW ALL MEN BY THESE PRESENTS that whereas, on or about the 23rd day of May 1895, there was spread upon the records in the office of the Clerk of the Circuit Court of Hillsborough County, Florida a purported map or plat of Government Lot Four (4) Section eighteen, (18) Township thirty-two (32) South of Range sixteen (16) East, then in Hillsborough, now in Pinellas County, Florida purporting in part to plat and subdivide the said Government Lot 4, into lots, blocks, streets, avenues and alleys, but which purported plat was without any specifications as to dimensions, or size of lots or blocks, or lengths or widths of the streets, avenues, and alleys, and without any dedication to the public use of any of the streets, avenues, or alleys, purporting to be delineated and designated by name upon the said purported plat:

AND WHEREAS, the undersigned, Edward V. Pechin, has acquired by sundry mesne conveyances from the State of Florida, the fee simple title to all unnumbered parcels of land which includes streets, avenues, and alleys between Jackson Street and Livingston Street and all unnumbered blocks and riparian rights on the East side, beginning opposite the middle of Block G, running southerly to Livingston Street; also all unnumbered water lots lying in front of or opposite Lot 21 Block G, Lots 23, 24, 25 and 26 in Block H, Lots 27, 28 and 30 in Block I, Lots 31, 32, 33 and 34 in Block J, Lot 35 in Block K, and also so much of water lot lying in front of Block G, as lies between the middle line of the alley between Lots 20 and 21 and the South line of Lot 21, both extended to the Bayou East of Pass-a-Grille Island, or Long Key; and all these parts or parcels of land, together with all the riparian rights on the Gulf coast west of Gulf Avenue, between the north and south boundary lines of Government Lot Four (4), all according to the said purported plat of the said Government Lot Four (4) Section Eighteen (18) Township Thirty-two (32) South, Range sixteen (16) East:

AND WHEREAS, an actual survey of the said Government Lot Four (4) Section Eighteen (18) Township thirty-two (32) South, of Range sixteen (16) East; has disclosed that the dimensions, measurements, widths and lengths of lots and blocks, streets, avenues and alleys, as indicated and delineated by the above revised map or plat, harmonizes with,

and conforms to the delineation of the said map or plat of Phillips Division of Pass-A-Grille City, filed and recorded in Plat Book One (1) of page (82), in the office of the Clerk of the Circuit Court of Hillsborough County, Florida, on or about the 23rd day of May, 1895, as far as the delineations of the said plat are indicative, and that a record of this revised plat or map, will in no way tend to confuse or change the boundary lines of any of the lots, blocks, streets, avenues, or alleys purported to be indicated or delineated by the said former map or plat;

NOW, THEREFORE, I, the undersigned, Edward V. Pechin, do hereby make and execute for filing in the office of the Clerk of the Circuit Court of Pinellas County, Florida, the above map or plat of subdivision of Government Lot Four (4) of Section Eighteen (18) Township Thirty-two (32) South, of Range sixteen (16) East, of Pinellas County, Florida, to be known, described and designated as "THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY" and hereby, and by these presents dedicate to the use of the public forever, all of the streets, avenues, and alleys, as indicated, laid out, and delineated in and by the said above map or plat between Jackson Street and Livingston Street, but hereby expressly reserve to myself, my heirs and assigns all pieces and parcels of land and all riparian rights, contiguous, adjacent and fronting thereon, on the Gulf Coast, being between the north and south boundary lines of Government Lot Four (4), and lying west of Gulf Avenue, and all unnumbered lots and blocks, pieces and parcels of land, and all riparian rights contiguous, adjacent to, and fronting thereon, on the East side of said Government Lot Four (4) from, and beginning opposite the middle of Block G, and running thence southerly to Livingston Street; also all unnumbered water lots lying in front of or opposite Lot 21 Block G, Lots 23, 24, 25 and 26 in Block H, Lots 27, 28 and 30 in Block I, Lots 31, 32, 33 and 34 in Block J, Lot 35 in Block K, and also so much of water lot lying in front of Block G as lies between the middle line of the alley between Lots 20 and 21 and the South line of Lot 21.

THE REVISED MAP OF
PHILLIPS DIVISION OF
PASS-A-GRILLE CITY
AN ALLOTMENT OF GOV. LOT 4, SEC. 18, T. 32S, R. 16E.

Filed December 9th 1913.
C. H. Huerfano,
Clerk Circuit Court.

both extended to the Bayou East of Pass-A-Grille or Long Key, all according to the above "THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY."

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 28th day of November, A.D. 1913.

Edward V. Pechin (SEAL)

STATE OF Pennsylvania
COUNTY OF Philadelphia
CITY OF Philadelphia
Before me, Thomas Gray a Notary Public in and for City, County and State aforesaid.

personally appeared Edward V. Pechin, to me well known, and who acknowledged before me that he executed the foregoing instrument of dedication of "THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY" and that he executed the same freely and voluntarily for all the uses and purposes therein expressed and set forth.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of my office this the 28th day of November, 1913.

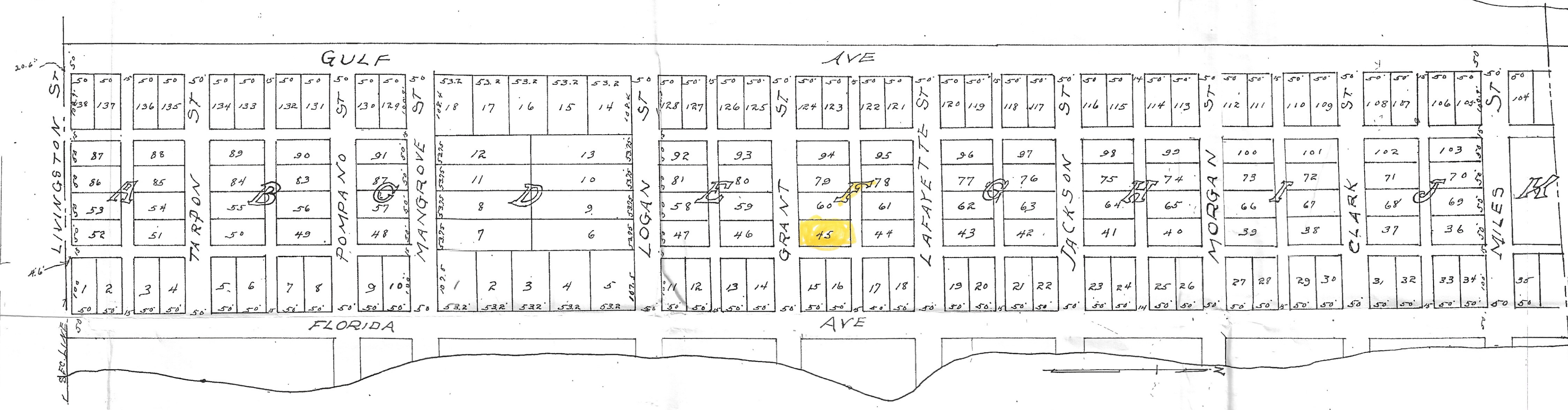
Thomas Gray
Notary
Commissioner



CALLAHAN
4 OF 4
ATTACHMENTS

Cheryl Callahan
103 17th
St Pete Bch, FL
33706

BLOCK F
LOT 45



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AND WHEREAS, an actual survey of the said Government Lot Four (4) Section Eighteen (18) Township thirty-two (32) South, of Range sixteen (16) East; has disclosed that the dimensions, measurements, widths and lengths of lots and blocks, streets, avenues and alleys, as indicated and delineated by the above revised map or plat, harmonizes with,

and conforms to the delineation of the said map or plat of Phillips Division of Pass-A-Grille City, filed and recorded in Plat Book One (1) of page (82), in the office of the Clerk of the Circuit Court of Hillsborough County, Florida, on or about the 23rd day of May, 1895, as far as the delineations of the said plat are indicative, and that a record of this revised plat or map, will in no way tend to confuse or change the boundary lines of any of the lots, blocks, streets, avenues, or alleys purported to be indicated or delineated by the said former map or plat;

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THE REVISED MAP OF
Phillips Division of
PASS-A-GRIFFE CITY
AN ALLOTMENT OF GOV. LOT 4, SEC. 18, T. 32S, R. 16E.
Filed December 9th 1913.
C. H. HERRING,
Clerk Circuit Court.

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Edward V. Pechin (SEAL)

STATE OF Pennsylvania
COUNTY OF Philadelphia
CITY OF Philadelphia
Before me, Thomas Gray a Notary Public in and for City, County and State aforesaid.

personally appeared Edward V. Pechin, to me well known, and who acknowledged before me that he executed the foregoing instrument of dedication of "THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRIFFE CITY" and that he executed the same freely and voluntarily for all the uses and purposes therein expressed and set forth.

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Thomas Gray
Notary Public

CALLAHAN
4 OF 4
ATTACHMENTS

Cheryl Callahan
103 17th
St Pete Bch, FL
33706

BLOCK F
LOT 45

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 25012: 3215 W. Maritana Drive

Action Request: Motion to approve the Local Historic Designation of the single-family residential structure at 3215 West Maritana Drive.

Strategic Objective:

Date: March 6, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The property at 3215 W Maritana Drive in St. Pete Beach, Florida, is a prime example of Mediterranean Revival architecture, designed by Thomas Rowe, the architect behind the iconic Don CeSar Hotel. Built in 1927, this residence was constructed for Rowe to live in, allowing him a direct view of the nearby hotel while it was being built. The home reflects Rowe's architectural vision and serves as a direct link to the development of the Don CeSar Hotel, located just a short distance away.

Funding: n/a

Attachments:

1. 25012 - 3215 W. Maritana Dr., Application Submittal
2. 25012 - 3215 W. Maritana Dr., Staff Report



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 25012

Property Owner Name & Address

Agent or Representative Name & Address

GREGORY H. KADEL

3215 W. MARITANA DR.

ST. PETE BEACH, FL 33706

Phone 717-329-6890

Phone _____

Email Address gregorykadel@me.com

Email Address _____

Property Address, Legal Description, Parcel ID

3215 W. MARITANA DR., ST. PETE BEACH, FL 33706

DON CESAR PLACE, BLOCK 23, LOT 8 (PLUS 10^{FT.} STRIP OF LAND ADJ. TO SEAWALL)

PARCEL # 07-32-16-21852-023-0080

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): PI 01269

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of _____ located at 3215 W. MARITANA DR. and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: _____

Date: 1/22/25

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☐ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

TOTAL GROSS AREA = 7,235 sq. ft.

LIVING AREA = 2,011 sq. ft.

FUNCTION OR USE

Historic Functions

SINGLE FAMILY HOME

Current Functions

SINGLE FAMILY HOME

DESCRIPTION

Architectural Classification

- 1920's MEDITERRANEAN
- SPANISH STYLE BUNGALOW

Materials

- FOUNDATION: ^{CONTINUOUS} ~~CONCRETE~~ FOOTING POURED
- FLOOR: WOOD
- EXTERIOR WALL: STUCCO
- ROOF FRAME: GABLE/HIP
- ROOF COVER: CLAY TILE

STATEMENT OF SIGNIFICANCE

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

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

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

- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☒ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration or master plan, and when no other building or association has survived; and
- ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

- ☐ Represents a significant entity whose components may lack individual distinction; or
- ☐ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- ☒ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

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

- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
- ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

THE 1920's, A DECADE MARKED BY SIGNIFICANT ECONOMIC PROSPERITY, FOLLOWING THE END OF WW1.

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

- THE HOME WAS BUILT, IN 1927
(DESIGNATED A HISTORICAL LANDMARK BY ST. PETE BEACH)
- THE DON CESAR HOTEL OPENED, IN 1928
- THE DON CESAR HOTEL IS ADDED TO THE NATIONAL REGISTER OF HISTORIC PLACES, IN 1974

3. Significant Persons

THOMAS ROWE (BORN IN 1872) MOVED TO ST. PETE BEACH IN 1919, TO BUILD THE DON CESAR HOTEL. CONSTRUCTION ON THE HOTEL BEGAN IN 1926.

THOMAS BUILT 3215 W. MARITANA DR., SO THAT HE COULD LIVE IN VIEW OF HIS DREAM HOTEL, HIS "PINK CASTLE". THE HOME WAS BUILT IN 1927, SO THAT DURING AND AFTER THE CONSTRUCTION OF THE HOTEL, ROWE COULD KEEP AN EYE FROM THE FRONT PORCH OF HIS HOME. THOMAS ROWE DIED ON MAY 5TH, 1940, IN THE HOTEL.

4. Cultural Affiliation/Historic Period

THOMAS ROWE NAMED THE HOTEL AFTER HIS FAVORITE OPERA STAR, DON CESAR DEBAZAN, FROM THE OPERA "MARITANA".

THIS HOME THAT ROWE BUILT AND LIVED IN, ALONGSIDE THE HOTEL, MIMICS THE STRUCTURE OF THE HOTEL ITSELF. THE MEDITERRANEAN STYLE, WITH ARCHED ENTRYWAYS, STUCCO, COLOR, AND RED CLAY ROOF.

THIS TIME PERIOD IS BEST KNOWN, CULTURALLY, AS THE GATSBY ERA, OR HEIGHT OF THE JAZZ AGE.

5. Architect

HENRY DUPONT BUILT THE HOTEL

6. Builder

CARLTON BEARD

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs. **ENCLOSED**
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
5. Provide a location map, showing relevant zoning and land use information.

ENCLOSED

Major Bibliographic References

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

- TAMPA BAY TIMES
- CREATIVE LOAFING
- WIKIPEDIA
- FOUND PHOTOS (WITH HISTORICAL SIGNIFICANCE)
- REALTOR WEBSITE

January 22, 2025

Summary for Local Historic Designation Application

Property Owner Name & Address :
Gregory Kadel
3215 W Maritana Dr.
St Pete Beach, FL 33706

To Whom It May Concern,

As stated in my application, I own and live in a home that Thomas Rowe built (1927). Thomas Rowe also built The Don Cesar Hotel (1928). He built a few homes in the area, but this one has a really special place in history. Rowe built it so he could live there and be close enough to have a view of The Don Cesar Hotel, while it was being built. From his porch, he could enjoy the view of his "Pink Palace".

The home mimics many characteristics of the hotel. It's 1920's Mediterranean architecture, red clay tile roof, arched entry ways throughout the home, and even the color of the house itself. But aside from the amazing charm and character, it was the history of the home that inspired me to buy it in 2019.

There is a "Historic Landmark" plaque from St. Pete Beach on the front door, but I've never been able to track down the records for that plaque.

Enclosed in this application are a couple of wonderful old photos, showing the home and hotel, before any other homes were built in the area.

I'm reminded on a daily basis how special this home is. People walk by, or pull-over in their cars, to pay compliments. They often say "this is my favorite home in the area", even if they are unaware that Thomas Rowe built it and lived there. It's charm is unmatched. I want to do whatever I can to preserve it's future.

Thank You,



Greg Kadel

N/A

Nearby value comparison ⓘ

N/A

Value change since last sold ⓘ

N/A

Median rent for nearby properties ⓘ

3215 W Maritana Dr, Saint Pete Beach, FL 33706
3 bed • 2.5 bath • 2,011 sqft • 7,235 sqft lot

Added on April

Property Details

Price & Tax History

Schools

Neighborhood

Environmental Risk

For the owner, send me updates

 Property Details

Property Overview

This Historic Home was built by Thomas Rowe. As builder of the Don Cesar Hotel, he could enjoy the view of his Pink Palace from his own front porch!
The pristine 1920's Mediterranean Home has been restored and updated, providing a delicate balance of period charm and modern amenity. With fabulous views across Little McPherson Bayou, the dock has two slips, with water and power service. Tropical foliage and fairy lights adorn the courtyard, connecting the home and carriage house. The main house has a surprisingly open concept with sunroom, large living room, cozy den and formal dining. The modern kitchen has granite counters, imported tile, stainless appliances, porcelain farm sink, island bar, pantry and breakfast nook overlooking the garden. The master bedroom has a private two piece ensuite and courtyard view. The front bedroom has access to an updated bath with original porcelain sink, new marble floor, subway tile and chrome fixtures. The Carriage House has new overhead door, room for two cars in-tandem and a first floor office. The Carriage House Apartment has private bath and Juliet Balcony. Architectural characteristics include beautiful archways, 9' ceilings, heart of pine floors, deep moldings, columns and details duplicated from the Don Cesar. Don Cesar Place residents enjoy dedicated Beach Access and Gulf Front Garden between the Don Cesar and Don Vista Buildings. Lazarillo Park has Playground and Tennis. Easy access to the Pinellas Bayway, I275, Downtown St. Pete, Tampa and Sunshine Skyway.

[READ LESS](#) ▲

Property Features

Bedrooms



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- [Places](#)
- [Organisations](#)
- [Photographers](#)
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- [Contact](#)
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Go

Thomas J. Rowe (1872-1940)

man

Died aged c. 68

Thomas J. Rowe was born June 14, 1872 in Cambridge Post, Massachusetts. Educated in England, he returned to the U.S. at 21 and moved to Norfolk, Virginia, where he dealt in real estate for more than 20 years. In 1919 he moved to St. Petersburg where he decided to build a large hotel on the beach. Construction began in 1926 and the hotel opened January 16, 1928. Even though the real estate boom was nearing an end, Rowe parlayed a \$21,000 investment into a fortune of over \$1million. Rowe named the hotel after his favorite opera star, Don Caesae de Bazan from the opera "Maritana." Thomas J. Rowe died at the Don CeSar Hotel, May 5, 1940.

OpenPlaques

Commemorated on 1 plaque

- [tiles](#)
- [list](#)

07-32-16-21852-023-0080[Compact Property Record Card](#)[Tax Estimator](#)**Updated June 11, 2022**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
KADEL GREGORY H REV TRUST KADEL, GREGORY H TRE 133 GOODBAR CT HERSHEY PA 17033-1766	3215 W MARITANA DR ST PETE BEACH



[Property Use:](#) 0810 (Single Family - more than one house per parcel) [Current Tax District:](#) ST PETE BEACH (SPB) [Total Living:](#) SF: 2,011 [Total Gross SF:](#) 2,645 [Total Living Units:](#) 2

[\[click here to hide\] Legal Description](#)

DON CE-SAR PLACE BLK 23, LOT 8 & 10FT STRIP OF LAND ADJ TO SEAWALL PER DEED BK 987 PG 117

Tax Estimator  File for Homestead Exemption			2022 Parcel Use
Exemption	2022	2023	
Homestead:	No	No	
Government:	No	No	Homestead Use Percentage: 0.00%
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%
Historic:	No	No	Classified Agricultural: No

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20636/2093	\$1,070,000 Sales Query	121030280022	A	Current FEMA Maps	13/15

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$897,890	\$889,731	\$889,731	\$897,890	\$889,731

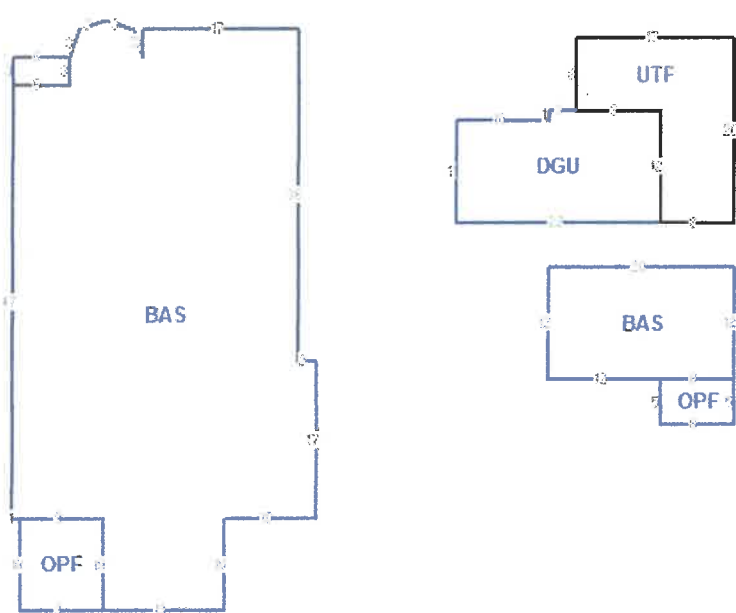
[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$808,846	\$808,846	\$808,846	\$808,846	\$808,846
2019	Yes	\$726,152	\$689,979	\$639,979	\$664,979	\$639,979
2018	Yes	\$677,114	\$677,114	\$627,114	\$652,114	\$627,114
2017	Yes	\$585,071	\$333,588	\$283,588	\$308,588	\$283,588
2016	Yes	\$418,436	\$326,727	\$276,727	\$301,727	\$276,727
2015	Yes	\$395,455	\$324,456	\$274,456	\$299,456	\$274,456
2014	Yes	\$356,549	\$321,881	\$271,881	\$296,881	\$271,881
2013	Yes	\$334,859	\$317,124	\$267,124	\$292,124	\$267,124
2012	Yes	\$313,359	\$311,823	\$261,823	\$286,823	\$261,823
2011	Yes	\$302,741	\$302,741	\$252,741	\$277,741	\$252,741
2010	Yes	\$330,789	\$330,789	\$280,789	\$305,789	\$280,789
2009	Yes	\$359,703	\$359,703	\$309,703	\$334,703	\$309,703
2008	Yes	\$445,100	\$445,100	\$395,100	\$420,100	\$395,100
2007	Yes	\$551,200	\$536,895	\$511,895	N/A	\$511,895
2006	Yes	\$523,800	\$523,800	\$498,800	N/A	\$498,800
2005	No	\$391,000	\$391,000	\$391,000	N/A	\$391,000
2004	No	\$271,800	\$271,800	\$271,800	N/A	\$271,800
2003	No	\$268,800	\$268,800	\$268,800	N/A	\$268,800
2002	No	\$238,600	\$238,600	\$238,600	N/A	\$238,600
2001	No	\$189,500	\$189,500	\$189,500	N/A	\$189,500
2000	No	\$185,500	\$185,500	\$185,500	N/A	\$185,500

1999	No	\$130,800	\$130,800	\$130,800	N/A	\$130,800
------	----	-----------	-----------	-----------	-----	-----------

2021 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions		
2021 Tax Bill	Tax District: SPB	Sale Date	Book/Page	Price Q/U V/I
2021 Final Millage Rate	16.7666	26 Jul 2019	20636 / 2093	\$1,250,000 Q I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.		22 May 2017	19646 / 2257	\$875,000 Q I

2021 Land Information						View: None
Seawall: Yes		Frontage: Canal/River				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam <10 Units (08)	52x128	9400.00	52.4400	1.1663	\$574,911	FF

[click here to hide] 2022 Building 1 Structural Elements Back to Top	
Site Address: 3215 W MARITANA DR	
Building Type: Single Family Quality: Excellent Foundation: Continuous Footing Poured Floor System: Wood Exterior Wall: Cb Stucco/Cb Reclad Roof Frame: Gable Or Hip Roof Cover: Clay Tile/Glazed Stories: 1 Living units: 2 Floor Finish: Hard Tile/Wood/Marble Interior Finish: Custom Fixtures: 8 Year Built: 1927 Effective Age: 24 Heating: Central Duct Cooling: Cooling (Central)	 Compact Property Record Card Open plot in New Window
Building 1 Sub Area Information	
Description	Living Area SF Gross Area SF
Detached Garage Unfinished (DGU)	0 254
Base (BAS)	2,011 2,011
Open Porch (OPF)	0 148
Utility (UTE)	0 232
Total Living SF: 2,011 Total Gross SF: 2,645	

[click here to hide] 2022 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$12.00	96.00	\$1,152.00	\$691.00	2007
PATIO/DECK	\$18.00	396.00	\$7,128.00	\$3,136.00	1999
DOCK	\$56.00	462.00	\$25,872.00	\$15,006.00	1957

[click here to hide] Permit Data	
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.	

NOT FOR SALE

\$1,935,441

Xome Value
Last evaluated 6/8/2022

\$2,255,318
HIGH RANGE
\$1,615,563
LOW RANGE

3215 W Maritana Dr
St Pete Beach, FL 33706

Who We Are ▾

Single Family Residential
Contact Us (/pages/contact-us)

0 3
Sign In/Sign Up



What's Your Home Worth ?

Enroll to receive a free monthly professional-grade estimate of your home's value*
(/pages/disclosures)

First Name *

Last Name *

Email Address *

I'm the owner

Yes

☐ No

☐ I'm not a robot

reCAPTCHA
Privacy - Terms

Property Facts for 3215 W Maritana Dr

3215 W Maritana Dr, St Pete Beach, FL is a single family home that contains 2,011 Sq. Ft. sq ft and was built in 1927. It contains 3 bathrooms. This home last sold for \$1,250,000 in July 2019.

Parcel #	07-32-16-21852-023-0080	Lot Size	7,235 Sq. Ft.
Property Type	Single Family Residential	County	PINELLAS
Living Area Sq. Ft.	2,011 Sq. Ft.	Year Built	1927

Enroll Now

Refinance (/pages/aba-disclosure?)

redirOnYes=https%3A%2F%2Fwww.mrcooper.com%
web%26utm_campaign%3Drefi%26utm_medium%3



Watch this home

Track value and market conditions of
homes you are interested in.

Watch This Home

Comparable Home Sales for 3215 W Maritana Dr

Comparable nearby sales are a major factor used
by the Xome Value® to estimate the value of a
home.



**SAVE \$6,305 WHEN
SELLING & BUYING
A HOME**

Permit Number	Description	Issue Date	Estimated Value
2000230	ADDITION/REMODEL/RENOVATION	05 Feb 2020	\$40,000
1901789	WINDOWS/DOORS	21 Oct 2019	\$12,000
20090184	ADDITION/REMODEL/RENOVATION	10 Mar 2009	\$10,000
P38346-07	DOCK	22 Oct 2008	\$0
20070682	DOCK	11 Jun 2007	\$11,980
20021120	ADDITION/REMODEL/RENOVATION	07 Aug 2002	\$5,000
20020008	ROOF	07 Feb 2002	\$1,800



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

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ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Gregory Kadel				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3215 W. Maritana Drive				Company NAIC Number:	
City St. Pete Beach		State Florida		ZIP Code 33706	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 8 and 10' strip of land adjacent to seawall per OR Book 987, Page 11, Block 23, DON CE-SAR PLACE					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>27d 42' 28.43" N.</u> Long. <u>82d 44' 03.96" W.</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1647.90</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>23</u>					
c) Total net area of flood openings in A8.b <u>1163.50</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number St. Pete Beach 125149		B2. County Name Pinellas		B3. State Florida	
B4. Map/Panel Number 12103C 0278	B5. Suffix G	B6. FIRM Index Date 09-03-2003	B7. FIRM Panel Effective/ Revised Date 09-03-2003	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 11.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3215 W. Maritana Drive			Policy Number:
City St. Pete Beach	State Florida	ZIP Code 33706	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 196 FLHD Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

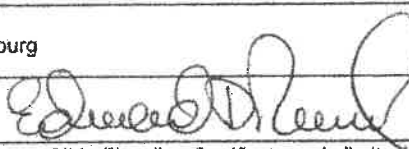
Check the measurement used.

- | | | | |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 4.20 | ☒ feet | ☐ meters |
| b) Top of the next higher floor | 7.20 | ☒ feet | ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | ☒ feet | ☐ meters |
| d) Attached garage (top of slab) | N/A | ☒ feet | ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 7.20 | ☒ feet | ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 4.10 | ☒ feet | ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 4.20 | ☒ feet | ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | ☒ feet | ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Edward D. Murphy	License Number #5333
Title Professional Land Surveyor	
Company Name Murphy's Land Surveying, Inc	
Address 5760 11th Avenue N.	
City St. Petersburg	State Florida
	ZIP Code 33710
Signature 	Date 07-17-2019
	Telephone (727) 347-8740
	Ext.

Place
Stamp
Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
C2e = Hot Water Heater

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE**IMPORTANT: In these spaces, copy the corresponding information from Section A.**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
3215 W. Maritana DriveCity
St. Pete BeachState
FloridaZIP Code
33706**FOR INSURANCE COMPANY USE**

Policy Number:

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken, "Front View" and "Rear View", and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW

Clear Photo One

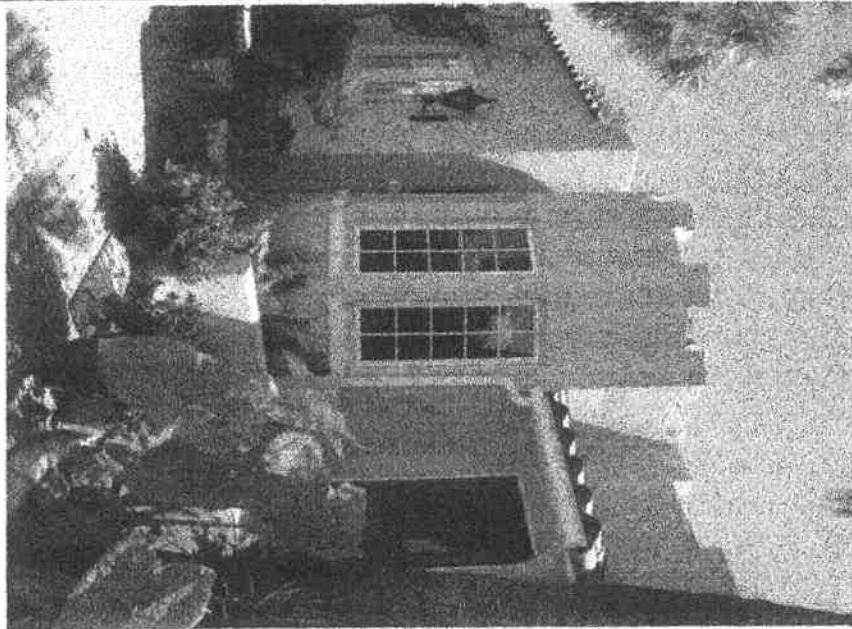


Photo Two

Photo Two Caption REAR VIEW

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
3215 W. Maritana Drive

Policy Number:

City
St. Pete Beach

State
Florida

ZIP Code
33706

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken, "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

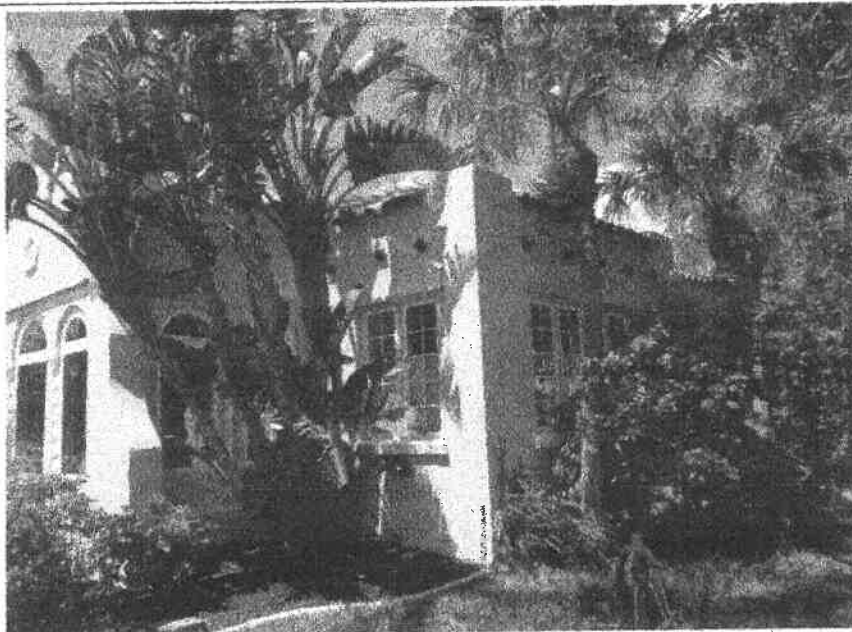


Photo Three

Photo Three Caption SIDE VIEW

Clear Photo Three



Photo Four

Photo Four Caption SIDE VIEW

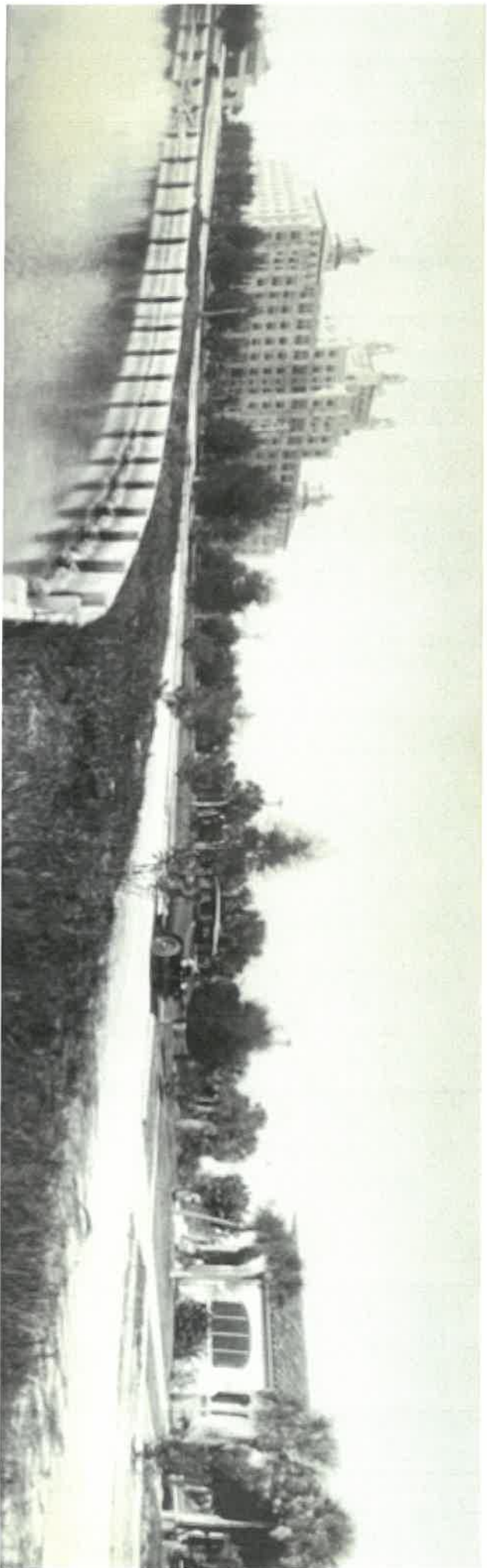
Clear Photo Four



"The Kingdom of the Sun" -- On the Gulf of Mexico

MY
HOUSE

OLD POSTCARD, SHOWING THE HOTEL AND
THOMAS ROWE'S HOME AT 3215 W. MARITANA DR.
(BEFORE THE CARRIAGE HOUSE IN THE BACK)



DON CESAR HOTEL →

3215 W. MARITANA DR. →

INCREDIBLE
OLD PHOTO,
YEAR AND SOURCE
UNKNOWN

(THIS PHOTO HANGS IN HOUSE, TODAY)



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July 01, 2019

The home of Thomas Rowe, who built the Don Cesar in St. Pete, is for sale

By CL Staff



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At a time when local-based reporting is critical, support from our readers is essential to our future.

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The former home of Thomas Rowe, the developer behind the “Pink Lady” in St. Pete Beach, just went on the market for \$1,250,000.

Located at [3215 W. Maritana Drive](#), the Spanish-style bungalow sits along the intercoastal and was purposely positioned so that Rowe could view the construction of the Don Cesar from his front porch.

The 2,011-square-foot home, which was recently designated a historic landmark by the City of St. Pete Beach, was built in 1927 and comes with 2 bedrooms, 2.5 bathrooms, a gorgeous brick courtyard, and a 240-square-foot guest suite above the detached carriage house.

This little piece of local history also comes with plenty of modern updates, as well as two large slips across Maritana Drive on Little McPherson Bayou.

“The buyer of this home will not only have the pleasure of living in a gorgeous home with stunning waterfront views, but they will also have the honor of owning a St. Pete Beach landmark,” said Bob Glaser, President, and CEO, Smith & Associates Real Estate.

he home’s listing agents are Tia Hockensmith and Anna Womack, of [Smith & Associates Real Estate](#).

Scroll down to view images



BUSINESS

St. Pete Beach home of the man on the market for \$1.25 million

Tampa Bay Times

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LIFE & CULTURE

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The St. Pete Beach home of Thomas Rowe, who built the Don CeSar Hotel, is on the market. [Courtesy of Smith & Associates Real Estate]

By **Susan Taylor Martin** *Times staff*

ST. PETE BEACH — In 1924, Thomas Rowe bought 80 acres on the Gulf of Mexico and set about building a "pink castle" that would rival the grand hotels of Miami, Palm Beach and Boca Raton.

Four years later, Rowe fulfilled his dream as the Don CeSar opened, quickly becoming a Jazz Age playground for the likes of F. Scott

Fitzgerald, Al Capone, Lou Gehrig and Franklin D. Roosevelt.

During and after construction, Rowe could keep an eye on his beloved hotel from the porch of his Spanish-style bungalow facing the Intracoastal Waterway. Now the house with its sunset views of the Don is on the market for \$1.25 million.

We hope you enjoyed your free article.

Subscribe



"The buyer of this home will not only have the pleasure of living in a gorgeous home with stunning waterfront views, but they will also have the honor of owning a St. Pete Beach landmark," Bob Glaser, president and CEO of Smith & Associates Real Estate said in a release today.

The 2,011-square foot, two-bedroom, two-bath main house, built in 1927, still has its original hardwood floors, doors and hardware. Guests can stay in a detached carriage house on the property, which features a brick courtyard with the original iron gates and a dock with two boat slips.

Born in Massachusetts in 1872, Rowe became orphaned at the age of five and was sent to the care of an uncle in England. He attended college in London, but then returned to the United States and settled on Florida's booming west coast.



1 Simple Trick To Cut Your Electric Bill by 90% (Try Tonight) 

Rowe hired Indiana architect Henry Dupont to design the Don CeSar, which was named after the hero of the light opera *Maritana* and incorporated elements of Mediterranean and Moorish architecture. Originally planned to have 110 rooms, it opened with twice that many and came in 300 percent over budget. Still, it flourished during the waning days of the Roaring 20s and survived the Great Depression, thanks to a deal to house the New York Yankees during spring training.

READ MORE: [The Loews Don CeSar Hotel sold to Host Hotels & Resorts](#)



x Gray Malin Everyday Getaway Kit Sunscreen

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When Rowe died in 1940 without a will, the Don went to his estranged wife Mary. It began to fall into disrepair until the U.S. Army bought it during World War II to house convalescing soldiers. The gorgeous interior was stripped and painted an institutional green.

In 1945, the Don became a Veterans Administration regional office and remained that way until the VA moved out two decades later. By 1969, the hotel sat vacant and graffiti-covered, targeted for demolition by the General Services Administration. Outraged local residents launched a "Save The Don" campaign that led to its purchase in 1972 by William Bowman, a Holiday Inn franchiser. After a \$3.5 million renovation, the hotel reopened in 1973 and was placed on the National Register of Historic Places a year later.

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The Don, sold in 2017 for \$202.6 million to a Maryland-based real estate investment trust, is rated four stars by the American Automobile Association and ranked as Florida's 11th best hotel in a survey last year by *Conde Nast Traveler*. Thomas Rowe would have been proud — it placed ahead of two of the South Florida hotels that served as the inspiration for

his fabulous pink palace.

Contact Susan Taylor Martin at smartin@tampabay.com or (727) 893-8642. Follow @susanskate.

UP NEXT: [Jabil ventures into sustainable product packaging](#)



SUSAN TAYLOR MARTIN
Bay Magazine Editor



Photos Courtesy of Smith & Associates Real Estate

In Don's Shadow

The house owned by the man who built the Don CeSar is for sale.



BY SUSAN TAYLOR MARTIN
Times Senior Correspondent

ST. PETE BEACH — In 1924, Thomas Rowe bought 80 acres on the Gulf of Mexico and set about building a "pink castle" that would rival the grand hotels of Miami, Palm Beach and Boca Raton.

Four years later, Rowe fulfilled his dream as the Don CeSar opened, quickly becoming a Jazz Age playground for the likes of F. Scott Fitzgerald, Al Capone, Lou Gehrig and Franklin D. Roosevelt.

During and after construction, Rowe could keep an eye on his beloved hotel from the porch of his Spanish-style bungalow facing the Intracoastal Waterway. Now the house with its sunset views of the Don is on the market for \$1.25 million.

"The buyer of this home will not only have the pleasure of



From his bungalow, Thomas Rowe could watch the nearby construction of his landmark pink hotel on St. Pete Beach.

can stay in a detached carriage house on the property, which features a brick courtyard, the original iron gates and a dock with two boat slips.

Born in Massachusetts in 1872, Rowe was orphaned at the age of 5 and sent to the care of an uncle in England. He attended college in London, but then returned to the United States and settled on Florida's booming west coast.

Rowe hired Indiana architect Henry Dupont to design the Don CeSar, which was named after the hero of the light opera

his estranged wife Mary. It began to fall into disrepair until the U.S. Army bought it during World War II to house convalescing soldiers.

In 1945, the Don became a Veterans Administration regional office and remained that way until the VA moved out two decades later. By 1969, the hotel sat vacant and graffiti-covered, targeted for demolition by the General Services Administration. Outraged local residents launched a "Save The Don" campaign that led to its purchase in 1972 by William

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BY SUSAN TAYLOR MARTIN
Times Senior Correspondent

ST. PETE BRACH — In 1924, Thomas Rowe bought 80 acres on the Gulf of Mexico and set about building a "pink castle" that would rival the grand hotels of Miami, Palm Beach and Boca Raton.

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During and after construction, Rowe could keep an eye on his beloved hotel from the porch of his Spanish-style bungalow facing the Intracoastal Waterway. Now the house with its sunset views of the Don is on the market for \$1.25 million.

"The buyer of this home will not only have the pleasure of living in a gorgeous home with stunning waterfront views, but they also will have the honor of owning a St. Pete Beach landmark," Bob Glaser, president and CEO of Smith & Associates Real Estate, said in a release.

The 2,011-square-foot, two-bedroom, two-bath main house, built in 1927, still has its original hardwood floors, doors and hardware. Guests

can stay in a detached carriage house on the property, which features a brick courtyard, the original iron gates and a dock with two boat slips.

Born in Massachusetts in 1872, Rowe was orphaned at the age of 5 and sent to the care of an uncle in England. He attended college in London, but then returned to the United States and settled on Florida's booming west coast.

Rowe hired Indiana architect Henry Dupont to design the Don CeSar, which was named after the hero of the light opera *Maritana* and incorporated elements of Mediterranean and Moorish architecture. Originally planned to have 110 rooms, it opened with twice that many and came in 300 percent over budget. Still, it flourished in the waning days of the Roaring '20s and survived the Great Depression.

When Rowe died in 1940 without a will, the Don went to

his estranged wife Mary. It began to fall into disrepair until the U.S. Army bought it during World War II to house convalescing soldiers.

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This story was originally published in the Tampa Bay Times on 7/2/2019. For more stories like this, visit tampabay.com.

The St. Pete Beach home of Thomas Rowe, who built the Don CeSar Hotel, is on the market.



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FRONT



LANDMARK PLAQUE, BY FRONT DOOR
(HAVE NOT BEEN ABLE TO FIND RECORDS OF THIS PLAQUE)



FRONT/LEFT SIDE



BACK LEFT SIDE OF MAIN HOUSE, WITH "CARRIAGE HOUSE"



CLOSE-UP OF "CARLINS HOUSE" / GARAGE



BACK OF HOUSE COURTYARD, WITH STAIRS TO APARTMENT ABOVE GARAGE



VIEW OF GARAGE AND APARTMENT BALCONY



WIDE VIEW OF BACK OF HOUSE AND GARAGE "CARRIAGE HOUSE"



BACK OF HOUSE

RIGHT SIDE OF HOUSE AND CARRIAGE HOUSE

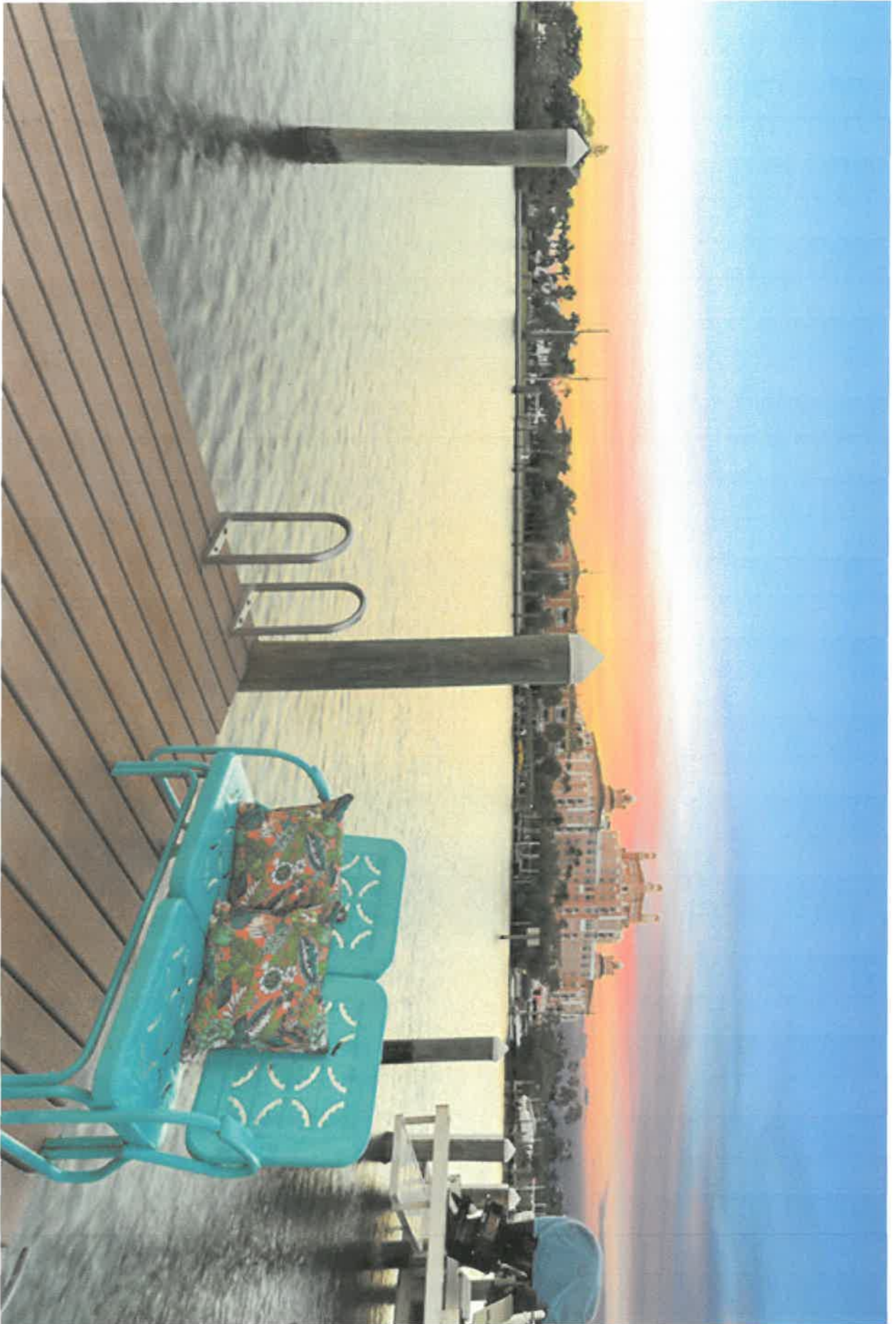




VIEW FROM DOCK, LOOKING AT HOUSE



VIEW FROM PROPERTY'S DOCK, TO DON CESAR HOTEL



EDGE OF HOME'S DOCK, VIEW TO DUNCEGAR



RED ARROW POINTS TO HOUSE, AERIAL VIEW









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

Local Historic Designation Case No. 25012: Gregory Kadel for Gregory Kadel Revocable Trust

Meeting Date: March 6, 2025

Prepared By: Gil Martinez, Senior Planner, Planning Division

REQUEST	The property owner is requesting Local Historic Designation of the single-family structure at 3215 West Maritana Drive
SUBJECT PROPERTY	3215 West Maritana Drive., DON CE-SAR PLACE BLK 23, LOT 9 TOGETHER WITH 10FT STRIP ADJ TO & INCL SEAWALL BETWEEN SIDE LOT LINES EXT SW'LY TO WATER PER DEED 987/117., Parcel ID Number: 07-32-16-21852-023-0090
LAND USE / ZONING	RU-2 - Residential District
YEAR BUILT	Circa 1949
HISTORIC STATUS	Bult in 1927 the property at 3215 West Maritana Drive features a single-family residential structure. In 2024, the structure was recognized for its contribution to the character of the Don Cesar Place Neighborhood. (P11289).
SURROUNDING AREA	North – Single-Family Residential South – Single-Family Residential East – Single-Family Residential West – Little McPhearson Bayou

BACKGROUND and ANALYSIS

The property at 3215 W Maritana Drive in St. Pete Beach, Florida, is a prime example of Mediterranean Revival architecture, designed by Thomas Rowe, the architect behind the iconic Don CeSar Hotel. Built in 1927, this residence was constructed for Rowe to live in, allowing him a direct view of the nearby hotel while it was being built. The home reflects Rowe's architectural vision and serves as a direct link to the development of the Don CeSar Hotel, located just a short distance away.

Architecturally, the home mirrors the distinctive elements of the hotel, such as the red clay tile roof, stucco exterior, and arched entryways. Its color also closely matches the Don CeSar, creating a visual connection between the two structures. Notable features include spiral columns

HPB Hearing – February 6, 2025

framing arched windows, a shaped parapet, and a circular vent. The home also incorporates 10-light casement windows paired with a 1-light fixed window and arched transom. The main entrance maintains its original character with an arch-top wood slab door, complete with a single light.

The property remains in excellent condition, with minimal alterations, preserving its Mediterranean charm. A shed-roofed porch supported by stucco columns enhances the home's character. Additional features include a private detached garage, a boat dock across the road, and a paver driveway, all adding to its historical significance.

This residence is an integral part of the Don CeSar neighborhood and offers a tangible connection to Rowe's legacy in the area. Since acquiring the property in 2019, owner Gregory Kadel has been committed to preserving its historical value, and the home continues to be admired by locals. The property is recognized with a "Historic Landmark" plaque from St. Pete Beach, although full documentation of the designation is still being confirmed.

In summary, 3215 W Maritana Drive is not only a fine example of Mediterranean Revival architecture but also a key piece of St. Pete Beach's history. The home's design and connection to Thomas Rowe honor the broader historical context of the Don CeSar neighborhood and reflect the lasting impact of Rowe's architectural influence.

Sec. 28.20. - Designation report.

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

(1) Individual historic buildings or archaeological sites:

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

Built in 1927, this one-story residence features Mediterranean Revival style with a red clay tile roof, stucco exterior, and arched entryways. The design includes spiral columns framing arched windows, a shaped parapet, and a circular vent. It has 10-light casement windows with 1-light fixed windows and arched transoms. The original arch-top wood slab door with a single light remains at the entrance. A shed-roofed porch supported by stucco columns adds to its character.

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

Built in 1927, the property at 3215 W Maritana Drive exemplifies Mediterranean Revival style, featuring a stucco exterior, red clay tile roof, and arched entryways. Designed by Thomas Rowe as his personal residence, it connects directly to the development of the nearby Don CeSar Hotel. The home's architectural features and historical significance make it a key example of early 20th-century design in the Don CeSar neighborhood.

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

The property at 3215 W Maritana Drive in St. Pete Beach, Florida, remains in excellent condition, preserving its Mediterranean Revival style and historical significance since its 1927 construction. Key architectural features, including the red clay tile roof, stucco exterior, arched entryways, and original windows, are well-maintained. A 2015 remodel added a detached garage and paver driveway, but the home's original character endures.

Potential threats to its integrity include future alterations that could disrupt its distinctive design, as well as environmental wear from age and exposure. Ongoing maintenance is crucial to safeguard its historical value and protect its architectural features within the historically rich Don CeSar neighborhood.

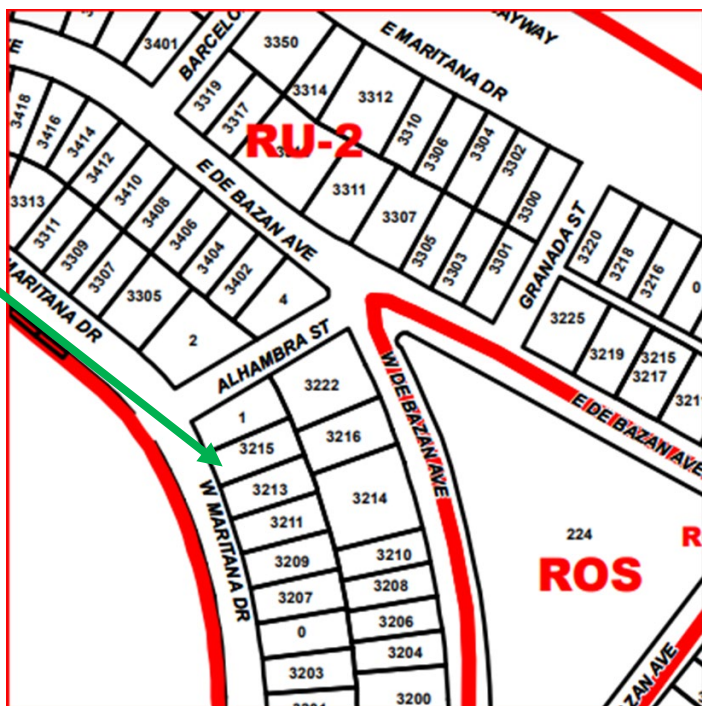
d. A statement of rehabilitation or adaptive use proposals, if applicable.

The property owner has indicated that internal damage sustained by recent hurricanes was primarily to the electrical wiring and there aren't any plans to alter the structure or adaptive reuse.

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

3215 W. Maritana Drive., is zoned and has a land use designation of (RU-2) - Residential District

ZONING MAP



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

Staff recommends the residential structure at 3215 W. Maritana Drive., for designation as a local historic resource based on contributing architectural features as well as living history

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

The photographic record is included within the body of the report. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

Sec. 28.22 – Designation criteria established.

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

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

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated with the life of a person who has played a significant role in our local, state or national history; or
- d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
- e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
- f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Staff analysis: Staff supports this application to locally designate the structure at 3215 W. Maritna Dr., as a local historic resource. Staff finds that the building is significant in the following areas:

- Embodies the distinctive visible characteristics of an architectural style or period.
- Is associated with the life of a person who has played a significant role in our local, state or national history.

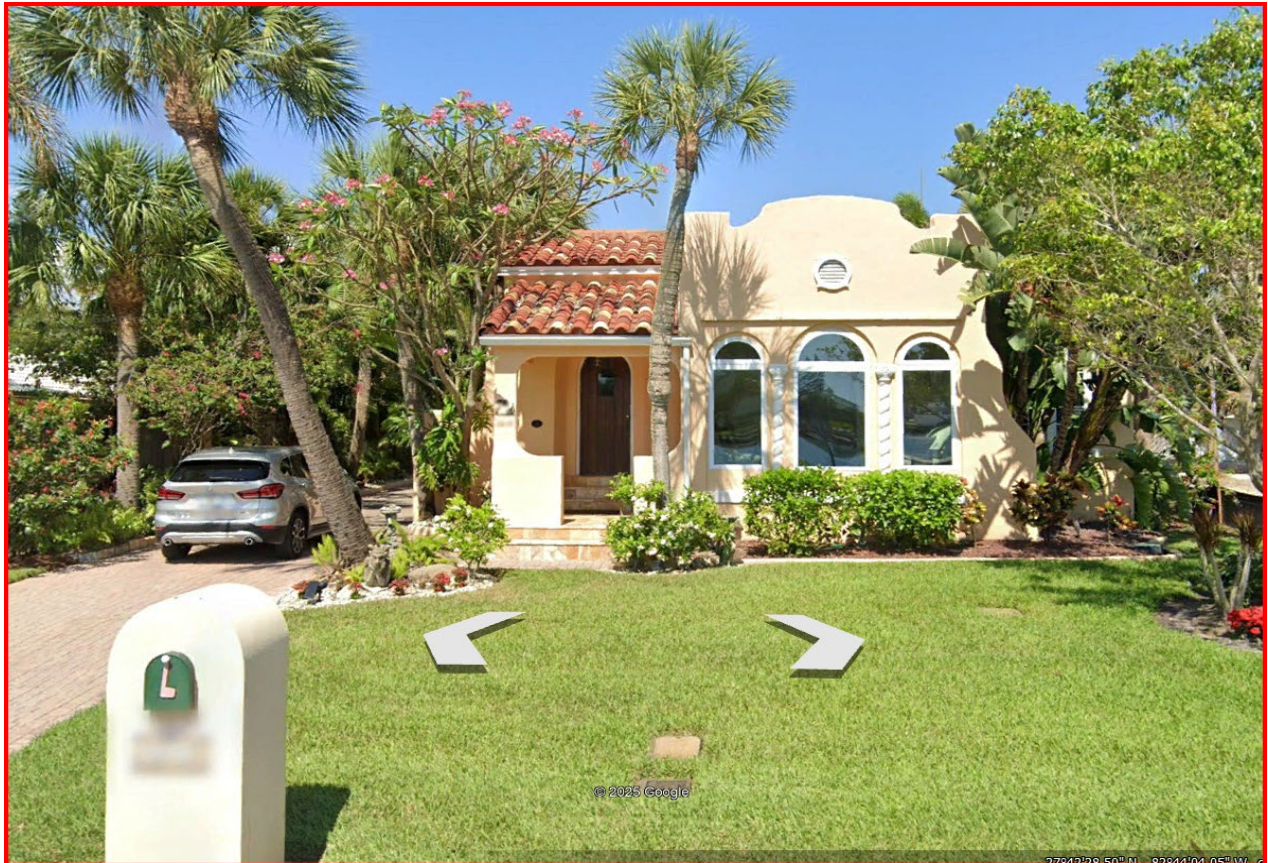
Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the residential structure at 3215 West Maritana Drive.

