



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, May 1, 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 May 1, 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 submit a comment card to the Clerk.

3. Approval of Minutes

a. April 3, 2025 Historic Preservation Board Meeting Minutes

4. Action Items -

a. Local Historic Designation No. 25049: 106 12th Avenue

Bradley Fletcher requests local historic designation of the single-family residential property at 106 12th Avenue.

b. Local Historic Designation No. 24068: 521 77th Avenue

Richard and Janis Hassell request local historic designation of the mid-century single-family residence located at 521 77th Avenue.

c. Certificate of Appropriateness for Demolition No. 25046 - 1004 Pass-A-Grille Way

Lara and Dean Davis request to demolish a single-story residence, developed in the 1940s as a sales office and later converted, which is determined to be contributing to the Pass-A-Grille Historic District.

d. Certificate of Appropriateness for Demolition No. 25047: 104 12th Avenue
Zach Osbourne of Green Street Homes for David and Mairim Gersholowitz requests to demolish a primary residence and guest house determined to be contributing structures to the Pass-A-Grille Historic District at the subject property. This property was previously approved to allow for single-family redevelopment on each platted parcel (Case No. 24112)

e. Certificate of Appropriateness for Demolition No. 25056: 107 20th Avenue
Mark Zdrojewski for Patrick Dufour requests to demolish the existing one-story residential structure on the subject property, which is deemed contributing to the Pass-A-Grille Historic District.

f. Certificate of Appropriateness for Demolition No. 25051: 100 Pass-A-Grille Way

Brian J. Aungst, Jr., Esq., of Macfarlane, Ferguson & McMullen for BARRACKS BY THE SEA, LLC requests to demolish two of the three residential structures on the subject property, both of which are deemed contributing to the Pass-A-Grille Historic District.

5. Discussion Items

a. Design Review No. 25050: 100 Pass-A-Grille Way

Brian J. Aungst, Jr., Esq., of Macfarlane, Ferguson & McMullen for BARRACKS BY THE SEA, LLC proposes to reconstruct two of the three buildings on the eight-unit property as three buildings each containing two units, with the development classified as the Courtyard Apartment building type. The applicant is seeking companion variances to allow for additional developed square footage, and yard encroachments, in order to accommodate the development as proposed.

b. Design Review No. 25039: 103 24th Ave

Nate Meyer, RA of NJM Architect, LLC for Michael Pezza requests a design review of a House-Large redevelopment proposed to be built on the subject property.

c. Historic Plaques

Providing an update on historic plaques.

d. Standing item: City historic resource damage updates

Providing updates on damaged City historic resources, if available.

e. Fees for historic resource applications

Discussing fees for City historic resource applications.

6. Next Meeting: June 5, 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.