AERIAL PHOTO



Source: PCPA

CURRENT GOOGLE MAPS



GOOGLE STREETS 2014



GOOGLE STREETS 2019



GOOGLE STREETS 2022



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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Restoration No. 25017: 3401 Casablanca Avenue

Action Request: Motion to approve Certificate of Appropriateness Case No. 25017 to replace the hurricane-damaged outdoor screened patio cover as proposed.

Strategic Objective:

Date: March 6, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: The applicant has applied for the subject Certificate of Appropriateness to replace the outdoor screened patio that was destroyed due to the impact of Hurricanes Helene and Milton with a new structure constructed out of block with concrete footers, trusses, and a barrel tile roof to match the existing historic structure. The existing historic patio footprint and terrazzo slab are to be retained.

This property was included in City's first historic survey undertaken in the mid-1980's. A Florida Master Site File ((PI1272) was submitted to the State in 1987. In addition, 3401 Casablanca was locally designated a historic landmark in 1996. However, the historic designation was granted prior to the City becoming a Certified Local Government. Since then, 3401 Casablanca Avenue was locally landmarked by the City's Historic Preservation Board under the City's CLG umbrella on July 9, 2020. Furthermore, during the 2024 historic survey of the Don CeSar Place and Belle Vista neighborhoods, the historic consultants noted that 3401 Casablanca Avenue (which is a Thomas Rowe house) is likely eligible for listing on the National Register of Historic Places.

Funding: n/a

Attachments: 1. Staff Report

2. 25017 - 3401 Casablanca Ave. Application Submittal
3. 25017 - Survey



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

Certificate of Appropriateness, Case Number 25017

Property Owner: Brian Jordan & Daniela Pesci, 3401 Casablanca Avenue

Meeting Date: March 6, 2025

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

REQUEST	The property owners of this local historic landmark are requesting a Certificate of Appropriateness to replace the outdoor rear patio that was severely damaged during Hurricane Helene.
SUBJECT PROPERTY	3401 Casablanca Avenue Don Ce-Sar Place, Block 16, Lot 8 Parcel I.D. #07-32-16-21852-016-0080
LAND USE / ZONING	RU-Residential Urban / RU-2 Residential District
YEAR BUILT	Circa 1936
HISTORIC STATUS	This property was included in City's first historic survey undertaken in the mid-1980's. A Florida Master Site File ((PI1272) was submitted to the State in 1987. In addition, 3401 Casablanca was locally designated a historic landmark in 1996. However, the historic designation was granted prior to the City becoming a Certified Local Government. Since then, 3401 Casablanca Avenue was locally landmarked by the City's Historic Preservation Board under the City's CLG umbrella on July 9, 2020. Furthermore, during the 2024 historic survey of the Don CeSar Place and Belle Vista neighborhoods, the historic consultants noted that 3401 Casablanca Avenue (which is a Thomas Rowe house) is likely eligible for listing on the National Register of Historic Places.
SURROUNDING AREA	North – Multifamily residence (Casablanca Villas condominium) South – East De Bazan Avenue / Single-family residence East – Single-family residence West – Casablanca Avenue / Don Ce-Sar parking lot and hotel

BACKGROUND and ANALYSIS

3401 Casablanca Avenue was constructed circa 1936 and is very good example of the Mission style of architecture. Located in the Don Ce-Sar Place neighborhood, 3401 Casablanca Avenue was first surveyed in the mid-1980's as part of the City's early efforts to survey and document historic properties on St. Pete Beach. While the 1980's survey concentrated on Pass-a-Grille, other older

properties throughout the City were included in the survey. Later in 1996, 3401 Casablanca Avenue was designated a Local Landmark by the City Commission and awarded a plaque that is displayed to the right of the front door. However, when St. Pete Beach became a Certified Local Government in 2005, the regulations were modified as follows:

Section 28.16(a) of the Land Development Code requires that for the City to grant a variance from the floodplain management regulations certain conditions must be met including:

- (1) *The structure was designated by the city at the time the city was a certified local government; and*
- (2) *The structure is listed on the National Register of Historic Places; or*
- (3) *The structure is certified by the Secretary of the Interior of the United States as a contributing property; or*
- (4) *The structure is listed on the State of Florida Inventory of Historic Places.*

In 2020, the former property owner sought and received a COA and FEMA variance for window replacements, stucco work and other repairs and upgrades totaling approximately \$90,000. This amount was greater than the FEMA 50% valuation at the time, so a FEMA variance was necessary.

The current work being proposed is to replace the outdoor screened patio with a new structure constructed out of block with concrete footers, trusses, and a barrel tile roof to match the existing historic structure. The existing historic patio footprint and terrazzo slab are to be retained. (See photo documentation in the COA submission.)

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 property was designed as a single-family dwelling and will continue to be utilized as such. The only change involves the replacement of the patio that was damaged beyond repair. The proposed patio appears significantly more substantial than its predecessor.*
- 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 historic character of the property will be retained. The new structure is being designed to better blend with the existing historic 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. *The applicant will not be adding any historical features from other properties. The intent is to continue to reflect the architectural character of the existing structure.*

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

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The applicant has stated that all materials, finished, and construction techniques will be in accordance with the original property.*

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. *Hurricane Helene destroyed the patio. Nothing was salvageable. Staff agrees with the applicant that the patio in question did not match the historic home. The applicant has stated that the color, materials, and design will match and enhance the existing property.*

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. *Per the applicant, no chemical or physical treatments will be used.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *There are no known archeological resources on this property. However, the applicant is advised that if any archaeological resources or features are found, these will not be disturbed, and mitigation measures will be taken.*

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 new patio structure is proposed to be located within the same footprint as the damaged patio.*

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. *According to the application, the new patio will be within the exact footprint of the existing damaged patio.*

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.

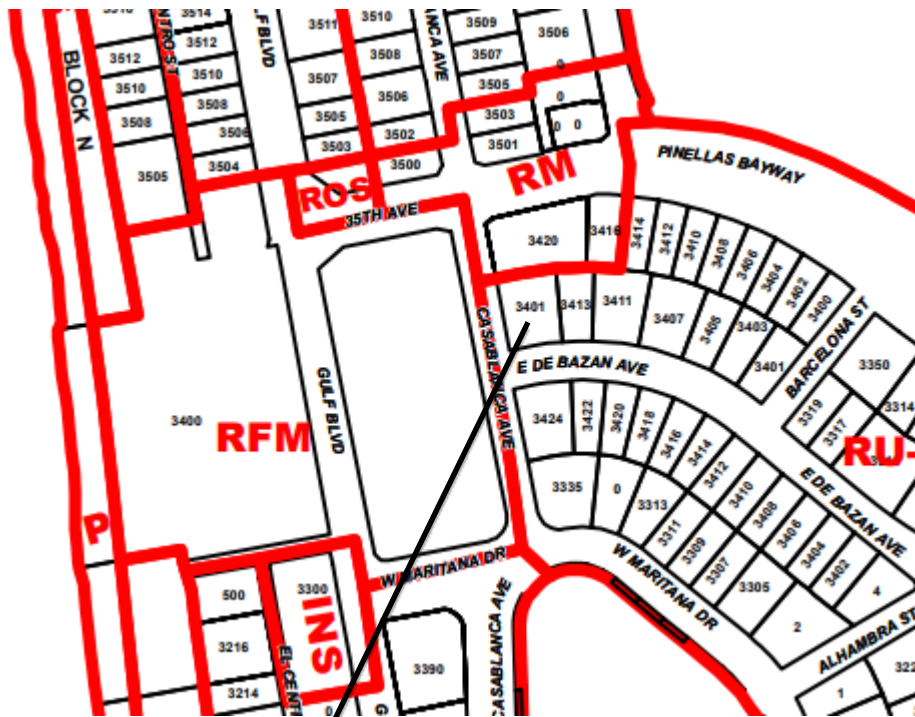
1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.** *According to the application, the architectural style and materials will match the existing structure.*
2. **Additions shall not overpower 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.** *According to the application the new patio will be within the exact footprint of the existing damaged patio. The replacement patio will not overpower the original structure and will be in proportion to the original home.*
3. **Additions shall be attached to the rear and/or to the side of the original structure.** *The new patio will be attached in the rear within the same footprint as the former patio.*
 - **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. The application includes a statement that no air conditioning will be installed.

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.

Recommendation: The proposed Certificate of Appropriateness to replace the severely damaged outdoor patio in the same footprint as the former hurricane destroyed covered patio is consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness.

ZONING MAP AND AERIAL PHOTOGRAPH



3401 Casablanca Avenue
RU-1, Residential Urban



PHOTOS







Application for Certificate of Appropriateness

Owner Name & Address

Brian Jordan & Daniela Pesci
 3401 Casablanca Ave, St.Pete
 Beach Florida 33706
 jordanbrianj@gmail.com
 Phone 727 744 5792

Representative Name & Address

Michael Julian - Architect
 Michael Julian Residential Design, Inc.
 195 110th Ave. No.3, Treasure Island
 Florida, 33706 mjrd1986@gmail.com
 Phone 727 324 3811

Property Address and Legal Description

3401 Casablanca Ave, St.Pete Beach, FL 33706

Is the property part of a previously approved development proposal? ☐ Yes ☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition Rebuilding of damaged patio from Hurricane Helene

Demolition _____

Rehabilitation _____

Relocation _____

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.

Replacement of outdoor patio from Hurricane Helene damage.
A new structure will be constructed out of block with concrete footers

trusses, and barrel tile roof to match the existing historic structure. Matching fireplace, columns, stucco, and architectural details to match and preserve the historic home.

The existing historic patio footprint and terazzo slab will be retained.

2. Attach photos and a survey of the existing property.

Attached

3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

Columns will be out of CMU block to prevent future hurricane damage. Trusses will be out of wood, red spanish barrel tile will be used to match the new roof recently installed. Will use Eagle Roofing Products which were approved in permit#2301882.

Attached product literature for Eagle Roofing Products.

Outdoor fireplace will be CMU block, stucco, and barrel tile to match the existings homes fireplace. Dimensions will also match.

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 was a single family residence and will continue to be used as a single family residence. Only changes are the rebuilding of a damaged outdoor patio from Hurricane Helene.

- 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 historic character of the property will be retained and preserved. Architectural features added to the columns to match the existing structure. New patio will include spanish barrel tile to match the existing roof of the historic home. A new outdoor fireplace will be added to also match the existing home.

- 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 property will retain its historic charm and record of time. We purchased this property specifically for its history and vow to only enhance or restore the historic nature of the property.

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

The property will be retained and preserved.

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

All materials, finished, and construction techniques will be in accordance with the original property.

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 patio was completely demolished and collapsed from Hurricane Helene. Repair was not an option and the patio did not match the historic home. The color, materials, and design will match and enhance the existing property.

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 chemical or physical treatments will be used.

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

If any architectural resources or features are found, these will not be disturbed and mitigation measures will be take.

- 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 new patio will be within the exact footprint of the existing damaged patio.

- 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 new patio will be within the exact footprint of the existing damaged patio.

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.**

The architectural style and materials will match the existing historic structure.

- 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 new patio will be within the exact footprint of the existing damaged patio. This will not overpower the original structure and will be in proportion to the original home.

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

The new patio will be attached in the rear within the same footprint of the damaged patio.

- 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.**

No air conditioning will be installed.

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City’s local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. Whether reasonable measures can be taken to save the building;

The patio roof and columns collapsed and was a liability/ hazard to the existing home. The patio was removed immediately following Hurricane Helen in order to prevent damage to the stucco and windows of the home.

2. 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.

The building is capable of earning an economic return as it has historical significance. It's location and rehabilitation is absolutely necessary.

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

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

<i>Exterior Material/Siding</i> CMU Block, Stucco
<i>Windows</i> N/A
<i>Doors</i> N/A
<i>Roofing</i> Spanish Barrel Tile - Red, Wooden Truss System
<i>Entrances/Porches</i> Open entrances

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.


Owner/Applicant Signature

1/30/2025
Date

LOT 9
BLOCK 16

LOT 10
BLOCK 16



CB=N82°06'E(M)
R=564'(P)
C=61.84'(P&M)
A=61.87'(P&M)

N78°52'E(M)
N78°53'E(P) 36'(P&M)

P.P.
F.DISK
(RLS1269)

CONCRETE DRIVEWAY

CONCRETE CURB

POWERLINE

CASABLANCA AVENUE (50' R/W)
(29.7' PAVED)

118'(P)
118.08'(M)
CONCRETE SIDEWALK
(BASIS OF BEARINGS)
N11°07'00"W(P&M)

CONCRETE WALK

2 STORY FRAME
#3401

LOT 8
BLOCK 16

LOT
BLOCK

1 STORY
FRAME
GARAGE

WALL CLEAR 0.8'

118.08'(M)
118'(P)

S04°48'48"E(M)

CONC. WALL OVER 0.06'

ADJ. P/S DRIVEWAY CLEAR 0.4'

CB=S82°04'W(M)
A=48.93'(P&M)
C=48.90'(P&M)
R=446'(P)

S78°53'W(P) 36'(P&M)
S78°55'W(M)

DE BAZEN AVENUE (60' R/W)
(24.8' PAVED)

A BOUNDARY SURVEY OF LOT 8, BLOCK 16, DON CE-SAR PLACE, AS RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITH SPOT ELEVATIONS.

JOB NUMBER: MMXX049

TELEPHONE: (727) 360-0636

DATE OF FIELD SURVEY: 2/12/09

DAVID C. HARNER
PROFESSIONAL SURVEYOR & MAPPER

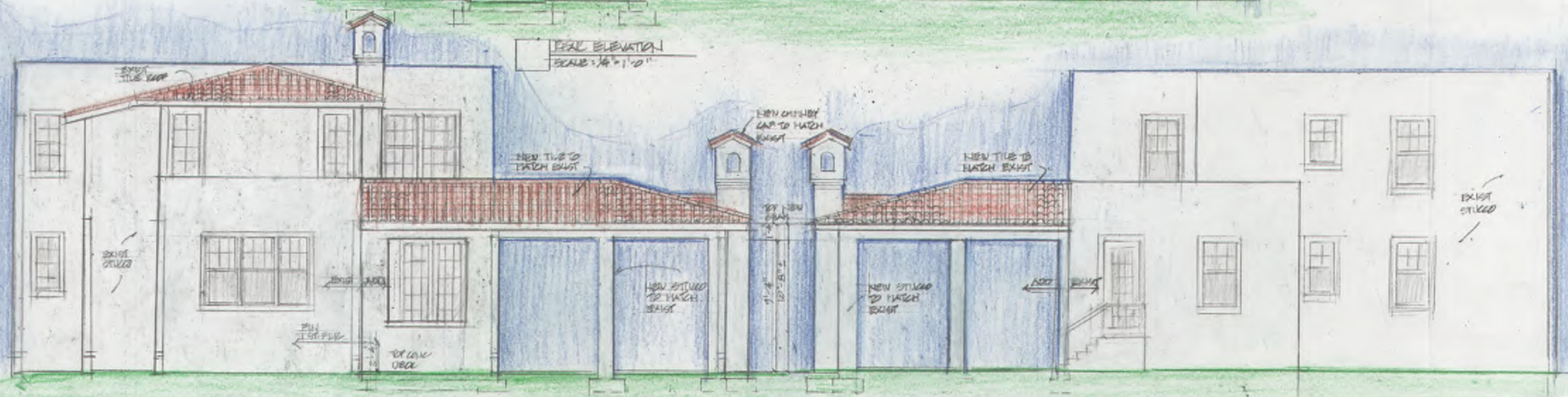
FLOOD ZONE: "AE" (B.F.E.=11')

FLOOD MAP DATE: 8/18/09

PAGE 194 of 441



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



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

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

BY	
REVISIONS	
DATE	
NO.	
SHEET: BUILDING ELEVATIONS	
PROJECT: LOCAL RESIDENTIAL ADDITION	
340 CACABANCA AVE. ST. PETERS, FL	
MICHAEL J. JURN RESIDENTIAL DESIGN, INC.	
195 110th Ave. No. 3, Treasure Island, FL 33706	
727-360-2314	
DATE: JAN 13 2025	
SCALE: AS NOTED	
BY: MPJ	
RES-02-25	
2	















Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

OFFICE OF THE
SECRETARY

FL #	FL7473-R9								
Application Type	Revision								
Code Version	2020								
Application Status	Approved								
Comments									
Archived	☐								
Product Manufacturer	EAGLE ROOFING PRODUCTS, LLC								
Address/Phone/Email	1575 East CR 470 Sumterville, FL 33858 (800) 400-3245 annettes@eagleroofing.com								
Authorized Signature	Annette Sindar annettes@eagleroofing.com								
Technical Representative	Tyler Allwood								
Address/Phone/Email	1575 East Country Road 470 Sumterville, FL 33585 (941) 302-7826 tylera@eagleroofing.com								
Quality Assurance Representative									
Address/Phone/Email									
Category	Roofing								
Subcategory	Roofing Tiles								
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received								
Florida Engineer or Architect Name who developed the Evaluation Report	Robert Nieminen								
Florida License	PE-59166								
Quality Assurance Entity	Architectural Testing, Inc., an Intertek Company								
Quality Assurance Contract Expiration Date	12/31/2023								
Validated By	John W. Knezevich, PE ☒ Validation Checklist - Hardcopy Received								
Certificate of Independence	FL7473_R9_COI_2020_01_COI_NIEMINEN.pdf								
Referenced Standard and Year (of Standard)	<table> <thead> <tr> <th>Standard</th><th>Year</th></tr> </thead> <tbody> <tr> <td>ASTM C1492</td><td>2009</td></tr> <tr> <td>FRSA/TRI (09-18)</td><td>2018</td></tr> <tr> <td>SSTD 11</td><td>1997</td></tr> </tbody> </table>	Standard	Year	ASTM C1492	2009	FRSA/TRI (09-18)	2018	SSTD 11	1997
Standard	Year								
ASTM C1492	2009								
FRSA/TRI (09-18)	2018								
SSTD 11	1997								
Equivalence of Product Standards Certified By									
Sections from the Code									

Product Approval Method

Method 1 Option D

Date Submitted 09/29/2020
Date Validated 10/04/2020
Date Pending FBC Approval 10/12/2020
Date Approved 12/15/2020
Date Revised 10/09/2023

Summary of Products

FL #	Model, Number or Name	Description
7473.1	Eagle Roof Tiles	Low (flat), medium and high profile concrete roof tiles
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: See Section 5 of Evaluation Report for Limits of Use. Tile roofs are analyzed for wind resistance through overturning moment. Refer to FRSA/TRI (09-18) for overturning moment limitations of mechanically attached tile roof systems and the tile-adhesive manufacturer's Product Approval for adhesive-set tile roof systems.		Installation Instructions FL7473 R9 II 2020 09 28 FINAL ER EAGLE NON-HVHZ FL7473-R9.pdf Verified By: Robert J. M. Nieminen PE - 59166 Created by Independent Third Party: Yes Evaluation Reports FL7473 R9 AE 2020 09 28 FINAL ER EAGLE NON-HVHZ FL7473-R9.pdf Created by Independent Third Party: Yes

[Back](#)

[Next](#)

Contact Us :: [2601 Blair Stone Road, Tallahassee FL 32399](#) Phone: 850-487-1824

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Product Approval Accepts:





NEMO|etc.

Certificate of Authorization #32455
353 Christian Street, Unit #13
Oxford, CT 06478
(203) 262-9245

ENGINEER

EVALUATE

TEST

CONSULT

EVALUATION REPORT

Eagle Roofing Products, LLC

1575 East Country Road 470
Sumterville, FL 33585
(800) 400-3245

Evaluation Report 15625.08.17-R1

FL22854-R1

Date of Issuance: 08/14/2017

Revision 1: 10/16/2020

SCOPE:

This Evaluation Report is issued under **Rule 61G20-3** and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code. The product described herein has been evaluated for compliance with the **7th Edition (2020) Florida Building Code (HVHZ)** sections noted herein.

DESCRIPTION: Eagle Roof Tiles

LABELING: Labeling shall be in accordance with the requirements of the Accredited Quality Assurance Agency noted herein.

CONTINUED COMPLIANCE: This Evaluation Report is valid until such time as the named product(s) changes, the referenced Quality Assurance or production facility location(s) changes, or Code provisions that relate to the product(s) change. Acceptance of our Evaluation Reports by the named client constitutes agreement to notify NEMO ETC, LLC of any changes to the product(s), the Quality Assurance or the production facility location(s). NEMO ETC, LLC requires a complete review of its Evaluation Report relative to updated Code requirements with each Code Cycle.

ADVERTISEMENT: The Florida Product Approval Number (FL#) preceded by the words "NEMO|etc. Evaluated" may be displayed in advertising literature. If any portion of the Evaluation Report is displayed, then it shall be done in its entirety.

INSPECTION: Upon request, a copy of this entire Evaluation Report shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This Evaluation Report consists of pages 1 through 7.

Prepared by:

Robert J.M. Nieminen, P.E.

Florida Registration No. 59166, Florida DCA ANE1983



The facsimile seal appearing was authorized by Robert Nieminen, P.E. on 10/16/2020. This does not serve as an electronically signed document.

CERTIFICATION OF INDEPENDENCE:

1. NEMO ETC, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. NEMO ETC, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the evaluation reports are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

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ROOFING SYSTEM EVALUATION:
1. SCOPE:

Product Category: Roofing
Sub-Category: Roofing Tiles
Compliance Statement: Eagle Roof Tiles, as produced by Eagle Roofing Products, LLC, have demonstrated compliance with the following sections of the **7th Edition (2020) Florida Building Code (HVHZ)** through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations / Conditions of Use set forth herein.

2. STANDARDS:

<u>Section</u>	<u>Property</u>	<u>Standard</u>	<u>Year</u>
1523.6.5.2	Material standard	TAS 112	1995
1523.6.5.2	Wind Driven Rain	TAS 100	1995
1523.6.5.2.2	Static Uplift Resistance	TAS 101	1995
1523.6.5.2.3	Static Uplift Resistance	TAS 102	1995
1523.6.5.2.3	Static Uplift Resistance	TAS 102(A)	1995

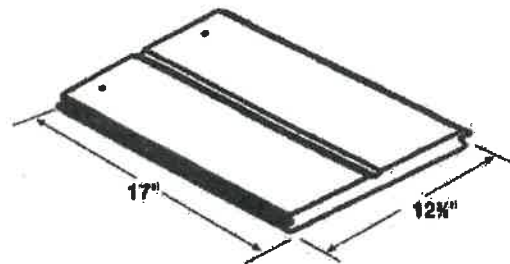
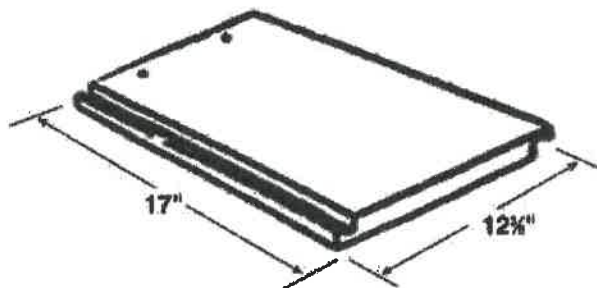
3. REFERENCES:

<u>Entity</u>	<u>Examination</u>	<u>Reference</u>	<u>Date</u>
ATL (TST3782)	TAS 112	RT0908.01-20	09/11/2020
ATL (TST3782)	TAS 112	RT0908.02-20	09/11/2020
ATL (TST3782)	TAS 112	RT0908.03-20	09/11/2020
ERD (TST6049)	TAS 101	P39740.02.12	02/21/2012
Miami-Dade (CER1592)	HVHZ certification (adhesive)	17-0322.03	04/27/2017
Miami-Dade (CER1592)	HVHZ certification (tile)	18-0509.19	06/14/2018
Miami-Dade (CER1592)	HVHZ certification (adhesive)	18-0131.02	07/12/2018
Miami-Dade (CER1592)	HVHZ certification (tile)	18-0829.04	10/04/2018
Miami-Dade (CER1592)	HVHZ certification (tile)	18-0829.05	10/04/2018
NEMO	HVHZ evaluation (adhesive)	15755.06.17-R3	05/15/2018
NEMO (TST6049)	TAS 101	4-ICP-18-001.05.18-2	05/15/2018
NEMO (TST6049)	TAS 101	4S-ICP-18-001.10.18-2	10/04/2018
NEMO (TST6049)	TAS 101	4c-DPBS-20-LSOTM-01	09/30/2020
Tile Roof Institute	TAS 100, TAS 101, 102, 102(A)	Membership Letter	11/29/2005
Tile Roof Industry Alliance	Membership confirmation	tileroofing.org	Current
Intertek/ATI (QUA1844)	Quality Assurance	Inspection Report	05/28/2020
Intertek/ATI (QUA1844)	Quality Assurance	Florida BCIS	Current

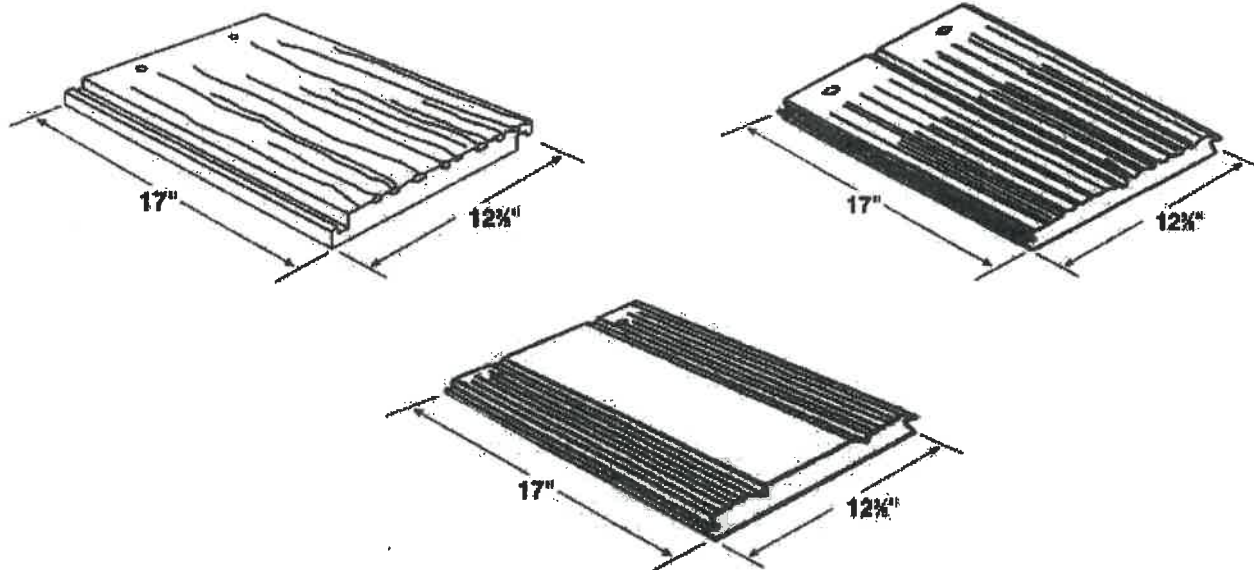
4. PRODUCT DESCRIPTION:

Product	Material Standard	Plant(s)
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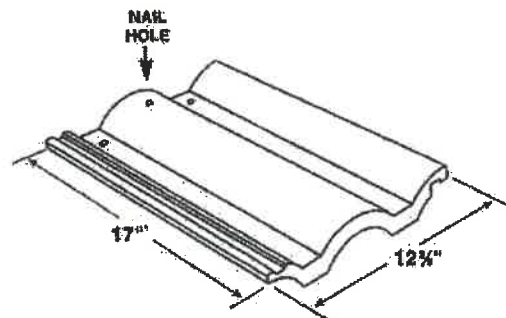
4.1 Low Profile Concrete Tile TAS 112, Type 3a, Class III Sumterville, FL



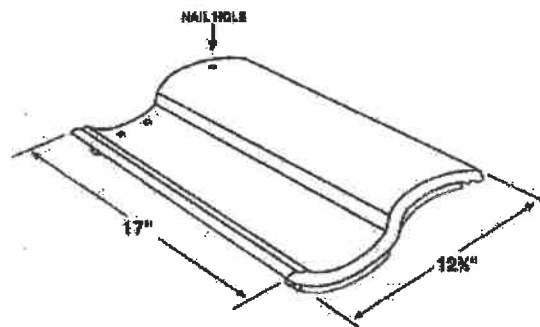
	Product	Material Standard	Plant(s)
4.1	Low Profile Concrete Tile	TAS 112, Type 3a, Class III	Sumterville, FL



4.2	Medium Profile Concrete Tile	TAS 112, Type 1b, Class III	Sumterville, FL
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4.3	High Profile Concrete Tile	TAS 112, Type 1a, Class III	Sumterville, FL
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5. LIMITATIONS:

- 5.1 This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.
- 5.2 This Evaluation Report is for use in FBC High Velocity Hurricane Zone jurisdictions only (i.e., Broward and Miami-Dade Counties), or other jurisdictions having formally adopted FBC HVHZ requirements.
- 5.3 This Evaluation Report pertains to above-deck roof components. Roof decks and structural members shall be in accordance with FBC HVHZ requirements to the satisfaction of the Authority Having Jurisdiction.
- 5.4 This Evaluation Report does not include evaluation of fire classification. Refer to **FBC 1516** for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.
- 5.5 This Evaluation Report does not include evaluation of roof edge termination.
- 5.6 Refer to **FBC 1521** for requirements and limitations regarding recover installations.
- 5.6.1 For mechanically attached components over existing roof decks, fasteners shall be tested in the existing deck for withdrawal resistance. A qualified design professional shall review the data for comparison to the minimum requirements for the system. Testing shall be in accordance with **Testing Application Standard TAS 105**.
- 5.7 Reference is made to **FBC 1512.4.2.4** regarding field testing of completed tile roof installations.
- 5.8 All components in the roof assembly shall have quality assurance audit in accordance with **F.A.C. Rule 61G20-3**.
- 5.8.1 Applicant shall retain the services of an FBC listed, accredited laboratory to perform quarterly tests in accordance with **TAS 112, Appendix 'A'**.

6. INSTALLATION:

- 6.1 **Eagle Roof Tiles** may be mechanically fastened, mortar-set or adhesive-set. Installation shall comply with manufacturer's current published instructions, but not less than the requirements of **RAS 118-20, RAS 119-20** or **RAS 120-20**, as applicable.
- 6.2 Minimum underlayment shall comply with the **RAS 118-20, RAS 119-20** or **RAS 120-20**, as applicable. Underlayment products shall hold current Florida Statewide Product Approval or Local Approval for use in tile roof assemblies in **FBC HVHZ** jurisdictions.
- 6.3 Attachment Calculations: **Eagle Roof Tiles** shall be evaluated as a '**Moment-Based System**' in accordance with **Roofing Application Standard RAS 127-20** using the data outlined herein.

TABLE 1: AERODYNAMIC MULTIPLIERS – λ (FT³)

Tile	Batten Application	Direct-Deck Application
Low Profile Concrete Tile	0.301	0.278
Medium Profile Concrete Tile	0.305	0.282
High Profile Concrete Tile	0.300	0.277

TABLE 2: RESTORING MOMENT DUE TO GRAVITY – M_G (FT-LBF)

Tile	Roof Slope (θ)									
	3:12 $\leq \theta < 4:12$		4:12 $\leq \theta < 5:12$		5:12 $\leq \theta < 6:12$		6:12 $\leq \theta < 7:12$		$\theta \geq 7:12$	
	Battens	Direct	Battens	Direct	Battens	Direct	Battens	Direct	Battens	Direct
Low Profile Concrete Tile	7.48	7.71	7.37	7.59	7.22	7.44	7.05	7.27	6.86	7.07
Medium Profile Concrete Tile	6.30	6.65	6.21	6.54	6.08	6.41	2.93	6.25	5.77	6.08
High Profile Concrete Tile	6.68	6.99	6.57	6.88	6.44	6.73	6.28	6.56	6.10	6.38

TABLE 3: ATTACHMENT RESISTANCE EXPRESSED AS A MOMENT – M_F (FT-LBF)
MECHANICALLY ATTACHED SYSTEMS

Tile	Fastener					Direct-Deck (min. 15/32" plywood)	Direct-Deck (min. 19/32" plywood)	Battens
	Type	#	Size	Shank	Clip			
Low Profile Concrete Tile	Nail	One (1) ²	10d	Smooth or Screw	N/A	7.3	9.8	4.9
	Nail	Two (2)	10d	Smooth or Screw	N/A	14.0	18.8	7.4
	Nail	One (1) ²	10d	Smooth or Screw	Eave	19.0	19.0	22.1
	Nail	One (1) ²	10d	Smooth or Screw	Field	24.3	24.3	24.2
	Nail	Two (2)	10d	Smooth or Screw	Eave	31.9	31.9	32.2
	Nail	Two (2)	10d	Smooth or Screw	Field	35.5	35.5	34.8
	Nail	Two (2)	10d	Ring	N/A	30.9	38.1	17.2
	Nail ¹	Two (2) ¹	10d ¹	Ring ¹	N/A	50.3	65.5	48.3
	Screw	One (1) ²	#8	N/A	N/A	30.8	30.8	18.2
	Screw	Two (2)	#8	N/A	N/A	51.7	51.7	24.4

¹ Installation with a 4-inch tile headlap and fasteners located min. 2½-inch from head of tile.
² For one (1) fastener installations, utilize hole that is closest to the interlocking edge.

TABLE 3: ATTACHMENT RESISTANCE EXPRESSED AS A MOMENT – M_F (FT-LBF)
MECHANICALLY ATTACHED SYSTEMS

Tile	Fastener					Direct-Deck (min. 15/32" plywood)	Direct-Deck (min. 19/32" plywood)	Battens
	Type	#	Size	Shank	Clip			
Medium Profile Concrete Tile	Nail	One (1) ²	10d	Smooth or Screw	N/A	8.8	11.8	4.1
	Nail	Two (2)	10d	Smooth or Screw	N/A	16.4	21.9	7.1
	Nail	One (1) ²	10d	Smooth or Screw	Eave	19.0	19.0	22.1
	Nail	One (1) ²	10d	Smooth or Screw	Field	24.3	24.3	24.2
	Nail	Two (2)	10d	Smooth or Screw	Eave	31.9	31.9	32.2
	Nail	Two (2)	10d	Smooth or Screw	Field	35.5	35.5	34.8
	Nail	Two (2)	10d	Ring	N/A	27.8	37.4	28.8
	Nail ¹	Two (2) ¹	10d ¹	Ring ¹	N/A	43.0	67.5	50.9
	Screw	One (1) ²	#8	N/A	N/A	25.8	25.8	22.9
	Screw	Two (2)	#8	N/A	N/A	47.1	47.1	49.1
High Profile Concrete Tile	Nail	One (1)	10d	Smooth or Screw	N/A	5.1	6.8	2.8
	Nail	Two (2)	10d	Smooth or Screw	N/A	6.9	9.2	7.3
	Nail	One (1)	10d	Smooth or Screw	Field	23.1	23.1	19.0
	Nail	One (1)	10d	Smooth or Screw	Eave	29.3	29.3	24.0
	Nail	Two (2)	10d	Smooth or Screw	Field	27.6	27.6	38.6
	Nail	Two (2)	10d	Smooth or Screw	Eave	38.1	38.1	41.8
	Nail	Two (2)	10d	Ring	N/A	28.6	41.2	19.4
	Nail ¹	Two (2) ¹	10d ¹	Ring ¹	N/A	33.1	48.1	45.2
	Screw	One (1)	#8	N/A	N/A	20.7	20.7	18.1
	Screw	Two (2)	#8	N/A	N/A	43.2	43.2	29.8

¹ Installation with a 4-inch tile headlap and fasteners located min. 2½-inch from head of tile.
² For one (1) fastener installations, utilize hole that is closest to the interlocking edge.

TABLE 4: ATTACHMENT RESISTANCE EXPRESSED AS A MOMENT – Mf (FT-LBF)
MORTAR AND ADHESIVE SET SYSTEMS

Note from Eagle Roofing Products of Florida, LLC: The performance data listed in Table 4 are based on the respective adhesive manufacturers' test reports and Miami-Dade NOAs. **Eagle Roofing Products of Florida, LLC.** relies upon the adhesive manufacturers to provide these values for our inclusion in this FBC HVHZ Evaluation Report. Please consult the individual adhesive manufacturer for information on product approvals, limitations, revisions or other information for determining wind load and overturning moment performance.

Tile	Tile Adhesive				Mf (ft-lbf)
	Manufacturer	Product	Product Approval	Placement	
Low Profile Concrete Tile	ICP Adhesives & Sealants, Inc.	“Polyset® AH-160”	NOA 17-0322.03	Interdependent (2-paddy)	43
				Independent (medium paddy, ~30 g)	52
				Independent (large paddy, ~45 g)	93
	ICP Adhesives & Sealants, Inc.	“Polyset® RTA-1”	NOA 18-0131.02	Interdependent (2-paddy)	50
				Interdependent (2-screws at tail & 1-paddy at headlap)	60
	DuPont de Nemours, Inc.	“TILE BOND™ Roof Tile Adhesive”	FL22525	Interdependent (2-pads)	61
Independent (2 pads @ 2x2x4-inch)				64	
Medium Profile Concrete Tile	ICP Adhesives & Sealants, Inc.	“Polyset® AH-160”	NOA 17-0322.03	Interdependent (2-paddy)	52
				Independent (medium paddy, ~30 g)	38
				Independent (large paddy, ~54 g)	66
	ICP Adhesives & Sealants, Inc.	“Polyset® RTA-1”	NOA 18-0131.02	Interdependent (2-paddy)	44
				Interdependent (2-screws at tail & 1-paddy at headlap)	65
	DuPont de Nemours, Inc.	“TILE BOND™ Roof Tile Adhesive”	FL22525	Independent (2 pads @ 2x2x4-inch)	44
High Profile Concrete Tile	ICP Adhesives & Sealants, Inc.	“Polyset® AH-160”	NOA 17-0322.03	Interdependent (2-paddy)	30
				Independent (medium paddy, ~30 g)	49
				Independent (large paddy, ~63 g)	94
	ICP Adhesives & Sealants, Inc.	“Polyset® RTA-1”	NOA 18-0131.02	Interdependent (2-paddy)	33
				Interdependent (2-screws at tail & 1-paddy at headlap)	52
	DuPont de Nemours, Inc.	“TILE BOND™ Roof Tile Adhesive”	FL22525	Independent (2 pads @ 1x1x10-inch)	32

7. LABELING:

- 7.1 Each unit shall bear the imprint or identifiable marking of the manufacturer's name or logo. Tile lots shall be labeled in accordance with the requirements of the Accredited Quality Assurance Agency noted herein.



(LOCATED ON UNDERSIDE OF TILE)

EAGLE FL

(LOCATED ON FRONTSIDE OF TILE)

8. BUILDING PERMIT REQUIREMENTS:

As required by the Building Official or Authority Having Jurisdiction to properly evaluate the installation of this product.

9. MANUFACTURING PLANTS:

Contact the named QA entity for manufacturing facilities covered by F.A.C. Rule 61G20-3 QA requirements. Refer to Section 4 herein for products and production locations having met codified material standards.

10. QUALITY ASSURANCE ENTITY:

Architectural Testing, Inc., an Intertek Company – QUA1844; (847) 718-6307; naura.alcheikh@intertek.com

- END OF EVALUATION REPORT -

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25014: 1807 Pass-a-Grille Way

Action Request: Motion to approve Certificate of Appropriateness 25014 for demolition of the single-family residence at 1807 Pass-a-Grille Way.

Strategic Objective:

Date: March 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The owners of the contributing single-family structure request approval for demolition due to damage sustained from Hurricanes Helene and Milton.

Funding: n/a

Attachments:

1. Staff Report
2. 25014 - 1807 Pass-a-Grille Way, Application COA for Demo
3. 25014 - Survey



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

Certificate of Appropriateness / Demolition Case No. 25014

Applicant/Property Owner: Victor Tonas and Wendy Hopwood

Meeting Date: March 6, 2025

Prepared By: Brandon Berry, Senior Planner

REQUEST	Victor Tonas and Wendy Hopwood request a Certificate of Appropriateness for demolition of the two-story structure at 1807 Pass-a-Grille Way, a contributing resource of the Pass-a-Grille Historic District
SUBJECT PROPERTY	1807 Pass-a-Grille Way; Parcel #18-32-16-68634-000-0012; PHILLIPS DIVISION REV MAP UNNUMBERED TRACT DESC BEG SE COR OF PASS-A-GRILLE WAY & 19TH AVE TH E 117FT (S) TO BULKHEAD LN TH S'LY 57.5FT TH W 116FT(S) TH N 57.5FT TO POB
LAND USE / ZONING	RLM-2/PAG
YEAR BUILT	Circa 1947 (Florida Master Site File)
HISTORIC STATUS	The existing structure was determined contributing to the Pass-a-Grille Historic Overlay in its 2003 boundary increase, and re-surveyed as a historic resource in 2015 in a local resources study.
SURROUNDING AREA	North – 19 th Avenue street-end & Pass-a-Grille Marina South – Residential (Vacant) East – Water West – Three-unit condominium

BACKGROUND and ANALYSIS

The applicant is applying to demolish a two-story ranch or masonry vernacular residential development constructed circa 1947 per the Florida Master Site File. The residence was modified with a recessed upper-story addition in 2020.

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 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.**

The structure contains a pierced concrete band above the garage door and a breezeblock design site wall as distinguishing features. The structure generally preserves the scale and massing of the Pass-a-Grille Overlay District but is not itself a standout example of the masonry vernacular style. A later-era historic development, the ranch style is uncommon in Pass-a-Grille but found more frequently in the northern, later-developed areas of the City, with dozens of preserved historic examples of the style in the Don CeSar and Belle Vista neighborhoods.

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

The structure is a scale-appropriate residence built toward the later end of Pass-a-Grille's boom era, and around the start of the resettlement of troops who occupied Pass-a-Grille and Pinellas County in general after the end of World War II. However, the structure itself is not considered by staff to be a critical structure in the district's continued designation. There are other masonry vernacular structures of similar integrity in the neighborhood.

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

The structure is located in a Coastal A flood zone and could not be replicated as currently constructed with concrete block, as the ground floor must be either on open pilings, breakaway walls, insect screening, or another material that prevents potential collapse from wave action under a major storm event. However, the general scale of the structure could be retained, although it is likely that the applicant will want to add additional living space to the floor above.

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

The primary structure is not one of the last remaining examples of the masonry vernacular style, which is well-represented throughout the district and in other historic areas of the City such as the Don CeSar and Belle Vista neighborhoods. The latter two neighborhoods in particular contain significant number of ranch-style homes, which were more common in the 1940s and 1950 than craftsman and the general frame vernacular style that adorn many structures in Pass-a-Grille.

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

The City has not yet received adequate data from the County's assessment to determine the extent of loss to the structure. However, staff visited the structure shortly after the hurricanes in October 2024 and noted extensive damage to the ground floor, which is supported through the applicant's application. The applicant had expressed a desire at the time to attempt to preserve and floodproof the structure, but notes in their application that repairs would not necessarily prevent the structure from sustaining similar damage in a similar event. On this basis, staff finds the applicant has adequately explored options for saving the building and does not find any of those options to be viable.

(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.

The applicant states they have received bids of over \$200,000 to repair the structure, and states they wish to have a FEMA-compliant structure. On this basis, staff finds it is not reasonable to expect the applicant to repair the structure given its extent of damage.

Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff recommends approval of the demolition of the contributing residential structure at 1807 Pass-a-Grille Way. While the structure is scale-appropriate and the recent addition to the rear of the structure appropriate in preserving its scale, mass and architecture, it is not one of the last remaining examples of the masonry vernacular style in Pass-a-Grille or one of the last remaining examples of the ranch style in the City, which is well-represented in other districts. Additionally, the structure has clearly sustained significant damage from the storm, as justified by the applicant. Finally, the structure is currently a single-family residence, and other than compliance with required setbacks and lot coverage, staff does not find any limitations in place to prevent the applicant from building a new residence of a similar character on the subject property.

AERIAL PHOTOGRAPH



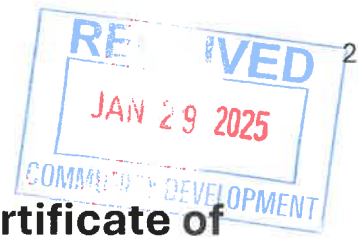
HISTORIC PHOTOGRAPH

2015 Historic Resources Survey





25614



Application for Certificate of Appropriateness

Owner Name & Address

Representative Name & Address

Victor Tomas & Wendy Hopwood
1807 PassAGRille Way
ST. Pete Beach FL 33706

tonashmuse@comcast.net

Phone 724-712-6030

Phone

Property Address and Legal Description

1807 PassAGRille Way ST. Pete Beach FL 33706
Parcel Number 18-32-16-68634-000-0012/PHILLIPS DIV REV/MAP TAX BLK-G # 3-38

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number

P112613

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Rehabilitation

Relocation

Demolition

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City's local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. Whether reasonable measures can be taken to save the building;

The structure was badly Flooded by Hurricane Helene. IT has been gutted, ALL walls up 4' cut out Floors are out, Kitchen, Bathrooms, Cabinetry, Sinks, toilets, The structure is Not Livable. We have received bids of 200K ± Above to Repair on the ground with No guarantees against future Flood destruction. The structure is located on The Pass A Grille Channel Next to the marina. We have decided to Demolish & Build a New Compliant Elevated Home.

2. 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.

It is Not Feasible to economically or otherwise Rehabilitate the structure from its present condition and location and expect a Return on its Value if Repairs are made to it on the Ground.

There is only one way to have reasonable expectation for the perpetuation of the building and appreciation/Return on its Value, this is to bring it into compliance with FEMA ± ST Pete Beach code for Coastal A Flood zone. We have Chosen Not to Elevate The Structure AS IS since The Cost to Prep land, Foundation, Lift The House ± Renovate the entire gutted Living space would be cost prohibitive to expect a Return of value this would be Overinvesting in the building of 78 yrs old. Thus, Our Decision to Build A New structure in Compliance (Elevated) Code FEMA ± ST Pete Beach.

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

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

<i>Exterior Material/Siding</i>
<i>Windows</i>
<i>Doors</i>
<i>Roofing</i>
<i>Entrances/Porches</i>

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.

Victor G. Tomas
Wendy H. Hargrave

Owner/Applicant Signature

January 27, 2025

Date

1807 Pass A Grille Way
Waterline from Hurricane Helene



Waterline 39" the living space is destroyed and outside dock, fences, decks, masonry walls

Provided by Victor Jonas & Wendy Hopwood co-owners

Gutted Interior 1807 Pass A Grille Way
Hurricane Helene



2:11

5G



St Pete Beach - Pass-a-G...
September 27 10:03 AM

Edit



LIVE



TYPE OF SURVEY: BOUNDARY



- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7342, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT

That portion of unnumbered tract of water lot lying East of Block G of, PHILLIPS DIVISION OF PASS-a-Grille City as designated on Plat of said subdivision recorded in Plat Book 4, Page 26, of the Public Records of Pinellas County, Florida, described as follows:

Beginning at a point formed by the intersection of the East line of Florida Avenue and the Southerly line of Jackson Street as shown on the Plat of said PHILLIPS DIVISION, for a Point of Beginning, run thence East along Southerly line of Jackson Street bulkhead of Boca Ceiga Bay; thence South along said Bulkhead 57 1/2 of feet to a point; thence West on a line parallel with Southerly line of Jackson Street to a point in Easterly line parallel with Southerly line of Jackson Street to a point in Easterly line of Florida Avenue; thence North along said Easterly line of Florida Avenue 57 1/2 feet to the Point of Beginning.

1807 Pass A Grille Way
St. Pete Beach, Florida 33706

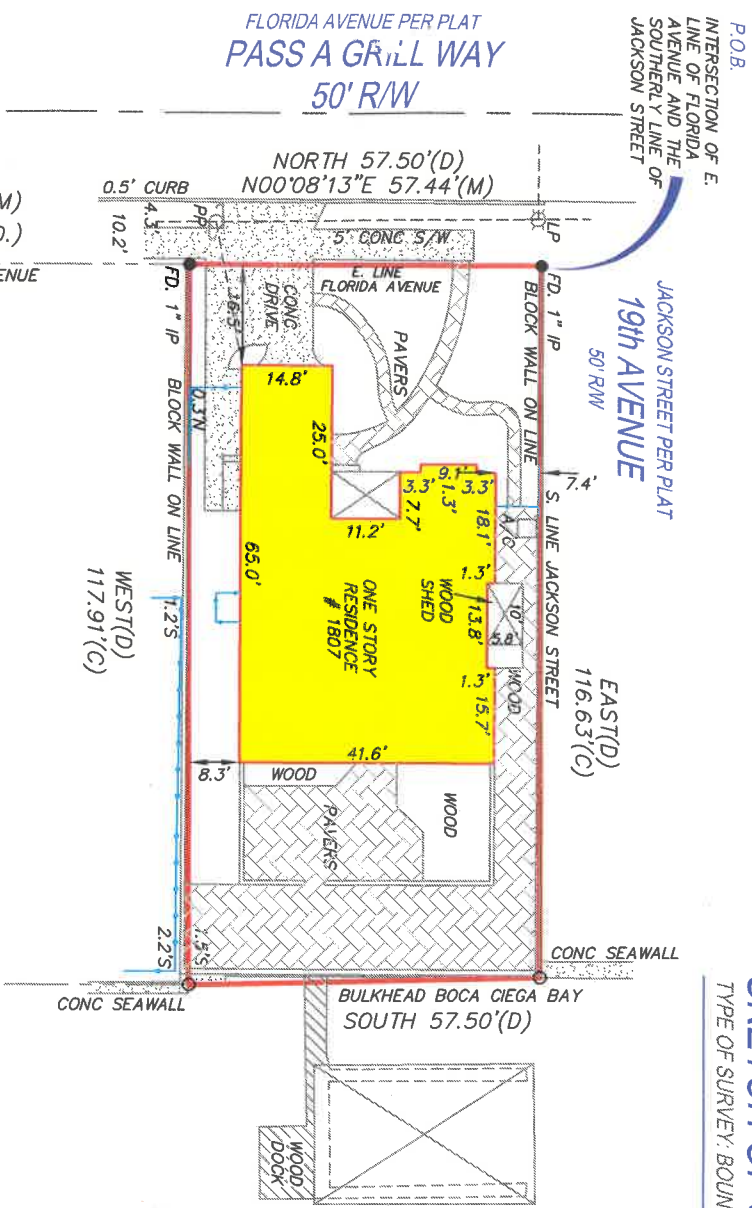
LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N.	NORTH	SW	SIDEWALK
B.R.	BEARING REFERENCE	N&D	N&B & DISC	SEC	SECTION
C.	CALCULATED	N.R.	NON RADIAL	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	TX	TRANSFORMER
CALC.	CALCULATED	P.	PLAT	TYP.	TYPICAL
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK	U.E.	UTILITY EASEMENT
CB	CHORD BEARING	P.C.	POINT OF CURVATURE	W.	WEST
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE	W.M.	WATER METER
CO	CORNER	P.C.P.	PERMANENT CONTROL POINT		
D	DESCRIPTION OR DEED	P.G.	PAGE		
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION		
E.L.	ELEVATION	P.K.	PARKER-KAYLON NAIL		
ELEV.	ELEVATION	P.O.L.	POINT ON LINE		
		P.O.U.	UTILITY POLE		
E.O.P.	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE		
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING		
E.F.U.E.	ELECTRIC POWER	P.O.C.	POINT OF COMMENCEMENT		
	UTILITY EASEMENT	P.O.R.	POINT OF REVERSE CURVE		
EASEM.	EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT		
F.F.	FINISHED FLOOR	P.T.	POINT OF TANGENCY		
F.D.	FOUND	R.	RADIUS		
I.P.	IRON PIPE	RAD.	RADIAL		

		CENTERLINE
		CENTRAL ANGLE/Delta
		CONCRETE
		CONC. BLOCK WALL TYPICAL
		COVERED AREA
		EXISTING ELEVATION
		PVC FEICE
		PROPERTY CORNER
		SITE BENCH MARK
		WELL
		WIRE FENCE
		WINDOW DECK
		WOOD STAKE

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



Legal Description:

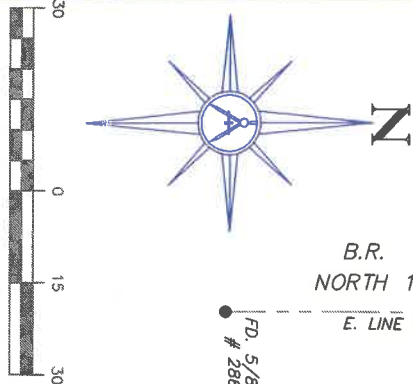
That portion of unnumbered tract of water lot lying East of Block G of, PHILLIPS DIVISION OF PASS-a-Grille City as designated on Plat of said subdivision recorded in Plat Book 4, Page 26, of the Public Records of Pinellas County, Florida, described as follows:

Beginning at a point formed by the intersection of the East line of Florida Avenue and the Southerly line of Jackson Street as shown on the Plat of said PHILLIPS DIVISION, for a Point of Beginning, run thence East along Southerly line of Jackson Street bulkhead of Boca Ciega Bay; thence South along said Bulkhead 57 1/2 of feet to a point; thence West on a line parallel with Southerly line of Jackson Street to a point in Easterly line parallel with Southerly line of Jackson Street to a point in Easterly line of Florida Avenue; thence North along said Easterly line of Florida Avenue 57 1/2 feet to the Point of Beginning.

Property Address:
1807 Pass A Grille Way
St. Pete Beach, Florida 33706

LEGEND & ABBREVIATIONS

1) LEGAL DESCRIPTION PROVIDED BY OTHERS	AC	AIR CONDITIONER	N.	NORTH	S.W.	SIDEWALK
2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.	B.R.	BEARING REFERENCE	N&D	NAL & DISC	SEC.	SECTION
3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDINGS AS SHOWN HEREON DO NOT INCLUDE ANY EAVE OVERHANG UNLESS NOTED.	C.	CALCULATED	N.R.	NON RADIAL	TEL	TELEPHONE FACILITIES
4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.	C.M.	CONCRETE MOUNTMENT	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.	CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	TR.	TRANSFORMER
6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.	CALC.	CALCULATED	P.	PLAT	U.E.	UTILITY EASEMENT
7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.	CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK	W.	WELL
8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.	CH	CHORD BEARING	P.C.	POINT OF CURVATURE	WM	WATER METER
9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.	COR.	CORNER	P.C.P.	POINT OF COMPOUND CURVATURE		
10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OR FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.	DE.	DESCRIPTION OR DEED	P.G.	PAGE		
11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.	D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION		
12) THIS SURVEY IS MADE IN ACCORDANCE WITH F.S. 627.7942, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.	ELEV.	ELEVATION	P.L.	PARKER-KAYLON WALL		
13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFUND PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE.	E.	EAST	P.O.L.	POINT ON LINE		
	E.O.P.	EDGE OF PAVEMENT	P.P.	POLYVINYL CHLORIDE		
	E.O.W.	EDGE OF WATER	PVC	POINT OF BEGINNING		
	E.P.U.	ELECTRIC POWER	P.O.B.	POINT OF BEGINNING		
	ESMT	UTILITY EASEMENT	P.O.C.	POINT OF COMMENCEMENT		
	F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MOVEMENT		
	FD	FOUND	P.T.	POINT OF TANGENCY		
	IP	IRON PIPE	R.	RADIUS		
	IP	IRON PIPE	RAD.	RADIAL		



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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25010: 808 Pass-a-Grille Way

Action Request: Motion to approve Certificate of Appropriateness 25010 for the demolition of the commercial structure at 808 Pass-a-Grille Way.

Strategic Objective:

Date: March 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Due to extensive damage sustained to the structures during the recent hurricanes, Staff recommends approval of the request to demolish the contributing commercial structure and contributing garage at 808 Pass-a-Grille Way.

Funding: n/a

Attachments:

1. Staff Report
2. 25010 - 808 Pass-a-Grille Way, COA Application



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

Certificate of Appropriateness / Demolition Case No. 25010

Applicant/Property Owner: Samuel Ervin of JVS Contracting for Mary Jo Micklitsch

Meeting Date: March 6, 2025

Prepared By: Brandon Berry, Senior Planner

REQUEST	Samuel Ervin of JVS Contracting for Mary Jo Micklitsch requests demolition of a two-story retail building and one-story outbuilding determined to be contributing to the Pass-a-Grille Historic District.
SUBJECT PROPERTY	808 Pass-a-Grille Way; Parcel #19-32-16-58932-005-0010; MOREY BEACH BLK 5, LOTS 1 AND 2
LAND USE / ZONING	CRD-EA
YEAR BUILT	Circa 1911 (Florida Master Site File)
HISTORIC STATUS	The existing structures were determined contributing to the Pass-a-Grille Historic District in its original 1989 designation, its 2003 boundary increase, and the District's 2015 re-survey.
SURROUNDING AREA	North – Pass-a-Grille Park South – Residence (Proposed for demolition) East – Pass-A-Grille Way and Water West – Four-family Residential

BACKGROUND and ANALYSIS

The applicant is applying to demolish the two-story Schwerdtfeger house, named after the president of the German-American Bank who constructed the residence in the early 1910s, as well as a single-clad outbuilding garage, both of which were deemed contributing to the Pass-a-Grille Historic District in its initial National Register Historic District in 1989 and remained contributing in the City's 2015 Historic Resources Survey.

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 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.**

The primary structure was a well-preserved example of the craftsman style and associated with an early settler of Pass-a-Grille, although it appears the original owner and builder was prestigious for their status outside of the community rather than within it. The primary structure contains extant overhanging eaves with rafter tails, an incised porch with Tuscan columns, and a stucco kneewall according to the Florida Master Site File. The outbuilding was appropriately-scaled for the site and contains shingle-clad siding, but is itself a complementary building to the primary structure and does not appear to be of significant merit on its own.

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

The primary structure is one of several craftsman-style (former) residences in the district, and one that retained several elements of the style through its porch, window style, and rafter tails. It is one of a handful of converted residences in the district, having been used for the past several years as a commercial building. While the structure is not one of the last remaining examples of the craftsman style in the district, it was a well-preserved example, and preserved the two-story massing of the structures in the area recognized by the City as the Eighth Avenue commercial district.

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

The structure is located in a Coastal A zone and a new structure will need to be elevated on piers rather than utilize an enclosed crawlspace foundation if the builder were to seek floodplain management compliance through elevation rather than floodproofing. As the structure is commercial, there is an option to floodproof the level below the design flood

elevation which could generally preserve the same massing as the existing structure, provided that a deep foundation is provided. Marine-grade plywood may be used if the building is floodproofed. Given the threat of both wave action and base flood elevations exceeding three feet, Staff recommends at least partial elevation of a new structure, which can be further floodproofed through wet or dry techniques.

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

The primary structure is not one of the last remaining examples of the craftsman style, which is well-represented throughout the district through both frame vernacular buildings that contain congruous elements as well as structures constructed in the craftsman style. However, it was a well-preserved example prior to the storm and was scale appropriate for its context.

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

The City estimates the primary structure to have sustained 100% of its depreciated value in damage from the 2024 hurricanes, which represents a total loss. Photos submitted by the applicant demonstrate significant exterior damage to the structure including to the porch. Staff finds that reasonable measures could not be taken to save the building.

(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.

Given the extent of damage, which was estimated by the City to be over \$140,000, Staff finds that it is not reasonable to expect the applicant to restore the structure.

Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff recommends approval of the demolition of the contributing commercial structure and contributing garage at 808 Pass-A-Grille Way. While the structures are scale-appropriate and the primary preserves numerous features of the craftsman style, the style and scale are capable of being replicated through new development and the individual after whom the structure is named in its Florida Master Site File does not appear to have had a significant impact on the early development history of the local community. Furthermore, it is evident through both photos as well as the City's own assessment that the primary structure sustained significant damage from recent hurricanes that Staff finds it unreasonable to require remediation of. Finally, the existing use of the property is commercial, which is a permitted use in the zoning district, and the applicant would not be prevented from establishing a similar structure or use on the property when and if they choose to redevelop.

AERIAL PHOTOGRAPH



HISTORIC PHOTOGRAPHS

Early 20th Century (circa 1936)



1989 National Register Historic District Designation



2015 Historic Resources Survey





Application for Certificate of Appropriateness

Case No: 25010

Owner Name & Address

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

Representative Name & Address

Samuel Ervin, JKS Contracting
1608 North 43rd Street
Tampa, FL 33605

Phone 727-415-9870

Phone 813-514-8229

servin@jkscontracting

Property Address and Legal Description

808 Pass-A-Boulevard Way, Morey Beach Bldg Lots 1 and 2
Parcel Number 19-32-16-58932-005-0010

Is the property part of a previously approved development proposal? ☐ Yes ☒ No

If yes, provide the case number N/A

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Rehabilitation

Relocation

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.

2. Attach photos and a survey of the existing property.

3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

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.**
- 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.**
- 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.**

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property 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.**
- 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.**

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

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.**

- 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.**

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

- 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.**

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City's local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. Whether reasonable measures can be taken to save the building;

Sadly, no. We've loved the property for many years. Now, the monetary expenditure is not reasonable for restoration.

2. 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.

No as structurally the amount of work needed is beyond economic comprehension.

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

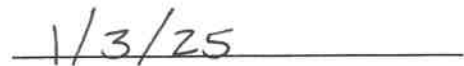
(Example: Windows-Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite)

<i>Exterior Material/Siding</i>
<i>Windows</i>
<i>Doors</i>
<i>Roofing</i>
<i>Entrances/Porches</i>

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.



Owner/Applicant Signature



Date



Certificate of Appropriateness

List of Required Submittals

The following are required for all request types, which can be found on Page 2:

- _____ Completed COA application form
- _____ Payment of application fee
- _____ Survey or site plan showing proposed work, unless no change to the footprint of the building or demolition is proposed.
 - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36"
 - North arrow shall be provided
- _____ Photographs of the subject property and structures in question

The following are required for any alteration to any façade of the building, including additions to the structure:

- _____ Elevation drawings – all sides
- _____ Samples or a detailed brochure of new materials to be used, including colors

The following are optional but strongly suggested:

- _____ **Floor plans**
 - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36".
 - North arrow shall be provided
 - Location of all doorways, windows, and walls (interior and exterior)

Please note that a Historic Preservation inspection is required as part of the Building Permit process for any work that alters the exterior and does not constitute a full site demolition. A final building inspection will not be conducted until after the Historic Preservation inspection is approved or waived by Historic Preservation staff.



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

SUBSTANTIAL DAMAGE RESIDENTIAL

Date: 01/03/2025

Permit #: 2500166

Access Code:

Property Owner: MICKLITSCH, MARY JO

Property Address: 808 PASS A GRILLE WAY

RE: Notice of Substantial Damage Determination and Resources for Property Owners

Dear MICKLITSCH, MARY JO:

I hope this letter finds you safe as we recover from two major hurricanes. We recognize how overwhelming this situation can be, and we are here to support you through this difficult time. We want to provide you with important information to help guide you through the next steps in your recovery process.

We are contacting you because the structure at **808 PASS A GRILLE WAY** has been determined to be substantially damaged by the weather events associated with Hurricanes Helene and Milton, estimated to be **100%** of the structure's value.

If you believe this assessment does not accurately reflect the damage to your structure, please review appeal information on the next page of this letter.

"Substantially damaged" as defined in Section 3.10 in the City of St. Pete Beach Land Development Code means that the estimated cost to repair a home in a flood hazard area is more than 50% of its current market value (excluding land value). Substantial damage determinations are based on observations and certain sources of public data to provide estimated costs of damages which may not reflect actual repair costs.

Based on this determination, the structure must be brought into compliance with all applicable Florida Building Codes, applicable City of St. Pete Beach Land Development Code and floodplain management regulations. Following these regulations qualifies our community for flood insurance through the National Flood Insurance Program. It also qualifies us for certain grants and disaster assistance which may become available for homeowners like you. Most importantly, these standards make sure your structure is safe from future flooding events.

While you do not have to vacate your structure immediately, a response is required within 60 days of receipt of this letter. With this determination, your options may include the following, subject to zoning use, density and dimensional regulations:

1. Elevate and repair your structure - The repaired structure must meet safety requirements and be elevated to or above the required elevation.
2. Demolish the existing structure and build a new elevated FEMA and Florida Building Code (FBC) compliant structure.
3. Relocate your structure to a location outside of the flood hazard area if it meets required wind loads and other requirements.
4. Abandon lower living level and build above.
5. Relocate to a new home and remove the damaged structure from the property.
6. If your structure was placed on the City's local historic registry after September 2005 and is either a contributing property in the Pass-a-Grille National Register Historic District or has a prepared Florida

Master Site File prepared, you may be eligible to request:

- A substantial improvement or damage exception for entirely interior repair work, **or**
- A substantial improvement or damage variance for repairs involving significant exterior work.

When exterior repairs of a locally designated historic structure are required, please contact St. Pete Beach's Planning Department at planning@stpetebeach.org to discuss options. Prior to undertaking an exception of variance, Staff recommends contacting your insurer to discuss potential impacts to your rates. Please also note that any historic resource for which an exception has been applied must remain on the local historic registry for its lifetime. Contact the Planning Department with any questions relating to historic designation.

If you believe the determination is not accurate, you can appeal the determination within 60 days from receipt of this SD letter through the submission of the completed appeal form and additional information which may include, but not limited to the following:

- Completed Substantial Improvement/Substantial Damage Review Package (formerly, FEMA Packet).
- Actual Cash Value (ACV) appraisal by licensed Appraiser (dated after 9/23/2023).
- Pre-Storm Building Value Reconsideration from the Pinellas County Property Appraiser (PCPAO) documentation.
- Photographs documenting the interior and exterior damage from Hurricane Helene and/or Hurricane Milton.

For additional information regarding the appeal process and submittal requirements, please email sdappeal@stpetebeach.org.

As you consider your options, please visit the City of St. Pete Beach main web page, www.stpetebeach.org, for resources to help you through the decision-making process and the most current hurricane repair and rebuild information, including the appeal process. For general questions related to permitting, please email permits@stpetebeach.org. I understand these are extremely hard times and residents and businesses are facing difficult decisions. Staff are here to assist you.

Sincerely,

Luke Curtis



Building Official/Floodplain Administrator

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25031: 110 15th Avenue

Action Request: After applicant acknowledgement regarding restrictions on redevelopment: Motion to approve Certificate of Appropriateness 25031 for demolition of the apartment building at 110 15th Avenue.

Strategic Objective:

Date: March 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Samuel W Ervin for Johnny Francisco of Tulia Homes Real Estate Dev LLC requests a Certificate of Appropriateness for demolition of the two-story Hurley Park Apartments at 110 15th Avenue.

Funding: n/a

Attachments:

1. Staff Report
2. 25031 - 110 15th Ave - COA Application
3. 25031 - 110 15th Ave - Survey
4. 25031 - 110 15th Ave - Contractor Edited Survey



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

Certificate of Appropriateness / Demolition Case No. 25031

Applicant/Property Owner: Samuel W Ervin for Johnny Francisco of Tulia Homes Real Estate Dev LLC

Meeting Date: March 6, 2025

Prepared By: Brandon Berry, Senior Planner

REQUEST	Samuel W Ervin for Johnny Francisco of Tulia Homes Real Estate Dev LLC requests a Certificate of Appropriateness for demolition of the two-story Hurley Park Apartments at 110 15 th Avenue.
SUBJECT PROPERTY	110 15 th Avenue; Parcel ID # 18-32-16-95454-005-1290; WEBSTER'S MAP, WARREN BLK C, LOT 129 TOGETHER WITH THAT VAC PT OF GULF WAY DESC BEG NW COR OF SAID LOT TH S01DE 50FT TH W 19.06FT TH N 50FT TH E 18.59FT TO POB (PER O.R. 13168/437)
LAND USE / ZONING	RLM-2/PAG
YEAR BUILT	Circa 1922 (Florida Master Site File)
HISTORIC STATUS	The existing structure was determined contributing to the Pass-a-Grille Historic Overlay in its 2003 boundary increase, and re-surveyed as a historic resource in 2015 in a local resources study.
SURROUNDING AREA	North – 15 th Avenue & Hurley Park South – Residence East – Residence (Local Historic Resource) West – Gulf Way & Beach

BACKGROUND and ANALYSIS

The applicant is applying to demolish a two-story masonry vernacular residential apartment development with two or three units constructed circa 1922 per the Florida Master Site File. The residence has been modified since its original construction, with a second story jetty added in an unknown year. A noncontributing garage is also present on the property and does not require approval from the Historic Preservation Board to demolish.

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 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.**

The structure is a masonry vernacular structure that staff finds to be both scale-appropriate and appropriately contextualized as park apartments. It features weatherboard siding, a roof with overhanging eaves and exposed rafter tails, a later-stage second-story jetty, arched lintels with keystones, and louvered vents. While the structure was found to be only in fair shape as of the 2015 Florida Master Site File preparation, and no apparent major exterior renovation has been undertaken since, the structure did appear eligible for such remediation prior to the storm.

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

The structure is one of the last remaining historic structures facing Hurley Park, with its eastern neighbor recently placed on the local historic registry. While the masonry vernacular style is well-represented elsewhere in the historic district, the subject structure contains features that are not frequently featured elsewhere, such as the lintels with keystones. Staff does not find the structure's retention to be essential to the character of the district, but finds its siting, scale, and features to be of note.

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

The structure does not appear to be located in a Coastal A zone, although the delimiting line may clip the western portion of the lot which may affect the requirements for a new development on the lot. The applicant is likely able to reconstruct with water-resistant

materials on the ground floor and residences above. What may be a greater limitation is the multiple-family nature of the structure, with the owner limited to a structure of the same developed square footage during rebuild if they choose to retain the multiple units, as the lot is not sized to allow for two units by right. The owner would not face such constraints if they choose to reconstruct with a single-family residence.

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

The structure is not one of the last remaining examples of the masonry vernacular style in the City, but is one of a dwindling number of modest apartment-style residences among parcels that front along Gulf Way, and its loss does impact the integrity of the district. One of Pass-a-Grille's unique features is the retention of pre-suburban settlement multifamily structures on small parcels that, while not necessarily compliant with the Florida Building Code, reflect its early transient nature.

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

The City produced a letter indicating that the structure sustained 71.7% of its depreciated value, indicating substantial damage with an estimated cost of repair of \$100,208. The applicant states that the building was aggressively damaged. Staff finds that reasonable measures to save the building are not viable.

(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.

Damage sustained exceeded \$100,000 and staff finds that that the damage is apparent enough to not make rehabilitation a viable option.

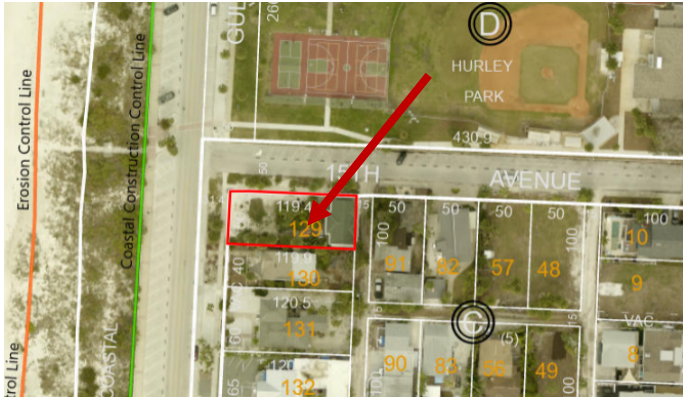
Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff recommends approval of the demolition of the contributing residential structure at 110 15th Avenue. Although the structure possesses both clear internal architectural integrity and is scale appropriate for the area, the damage sustained is significant and apparent, with the City finding the structure to have sustained substantial damage. Staff does not find it to be viable to preserve the structure.

Staff does request the applicant acknowledge that the property cannot be redeveloped with a multi-family structure unless the form, mass, and developed square footage of the structure remain the same after development.

AERIAL PHOTOGRAPH



HISTORIC PHOTOGRAPHS

Undated Photo (Attached to 1936 Property Card)



2015 Historic Resources Survey Photo





Application for Certificate of Appropriateness

Owner Name & Address

TULIA HOMES
REAL ESTATE DEV. LLC/
JOHNNY FRANCISCO

Representative Name & Address

SAMUEL W. ERVIN
1608 N 43RD ST
TAMPA, FL 33603

Phone (248) 495-5672

Phone (813) 244-1007

Property Address and Legal Description

110 15TH AVE ST PETE BEACH, FL 33706 | WEBSTER'S MAP, WARREN BLKC,
LOT 129 TOGETHER WITH THAT VAC PT OF GULF WAY DESC BEG NW COR OF SAID LOT SOLD
Is the property part of a previously approved development proposal? ☐ Yes ☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Rehabilitation

Relocation

TOTAL DEMOLITION

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.

EROSION CONTROL & SILT FENCING AS NESSEBARY.
~~THE~~ DEMOLITION OF STRUCTURE. (DESTROYED IN HURRICANE)

2. Attach photos and a survey of the existing property.
3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

N/A

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:

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- 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.**
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- 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.**

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City's local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. Whether reasonable measures can be taken to save the building;

BUILDING WAS AGGRESSIVELY DAMAGED/DESTROYED
AFTER FIRST AND SECOND MAJOR HURRICANES OF 2024.

2. 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.

ABSOLUTELY INCAPABLE

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

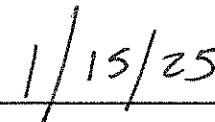
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Exterior Material/Siding
DEMOLITION
Windows
DEMO " "
Doors
DEMO " "
Roofing
DEMO " "
Entrances/Porches
DEMO " "

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.

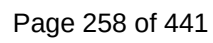


Owner/Applicant Signature



Date

- ALL STRUCTURES TO BE REMOVED
- ALL "IMPROVEMENTS"
- STRUCTURE DEEMED UNINHABITABLE



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

Agenda Report

Agenda Title Name: Recommendation of Ordinances 2025-07 and 2025-08 to the City Commission

Action Request: Motion to recommend approval of Ordinances 2025-07 and 2025-08 to the City Commission.

Strategic Objective:

Date: March 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: These amendments reflect the same content reviewed by the Historic Preservation Board and City Commission at their joint workshop in January 2025, with two notable changes to Ordinance 2025-07:

- 1) All new development accessible from a public alleyway must now have driveways accessible only from that alleyway regardless of width. However, those property owners with alleyways of less than 15 feet in width can request a waiver at time of design review.
- 2) Pools, specifically, are exempt from the new requirement for all accessory structures to be placed behind the residence. This does not affect the requirement for structures to be constructed within the build-to lines of the building type, and will be mostly beneficial to those with adequate space to place a pool to the side of the secondary frontage of the structure.

After recommendation, Staff will prepare these amendments for Planning Board (Local Planning Agency) review in mid-2025, after the Design Guidebook has been completed. Staff intends to bring any significant changes back to the Historic Preservation Board for review prior to implementation, but will only list minor changes for discussion on future agendas.

Funding: N/A

Attachments:

1. Ordinance 2025-07
2. Ordinance 2025-07 Exhibit A - Clean
3. Ordinance 2025-07 Exhibit A - Markup
4. Ordinance 2025-08
5. Ordinance 2025-08 Exhibit A - Markup
6. Ordinance 2025-08 Exhibit A - Markup

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE CITY OF ST. PETE BEACH AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE DIVISION 20 – PASS-A-GRILLE OVERLAY DISTRICT, RENAMING TO DIVISION 20 – PASS-A-GRILLE HISTORIC OVERLAY DISTRICT; AMENDING SECTIONS 20.01. PURPOSE AND INTENT., 20.02. DEFINITIONS., 20.03. PERMITTED PRINCIPAL USES AND STRUCTURES., 20.05. ALLOWABLE CONDITIONAL USE., 20.06. PROHIBITED USES AND STRUCTURES., 20.07. DENSITY, INTENSITY AND ASSEMBLY OF PARCELS., 20.10. REDUCED SETBACKS FOR CONTRIBUTING STRUCTURES GRANTED A CERTIFICATE OF APPROPRIATENESS., 20.11. MINIMUM BUILDING TYPE REQUIREMENTS., 20.12. SUBDIVISION OF LOTS., AND 20.13 APPLICABILITY AND BUILDING TYPE ASSIGNMENT; REPEALING SECTION 20.13. RESIDENTIAL DEVELOPMENT OPTION FOR SINGLE-FAMILY HOMES. AND ADOPTING SECTION 20.13 APPLICABILITY AND BUILDING TYPE ASSIGNMENT.; RENAMING AND AMENDING SECTION 20.14 VACANT PARCELS. TO SECTION 20.14. LOT SPLIT, ASSEMBLY OF PARCELS, VACATION OF EASEMENTS AND/OR RIGHT-OF-WAYS; AMENDING SECTIONS 20.15. PERMITTED BUILDING TYPES, 20.16. PRIVATE FRONTAGE, 20.17. BUILDING HEIGHT, 20.18. MINIMUM OFF-STREET PARKING REQUIREMENTS, 20.19. ALLEYWAYS AND DRIVEWAYS, 20.20. LANDSCAPING STANDARDS, 20.21. SCREENING OF ELEVATED BUILDINGS, 20.22 GENERAL BUILDING DESIGN (RESIDENTIAL); AMENDING AND RENAMING 20.23. GENERAL BUILDING DESIGN (NON-RESIDENTIAL) TO 20.23. GENERAL BUILDING DESIGN (NON-RESIDENTIAL AND MIXED-USE BUILDINGS); AMENDING SECTION 20.24. DESIGN REVIEW AND REQUIRED DRAWINGS; AND ADOPTING SECTION 20.25. PASS-A-GRILLE HISTORIC OVERLAY DESIGN GUIDEBOOK; TO ADOPT DEVELOPMENT STANDARDS TO PRESERVE THE HISTORIC CHARACTER OF PASS-A-GRILLE AND INCREASE COMPATIBILITY OF NEW DEVELOPMENT WITH THAT CHARACTER; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER’S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach supports preservation and protection of its historic neighborhoods.

The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

WHEREAS, as the first incorporated town among the barrier islands of Pinellas County, with much of the neighborhood developed prior to the advent of modern suburban zoning regulations, Pass-a-Grille has a distinct character and contains a mix of use and structures that are not found elsewhere in St. Pete Beach, and which the City Commission finds support to preserve and protect.

WHEREAS, these amendments modify regulations passed in 2017 in an attempt to better align new development with the historic character of Pass-a-Grille, better incentivize preservation, and provide more thorough guidance on preferred design elements, among others.

WHEREAS, the Planning Board, sitting as the Local Planning Agency, reviewed these amendments on _____ and recommended them at a vote of ____ to ____ to the City Commission.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

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

SECTION 2. The Land Development Code Division 22 – LANDSCAPING AND TREE PROTECTION is amended as shown in EXHIBIT A to this Ordinance.

SECTION 3. Codification. This Ordinance shall be codified in the Code of Ordinances of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener’s Error. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This Ordinance shall take effect immediately upon adoption.

FIRST READING: _____
PUBLISHED: _____
SECOND READING: _____
PUBLIC HEARING: _____

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

Adrian Petrila, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2025.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

Ralf Brookes, City Attorney

The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

DIVISION 20 PAG PASS-A-GRILLE HISTORIC OVERLAY DISTRICT¹

Sec. 20.01. Purpose and intent.

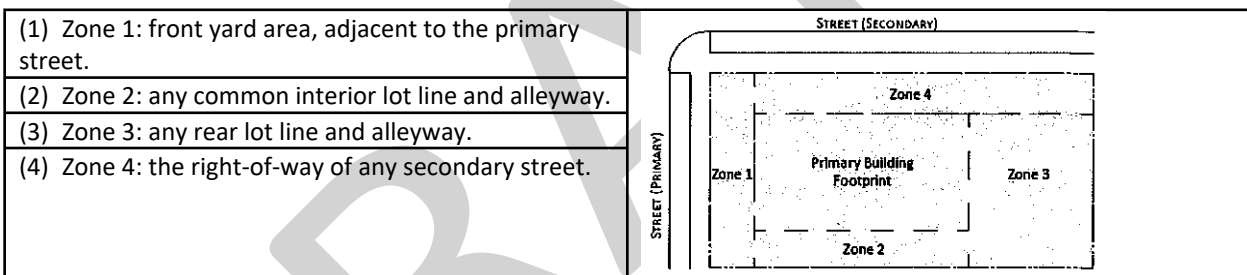
The City recognizes that the Pass-a-Grille Area was developed prior to the development of suburban zoning regulations. The Pass-a-Grille Historic Overlay District, herein referred as PAGHOD, is intended to allow for structures that are considered contributing to the National Register Historic District 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 to ensure that new and redevelopment of any structures and uses shall be compatible with the character of existing historic contributing structures within the PAGHOD. Also, to recognize that the existing platted lots and parcels meet the overall character of the district and shall be permitted to continue as viable lots while allowing for improvements to existing structures, additions and new development that is consistent with the existing mass and scale within the district.

Sec. 20.02. Definitions.

- (a) *Balance* means the relationship among the elements of a building on either side of an imaginary centerline through the middle of a building. Buildings are either symmetrically or asymmetrically balanced.
- (b) *Balanced, asymmetrically* means the shape(s) and design of a building may not match exactly, but instead have equal visual weight and are still visually balanced.
- (c) *Balanced, symmetrically* means the shapes on one side of the centerline match the shapes on the other side. The two halves are visually equal.
- (d) *Base flood elevation* shall have the same definition as in Article V, Chapter 98 of the Code of Ordinances.
- (e) *Building design elements* means the external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms insofar as the interior layout affects the exterior design, style, or ornamentation of the structure. The term does not include the height, bulk, 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.
- (f) *Building height*: Shall be as defined in Section 20.17 of this Division.
- (g) *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.
- (h) *Compatible design* means architectural design and construction that will fit harmoniously into the district based on scale and quality of construction with adjacent buildings and structures.

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.

- (i) *Design flood elevation* shall have the same definition as in Article V, Chapter 98 of the Code of Ordinances.
- (j) *Design flood elevation, required* means the minimum elevation of the finished floor or bottom of the lowest horizontal structural member of the lowest habitable floor of a structure, as applicable to the structure's flood zone, or the elevation to which an eligible nonresidential structure is required to be floodproofed. This minimum elevation shall be the highest of the elevations required by the City's floodplain management regulations, the Florida Building Code, as may be amended, or any other regulatory standards applicable to properties in St. Pete Beach.
- (k) *Lot requirements*: Provisions for minimum and maximums, lot depth, lot size and the permitted lot coverage.
- (l) *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.
- (m) *Mass, primary*: largest shape of a building.
- (n) *Mass, secondary*: additional shapes that form the façade of the building
- (o) *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:



- (p) *Private frontages*, refers to the area that is attached or integrated into the primary building.
- (q) *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;
- (r) *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.
- (s) *Proximity* means that objects that are close together should complement each other.
- (t) *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*.
- (u) *Similarity* means how our eyes are easily able to group objects together that share common textures, colors, or features.
- (v) *Voids* means windows, doors, or other openings that create negative space allowing for breaks within a primary or secondary mass.

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 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.

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.

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 PAGHOD are as follows:

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

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 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 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 PAGHOD.

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

- (a) The maximum residential density permitted in the 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 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.

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- (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 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. Requests for assembly shall be reviewed by the Historic Preservation Board which shall make recommendation to the Board of Adjustment (when applicable), and/or the City Commission as provided in Sec. 20.14.

Sec. 20.08. Maximum floor area ratio.

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

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.

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

Proposed additions to, or remodeling 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 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	(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 three feet of a variation from the average historic setback as described above, or to produce a setback less than the minimum for the subject parcel building type as defined in Section 20.15. Applicants seeking a lesser setback, or a setback with greater variation, than specified herein may seek a variance pursuant to Section 3.12 following certificate of appropriateness issuance and recommendation from the Historic Preservation Board.

When the setbacks provided above conflict with the setbacks required 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 or remodel.

The addition or remodel 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.

Sec. 20.11. Minimum building type requirements.

Lots of record within the PAGHOD shall be deemed conforming even if the parcel does not meet the minimum lot width/depth standards for the underlying zoning district, provided new development or redevelopment can meet the setback requirements noted for the assigned building type found in Sec. 20.15. 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 made by the City Manager or designee. If an applicant is not satisfied with the assignment of building type, an application to consider building type selection must be reviewed by the Historic Preservation Board prior to hearing of the practical difficulty or unnecessary and undue hardship variance application that pertains to the use type as outlined in the LDC Sec. 3.12 Variance process.

Sec. 20.12. Subdivision of lots.

Lots within the 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.

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

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

- (a) Assembly or parcel splits shall:
 - (1) Submit an application to the Historic Preservation Board (HPB) for a recommendation prior to review by the Board of Adjustment and City Commission, as applicable.
 - (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, 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.

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.

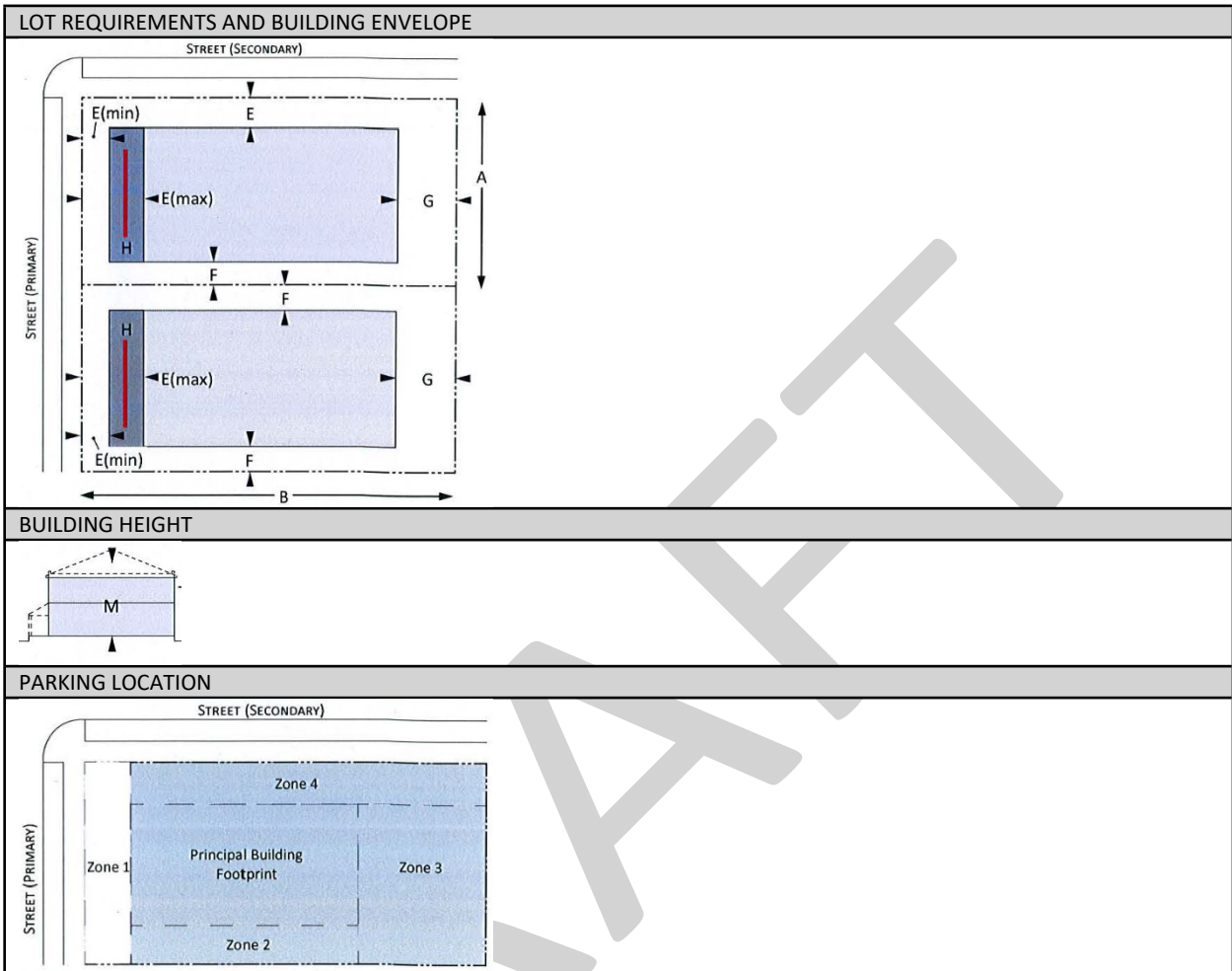
HL	HOUSE-LARGE
A building lot located and designed to accommodate a detached building with large side, rear and front yards.	

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	—
BUILDING HEIGHT		
M - Principal Building (ft)	—	28-32' as defined in Sec. 20.17
PARKING PROVISIONS		
Location (3)	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S	

(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 five feet to allow for a driveway and up to one vehicle to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way.



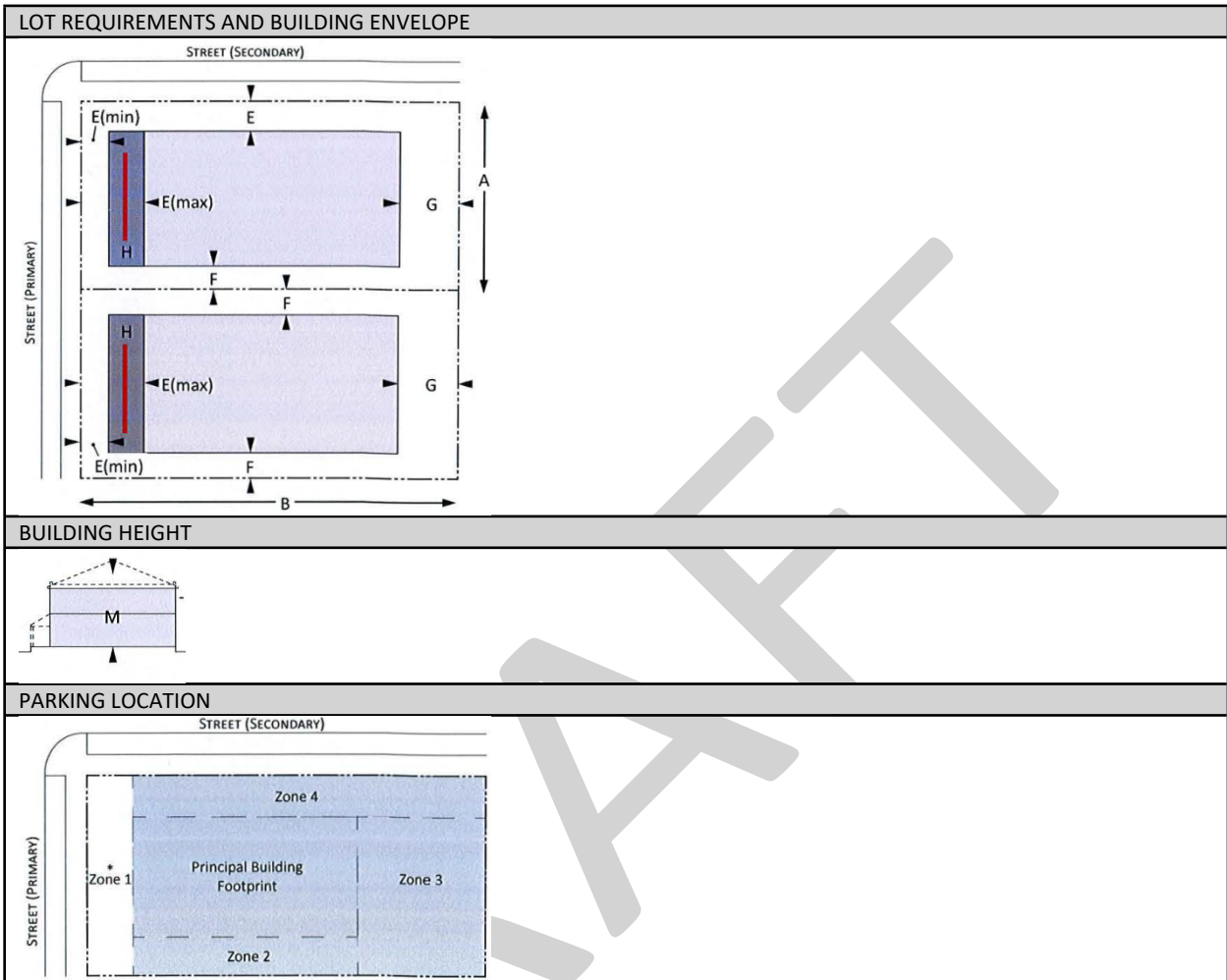
HM	HOUSE-MEDIUM
A building lot located and designed to accommodate a detached building with small side yards and a large front yard.	

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	—
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
PARKING PROVISIONS		
Location (3)	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S	

(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.

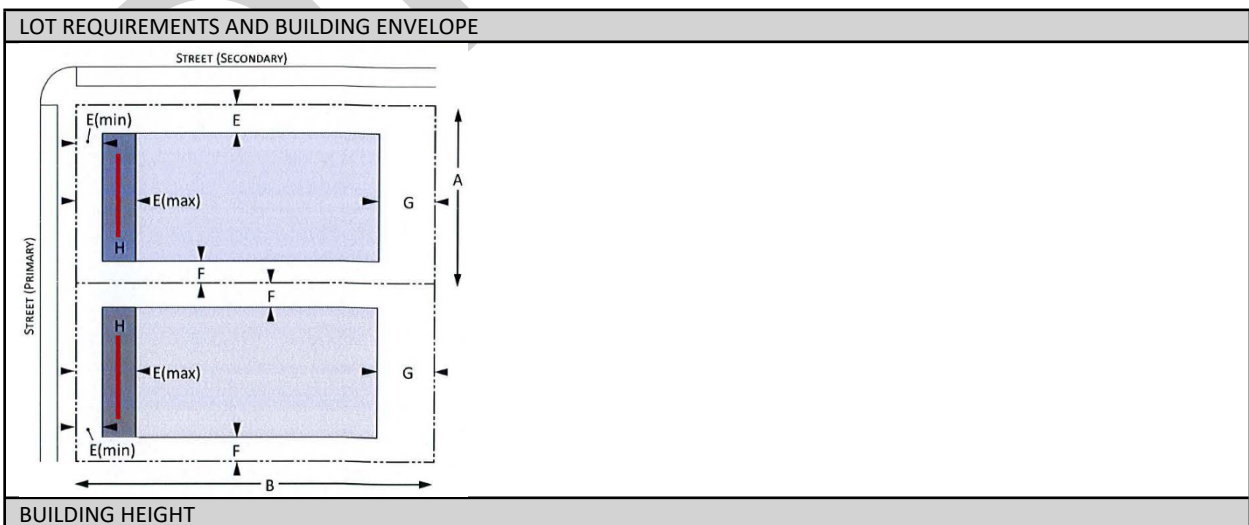
(3) when a parcel is not located with alleyway access, the maximum setback may increase up to five feet to allow for a driveway and up to one vehicle to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way.



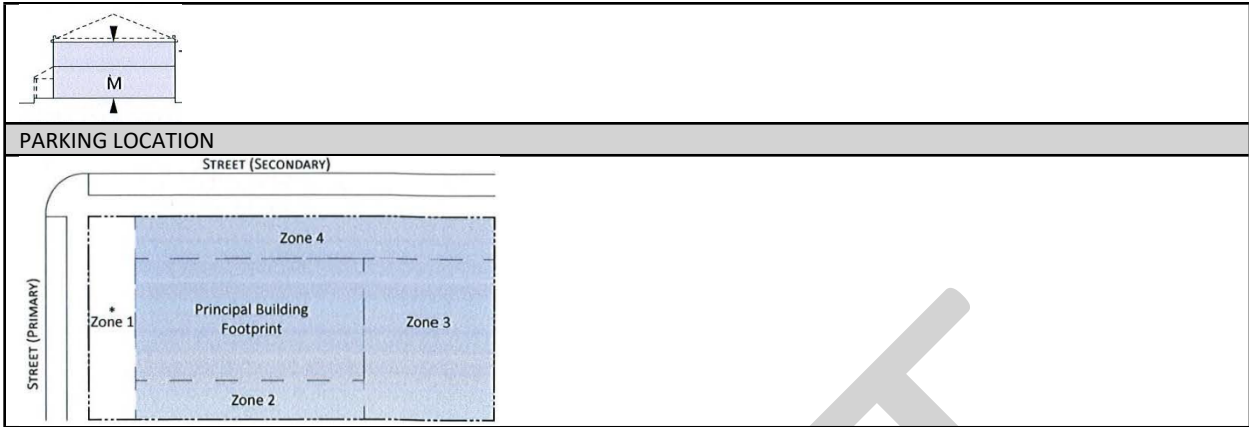
HS	HOUSE-SMALL
A building lot located and designed to accommodate a small detached building with small side and front yards. A maximum of one dwelling unit is permitted.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) (1)	32	40
B - Lot Depth (ft) (1)	50	120
C - Lot Size (sf)	1,600	4,800
D - Lot Coverage (%)	—	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	—
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
PARKING PROVISIONS		
Location (3)	Zone 2,3,4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S	

- (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 ten feet to allow for a driveway and up to one vehicle to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way.



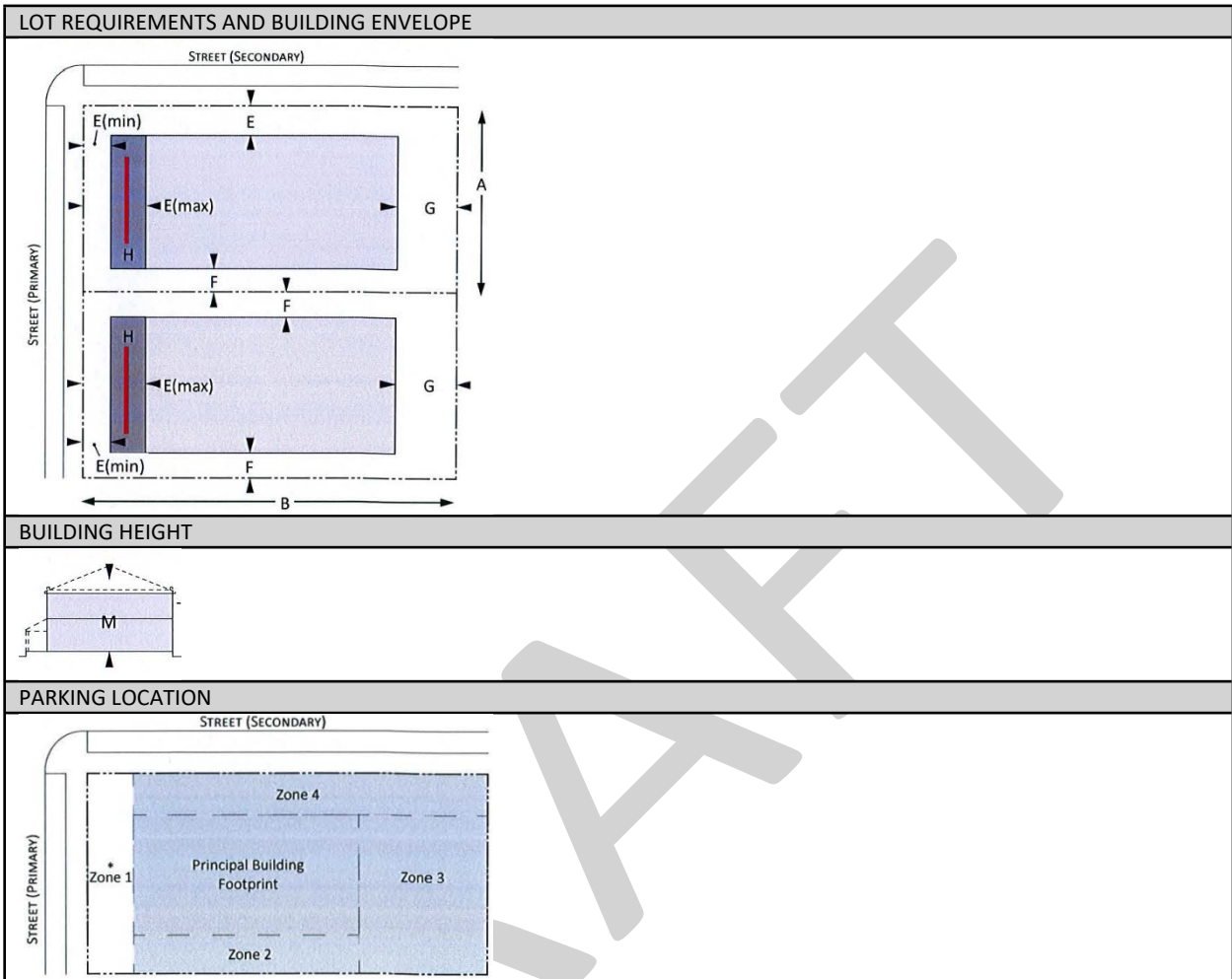
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AH	APARTMENT HOUSE
A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other. A maximum of 4 units are permitted in this building lot. (The units must 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	—
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
PARKING PROVISIONS		
Location (1)	Zone 2, 3 and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S	

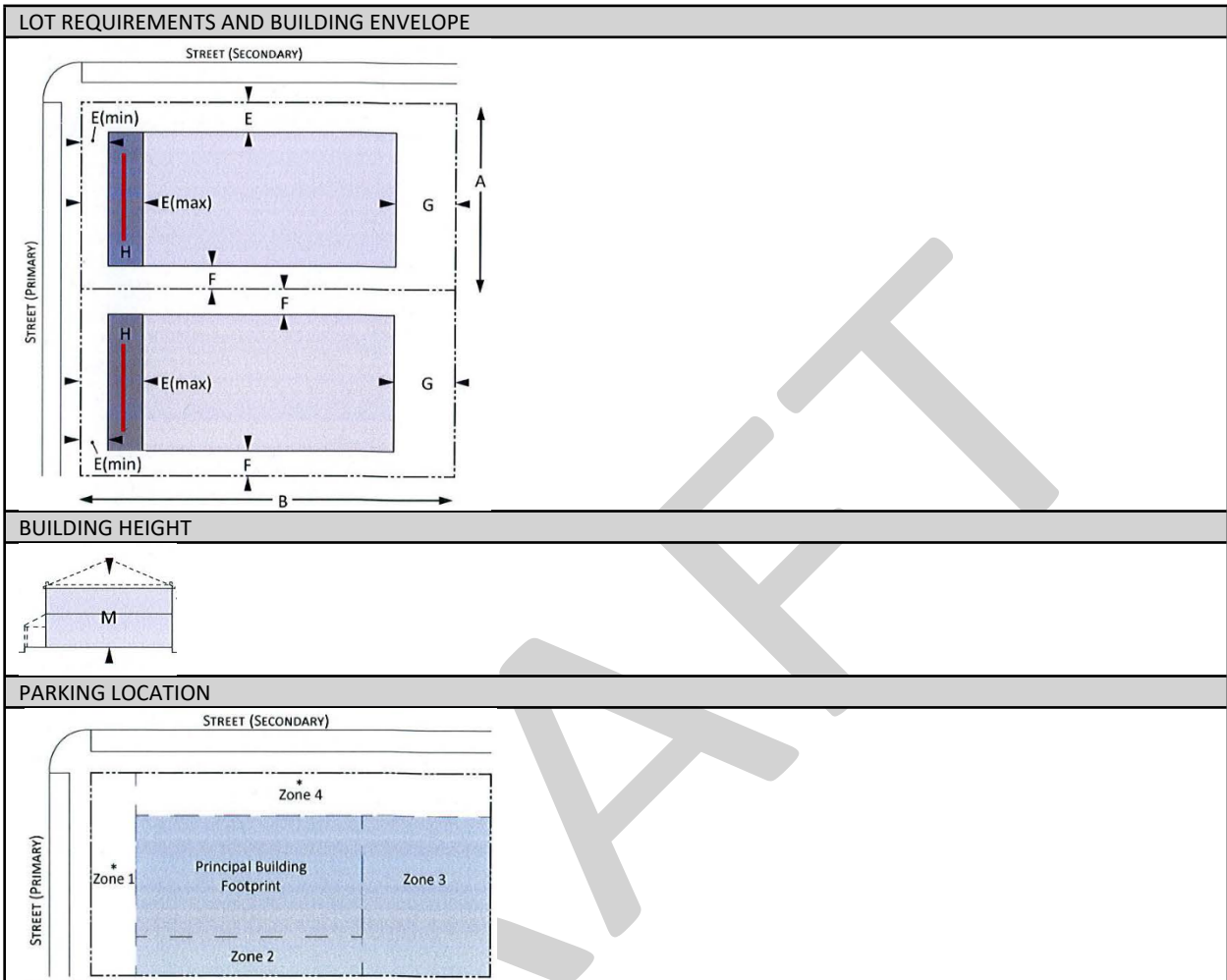
(1) when a parcel is not located with alleyway access, the maximum setback may increase up to five feet to allow for a driveway and up to one vehicle to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way. Any other required parking must be located outside of the Zone 1 frontage.



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 must 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	—
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
PARKING PROVISIONS		
Location (1)	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF.	P, F, S	

(1) when a parcel is not located with alleyway access, up to one vehicle may be permitted to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way. Any other required parking must be located outside of the Zone 1 frontage.



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 must 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	—
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
PARKING PROVISIONS		
Location (1)	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, F, S	

(1) when a parcel is not located with alleyway access, up to one vehicle may be permitted to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way. Any other required parking must be located outside of the Zone 1 frontage.

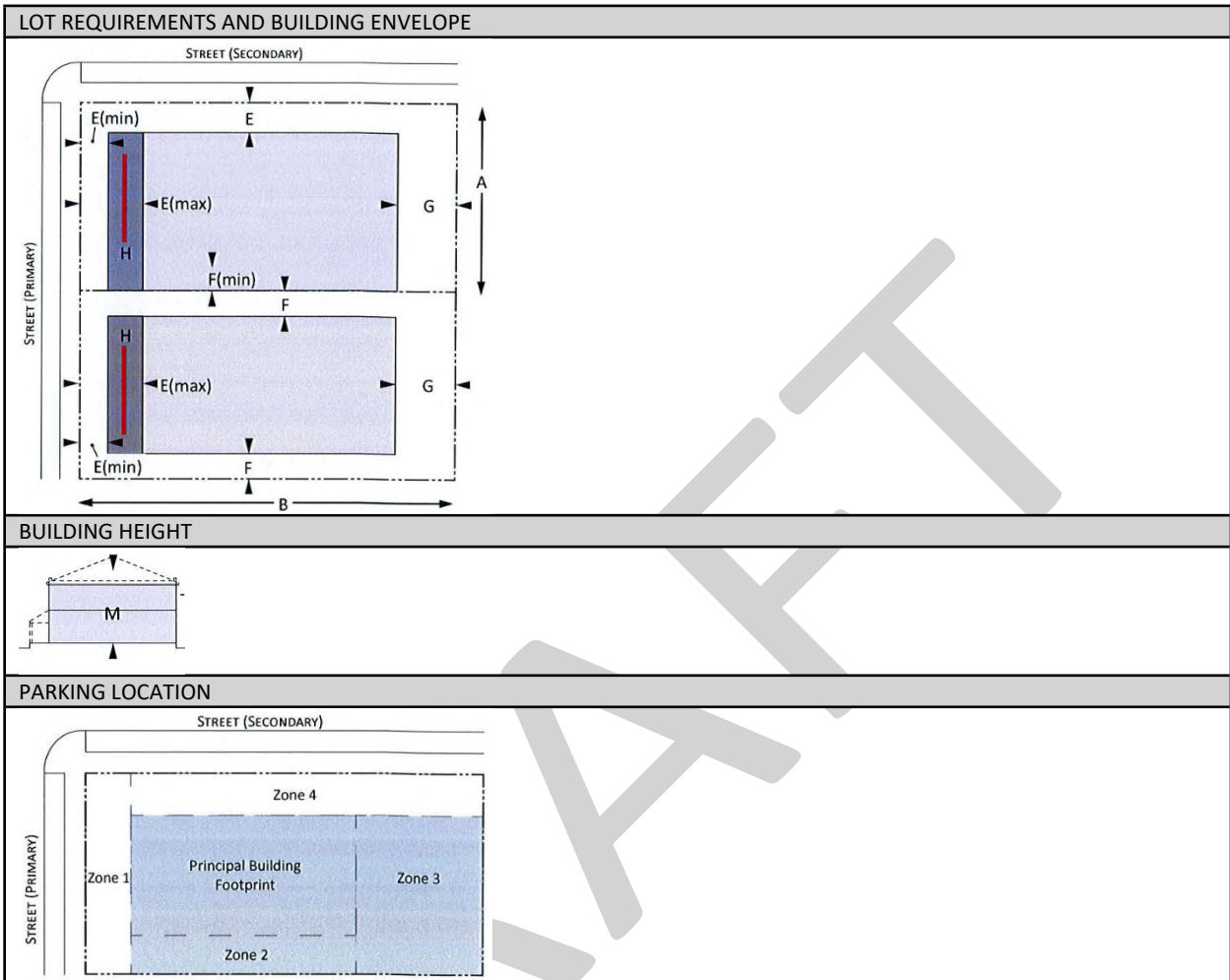
LOT REQUIREMENTS AND BUILDING ENVELOPE

BUILDING HEIGHT

PARKING LOCATION

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 must 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	—
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	F	



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

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

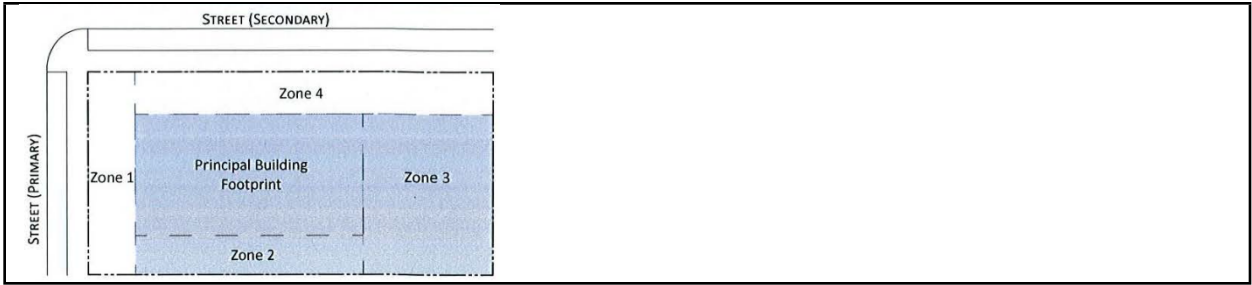


CM	COMMERCIAL / MIXED-USE - MEDIUM
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for average lot sizes.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	150
B - Lot Depth (ft)	—	350
C - Lot Size (sf)	—	52,500
D - Lot Coverage (%)	—	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
BUILDING HEIGHT		
M - Principal Building (ft)	—	underlying zoning district(1)
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.

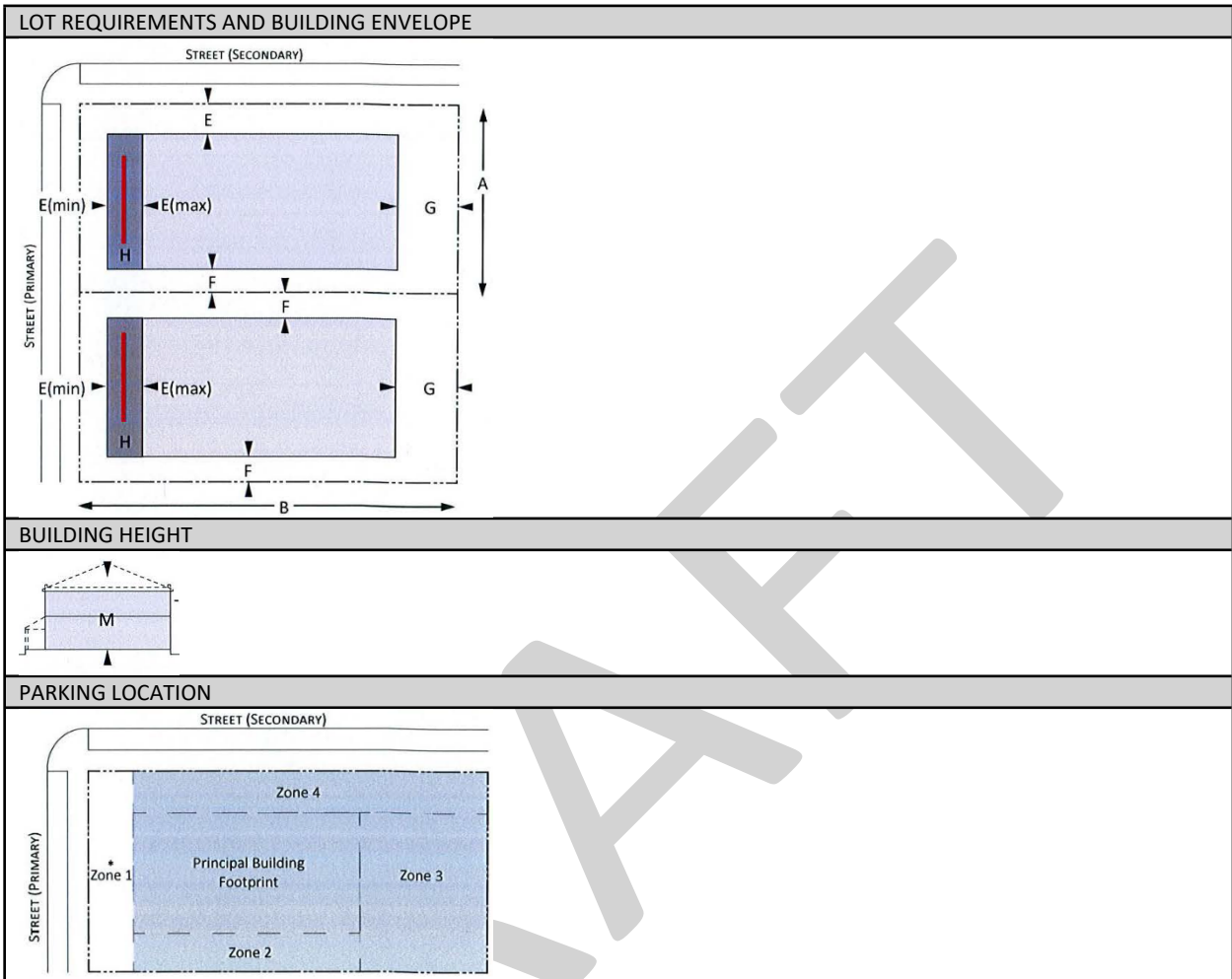
LOT REQUIREMENTS AND BUILDING ENVELOPE
BUILDING HEIGHT
PARKING LOCATION



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 must 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	—
BUILDING HEIGHT		
M - Principal Building (ft)(1)	—	'28-32' as defined in Sec. 20.17
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C, P, F, 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.

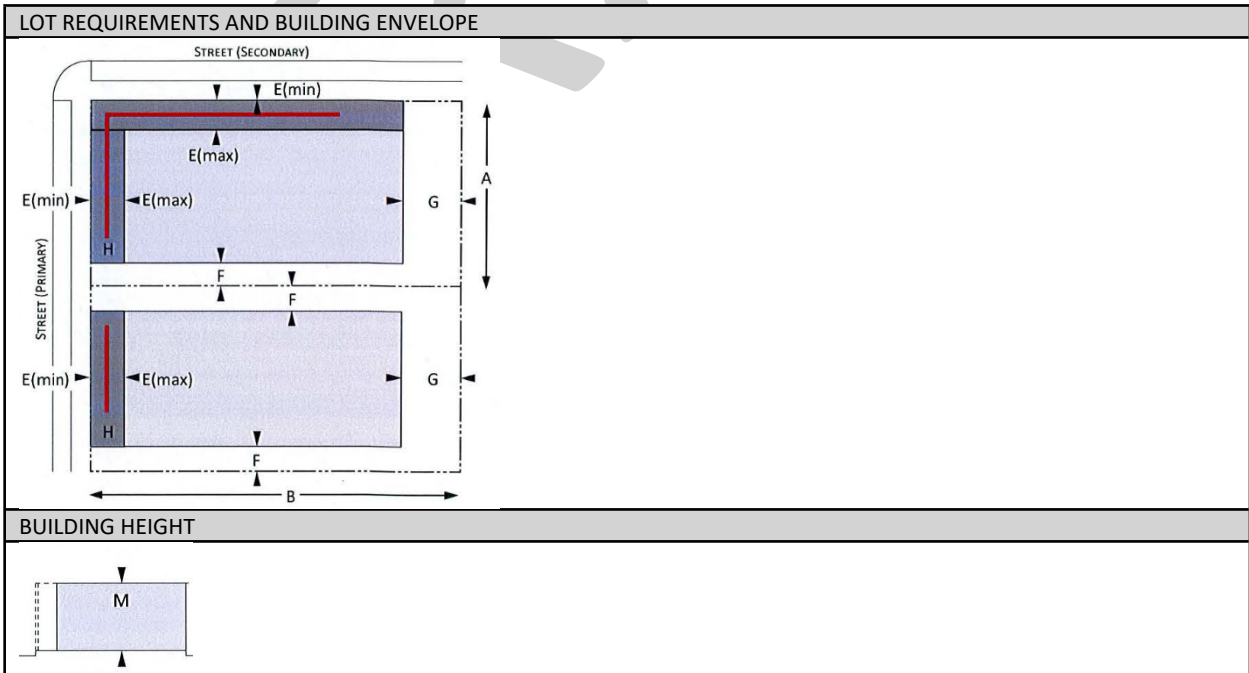




SM	SINGLE STORY COMMERCIAL BUILDING-MEDIUM
A building lot located and designed to accommodate single use office and retail.	

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

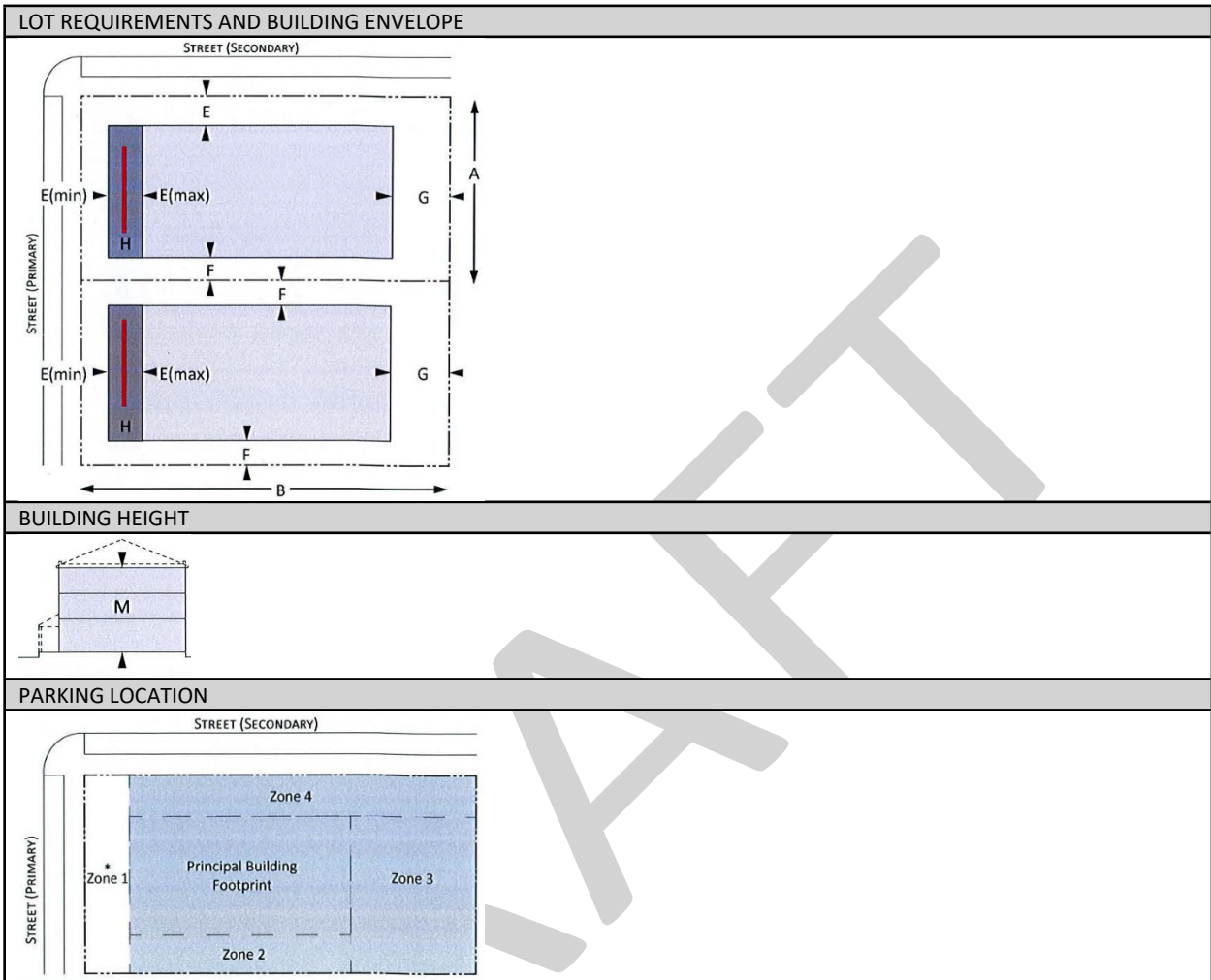
(1) Height will be reviewed and assessed to determine the permitted height if the parcel is being rezoned into the PAGHOD.





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

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

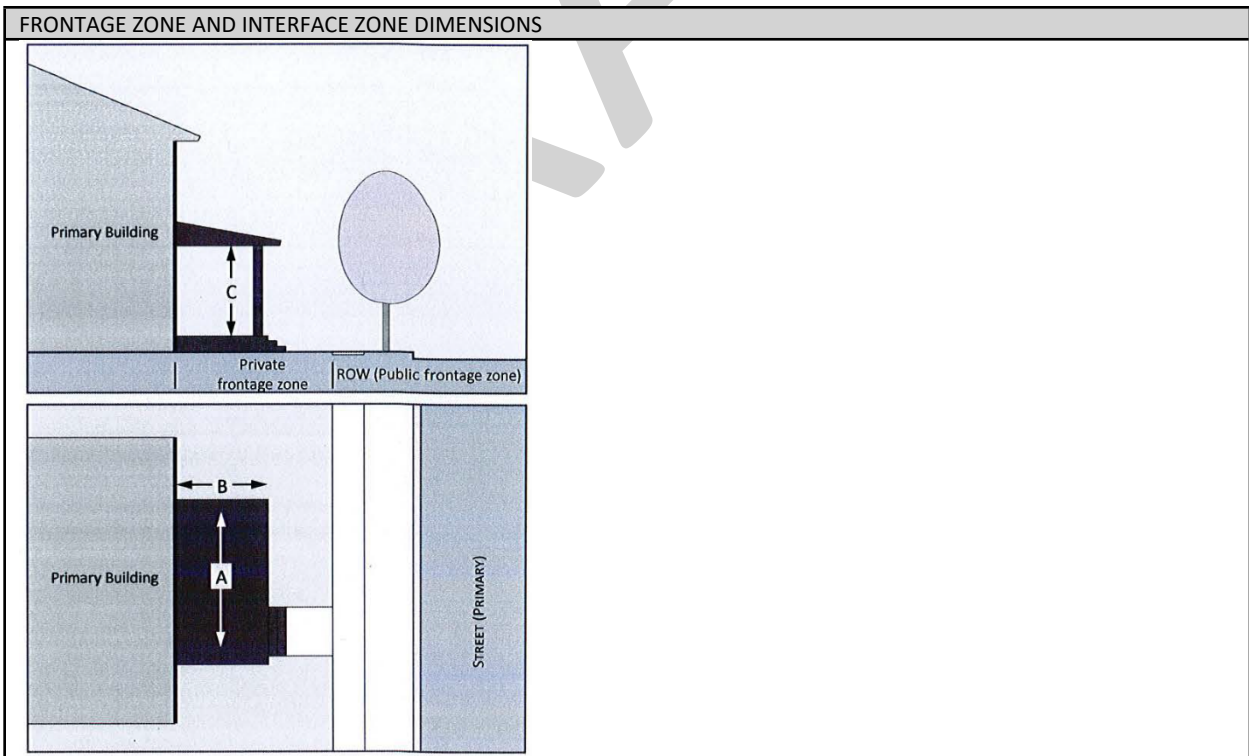


Sec. 20.16. Private frontage.

The building types in section 20.15 provide the acceptable private frontages (i.e. porches, stoops, etc.) for that building type. If there are multiple frontages provided in the table, the applicant may choose what private frontage to provide per building. A minimum of one frontage will be required for new construction or redevelopment 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.

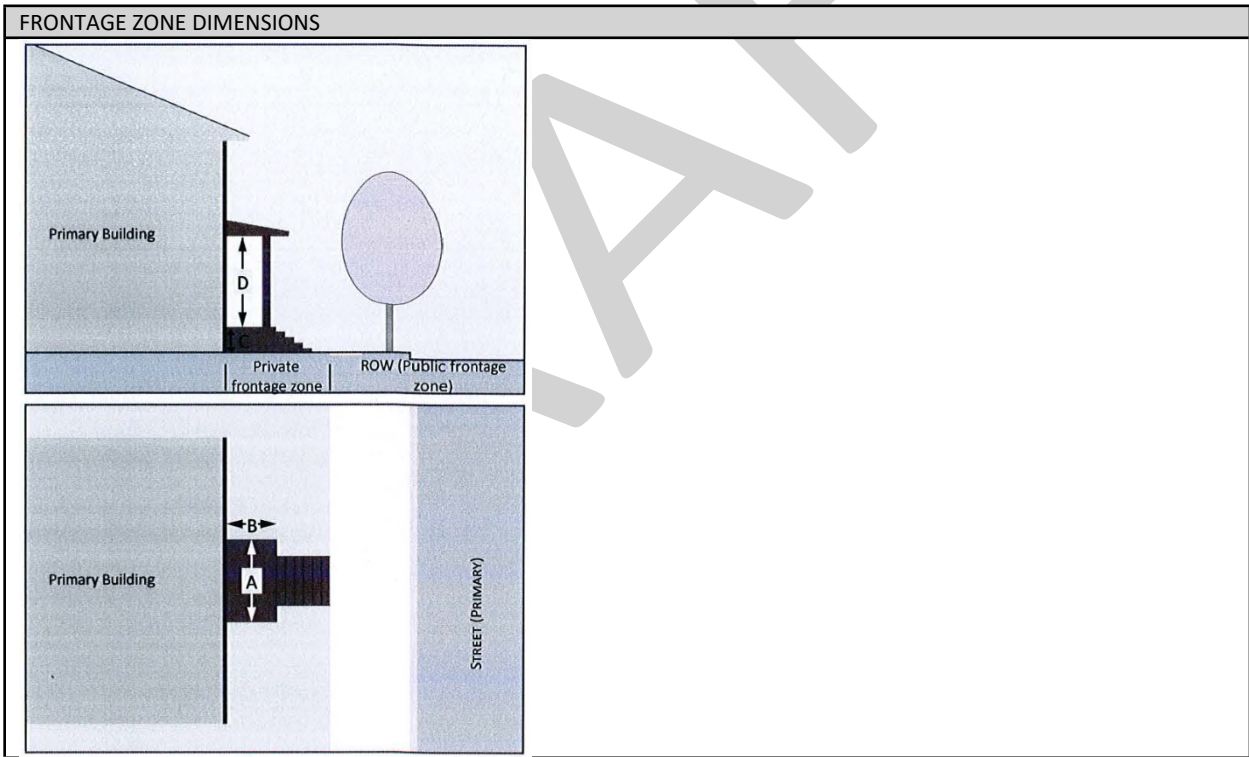
P	PORCH
The façade is setback from the front lot line per applicable street setback requirements. The façade includes an attached front porch structure. A wide variety of porch designs are possible. This frontage is subject to the street setback required for the building type to which it is attached; however, stairs leading to the porch that lack an independent roof are permitted up to a three foot encroachment into the minimum street setback.	

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



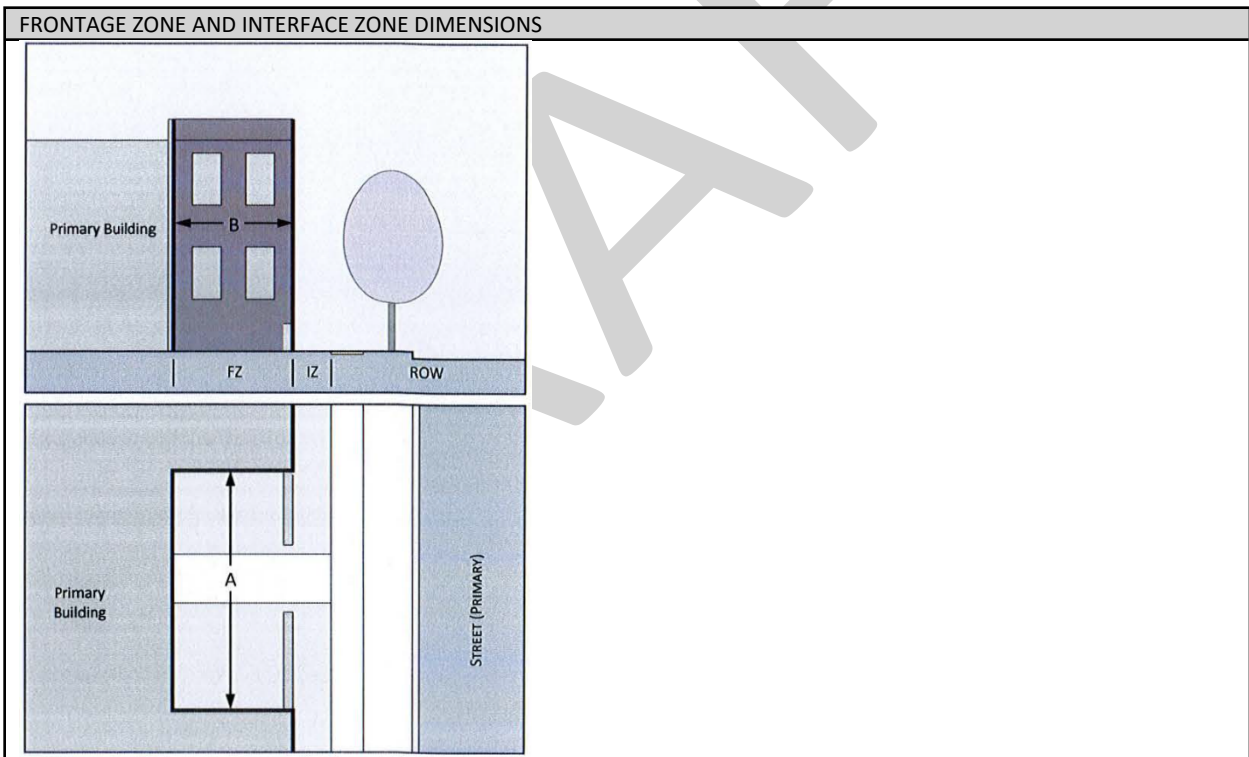
S	STOOP
The façade is set back from the front lot line per applicable street setback requirements. The façade includes an attached entry stoop (an elevated landing with stairs) that is placed near the front lot line and subject to the street setback required for the building type. Stairs leading to the stoop that lack an independent roof are permitted up to a three foot encroachment into the street setback. The ground floor is elevated to provide privacy. The stoop may include a roof; however, it is not required.	

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



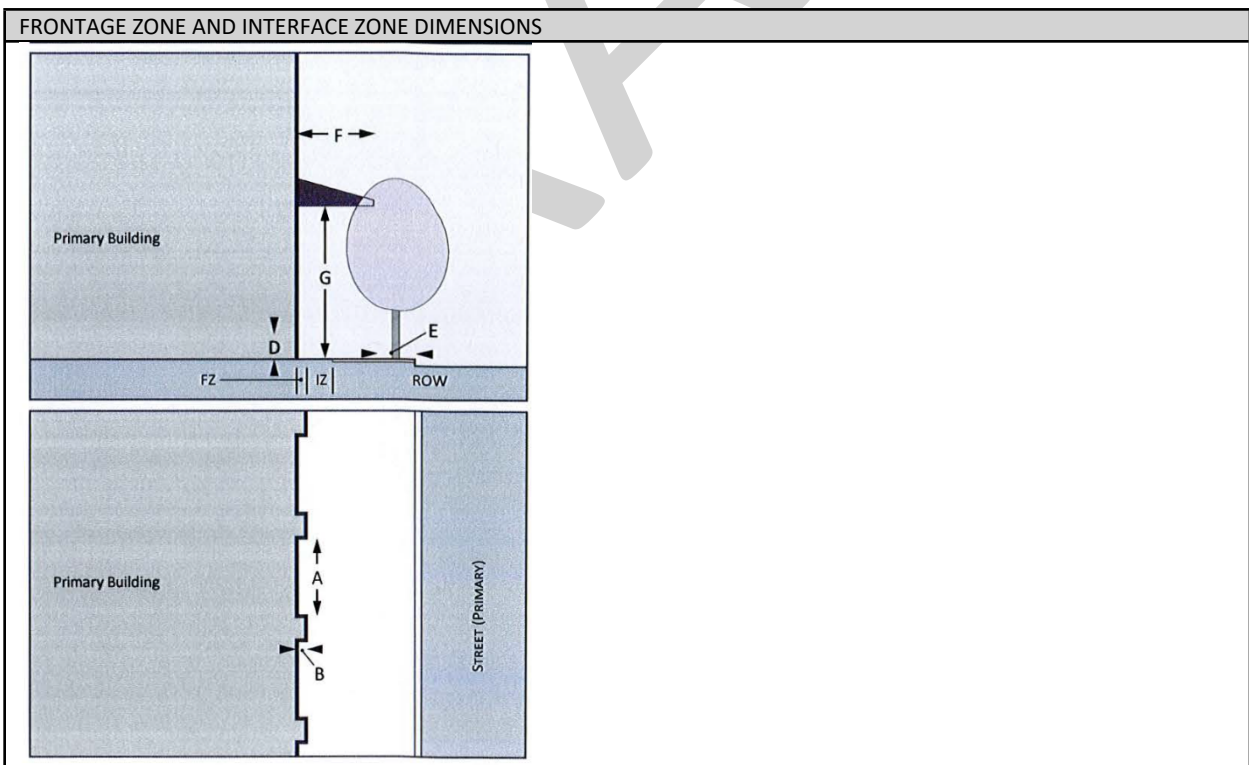
F	FORECOURT
The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, vehicle drop-offs, formal entries etc. A fence or wall may be used to define the private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

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



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

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



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 PAGHOD and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed to exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, or thirty-two (32) feet overall, as defined below:

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

	MIN	MAX
Height requirements:		
A - Required Design Flood Elevation (required DFE) refer to Code of Ordinances Sec. 98-33		
B - Finished Grade (FG)	As defined in Division 2.	
C - Height of Floors (liveable)	8	14
D - Total Height (Measurement from the required DFE or eight feet above natural grade as defined above)	—	—
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.		

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 spaces within 500 feet of the parcel that are metered or otherwise available, without reservation, to the general public. Spaces limited to holders of 4R, 3R-D, and 4B-H permits shall not be counted toward this reduction, unless the business is and will remain a recipient of such permits.
- (c) Access to and location of parking areas:
 - (1) Parcels abutting a public alley shall not have parking placed 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) When a parcel is located on a public alleyway of less than 15 feet in width, and the applicant for development can demonstrate that requiring access from the alley would constrain their ability to reasonably maneuver a vehicle onto the property due to the proposed layout of development, the applicant may provide one curb cut along the primary street if such waiver is accepted through design review by the Historic Preservation Board. Failure to maintain an alleyway shall not be construed as justification for this waiver.

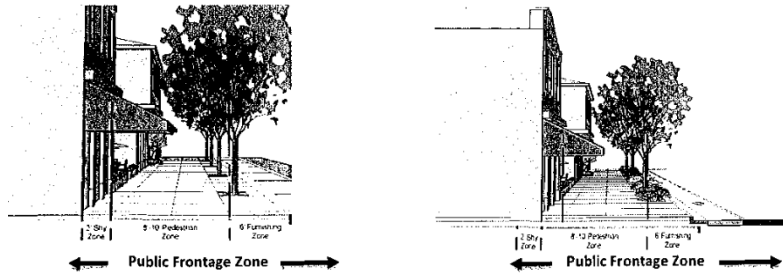
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- (2) Parcels without alley access shall be granted a curb cut from the primary street and may provide parking in the front yard with an additional setback for the garage and/or principal structure as provided for the building type chosen from section 20.15.

Sec. 20.19. Alleyways and Driveways.

- (a) The 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 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) Justification, when landscape and/or elevated building criteria need to be reduced, that demonstrates a need for the additional driveway connection(s). The priority shall be transportation circulation and safety, as reviewed and determined by the City.

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) Landscape Buffers may be required between any uses within the PAGHOD.
- (c) Front Buffers (common yard) 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 and accessory structures may not be located in the common yard area. The following is the minimum that shall be provided within the common yard:
 - 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 may be installed closer to the front lot line than the principal structure to which it is ancillary.
 - c. Landscaping shall be provided as indicated in the table below.

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

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 along the length of the principal building and garage (if visible from the street) except where driveways are approved. The square footage of landscaping displaced by driveways shall be relocated elsewhere in the front yard.
 - (2) One understory tree per 20 linear feet (or portion thereof) of the elevated building length/width viewed from public rights-of way. This requirement is in addition to the common yard standards listed in Section 20.20., as applicable.
 - (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 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.

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 include specific building design elements.

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

- (a) The mass of a building must include:
 - (1) *Primary mass.* The building shall have a distinct primary mass.
 - (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in the mass.
- (b) Proportional design elements shall include:
 - (1) Windows in varying, yet similar arrangements.
 - (2) Appropriate vertical visual consistency at the centerline of the façade.
 - (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).

-
- (4) Overall design shall be symmetrically or asymmetrically balanced.
 - (c) Design must include the following rhythms:
 - (1) Proximity (objects close together complement each other).
 - (2) Similarity- common textures, colors or features.
 - (d) Garage Design elements shall include:
 - (1) Garage, attached to the principal structure and visible from the public right-of-way, shall be designed and integrated into the overall design elements of the principal structure. Garage doors shall not “dominate” the front façade or be the focal point of the building by the use of contrasting colors, textures that are not part of the overall design of the primary structure. Using elements that are consistent with this subsection, (a), (b) and (c) are required. Height of a garage shall not exceed more than one story of the principal building.
 - (2) Garage, detached from the principal structure, shall have a complementary appearance to that of the principal structure such as wood, stone, and/or manufactured products such as brick, stucco, or decorative concrete block. Architectural elements such as awnings, parapets, decorative molding, and windows should be utilized to create compatibility and consistency between the appearance of the principal dwelling unit and the detached garage.
 - (e) *Pool location.* Pools shall not be permitted in the front yard setback area or be considered subject to the principal building setback area. Pools may be constructed in the front of the residence provided they extend no closer to the front property line than the primary structure to which they are accessory, and the primary structure meets frontage buildout requirements.

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 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 designed 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. These penetrations shall 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.

Sec. 20.24. Design review and required drawings.

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

- (a) Architectural elevations of all facades of all structures subject to this division 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 provide a summary and illustrations that identify each standard listed in section 20.22 or 20.23 of this division. 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).

- (3) 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.
 - (4) 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 Elevation screening plan(s) shall be submitted as part of the site plan.
 - (c) Identify, through the use of the design book, how the proposed project is meeting the intent of the PAGHOD District.
 - (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.

Section 20.25. Pass-A-Grille Historic Overlay Design Guidebook

- (a) *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.

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 Avenue⁷. 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 lots and parcels meet the overall character of the district PAG and shall be permitted to continue as viable uses lots while allowing for improvements to existing structures, additions and new development that is consistent with the existing mass and scale within the district.

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. 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.
- (eb) *Balanced, asymmetrically* means the shape(s) and design of a building may not match exactly, but instead have equal visual weight they and are still visually balanced.
- (dc) *Balanced, symmetrically* means the shapes on one side of the centerline match the shapes on the other side. The two halves are visually equally.
- (d) *Base flood elevation* shall have the same definition as in Article V, Chapter 98 of the Code of Ordinances.
- (e) *Building design elements* means the external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms insofar as the interior layout affects the exterior design, style, or ornamentation of the structure. The term does not include the height, bulk, 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.

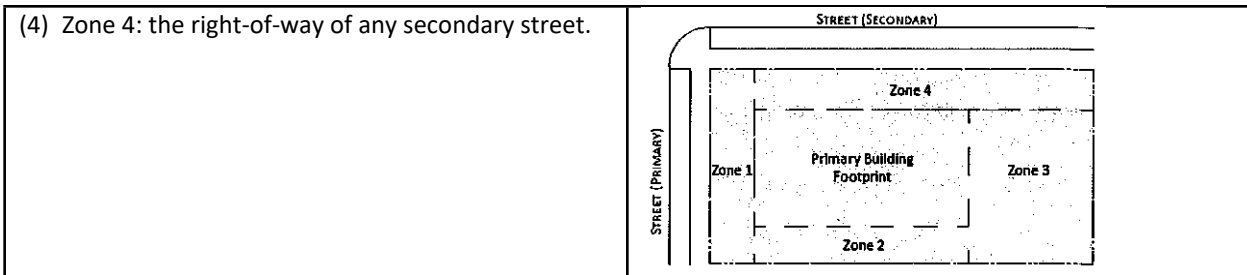
¹Editor's note(s)—Ord. No. 2016-19, § 2(Exh. A), adopted Feb. 28, 2017, repealed Div. 20, §§ 20.1—20.14, and reenacted a new Div. 20, §§ 20.1—20.24, as set out herein. Former Div. 20 pertained to similar subject matter and derived from Ord. No. 03-7, § 3, adopted May 1, 2003; Ord. No. 2004-18, §§ 7,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

- (ef) *Building height*: Provisions for permitted heights in feet (ft). The maximum height for first floor residential development shall be fourteen (14) feet and twenty (20) feet for non-residential. The maximum height for second story and higher shall not exceed fourteen (14) feet. Each building lot typology provides the range of height appropriate for the building type. No new or substantially improved building within the PAG Overlay District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed to exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, or thirty-two (32) feet overall, as defined below:
- a. For any structure with habitable space located less than eight (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. Shall be as defined in Section 20.17 of this Division.

- (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.
- (i) *Design flood elevation* shall have the same definition as in Article V, Chapter 98 of the Code of Ordinances.
- (j) *Design flood elevation, required* means the minimum elevation of the finished floor or bottom of the lowest horizontal structural member of the lowest habitable floor of a structure, as applicable to the structure's flood zone, or the elevation to which an eligible nonresidential structure is required to be floodproofed. This minimum elevation shall be the highest of the elevations required by the City's floodplain management regulations, the Florida Building Code, as may be amended, or any other regulatory standards applicable to properties in St. Pete Beach.
- (k) *Lot requirements*: Provisions for minimum and maximums, lot depth, lot size and the permitted lot coverage.
- (l) *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.
- (m) *Mass, primary*: largest shape of a building.
- (n) *Mass, secondary*: additional shapes that form the façade of the building
- (o) *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: the right-of-way of any primary street front yard area, adjacent to the primary street.	
(2) Zone 2: any common interior lot line and alleyway.	
(3) Zone 3: any rear lot line and alleyway.	



- (mp) *Private frontages*, refers to the area that is attached or integrated into the primary building.
- (nq) *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;
- (r) *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.
- (es) *Proximity* means that objects that are close together should complement each other.
- (pt) *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*.
- (eu) *Similarity* means how our eyes are easily able to group objects together that share common textures, colors, or features.
- (fv) *Voids* means windows, doors, or other openings that create negative space allowing for breaks within a primary or secondary mass.

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:

- All uses permitted in the underlying zoning district; and
- 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.
- 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.

Sec. 20.04. Permitted accessory uses and structures.

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

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.

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.

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. Requests for assembly shall be reviewed by the Historic Preservation Board which shall make recommendation to the Board of Adjustment (when applicable), and/or the City Commission as provided in Sec. 20.14.

Sec. 20.08. Maximum floor area ratio.

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

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.

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

Proposed additions to, or remodeling 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 <u>(1)</u>
Secondary front yard	5 feet
Side yard	10 percent of the lot width (each)
Rear yard	10 feet

- (1) Not to exceed more than three feet of a variation from the average historic setback as described above, or to produce a setback less than the minimum for the subject parcel building type as defined in Section 20.15. Applicants seeking a lesser setback, or a setback with greater variation, than specified herein may seek a variance pursuant to Section 3.12 following certificate of appropriateness issuance and recommendation from the Historic Preservation Board.

When the setbacks provided above conflict with the setbacks required 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 or remodel.

The addition or remodel 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.

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 for the underlying zoning district, provided new development or redevelopment can meet the setback requirements noted for the assigned building type found in Sec. 20.15. 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 made by the City Manager or designee. If an applicant is not satisfied with the assignment of building type, an application to consider building type selection must be reviewed by the Historic Preservation Board prior to hearing of the practical difficulty or unnecessary and undue hardship variance application that pertains to the use type 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.~~

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.

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, 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.

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, or 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.~~

(~~e~~a) ~~Assembly or parcel splits shall:~~

(1) Submit an application to the Historic Preservation Board (HPB) for a recommendation prior to review by the Board of Adjustment and City Commission, as applicable.

(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, 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.~~

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.

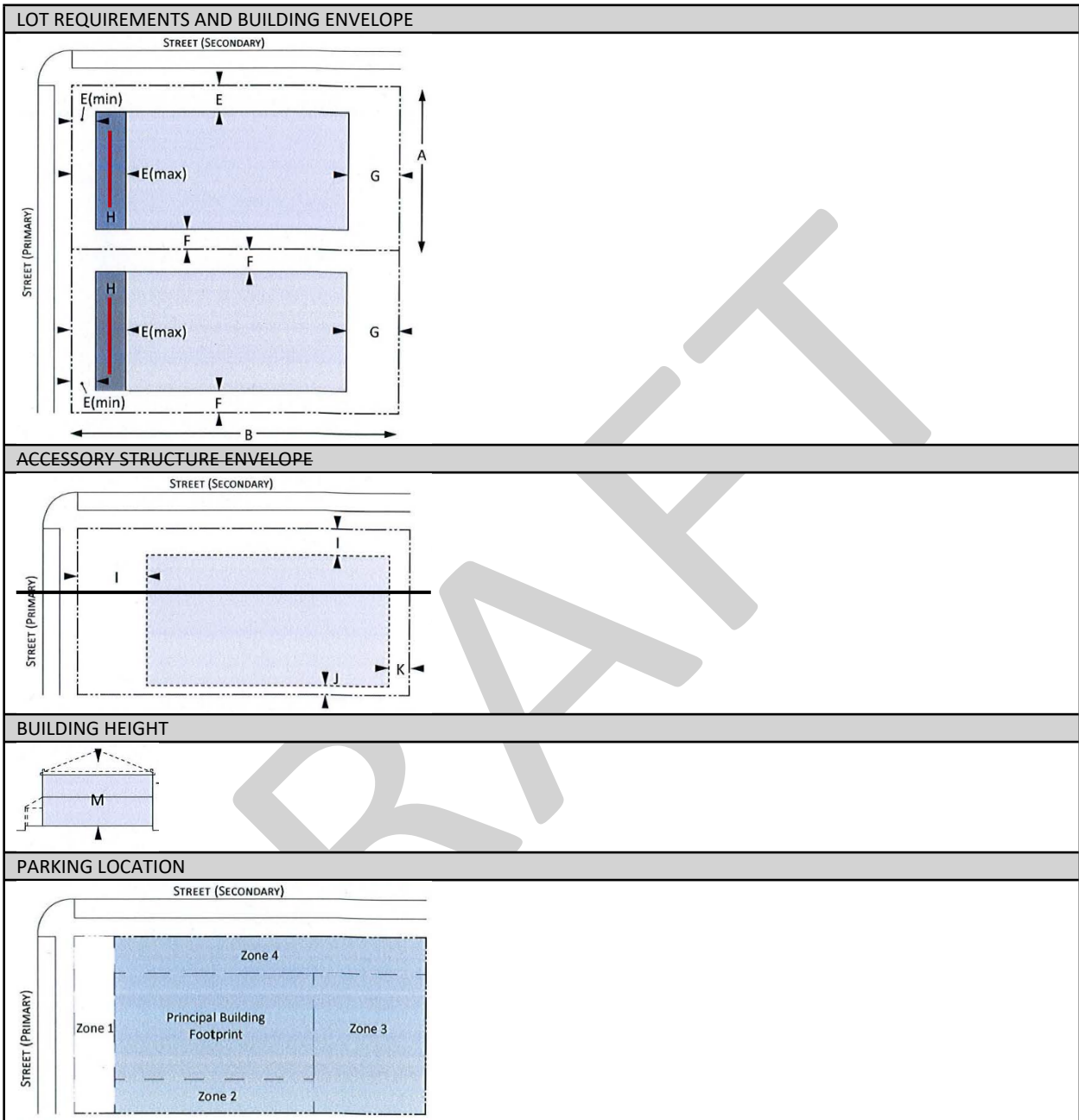
HL	HOUSE-LARGE
A building lot located and designed to accommodate a detached building with large side, rear and front yards.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) <u>(1)</u>	60	—
B - Lot Depth (ft) <u>(1)</u>	100	—
C - Lot Size (sf)	6,000	—
D - Lot Coverage (%)	—	60
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft) <u>(2)(3)</u>	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	—
J - Side Setback (ft)	25	—
K - Rear Setback (ft) (interior lot)	—	80
Rear Setback (ft) (waterfront lot)	20	—
L - 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 <u>(3)</u>	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 five feet to allow for a driveway and up to one vehicle to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way.



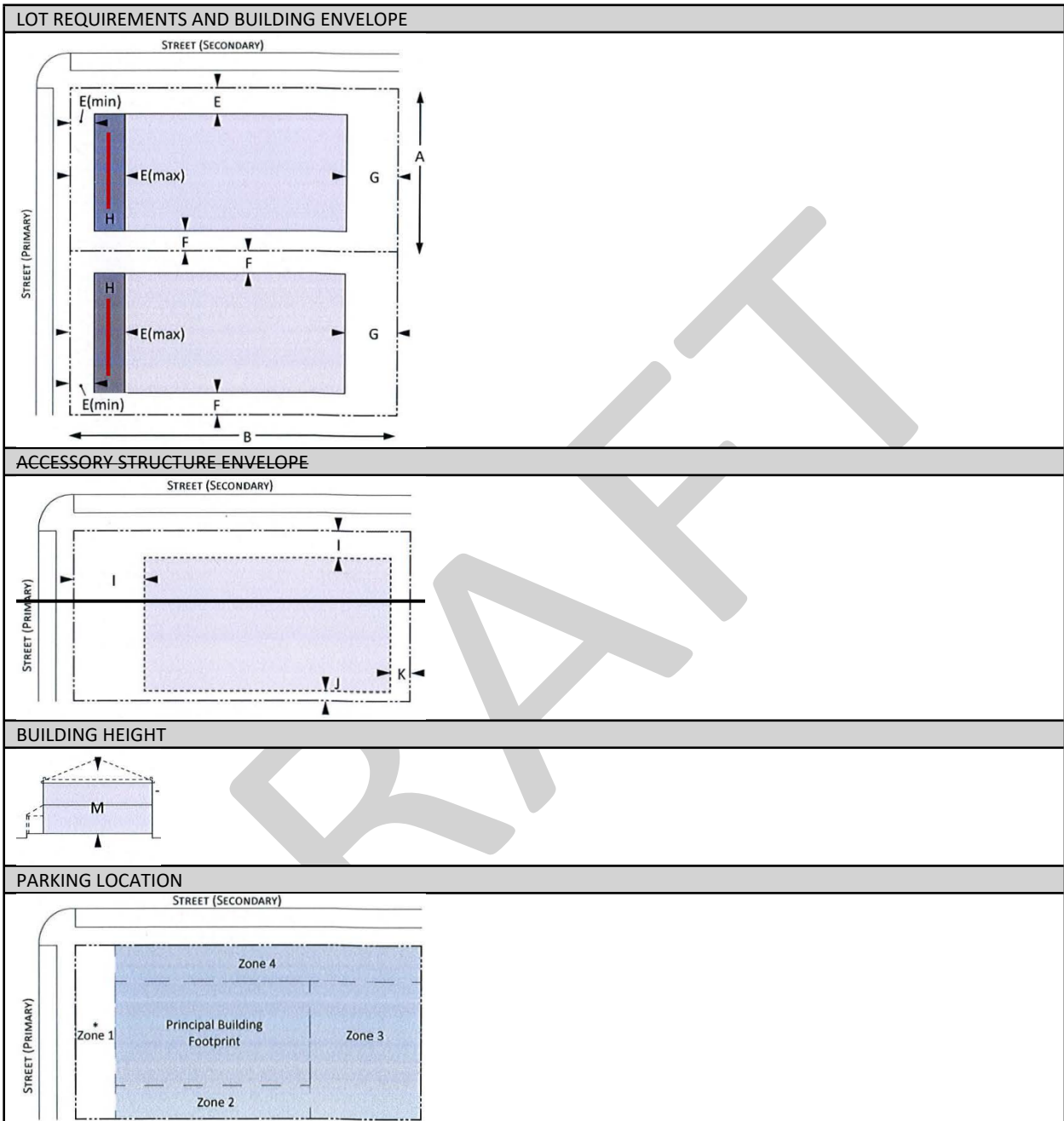
HM	HOUSE-MEDIUM
A building lot located and designed to accommodate a detached building with small side yards and a large front yard.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) <u>(1)</u>	40	55
B - Lot Depth (ft) <u>(1)</u>	100	—
C - Lot Size (sf)	4,000	—
D - Lot Coverage (%)	—	70
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft) <u>(2)(3)</u>	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 <u>(3)</u>	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 five feet to allow for a driveway and up to one vehicle to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way.



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

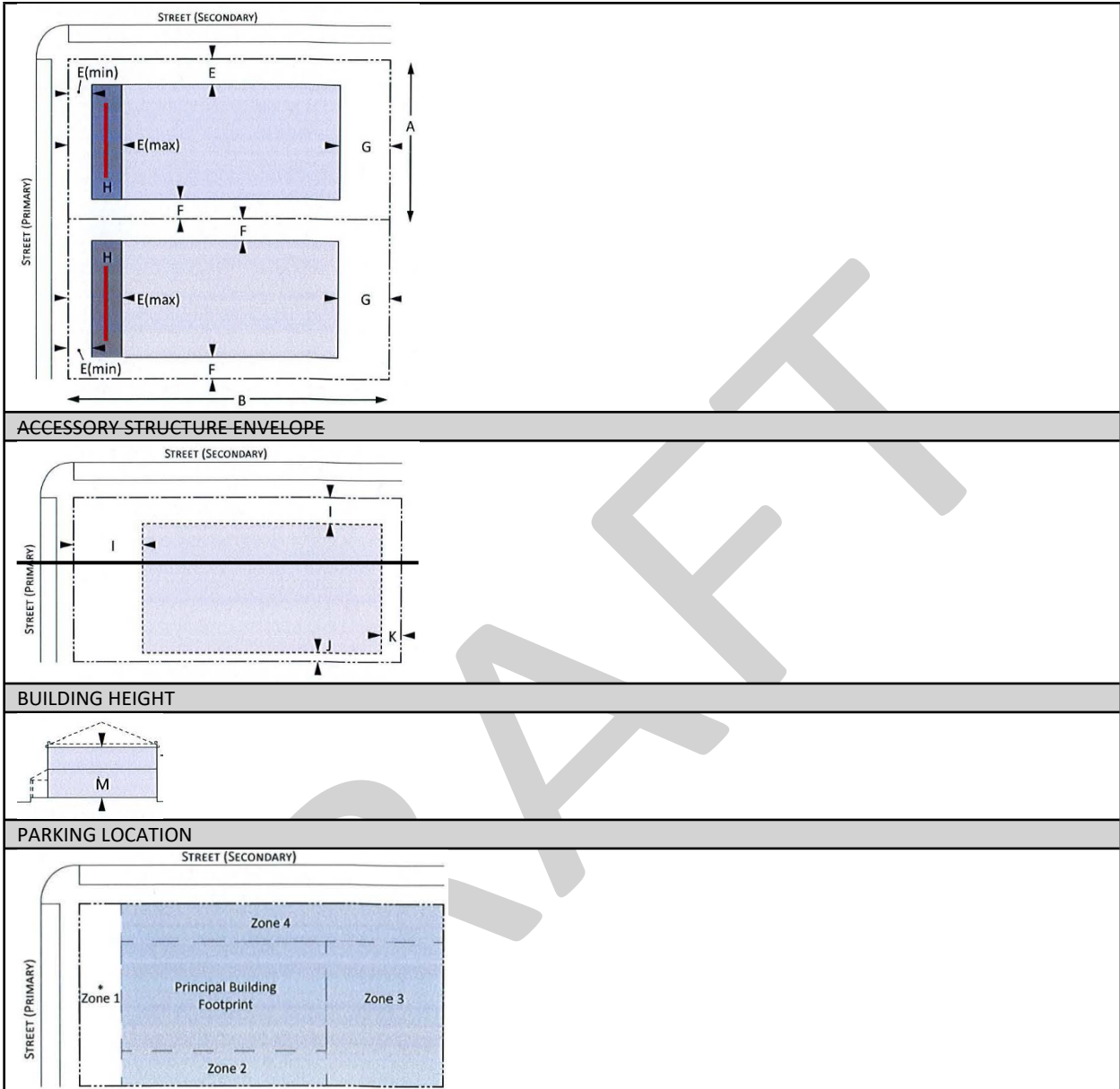
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) <u>(1)</u>	32	40
B - Lot Depth (ft) <u>(1)</u>	50	120
C - Lot Size (sf)	1,600	4,800
D - Lot Coverage (%)	—	<u>90-70</u>
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft) <u>(2)(3)</u>	5	10
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	3	—
G - Rear 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	—
Rear Setback (ft) (waterfront lot)	20	—
L - 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 <u>(3)</u>	Zone 2,3,4	
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 ten feet to allow for a driveway and up to one vehicle to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way.

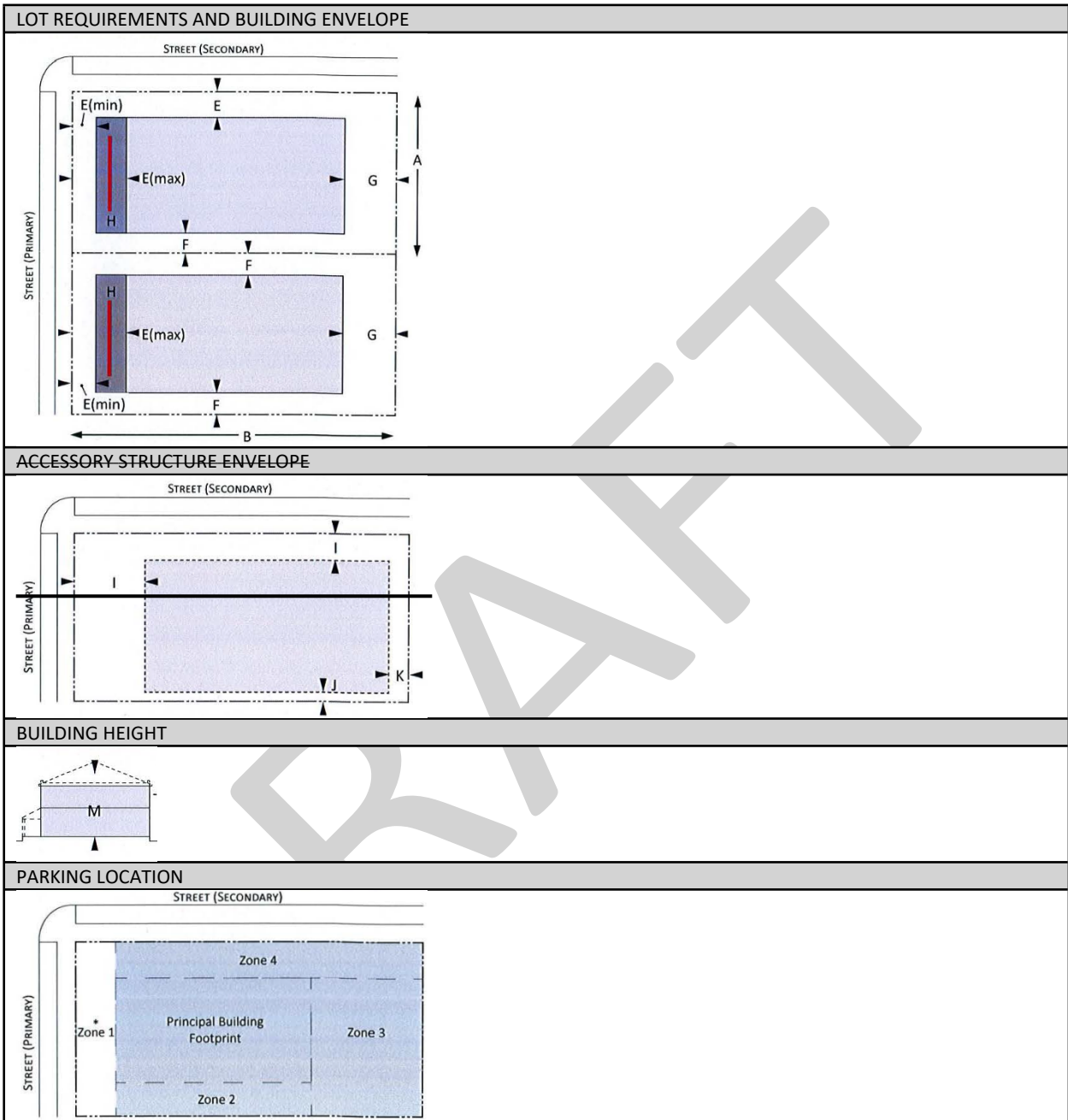
LOT REQUIREMENTS AND BUILDING ENVELOPE
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AH	APARTMENT HOUSE
A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other. A maximum of 4 units are permitted in this building lot. (The units have to must 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	—
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)	—	2
PARKING PROVISIONS		
Location (1)	Zone 2, 3 and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S, C	

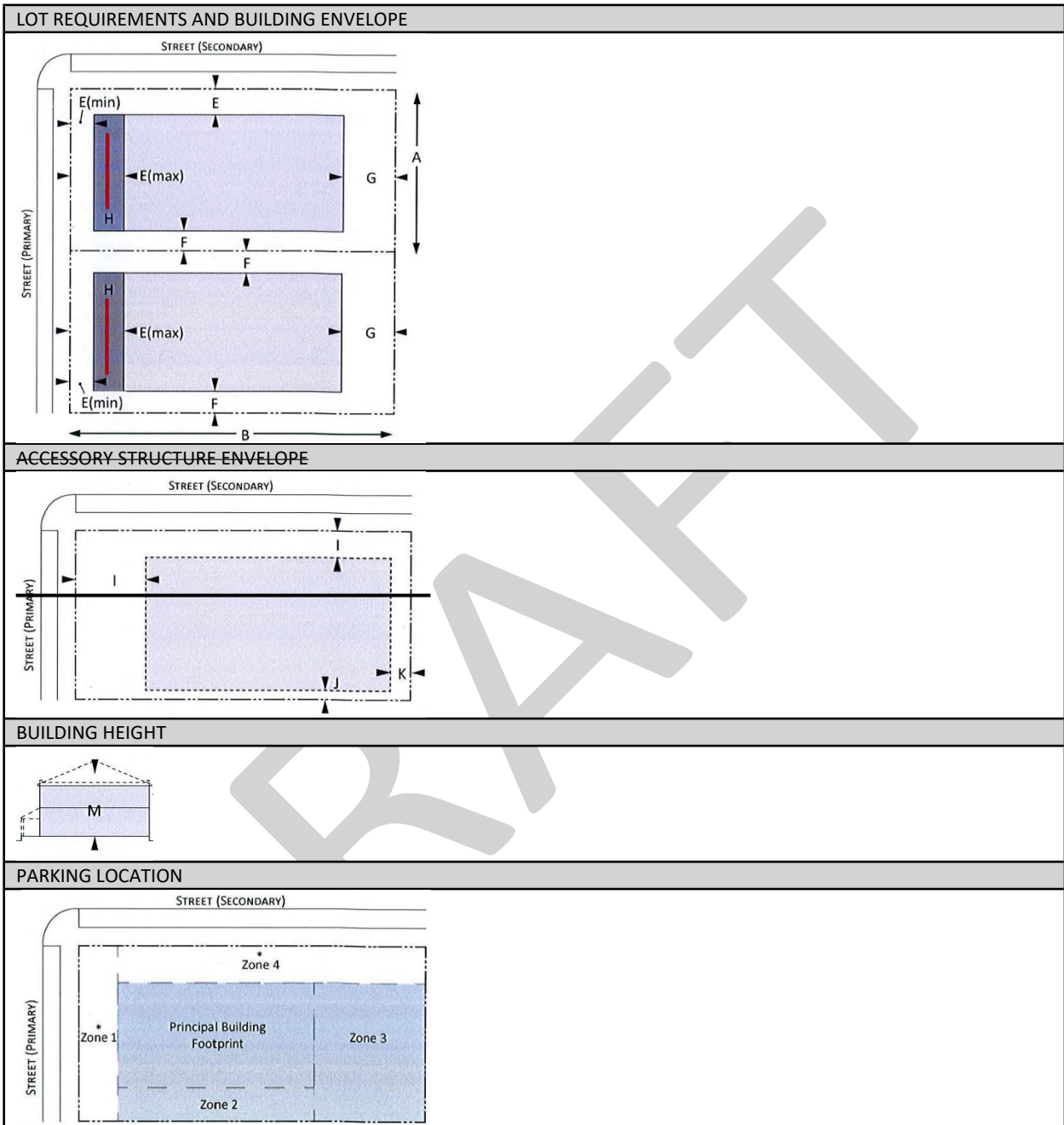
(1) when a parcel is not located with alleyway access, the maximum setback may increase up to five feet to allow for a driveway and up to one vehicle to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way. Any other required parking must be located outside of the Zone 1 frontage.



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 (1)	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF.	P, F, S, CY	

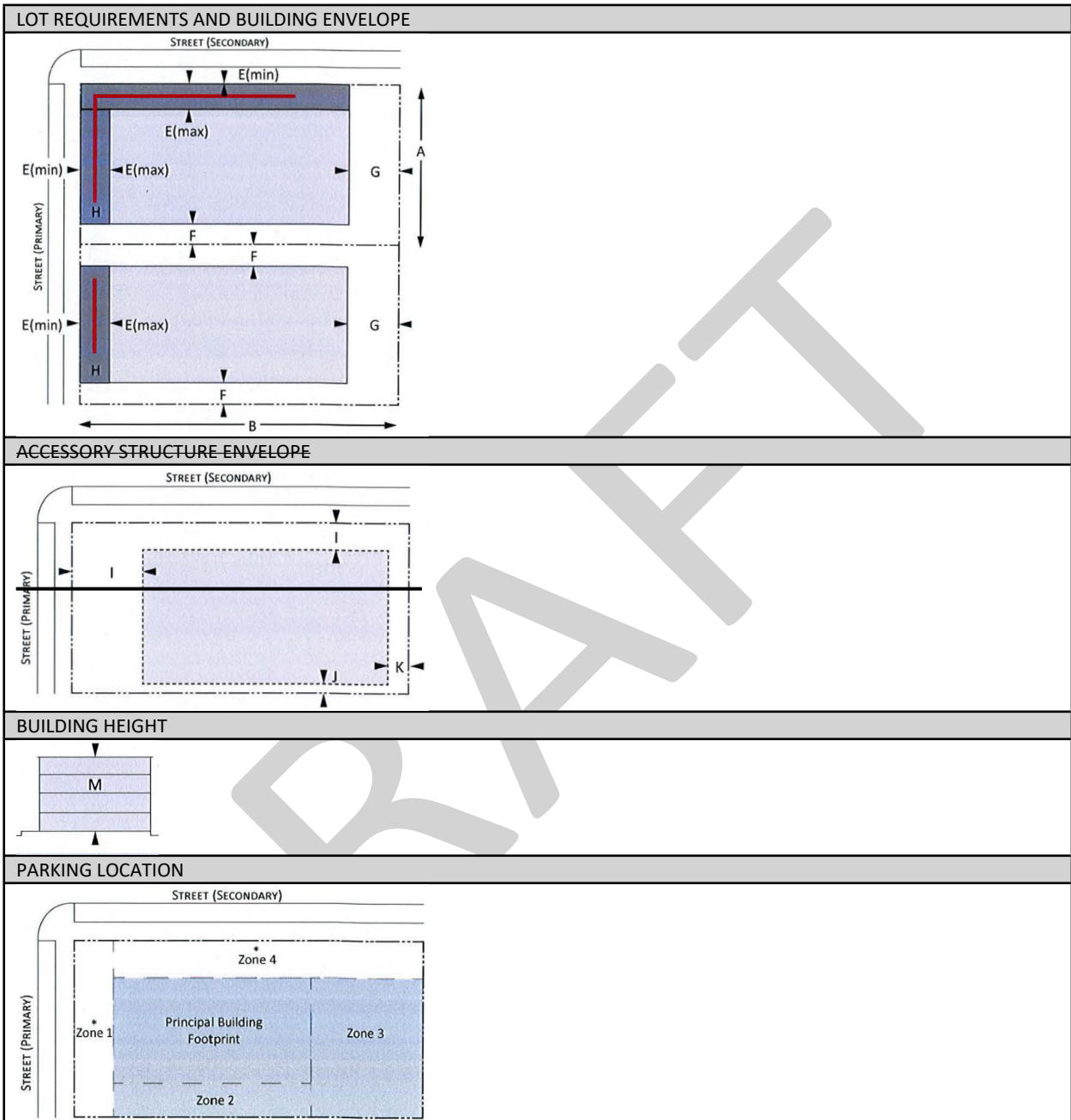
(1) when a parcel is not located with alleyway access, up to one vehicle may be permitted to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way. Any other required parking must be located outside of the Zone 1 frontage.



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 <u>must</u> be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

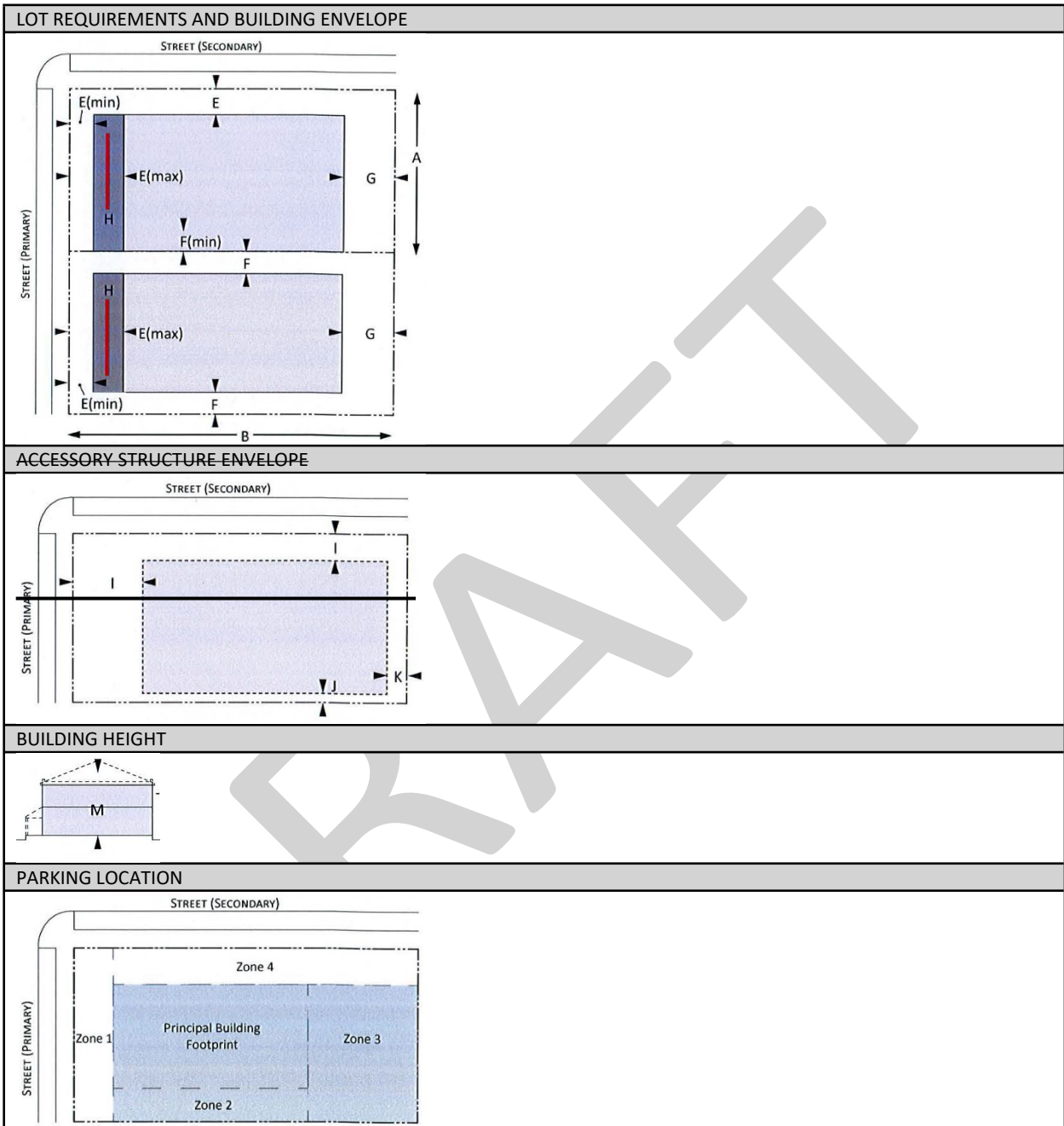
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	90	200
B - Lot Depth (ft)	120	120
C - Lot Size (sf)	10,800	24,000
D - Lot Coverage (%)	—	75
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	25
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear 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 (1)	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	CY, P, F, S	

(1) when a parcel is not located with alleyway access, up to one vehicle may be permitted to park in Zone 1. Any Zone 1 parking space created through this provision shall be at least nine feet in width, twenty feet in depth, and located entirely out of the right of way. Any other required parking must be located outside of the Zone 1 frontage.



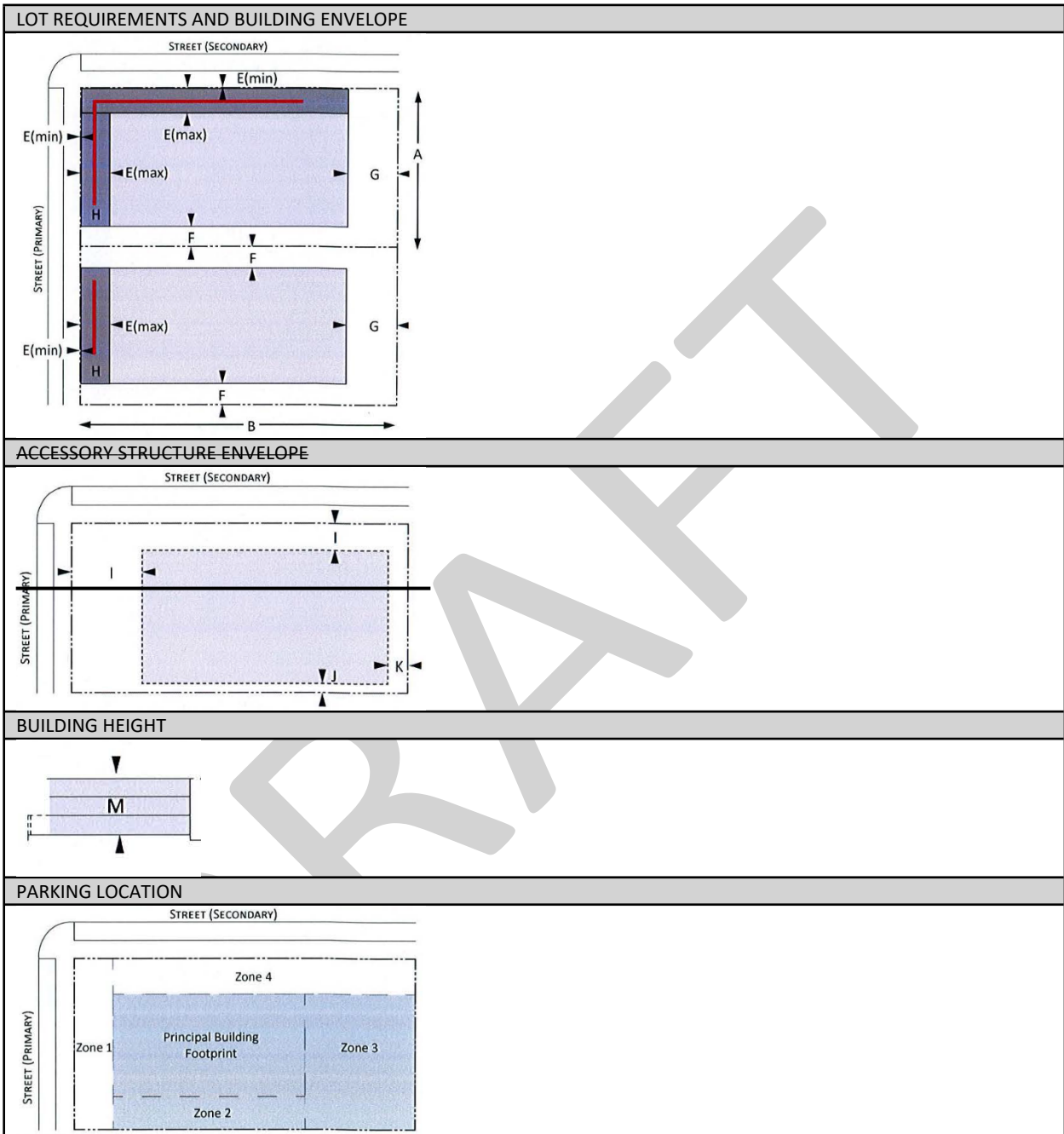
CA	COURTYARD APARTMENT
A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to a street and/or alleyway. (The units have to <u>must</u> be existing prior to redevelopment as stated in section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

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	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	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
N - Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	F	



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

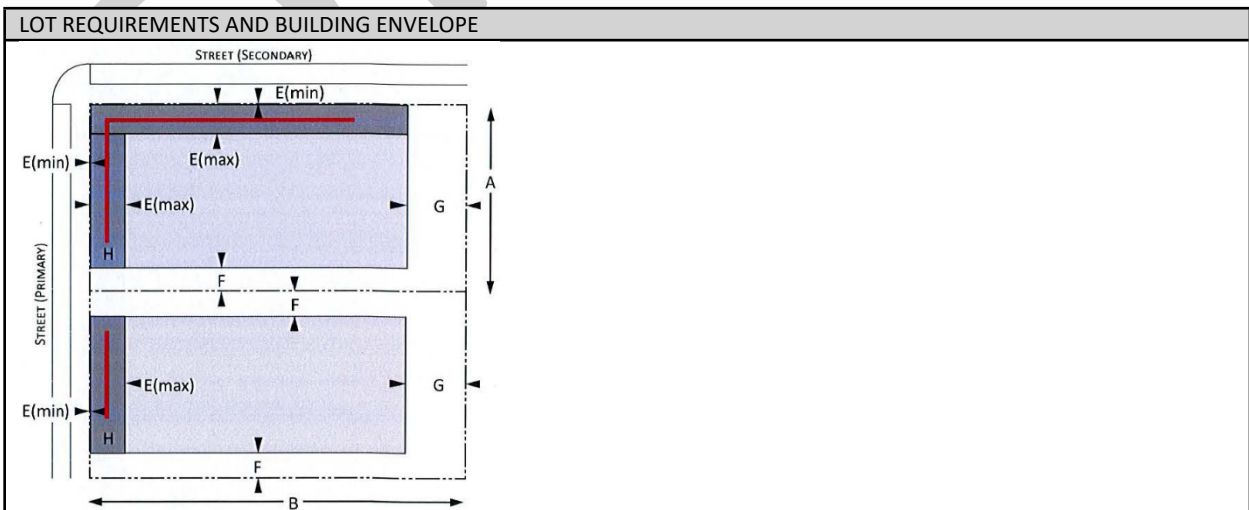
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	20	60
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	1,600	7,200
D - Lot Coverage (%)	—	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback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

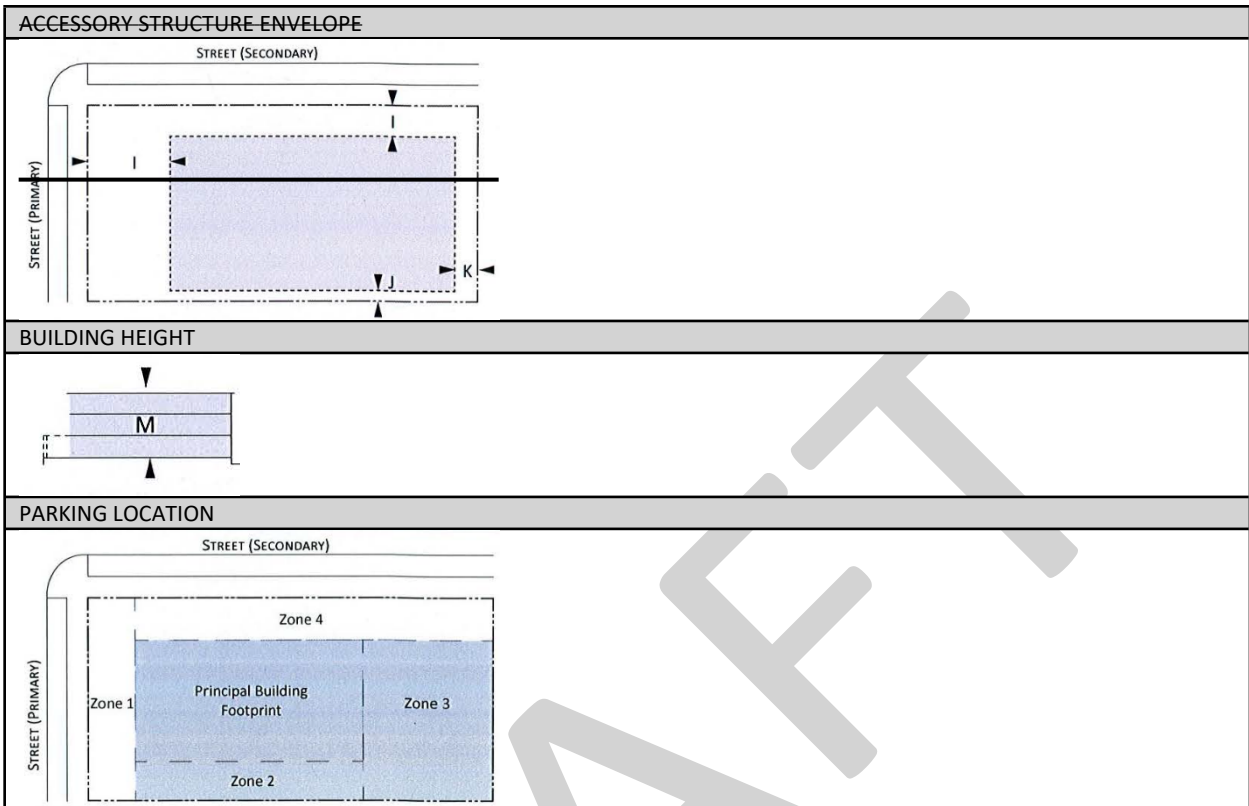


CM	COMMERCIAL / MIXED-USE - MEDIUM
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for average lot sizes.	

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

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

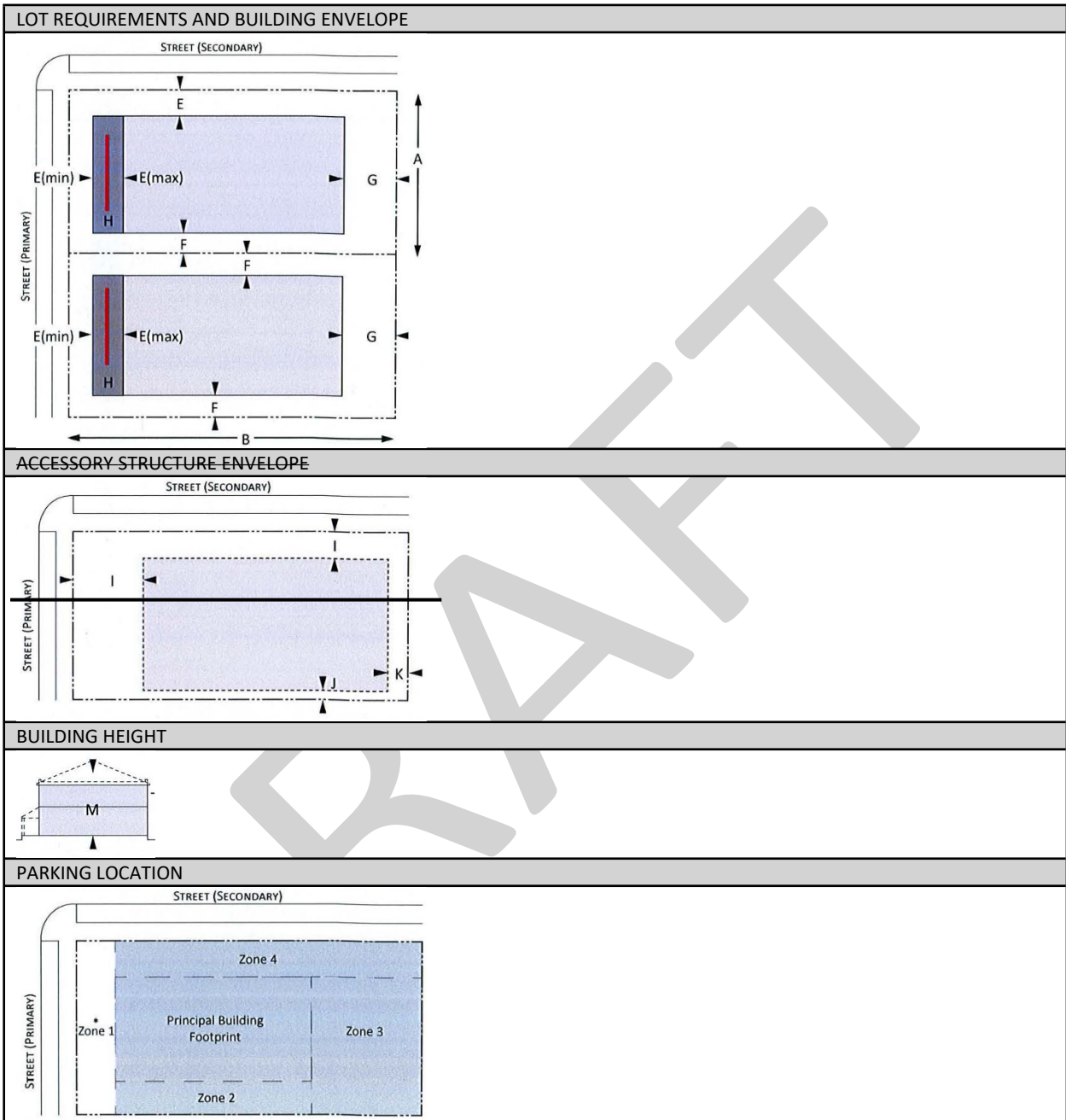




BH	BOUTIQUE HOTEL
A building lot located and designed to accommodate lodging. The number of rooms will be confirmed by existing operating hotel rooms. (The units have to must be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

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
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)(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.

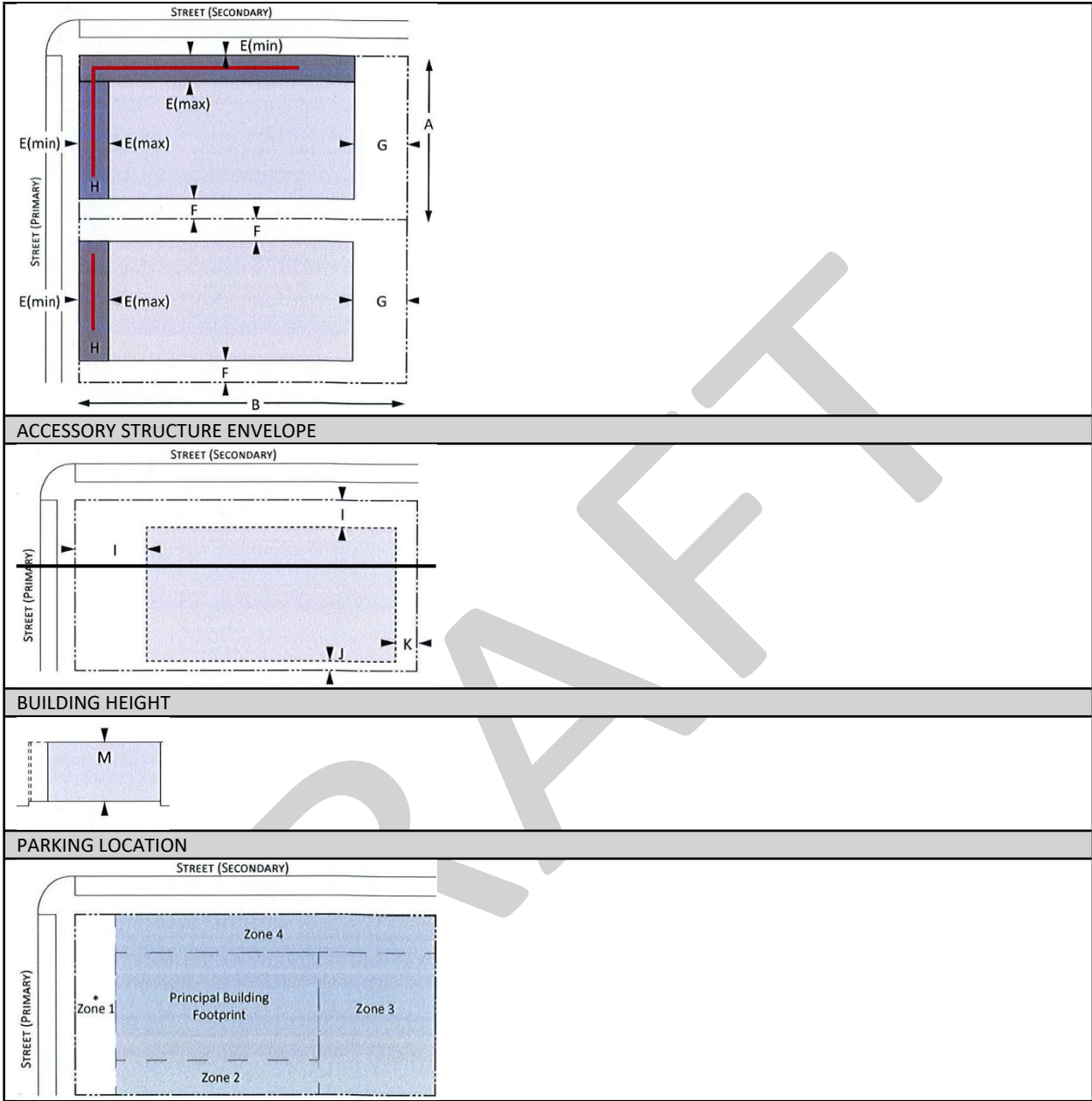


SS	SINGLE STORY COMMERCIAL BUILDING-SMALL
A building lot located and designed to accommodate single use office and retail.	

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

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

LOT REQUIREMENTS AND BUILDING ENVELOPE
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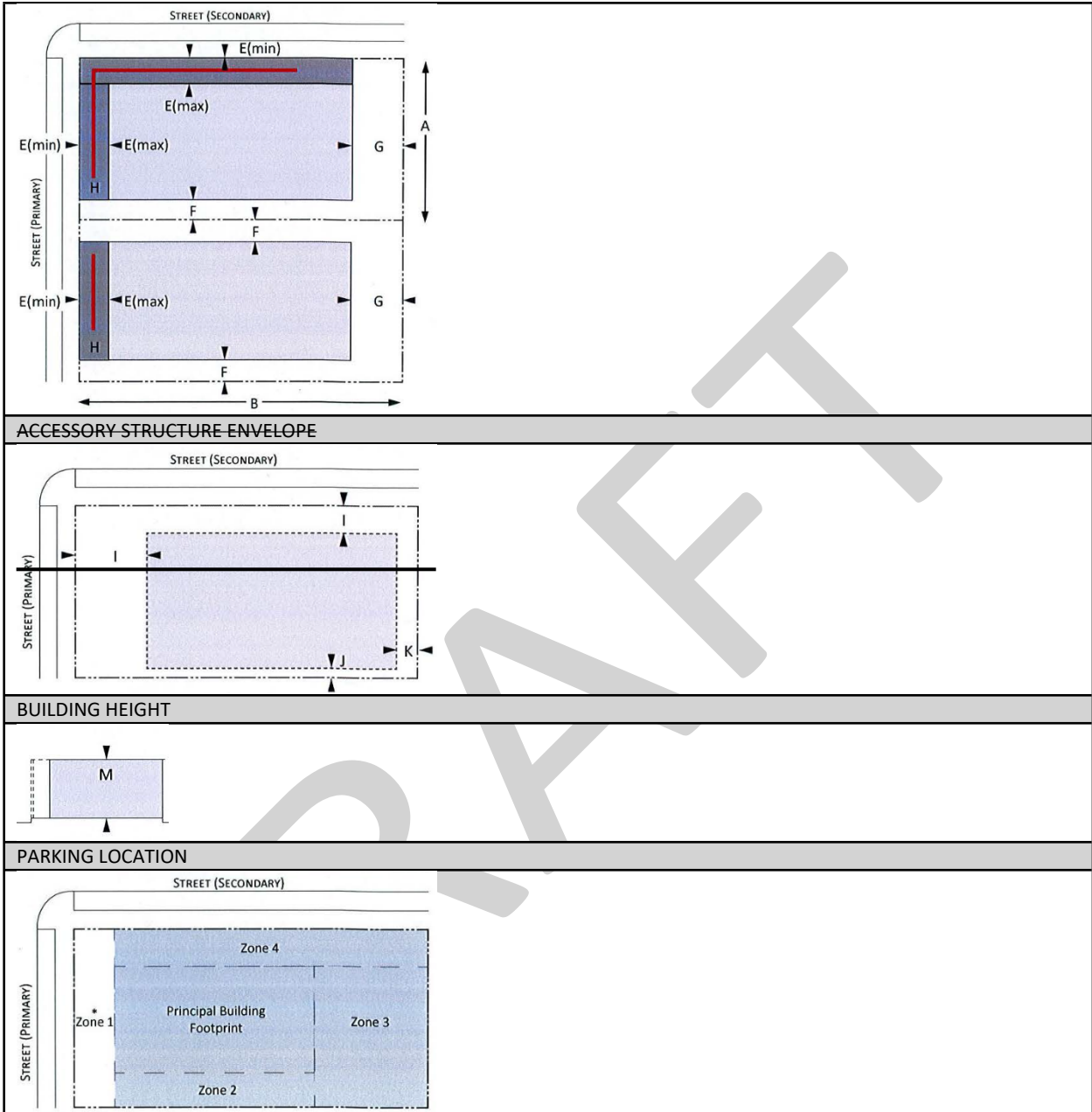


	SINGLE STORY COMMERCIAL BUILDING-MEDIUM
A building lot located and designed to accommodate single use office and retail.	

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	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800
BUILDING HEIGHT		
M - Principal Building (ft)	—	underlying zoning district <u>(1)</u>
N - Accessory Structure(s) (ft)	—	25
PARKING PROVISIONS		
Location	Zone 2, 3 and 3-4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C	

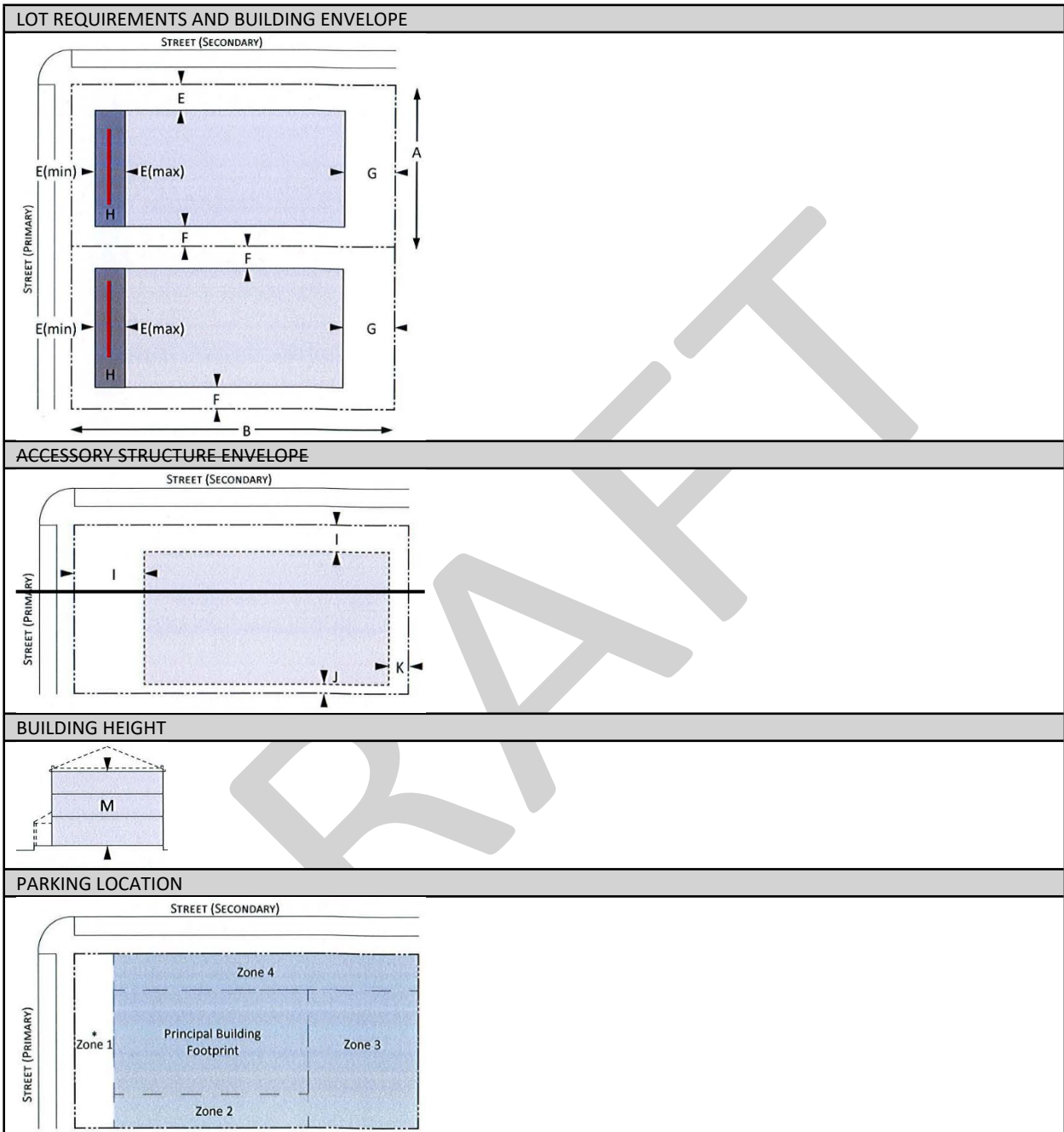
(1) Height will be reviewed and assessed to determine the permitted height if the parcel is being rezoned into the PAGHOD.

LOT REQUIREMENTS AND BUILDING ENVELOPE



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

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	—	—
B - Lot Depth (ft)	—	—
C - Lot Size (sf)	—	—
D - Lot Coverage (%)	—	—
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	25
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Alley	5	—
H - Frontage Buildout (%)	50	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
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	

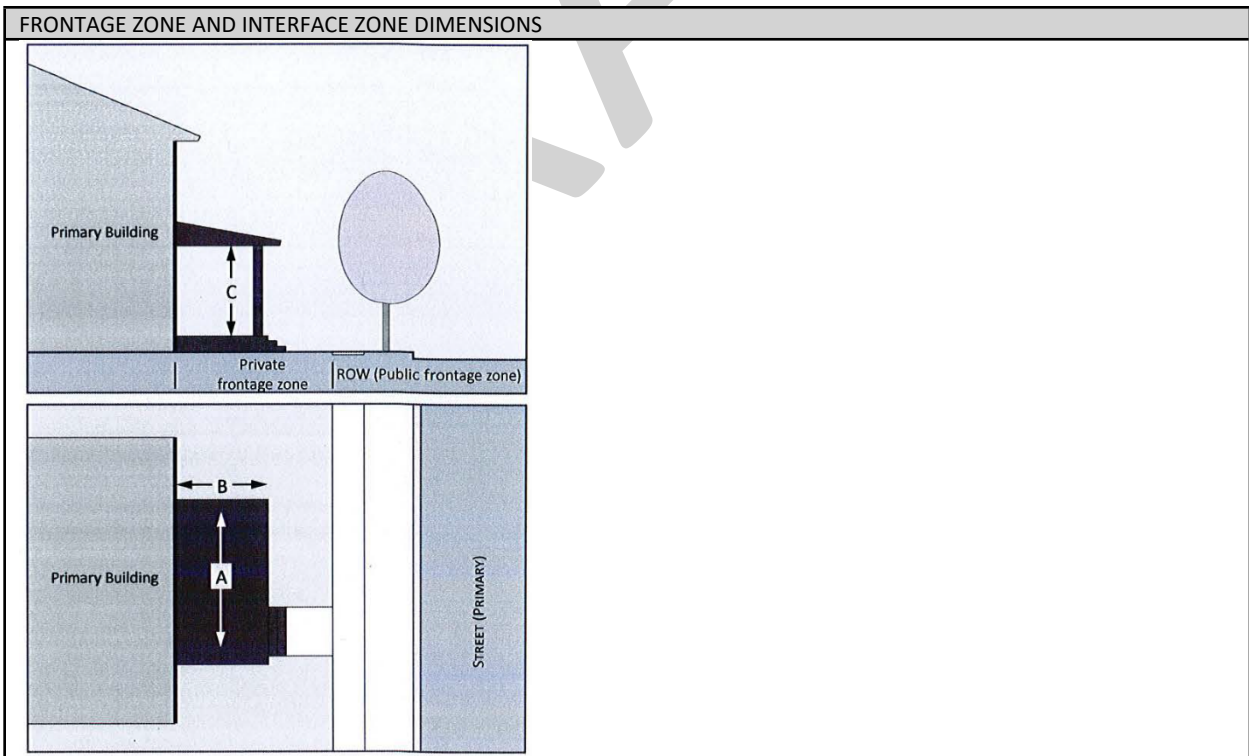


Sec. 20.16. Private frontage.

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 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.

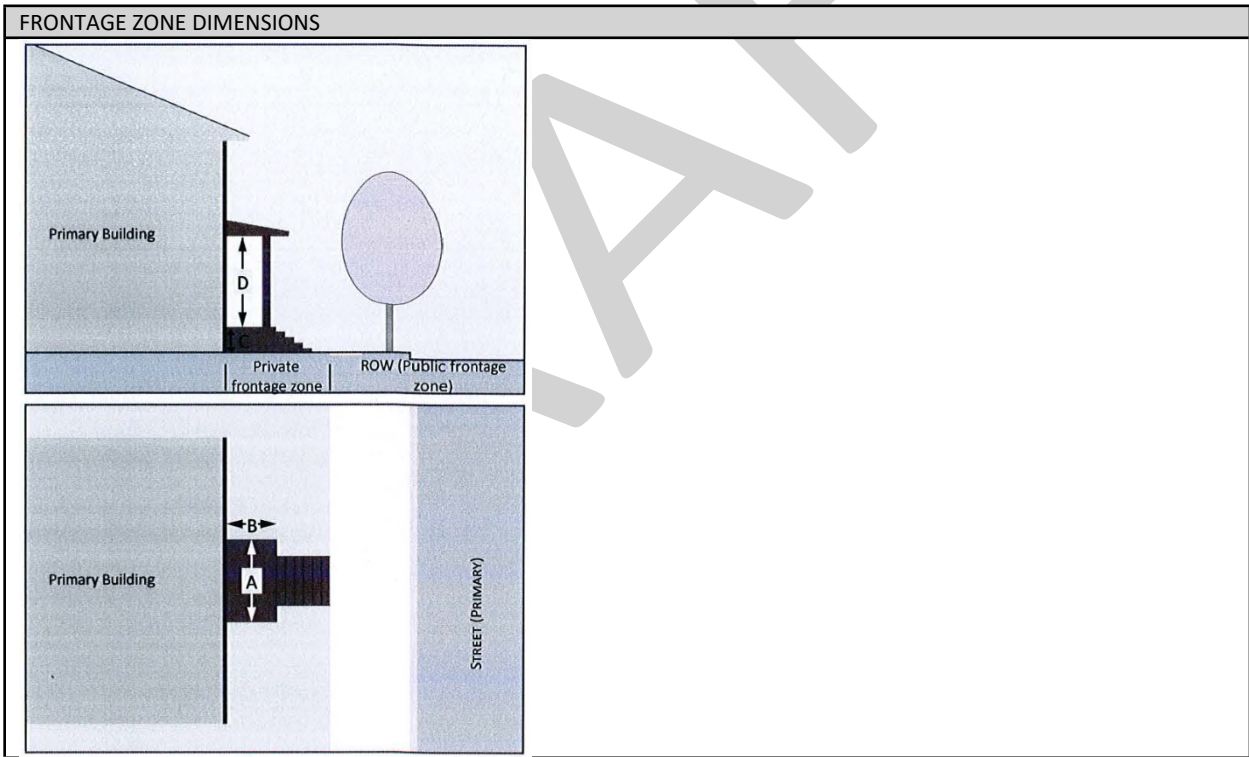
P	PORCH
The façade is setback from the front lot line per applicable street setback requirements. The façade includes an attached front porch structure. A wide variety of porch designs are possible. <u>This frontage is subject to the street setback required for the building type to which it is attached; however, stairs leading to the porch that lack an independent roof are permitted up to a three foot encroachment into the minimum street setback.</u>	

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



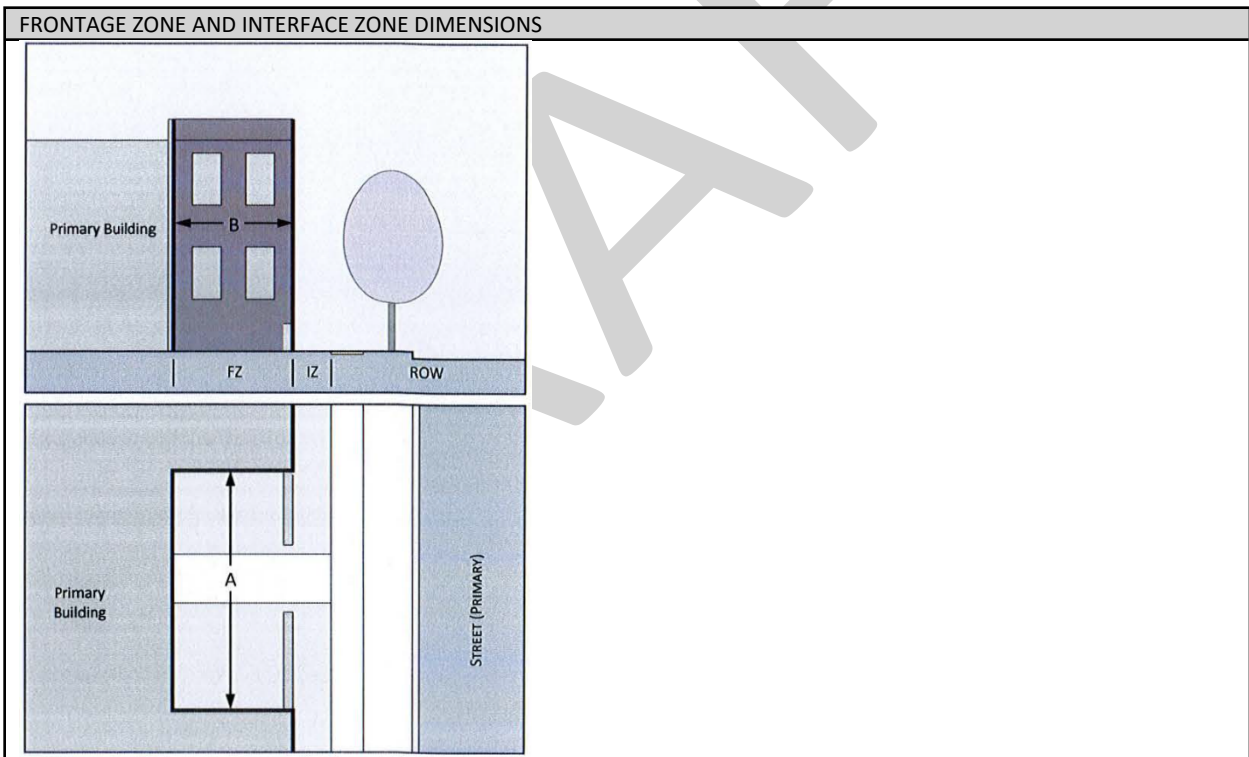
S	STOOP
The façade is set back from the front lot line per applicable street setback requirements. The façade includes an attached entry stoop (an elevated landing with stairs) that is placed at or near the front lot line and <u>subject to the street setback required for the building type</u>. Stairs leading to the stoop that lack an independent roof are permitted up to a three foot encroachment into the <u>street setback</u>. The ground floor is elevated to provide privacy. The stoop may include a roof; however, it is not required.	

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



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

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

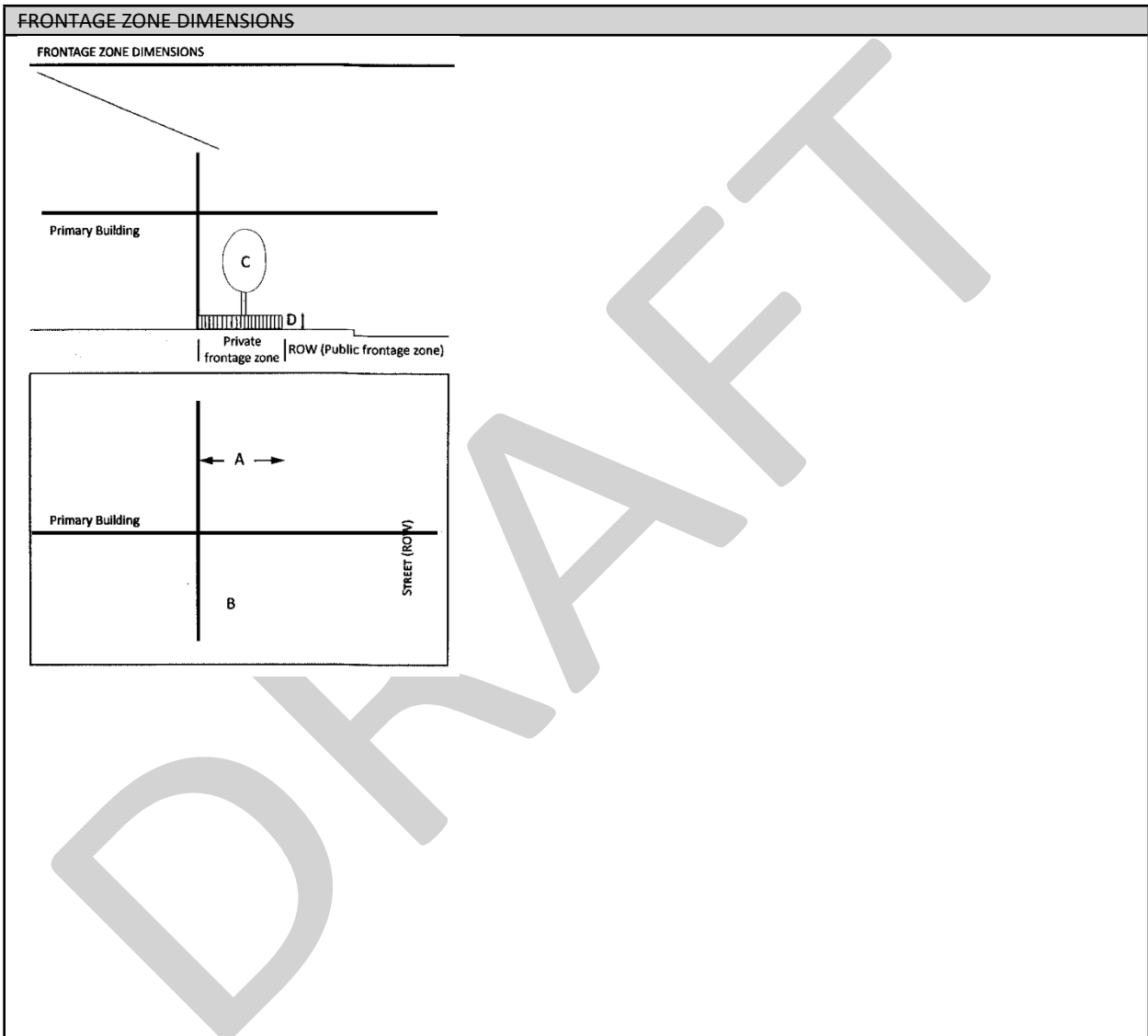


	COMMON YARD
The façade is set back from the front lot line per applicable street setback requirements. The common yard may include a two to four foot in height decorative fence that shall be constructed of wood, shell, or concrete material. The frontyard is required to have a minimum of 1 canopy tree,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

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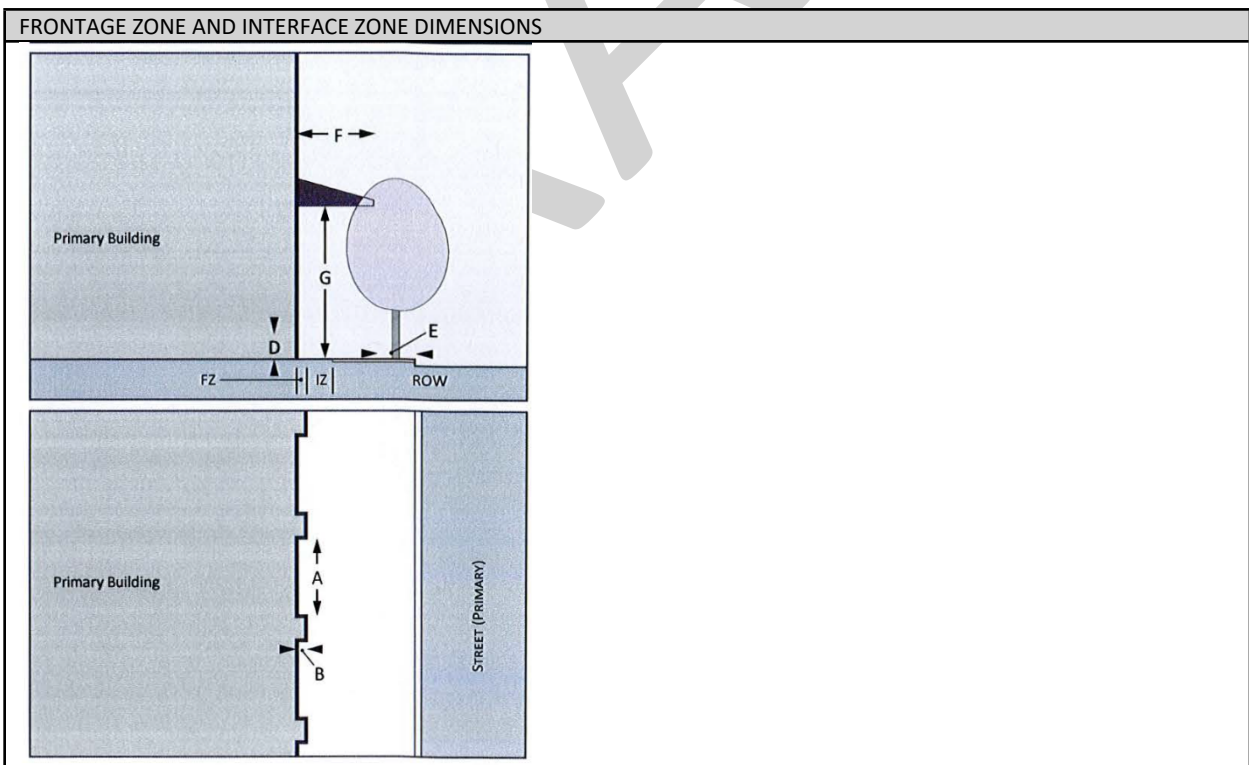
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–Stoop structure requirements:		
–A – Landscape	grass and/or ground cover	
–B – Shrubs, ground cover	10 (3 gallon)	—
–C – Tree (canopy tree)	1	—
–D – Fence Height (feet)	2'	4'



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

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



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.

Sec. 20.17. Building height.

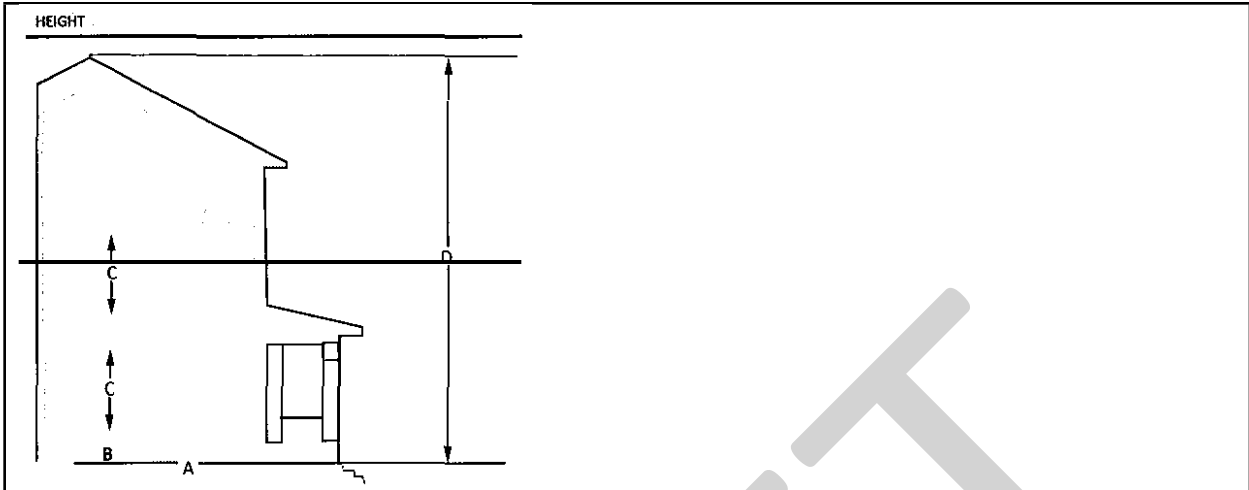
Each building lot typology in section 20.15 provides the range of height appropriate for the building type. No new or substantially improved building within the PAG Overlay District PAGHOD and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall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

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

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

	MIN	MAX
Building facadeHeight requirements:		
A - <u>Base-Required Design Flood Elevation (required BFEDFE) refer to Code of Ordinances Sec. 98-33</u>		
B - Finished Grade (FG)	Determined by the BFE & FGAs defined in Division 2.	
C - Height of Floors (liveable)	8	14
D - Total Height (Measurement from the required DFE or eight feet above natural grade as defined above)	—	—
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



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 spaces within 500 feet of the parcel that are metered or otherwise available, without reservation, to the general public. Spaces limited to holders of 4R, 3R-D, and 4B-H permits shall not be counted toward this reduction, unless the business is and will remain a recipient of such permits.
- (c) Access to and location of parking areas:
 - (1) Parcels abutting an public 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) When a parcel is located on a public alleyway of less than 15 feet in width, and the applicant for development can demonstrate that requiring access from the alley would constrain their ability to reasonably maneuver a vehicle onto the property due to the proposed layout of development, the applicant may provide one curb cut along the primary street if such waiver is accepted through design review by the Historic Preservation Board. Failure to maintain an alleyway shall not be construed as justification for this waiver.
 - (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 setback for the garage and/or principal structure as provided for the building type chosen from section 20.15.

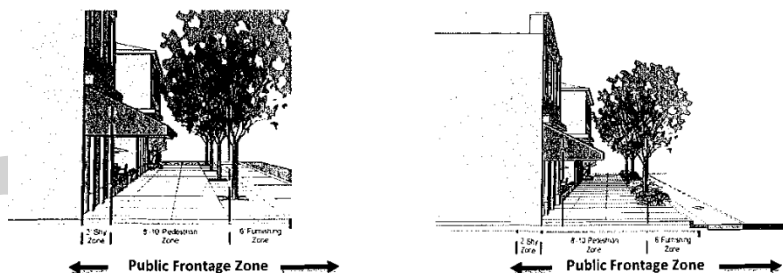
Sec. 20.19. Alleyways and Driveways.

- (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) Justification, when landscape and/or elevated building criteria need to be reduced, that demonstrates a need for the additional driveway connection(s). The priority shall be transportation circulation and safety, as reviewed and determined by the City.

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) Landscape Buffers may be required between any uses within the PAG Overlay District PAGHOD.
- (c) Front Buffers (common yard) 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 and accessory structures may not be located in the common yard area. Front fence or landscape buffer shall be provided and include The following is the minimum that shall be provided within the common yard:
 - 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 may be installed closer to the front lot line than the principal structure to which it is ancillary.

c. Landscaping shall be provided as indicated in the table below.

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

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 along the length of the principal building and garage (if visible from the street) except where driveways are approved. The square footage of landscaping displaced by driveways shall be relocated elsewhere in the front yard.
 - (2) One understory tree per 20 linear feet (or portion thereof) of the elevated building length/width viewed from public rights-of-way. This requirement is in addition to the common yard standards listed in Section 20.20., as applicable.
 - (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.

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- (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.

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 include specific building design elements.

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

- (a) The mass of a building must include:
 - (1) *Primary mass.* The building shall have a distinct primary mass.
 - (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in the mass.
- (b) Proportional design elements shall include:
 - (1) Windows in varying, yet similar arrangements.
 - (2) Appropriate vertical visual consistency at the centerline of the façade.
 - (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).
 - (4) Overall design shall be symmetrically or asymmetrically balanced.
- (c) Design must include the following rhythms:
 - (1) Proximity (objects close together complement each other).
 - (2) Similarity- common textures, colors or features.
- (d) Garage Design elements shall include:
 - (1) Garage, attached to the principal structure and visible from the public right-of-way, shall be designed and integrated into the overall design elements of the principal structure. Garage doors shall not “dominate” the front façade or be the focal point of the building by the use of contrasting colors, textures that are not part of the overall design of the primary structure. Using elements that are consistent with this subsection, (a), (b) and (c) are required. Height of a garage shall not exceed more than one story of the principal building.
 - (2) Garage, detached from the principal structure, shall have a complementary appearance to that of the principal structure such as wood, stone, and/or manufactured products such as brick, stucco, or decorative concrete block. Architectural elements such as awnings, parapets, decorative molding, and windows should be utilized to create compatibility and consistency between the appearance of the principal dwelling unit and the detached garage.

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- (e) Pool location. Pools shall not be permitted in the front yard setback area or be considered subject to the principal building setback area. Pools may be constructed in the front of the residence provided they extend no closer to the front property line than the primary structure to which they are accessory, and the primary structure meets frontage buildout requirements.

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 ~~designed~~ designed 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] from the primary façade).

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- (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. These penetrations shall 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.

Sec. 20.24. Design review and required drawings.

An applicant shall be subject to the City's permit process. In addition, any development within the PAG Overlay District using the building types, as provided in this division, and which is subject to design review under section 20.13., 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 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 Historic Preservation Board to ensure compatibility of new construction or additions within the PAG overlay district.~~
 - (2) 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).
 - (3) 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.
 - (4) 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 Elevation screening plan(s) shall be submitted as part of the site plan.
- (c) Identify, through the use of the design book, how the proposed project is meeting the intent of the PAGHOD District.
- (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:

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- (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.

Section 20.25. Pass-A-Grille Historic Overlay Design Guidebook

- (a) 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.

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY OF ST. PETE BEACH AMENDING THE ST. PETE BEACH LAND DEVELOPMENT CODE DIVISION 40 – COMMUNITY REDEVELOPMENT DISTRICT – EIGHTH AVENUE (CRD-EA), SECTIONS 40.1. PURPOSE AND INTENT. AND 40.9. SETBACKS.; ADOPTING SECTIONS 40.13. ASSEMBLY OR LOT SPLIT OF A PARCEL(S), VACATION OF EASEMENTS OR RIGHT-OF-WAYS., 40.14. GENERAL BUILDING DESIGN, 40.15. DESIGN REVIEW AND REQUIRED DRAWINGS, AND 40.16. PASS-A-GRILLE HISTORIC OVERLAY DESIGN GUIDEBOOK; TO AMEND AND ADOPT DEVELOPMENT STANDARDS TO PRESERVE THE HISTORIC CHARACTER OF PASS-A-GRILLE’S EIGHTH AVENUE AND VICINITY AND INCREASE COMPATIBILITY OF NEW DEVELOPMENT WITH THAT CHARACTER; PROVIDING FOR SEVERABILITY, CODIFICATION AND SCRIVENER’S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach supports preservation and protection of its historic neighborhoods.

WHEREAS, as Eighth Avenue is historic Pass-a-Grille’s main commercial corridor, which has numerous structures that are significant contributors to the historic character of the neighborhood and which itself has retained its neighborhood-level commercial function and appearance for over a century, the preservation of the scale, massing and uses of Eighth Avenue is essential to the historic district as a whole.

WHEREAS, these amendments modify the Community Redevelopment District – Eighth Avenue zoning standards passed in 2010 to solicit greater compatibility of new development with existing development and strengthen design requirements for new development.

WHEREAS, the Planning Board, sitting as the Local Planning Agency, reviewed these amendments on _____ and recommended them at a vote of ____ to ____ to the City Commission.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

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

SECTION 2. The Land Development Code Division 40 – COMMUNITY REDEVELOPMENT DISTRICT EIGHTH AVENUE (CRD-EA) is amended as shown in EXHIBIT A to this Ordinance.

SECTION 3. Codification. This Ordinance shall be codified in the Land Development Code of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener’s Error. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This Ordinance shall take effect immediately upon adoption.

FIRST READING:	_____
PUBLISHED:	_____
SECOND READING:	_____
PUBLIC HEARING:	_____

The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

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

Adrian Petrila, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2025.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Ralf Brookes, City Attorney

The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

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.

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- (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 above grade, except as provided for elevated structures in Section 40.14.

(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 than 50% opacity. Structures may not project over alleys.

Public right of way projection standards for marquees, arcades, and similar elements can be found in Section 40.14.

(Supp. No. 47)

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

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

Side yard: None

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

For structures that front Pass-a-Grille Way:

Front yard: 10 feet

Secondary front yard: 5 feet

Sideyard: 5 feet

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

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

Sec. 40.10. Maximum impervious surface ratio.

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

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

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

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

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

Sec. 40.12. Landscaping and buffering.

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

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

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:

- (a) Submit an application to the Historic Preservation Board for a recommendation prior to the Board Of Adjustment (where necessary) and City Commission.
- (b) 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:
 - (1) 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.
 - (2) 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

General building desing element criteria is provided in this section and additional design guidelines are addressed in Sec. 40.16 Pass A Grille Historic Overlay Design Guidebook. The following standards shall be applied to new developments within the CRD-EA District that do not involve relocation of a historic structure as may be permitted in Sections 40.2 and 40.4.

- (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, not to exceed six feet in depth. Balconies may extend into front or secondary front setbacks.
 - (6) Dormers.
 - (7) Canopies, extending at least five (5) feet.
 - (8) 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) Projection standards for arcades, marquees, and similar elements. 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. However, no structure described herein shall overhang a public alleyway.
- (f) 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.
- (g) 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.
- (h) Height. If the lowest floor of a development is elevated to or above the required Design Flood Elevation specified in Code of Ordinances Chapter 98 or the Florida Building Code, whichever is higher, the 35 foot height may be measured from required Design Flood Elevation. In the case this option is utilized, the design of the structure, measured from grade, shall provide:
- (1) A minimum of 10' setback 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, and restrictions on seating, may be outlined at the time of the HPB 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 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 guidebook 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 receptacles, location and design. It is encouraged to have joint dumpsters and/or compactors in alleys to serve groups of businesses to the extent possible.
 - a. 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) and waterways.
 - b. 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.

Section 40.16. Pass-A-Grille Historic Overlay Design Guidebook

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- (a) 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 CRD-EA and the overall area of Pass-A-Grille, provide design concepts that reflect and support the historic character of the district.
- (b) A design guidebook 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.

DRAFT

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

Sec. 40.1. Purpose and intent.

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

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

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.

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 above grade, except as provided for elevated structures in Section 40.14.

(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.

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 than 50% opacity. Structures may not project over alleys.

Public right of way projection standards for marquees, arcades, and similar elements can be found in Section 40.14.

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

Secondary front yard: No secondary front yard setback for primary structure-. Structures may not project over alleys.

Side yard: None

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

For structures that front Pass-a-Grille Way:

Front yard: 10 feet

Secondary front yard: 5 feet

Sideyard: 5 feet

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

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

Sec. 40.10. Maximum impervious surface ratio.

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

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

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

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

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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:

- (a) Submit an application to the Historic Preservation Board for a recommendation prior to the Board Of Adjustment (where necessary) and City Commission.
- (b) 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:
 - (1) 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.

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Sec. 40.14 General Building Design

General building design element criteria is provided in this section and additional design guidelines are addressed in Sec. 40.16 Pass A Grille Historic Overlay Design Guidebook. The following standards shall be applied to new developments within the CRD-EA District that do not involve relocation of a historic structure as may be permitted in Sections 40.2 and 40.4.

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 - (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.
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 - (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).
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- (g) *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.
- (h) *Height.* If the lowest floor of a development is elevated to or above the required Design Flood Elevation specified in Code of Ordinances Chapter 98 or the Florida Building Code, whichever is higher, the 35 foot height may be measured from required Design Flood Elevation. In the case this option is utilized, the design of the structure, measured from 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, and restrictions on seating, may be outlined at the time of the HPB review.

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 - (2) All elevations and overall design must be signed and sealed by a licensed architect registered in the State of Florida.

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- (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 architecture design and/landscape of the project.
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- (b) Identify, through the use of the design guidebook 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 receptacles, location and design. It is encouraged to have joint dumpsters and/or compactors in alleys to serve groups of businesses to the extent possible.
 - a. 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) and waterways.
 - b. 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.

Section 40.16. Pass-A-Grille Historic Overlay Design Guidebook

- (a) *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 CRD-EA and the overall area of Pass-A-Grille, provide design concepts that reflect and support the historic character of the district.
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**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Recommendation of Hurley Park design to the City Commission

Action Request: Motion to recommend approval of the playground layout to the City Commission.

Strategic Objective:

Date: March 6, 2025

Prepared By: Mandy Edmunds, Operations Manager

Through: Laura Canary, Community Development Director

Summary of Issue: Staff requests the Historic Preservation Board make recommendation for new playground equipment and play pad at Hurley Park.

Funding: Partnership

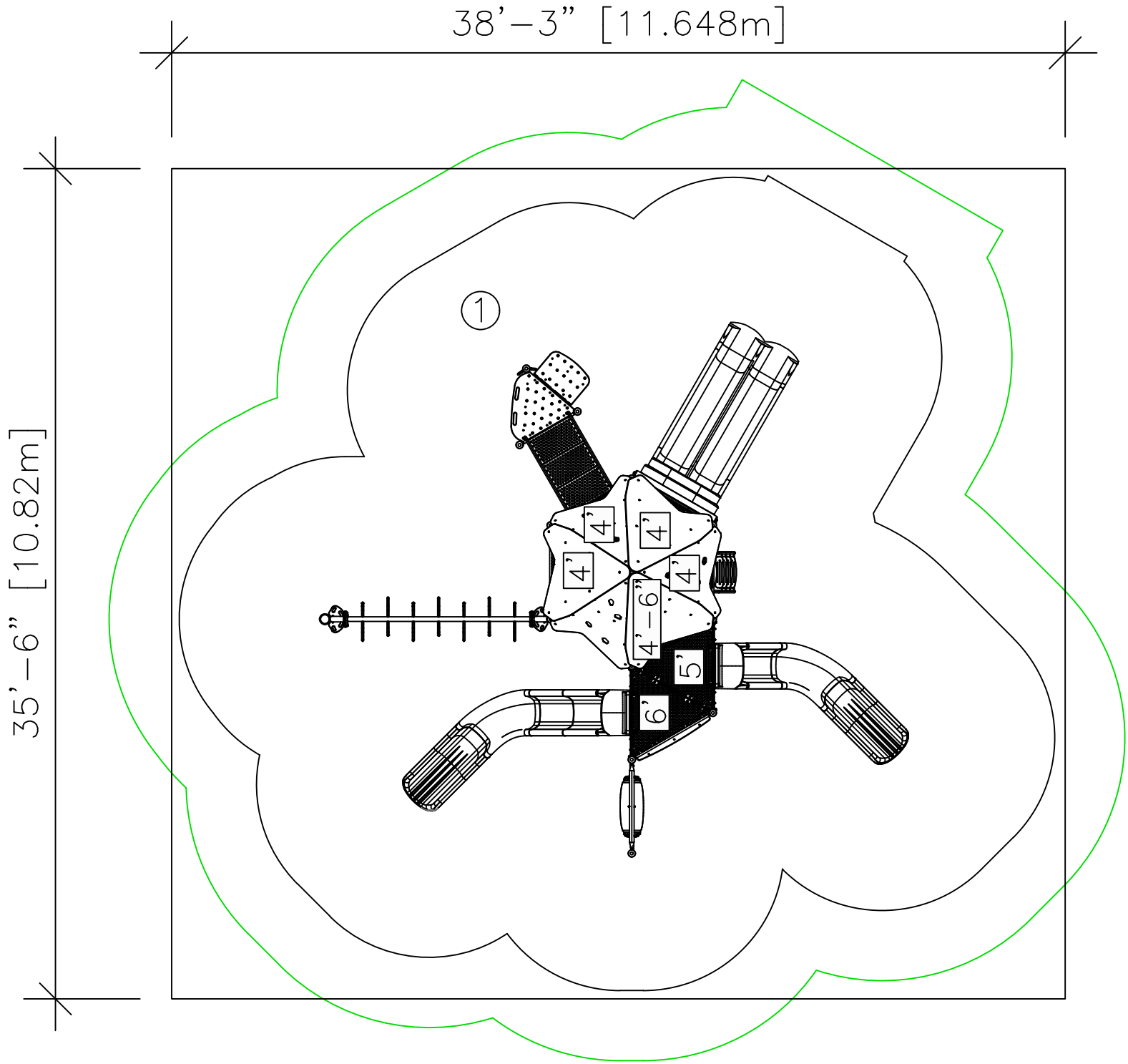
Attachments:

1. Plans
2. Playground Location Map
3. Company Information
4. Shieldformula
5. Jambette Materials
6. Warranty Information
7. Play Pad Warranty
8. Quote

Project Innovations Inc.
St. Pete Beach
Hurley Park

Layout Plan

1- Playstructure
J3-24406-HB



Legend

 = Protective surfacing zone(s)

WARNING : The dimensions on this plan represent the measurements of the safety surfacing.
The ASTM F1487-21 standard and the professional judgement of the manufacturer were used to determine the layout of this plan.

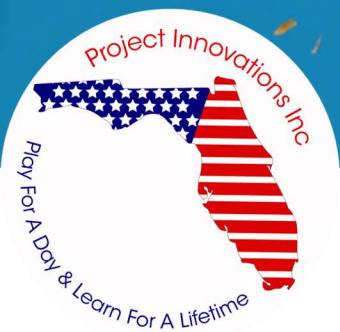
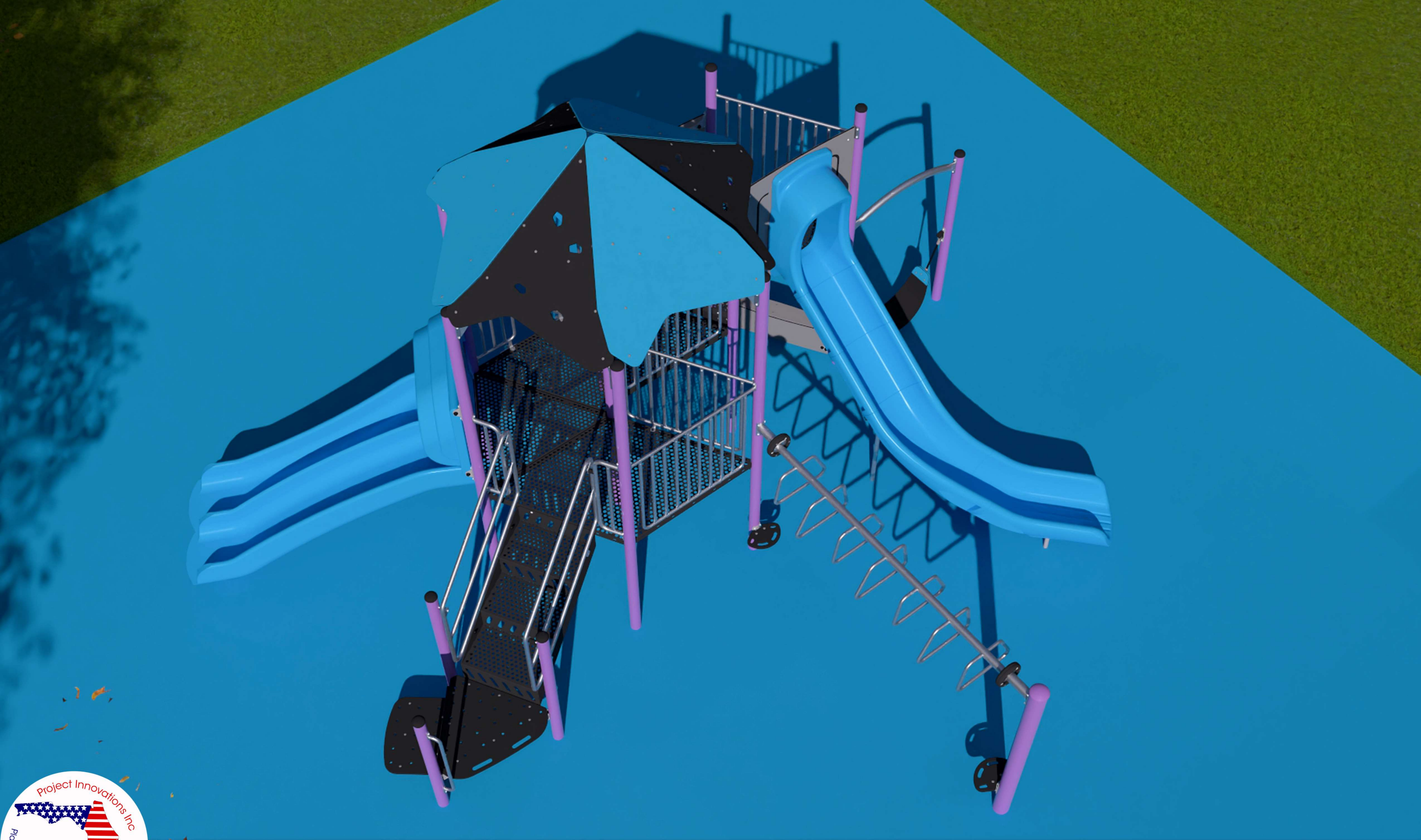
Accessibility compliance		
18m-12 years area	Total	Required
Elevated play components	5	-
Elevated play components accessible by transfer station	4	3
Accessible ground level components	3	2
Type of ground level components	3	2

Drawn by: MMP
Date: 15.01.2025

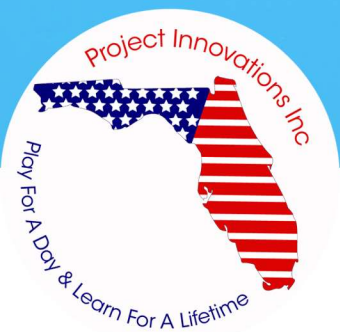
Quotation
1103387



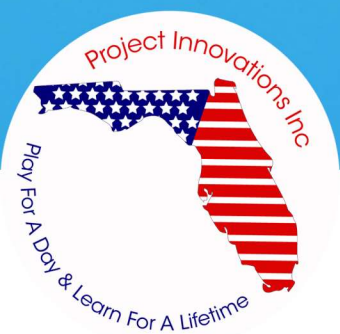
St.Pete Beach - Hurley Park



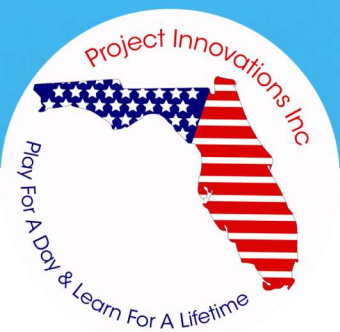
St.Pete Beach - Hurley Park



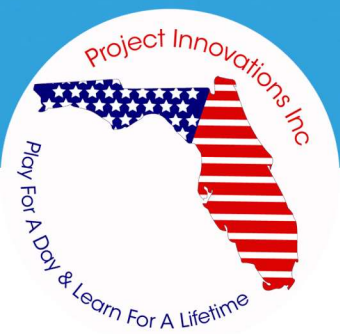
St.Pete Beach - Hurley Park



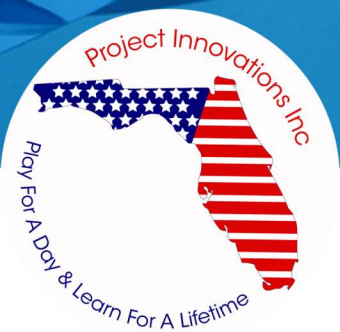
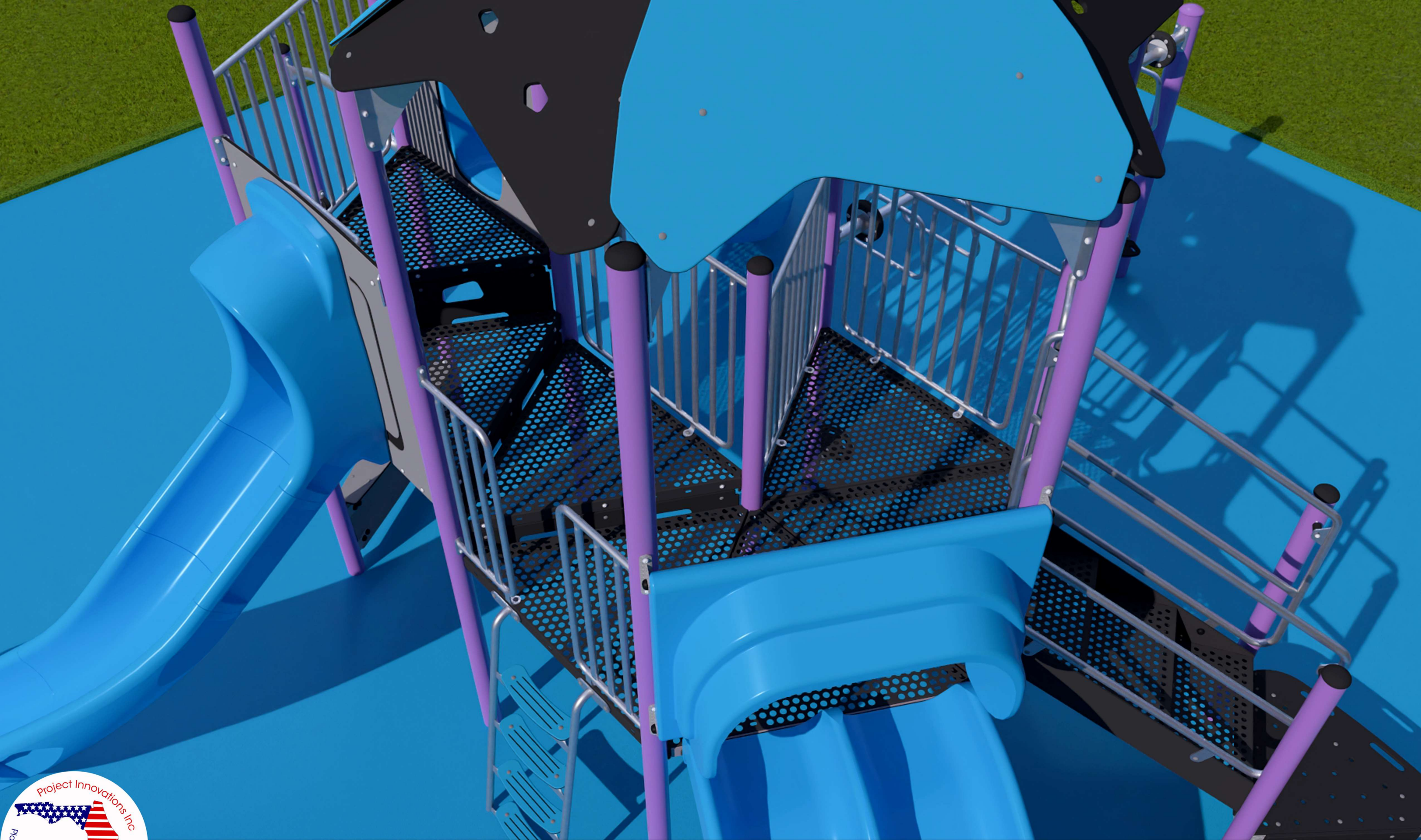
St.Pete Beach - Hurley Park



St.Pete Beach - Hurley Park



St.Pete Beach - Hurley Park



St.Pete Beach - Hurley Park

Isometric View

Playstructure
J3-24406-HB



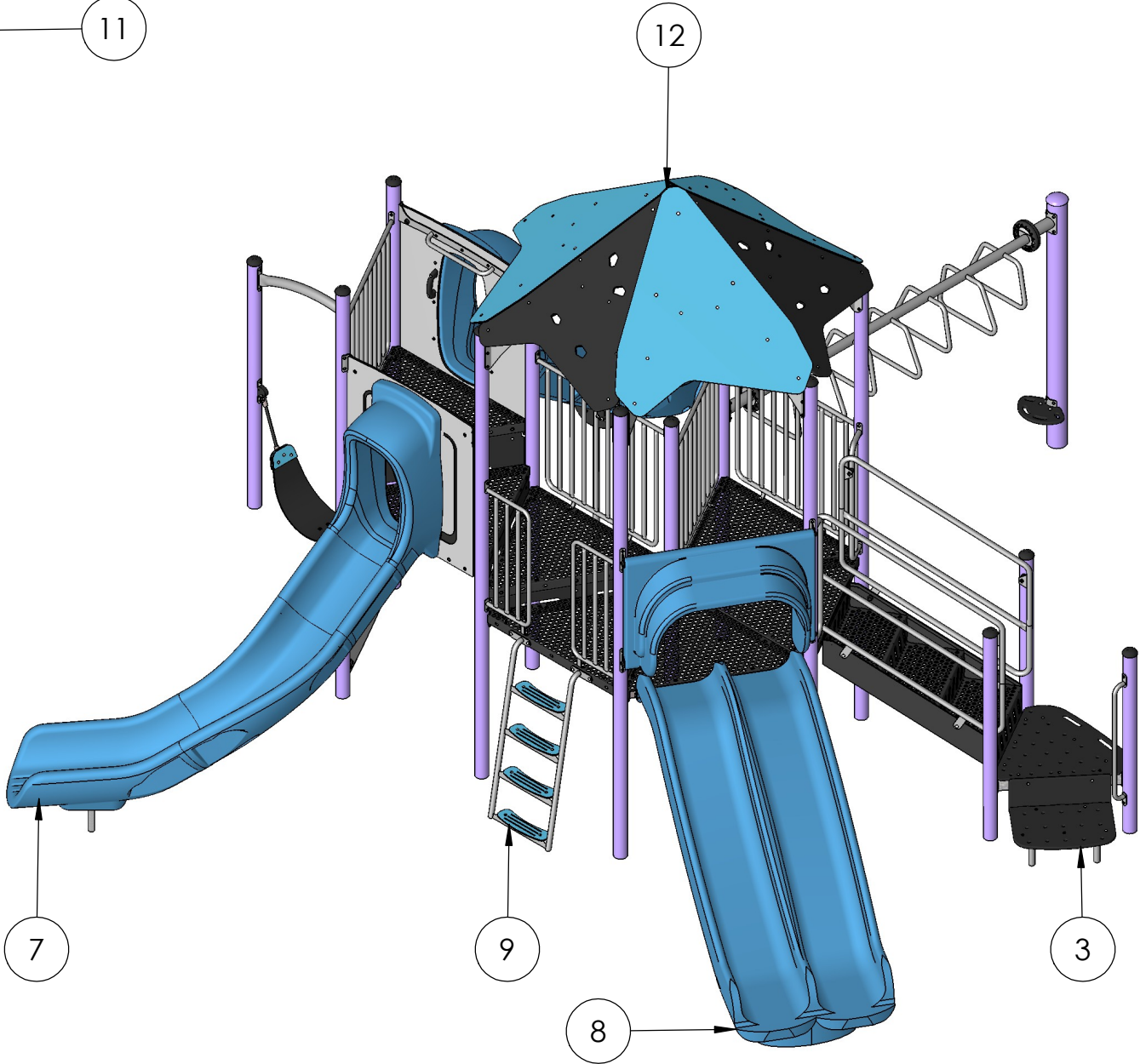
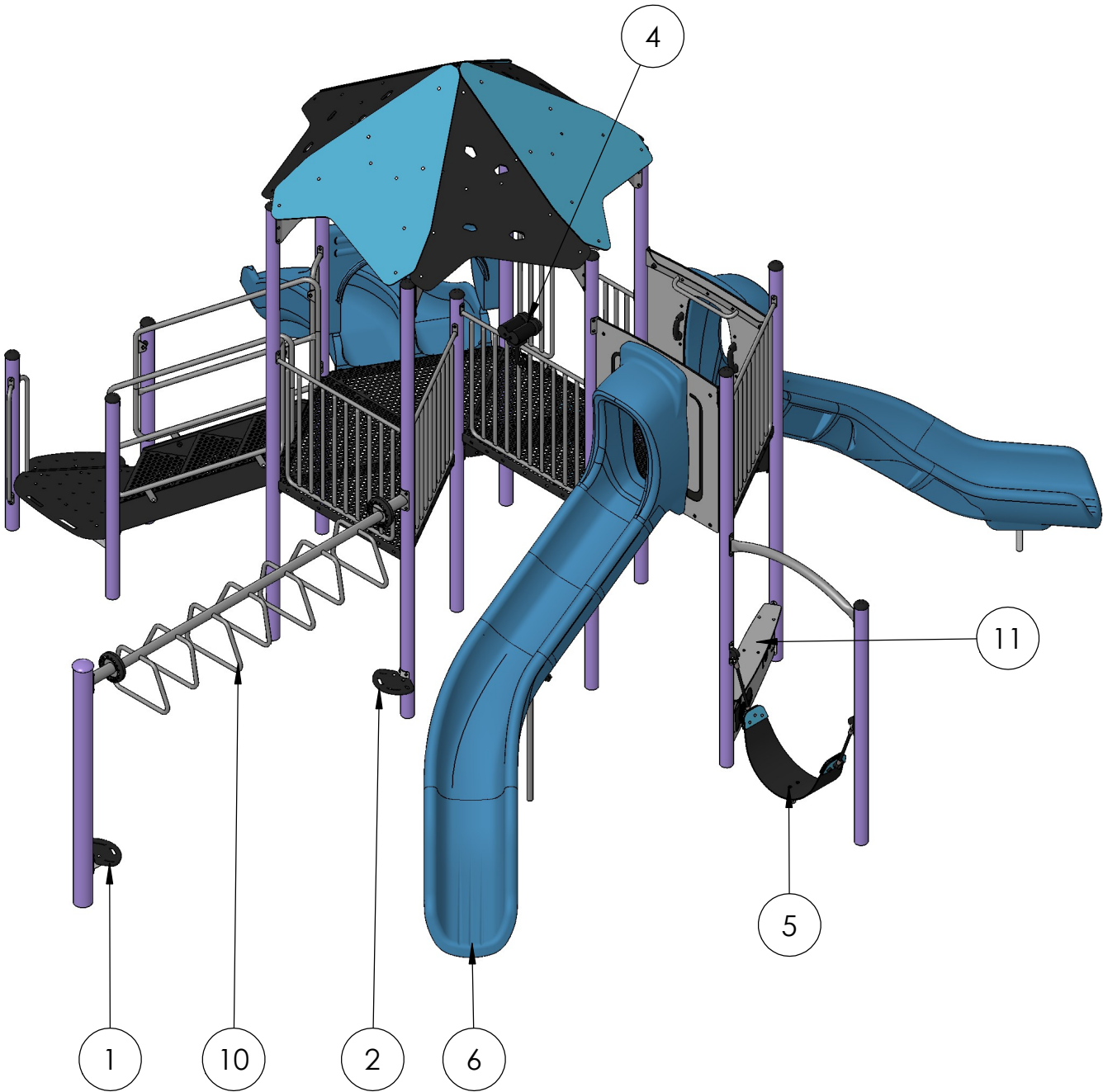
Capacity 37 children
18 m - 12 years

Posts: 3-1/2"
Platform(s): 48"

Fall height
CSA: 110"/2.7m
ASTM: 72"/1.8m

Drawn by: M.E.L.
Date: 11/09/2024

#	- DESCRIPTION -
1	Step (5.0 dia.post)
2	Step (3.5 dia.post)
3	4' Transfer station (44)
4	Telescope (Safety railing)
5	The hammock (44)
6	6' LUX Slide (JA)
7	5' LUX Slide (JO)
8	4' Double slide with waves
9	4' mini-climber
10	Straight Overhead Loop Ladder
11	Lemonade Game Counter (44)
12	Hexagonal Umbrella Roof (3.5) (44)





BASIC FEATURES

AGE GROUP: **18 months to 12 years old**

FALL HEIGHT (CSA): **110" (2,8m)** (ASTM): **72" (1,8m)**

CHILD CAPACITY: **37 children**

SHOCK ABSORBING SURFACE (CSA): **35' 0" x 38' 0" (10,7m x 11,6m)**

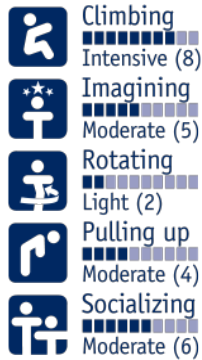
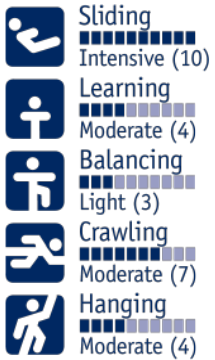
SHOCK ABSORBING SURFACE (ASTM): **35' 0" x 38' 0" (10,7m x 11,6m)**

DESCRIPTION

This play structure provides innovative fun physical activities sure to enhance your recreational space. Physical movements such as climbing, hanging, balancing, swinging, crawling and sliding as well as socializing and cognitive activities make Jambette's product an excellent tool for a child's overall development.



BODY MOVEMENTS



ANCHORING



ON STRINGERS

This product is anchored by a system of frames covered with a protective coating buried in the ground. Some parts of the frames can be made from recycled plastic.

MATERIALS

METALS

Post(s): Galvanized steel tube measuring 3-1/2"(89mm) in outer diameter.

Post(s): 6061-T6 aluminum alloy tube measuring 5" (127mm) in outer diameter, with 0.125" wall thickness.

Metal frame(s): Made of steel (sv)

Hardware: Made of stainless steel, Anti-vandal type.

PLASTIC MATERIALS

Panels: High density polyethylene (HDPE), colored in the mass. (sv)

Slide(s): Rotomolded UV stabilized high density polyethylene (HDPE), colored in the mass.

COATINGS

Paint: Z-Series polyester powder, with ultraviolet (UV) rays and weather extreme resistance. Our paint also has antibacterial and antiviral properties.(sv)

Galvanization: Some attachments are hot dipped galvanized.

OTHER MATERIALS AND COMPONENTS

Deck(s): 12-Gauge steel sheets, perforated and coated with polyvinyl chloride (PVC). (sv)

FLEXIBLE MATERIALS

Cable(s): Cable 5/8" (16 mm) in diameter composed of 6 strands of 8 galvanised steel wires each, wrapped with black polyester, linked together using aluminium joints.

Rubber: 1/4" thick rubber strap made of three rubber layers laminated with two polyester linings. The top has a non-skid texture and the underside is rubber coated.

COLOUR CHOICES

Metal elements

01	02	05	07
08	10	11	12
13	14	17	18
20	21	22	23

Molded Polyethylene

02	05	07
08	15	18
19	21	23

Polyethylene Panels

02	05	07	10	11	14
15	17	18	19	21	

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**BASIC FEATURES**

CHILD CAPACITY: 1 child

DESCRIPTION

Enhance your structure with this piece of equipment. This step is equipped with openings so it can be used with hands for climbing purposes or used for restful play.

**MATERIALS****PLASTIC MATERIALS**

Footboard(s): Made of HDPE polyethylene colored in the mass and treated against UV rays. All edges are rounded for maximum safety.(lv)

METALS

Bracket(s): Aluminum

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Paint: Painted metal parts are white blasted first, then coated with a primer and Z-series polyester powder, which has an extreme resistance to ultraviolet (UV) rays and weather. Our paint also has antibacterial and antiviral properties (lv)

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To verify product certification, visit www.ipema.org and conduct a search.

**BASIC FEATURES**CHILD CAPACITY: **1 child****DESCRIPTION**

Enhance your structure with this piece of equipment. This step is equipped with openings so it can be used with hands for climbing purposes or used for restful play.

**MATERIALS****PLASTIC MATERIALS**

Footboard(s): Made of HDPE polyethylene colored in the mass and treated against UV rays. All edges are rounded for maximum safety.(lv)

METALS

Bracket(s): Aluminum

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

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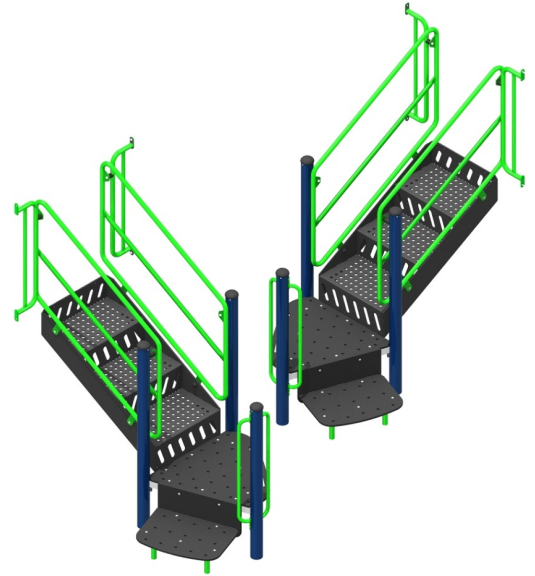
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BASIC FEATURES

CHILD CAPACITY: 5 children

DESCRIPTION



MATERIALS

MIXED MATERIALS

Stairs: Made of a gage 20 perforated steel plate coated with premium polyvinyl . The plastisol is fused with the steel plate by dipping and then be baked at 300°C.(lv)

PLASTIC MATERIALS

Footboard(s): Black-colored UV-stabilized high-density polyethylene (HDPE). All edges are rounded for maximum safety.(lv)

METALS

Handrails: Made of steel tube measuring 1-5/16" (33mm) in diameter.

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**BASIC FEATURES**

CHILD CAPACITY: 1 child

DESCRIPTION

Scan the horizon; look for adventure, the J3 telescope is a must that stimulates the imagination and interaction between children. For added security, this telescope is not equipped with lenses.

**BODY MOVEMENTS**

Imagining
Intensive (10)



Socializing
Intensive (9)

MATERIALS**METALS****Case:** Steel**Hardware:** Made of stainless steel, Anti-vandal type.**PLASTIC MATERIALS****Tip(s):** Black-colored UV-stabilized high-density polyethylene (HDPE).

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**BASIC FEATURES**

FALL HEIGHT (CSA): 6" (0,2m) (ASTM): 6" (0,2m)

CHILD CAPACITY: 1 child

DESCRIPTION

What child doesn't like to rock gently while daydreaming? Also good for interactions with other children, this comfortable seat provides an activity made even safer by the device limiting its movement.

**BODY MOVEMENTS**

Imagining
Intensive (10)



Hanging
Intensive (10)



Rotating
Intensive (8)



Socializing
Intensive (10)

MATERIALS**METALS**

Chain(s): Welded mesh with a stud measuring 1/4" (6mm) in diameter.

Fasteners: Made of hot dipped galvanized steel.

FLEXIBLE MATERIALS

Rubber: 1/4" thick rubber strap made of three rubber layers laminated with two polyester linings. The top has a non-skid texture and the underside is rubber coated.

Net(s): Rope 5/8" (16 mm) in diameter composed of 6 strands of 8 galvanised steel wires each, wrapped with black polyester, linked together using aluminium joints.

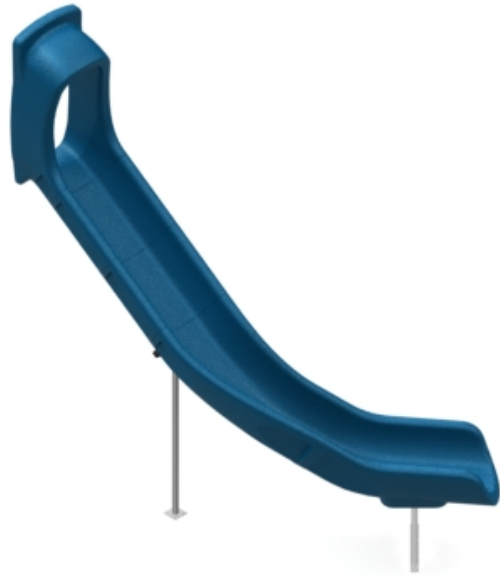
Made at our factory in Lévis, Québec, Canada • Meets CAN/CSA-Z614 and ASTM ASTM F1487

**BASIC FEATURES**

CHILD CAPACITY: 2 children

DESCRIPTION

Nothing replaces the thrill of sliding; learn about acceleration, and deceleration while having fun!

**BODY MOVEMENTS**

Sliding
■■■■■■■■■■
Intensive (10)

MATERIALS**PLASTIC MATERIALS**

Slide(s): Rotomolded UV stabilized high density polyethylene (HDPE), colored in the mass.

METALS

Base: Steel

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Galvanization: Some attachments are hot dipped galvanized.

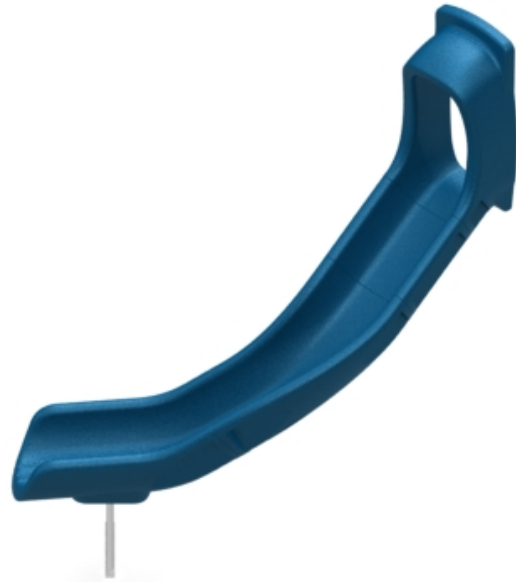
Made at our factory in Lévis, Québec, Canada • Meets CAN/CSA-Z614 and ASTM F1487 • IPEMA Certified
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**BASIC FEATURES**

CHILD CAPACITY: 2 children

DESCRIPTION

Nothing replaces the thrill of sliding; learn about acceleration, and deceleration while having fun!

**BODY MOVEMENTS**

Sliding
■■■■■■■■■■
Intensive (10)

MATERIALS**PLASTIC MATERIALS**

Slide(s): Rotomolded UV stabilized high density polyethylene (HDPE), colored in the mass.

METALS

Base: Steel

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Galvanization: Some attachments are hot dipped galvanized.

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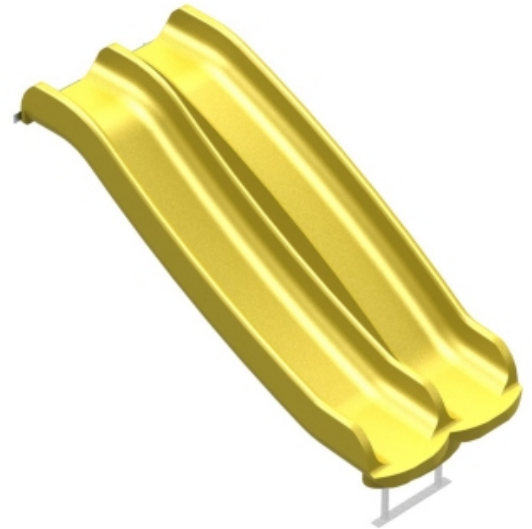
BASIC FEATURES

FALL HEIGHT (CSA): 48" (1,2m)

CHILD CAPACITY: 3 children

DESCRIPTION

Nothing replaces the thrill of sliding; learn about acceleration, and deceleration while having fun!



BODY MOVEMENTS



Sliding
Intensive (10)

ANCHORING



ON STRINGERS

This product is anchored by a system of frames covered with a protective coating buried in the ground. Some parts of the frames can be made from recycled plastic.

MATERIALS

PLASTIC MATERIALS

Slide(s): Rotomolded UV stabilized high density polyethylene (HDPE), colored in the mass.

METALS

Base: Steel

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Galvanization: Some attachments are hot dipped galvanized.

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To verify product certification, visit www.ipema.org and conduct a search.

**BASIC FEATURES**

FALL HEIGHT (CSA): 48" (1,2m) (ASTM): 48" (1,2m)

CHILD CAPACITY: 2 children

**DESCRIPTION**

An access to the play structure which provides both the challenge of a ladder and the comfort of wide steps.

BODY MOVEMENTS**ANCHORING****ON STRINGERS**

This product is anchored by a system of frames covered with a protective coating buried in the ground. Some parts of the frames can be made from recycled plastic.

MATERIALS**PLASTIC MATERIALS**

Footboard(s): Made of HDPE polyethylene colored in the mass and treated against UV rays. All edges are rounded for maximum safety.(lv)

METALS

Metal frame(s): Steel tube measuring 1-5/16"(33mm) in outer diameter.

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Paint: Painted metal parts are white blasted first, then coated with a primer and Z-series polyester powder, which has an extreme resistance to ultraviolet (UV) rays and weather. Our paint also has antibacterial and antiviral properties (lv)

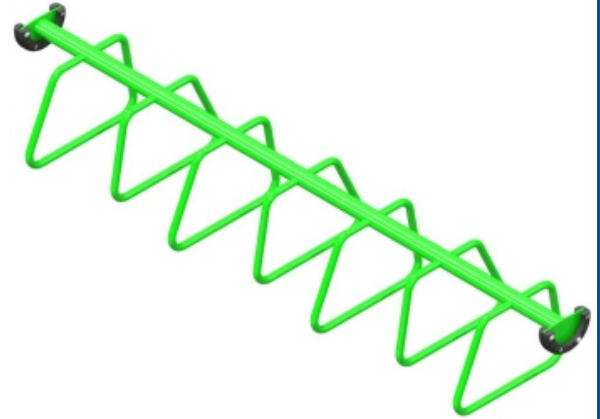
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**BASIC FEATURES**

CHILD CAPACITY: 3 children

DESCRIPTION

A play component designed to develop and strengthen the child's upper body.

**BODY MOVEMENTS**

Pulling up
Intensive (10)



Hanging
Intensive (10)

MATERIALS**METALS**

Metal frame(s): Steel tube measuring 2-3/8" (60mm) in outer diameter.

Loops: Steel tube measuring 1-1/16"(27mm) in outer diameter.

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Paint: Painted metal parts are white blasted first, then coated with a primer and Z-series polyester powder, which has an extreme resistance to ultraviolet (UV) rays and weather. Our paint also has antibacterial and antiviral properties (lv)

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**BASIC FEATURES**

CHILD CAPACITY: 2 children

DESCRIPTION

Game counters help to promote the social and imaginative development of children. By providing a counter underneath the structure, it encourages children to simulate role play. The design engraved on the plastic panel represents the classic summer lemonade stand.

**BODY MOVEMENTS****MATERIALS****PLASTIC MATERIALS**

Panels: Panels and other plastic parts are made of HDPE polyethylene colored in the mass and treated against UV rays. All edges are rounded for maximum safety.(lv)

METALS

Fasteners: Made of hot dipped galvanized steel.

Hardware: Made of stainless steel, Anti-vandal type.

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DESCRIPTION

The roof on a play structure provides both protection against the sun's rays and the impression of being in a play house. The shape of the roof adds a nice aesthetic to the product.

BODY MOVEMENTS



Imagining
Intensive (9)



Socializing
Intensive (9)

MATERIALS

PLASTIC MATERIALS

Panels: Panels and other plastic parts are made of HDPE polyethylene colored in the mass and treated against UV rays. All edges are rounded for maximum safety.(lv)

METALS

Metal frame(s): Aluminum

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Paint: Painted metal parts are white blasted first, then coated with a primer and Z-series polyester powder, which has an extreme resistance to ultraviolet (UV) rays and weather. Our paint also has antibacterial and antiviral properties (lv)

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DESCRIPTION

A structural element that provides safety.

MATERIALS

METALS

Metal frame(s): Steel tube measuring 1-11/16"(43mm) in outer diameter.

Fasteners: Made of hot dipped galvanized steel.

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Paint: Painted metal parts are white blasted first, then coated with a primer and Z-series polyester powder, which has an extreme resistance to ultraviolet (UV) rays and weather. Our paint also has antibacterial and antiviral properties (lv)

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DESCRIPTION

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MATERIALS

METALS

Metal frame(s): Steel tube measuring 1-11/16"(43mm) in outer diameter.

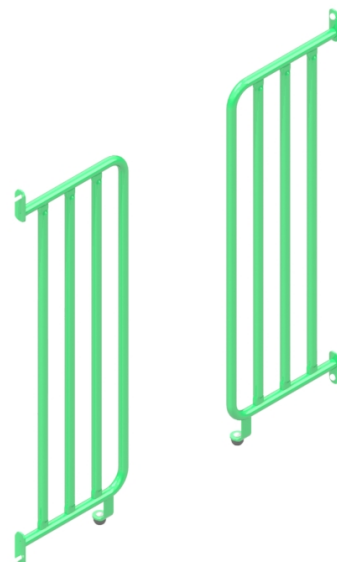
Fasteners: Made of hot dipped galvanized steel.

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Paint: Painted metal parts are white blasted first, then coated with a primer and Z-series polyester powder, which has an extreme resistance to ultraviolet (UV) rays and weather. Our paint also has antibacterial and antiviral properties (lv)

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DESCRIPTION

A structural element that provides safety.

MATERIALS

METALS

Metal frame(s): Steel tube measuring 1-1/16"(27mm) in outer diameter.

Metal frame(s): Steel plates (44W)

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Paint: Painted metal parts are white blasted first, then coated with a primer and Z-series polyester powder, which has an extreme resistance to ultraviolet (UV) rays and weather. Our paint also has antibacterial and antiviral properties (lv)

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**DESCRIPTION**

An element that provides ease of climbing between decks of different heights.

MATERIALS**PLASTIC MATERIALS**

Climbing wall(s): Made of HDPE polyethylene colored in the mass and treated against UV rays. All edges are rounded for maximum safety.(lv)

METALS

Hardware: Made of stainless steel, Anti-vandal type.

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**DESCRIPTION**

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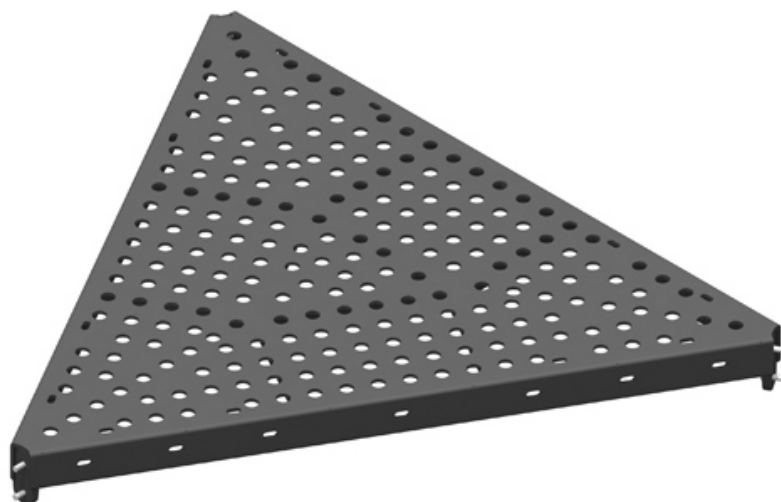
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BASIC FEATURES

CHILD CAPACITY: 2 children

DESCRIPTION



BODY MOVEMENTS



Learning
Intensive (10)



Imagining
Intensive (9)



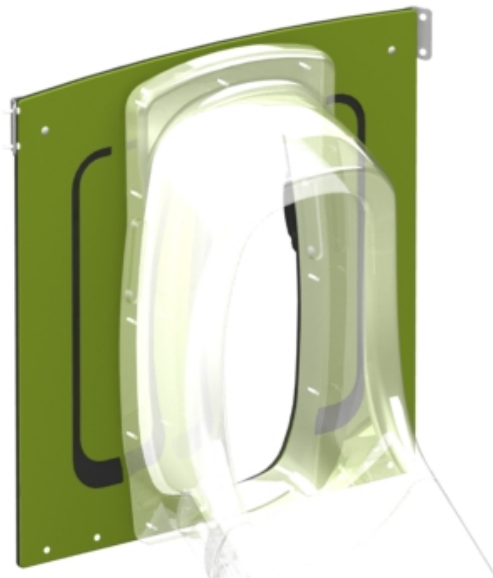
Socializing
Intensive (8)

MATERIALS

OTHER MATERIALS AND COMPONENTS

Deck(s): 12-Gauge steel sheets, perforated and coated with polyvinyl chloride (PVC). (sv)

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To verify product certification, visit www.ipema.org and conduct a search.

**DESCRIPTION**

A structural element that provides safety.

MATERIALS**PLASTIC MATERIALS**

Panels: Panels and other plastic parts are made of HDPE polyethylene colored in the mass and treated against UV rays. All edges are rounded for maximum safety.(lv)

COATINGS

Galvanization: The steel of the structure is hot dipped galvanized.

METALS

Hardware: Made of stainless steel, Anti-vandal type.

Made at our factory in Lévis, Québec, Canada • Meets CAN/CSA-Z614 and ASTM ASTM F1487

**DESCRIPTION**

A structural element that provides safety

MATERIALS**METALS**

Metal frame(s): Steel tube measuring 1-11/16"(43mm) in outer diameter.

Hardware: Made of stainless steel, Anti-vandal type.

COATINGS

Paint: Painted metal parts are white blasted first, then coated with a primer and Z-series polyester powder, which has an extreme resistance to ultraviolet (UV) rays and weather. Our paint also has antibacterial and antiviral properties (lv)



DESCRIPTION

A safety element that helps ensure children sit to slide and prevents standing.

MATERIALS

PLASTIC MATERIALS

Casting(s): Rotomolded UV-stabilized high-density polyethylene (HDPE), colored in the mass. (lv)

METALS

Hardware: Made of stainless steel, Anti-vandal type.

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For playground equipment exposed to **harsher weather and environmental conditions.**



UNIQUE
CONDITIONS REQUIRE
A UNIQUE
SOLUTION

Jambette.com
INNOVATION FOR THE RECREATIONAL SPACE



JAMBETTE IS LAUNCHING A CANADIAN FIRST:

a version of its products designed specifically to stand up to the weather and atmospheric conditions that prevail in Canada's coastal regions.

It has long been known that coastal conditions are among the most punishing in the world for manmade structures. Beyond the wind, rain, snow and ice, salinity is what poses the biggest threat to ships, port facilities, buildings, public equipment and other structures located near the sea.

JAMBETTE HAS SUCCESSFULLY DEVELOPED a product, a selection of materials and finishes to optimize durability in such conditions.

Seaside Solution is also a cost-effective and feasible solution for customers who have or plan to install playground equipment in non-coastal areas with high air salinity, such as along roadways where large quantities of ice melting abrasives are applied in winter.



In winter, being close to a busy roadway can expose your product to some punishing conditions.

If there is salt in the air, stack the odds in your favour and ask for the SEASIDE SOLUTION.

Jambette.com
INNOVATION FOR THE RECREATIONAL SPACE

1 877 363-2687
jambette@jambette.com



SHIELD Formula

*For enhanced **health safety!***





SHIELD FORMULA

ANTIMICROBIAL PAINT

FOR ENHANCED HEALTH SAFETY !

Jambette is most proud to announce this first in the institutional recreational equipment industry: all coatings (paints) now applied to Jambette equipment have **antibacterial and antiviral properties**.

Public facilities are conducive to the accumulation of microbes that can cause bacterial or viral infections. At Jambette, however, we believe that play time should not be a source of concern.

SIMPLIFIED MAINTENANCE

Ingredients with antimicrobial properties are incorporated into the paint recipe itself. The use of disinfectants is thus greatly reduced*.

In the face of today's challenges, including the spread of new viruses, increased sensitivity to allergens, and the prevalence of various conditions related to immune system dysfunction, Jambette makes a point of actively seeking solutions to **make life easier for users of its equipment** and offer them maximum health safety.

SAFETY IS
IMPORTANT
TO US

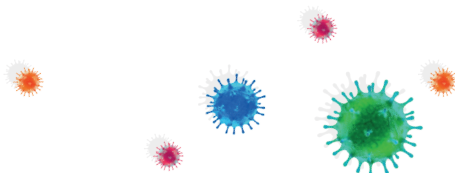
FEATURES OF ANTIMICROBIAL COATINGS USED AT JAMBETTE

- Silver Ion Technology: Silver (Ag) has long been known for its antimicrobial and antiviral properties;
- Broad-spectrum activity against bacteria, yeasts and moulds, and viruses;
- Long-term activity and multiple antimicrobial mechanisms.



A SAFE AND ECO-FRIENDLY TECHNOLOGY

- The technique is approved by Health Canada and the Food and Drug Administration (FDA) and has been used in the medical field for several years;
- The goal is to prevent illness and thereby reduce some of the burden on hospitals;
- The desired outcome is a healthier population and reduced health care costs.



* IMPORTANT : All paint-coated Jambette products must be kept clean to maintain antimicrobial action. Regular cleaning is necessary to prevent the accumulation of dust, dirt and other potential barriers.



To learn more about
Shield Formula,
contact a
Jambette expert.

Jambette.COM

**JAMBETTE PLAYGROUND
EQUIPMENT INC.**

700, rue des Calfats

Lévis (Québec) G6Y 9E6

Phone: 418 837-8246

Toll-free: 1 877 363-2687

Specifications for Jambette Materials

Aluminum Tubes

Posts are made of aluminum alloy 6061-T6 tubes measuring 3-1/2" (89 mm) in outer diameter (0.148" wall thickness) and 5" (127 mm) in outer diameter (0.125" wall thickness). Recreational elements are made of aluminum alloy 6063-T52 tubes measuring 1-1/2" (38 mm) in outer diameter (0.120" wall thickness) and 2-3/8" (60 mm) in outer diameter (0.154" wall thickness).

Steel Tubes

Tubes are made of Grade 50W or A500 Grade C hot rolled steel, with wall thicknesses varying in the range of 0.100" (2.5 mm) to 0.250" (6.4 mm).

Steel Profiles

Profiles are made of Grade 44W hot rolled steel with thicknesses varying in the range of 1/8" (3 mm) to 1/2" (13 mm), depending on structural requirements.

Plastisol Coated Grids

(Platforms, ramps and stairs)

Jambette's plastisol surfaces are made of 12-gauge perforated steel sheets; round-cut holes are 1" (25 mm) in diameter and distanced by 1/2" (13 mm). Following dipping in a basin of polyvinyl chloride (PVC), metal parts are cured for 20 minutes in a 375 °F oven. Projections are then mechanically trimmed in order to prevent injuries. The black colored finish is skip-resistant.

Z-Series Polyester Powder Coating

The colored coating used by Jambette is a Z-series polyester powder known for its ultraviolet (UV) rays and weather extreme resistance. This type of coating retains a maximum of 5.0 Delta E units (measure of color retention) after 5 years of use. The Z-series is meeting the requirements of AAMA 605.2. Moreover, the Z-series powder has excellent physical and mechanical properties, in addition to being very flexible.

The coating procedure consists in the following steps:

- shaping and welding of the various parts;
- antirust washing with a solvent (including hand brushing and drying);
- Angular stainless steel grit shot blasting (White Metal Blast Cleaning);
- Primer application;
- firing à 300 °F;
- application of Z-series polyester powder paint;
- firing à 400 °F.

Z-Series polyester powder and Jambette's application method have been both successfully tested to the following standards:

- ASTM D-522 Flexibility mandrel;
- ASTM D-2794 Impact resistance;
- ASTM D-1654-8 Resistance to rust;
- ASTM D-610 Resistance to rust;
- ASTM D-3359 Adhesion against cutting;
- ASTM D-3363 Pencil hardness;
- ASTM B-117 Resistance to corrosion, 500 hours of salt mist.

The 14 available colors are the following:

Spatial gray, Cherry red, Blue lagoon, Golden honey, Tropical orange, Ash gray, Tan, Spectral blue, Egyptian green, Irish green, Crow black, White, Buttery yellow and Espresso brown.

High-Density Polyethylene Sheets

Panels are made of 1/2" (13 mm) and 3/4" (19 mm) thick UV-stabilized high-density polyethylene (HDPE) sheets. Mass coloration is available in Tan, Bright yellow, Tropical orange, Espresso brown, Meadow green, Cherry red, Sky blue, Lunar gray and Crow black. The "Orange Peel" texture reduces signs of wear. For some applications, we use the same material but rather with a 1" (25 mm) thickness, in black.

Polyurethane Cables

Cables 5/8" (16 mm) in diameter with a stainless-steel core, 3/8" (10 mm) in diameter (7 strands of 19 wires), wrapped with black-colored UV-stabilized polyurethane. In assembling the nets, cables are linked together using mechanical high-density polyethylene (HDPE) joints developed by Jambette.

Rotomolded Polyethylene Components

(Slides, adaptive swing seat and tunnels)

Rotomolded components are made of UV-stabilized high-density polyethylene (HDPE). The 14 colors to choose from are Cherry red, Blue lagoon, Golden honey, Tropical orange, Tan, Spectral blue, Egyptian green, Irish green, Meadow green, Bright purple, Burgundy, Bright yellow, Lunar gray and Bright turquoise.

Springs

Anti-pinch coil springs are formed by a rod with a 5/8" (16 mm) diameter, painted in black. Spring ends are fixed with heavy-duty clamping brackets.

Aluminum Post Caps

Caps for posts 3-1/2" (89 mm) in diameter are made of black-colored UV-stabilized high-density polyethylene (HDPE). For posts with a 5" (127 mm) diameter, caps are of cast aluminum.

Climbing grips

Climbing grips are molded from a polyester resin made of 10% recycled materials, with a non-slip finish.

Stringers

Depending on the required structural properties, stringers are either made of stainless steel or post-consumer recycled plastic.

Stainless Steel Slides

Metal slides consist of a stainless-steel bed, made from a 16-gauge (Grade 304) stainless steel sheet, and a pair of 1/2" (13 mm) thick aluminum alloy 5052-H32 beams.

Hardware

Stainless steel hardware is anti-vandal.

Weld Quality

The assembly of metallic components requires two arc welding processes, i.e., MIG (Metal Inert Gas) and GMAW (Gas metal arc welding). For aluminum welding, the filler metal classification is ER4043 and the shielding gas is argon, whereas for steel welding, the filler metal classification is ER70S-6 and the shielding gas is a blend of argon and carbon dioxide.

JAMBETTE 2025 LIMITED/

Warranty

• ALUMINUM PARTS	LIFETIME
• HARDWARE	LIFETIME
• SWING HANGERS	15 YEARS
• STEEL PARTS	15 YEARS
• POLYETHYLENE PARTS HDPE	10 YEARS
• RECYCLED PLASTIC PARTS	10 YEARS
• PLASTISOL PARTS	10 YEARS
• HPL POLYETHYLENE (WOOD-LOOK) PARTS	10 YEARS
• STAINLESS STEEL SLIDES	10 YEARS
• POLYESTER/STEEL COMBINATION CABLES	5 YEARS
• STEEL/POLYURETHANE CABLE	5 YEARS
• FACTORY LABOUR	5 YEARS
• POLYCARBONATE PARTS	5 YEARS
• SWING SEATS	5 YEARS
• TRANSLUCENT ACRYLIC RESIN PANELS PARTS	5 YEARS
• GALVANIZED STEEL PERFORATED PANELS (VERTICAL AND FLOOR PANELS)	5 YEARS
• CLIMBING GRIPS	3 YEARS
• ELECTRONIC COMPONENTS	3 YEARS
• OTHER PARTS	2 YEARS
• SPRINGS FOR SPRING RIDERS	2 YEARS
• CONCRETE PRODUCTS	1 YEAR

Subject to the terms, conditions, limitations and exclusions set out in this limited warranty from Jambette.

ALUMINUM PARTS... LIMITED LIFETIME WARRANTY

We offer a lifetime warranty on the aluminium parts on our products against perforation due to low quality material for the normal life of these types of parts, used under normal conditions and subject to their proper maintenance.

HARDWARE... LIMITED LIFETIME WARRANTY

The nuts and bolts are guaranteed against breakage due to corrosion for the normal life of these types of parts, used under normal conditions and subject to their proper maintenance.

SWING HANGERS... 15-YEAR LIMITED WARRANTY

We guarantee swing hangers (joints) against deterioration caused by rust that has progressed sufficiently harm to users for a period of 15 years. Wear marks of moving parts and their pivot points caused by normal use and cuts or scratches resulting from normal use of equipment are not under warranty.

STEEL PARTS... 15-YEAR LIMITED WARRANTY

The steel parts are guaranteed for a period of 15 years against perforation caused by rust. The steel cables are excluded from this clause (*teel cables are excluded*).

POLYETHYLENE PARTS HDPE... 10-YEAR LIMITED WARRANTY

The high-density polyethylene parts are guaranteed for a period of 10 years. We guarantee these parts against splitting. Although this material is treated against the effects of UV rays, the discoloration of the polyethylene is not covered by this warranty.

RECYCLED PLASTIC PARTS... 10-YEAR LIMITED WARRANTY

The recycled plastic parts are guaranteed for a period of 10 years. We guarantee the parts against splitting. Although this material is treated against the effects of UV rays, the discoloration of the recycled plastic is not covered by this warranty.

PLASTISOL PARTS... 10-YEAR LIMITED WARRANTY

We guarantee plastisol against splitting causing chipping for a period of 10 years. Scratches and any other type of deterioration caused by normal use or bangs are not under warranty.

HPL POLYETHYLENE (WOOD-LOOK) PARTS... 10-YEAR LIMITED WARRANTY

HPL polyethylene (wood-look) parts are guaranteed for 10 years. We guarantee these parts against cracking.

STAINLESS STEEL SLIDES... 10-YEAR LIMITED WARRANTY

Stainless steel slides are guaranteed for 10 years against weld cracks, warping and perforation. This 10-year warranty applies regressively at 10% of its value per year (first year 90%, second year 80%, third year 70%, etc.)

POLYESTER/STEEL COMBINATION CABLES... 5 YEAR LIMITED WARRANTY

We guarantee the combined polyester/steel cables against breakage. Scratches, signs of wear and any other type of deterioration caused by normal use or bangs are not under warranty.

We guarantee the combined polyester/steel cable nets for a period of 5 years against breaking of its various components. Scratches, signs of wear and any other type of deterioration caused by normal use or bangs are not guaranteed.

JAMBETTE 2025 LIMITED/

Warranty

POLYURETHANE/STEEL CABLE... 5-YEAR LIMITED WARRANTY

We guarantee the combined polyurethane/steel cables against breakage. Scratches, signs of wear and any other type of deterioration caused by normal use or bangs are not under warranty.

We guarantee the combined polyurethane/steel cable nets for a period of 5 years against breaking of its various components. Scratches, signs of wear and any other type of deterioration caused by normal use or bangs are not guaranteed.

FACTORY LABOUR... 5-YEAR LIMITED WARRANTY

We guarantee the manufacturing quality of the assembly performed in the workshop for a period of 5 years.

POLYCARBONATE PARTS... 5-YEAR LIMITED WARRANTY

We guarantee Polycarbonate parts against splitting for a period of 5 years. Scratches and any other type of deterioration caused by normal use or bangs are not under warranty.

SWING SEATS... 5-YEAR LIMITED WARRANTY

We guarantee swing set seats against deterioration that has progressed sufficiently to undermine user safety for a period of 5 years. Scratches and any other type of deterioration caused by normal use or bangs are not under warranty.

TRANSLUCENT ACRYLIC RESIN PANELS PARTS... 5-YEAR LIMITED WARRANTY

Translucent acrylic resin panels parts are guaranteed for 5 years. We guarantee these parts against cracking.

GALVANIZED STEEL PERFORATED PANELS (VERTICAL AND FLOOR PANELS)... 5-YEAR LIMITED WARRANTY

Steel mesh (grid or stitch-welded type) is guaranteed for five years against deterioration due to rust.

CLIMBING GRIPS... 3-YEAR LIMITED WARRANTY

We guarantee climbing grips against breakage. Scratches, wear marks and any other type of deterioration caused by normal wear and tear are not covered.

ELECTRONIC COMPONENTS... 3-YEAR LIMITED WARRANTY

We guarantee electronic components for a period of three years. Scratches and any other type of deterioration caused by normal wear and tear are not covered.

OTHER PARTS... 2-YEAR LIMITED WARRANTY

We guarantee the other parts or materials not mentioned in the previous clauses for a period of 2 years. Scratches and any other type of deterioration caused by normal use or bangs are not under warranty.

SPRINGS FOR SPRING RIDERS... 2-YEAR LIMITED WARRANTY

We guarantee the springs for spring riders against deterioration caused by rust for a period of 2 years. The breakage of a spring is guaranteed as long as a manufacturing defect is detected and recognized. Scratches and any other type deterioration caused by normal use or bangs are not under warranty.

CONCRETE PRODUCTS... 1-YEAR LIMITED WARRANTY

We guarantee concrete products against mechanical cracking for a period of one year. Microcracks or any other deterioration not affecting the concrete's structural integrity, as well as normal wear and tear, are not covered by this warranty.

Other terms, conditions, limitations and exclusions

For the products listed in this document, should a defect with respect to labour or materials occur and that was immediately reported to and confirmed by us, we undertake to replace or repair in the workshop the defective parts, at our discretion, at no charge. We will correct the nonconformity either by repairing any defective part or by making a replacement part available within 60 days of written notification. The replacement or repair of parts in no way extends the term of the applicable limited warranty. We reserve the right to require that you send us the parts in question at your expense. Where the parts are covered by this limited warranty, we will handle the transportation charges for the return of these parts.

You must clear snow from products that have accumulated a lot of snow. Never accumulate snow from snow removal operations on products (snow pushed or blown). In particular, if you do not remove the swing seats from their structure for the winter period, it is imperative to always keep them free of snow, whether it is deposited naturally or mechanically during snow removal operations.

Please note that, in addition to the cases excluded from this limited warranty, the following items are not covered by our warranty: wear marks and scratches resulting from the normal use of the equipment including the parts having a joint system, damage due to vandalism, excessive or improper use, disregard of maintenance notices or installation instructions and product

JAMBETTE 2025 LIMITED/

Warranty

assembly, as well as damage caused by various chemicals, contaminants or any corrosive materials, the damage caused by a saline environment due to a coastal climate, or from another source such as the spreading of deicing products on nearby roads, pollution, fire, explosions, acts of God, natural occurrences such as ground settling, freezing, thawing, violent winds, lightning, floods and other natural catastrophes, war, acts of terrorism and other such events or causes that are not the result of a manufacturing defect in terms of labour or materials.

Balls, basketball nets, soccer goal nets and any other types of athletic net are not covered by this warranty.

In addition to this warranty, the steel on products with the “coastal solution” is guaranteed for a period of five years against perforation caused by corrosion, even if the product is installed in a saline environment, in other words an environment in which the air carries salt, for example by the sea or near a highway on which de-icing products are spread.

The five-year “coastal solution” warranty does not apply if the product is in direct contact, at all times or occasionally, with saltwater or a corrosive product such as de-icing products used to melt ice. It should also be noted that it is always recommended to wash any Jambette product exposed to saline environments regularly with clean water. All other terms, conditions, limitations and exclusions in this warranty apply in all cases.

Finally, please note that products that are not Jambette brand products, as well as all models of swing hangers, metal fasteners for swing seats, parts at the base of the Multi-balls L-19061. We assume no other responsibility for our products other than that related to a manufacturing defect in terms of the labour or materials used for our products for the duration and subject to the terms, conditions, limitations and exclusions provided in this limited warranty.

By purchasing the products, the purchaser accepts this limited warranty and acknowledges that this replaces any other representation, warranty or condition, explicit or implied, statutory or other, including any warranty explicit or implied of merchant quality, commercial value or adaptation to or compliance with any anticipated use, application or installation. At no time does this warranty cover direct, indirect or incidental damages, nor labour related to corrective work, uninstallation, reinstallation or other such work, nor transportation fees not specifically outlined in this warranty or other fees, damages, losses or other costs suffered

by any person. This warranty overrides any warranty appearing in our catalogue or any other promotional document including our website.

Installation and turnkey services (landscape work), when they are part of the contract, are guaranteed for a period of one year.

The date on your invoice attests to the applicable warranty period(s). For all claims made under this limited warranty, and in order to process your file, you must notify us in writing immediately as soon as you notice a problem, providing us with the details of your claim and a description of the alleged manufacturing defect, as well as photos of the defective products, the part (if applicable), and the original purchase invoice. For more information on our claims procedure, please contact us at 1-877-363-2687.





Pll Play Pad™ endeavors to use the highest quality materials and the latest manufacturing techniques in the production of its pour in place rubber. The term “Play Pad” as used herein, applies only to pour in place safety surface purchased from Project Innovations Inc.

Pll Play Pad™ warrants its pour in place products against defects in materials or workmanship, resulting in premature wear, during ordinary and normal use of the product(s) within TEN (10) YEARS, from the date of manufacture.

Pll Play Pad™ considered a consumable product; therefore, this limited warranty excludes wear and tear. Normal wear and tear, mulch piercing and including slide/ swing area dish out are not a manufacturing defect and therefore is not covered by this limited warranty. Slight color changes will occur over the lifetime of play pad and are not covered by this limited warranty.

This limited warranty shall not cover any defect, failure or damage in or to the play pad, which is:

- (a) subject to or caused by abuse, misuse, negligence;*
- (b) the result of improper installation, maintenance, repairs, alterations or replacements;*
- (c) damaged, directly or indirectly, including, but not limited to, and/or on account of, accident, vandalism, machinery, inappropriate footwear (spiked shoes), animals, misuse, fire, tobacco products, flood, chemical reactions, the use of dry cleaning fluids or improper cleaning methods, acts of God, static or dynamic loads exceeding the manufacturers specifications at time of installation, improper installation, improper or faulty subsurface preparation, and the failure of the subsurface after the installation including settling of the surface;*

(d) damage caused by sun magnification and melting.

This limited warranty is expressly in lieu of all conditions and warranties express or implied, in fact or by law, or otherwise, including without limitation, any implied conditions or warranties as to merchantability or fitness for a particular purpose. No person or party is authorized to create any obligation or liability for Project Innovations Inc., and only the limited warranty expressed herein shall apply.

Pll Play Pad™ obligations under this limited warranty, at its sole option, are restricted to: 1) the replacement of the affected area of the play pad covered herein with new product of like or similar quality, without any guarantee of dye lot match or 2) issue a credit for the affected area of the play pad covered herein equal to the cost of the play pad material. The credit will only be good towards the purchase of new Pll Play Pad™. There will be no cash payout. Project Innovations Inc. liability under this limited warranty is limited to the cost of the play pad.

The remedy of replacement or credit under this limited warranty shall be the sole remedy and Project Innovations Inc. shall have no other obligations or liability in connection with any matter or thing, including, without limitation, all indirect or consequential damages, damages for personal injury, damages related to lost revenue, increased costs, down time costs, and/or additional costs involved with installation or re-installation.

Project Innovations Inc. endeavors to handle all warranty claims promptly and professionally, conditioned on the customers' account being in good standing at time of claim. It is agreed that all claims made under the foregoing limited warranty shall be invalid and null and void unless made in writing, including email, with photos, submitted within thirty (30) days of a covered issue becoming evident. This limited warranty is non-transferable and is extended only to the original end user with proof of purchase.

Project Innovations Inc. 712 Wesley Avenue Tarpon Springs FL 34689 USA. Toll Free 855-650-6818 Local 727-938-4422 info@myusaprojects.com

Project Innovations Inc
712 Wesley Ave Building A
Tarpon Springs FL 34689
727-460-8449

Date: January 17,2025

Bill To:

St Pete Beach

155 Corey Avenue

St Pete Beach FL 33706

Ship To:

Hurley Park

ProjectInnovationsFlorida@gmail.com

Contact #1: John K Taylor

Phone: _____

Contact #2: Mandy Edmunds

Mobile: _____

Email: _____

Qty.	Item #	Description/Colors/Mounting/Etc...	Unit Price		Total
1	J3-24406-HB	Jambette Play Ages 2-12 IPEMA Certified	\$ 38,529.00		\$ 38,529.00
		Seaside Solutions Included (NO CHARGE)			
1400	PIP-PLAY PAD	Pour in Place Play Pad 2"-2.5" per ASTM	\$ 41,000.00		\$ 41,000.00
		Includes Re-Inforced Concrete Pad 5"			
1	CERT INSTALL	Certified Installation	\$ 15,411.60		\$ 15,411.60
1	PERMIT	City of St Pete Beach Fees	\$ 2,600.00		\$ 2,600.00
1	ENG-Permits	Engineered Drawings / Permit Doc Misc	\$ 3,000.00		\$ 3,000.00
1	DISCOUNT	LOCAL PINELLAS COUNTY DISCOUNT			\$ (6,000.00)

REFERENCE #

Hurley Park

\$ 94,540.60

Freight \$ 5,000.00

\$ 99,540.60

Total \$99,540.60

Order Approved By (signature): _____

Date: _____

Quote is valid for 30 days on all equipment and install. Quote is valid for 10 days on all freight. Quote excludes site preparation. The customer is responsible for locating all underground phone & utility lines 72 hours prior to the installation date by calling 811. By initialing, customer acknowledges that any damage done as a result of not locating these lines will be the customers liability. (Initial) _____

Without FULL installation, customer is responsible for arranging for the off-loading of equipment & check-in. If during installation, large rocks or concrete are found additional costs for removal will occur. Additional expenses must be approved by both parties. All customers are required to pay local and state taxes. If a customer has tax exempt status, Project Innovations Inc must retain a copy of 501(C)(3) or other proof of tax exempt status.

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

Agenda Report

Agenda Title Name: Design Review No. 25034: 106 18th Avenue

Action Request: No motion required. The Historic Preservation Board may make recommendations that will provide for greater compatibility of the structure with adjacent development.

Strategic Objective:

Date: March 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject design is proposed to replace a formerly-contributing residence that was demolished in 2022.

Staff's consultant has performed a design review and has the following comments:

- 1) Mature landscaping sufficient to mask the elevated portion of the structure beneath the front landing shall be installed to mask the building's elevation as required by LDC Sec. 20.21;
- 2) The material or scoring surrounding the pool at the base of the structure needs to be integrated with the elevated portion of the home.

Additionally, Staff has the following comments regarding the zoning review:

- 1) A single-level garage is permitted to encroach as close as five feet to the rear alleyway; however, there shall be no living space above the garage that is located any closer than fifteen feet to the rear property line, and the garage shall not exceed 14 feet in height.
- 2) The frontage parking space shall provide at least twenty feet of depth to allow a vehicle to be fully located on private property;
- 3) The lot as depicted is very close to its minimum greenspace requirement, and significant modifications

may require removal of existing impervious and semi-pervious material on the site.

Other than the aforementioned items, Staff does not find the design to be incompatible with the district requirements or the surrounding neighborhood, and generally finds the design to meet the Overlay criteria.

Funding:

N/A

Attachments:

1. Application
2. Plans

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

J. DENNIS JOHNSON, JR.

4021 W. BARCELONA ST.

Tampa, FL. 33629

Phone 813 244-2600

Representative Name & Address

J. DENNIS JOHNSON, JR.

4021 W. BARCELONA ST.

Tampa, FL. 33629

Phone 813 244-2600

Property Address and Legal Description

106 18th Ave., ST PETE Bch 33706 - Phillips Div. Rev. MAP BLK F, Lot 78

Project Description

Proposed New Construction of a single family residence in the Pass-A-Grille Overlay District under house type Medium (Hm).

TYPE OF ACTIVITY

New Construction: ☒

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	N/A	X
Elevations (front, secondary front, side(s), rear) showing the following improvements:		
	Provided	N/A
Full color elevation(s) of any building elevation which fronts a public right-of-way	X	
Building materials referenced on elevations Note: Numbering the elevation with references to materials on a separate document is acceptable.	X	
Mass and scale proportions	X	
Location of service areas, such as solid waste storage areas, and mechanical equipment	X	
Screening devices	X	
Site furnishings	X	
Lighting fixtures	X	
Signage		X
Landscaping plan showing the following:		
	Provided	N/A
One understory tree per 20 linear feet of the elevated building viewed from the public right-of-way(s) along primary frontage	X	
A minimum three-foot-wide landscaping area along primary frontage	X	
Ornamental grasses, and groundcovers	X	
At least ten shrubs, minimum three gallons, along primary frontage	X	
One canopy tree along primary frontage	X	
An opaque hedge (maximum 3' height at maturity), or wood, shell or concrete fence or knee wall of 2-4' in height, along the property frontage (except crossing driveways and pathways)	X	

Required Building Design Elements

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

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

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

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.

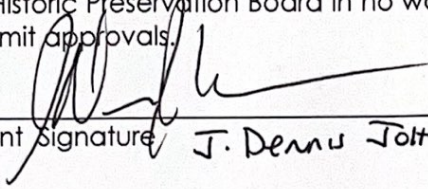
The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality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


J. Dennis Johnson, Jr.

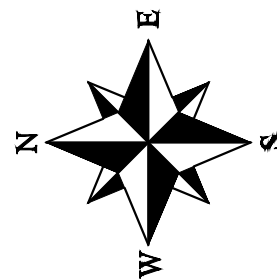
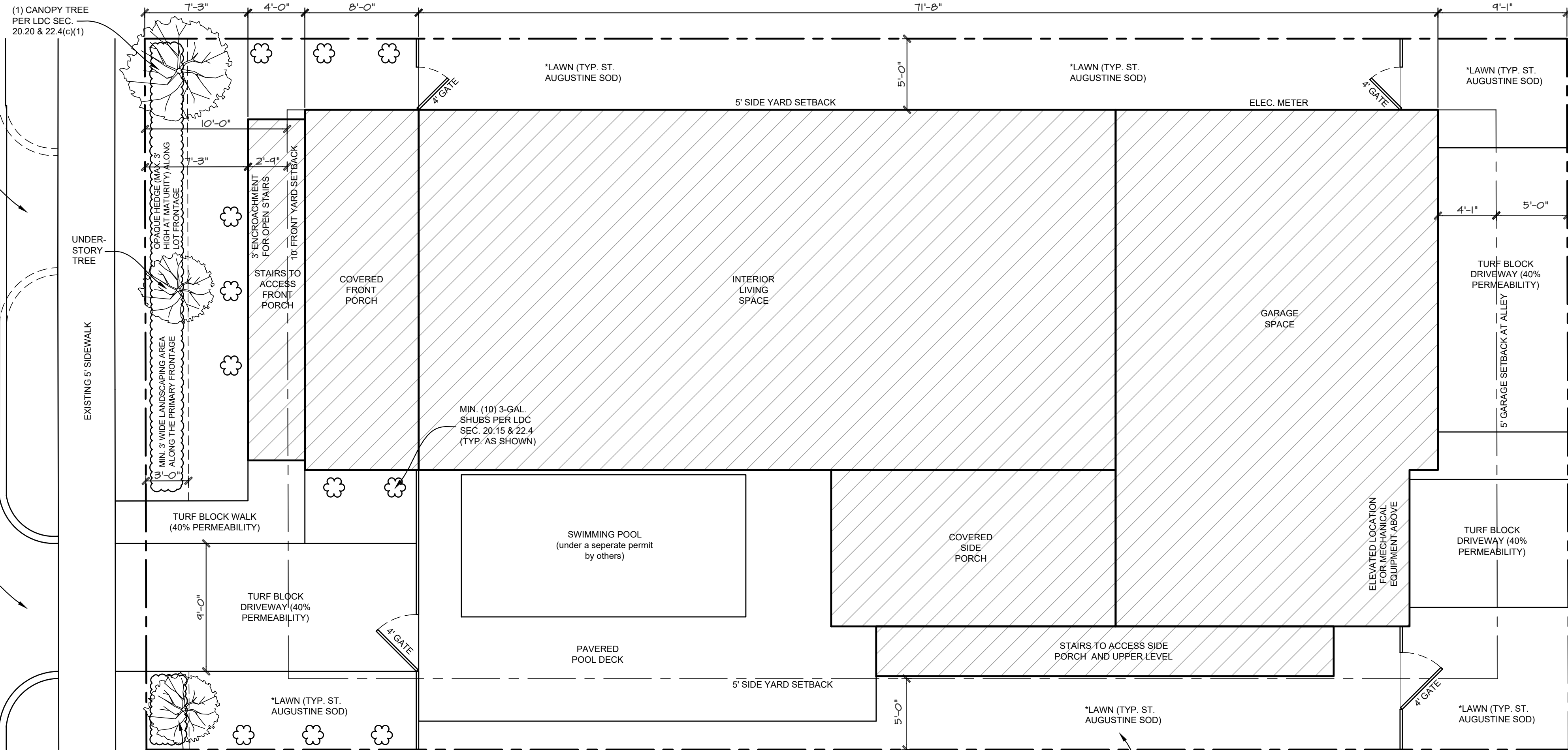
Date

1/22/25

SITE TABULATION	
ZONING DESIGNATION:	PAG - PASS-A-GRILLE OVERLAY "HOUSE MEDIUM"
MAX HEIGHT TO TOP OF SLOPED ROOF:	32'-0"
HOUSE/GARAGE FOOT PRINT (INCL. EXTERIOR STAIRS)	2,648 SQ FT
POOL & POOL DECK	545 SQ FT
DRIVEWAYS & WALK	243 SQ FT
TOTAL IMPERVIOUS AREA	3,436 SQ FT
LOT SIZE	5,000 SQ FT
BUILDING COVERAGE RATIO = 52.96 %	
IMPERVIOUS SURFACE RATIO = 69.12 %	

- GENERAL LANDSCAPE NOTES:
- ALL LANDSCAPING SHALL MEET LDC SEC. 20.20, 20.21, 22.4, 22.5, 22.7
 - THE LANDSCAPER SHALL CONSULT WITH THE OWNER FOR ALL PLANT MATERIAL SPECS. THE DETAILS SHALL BE SUBMITTED TO THE CITY FOR FINAL APPROVAL PRIOR TO INSTALLATION.
 - SPECIFIED LANDSCAPING MAY BE SUBMITTED AFTER THE PERMIT IS ISSUED WITH AN AMENDED LANDSCAPE PLAN AND/OR A MATERIAL LIST.
 - ALL INSTALLED PLANT MATERIALS SHALL CONFORM TO THE STANDARD FOR FLORIDA NO. 1 OR BETTER.
 - MULCH STONES, ETC. ARE ALLOWED AS ACCENT OR FOCAL POINTS ONLY, NOT IN LIEU OF VEGETATION.
 - ALL LANDSCAPED AREAS SHALL BE FULLY COVERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
 - WHERE RECLAIMED WATER IS NOT USED, IRRIGATION SHALL BE A DRIP OR MICRO-SPRAY SYSTEM.
 - ALL GROUND COVER SHALL BE APPROVED MATERIALS SUCH AS SHRUBS, GRASS, OR OTHER SIMILAR PERMEABLE TREATMENT PER LDC SEC. 22.4.
 - A MINIMUM 10% OF THE DEPTH OF THE ROW (5') IN THE FRONT YARD SHALL BE LANDSCAPED PER LDC SEC. 22.7 WITH A MIN. OF (2) TREES & THE REMAINING AREA TO BE COVERED WITH A MIX OF SHRUBS, GRASS, AND GROUND COVER PER OWNER (50' ROW).

18TH AVENUE



SITE & LANDSCAPE PLAN

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

ZONING DATA:
• PAG OVERLAY
• HOUSE TYPE "HM"
(MEDIUM)



FRONT (18TH AVE.) ELEVATION

SCALE: N.T.S.



REAR (ALLEY) ELEVATION

SCALE: N.T.S.

ISSUE DATE:	1-21-25
DESIGN BY:	MAE
DRAWN BY:	MAE
CHECKED BY:	
REVISIONS:	
#1 DATE:	
#2 DATE:	
#3 DATE:	
#4 DATE:	



W
WATERSTONE
2011 S. CLEVELAND ST.
SUITE #B
TAMPA, FLORIDA 33606
813.775.7712
WWW.WATERSTONEFL.COM

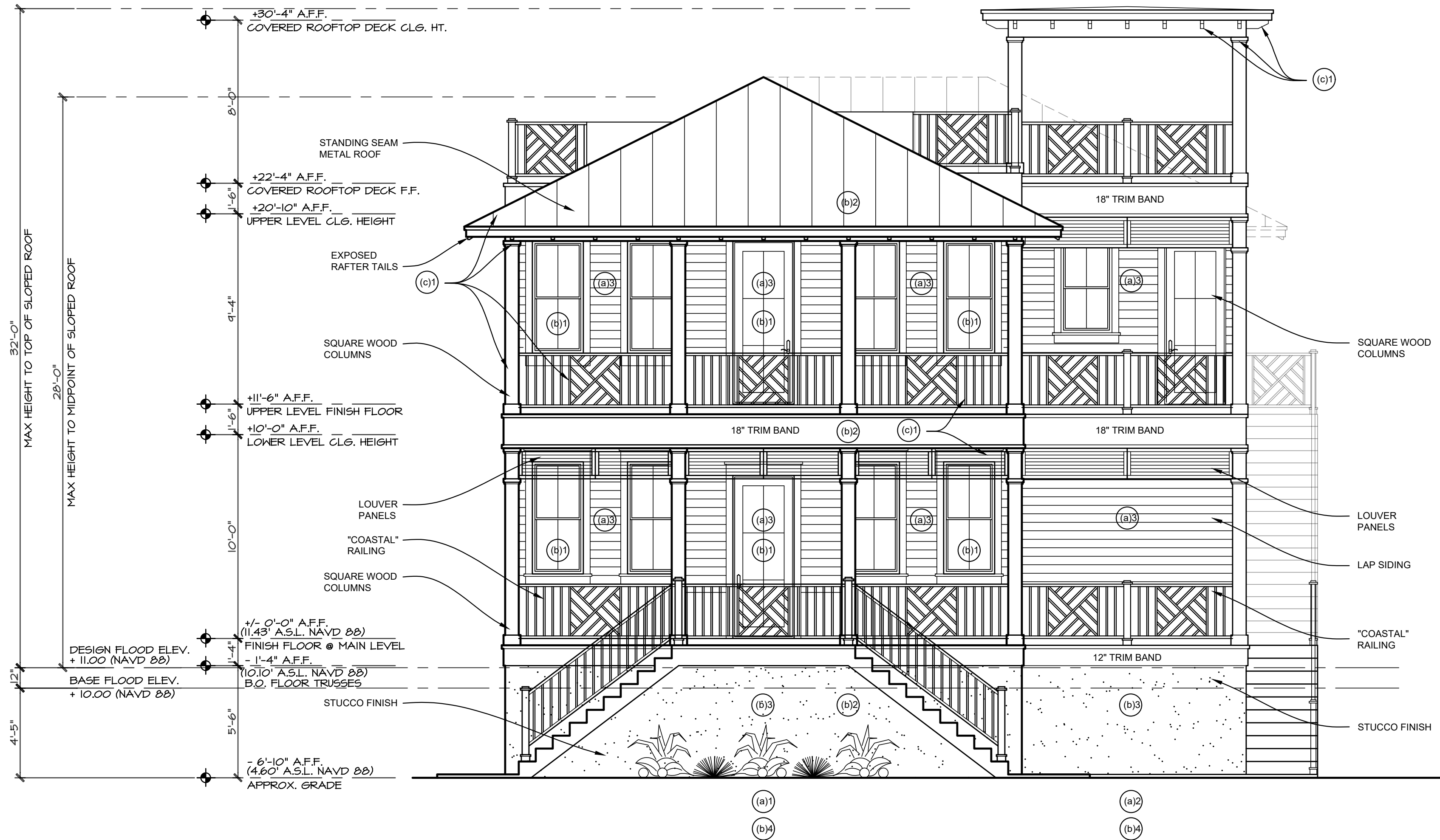
STUDIO
MODO
DESIGN
1646 W. SNOW AVENUE
SUITE #50
TAMPA, FLORIDA 33606
727.389.4227
WWW.STUDIOMODODESIGN.COM

A CUSTOM RESIDENCE FOR:
WATERSTONE CITY HOMES
LOCATED AT:
106 18th AVE. - ST. PETE BEACH, FL 33706

SITE & LANDSCAPE PLAN,
COLORED ELEVATIONS

SHEET
1
OF 2
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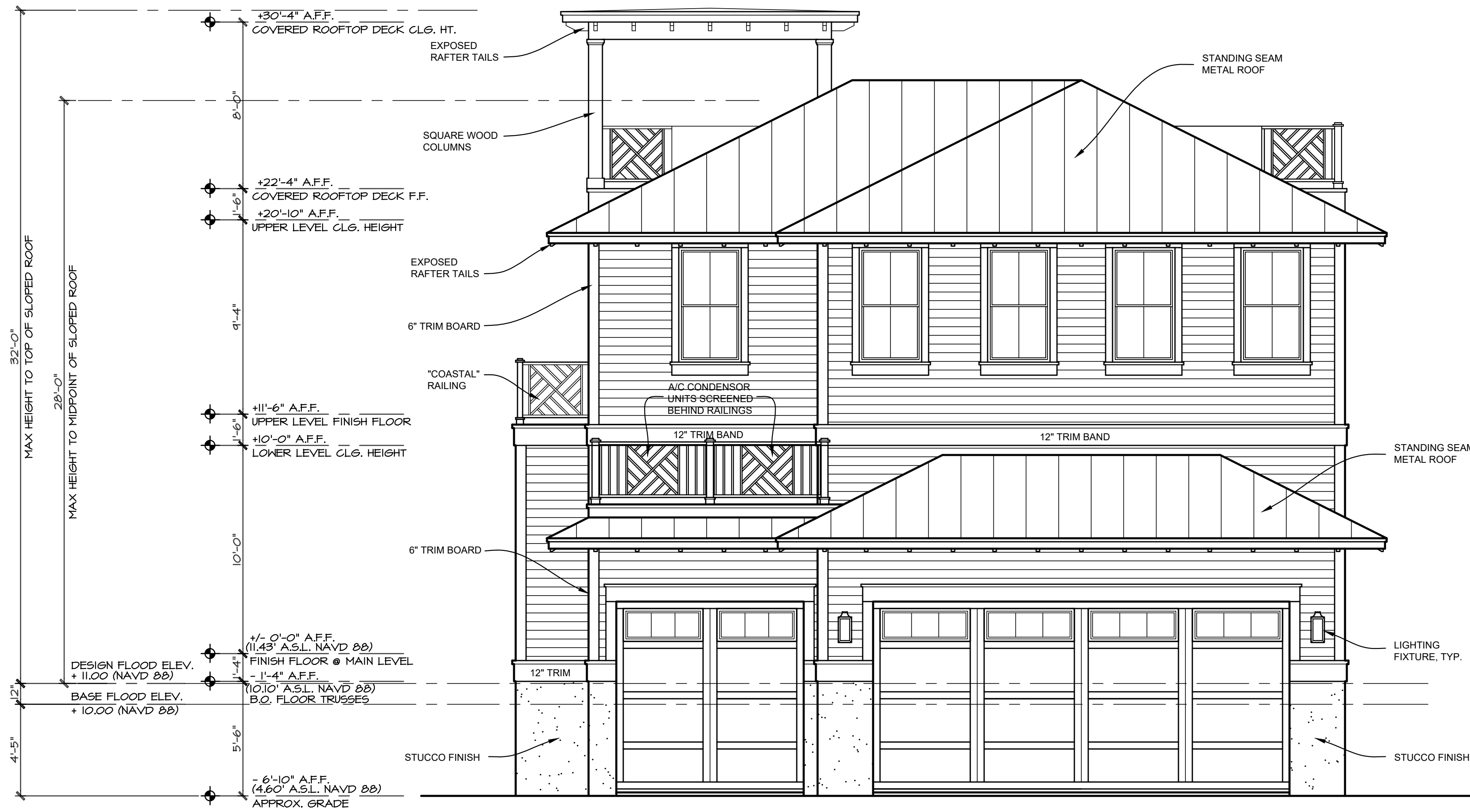
MARK	LDC SEC. 20.22 - GENERAL BUILDING DESIGN (RESIDENTIAL)
	(a) THE MASS OF THE BUILDING MUST INCLUDE:
1	Primary mass. The building shall have a distinct primary mass.
2	Secondary mass. The building should also include a secondary mass (private frontage requirements) that form the facade of the building.
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 facade.
3	Appropriate ratios of visual width between top and bottom halves of the elevation (bottom half 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.
THE EXTERIOR DESIGN OF THIS PROPOSED STRUCTURE MEETS THE MINIMUM GENERAL RESIDENTIAL ARCHITECTURAL STANDARDS THAT ARE ESTABLISHED IN SEC. 20.22 & SEC. 20.15 OF THE LAND DEVELOPMENT CODE (LDC) AS OUTLINED ABOVE	



FRONT (NORTH) ELEVATION

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

LDC SEC. 20.22 - ARCHITECTURAL COMMENTARY TO SATISFY REQUIREMENTS
(a) THE MASS OF THE BUILDING MUST INCLUDE:
1. Primary Mass. The building shall have a distinct primary mass.
The primary mass is identified as the largest shape of the building, being the symmetrical portion of the building. The primary mass is defined by a base, with a main level porch and a stacked upper level balcony.
2. Secondary mass. The building should also include a secondary mass (private frontage requirements) that form the facade of the building.
The secondary mass is formed by a secondary series of a porch and stacked balconies on the western side of the facade.
3. Voids that allow for natural breaks in the mass.
The design incorporates numerous porches and balconies that recess the walls of the facade in order to provide voids that will capture shadows and provide natural breaks in the mass. In addition to this, the windows and doors on the backside of the porches and balconies reinforce the breaks in the mass of the facade.
(b) PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE:
1. Windows in varying yet similar arrangements.
The windows and door openings along 18th Avenue provide a similar arrangement of openings, yet vary in their use and size (windows vs doors). This pattern offers a pleasant rhythm to the facade without it becoming too repetitive.
2. Appropriate vertical visual consistency at the centerline of the facade.
The structure has a vertical visual consistency due to the stacking of balconies and the vertical columns that connect each level of the structure.
3. Appropriate ratios of visual width between top and bottom halves of the elevation (bottom half clearly supports the top).
The building is designed with an elevated base, which consciously (and aesthetically) denotes that the bottom portion of the structure is supporting the upper portion. In addition, the upper level has a lower ceiling height and the roof overhangs extend down further, resulting in an appropriate ratio of horizontal balance.
4. Overall design shall be symmetrically or asymmetrically balanced.
The primary mass is designed symmetrically. The secondary mass, in concert with the primary mass, provides an overall asymmetrical balance. The base of the building, in conjunction with the horizontal porches, balconies, and trim boards, visually minimizes the verticality of the structure. The voids of the balconies and porches further "lighten" the weight of the building and provide a dynamic and balanced facade and streetscape.
(c) DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
1. Proximity (objects close together complement each other).
The windowed elements along the Gulf Way frontage complement one another, as do the spacing of columns and balconies. In addition, the metal roof, rafter tails, louvers, and railings all complement each other in the same "coastal" language of the structure.
2. Similarity - common textures, colors, or features.
All of the building facades provide similarity in textures, color, and architectural features. The windows all relate to one another in terms of proportion, scale, and style. Finish materials and colors are common to all facades. Architectural features reside in the same "coastal" design family (exposed rafter tails, lap siding, louver panels, railings, metal roofing, etc.). These common materials and textures are what make the design cohesive. The design shall complement the existing fabric of the historic Pass-A-Grille overlay district, and adhere to its standards.



REAR ALLEY (SOUTH) ELEVATION

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

ISSUE DATE:	1-21-25
DESIGN BY:	MAE
DRAWN BY:	MAE
CHECKED BY:	
REVISIONS:	
#1 DATE:	
#2 DATE:	
#3 DATE:	
#4 DATE:	



A CUSTOM RESIDENCE FOR:
WATERSTONE CITY HOMES
LOCATED AT:
106 18th AVE. - ST. PETE BEACH, FL 33706

FRONT AND REAR
ELEVATIONS, LDC
ARCHITECTURAL
COMMENTARY

SHEET
2
OF 2
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**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Design Review No. 24095: 1303 Gulf Way

Action Request: No motion required. The Historic Preservation Board may make recommendations that will provide for greater compatibility of the structure with adjacent development.

Strategic Objective:

Date: March 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The lot is currently vacant and sized to support a single-family residence constructed to either the underlying zoning district or the House-Medium standards of the Pass-a-Grille Overlay District.

Staff's design consultant had extensive requests for corrections of plans submitted in early February, including the following:

- 1) The secondary massing appears to be a swimming pool, and is otherwise completely blank without architectural design.
- 2) There is no private frontage as required by Code (porch or stoop).
- 3) Identify voids on the preliminary axonometric view (Sheet SDO.10), as it does not appear to meet the code intent for natural breaks in the mass.
- 4) Windows do not appear to be similar pursuant to Sec. 20.22.(b)(1) - state how this requirement is being met.
- 5) The bottom of the structure does not appear to be supporting the two upper floors architecturally.
- 6) The entire frontage needs additional landscape screening.
- 7) There is a disparity between the style of the first and upper two floors, which does not appear to meet LDC Sec. 20.22.(c)(2).

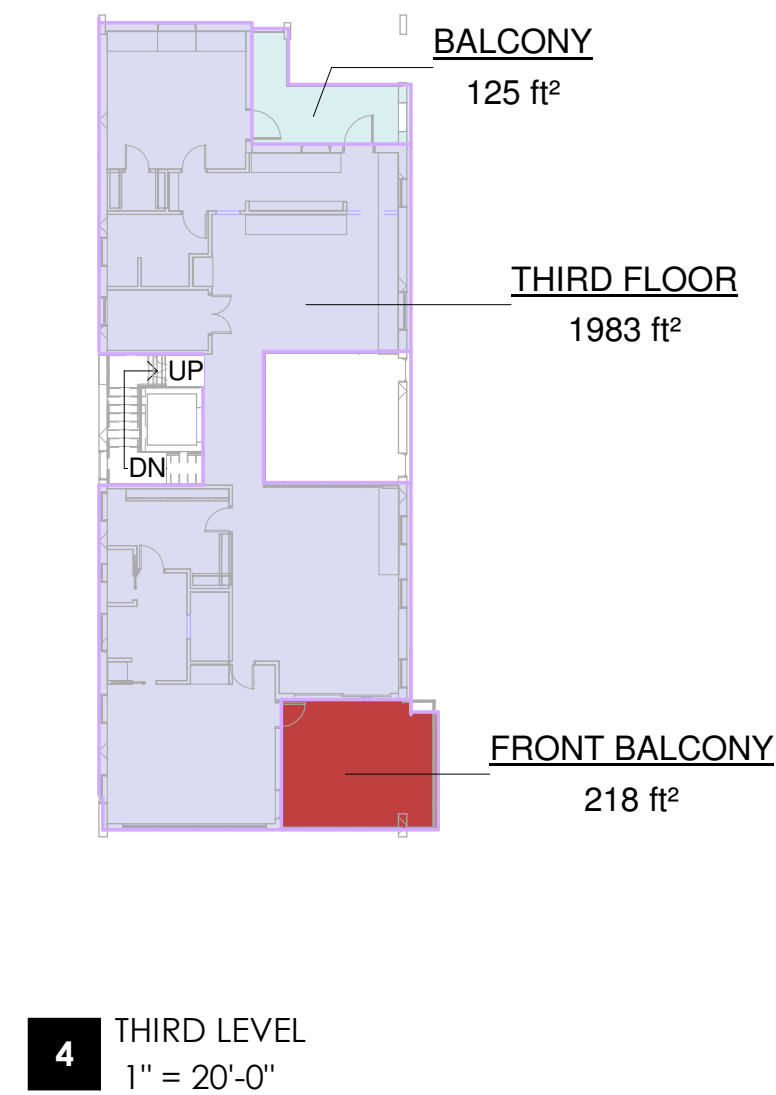
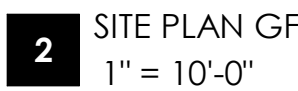
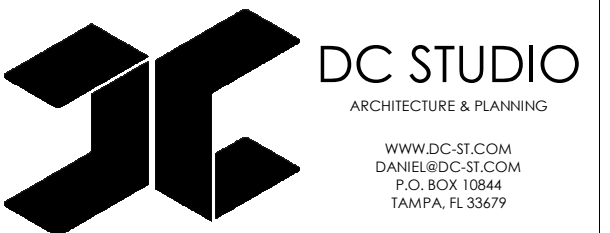
In addition, Zoning Staff notes the height of the parapet to appear to exceed the 28 feet permitted, although the overall height of the structure is compliant with the maximum height requirement.

Given the findings of the design reviewer, the Historic Preservation Board may request the item to be brought back after changes are made. Alternatively, Staff may review corrections with the design reviewer prior to building permit issuance.

Funding: N/A

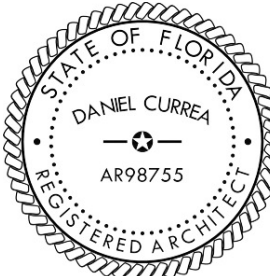
Attachments: 1. Plans

1303 GULF WAY ST PETE BEACH
FL 33706



AREA SCHEDULE			
NAME		AREA	CONDITIONED
2ND FLOOR		1816 ft²	Yes
THIRD FLOOR		1983 ft²	Yes
ACCESS		292 ft²	Yes
		4091 ft²	
GARAGE		2444 ft²	No
POOL DECK		1004 ft²	No
FRONT BALCONY		218 ft²	No
REAR PORCH		499 ft²	No
BALCONY		125 ft²	No
BALCONY		217 ft²	No
		4507 ft²	
Grand total: 9		8598 ft²	

REVISION SCHEDULE		
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6/02/2025 5:07:53 p. m.

PROJECT NUMBER: 24-39

PHASE: SD

REVISION: _____

DATE: 02.05.25

DRAWN BY: AA

CHECKED BY: _____ DC

PRELIMINARY SITE PLAN 8

AREAS

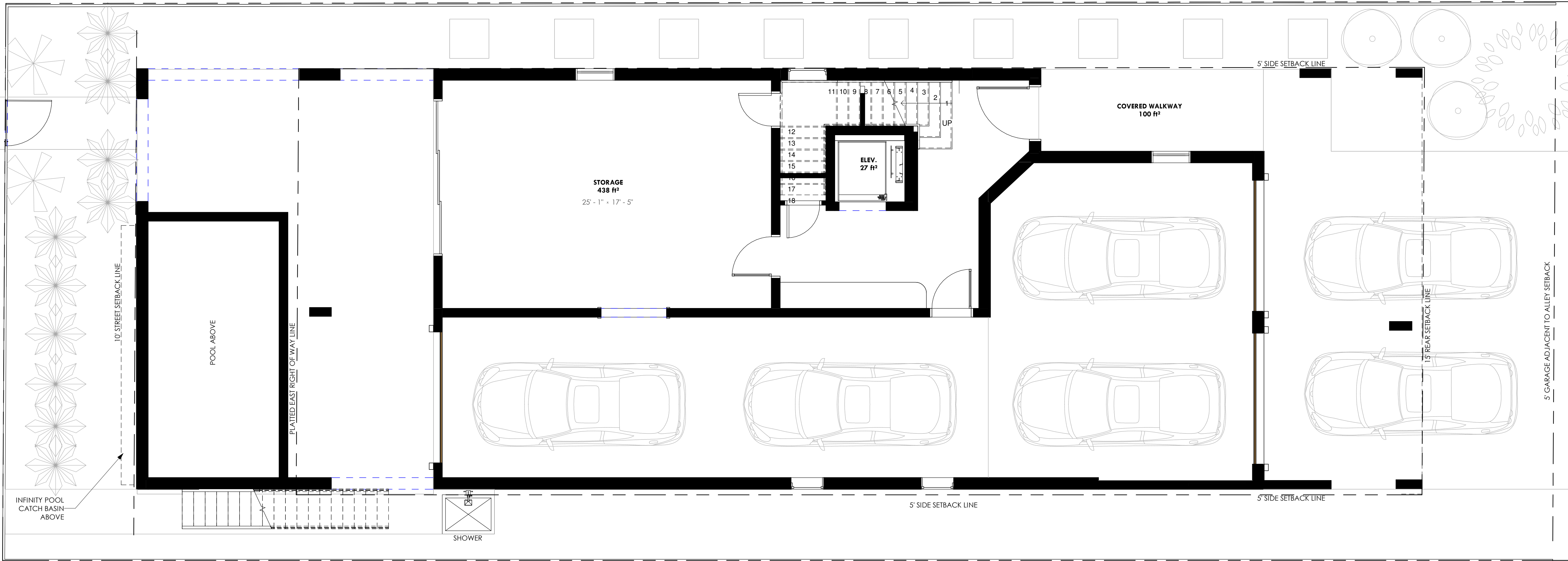
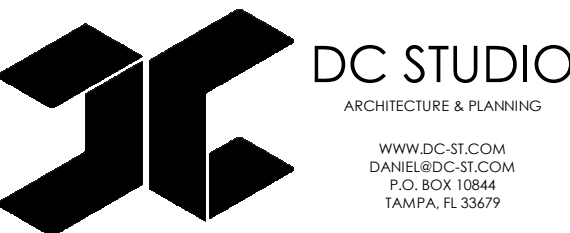
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SD0.1

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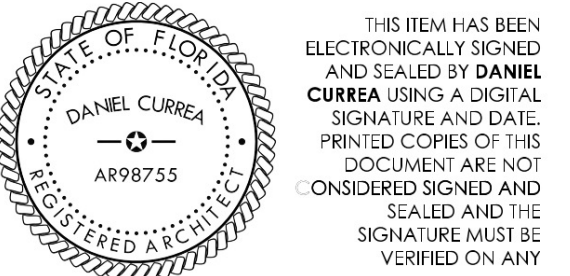
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FL 33706



1 PRELIMINARY FIRST FLOOR
1/4" = 1'-0"

REVISION SCHEDULE		
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AND SATISFY THE FLORIDA BUILDING CODE, THE 2018 EDITION (WITH ALL LOCAL CODES AS APPLICABLE)
ARCHITECT
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PROJECT NUMBER: 24-39
PHASE: SD
REVISION:
DATE: 02.05.25
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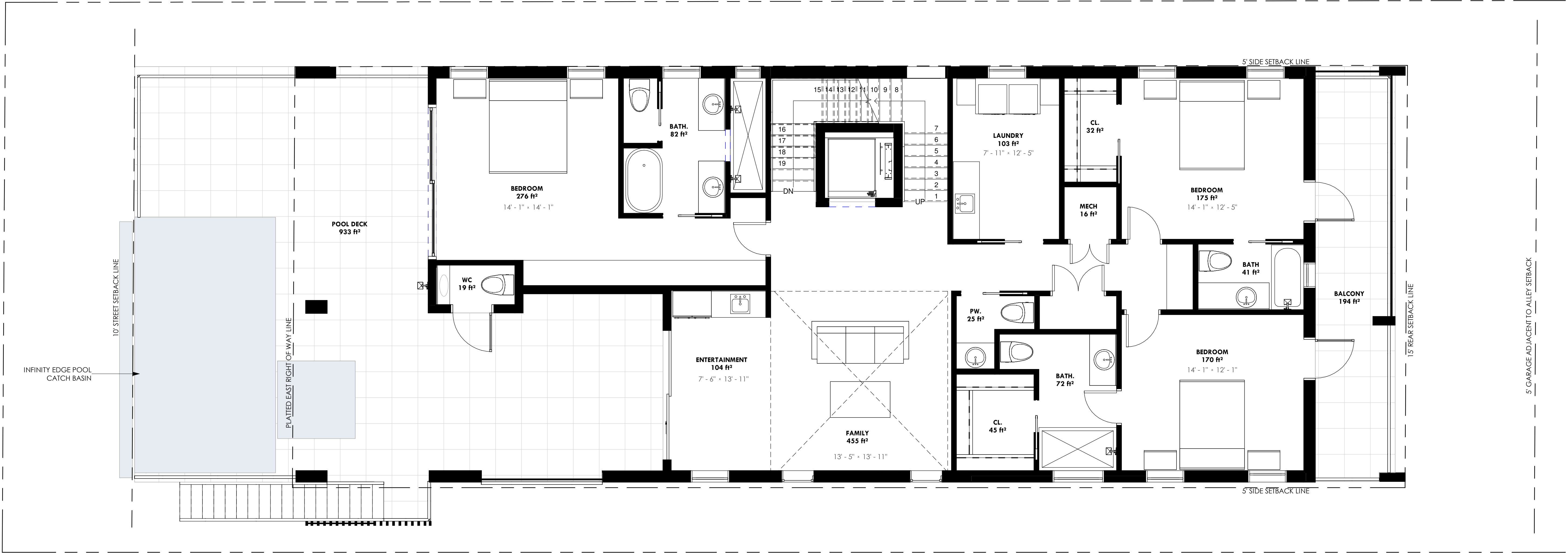
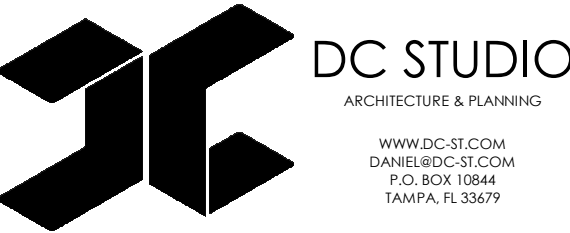
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SHEET NUMBER:

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1 PRELIMINARY SECOND FLOOR
1/4" = 1'-0"

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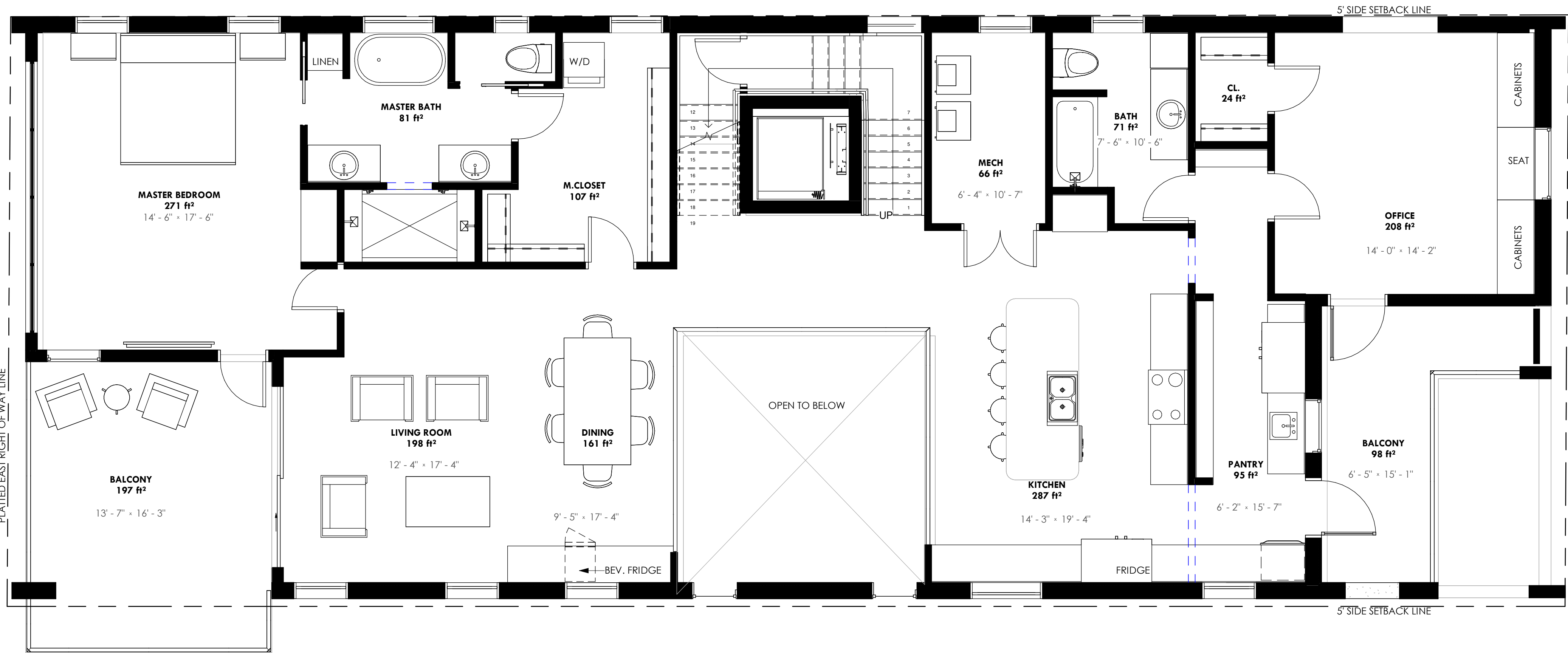
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1 PRELIMINARY THIRD FLOOR
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ARCHITECT
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PRELIMINARY THIRD FLOOR

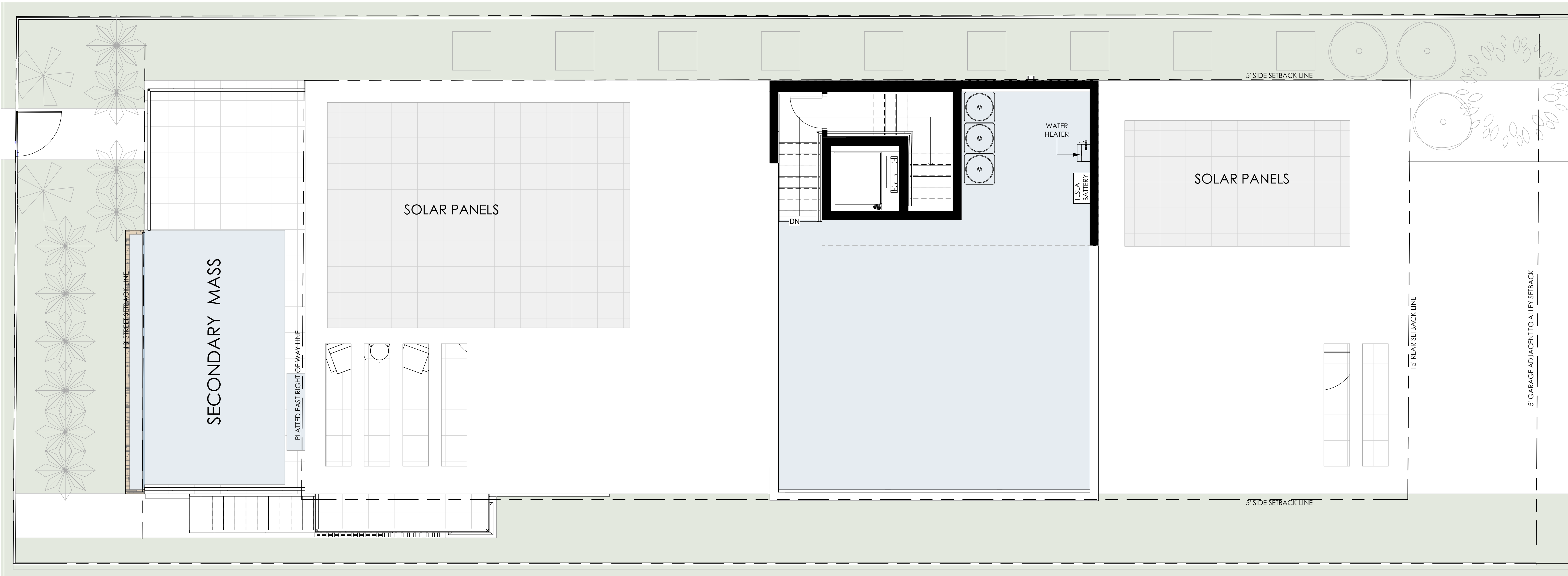
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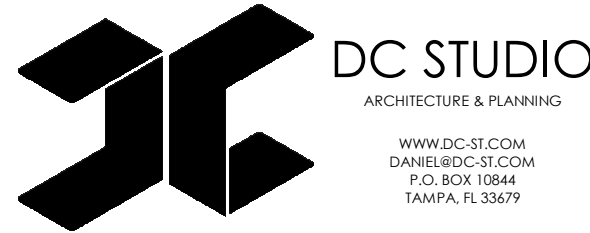
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1 ROOF PLAN.
1/4" = 1'-0"



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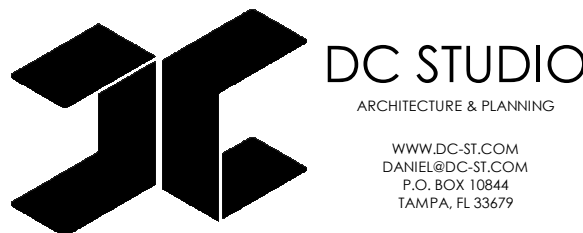
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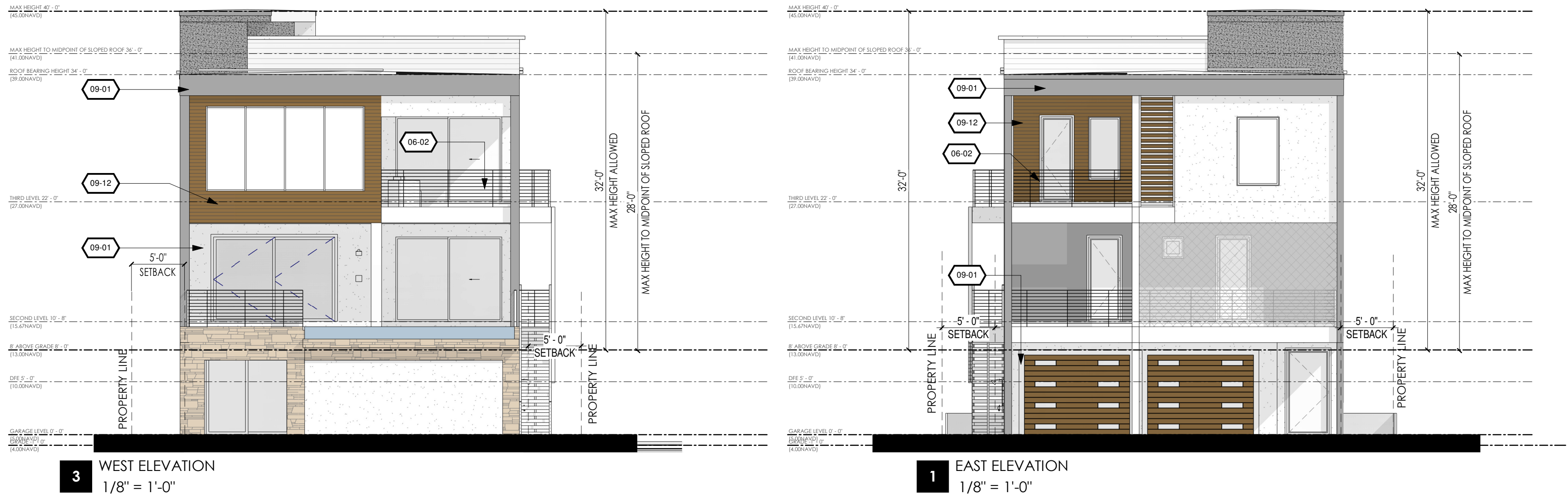
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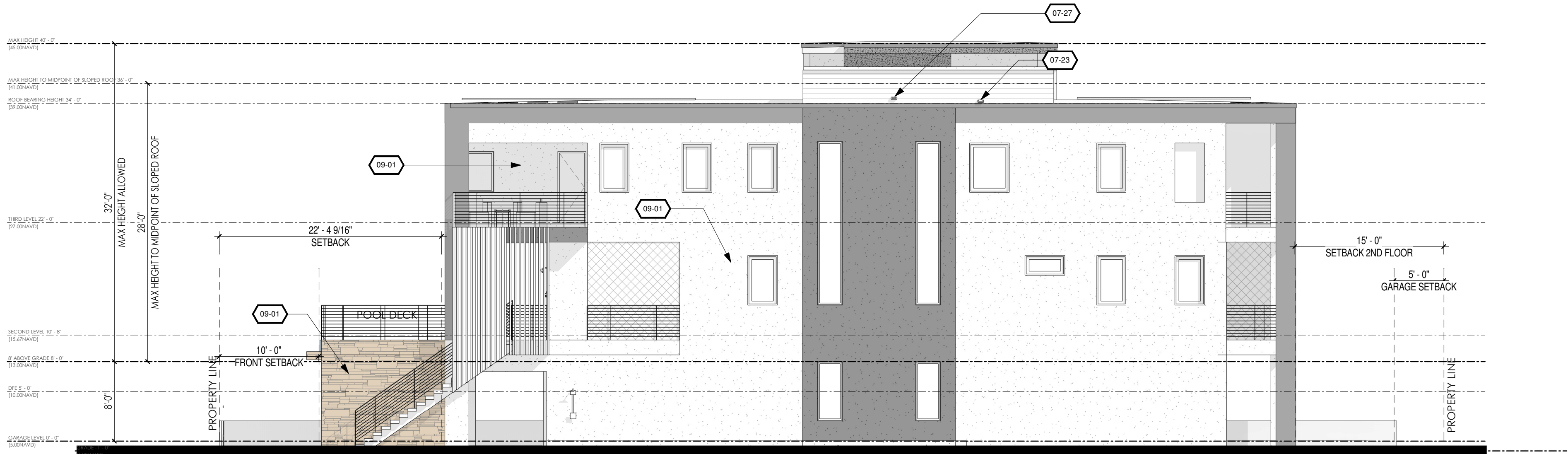


CODE	DESCRIPTION
06-02	STAIR RAILING AND BALLUSTERS
07-23	MAIN SCUPPER DRAIN
07-27	SECONDARY SCUPPER LOCATED 2" ABOVE MEMBRANE
09-01	STUCCO FINISH - COORDINATE WITH OWNER FINAL COLOR - PROVIDE ON-SITE SAMPLES FOR OWNER'S REVIEW, PROVIDE CONTROL JOINTS AS PER STRUCTURAL SPECIFICATIONS
09-05	STONE VENEER SELECTION BY OWNER
09-12	FIBER CEMENT SIDING; BASIS OF DESIGN: NICHIIA VINTAGEWOOD: SPRUCE

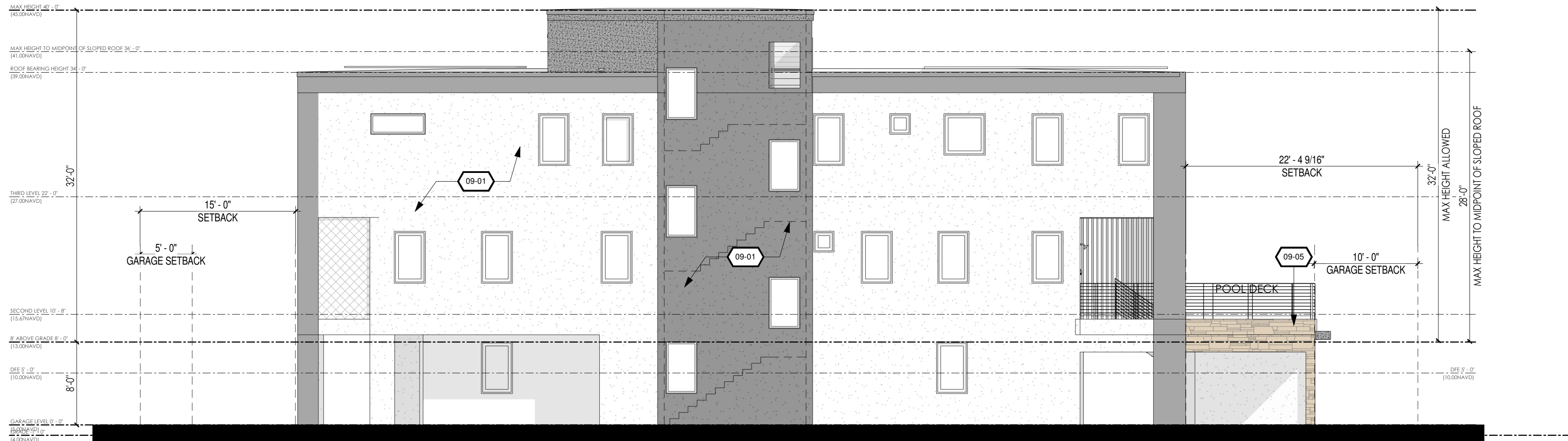


3 WEST ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

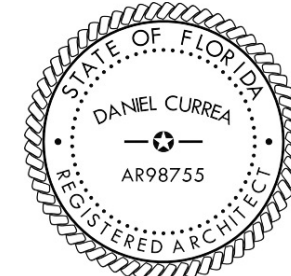


2 NORTH ELEVATION
1/8" = 1'-0"

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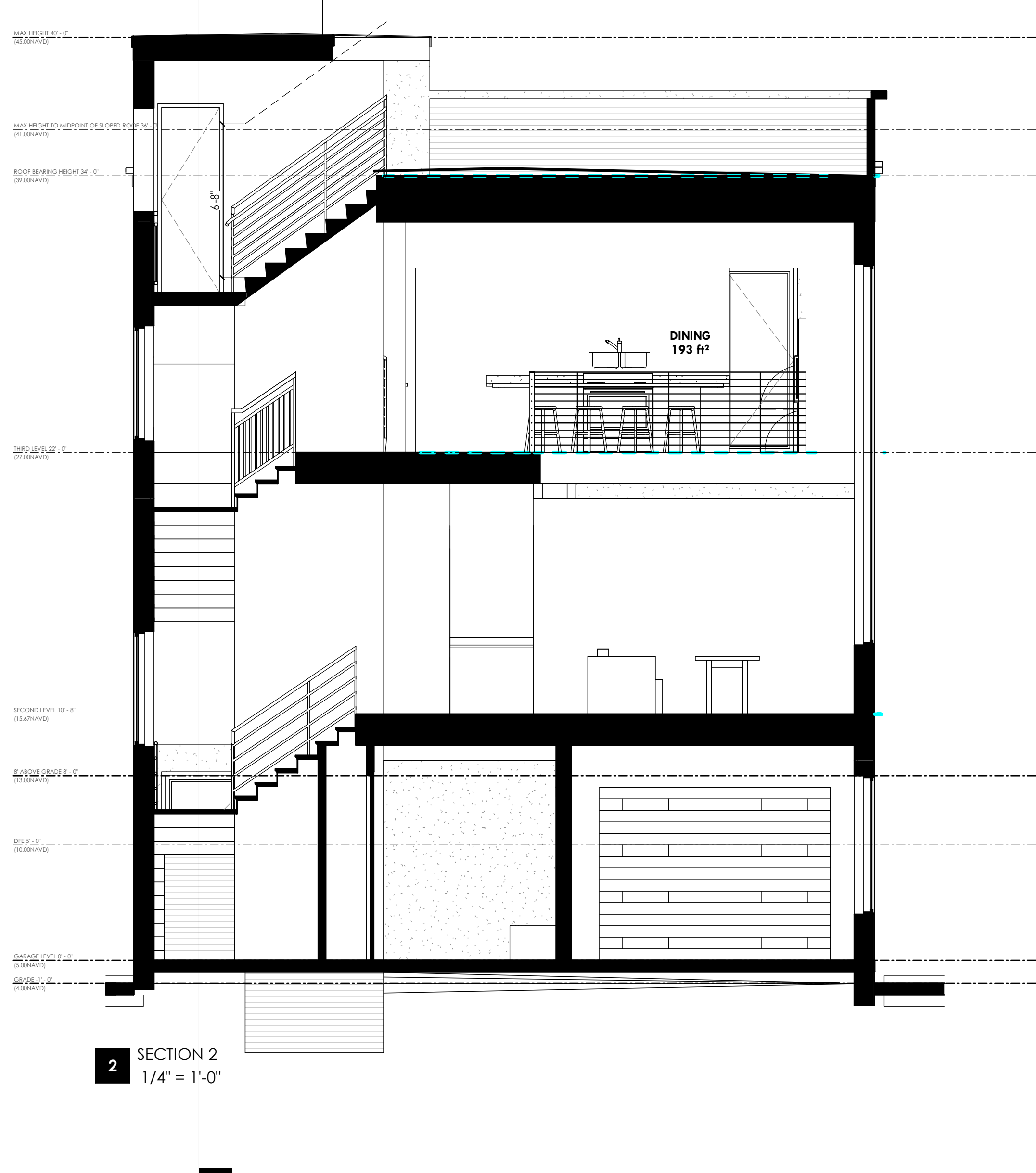
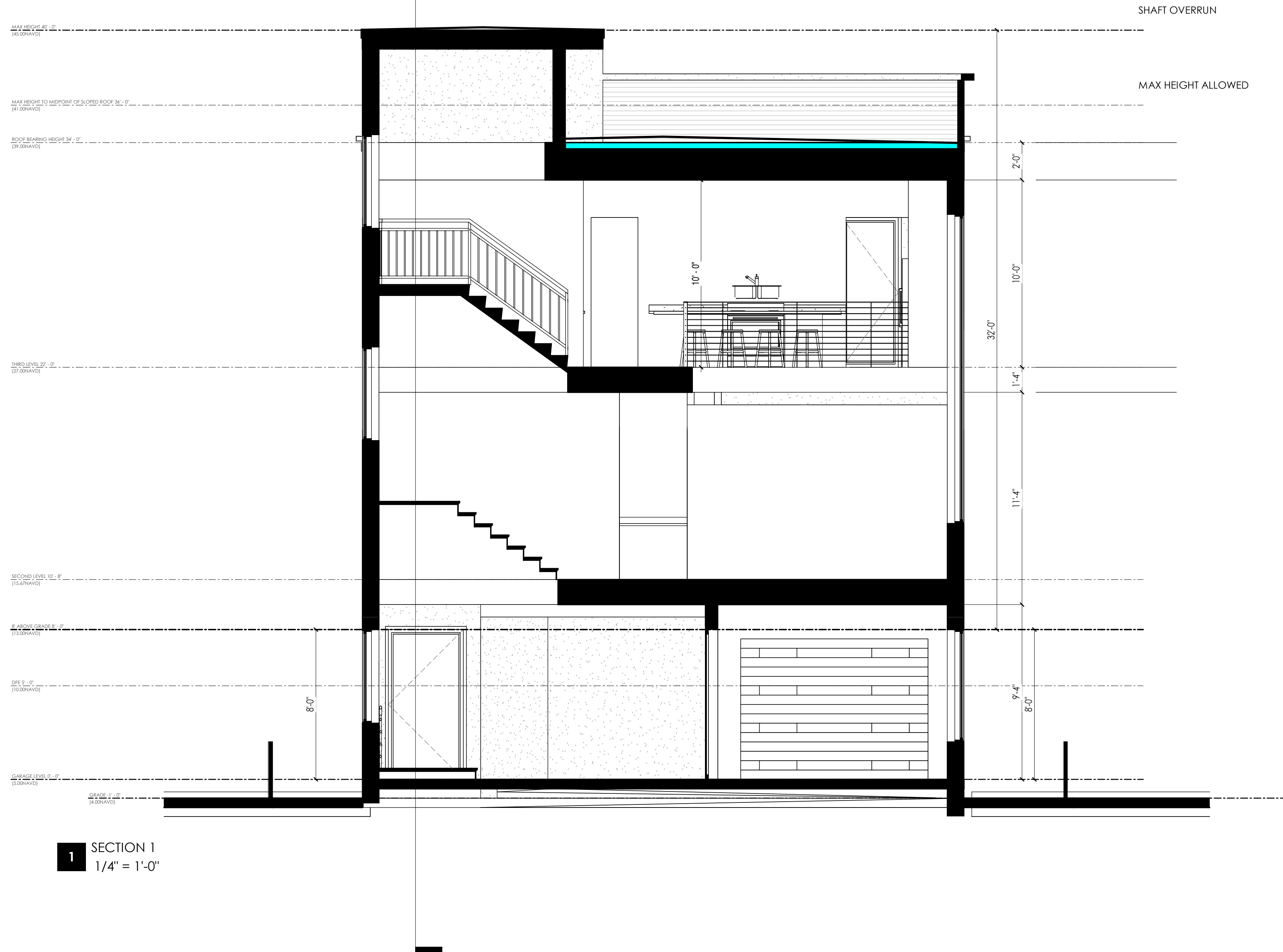
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PRELIMINARY EXTERIOR
ELEVATIONS

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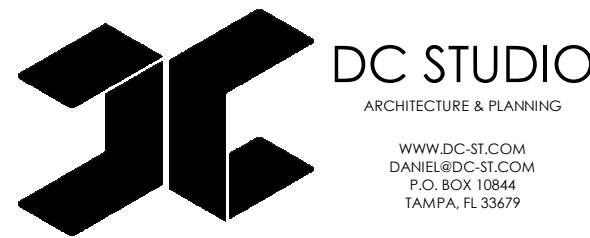
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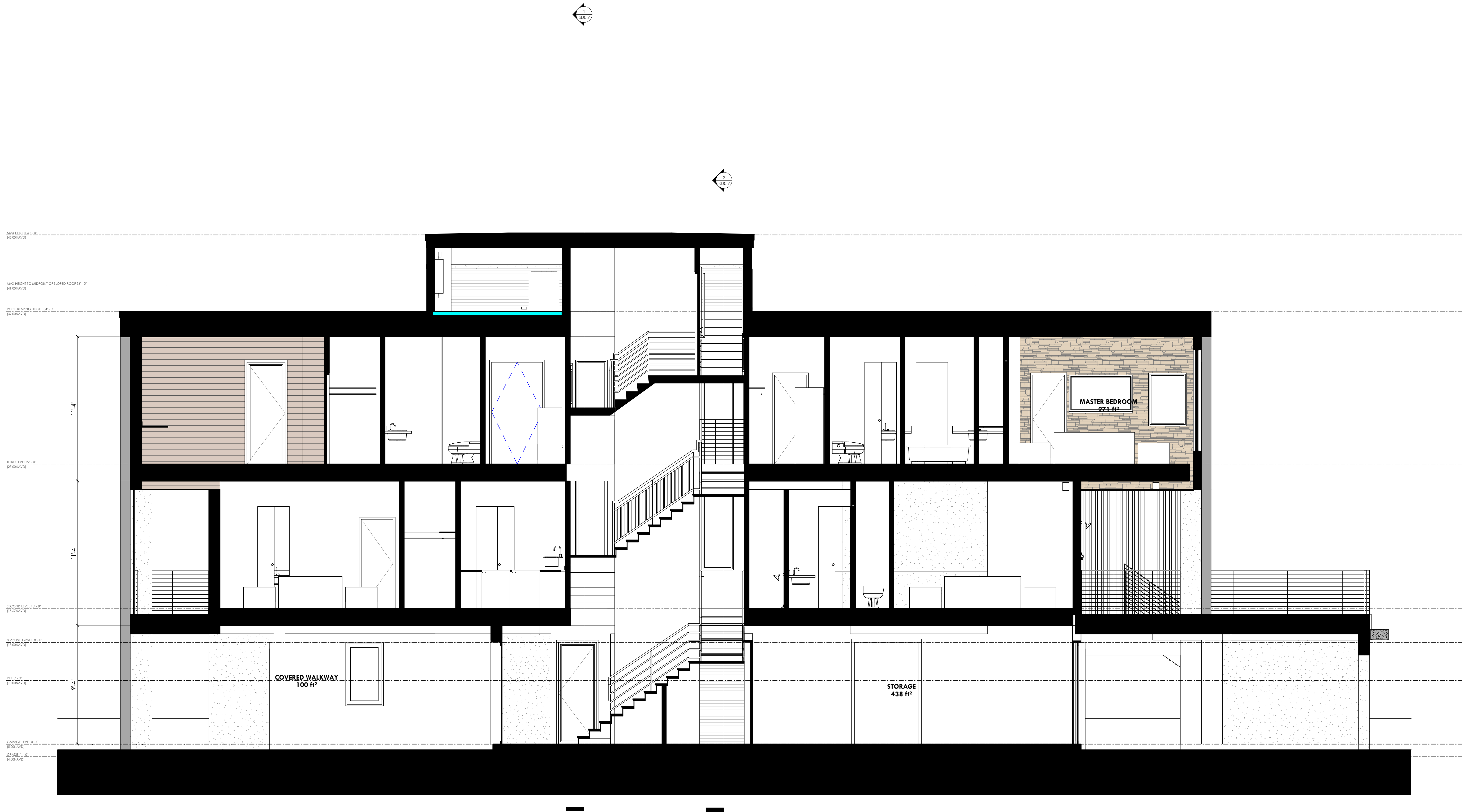
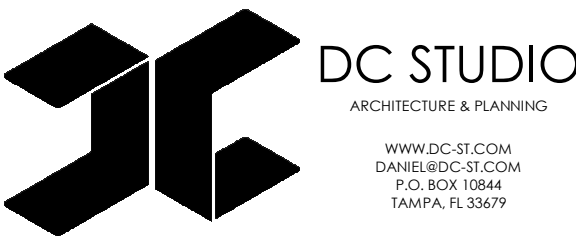
ROSS RESIDENCE

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FL 33706



ROSS RESIDENCE

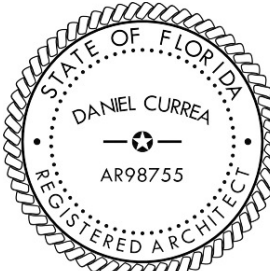
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SECTION 3
1/4" = 1'-0"

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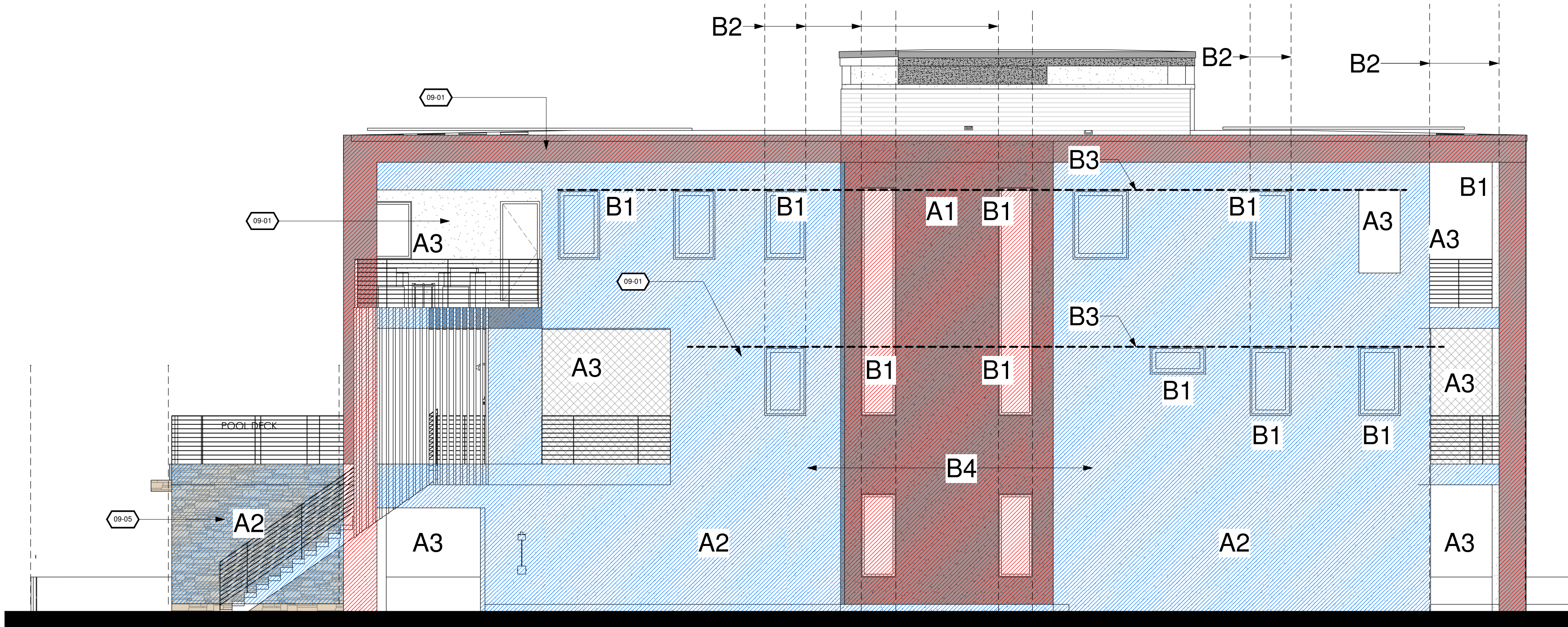
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PHASE:	SD
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DATE:	02.05.25
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET NAME:	

SECTIONS
SHEET NUMBER:

SD0.8

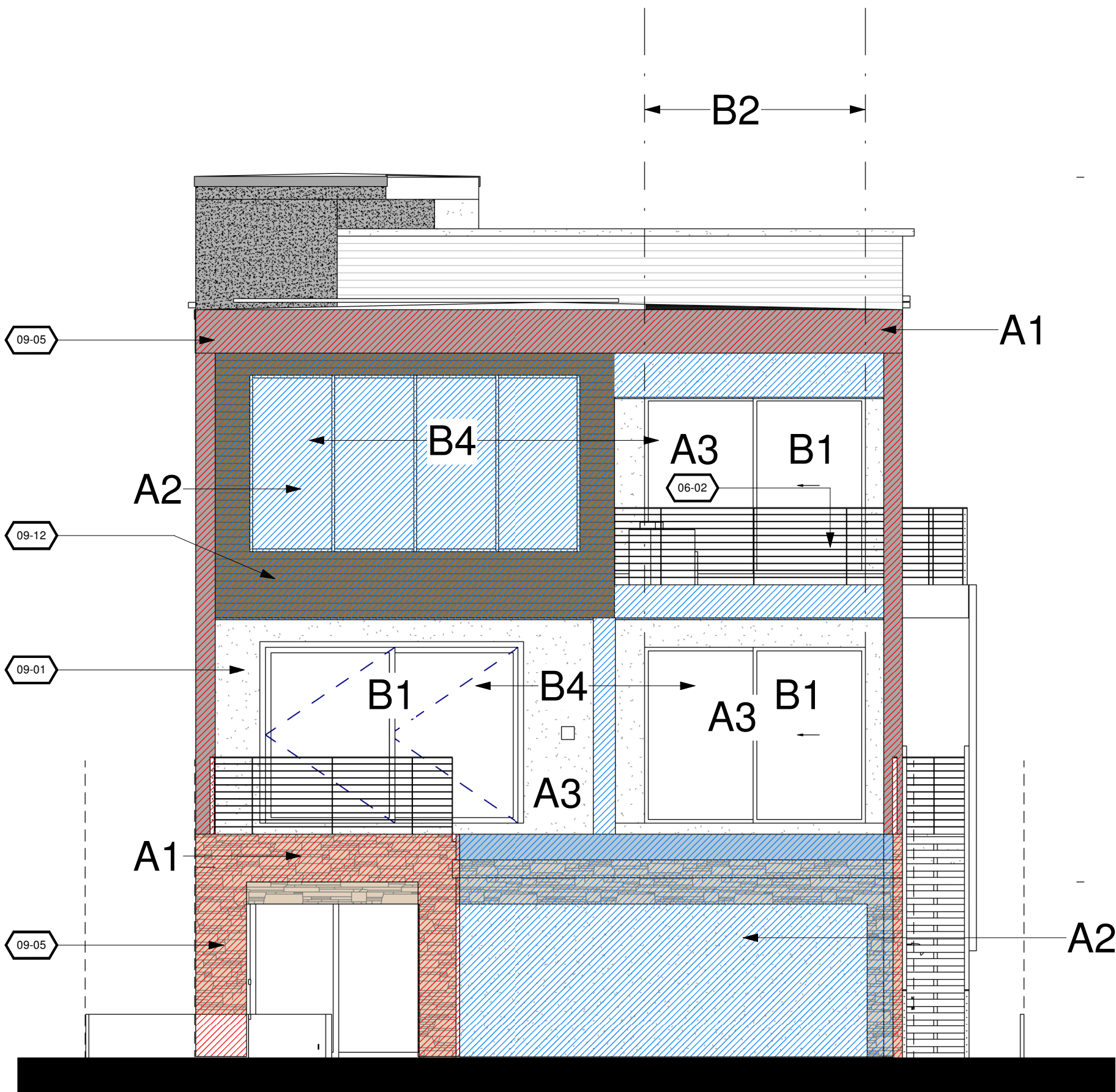
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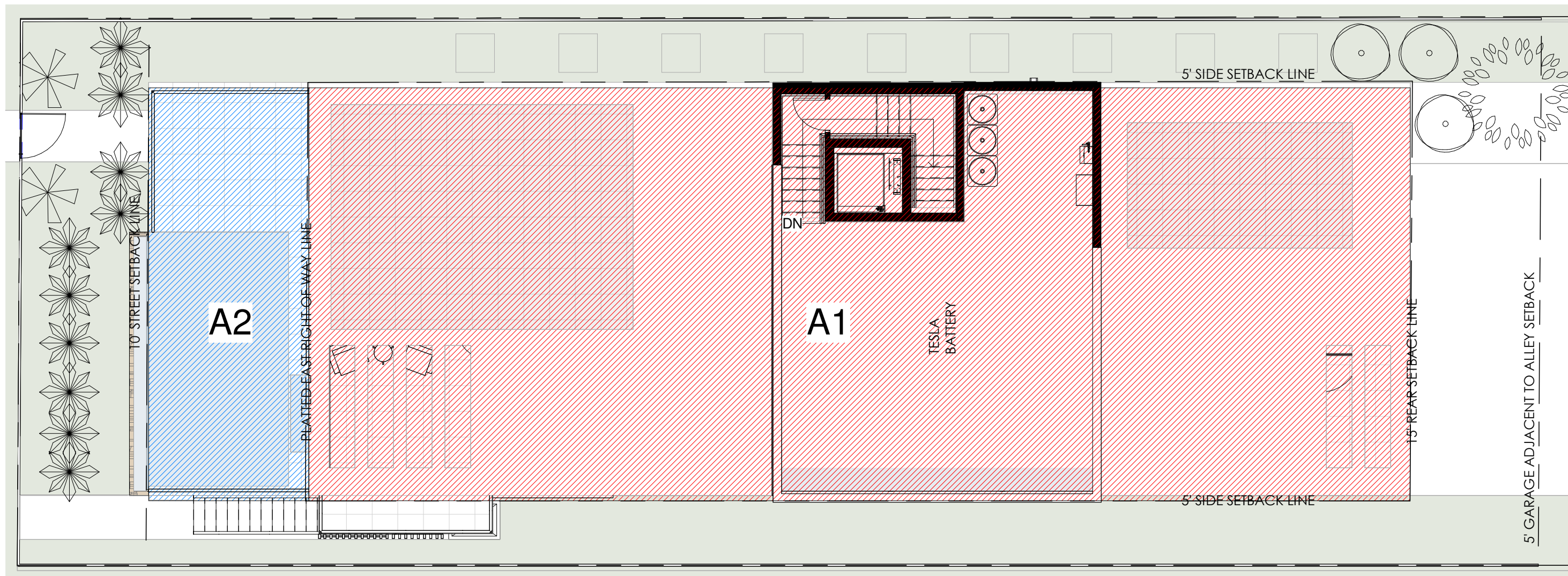
SIDE ELEVATION

3 SOUTH ELEVATION MASS STUDY
3/16" = 1'-0"



WEST ELEVATION MASS STUDY

2 WEST ELEVATION MASS STUDY
3/16" = 1'-0"



PLAN MASS STUDY

4 ROOF PLAN MASS STUDY
1/8" = 1'-0"

PAG Architectural Elements

A Building Mass

- A1 - Primary Mass
- A2 - Secondary Mass
- A3 - Void

B Design Elements

- B1 - Windows
- B2 - Visual Vertical Consistency at Center line
- B3 - Visual Horizontal Balance
- B4 - Symmetrically /Asymmetrically Balanced

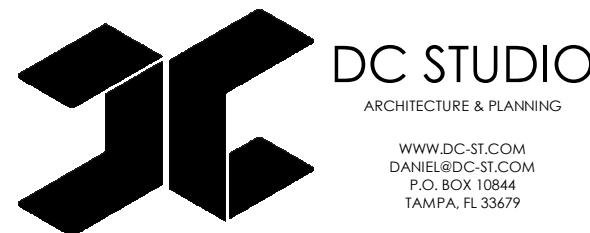
C Rhythmic Design

- C1 - Complimentary Objects in Proximity
- C2 - Similarity in color, textures, and features.

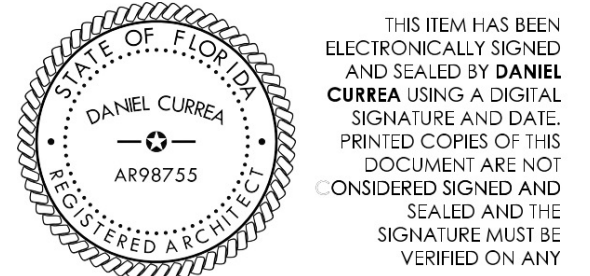
CODE	DESCRIPTION
06-02	STAIR RAILING AND BALLUSTERS
09-01	STUCCO FINISH - COORDINATE WITH OWNER FINAL COLOR - PROVIDE ON-SITE SAMPLES FOR OWNER'S REVIEW, PROVIDE CONTROL JOINTS AS PER STRUCTURAL SPECIFICATIONS
09-05	STONE VENEER SELECTION BY OWNER
09-12	FIBER CEMENT SIDING: BASIS OF DESIGN: NICHIIHA VINTAGEWOOD: SPRUCE

ROSS RESIDENCE

1303 GULF WAY ST PETE BEACH
FL 33706



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



DANIEL CURREA FL STATE REG. NO. 98755
TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF THESE STRUCTURAL PLANS CONFORM TO AND SATISFY THE FLORIDA BUILDING CODE, THE 2018 EDITION (REVISED) AND LOCAL CODES AS APPLICABLE.
ARCHITECT
6/02/2025 5:08:05 p. m.

PROJECT NUMBER: 24-39
PHASE: SD
REVISION:
DATE: 02.05.25
DRAWN BY: Author
CHECKED BY: Checker
SHEET NAME:

PAG ARCHITECTURAL ELEMENTS

SHEET NUMBER:

SD0.9

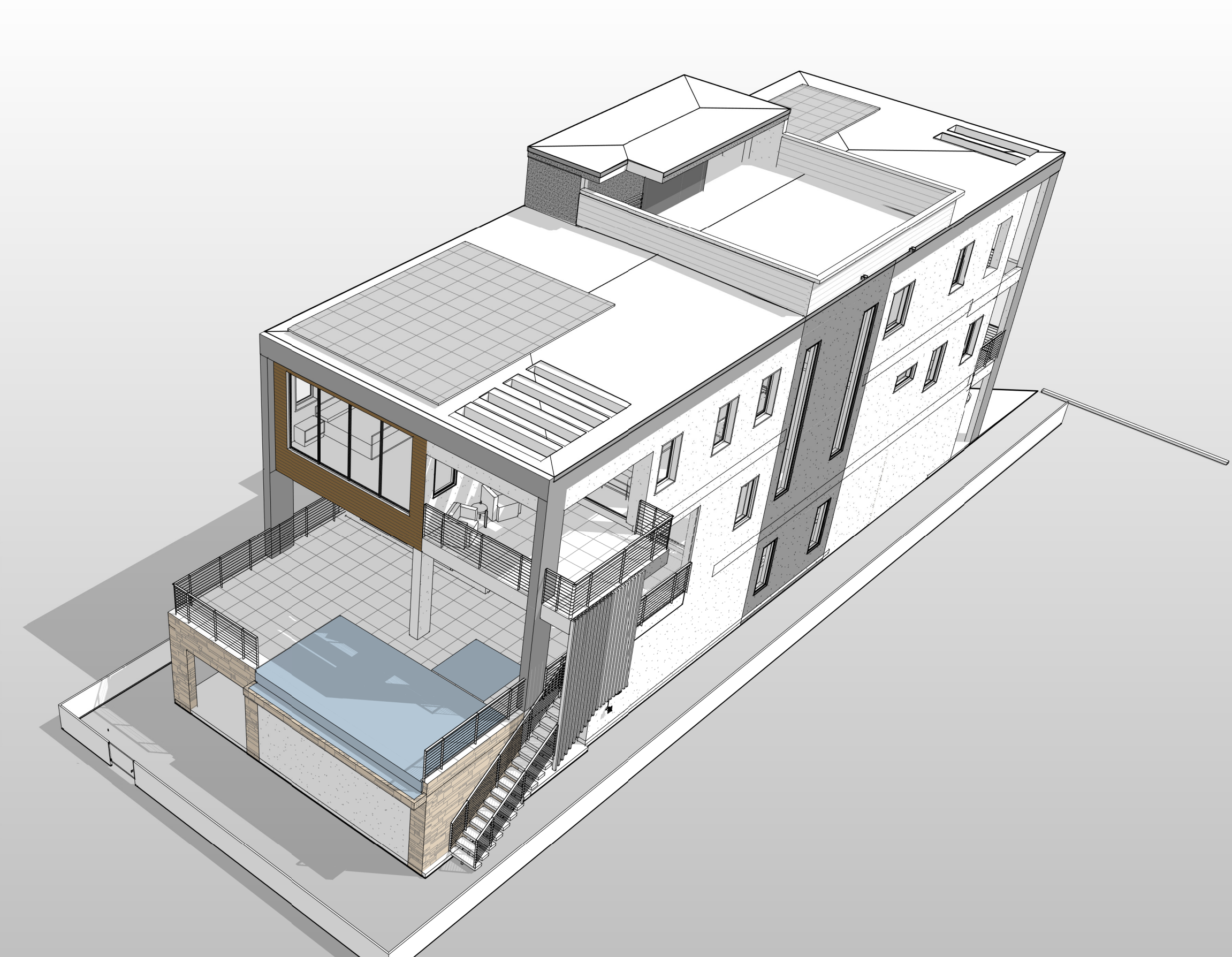
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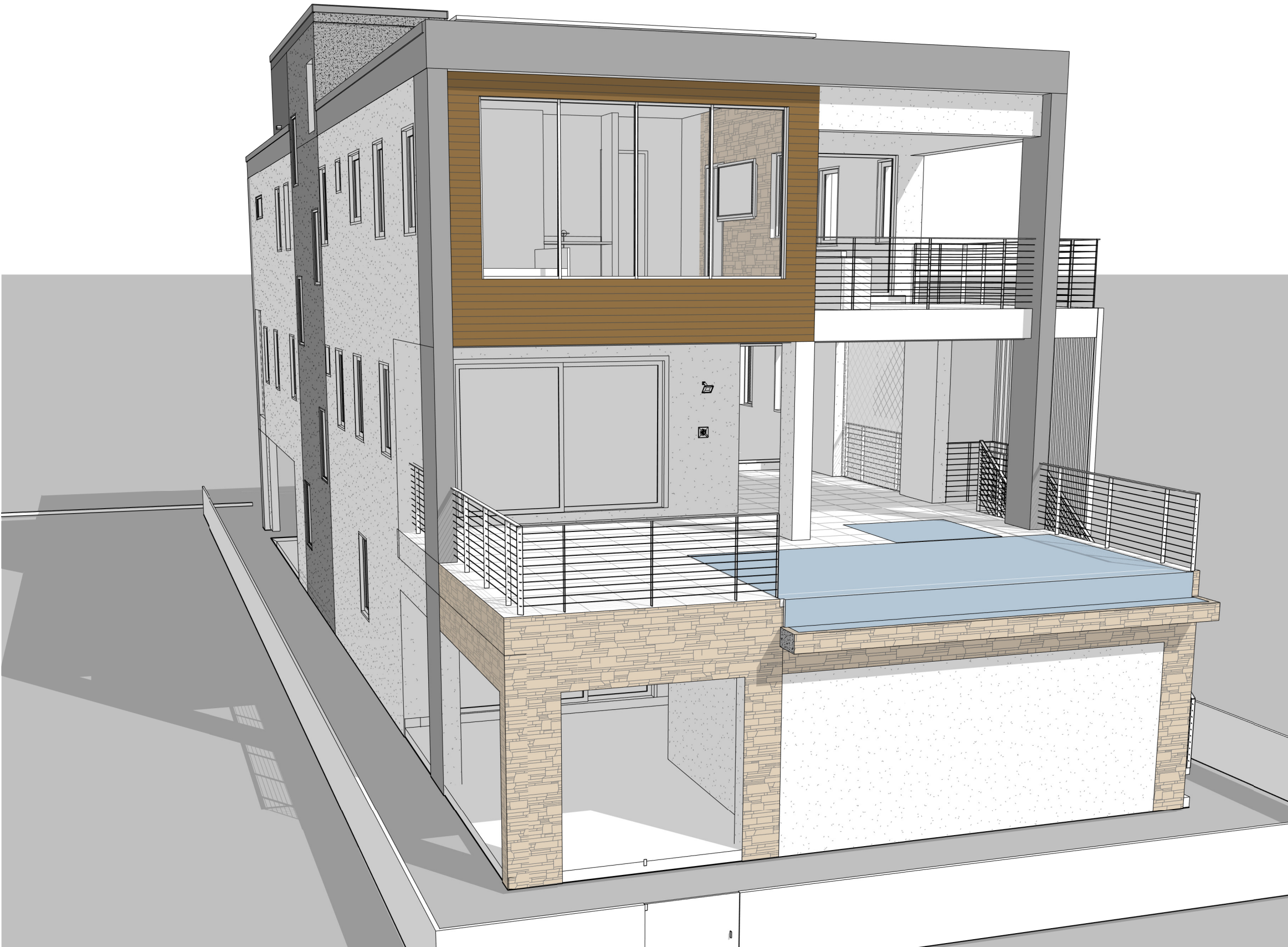
1 AXONOMETRIC VIEW 1



3 REAR VIEW



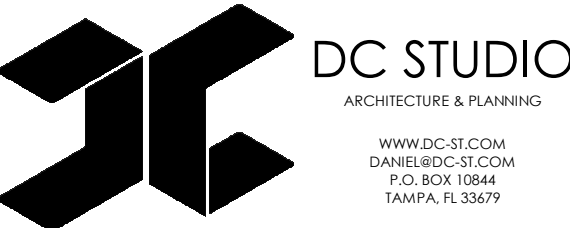
2 AXONOMETRIC VIEW 2



4 FRONT VIEW - SEA SIDE

ROSS RESIDENCE

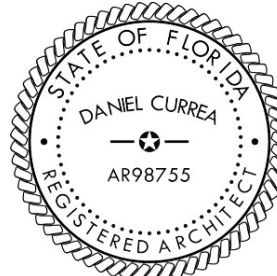
1303 GULF WAY ST PETE BEACH
FL 33706



WWW.DC-FL.COM
DANIEL@DC-FL.COM
P.O. BOX 10844
TAMPA, FL 33679

REVISION SCHEDULE

NO.	DESCRIPTION	DATE



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ARCHITECT
6/02/2025 5:08:08 p. m.

PROJECT NUMBER: 24-39

PHASE: SD

REVISION:

DATE: 02.05.25

DRAWN BY: AA

CHECKED BY: DC

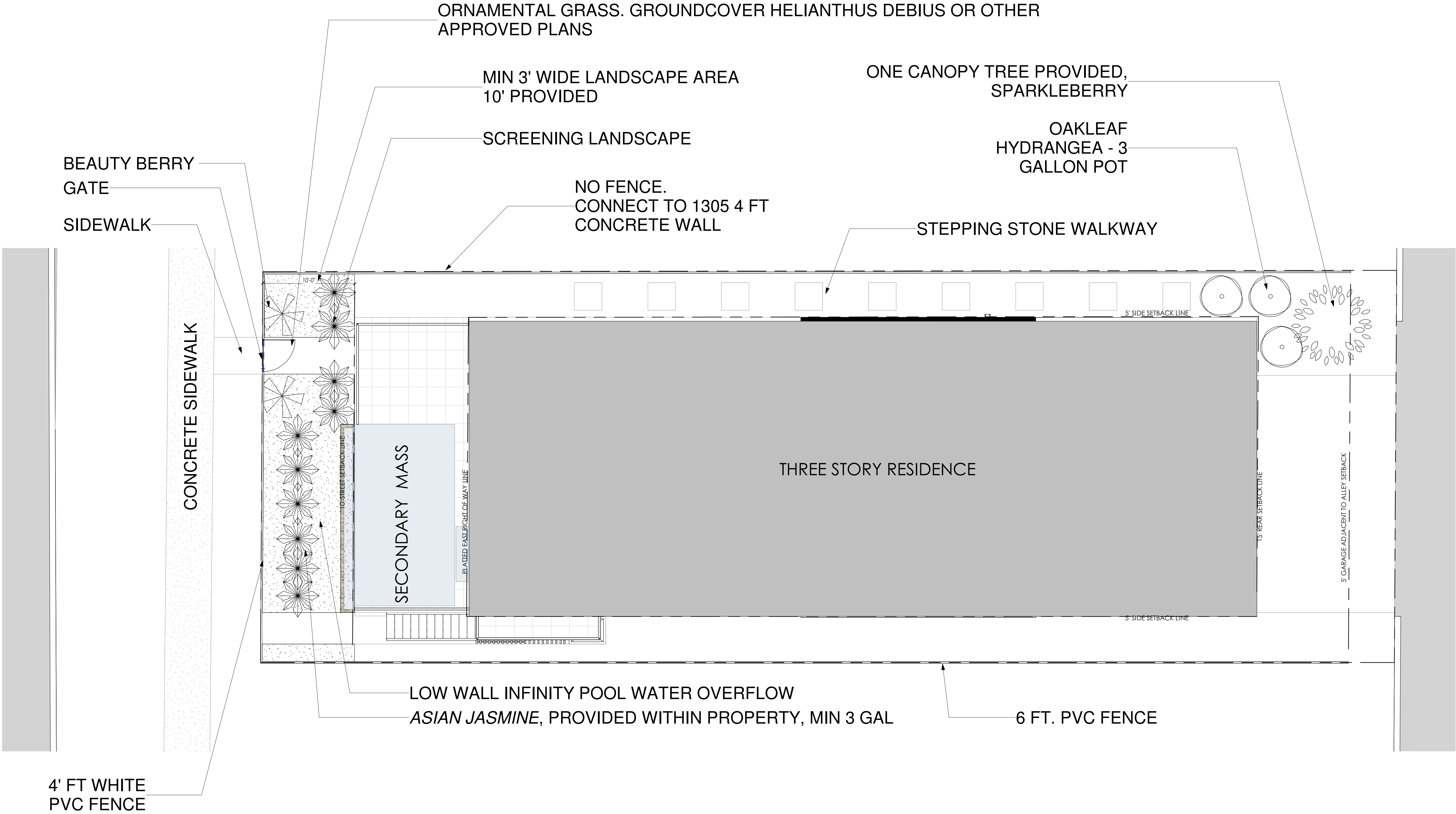
SHEET NAME:

PRELIMINARY AXONOMETRIC
VIEW

SHEET NUMBER:

SD0.10

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1 LANDSCAPE PLAN
3/16" = 1'-0"

ORNAMENTAL GRASS. GROUNDCOVER HELIANTHUS DEBIUS OR OTHER
APPROVED PLANS

MIN 3' WIDE LANDSCAPE AREA
10' PROVIDED

SCREENING LANDSCAPE

NO FENCE.
CONNECT TO 1305 4 FT
CONCRETE WALL

ONE CANOPY TREE PROVIDED,
SPARKLEBERRY

OAKLEAF
HYDRANGEA - 3
GALLON POT

STEPPING STONE WALKWAY

BEAUTY BERRY
GATE

SIDEWALK

CONCRETE SIDEWALK

SECONDARY MASS

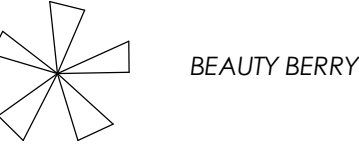
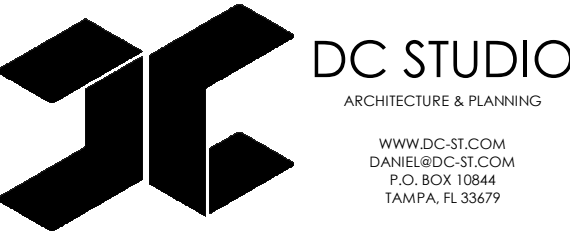
THREE STORY RESIDENCE

LOW WALL INFINITY POOL WATER OVERFLOW
ASIAN JASMINE, PROVIDED WITHIN PROPERTY, MIN 3 GAL

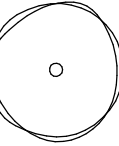
6 FT. PVC FENCE

ROSS RESIDENCE

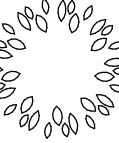
1303 GULF WAY ST PETE BEACH
FL 33706



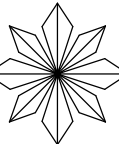
BEAUTY BERRY



OAKLEAF HYDRANGEA -
3 GALLON POT



SPARKLEBERRY



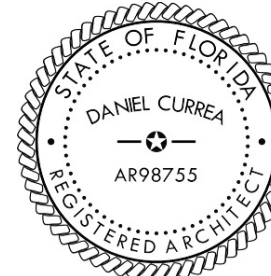
ASIAN JASMINE

10 SHRUBS REQUIRED

LANDSCAPE LEGEND
3/4" = 1'-0"

REVISION SCHEDULE

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APPROVED
6/02/2025 5:08:09 p. m.

PROJECT NUMBER: 24-39

PHASE: SD

REVISION:

DATE: 02.05.25

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SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

SD0.11

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

Agenda Report

Agenda Title Name: Historic Plaque Update

Action Request: None - for informational purposes.

Strategic Objective:

Date: March 6, 2025

Prepared By: Brandon Berry, Senior Planner
Kristin Coman, Community Development Director

Through: Laura Canary, Community Development Director

Summary of Issue: Staff has contacted and is in discussions with the historic plaque vendor regarding production of plaques for the City's recently-designated local historic resources. Staff anticipates the cost to be between \$150-200 and will have further updates at the April meeting. Although signs have not been budgeted for the current fiscal year, Staff will assist with placing orders for property owners who request them.

At the present time, the cost to stamp the plaques with custom information such as local designation number is not known, but is expected to be a significant additional cost.

Funding: N/A

Attachments: