



**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.

DRAFT HISTORIC PRESERVATION BOARD MINUTES

April 3, 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; Ariana Wilson-Romo, Admin Assistant – City Clerk’s Office; Gilbert Martinez, Senior Planner; Lynn Rosetti, Contract Planner; Kristin Coman, Senior Planner; Laura Canary, Community Development Director

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

1. Approval of the Agenda –

Vice Chair Hockensmith requested the addition of three discussion items: public fundraising for city-owned historic facilities (Item 5c), an update on utility pole placements (Item 5d), and an update on the museum (Item 5e). Senior Planner Brandon Berry requested an informational item regarding 2103 and 2105 Gulf Way (Item 6b). Additionally, Member Dashiell requested a discussion item on waiving sod bonds (Item 5f).

Motion: Chair Loughery moved, and Member Young seconded the approval of the April 3, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. **March 6, 2025 Meeting**

Motion: Vice Chair Hockensmith moved, and Chair Loughery seconded the approval of the March 6, 2025 minutes as presented; the motion carried unanimously.

4. Action Items – The Administrative Assistant swore in all of those testifying.

a. Election of Officers 2025-26

Motion: Member Young moved, and Member Hurley seconded, and the motion carried 5-0 to reappoint William Loughery as Board Chair and Tia Hockensmith as Vice Chair for 2025-2026.

b. Local Historic Designation Case No. 24097: 410 87th Avenue

Christine Ann Wagner requests local historic designation of a single-family ranch residence constructed circa 1956, which Staff has determined would be contributing to a future North Beach historic district.

Contract Planner 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. She noted an error and provided a handout with the correction which is made part of the record.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve Local Historic Designation case number 24097 for the single-family residence at 410 87th Avenue; The motion carried 5-0.

c. Local Historic Designation Case No. 25028: 103 18th Avenue

Carolyn Kadel for Pass-A-Grille Shores Condominium and associated unit owners requests local historic designation of the four-unit art modern structure.

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

Carolyn Kadel, the applicant was present and thanked the Board for reviewing the case.

Motion: Member Young moved, and Member Hurley seconded to approve Case Number 25028 for the Local Historic Designation of the four-unit condominium building at 103 18th Avenue; The motion carried 5-0.

d. Certificate of Appropriateness for Demolition Case No. 25036 - 207 Gulf Way

The applicants are seeking demolition of the subject structure, one of a series built in the 1940s in the masonry vernacular style. The northern of the trio was placed on the Local Historic Registry in early 2025, and the southern approved for demolition due to storm damage in the same year. This subject structure was found by the City to have sustained substantial damage from Hurricanes Helene and Milton.

Senior Planner Brandon Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application without the stay on demolition.

Motion: Member Hurley moved, and Chair Loughery seconded to approve Certificate of Appropriateness Case Number 25036 with a waiver of stay; The motion carried 5-0.

e. Certificate of Appropriateness for Demolition Case No. 25037: 108 20th Ave

Walter Sowa, Jr. and Aristeia Sowa request to demolish a single-family residence and apartment outbuilding determined to be contributing structures to the Pass-A-Grille Historic District at the subject property.

Senior Planner Brandon Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application, without the 30 day stay.

Walter Sowa Jr, the applicant, was present and clarified board questions.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve Certificate of Appropriateness Case Number 25037 with a waiver of stay; The motion carried 5-0.

f. Recommendation of Ordinance 2025-08 to the City Commission

Mr. Berry reviewed a presentation which is made part of the record. His presentation focused on proposed language regarding building height. He explained that the ordinance was initially presented at last month's meeting, where the Board requested revisions to the height language, as it did not reflect what was originally adopted for the district in 2013. Mr. Berry researched the standards in place at that

time and found that the City used a term called "required flood elevation" to define building height. However, this term is not commonly used and lacks a formal definition. After consulting with the City Attorney's Office, Mr. Berry is now proposing that Section 40.8 be amended to address building height more clearly: height shall not exceed 35 feet above the required lowest floor elevation.

The Board asked questions.

Motion: Chair Loughery moved, and Member Hurley seconded to recommend approval of Ordinance 2025-08 to the City Commission; The motion carried 5-0.

5. Discussion Items -

a. Status of historic City facilities (standing item)

Mr. Berry informed the Board that staff is expected to present the scopes of work for the Warren Webster building, the Suntan Arts Center, and a demolition request for the bait shack and shuffleboard court clubhouse to the City Commission on April 22. He noted that approval for roof repairs at the Warren Webster building have been received. FEMA requires complete scopes of work before any contracts can be executed.

b. Historic Plaque Updates

Kristin Coman, Senior Planner, informed the Board that she has been researching the program, including who received plaques and which company produced them. She asked that any Board members with relevant information forward it to her.

c. Public Fundraising For City-Owned Historic Facilities – *Added*

Vice Chair Hockensmith informed the Board that she has heard discussions in the community regarding public fundraising for the reconstruction of the Merry Pier. She inquired if there is a policy on public fundraising for City-Owned property. Mr. Berry is not aware of any policies however he will address this with the City Manager and will bring back any information he receives.

d. Utility Pole Placement Update - *Added*

Vice Chair Hockensmith clarified that the Historic Preservation Board does not have the authority to approve or deny the installation of 5G towers. The Board may only provide recommendations or design-related requests. She inquired about the height of a pole recently installed on Maritana Dr. Mr. Berry stated staff have been speaking with the engineers and they will be lowering the height of the pole by about 10 feet. He informed the Board that staff approved three in the Pass-A-Grille community and one on Maritana Dr.

e. Museum Update – *Added*

Vice Chair Hockensmith shared that the Gulf Beaches Historical Museum will be having guided walking tours on April 19th at 10 AM and 11 AM. More information is available on their website. She also mentioned an event in May that will involve the Skyway bridge.

f. Sod Bond Waivers – *Added*

Member Dashiell inquired regarding the process for sod bonds as the City Commission recently approved waiving the sod bond fees. Mr. Berry clarified that the fees have been waived City-Wide, and the City will reimburse if a request is made. It is a lengthy process.

6. Information Items –

a. **Current Merry Pier Lease**

Information was included in the packet; the Board had no discussion.

b. **2103 and 2105 Gulf Way Lot Combination– *Added***

Mr. Berry stated by current code regulations and requirements, this item is just for information purposes and is not required to be brought to the Historic Preservation Board for review at this time. He reviewed a presentation which is made part of the record. The applicant is proposing to combine lots 106 and 107 of block J of Phillips Division, with a vacated alley, for single-family development purposes. This item will go to the City Commission for approval.

7. Adjournment – The next meeting is scheduled for May 1, 2025.

Chair Loughery adjourned the meeting at 3:56 PM.

These minutes will be considered for approval at the May 1, 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. 25049: 106 12th Avenue

Action Request: Motion to approve Case Number 25049 for designation of the residential property at 521 77th Avenue as a local historic resource.

Strategic Objective:

Date: May 1, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: The single-family, one-story, frame vernacular cottage was constructed in 1940 with a concrete block foundation, and contains exterior stucco, gable roof, 1/1 and 6/6 double-hung vinyl sash windows, and front porch. A contributing garage remains in the rear of the property.

Funding: N/A

Attachments:

1. Staff Report
2. Application & Narrative
3. Photos
4. Supplemental Documents



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

Local Historic Designation, Case No. 25049

Property Owner: Bradley Fletcher

Date: May 1, 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	106 12 th Avenue – Morey Beach, Blk 3, Lot 8 Parcel I.D. 19-32-16-58932-003-0080
LAND USE / ZONING	RLM-2 /PAG
YEAR BUILT	Circa 1938 (per attached Florida Master Site File)
HISTORIC STATUS	Constructed in 1938, this Frame Vernacular 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. The house is significant on its architectural merit and is a contributing structure to the district.
SURROUNDING AREA	North – 12 th Avenue and Single-family residential circa 1923 South – Single -family residential circa 1970 East – Two residential units circa 1937 West - Three residential units circa 1921

BACKGROUND and ANALYSIS

This single-family, one-story, frame vernacular cottage was constructed in 1940 with a concrete block foundation. The exterior fabric is stucco. The modest architectural features include a gable roof, 1/1 and 6/6 double-hung vinyl sash windows, and a front porch. There is a garage in the rear. This property appears to be a well-cared pre-WW-II cottage that 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 in ownership and community. Included with

the submitted photographs is a photograph from 1959 with the current owner sitting on the porch steps. Another photo from 1959 shows him visiting the nearby Merry Pier.

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, Frame Vernacular cottage was constructed in 1940. The physical description of the building is located in the first paragraph of the Background and Analysis.

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 1940, 106 12th Avenue is a single-family residential structure. Staff find that 106 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 Register 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 its 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 zoning district, 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 106 12th 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 106 12th 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.

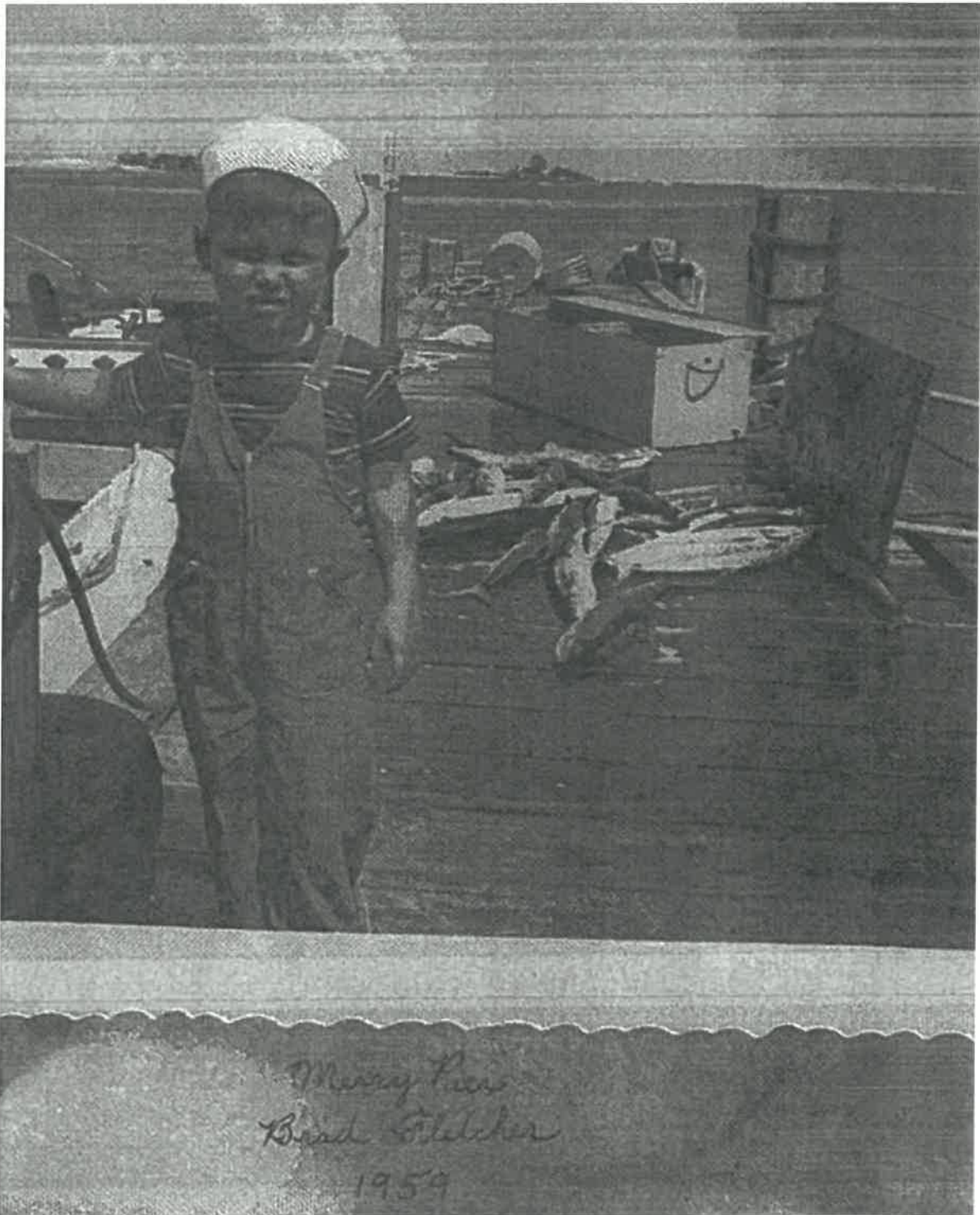


1960's



2020's





Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 PI12504
Field Date 1-5-2015
Form Date 3-16-2015
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) 106 12th 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 & MAPTING

Street Number 106 Direction _____ Street Name 12th Street Type Avenue Suffix Direction _____
Address: 106 12th 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 19 1/4 section: NW SW SE NE Irregular-name: _____
Tax Parcel # 19-32-16-58932-003-0080 Landgrant _____
Subdivision Name MOREY BEACH Block 3 Lot 8
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1938 approximately year listed or earlier year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1938 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 Stucco, porch
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 Frame Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (domers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 1/1 and 6/6 double-hung vinyl sash
Distinguishing Architectural Features (exterior or interior ornaments) false scored shutter on facade, scuppers, integral wall

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A c. 1940 1-story, concrete block garage with stuccoed exterior has a large sliding door and the roof has been removed.

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Wood frame 2. Concrete Block
Structural System(s): 1. Wood frame 2. Continuous
Foundation Type(s): 1. Continuous 2. Concrete Block
Foundation Material(s): 1. Concrete Block 2.
Main Entrance (stylistic details) The off-center, 1-leaf door has a jalousie panel.

Porch Descriptions (types, locations, roof types, etc.) The 1-story, 2-bay porch has a shed roof supported by wood posts. A secondary porch on the rear elevation has been enclosed with wood panels.

Condition (overall resource condition): [x] excellent [] good [] fair [] deteriorated [] ruinous
Narrative Description of Resource The 1-story frame vernacular dwelling has a stuccoed exterior and features 1/1 and 6/6 double-hung vinyl sash with false scored shutters on facade, scuppers, integral wall, and enclosed porch on the rear elevation.

Archaeological Remains [] Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- [x] FMSF record search (sites/surveys) [] library research [] building permits [x] Sanborn maps
[] FL State Archives/photo collection [] city directory [] occupant/owner interview [] plat maps
[x] property appraiser / tax records [] newspaper files [] neighbor interview [] Public Lands Survey (DEP)
[] cultural resource survey (CRAS) [x] historic photos [] interior inspection [] HABS/HAER record search
[x] 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 [x] no [] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [x] yes [] no [] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and garage are contributing resources 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

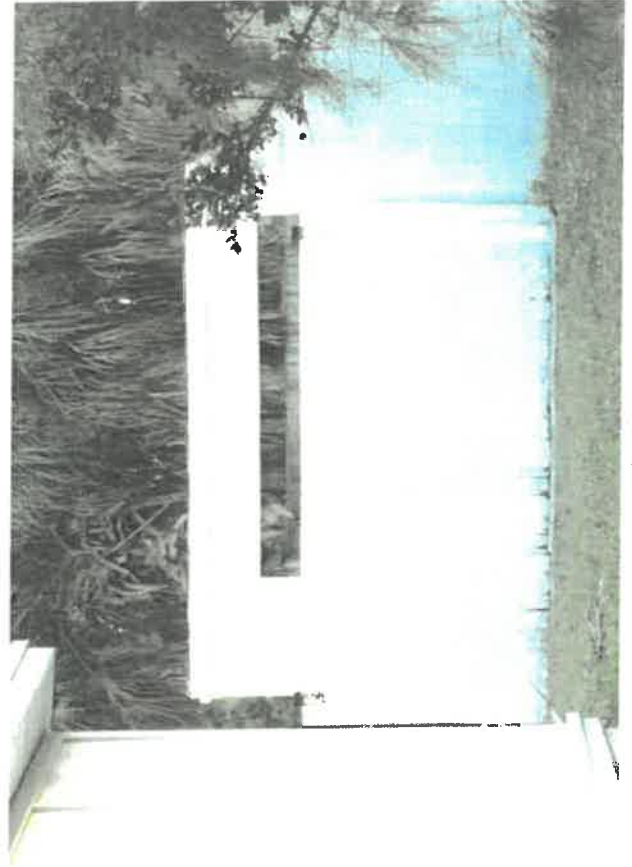
Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/gchenry@trcsolutions.com
(address / phone / fax / e-mail)

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.



125_106_P112504_01



125_106_P112504_03



125_106_P112504_02



125_106_P112504_04



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 25049

Property Owner Name & Address

Agent or Representative Name & Address

Bradley W. Fletcher
4566 Harbor Hills Dr.
Largo, FL 33770

Phone C - 727-565-7020

Phone H - 727-581-1825

Email Address bradleyw.fletcher@rocketmail.com

Email Address _____

Property Address, Legal Description, Parcel ID

106 12th Avenue St. Pete Beach
Morey Beach Block 3 Lot 8
Parcel # 19-32-16-58932-003-0080

Historic Name of Property (if applicable):

Proposed - Larson Landings

Florida Master Site File Number (if applicable):

PI12504

**Florida Master Site File Recorder:
 (Name and Title, if applicable):**

Geoffrey Henry / Ellen Rankin Off. VRC Solutions

I (the undersigned) am the legal owner/legal representative of land/structures located at 106 12th 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: Bradley W. Fletcher

Date: 4/3/25

TYPE OF REQUEST

- Individual historic building + Ancillary Features/Outbuildings Include: Garage
Carport
Breezeway
- Individual archaeological site
- Historic or archaeological district
- Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

Land - Developer used concrete block walls with decorative tops for land boundary lines. East line just west of blocks / West line just west of blocks. Land Dimension 51' x 100' / Land Area 5,100 SF.
(see diagrams.)

FUNCTION OR USE

Historic Functions

Family Beach Cottage

Current Functions

Family Beach Cottage

DESCRIPTON

Architectural Classification

Old Florida Style
Beach Cottage
Rectangular

Materials

Concrete Block / Stucco

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 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 During the late thirties and early forties more cottages and homes were being built on this fabulous stretch of beach so that families from all over the country could spend winters at Pass-A-Grille. These homes gave this beach area a special atmosphere unlike anywhere else.

Quaint and Distinctive

2. Significant Dates (date constructed and altered, if applicable)
The cottage at 106 12th was constructed in 1938.

3. Significant Persons

Swan and Emma Larson
Lorraine Larson Fletcher (narrative)
Frank T. Hurley Jr.

4. Cultural Affiliation/Historic Period

During this period people of all nationalities were coming to Pass-A-Grille. Enjoying this unique place together created warm friendly relationships. There was a strong common bond between people because of their shared love for Pass-A-Grille.

5. Architect

Unknown at this time but it was a sound design and ideal for the beach.

6. Builder The builder is not noted but the solid concrete block walls to the peaks of the gables along with heart of pine lumber created a strong, durable cottage for Pass-A-Grille.

Narrative Description

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

Major Bibliographic References

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

Before the narrative I first wanted to give a little history of the people involved with this cottage. The Larson family members have owned it for 74 years. My name is Bradley Wilfred Larson Fletcher born in 1956. I have been coming to the cottage since 1959.

My mother, Lorraine Larson Fletcher born in 1914 was a teacher first in Massachusetts, then went on leave to join the Red Cross in Alaska during WWII and eventually came to Florida in 1949 looking for a teaching position. Unavailable at first she studied for her real estate brokers license for a backup career. She also met the Hurleys during this time. Living in Gulfport in a (sea captains) rental apartment she started bowling in a league at the brand new Ten Pin Lanes in 1950. She taught school at the Sunshine School Pass-A-Grille, as a substitute until she got a full time teaching job in St. Pete. During the summers she worked at the Pass-A-Grille Beach Hotel in the snack bar, right on the beach.

1951 is when she found the cottage at 106 12th that was for sale. My grandfather Swan Larson was given the details and purchased it in March 1951 as a winter home for himself and his wife Emma.

My recollections of initial visits to Pass-A-Gulle in '59 included driving over the original low bridge that connected Pasadena Avenue to Corey Avenue. The Don Ce Sar let me know I was getting close. Pass-A-Gulle Beach was a paradise then. Driving along Gulf Way the beach had no walls, you could see the beach, and the water, and there was this pleasant whistling whir sound. The tall Australian Pines that lined the street created this soothing whisper. I would see the hotel on the beach and then the turn onto 12th. I stayed with my grandparents often. So many special times; I would walk with my grandfather through the back gate next to the carport, down the alley, by the docks, past the Seahorse, turn on 8th and into the Post Office to retrieve his mail.

Families, memories are a big part of why it is important to save the history of the area. Pass-A-Grille was important to the Swedish couple who purchased the cottage at 106 12th and it is important to so many others who know what Pass-A-Grille was like in simpler times.

Frank Hurley Jr. is a prime example of an individual who loved Pass-A-Grille. He was always working toward maintaining the history of the town. My mom was a personal friend of Mr. Hurley and as an adult I would often go with her to his real estate office. She always wanted to say hello and talk about old times. It was on one of these visits, probably in the 1980's that ^{he} started talking with her about the 12th Ave. cottage. My mom and I got a huge surprise! Mr. Hurley said, "At one time I lived in that same house."

Description -

The cottage at 106 12th Avenue is approximately 200 feet from the intracoastal on Pass-A-Grille Way. Looking east across the waterway you see Tierra Verde. Walking west toward the beach and the gulf waters is about 350 feet.

The house itself is concrete block with stucco applied. The feature that is unique to me are the vents used to cool the attic. On each gabled side of the house there are three tubes which are exposed about 2" on the outside wall and they go into the attic. These 3 tubes are in a triangle pattern like the point of a gable roofline. The tubes are made of a tile material. The house still has the original pair of shutters on the front bedroom window. At one point these were painted blue like the house in Massachusetts but now are back to the grey color my grandfather had last painted them in 1961.

The front porch slab has some names etched into the concrete. This is on the west end near the front wall. These names were probably the first owners.

The large sliding door mentioned in 2015 about garage was actually the back door of carport. This sliding door was used so you could drive your car out the back and exit into the rear alley. The inclusion of garage, carport and breezeway are so something could be put back in the footprint of these areas to match the historic period if ever desired. I have included a diagram of where these structures were located along with dimensions.

The cottage building is sound and has the same character as when it was built in 1938. It truly fits in with the historical district of Pass-A-Grille,



106 12th Ave
Brad Fletcher
1959



Merry Pier
Brad Fletcher
1959



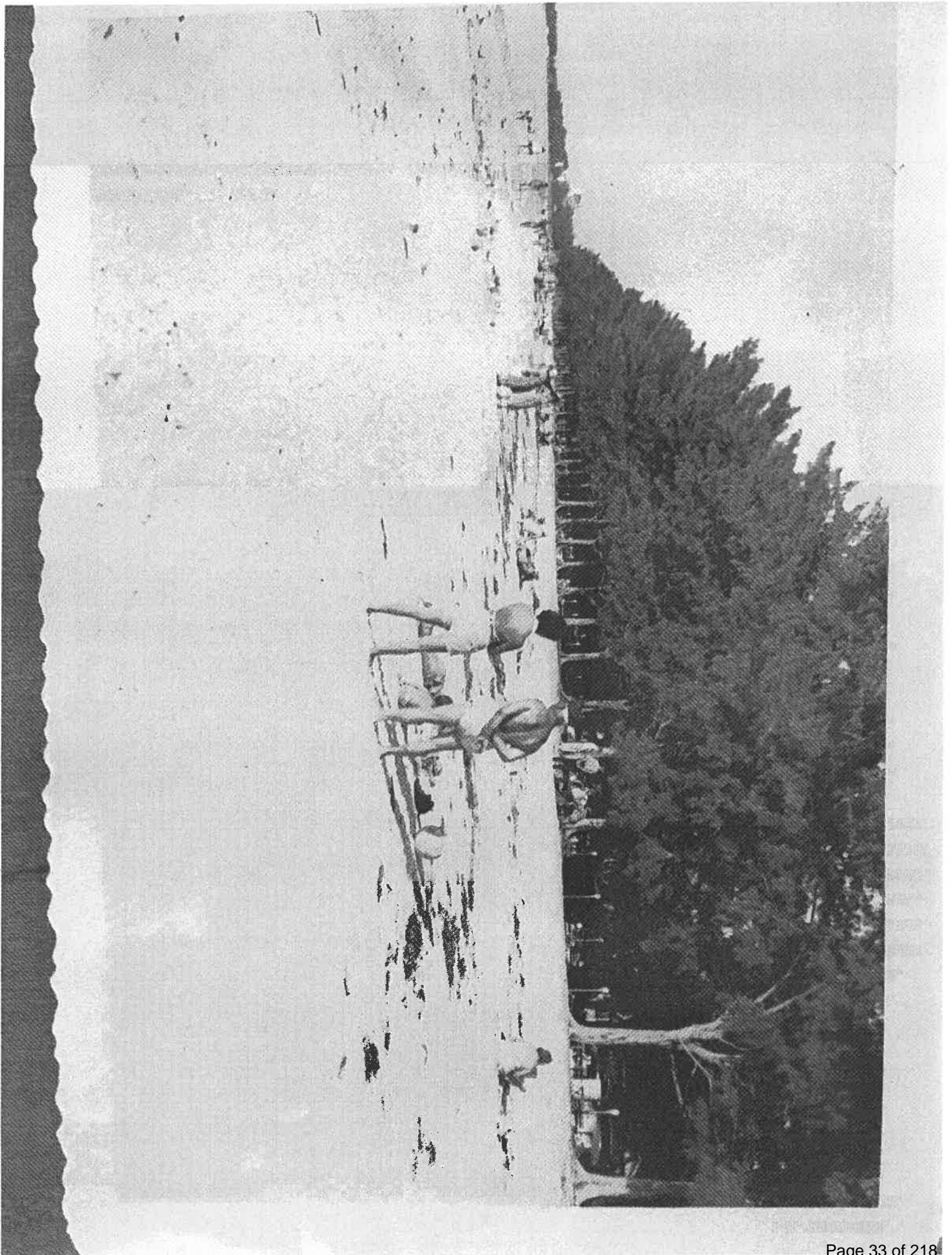
Pass-A-Grille Beach Hotel
Emma Larson & Brad Fletcher
1959



Pass-A-Gulle Beach
Looking South
Emma + Brad
1959



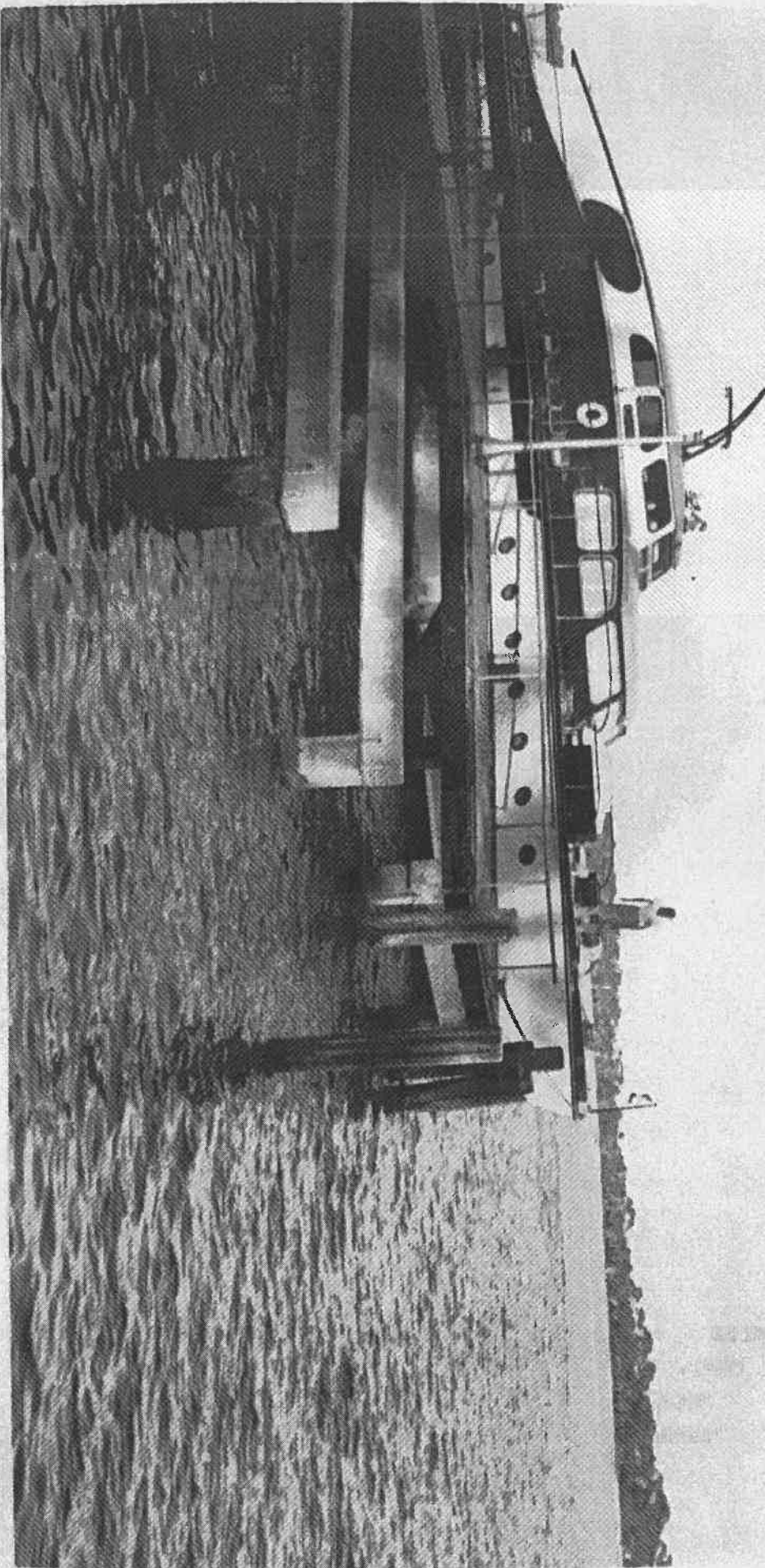
Pass-A-Grille Beach
Bead Fletcher
1959



Paco-A-Guille Beach Fla.
Opynette 12th St.
Feb 1954



Pass-a-Hille Beach
Australian Pines
1954



A2933

Private Pier

Paco - Q: Gillie Fla
Fol 954

(Super Wolf - Chicago)
Amherst Brook

106 12th Avenue

Pass-a-Grille

1960's





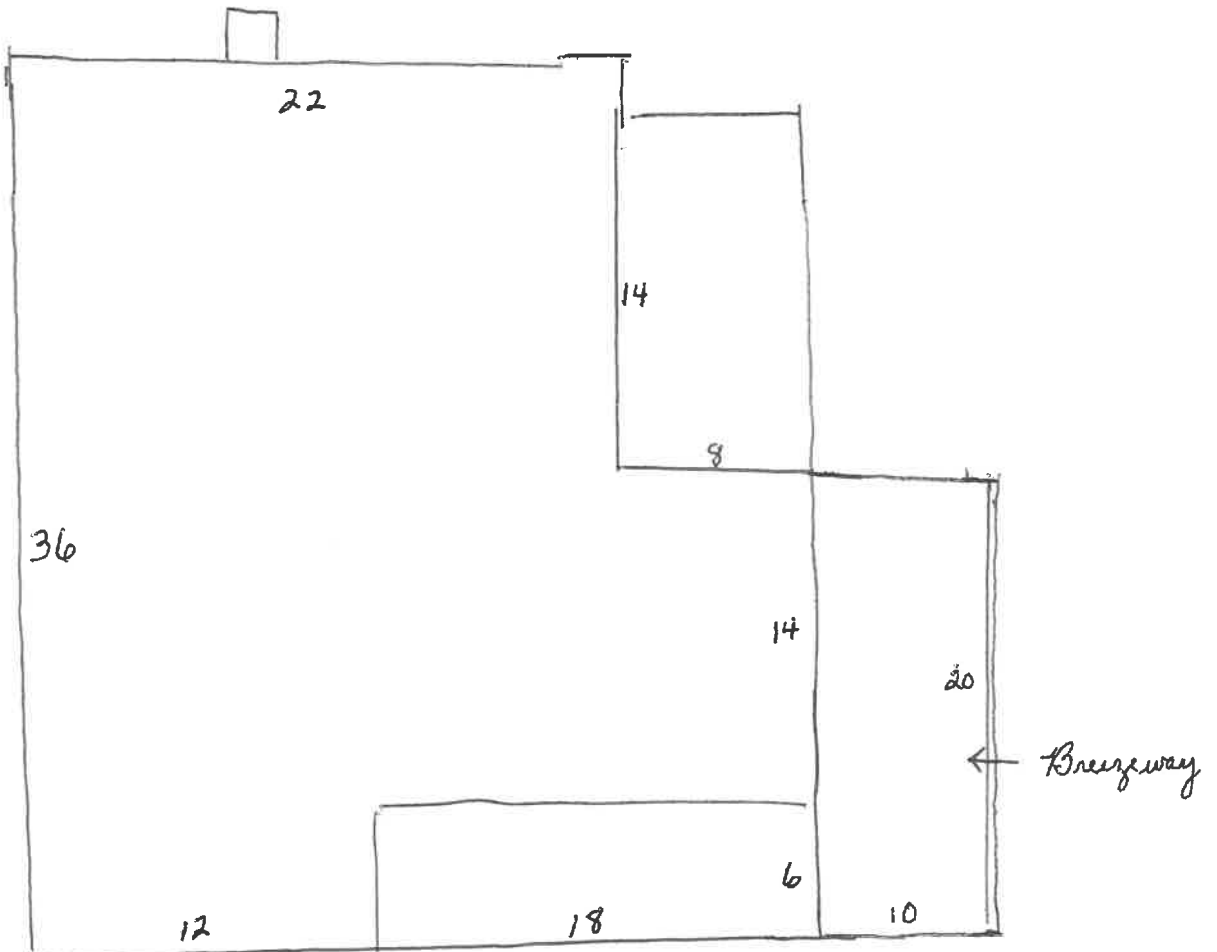
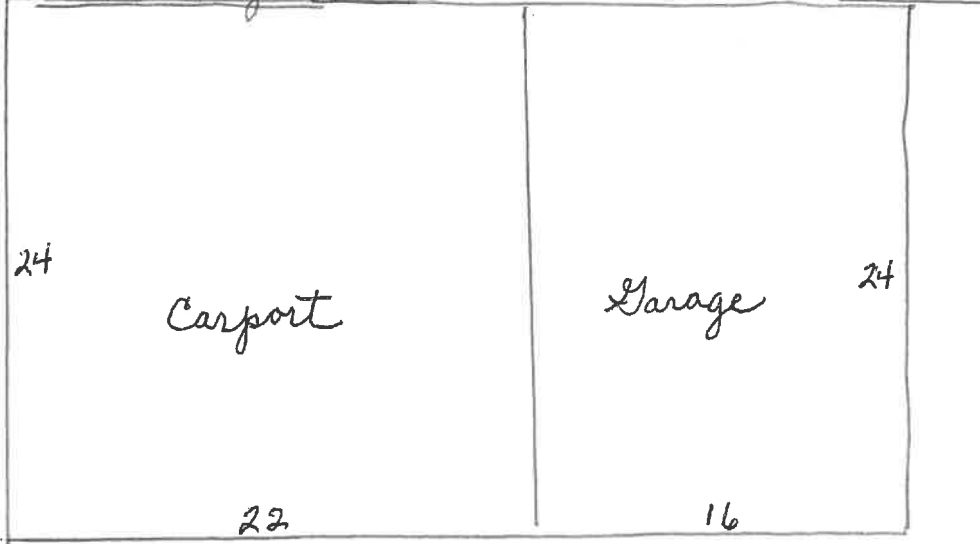
106 12th Ave.
Pass-a-Grille
1960's

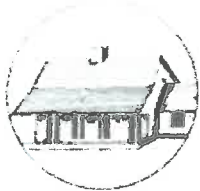


106 12th Avenue
Pass-a-Grille
2020's

Gate
1+

Sliding Door





HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 PI12504
Field Date 1-5-2015
Form Date 3-16-2015
Recorder # _____

Original
 Update

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) 106 12th 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 106 Direction _____ Street Name 12th Street Type Avenue Suffix Direction _____
Address: _____
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 19 1/4 section: NW SW SE NE Irregular-name: _____
Tax Parcel # 19-32-16-58932-003-0080 Landgrant _____
Subdivision Name MOREY BEACH Block 3 Lot 8
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1938 approximately year listed or earlier year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1938 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 Stucco, porch
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 Frame Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (domers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 1/1 and 6/6 double-hung vinyl sash

Distinguishing Architectural Features (exterior or interior ornaments) false scored shutter on facade, scuppers, integral wall

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A c. 1940 1-story, concrete block garage with stuccoed exterior has a large sliding door and the roof has been removed.

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details) The off-center, 1-leaf door has a jalousie panel.

Porch Descriptions (types, locations, roof types, etc.) The 1-story, 2-bay porch has a shed roof supported by wood posts. A secondary porch on the rear elevation has been enclosed with wood panels.

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource The 1-story frame vernacular dwelling has a stuccoed exterior and features 1/1 and 6/6 double-hung vinyl sash with false scored shutters on facade, scuppers, integral wall, and enclosed porch on the rear elevation.
Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP Nomination (1989); Pass-A-Grille Historic District (Boundary Increase)NRHP Nomination(2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and garage are contributing resources 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

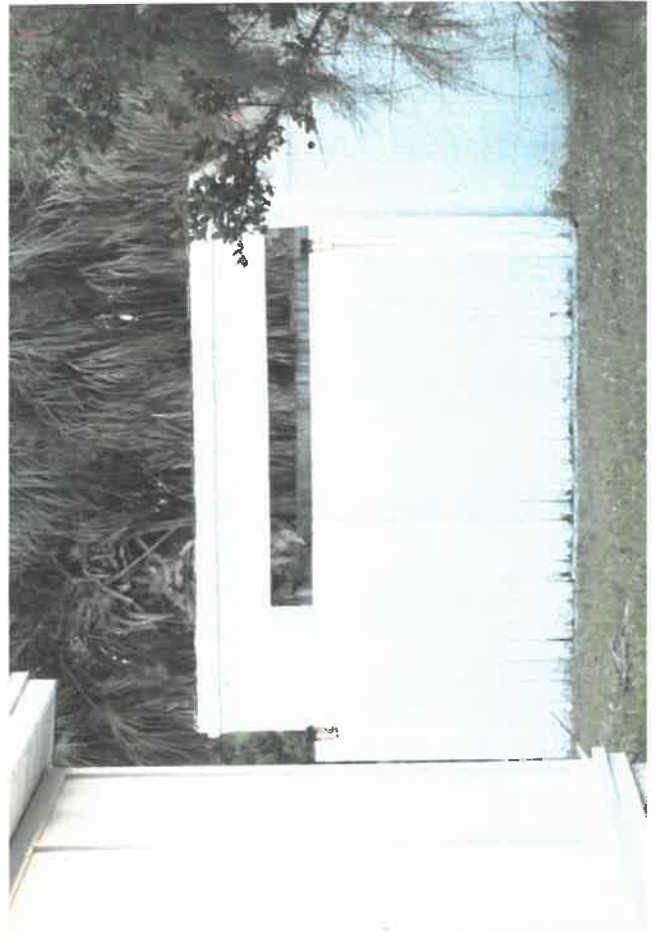
Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/qhenry@trcsolutions.com
(address / phone / fax / e-mail)

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.



12th_106_P112504_01



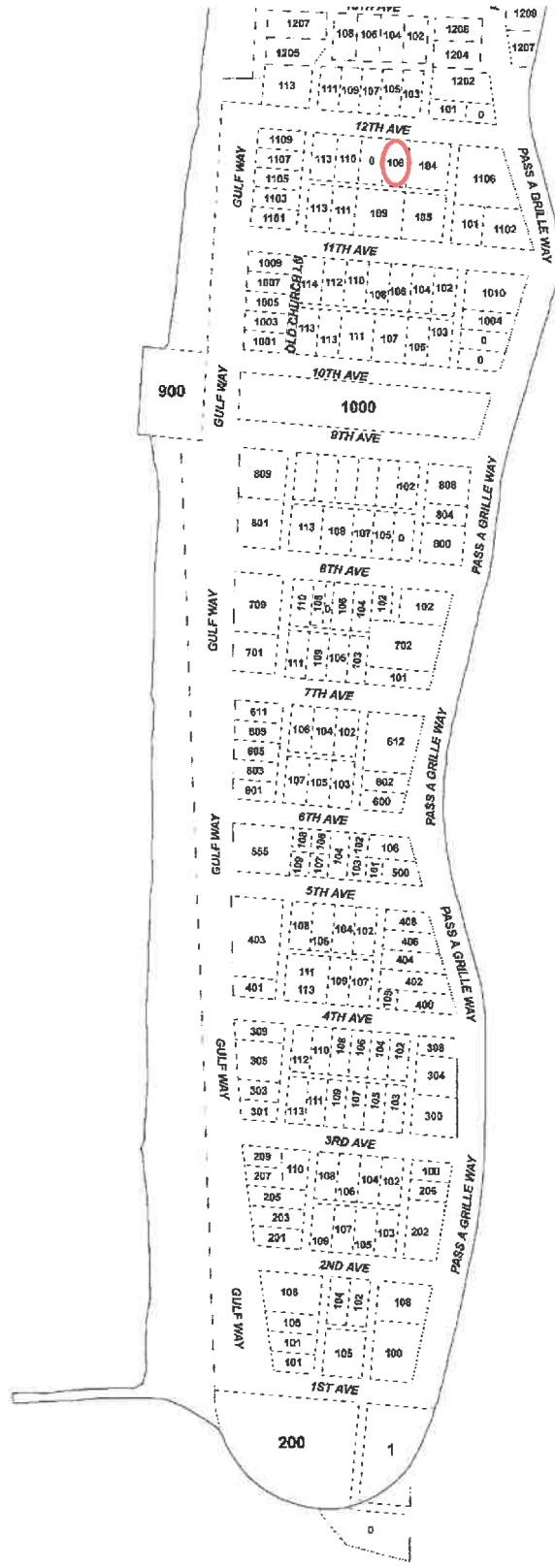
12th_106_P112504_03



12th_106_P112504_02



12th_106_P112504_04

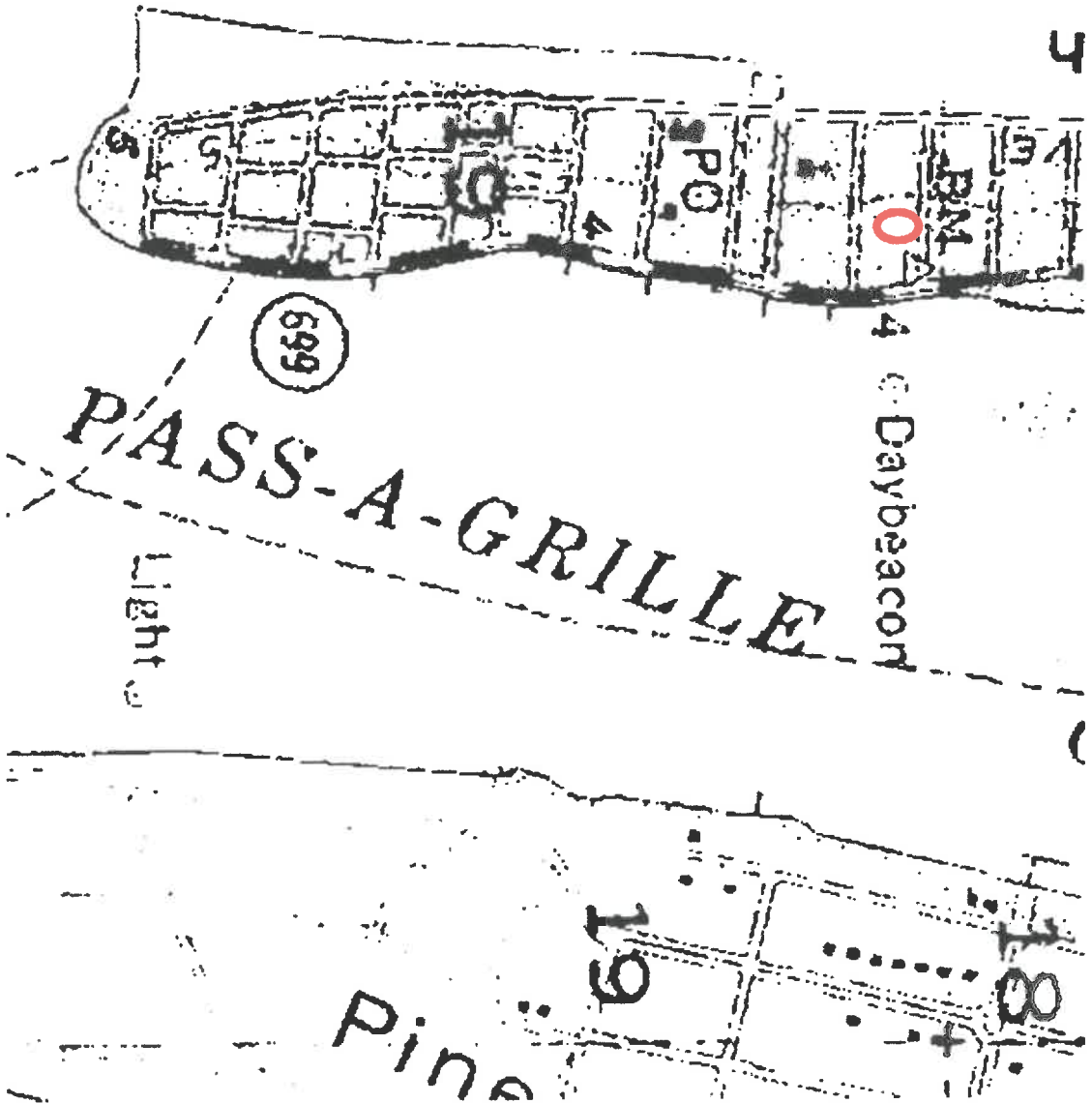


Site #8PI12504

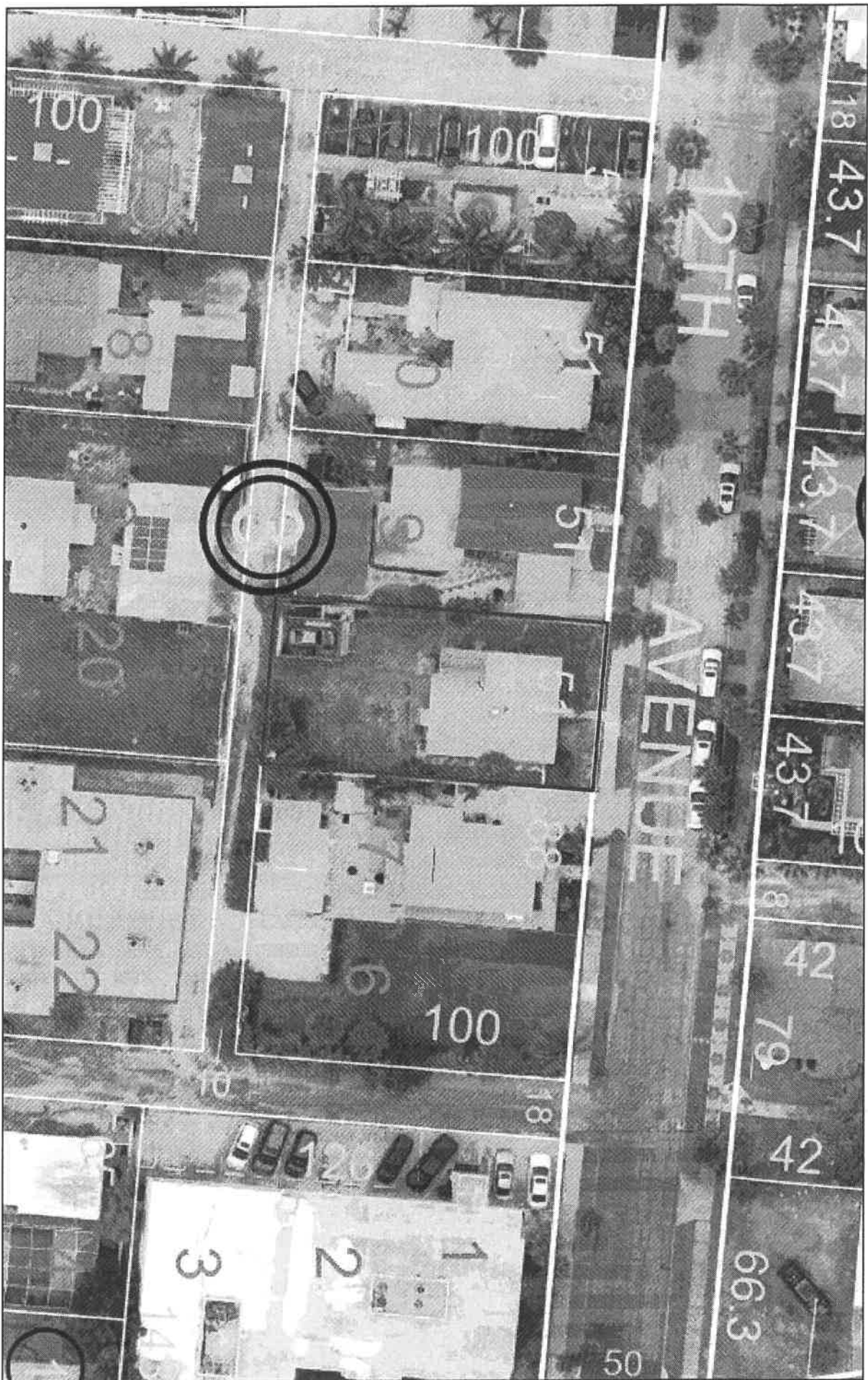
Address: 106 12TH AVENUE

Site #8P112504

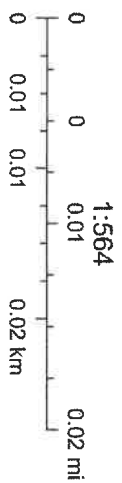
Address: 106 12TH AVENUE



19-32-16-58932-003-0080



4/3/2025



Parcel Summary (as of 03-Apr-2025)				Parcel Map
Parcel Number 19-32-16-58932-003-0080				
Owner Name FLETCHER, LORRAINE L TRUST FLETCHER, BRADLEY W TRE				
Property Use 0110 Single Family Home				
Site Address 106 12TH AVE ST PETE BEACH, FL 33706				
Mailing Address 4566 HARBOR HILLS DR LARGO, FL 33770-4034				
Legal Description MOREY BEACH BLK 3, LOT 8				
Current Tax District ST PETE BEACH (SPB)				
Year Built 1940				
Living SF	Gross SF	Living Units	Buildings	
844	1,073	1	1	

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
10101/1630	\$1,347,700	<u>280.02</u>	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	H1/102

2024 Final Values

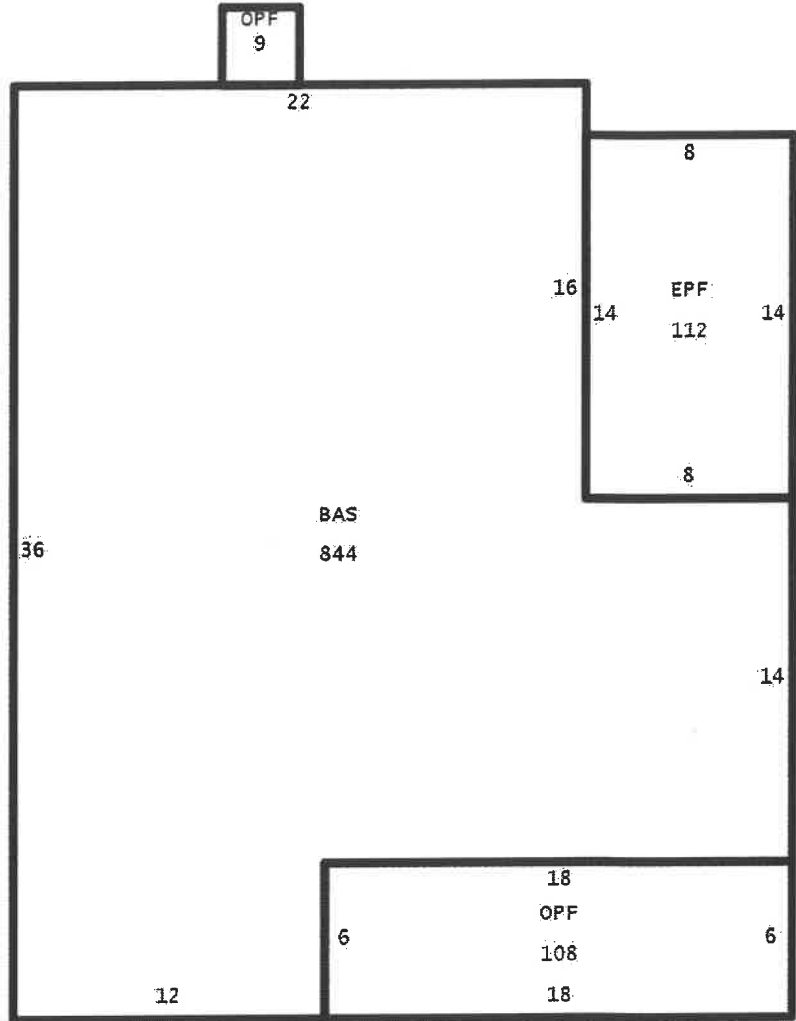
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,150,482	\$876,179	\$876,179	\$1,150,482	\$876,179

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	N	\$976,166	\$796,526	\$796,526	\$976,166	\$796,526
2022	N	\$868,311	\$724,115	\$724,115	\$868,311	\$724,115
2021	N	\$758,321	\$658,286	\$658,286	\$758,321	\$658,286
2020	N	\$622,020	\$598,442	\$598,442	\$622,020	\$598,442
2019	N	\$544,038	\$544,038	\$544,038	\$544,038	\$544,038

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)	844	844
Floor System	Wood	Enclosed Porch (EPF)	0	112
Exterior Walls	Cb Stucco/Cb Reclad	Open Porch (OPF)	0	117
Unit Stories	1	Total Area SF	844	1,073
Living Units	1			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1940			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	None			
Cooling	None			
Fixtures	3			
Effective Age	52			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
SHED	0.00	1	\$0	\$0	1940

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
2402120	SHED	09/19/2024	\$6,000
20090459	ADDITION/REMODEL/RENOVATION	08/04/2009	\$19,300

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)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
19-May-1998	\$100	U	I	FLETCHER LORRAINE L	FLETCHER, LORRAINE L TRE	10101/1630

2024 Land Information

Land Area: \cong 5,101 sf | \cong 0.11 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	51x100	\$24,500	51.00	FF	1.0700	\$1,336,965

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24068: 521 77th Avenue

Action Request: Motion to approve Case Number 24068 for designation of the residence at 521 77th Avenue as a local historic resource.

Strategic Objective:

Date: May 1, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: The single-family, one-story, Mid-Century cottage residential structure that is affectionately known as Coconut Cottage was constructed in 1952 and contains a continuous footing, gable roof with composite shingles.

Funding: N/A

Attachments:

1. Staff Report - Case 24068
2. Application



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

Local Historic Designation, Case No. 24068: Richard & Janis Hassell, property owners

Date: May 1, 2025

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

REQUEST	The property owners of this single-family Mid-Century cottage style residential property located within the North Beach area of the City are requesting Local Landmark Designation for this property that is typical of the properties located within the historic North Beach residential area.
SUBJECT PROPERTY	521 77 th Avenue – Subdivision St. Petersburg Beach North Unit No. 1, Blk 77, Lot 12. Parcel I.D. 36-31-15-61524-077-0120
LAND USE / ZONING	RLM, Residential Low Medium District
YEAR BUILT	Circa 1952 (per the Pinellas County Property Appraiser records).
HISTORIC STATUS	Constructed in 1952, this Mid-Century cottage style residential property is located within the North Beach neighborhood of St. Pete Beach. Originally, North Beach was a residential neighborhood in the township of St. Petersburg Beach prior to the consolidation of the four townships (Pass-a-Grille, Don CeSar Place, Belle Vista, and St. Petersburg Beach) on Long Key in 1957. Regarding 521 77 th Avenue, staff were unable to find association with significant people or events relating to this residence but otherwise finds that it contributes to the historic character of the North Beach neighborhood. It should be noted that a historic survey grant for North Beach is pending funding from the State later this year. This residential property contributes to the overall character of the North Beach neighborhood.
SURROUNDING AREA	North – Single-family residential circa 1942 South – 77 th Avenue and Single-family residence circa 1950 East – Single-family residential circa 1949 West - Single-family residential circa 1959

BACKGROUND and ANALYSIS

This single-family, one-story, Mid-Century cottage style residential structure that is affectionately known as Coconut Cottage was constructed in 1952 with a continuous footing poured concrete

foundation. The gable roof is covered with composition shingles. Beautifully preserved, this lovely cottage has 672 square feet of living space with a total of 1,066 gross square. This cottage is known as “Coconut Cottage” and it appears to be well maintained and loved. The property owners included a narrative description of Coconut Cottage in their application.

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 residential, one-story, Mid-Century cottage was constructed in 1952. The distinguishing architectural features include a gable roof, Bahama shutters, and the scale of a cottage.

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 1952, 521 77th Avenue is a single-family residential structure. Staff finds that this Mid-Century cottage meets this requirement as it reflects the broad architectural and cultural, character of the North Beach neighborhood of St. Pete Beach. Currently funding for a historic survey of North Beach is pending with the State Historic Preservation office.

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 North Beach neighborhood of St. Pete Beach. The applicants have indicated that they want to rehabilitate the cottage in a manner that respects its “Old Florida” cottage character.

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

The owners have stated that they want to rehabilitate Coconut Cottage while maintaining its Old Florida Cottage design and features. They stated in the application that they want to rehabilitate the cottage to its original design and maintain its aesthetic and character. The application reflects pride in ownership, and its overall condition and integrity.

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

521 77th Avenue 410 87th Avenue is zoned RU-1, Residential District, and is part of the North Beach neighborhood in north St. Pete Beach. 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 recommend that this residential structure at 521 77th Avenue be recognized as a locally designated historic landmark as requested by the property owners 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 the 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.
- b. It is reflective of the North Beach and St. Pete Beach community planning and development efforts.

Staff analysis: Staff supports this application to locally designate 521 77th Avenue as an historic property. Staff finds that the building is significant in the following areas:

- a. Exemplifies or reflects the broad cultural, political, economic, or social history of the city, the county, the state, or the United States.
- b. It is reflective of the North Beach and St. Pete Beach community planning and development efforts.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation, Case Number 24068, of this residential property located at 521 77th Avenue because it:

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

ZONING MAP



SUBJECT PROPERTY:
521 77th Avenue

ZONING: RLM-1
Residential District

AERIAL PHOTOGRAPH



Hassell Residence
521 77th Avenue

PHOTOGRAPHS







Application for Local Historic Designation

Case Number 24068

GENERAL INFORMATION

Property Owner Name & Address

Agent or Representative Name & Address

Richard and Janis Hassell

7A Georges Way

Newton NH 03858

Phone 978-914-0324

Phone 978-360-1855

Email Address j.khassell@yahoo.com

Email Address rich@mypartyplus.com

Property Address, Legal Description, Parcel ID

521 77th Ave
St. Pete Beach, FL 33706

Historic Name of Property (if applicable): _____

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 Coconut Cottage located at 521 77th Ave 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: Janis K. Hassell

Date: 10/23/2024

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.

FUNCTION OR USE

Historic Functions

Single family dwelling

Current Functions

Single Family Dwelling

DESCRIPTON

Architectural Classification

Cottage, Florida

Materials

wood

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

Post war optimism: the post war era led to a
Dense of idealism and desire to rebuild and reconstruct.
- Cited www.1950designperiod.com

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

Constructed in 1952 with a detached 1/2 bath
added in 2019.

3. Significant Persons

To my knowledge no significant persons lived here

4. Cultural Affiliation/Historic Period

Historic period is Postwar optimism
Historical Florida Cottage design

5. Architect

Unknown

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.

Major Bibliographic References

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

Narrative Description

AI Overview:

An Old Florida cottage is a small cozy home with a rustic design that evokes a simpler time before the rise of resorts.

Architecture:

Old Florida construction often features Spanish Colonial Revival influences.

The term "Old Florida" can also refer to a feeling of nostalgia for a time when Floridians felt more connected to nature.

- 1.) Because it was built post war 1952; My cottage "Coconut Cottage" ^{completely} encompasses the architecture of Old Florida Cottage.
- 2.) The significance of maintaining these Old Florida Cottages lies in keeping the Post War Optimism design viable in our Community. The Charm of St. Pete Beach is its historical buildings downtown as well as the preservation of its Single Family dwellings.
- 3.) "Coconut Cottage" maintains its small cottage design that it was originally designed to be. With original mason siding, pastel colors and clean lines.
- 4.) We intend to rehab "Coconut Cottage" to its original design and keep the small cottage aesthetic.
- 5.) map: Attached

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25046 - 1004 Pass-A-Grille Way

Action Request: Motion to approve Case No. 25046 for 1004 Pass-A-Grille Way without a stay on demolition.

Strategic Objective:

Date: May 1, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject parcel contains one platted lot of the Morey Beach subdivision and a 480-square foot residence that has been determined a contributing resource to the Pass-A-Grille Historic District since its inception. Originally developed in the late 1940s as a sales office for Fire Federal Savings and Loan, it was later converted into a residence in an unknown year. The structure is developed in a simple frame vernacular and has undergone significant alterations since its original development, including siding replacement and a rear addition in 2011.

Funding:

Attachments:

1. Staff Report
2. Application
3. FMSF
4. Survey
5. Elevation Certificate



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

Certificate of Appropriateness Case No. 25046: Lara and Dean Davis

Meeting Date: May 1, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting 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.
SUBJECT PROPERTY	1004 Pass-A-Grille Way; Parcel #19-32-16-58932-004-0030; MOREY BEACH BLK 4, LOT 3.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1948
HISTORIC STATUS	The structure was recognized as a contributing resource during the original 1989 designation of the Pass-A-Grille Historic District, and remained a contributing resource in the 2003 Boundary Increase and 2015 re-survey.
SURROUNDING AREA	North – Four-family Condominium Residence South – Single-Family Residence East – Pass-A-Grille Way West – Alleyway and Four-family Residence

BACKGROUND and ANALYSIS

The subject parcel contains one platted lot of the Morey Beach subdivision and a 480-square foot residence that has been determined a contributing resource to the Pass-A-Grille Historic District since its inception. Originally developed in the late 1940s as a sales office for Fire Federal Savings and Loan, it was later converted into a residence in an unknown year. The structure is developed in a simple frame vernacular and has undergone significant alterations since its original development, including siding replacement and a rear addition in 2011.



Above, left: The structure, photographed in 1989, showing its original board siding and fabric awnings over the front entrance.

Above, right: The structure, photographed in 2015 for the most recent historic resources survey update.

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 developed in a frame vernacular style with rafter tails and front-facing shed roof as unique architectural embellishments. The structure's original development as a sales office means it lacks the non-utilitarian amenities and elements often associated with even the modest Pass-A-Grille style of frame vernacular, such as a porch or louvers.

The structure has historic value as a sales office for the First Federal Savings and Loan bank, its original use. While developed toward the later end of the Pass-A-Grille boom period, its scale and features are becoming less common along Pass-A-Grille Way, where development over the past few decades has favored larger and often multiple-family structures.

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

The structure was noted in its 2015 Florida Master Site File as contributing on the basis of architecture and community planning and development. The structure's original development reflects the increased demand for residential development in Pass-A-Grille in the post-war period, where many servicemembers who were located to Pinellas County during WWII returned to the area to establish permanent residences after the war. While development in the neighborhood slowed after the mid-1940s, the building is a relic of a time when there was ample vacant land in Pass-A-Grille, and the neighborhood began to experience a shift from primarily resort community to permanent residential settlement.

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

The structure cannot be rebuilt in its current form and massing due to the structure's presence in a Coastal flood zone. When redeveloped, the structure is likely to need to be elevated at least seven feet above grade to meet the City's elevation requirements. Furthermore, due to the existing square footage of the structure, it is likely and viable that the redeveloper will seek to develop a larger residence than the 480-square foot one that currently exists on the property.

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

Frame vernacular is the most common building style in the neighborhood, and reflects the modest early- and mid-century development of the area. The structure itself is a valuable contributing structure from the standpoint of its massing and scale, but does not contain features, materials, or elements not otherwise found in other frame vernacular structures in the neighborhood. The structure is primarily valuable as a historic resource due to its original use.

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

The structure was effectively destroyed in the 2024 hurricanes, sustaining damage estimated to be 100% of its value. The owner has documented clear structural damage to the residence.

(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.

Staff does not find it reasonable to require the applicant to restore the structure given the 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 supports the request to demolish the building without a stay. The structure has sustained clear and potentially irremediable damage, and Staff finds it unreasonable to require restoration given the extent of damage. The lot could support a redeveloped single-family residence of the same size or larger than the one currently on the property, and Staff has not immediately identified any issues with redeveloping the lot from a zoning standpoint.

Staff recommendation:

Staff recommends APPROVAL of the Certificate of Appropriateness for Demolition of the contributing structure at 1004 Pass-A-Grille Way without a stay on demolition.

Case No. 25046

PI12599



Application for Certificate of Appropriateness

Owner Name & Address

Representative Name & Address

Dean and Lara Davis
 4208 W. Woodmere Rd
 Tampa FL 33609

Lara Davis
 4208 W. Woodmere Rd
 Tampa FL 33609

Phone 813-355-1718

Phone 813-355-1718

Property Address and Legal Description

1004 Pass-a-Grille Way, St. Pete Beach FL 33706
 Lot 3, Block 4, Morey Beach, Plat Book 1, Page 102

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 _____

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.

Demolition due to hurricane damage

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.**

N/A

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 cottage is totally destroyed. The City of St. Pete issued a substantial damage letter stating it was 100% substantially damaged by the hurricanes. The cottage has massive holes in the front and is structurally collapsing.

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.

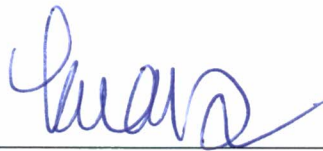
There is no way to save this cottage or its value.

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

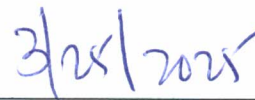
(Example: Windows-Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite)

<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



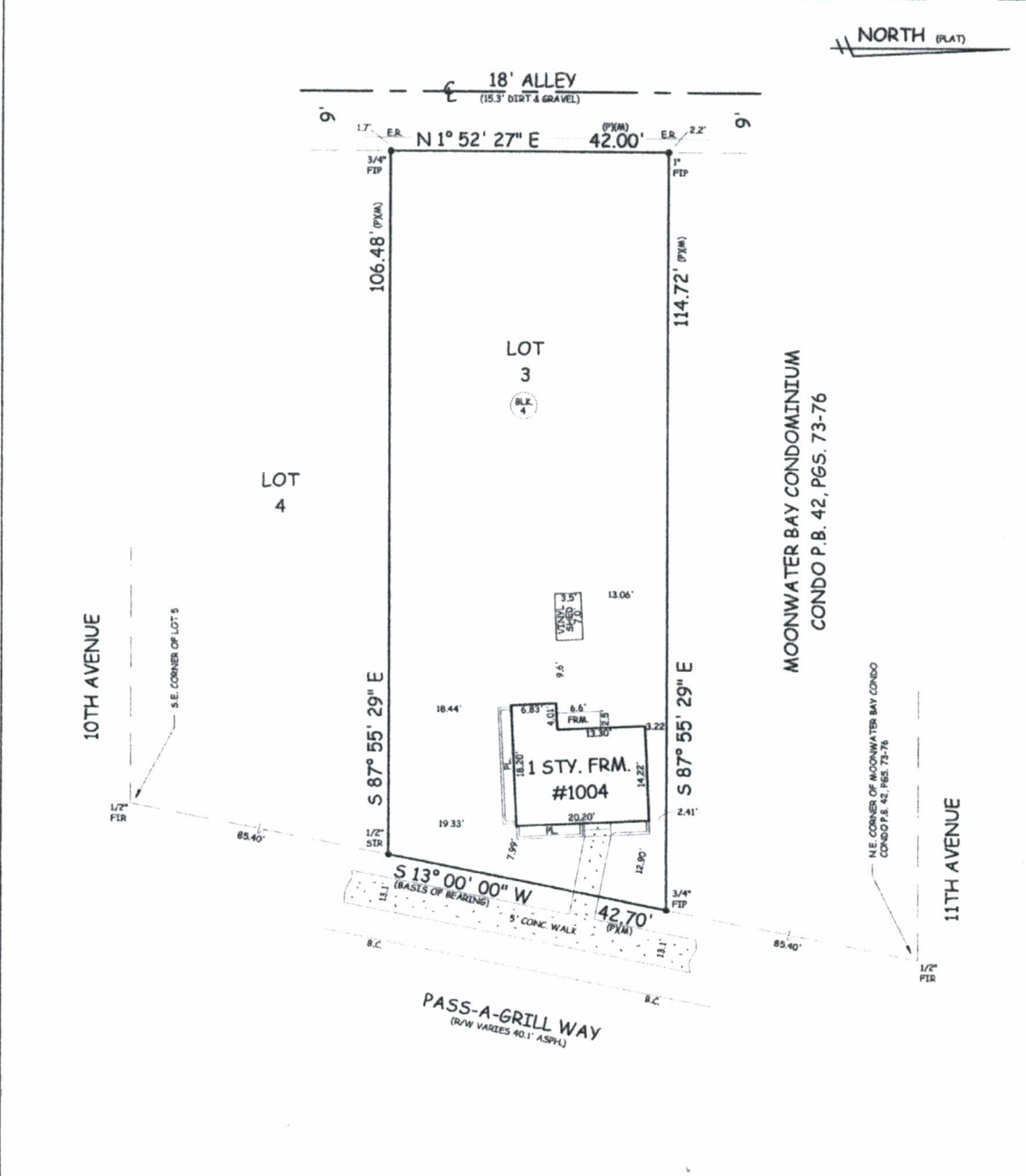
Date

JOB NO. 101030		MURPHY'S LAND SURVEYING, INC. LAND SURVEYORS 5750 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 9/20/10			FAX (727) 344-4640

CERTIFIED TO: Dean Davis and Lara Davis
Fidelity National Title Insurance Company

SCALE: 1" = 20'

SEC. 19 TWP. 32 S. RGE. 16 E



A BOUNDARY SURVEY OF: Lot 3, Block 4, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: AE Comm. Panel No. : 125149 0278 G Map Date : 9/03/03 Base Flood Elev : 10.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 91017-8, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

LEGEND:	FD - FOUND	R - RADIUS	M/S - METAL SHED	WW - WING WALL	ESMT - EASEMENT	O.H. - OVERHANG
F.I.P. - FOUND IRON PIPE	N.A.D. - NAIL AND DISK	A. ARC	ALLUM. - ALUMINUM	Q. - CENTERLINE	M.H. - MANHOLE	GAR. - GARAGE
F.C.M. - FOUND CONCRETE MONUMENT	P.O.L. - POINT ON LINE	C. CHORD	WH. - WATER HEATER	(P) - PLAT	CONC. - CONCRETE	C/W.D. - COVERED WOOD
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	Δ - DELTA	P.S. - PATIO STONE	(R) - RIGHT OF WAY	CLR. - CLEAR	C.P.S. - COVERED PAVED STONE
S.I.R. - SET IRON ROD 1/2" LB #7410	P.T. - POINT OF TANGENCY	R.W. - RIGHT OF WAY	C.P. - CARPORT	(C) - CALCULATION	COL. - COLUMN	CONC. - COVERED CONCRETE
P.R.C. - POINT OF REVERSE CURVATURE	P.I. - POINT OF INTERSECTION	# - NUMBER	PL. - PLANTER	(D) - DEED	WD. - WOOD	AC. - AIR CONDITIONER
P.C.C. - POINT OF COMPOUND CURVATURE	M/S - MASONRY	B.C. - BACK OF CURB	B.C. - BACK OF CURB	(M) - MEASURED	BLK. - BLOCK	S.P. - SCREENED PORCH
FIN. FLR. - FINISHED FLOOR ELEVATION	FE - FENCE	E.P. - EDGE OF PAVEMENT	E.P. - EDGE OF PAVEMENT	N. - NORTH	SW. - SEAWALL	P.P. - OVERHEAD POWER LINES
P.R.M. - PERMANENT REFERENCE MONUMENT	C.L.F. - CHAIN LINK FENCE	G.I. - GRATE INLET	E.O.W. - EDGE OF WATER	S. - SOUTH	ASPH. - ASPHALT	-T-T- OVERHEAD TELEPHONE LINES
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	A.D.J. - ADJACENT FENCE	C.B. - CATCH BASIN	T.O.S. - TOP OF BANK	E. - EAST	UTIL. - UTILITY	P.P. - POWER POLE
		F.H. - FIRE HYDRANT		W. - WEST	DR. - DRAINAGE	L.P. - LIGHT POLE

Edward D. Murphy
EDWARD D. MURPHY REG. P.L.S. # 553

ELEVATION CERTIFICATE

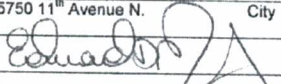
OMB No. 1660-0008
Expires March 31, 20

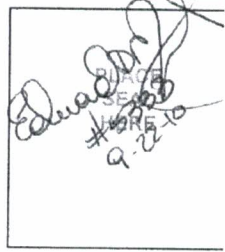
Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use	
A1. Building Owner's Name	Dean Davis & Lara Davis	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	1004 Pass-A-Grille Way	Company NAIC Number	
City St. Petersburg Beach State FL ZIP Code 33706			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 3, Block 4, MOREY BEACH			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>			
A5. Latitude/Longitude: Lat. <u>27d 41' 22.15" N</u> , Long. <u>82d 44' 09.50" W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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>1A</u>			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s)	<u>NA</u> sq ft	a) Square footage of attached garage	<u>NA</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>NA</u>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>NA</u>
c) Total net area of flood openings in A8.b	<u>NA</u> sq in	c) Total net area of flood openings in A9.b	<u>NA</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number St. Petersburg Beach 125149		B2. County Name Pinellas		B3. State Florida	
B4. Map/Panel Number 12103C 0278	B5. Suffix G	B6. FIRM Index Date 9/3/03	B7. FIRM Panel Effective/Revised Date 9/3/03	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zo AO, use base flood depth) 10.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> 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. Use the same datum as the BFE. Benchmark Utilized <u>872-6442-Tidal-2</u> Vertical Datum <u>NAVD 1988</u> Conversion/Comments _____	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>4.6</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>NA</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>NA</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>4.6</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	<u>3.2</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	<u>3.4</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>NA</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

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. Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Certifier's Name	Edward D. Murphy License Number 5333
Title	Professional Land Surveyor Company Name Murphy's Land Surveying, Inc.
Address	5750 11 th Avenue N. City St. Petersburg State FL ZIP Code 33710
Signature	 Date 9/22/10 Telephone 727/347-8740




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. 1004 Pass-A-Grille Way	Policy Number
City St. Petersburg Beach State FL ZIP Code 33706	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments C2e = Finished Floor

Signature  Date 9/22/10 Check here if attached

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE or Zone AO) must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attached

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attached

727-367-2735 # Home website
727-363-9214 # Home phone
Permit # 2405585



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

SUBSTANTIAL DAMAGE RESIDENTIAL

Date: 01/02/2025

Permit #: 2403105
Access Code: 4321

Property Owner: DAVIS, DEAN G DAVIS, LARA G
Property Address: 1004 PASS A GRILLE WAY
RE: Notice of Substantial Damage Determination and Resources for Property Owners

Dear DAVIS, DEAN G DAVIS, LARA G:

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 1004 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



3:11

5G

September 27, 2024

7:59 AM

From Dean >













Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12599**
Field Date 1-5-2015
Form Date 2-12-2015
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) First Federal Gulf Beach Branch Office 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 1004 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
Address: _____
Cross Streets (nearest / between) 10th Avenue/11th Avenue
USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
City / Town (within 3 miles) St Pete Beach In City Limits? yes no unknown County Pinellas
Township 32S Range 16E Section 19 ¼ section: NW SW SE NE Irregular-name: _____
Tax Parcel # 19-32-16-58932-004-0030 Landgrant _____
Subdivision Name MOREY BEACH Block 4 Lot 3
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1948 approximately year listed or earlier year listed or later
Original Use Commercial From (year): 1948 To (year): Unkn
Current Use Private Residence (House/Cottage/Cabin) From (year): Unkn To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: yes no unknown Date: _____ Original address _____
Alterations: yes no unknown Date: Unknown Nature Siding and windows replaced
Additions: yes no unknown Date: 6-10-2011 Nature Rear addition
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) Built by the First Federal (Gulf Beach Branch) Savings & Loan Assoc. of St. Petersburg
Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe PAG HD Overlay

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Vinyl 2. _____ 3. _____
Roof Type(s) 1. Shed 2. Flat 3. _____
Roof Material(s) 1. Unspecified 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 1/1 double-hung vinyl sash replaced metal 4-light casements and picture window

Distinguishing Architectural Features (exterior or interior ornaments) Shaped exposed rafter tails

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	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)			

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Wood frame 2.
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Continuous 2.
Foundation Material(s): 1. Poured Concrete Footing 2.
Main Entrance (stylistic details) Off-center, replacement 1-leaf door

Porch Descriptions (types, locations, roof types, etc.) None

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

Narrative Description of Resource Originally constructed as a sales office, the building is now a residence. Alterations include the vinyl siding, replacement windows, doors, and surrounds, and the rear addition. It is not known when the building was converted.

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

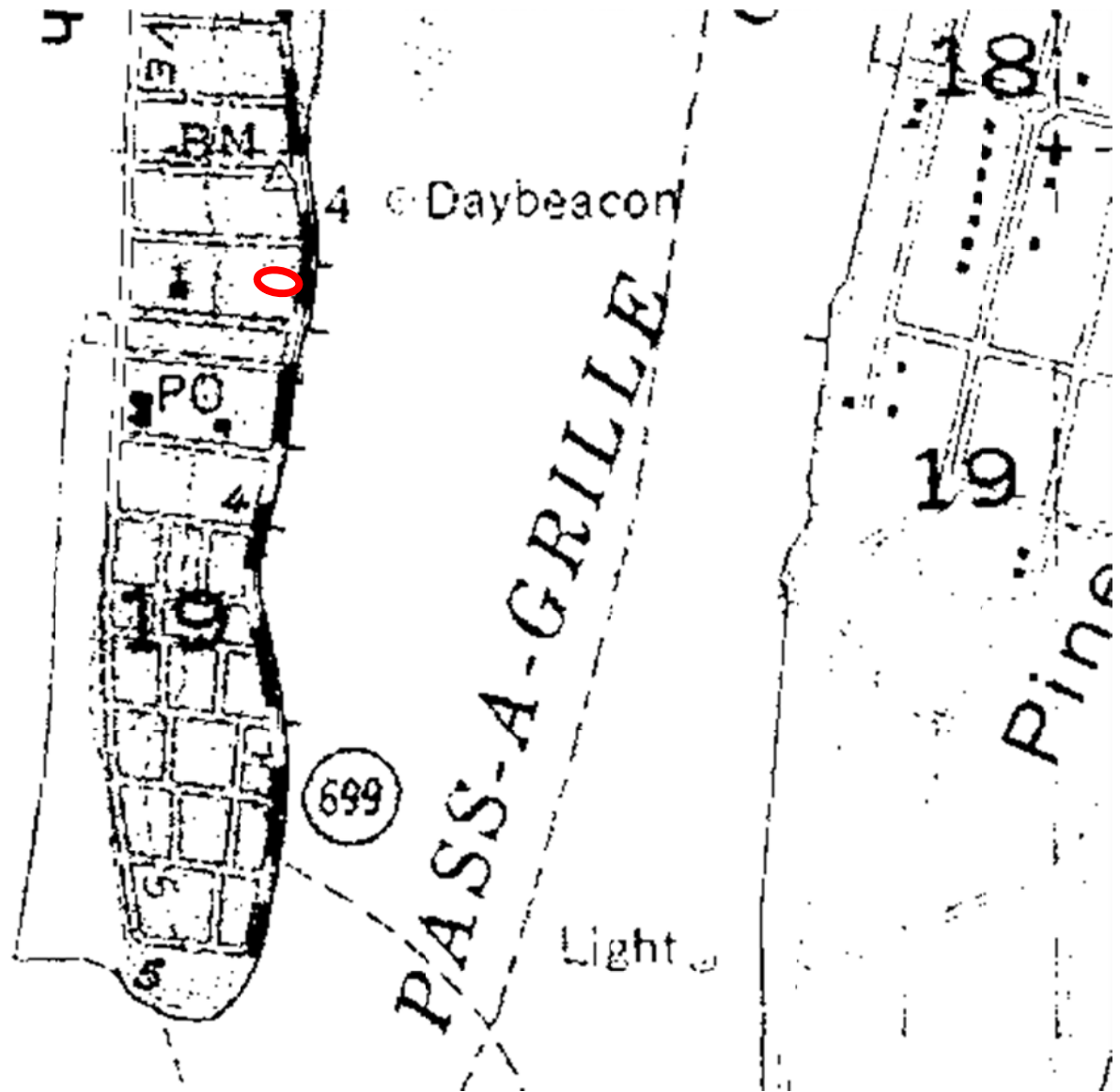
RECORDER INFORMATION

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.

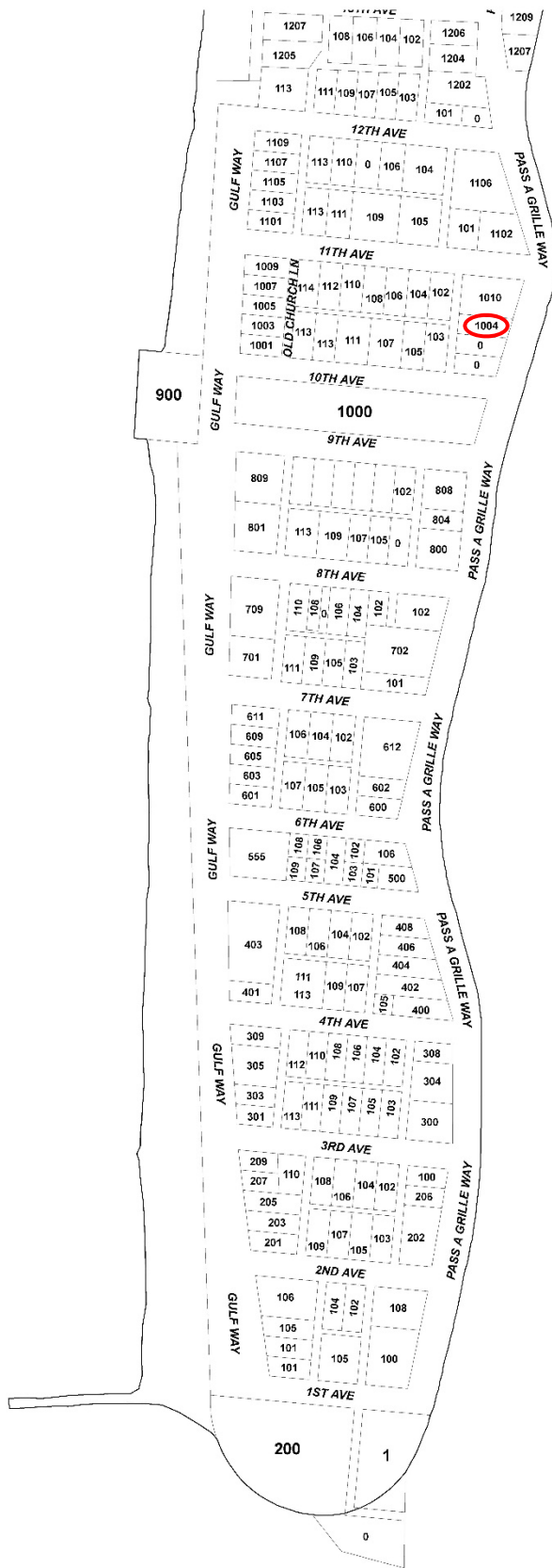


Pass-a-Grille_1004_P112599_01



Site #8P112599

Address: 1004 PASS-A-GRILLE WAY



Site #8PI12599

Address: 1004 PASS-A-GRILLE WAY

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Dean Davis & Lara Davis		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1004 Pass-A-Grille Way		Policy Number
City St. Petersburg Beach State FL ZIP Code 33706		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 3, Block 4, MOREY BEACH		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential		
A5. Latitude/Longitude: Lat. 27d 41' 22.15" N Long. 82d 44' 09.50" W		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 1A		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s)	NA sq ft	A9. For a building with an attached garage:
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	NA	a) Square footage of attached garage
c) Total net area of flood openings in A8.b	NA sq in	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		c) Total net area of flood openings in A9.b
		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number St. Petersburg Beach 125149		B2. County Name Pinellas		B3. State Florida	
B4. Map/Panel Number 12103C 0278	B5. Suffix G	B6. FIRM Index Date 9/3/03	B7. FIRM Panel Effective/Revised Date 9/3/03	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 10.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

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.

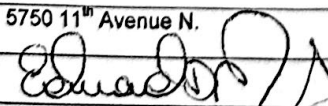
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized **872-6442-Tidal-2** Vertical Datum **NAVD 1988**
Conversion/Comments _____

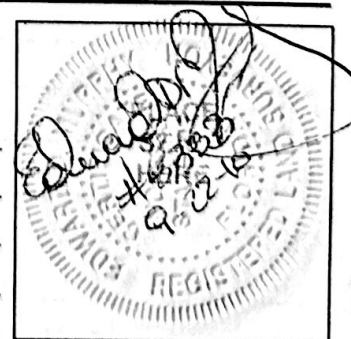
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	4.6	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	NA	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	NA	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	NA	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	4.6	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	3.2	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	3.4	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	NA	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

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.
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name Edward D. Murphy	License Number 5333
Title Professional Land Surveyor	Company Name Murphy's Land Surveying, Inc.
Address 5750 11th Avenue N.	City St. Petersburg State FL ZIP Code 33710
Signature 	Date 9/22/10 Telephone 727/347-8740

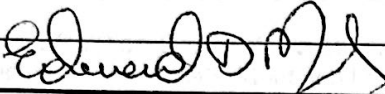


IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1004 Pass-A-Grille Way	Policy Number
City St. Petersburg Beach State FL ZIP Code 33706	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments C2e = Finished Floor

Signature  Date 9/22/10 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

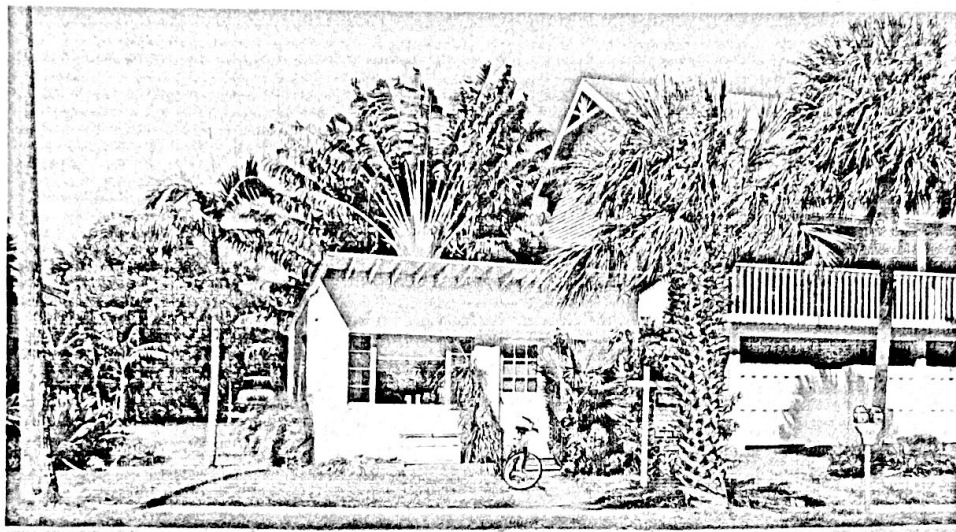
Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1004 Pass-A-Grille Way	For Insurance Company Use: Policy Number
City St. Petersburg Beach State FL ZIP Code 33706	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two 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." If submitting more photographs than will fit on this page, use the Continuation Page, following.

DATE: 9/20/10



FRONT VIEW:



SIDE VIEW:

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25047: 104 12th Avenue

Action Request: Motion to approve Case Number 25047 for 104 12th Avenue without a stay on demolition.

Strategic Objective:

Date: May 1, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject parcel is comprised of two platted lots of the Morey Beach subdivision and contains a one-story single-family residence constructed in the minimal traditional style with a rear complementary guest house, which were constructed in the 1930s and 1940s respectively according to the 2003 Pass-A-Grille Historic District Boundary Increase inventory. This property was recently approved (Case No. 24112) for a lot split, allowing for each property to be developed with a single-family residence. The option currently exists for each lot to contain a residence constructed to the House-Medium standards of the Pass-A-Grille Overlay District, or the RLM-2 underlying district, although there are pending code amendments that would require development to the amended Overlay standards.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Damage Photos
4. Substantial Damage Letter
5. Current Survey
6. FMSF



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

Certificate of Appropriateness Case No. 25047: Zach Osbourne of Green Street Homes for David and Mairim Gersholowitz

Meeting Date: May 1, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting 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)
SUBJECT PROPERTY	104 12 th Avenue; Parcel #19-32-16-58932-003-0060; MOREY BEACH BLK 3, LOTS 6 AND 7.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1937 (PI12502)
HISTORIC STATUS	Constructed between 1937 and 1946 (c. 1937 per the Property Appraiser), the structures were determined to be contributing to the Pass-A-Grille Historic District during its 2003 boundary increase nomination, and remained contributing resources in the City's 2015 re-survey.
SURROUNDING AREA	North – 12 th Avenue / Single-family residence South – Alleyway and Apartments East – Alleyway and Apartments West – Single-family Residence

BACKGROUND and ANALYSIS

The subject parcel is comprised of two platted lots of the Morey Beach subdivision and contains a one-story single-family residence constructed in the minimal traditional style with a rear complementary guest house, which were constructed in the 1930s and 1940s respectively according to the 2003 Pass-A-Grille Historic District Boundary Increase inventory. This property was recently approved (Case No. 24112) for a lot split, allowing for each property to be developed with a single-family residence. The option currently exists for each lot to contain a residence constructed to the House-Medium standards of the Pass-A-Grille Overlay District, or the RLM-2 underlying district, although there are pending code amendments that would require development to the amended Overlay standards.



Above, left: A photo from the a local 1996 historic resources assessment, when it possessed a side addition.

Above, right: The structure photographed for the 2015 re-survey of the Pass-A-Grille Historic District.

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 structures are constructed in the minimal traditional style, a common style from the mid-1930s through 1950s and a response to the boom in worker housing necessary during and immediately following World War II (McAlester, 2013). Like frame vernacular, a more common style in Pass-A-Grille that reflects its seasonal origins, minimal traditional structures tend to feature limited adornment and are frequently constructed with a single story, simple gables with minimal overhangs, and double-hung windows. Staff finds the structures to be quality, and relatively well-preserved, examples of this style.

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

The structures are important on the basis of architecture and community planning and development. Although associated with the later waves of development in Pass-A-Grille, minimal traditional is a less well-represented style in the neighborhood, with ranch slightly and masonry vernacular significantly more common forms of construction in this period.

(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 flood zone and cannot be replicated at its current elevation or massing due to Florida Building Code requirements to elevate the new residence an estimated five feet where an estimated two feet is currently established. Although the same general site layout and form of the structure could be retained in redevelopment, and the ground level could be solid with vents due to the property being located outside of the Coastal High Hazard Zone, the development potential for the lot is significantly greater in terms of building stature.

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

There are roughly one dozen minimal traditional structures in Pass-A-Grille, and numerous frame vernacular style residences in the neighborhood that borrow elements from the style. While not currently two of the last remaining examples of the style, it is unclear how many other structures will be demolished instead of repaired in the near future due to damage from Hurricanes Helene and Milton.

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

The applicant states the repair costs are greater than they have evaluated to allow them to repair and meet code requirements. The City has assessed damage to be 70.60% of the structures' values, which constitutes substantial damage. Although the applicant is eligible to request local historic designation for the structures, recent Board policy has been to allow demolitions to proceed without delay when substantial damage was sustained from the Hurricanes.

(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 this is not possible.

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 supports the request to demolish the building without a stay. The structures have sustained substantial damage and Staff finds it unreasonable to require the applicant to restore them given the extent of damage. The applicant has received approval to separate the two lots on the parcel and develop a single-family residence on each.

The applicant should be made aware that an existing option to develop to the underlying zoning district is pending removal if the Pass-A-Grille Overlay District amendments are approved. While this would

not affect the ability for the applicant to develop a residence on each lot, it may prevent the lots from being developed without compliance with the design requirements of the Overlay, and may also extend the review period to allow for Historic Preservation Board input into the residential designs.

Staff recommendation:

Staff recommends APPROVAL of the Certificate of Appropriateness for Demolition of the contributing structures at 106 12th Avenue without a stay on demolition..



Application for Certificate of Appropriateness

Owner Name & Address

David and Mairim Gersholowitz
 2507 W Morrison Ave
 Tampa, FL 33629
 dgershol@gmail.com; dave@capesilver.com
 Phone 813-928-9620

Representative Name & Address

Zach Osborne - Green Street Homes
 635 43rd St Blvd W
 Palmetto, FL 34221
 zach@greenstreethomebuilders.com
 Phone 941-773-5027

Property Address and Legal Description

104 12th 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

PI12502

New Construction

Addition _____

Demolition _____
 Demolition of existing structures

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.

Existing structures flooded/were damaged from Hurricanes Helene and Milton.

City of St Pete estimated 70.60% of the structures' value, thus damage is beyond repair, so structures will be demolished and new structures will be built that conform to the are elevated and conform to the latest codes.

There are currently two buildings on a combined property that consists of two legal lots (lots 6 & 7). After demolition, the property will be split along lot lines to make two legal properties, with each planned for a future single residential unit.

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.

Demolition of existing structures

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.**

Demolition of existing structures due to major hurricane damage

- 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.**

Demolition of existing structures due to major hurricane damage

- 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.**

Demolition of existing structures due to major hurricane damage

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

Demolition of existing structures due to major hurricane damage

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

Demolition of existing structures due to major hurricane damage

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.**

Demolition of existing structures due to major hurricane damage

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.**

Demolition of existing structures due to major hurricane damage

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

Demolition of existing structures due to major hurricane damage

- 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.**

Demolition of existing structures due to major hurricane damage

- 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.**

Demolition of existing structures due to major hurricane damage

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.**

Demolition of existing structures due to major hurricane damage

- 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.**

Demolition of existing structures due to major hurricane damage

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

Demolition of existing structures due to major hurricane damage

- 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.**

Demolition of existing structures due to major hurricane damage

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;

Damage too extensive to repair based on City of St Pete "Substantial Damage" determination along with our own evaluation of the cost of repair and ability to meet code.

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.

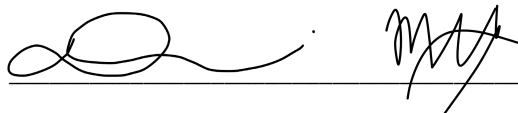
N/A

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> N/A
<i>Windows</i> N/A
<i>Doors</i> N/A
<i>Roofing</i> N/A
<i>Entrances/Porches</i> N/A

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

David and Mairim Gersholowitz

03/24/2025

Date









PODS
PODS.com 800-776-PODS
Moving & Storage





155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

SUBSTANTIAL DAMAGE RESIDENTIAL

Date: 01/15/2025

Permit #: 2501004

Access Code:

Property Owner: GERSHLOWITZ, DAVID / GERSHLOWITZ, MAIRIM

Property Address: 104 12TH AVE

RE: Notice of Substantial Damage Determination and Resources for Property Owners

Dear GERSHLOWITZ, DAVID / GERSHLOWITZ, MAIRIM:

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 **104 12TH AVE** has been determined to be substantially damaged by the weather events associated with Hurricanes Helene and Milton, estimated to be **70.60%** 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

Luke Curtis

Building Official/Floodplain Administrator

JOB NO.: 241527
 DRAWN BY: MCM
 CHECKED BY: EDM
 DATE OF FIELD WORK: 1/02/2025

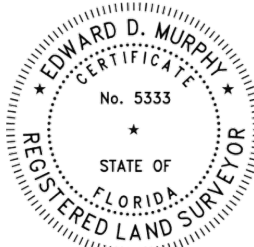
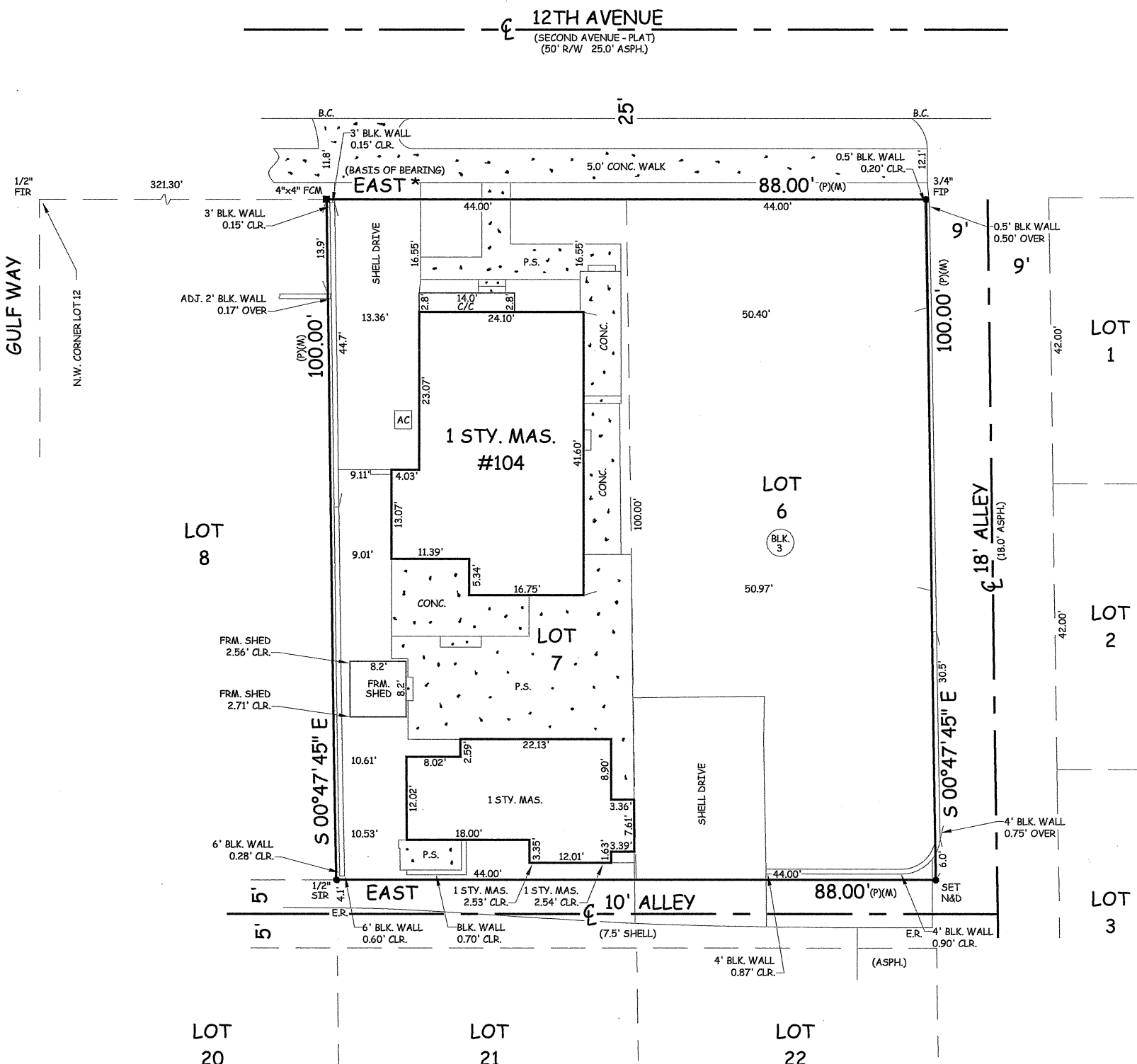
MURPHY'S LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 5760 11TH AVENUE NORTH
 ST. PETERSBURG, FLORIDA 33710
 WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410
 PH. (727) 347-8740
 FAX (727) 344-4640

CERTIFIED TO: David Gersholowitz

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 19 TWP. 32 S. RGE. 16 E.

NORTH (ASSUMED)



A BOUNDARY SURVEY OF: Lot 6 and Lot 7, Block 3, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

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

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

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

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FD. - FOUND N.&D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION -X-X- - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -// - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W/W - WING WALL C - CENTERLINE R/W - RIGHT OF WAY (P) - FLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	ESM'T. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK S/W. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/W. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C. - COVERED CONCRETE WD. - WOOD BLK. - BLOCK S/W. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE
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Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12502**
Field Date 1-5-2015
Form Date 3-16-2015
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) 104 12th 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 104 Direction _____ Street Name 12th Street Type Avenue Suffix Direction _____
Address: _____
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 19 ¼ section: NW SW SE NE Irregular-name: _____
Tax Parcel # 19-32-16-58932-003-0060 Landgrant _____
Subdivision Name MOREY BEACH Block 3 Lot 6
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1952 approximately year listed or earlier year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1952 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 Stucco, porch
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 Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Cross-gabled 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 3-light awning windows, 1/1 double-hung vinyl sash windows
Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, metal filigree

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A 1-story guest house is clad with stucco and features 1/1 vinyl sash windows.

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Off-center, 1-leaf door with square surround

Porch Descriptions (types, locations, roof types, etc.) A 1-story, 2-bay porch with shed-roof is supported by metal filigree posts.

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

Narrative Description of Resource The Minimal Traditional dwelling has a stuccoed exterior, replacement awning and sash windows, multiple entries, and an original porch with metal filigree posts.

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 and guest house are contributing resources 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.



12th_104_P112502_03



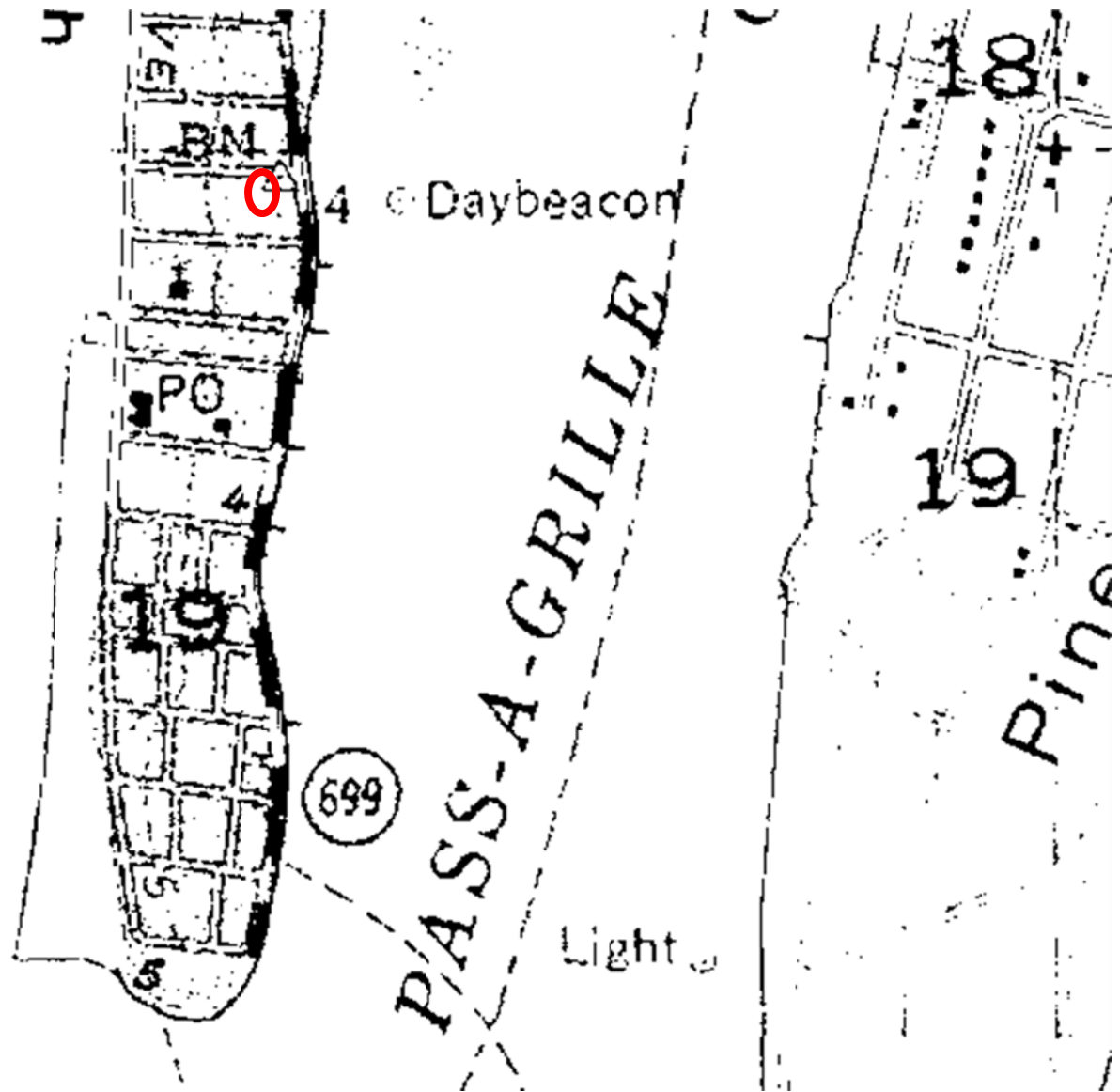
12th_104_P112502_01



12th_104_P112502_04

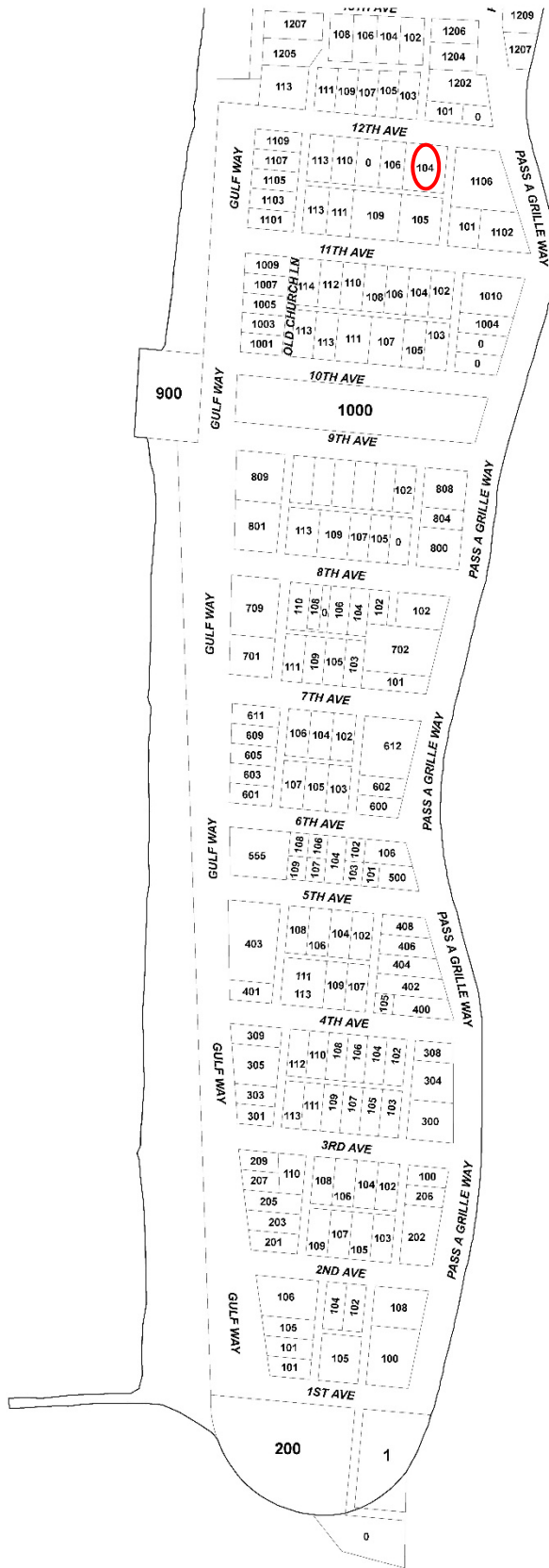


12th_104_P112502_02



Site #8P112502

Address: 104 12TH AVENUE



Site #8PI12502

Address: 104 12TH AVENUE

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25056: 107 20th Avenue

Action Request: After applicant acknowledgment of potential limitations on redevelopment due to variances sought:

Motion to approve Case Number 25056 for 107 20th Avenue without a stay on demolition.

Strategic Objective:

Date: May 1, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject parcel is comprised of one lot of the Phillis Division subdivision, and contains a single-family residence constructed in 1953. The masonry vernacular structure was noted for its unpainted brick when the Historic District boundary increase survey was completed in 2003 and it remained a contributing resource in the City's 2015 re-survey.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Survey
4. Agent Authorization
5. Photos from Applicant
6. FMSF



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

Certificate of Appropriateness Case No. 25056: Mark Zdrojewski for Patrick Dufour

Meeting Date: May 1, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting to demolish the existing one-story residential structure on the subject property, which is deemed contributing to the Pass-A-Grille Historic District.
SUBJECT PROPERTY	107 20 th Ave; Pass-A-Grille Way; PHILLIPS DIVISION REV MAP BLK I, LOT 73; Parcel #18-32-16-68634-009-0730.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1953 (PI12574)
HISTORIC STATUS	Constructed in 1953, the building proposed for demolition was listed as contributing resources to the Pass-A-Grille Historic District Boundary Increase in 2003 and remained a contributing resource in the City's 2015 re-survey.
SURROUNDING AREA	North – Single-family Residence South – 20 th Avenue and Two-family Residence West – Two-family Residence East – Two-family Residence

BACKGROUND and ANALYSIS

The subject parcel is comprised of one lot of the Phillis Division subdivision, and contains a single-family residence constructed in 1953. The masonry vernacular structure was noted for its unpainted brick when the Historic District boundary increase survey was completed in 2003 and it remained a contributing resource in the City's 2015 re-survey.



Above, left: The residence photographed in 2003 for the Pass-A-Grille Historic District Boundary Increase.

Above, right: The residence photographed for the 2015 re-survey of the Pass-A-Grille Historic District.

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 was constructed in a masonry vernacular style in the third boom wave of Pass-A-Grille's development, and is architecturally well-preserved with minimal alteration to the frontage other than addition of a portico. Masonry vernacular is a common style in the neighborhood but the unpainted brick without stucco coating is rare, as noted in the 2003 Boundary Increase narrative. The distinguishing architectural features that set it apart from other contributing masonry residences in the neighborhood, such as the plain frieze board and metal filigree, are modest but valuable from an architectural standpoint.

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

The structure is important on the basis of architecture and community planning and development. While masonry vernacular is and remains well-represented throughout the district even after the recent hurricanes, the subject structure does contain irreplicable scale and features that are relatively unique for the architectural style. It is not known to be individually significant on the basis of its contribution to the neighborhood's development, but does reflect the "third-wave" post-War boom of Pass-A-Grille that saw its transition from a largely vacation-focused community to a permanent residential 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 the AE flood zone, outside of the Coastal A Zone. Due to the modest massing of the existing structure and its low pitch with one-step entry, and an estimated requirement for the replacement building to be elevated at least five to six feet above the ground, the structure could not be replicated at its same scale. However, the replacement structure could be constructed with similar exterior materials and would not require breakaway walls. The applicant has shared with Staff plans to build a new residence at one living story over parking and storage, which requires variances with design review, and is commented on elsewhere in this report.

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

Despite unique features of this particular structure, the masonry vernacular style remains well represented in Pass-A-Grille. While any loss of contributing historic structures in the neighborhood detracts from the historic integrity of the district, the structure is not stylistically unique for the neighborhood or time period of construction.

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

The City has not performed a damage assessment for the structure as of the date of the drafting of this report. However, the applicant has stated that it is not viable to restore the building, and has expressed concerns about both future flooding events and the viability of elevating the structure relative to preserving its historic integrity. As it has generally been the Board's policy to not delay demolitions due to storm damage, Staff is not recommending it in this instance despite the lack of damage report.

(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 that the cost of rehabilitation would exceed the estimated 50% value of the residence, currently just over \$100,000.

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 supports the request to demolish the building without a stay. However, the applicant has separately discussed with Staff the request for new single-family construction on the property, which will preserve the same general footprint but encroach beyond the minimum setbacks for new construction. This

application, proposed to be submitted for Historic Preservation Board and Board of Adjustment review at their June meetings, cannot be administratively approved and will require both design review acceptance and issuance of a variance due to required yard encroachments. Due to the unknown outcome of these future requests, Staff seeks applicant acknowledgement that demolition does not constitute approval for any future development request or allow for reconstruction in the same footprint and same setbacks unless such additional requests are approved.

Staff recommendation:

After applicant acknowledgement of potential limitations on redevelopment: Staff recommends approval for the demolition of the contributing structure proposed under Case No. 25056 without a stay on demolition.



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.



Application for Certificate of Appropriateness

Owner Name & Address

Patrick Dufour
 107 20th Ave.
 St Pete Beach, FL 33706

Phone 813-326-7531

Representative Name & Address

Mark Zdrojewski
 2716 6th Ave S
 St. Petersburg, FL 33712

Phone 727-321-5588

Property Address and Legal Description

PHILLIPS DIVISION REV MAP BLK I, LOT 73

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 _____

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.

Demolition of entire single family home due to substantial storm damage.

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:

- 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.**

N/A

- 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.**

N/A

- 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.**

N/A

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

N/A

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

N/A

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

The structure suffered sever and substantial damage from the storms in 2024. Major flooding throughout the home caused mold growth and all interior finished had to be removed. A new home will be proposed in the future that maintains the existing home's layout and character.

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

N/A

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

Correct.

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

N/A

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

Yes, the owners love this home and are only demolishing it due to safety and the future threat of flooding and storm damage.

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

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

N/A

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

N/A

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

N/A

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

N/A

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;

No. The existing structure sits below the floodplain and is prone to excessive flooding from future storms. Elevating the existing home was explored, but due to the age and building materials used in the original construction, the home would not maintain its structural integrity upon elevation. The home was built with standard red brick and not CMU construction or proper framing techniques.

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.

Costs to rehabilitate the homes are in excess of 50% of its current value and still does not protect the home from eventual future flooding and storm events.

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>	N/A
<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

4/1/25

Date

Mark A. Zdrojewski, President, Strobel Design Build - Applicant

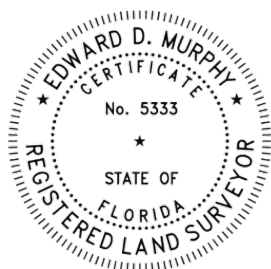
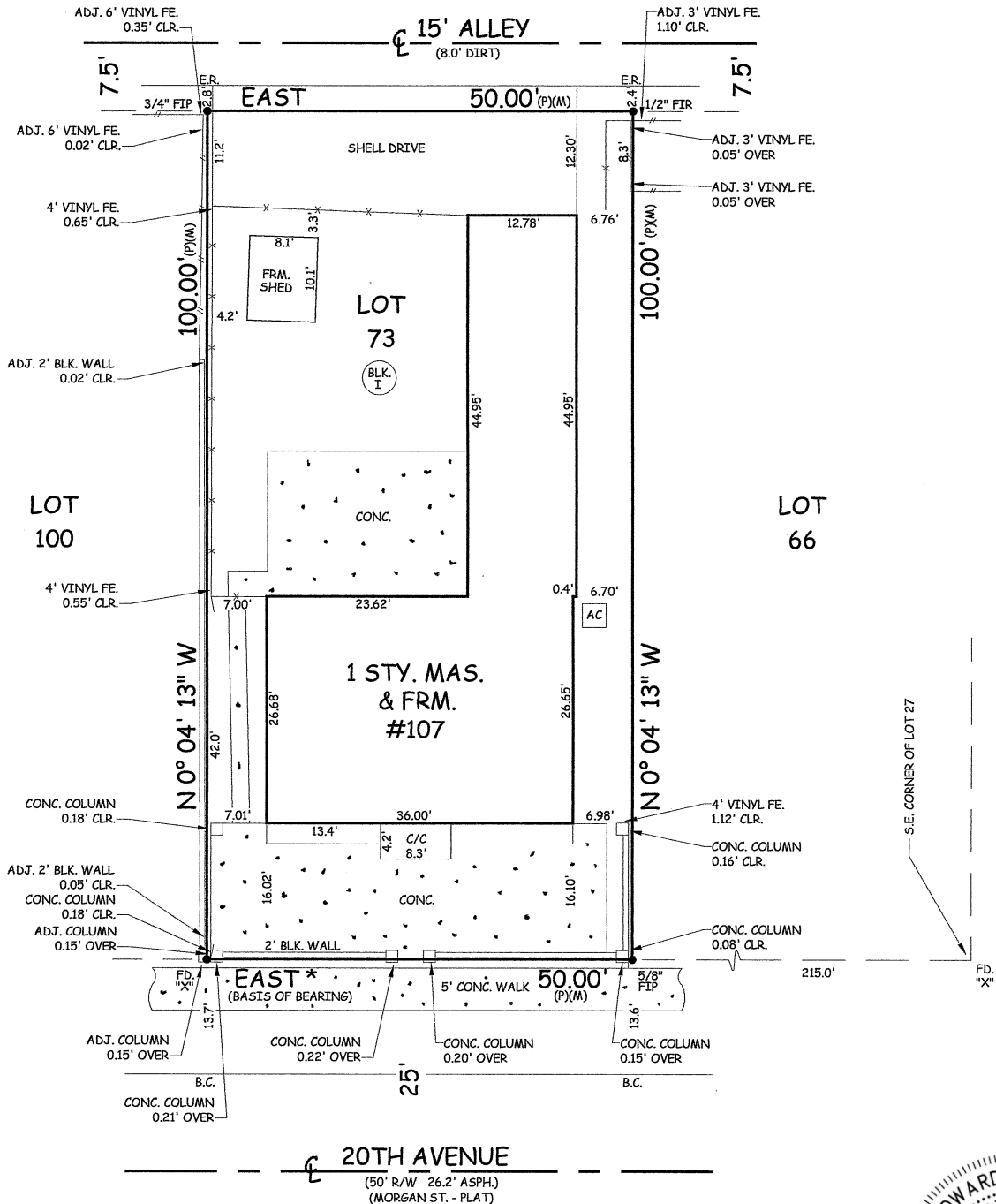
JOB NO.: 240784
 DRAWN BY: MRB
 CHECKED BY: EDM
 DATE OF FIELD WORK: 7/01/2024

MURPHY'S LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
 5750 11TH AVENUE NORTH
 ST. PETERSBURG, FLORIDA 33710
 WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410
 PH. (727) 347-8740
 FAX (727) 344-4640

CERTIFIED TO: Patrick Dufour

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 18 TWP. 32 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 73, Block I, PHILLIPS DIVISION OF PASS-A-GRILLE CITY, as recorded in Plat Book 4, Page 26 of the Public Records of Pinellas County, Florida.

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

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

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

- | | | | | | | |
|---|---|---|---|--|--|---|
| LEGEND:
F.I.P. - FOUND IRON PIPE
F.C.M. - FOUND CONCRETE MONUMENT
F.I.R. - FOUND IRON ROD
S.I.R. - SET IRON ROD 1/2" LB #7410
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
FIN. FLR. - FINISHED FLOOR ELEVATION
P.R.M. - PERMANENT REFERENCE MONUMENT
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988 | FD. - FOUND
N.&D. - NAIL AND DISK
P.O.L. - POINT ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
-X-X-X- - FENCE
FE. - FENCE
C.L.F. - CHAIN LINK FENCE
-H-H- - ADJACENT FENCE
ADJ. - ADJACENT | R. - RADIUS
A. - ARC
C. - CHORD
Δ - DELTA
R/W - RIGHT OF WAY
- NUMBER
MAS. - MASONRY
FRM. - FRAME
G.I. - GRATE INLET
C.B. - CATCH BASIN
F.H. - FIRE HYDRANT | M/S - METAL SHED
ALUM. - ALUMINUM
W.H. - WATER HEATER
P.S. - PATIO STONE
C.P. - CARPORT
PL. - PLANTER
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
E.O.W. - EDGE OF WATER
T.O.B. - TOP OF BANK | W/W - WING WALL
CL. - CENTERLINE
R/W - RIGHT OF WAY
(P) - PLAT
(C) - CALCULATION
(D) - DEED
(M) - MEASURED
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST | ESMT. - EASEMENT
M.H. - MANHOLE
CONC. - CONCRETE
CLR. - CLEAR
COL. - COLUMN
WD. - WOOD
BLK. - BLOCK
S/W - SEAWALL
ASPH. - ASPHALT
UTIL. - UTILITY
DR. - DRAINAGE | O.H. - OVERHANG
GAR. - GARAGE
C/W. - COVERED WOOD
C/P.S. - COVERED PATIO STONE
C/C. - COVERED CONCRETE
A/C. - AIR CONDITIONER
S.P. - SCREENED PORCH
-P-P- OVERHEAD POWER LINES
-T-T- OVERHEAD TELEPHONE LINES
P.P. - POWER POLE
L.P. - LIGHT POLE |
|---|---|---|---|--|--|---|



Owner's Authorization For Agent Form
Community Development Department
City of St. Pete Beach, Florida 727-363-9241

I/We Patrick Dufour
(Property Owner(s) printed name)

hereby authorize Mark Zdrojewski
(Agent's printed name)

to represent me in an application for Variance
(Type of application: Variance, Conditional Use, Zoning, etc.)

Patrick Dufour
Signature of Owner

Signature of Owner

Patrick Dufour
Owner's Printed Name

Owner's Printed Name

The foregoing instrument was acknowledged before me this 21st day
of March 2025, by Patrick Dufour who
is personally known or produced _____ as
identification.

Kristin Lea Schubert
(Notary Signature)

3/21/25

(Date)

My commission expires 7/21/26





















2W56214



























Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12574**
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) 107 20th 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

Address: 107 20th Avenue
Street Number Direction Street Name Street Type Suffix Direction
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 # 18-32-16-68634-009-0730 Landgrant _____
Subdivision Name PHILLIPS DIVISION REV Block I Lot 73
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1953 approximately year listed or earlier year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1953 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 Portico
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 Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Brick 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Sliding windows and picture window with rowlock sills

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, plain frieze board, metal filigree, corner windows

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) The 1-story storage building is attached to the dwelling and is accessed via the alley.

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) A 1-leaf door with molded surround is sheltered by the hipped portico.

Porch Descriptions (types, locations, roof types, etc.) The hipped portico has metal posts with small metal filigree detailing.

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

Narrative Description of Resource Typical of a linear ranch sub-type, the building is rectangular and displays the characteristic Ranch form: low pitched roof with overhanging eaves; brick veneer; and a separation of public and private space as denoted by the picture window.

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.



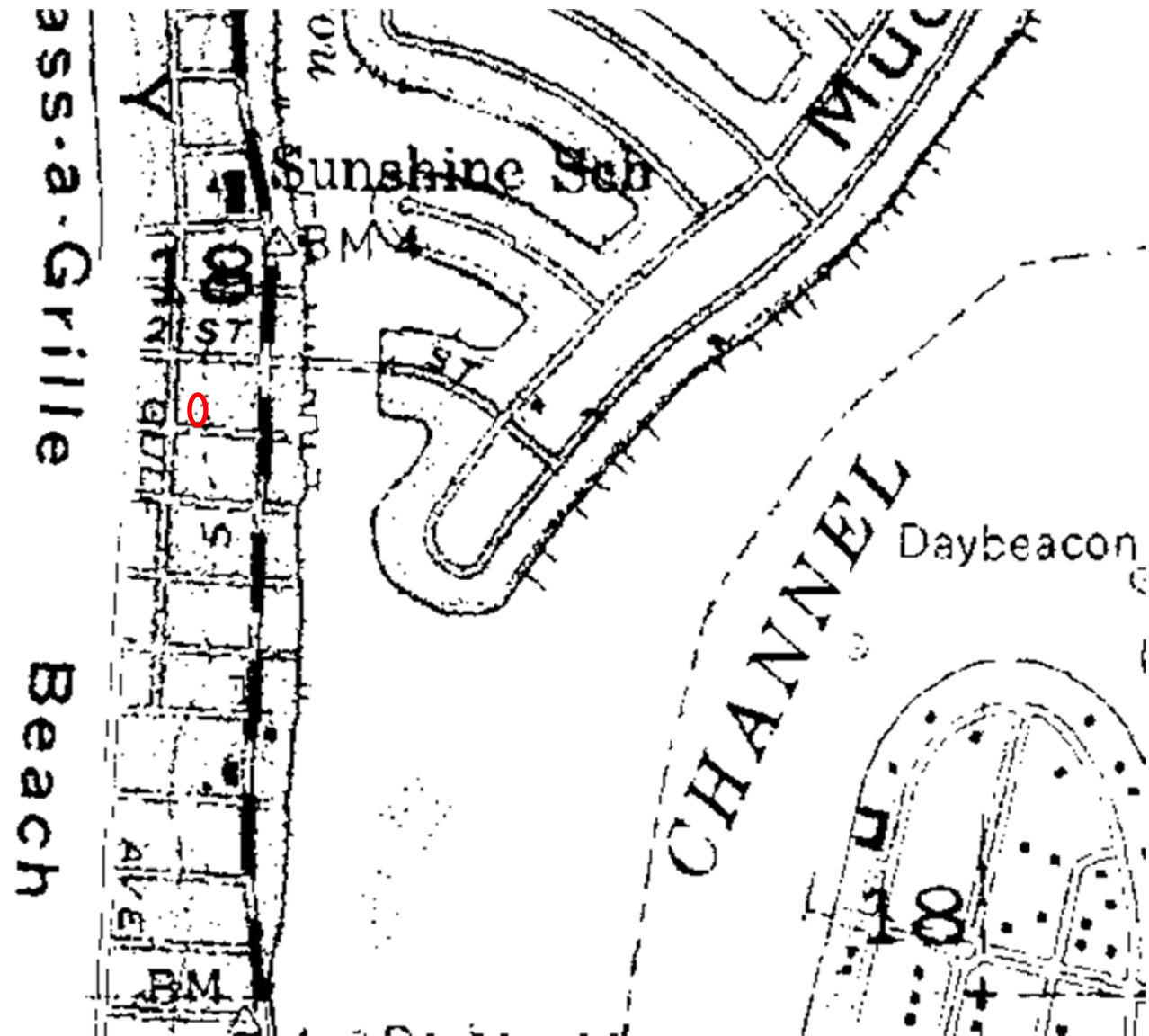
200b_107_P112574_03



200b_107_P112574_01

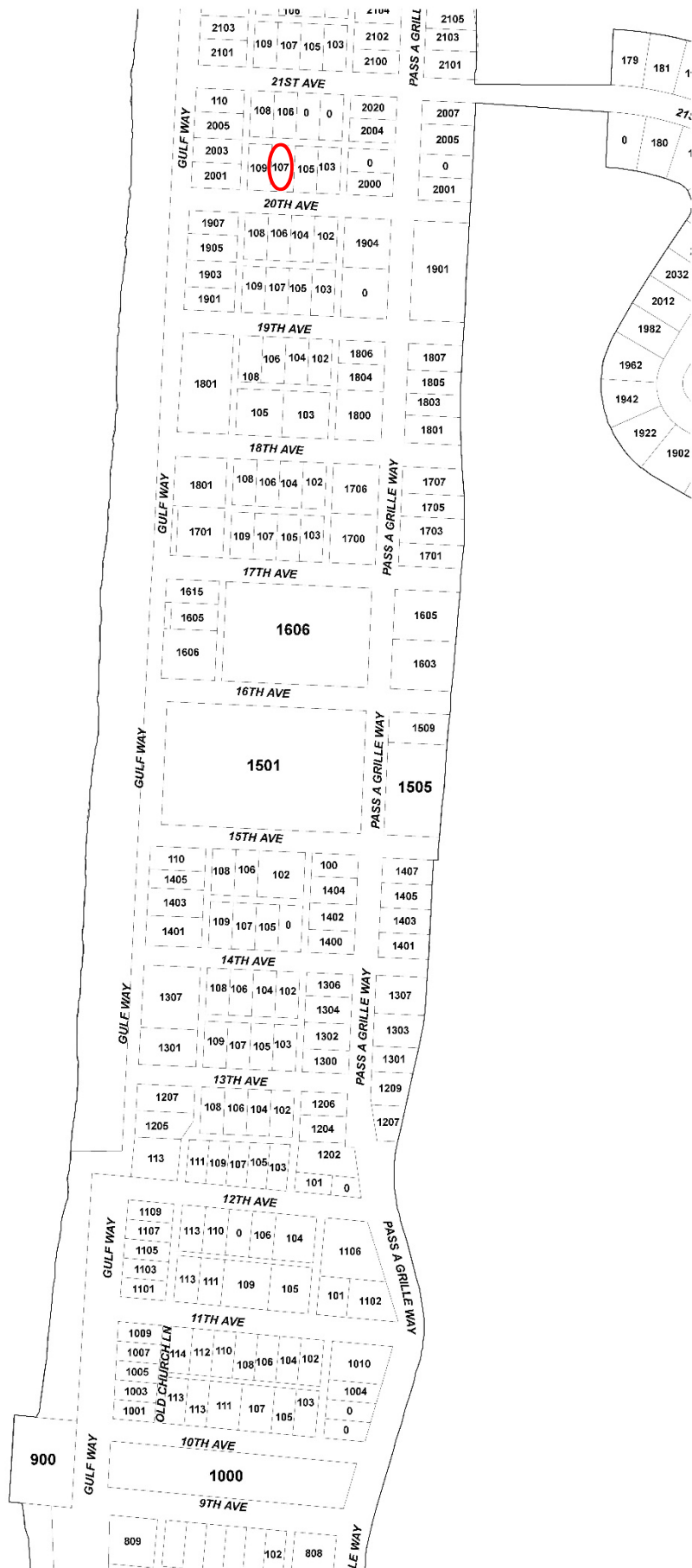


200b_107_P112574_02



Site #8PI12574

Address: 107 20TH AVENUE



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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25051: 100 Pass-A-Grille Way

Action Request: After applicant acknowledgment of the limitations on redevelopment: Motion to approve Case Number 25051 for the two contributing structures at 100 Pass-A-Grille Way without a stay on demolition.

Strategic Objective:

Date: May 1, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject parcel is comprised of Lots 3, 4 and 5 of Block 11 of Morey Beach subdivision, and contains three separate residential structures that collectively contain eight residential units. The two structures proposed for demolition were constructed in the early 1940s as army barracks for troops stationed in Pass-A-Grille and the surrounding area and later converted to permanent residences. A separate, modern residential building at the northwestern side of the property was constructed in 1994 and contains two of the eight units but is not considered a contributing resource nor proposed for demolition under this scope. The southern contributing structure contains two duplexes connected by a breezeway, while the eastern structure is a standalone duplex.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Survey



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

Certificate of Appropriateness Case No. 25051: Brian J. Aungst, Jr., Esq., of Macfarlane, Ferguson & McMullen for BARRACKS BY THE SEA, LLC

Meeting Date: May 1, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting 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.
SUBJECT PROPERTY	100 Pass-A-Grille Way; MOREY BEACH BLK 11, LOTS 3,4 AND 5; Parcel # 19-32-16-58932-011-0030
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1937 (PI12502)
HISTORIC STATUS	Constructed in 1942 (c. 1945 according to the Property Appraiser), the two buildings proposed for demolition were listed as contributing resources to the Pass-A-Grille Historic District Boundary Increase in 2003 and remained contributing resources in a 2015 re-survey. A three-story residence built in 1994 is proposed to remain on the property but is not considered a contributing resource.
SURROUNDING AREA	North – Single-family Residence South – 1 st Avenue and Temporary Lodging Facility West – Alleyway and Five-family Development East – Pass-A-Grille Way and Dog Beach

BACKGROUND and ANALYSIS

The subject parcel is comprised of Lots 3, 4 and 5 of Block 11 of Morey Beach subdivision, and contains three separate residential structures that collectively contain eight residential units. The two structures proposed for demolition were constructed in the early 1940s as army barracks for troops stationed in Pass-A-Grille and the surrounding area and later converted to permanent residences. A separate, modern residential building at the northwestern side of the property was constructed in 1994 and contains two of the eight units but is not considered a contributing resource nor proposed for demolition under this scope. The southern contributing structure contains two duplexes connected by a breezeway, while the eastern structure is a standalone duplex.



Above, left: The northeastern structure photographed in 2003 for the Boundary Increase.
Above, right: The northeastern structure photographed for the 2015 re-survey of the Pass-A-Grille Historic District.

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 two structures proposed for demolition are relatively unadorned frame vernacular that reflect the utilitarian development of their origin as barracks, but are nonetheless similar to other nearby residences designed in a simple frame vernacular style which is common among other early developments in Pass-A-Grille. Foundation vents and simple louvers at the roofline are the structures' distinguishing features.

Much more significant than the structures' architecture are their original use as Army barracks, with the structures among the few remaining physical reminders of the 1940s occupation which helped contribute to explosive growth in Pinellas County after the war and

a turn toward year-round settlement in Pass-A-Grille specifically. The four bay, mirrored construction patterns of the residences are architecturally unexciting but reflect that utilitarian origin, and are one of a series of structures along with the then-headquarters at 202 Pass-A-Grille Way (demolished after the 2024 hurricanes) and 102 3rd Avenue which served as the command, support, and housing cluster during the war.

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

The structures are important on the basis of architecture and community planning and development. The 2024 hurricanes led to widespread destruction, much of which impacted at-grade residences and businesses on the eastern side of Pass-A-Grille due to the lower elevation, and the few remaining structures from the 1940s that served as the bases for the City's military occupation are dwindling as a result.

While the structures reflect the simple frame vernacular style of the first half of the twentieth century, staff does not find the two building proposed for demolition to be particularly robust designs worthy of preservation independent of their associations.

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

The structures are located in the Coastal A flood zone and cannot be rebuilt at the same elevation as existing. Open foundations are required to resist the potential wave velocities and scour that may be experienced, which could alter the replacement structures' foundation designs from the closed foundations with piercing that exists currently. The applicant is requesting an accompanying design review for structures that are more modern in design and much taller in stature, but still intended to preserve the general mass, scale and footprint of the existing structures.

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

There are dozens of remaining historic frame vernacular structures of similar style and features in the neighborhood. Architecturally, they are not easily identifiable as barracks other than their utilitarian four-bay and mirrored construction with minimal embellishment. However, these structures are among the last remaining examples of structures that were utilized in the City's Army occupation during the early- to mid-1940s.

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

The City has not performed a damage assessment for these structures as of the date of the drafting of this report. However, photos submitted with the application and staff assessment demonstrate that both structures have sustained significant damage. The property likely experienced floodwaters of 3.5 feet or greater, with a property elevation of 3.5 feet NAVD 88, and the existing structures appear to be elevated less than two feet above grade. The applicant states similar issues with repair in their narrative.

(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 this is not possible. However, Staff does seek applicant input as to whether they would attempt to preserve the existing structures should future development variances be denied.

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 supports the request to demolish the buildings without a stay, but seeks input from the Historic Preservation Board on the proposed redevelopment of the property through the accompanying design review, and acknowledgement from the applicant that current code regulations permit only a one-for-one replacement of developed space on the property at the existing density. Pending regulation changes would allow for the redeveloped structures' ground level parking and storage to not count against that developed square footage limitation, but the only path available for the applicant to redevelop the structures with all eight units intact and additional living square footage is to obtain multiple variances or seek a code amendment. The applicant has applied for accompanying variances to allow for the structures proposed for design review to be developed, which will be heard by the Board of Adjustment in May. In absence of these variances, the applicant may only currently redevelop the existing eight units with the same developed square footage, or redevelop a larger structure or structures with the number of units permitted by the underlying zoning district, which appears to be two.

Staff recommendation:

After applicant acknowledgement of potential limitations on redevelopment: Staff recommends approval for the demolition of both contributing structures proposed under Case No. 25053 without a stay on demolition.



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.

same number of units but with 500sf of extra density per unit. The proposed re-
development will include rehabilitation of one (1) historic structure that is to remain
on the site as part of the proposed new development.

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.

See attached plans.

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 Applicant is proposing to redevelop a majority of the site to continue in order to continue the use of the property as it has historically been used.

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

The Applicant and its design team have spent significant time and expense to ensure that the historic character of the property is retained and preserved as best as it possibly can. Applicant is preserving one (1) structure on the site that was least affected by storm damage in order to retain the distinctive character of the property with the proposed redevelopment.

- 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 is proud to own property in such a historically significant area and understands the need to recognize the character of the neighborhood. In designing the proposed redevelopment, Applicant and the design team utilized characteristics which will capture the character of the site and are retaining one (1) historic structure on the site which was least affected by the destruction caused by the hurricane. The Applicant and its design team feel that the rehabilitation of the historic structure incorporated into the site will help to recognize the historic character of the site.

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

The site has not undergone significant changes in over 30 years. However, the Applicant understands the need to preserve and retain the historic significance of the site and will do so by rehabilitating one (1) structure on the site which was least affected by the hurricanes.

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

The Applicant and its design team have worked to craft a design which utilizes materials, features, finishes, and construction techniques/craftsmanship which honor the character of the site.

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

The Applicant will work to repair deteriorated features when rehabilitating the one (1) structure that is to remain on the site. All other structures are proposed to be demolished and redeveloped in conformity with the character of the site and neighborhood.

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

N/A

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

Any construction on the site will utilize appropriate mitigation techniques in order to preserve and protect any archeological resources on the site.

- 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 proposed redevelopment of the site seeks to recognize and carry on the historic character of the site, including the features and spatial relationships which characterize the property. Applicant and its design team have crafted a design which is compatible with the neighborhood and its' historic features so as to protect the integrity of the site and surrounding environment. The site has historically had beautiful porches, so the Applicant is even requesting a variance to include porches in the front/side setbacks in order to carry on the historic character of the property.

- 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 proposed new construction will be undertaken so that removal in the future, if necessary, will protect the essential form and integrity of the historic property itself and the environment will 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.**

N/A

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

N/A

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

N/A

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

N/A

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 destruction caused by the storms caused significant damage to the structures proposed to be demolished. No reasonable measures can be taken to save these structures as there is irreparable damage due to the destruction caused by the hurricanes. The Applicant is preserving one (1) structure on the site which sustained the least amount of damage and which reasonable measures could be taken to preserve the building and incorporate its' rehabilitation into the redeveloped site.

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 buildings which are proposed for demolition and redevelopment are not capable of earning any economic return in their current condition. As noted in #1 above, the damage caused by the storms left the structures in a condition which does not allow for the perpetuation of the structures. The Applicant has looked researched the feasibility of rehabilitating the structures and the anticipated expense would not allow the Applicant to earn any reasonable return on the rehabilitated structures' value. In researching rehabilitation versus redevelopment, the Applicant has spent significant time and effort with its team to design a proposed redevelopment which comports to the neighborhood's historic charm and character.

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

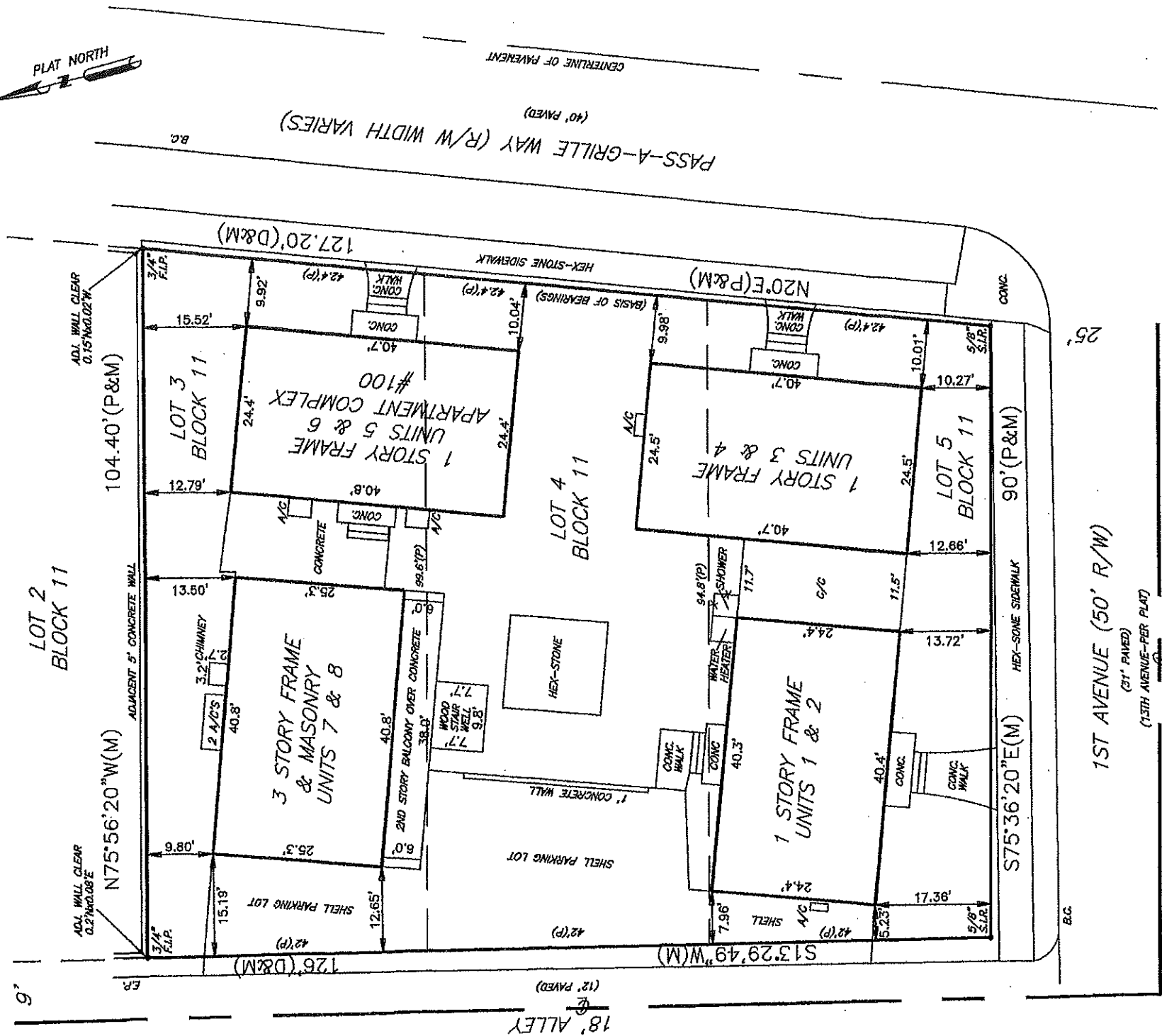
(Example: Windows-Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite)

<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.

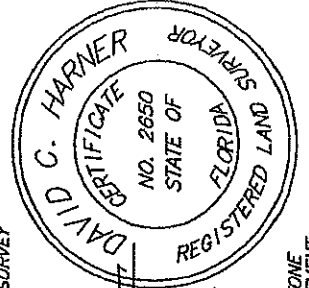
Owner/Applicant Signature

Date



A BOUNDARY SURVEY OF LOTS 3, 4 AND 5, BLOCK 11, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

JOB NUMBER: MMXVII137 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 4/06/17 SCALE: 1 INCH = 20 FEET DRAWN BY: DCH	DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL 33706 SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST	FLOOD ZONE: "AE" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125149 PANEL NUMBER: 0286 G CHECKED BY: DCH
CERTIFIED TO: SEA BISCUIT PROPERTIES LLC		
<p>1 HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.</p> <p>NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.</p> <p>LEGEND: N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C.=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE EL=ELEVATION FT.=FINISHED FLOOR F.L.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650 O.P.=OPEN PORCH F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED UT=UTILITY EASE=BASEMENT P/S=PAVERSTONE D=DEED R=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR=DRAINAGE UT=UTILITY EASE=BASEMENT P/S=PAVERSTONE B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT</p>		
<p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>		



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

Agenda Report

Agenda Title Name: Design Review No. 25050: 100 Pass-A-Grille Way

Action Request: None - the Historic Preservation Board may make recommendations to assist the structures to be constructed in a manner more compatible with the Pass-A-Grille Overlay District.

Strategic Objective:

Date: May 1, 2025

Prepared By: Tara Salmieri

Through:

Summary of Issue: The subject development is currently a 1940s-built residential apartment complex that was originally constructed to house troops during the Army's World War II settlement in the neighborhood. Two of the three residences on the property were heavily damaged in the recent storms, and are sought to be demolished through a companion Certificate of Appropriateness. The 1994-built three-story duplex residence to the northwest of the property is maintained in good condition and is proposed to remain.

The applicant is pursuing a design review for the new structures to be constructed to the 'Courtyard Apartment' building type, which Staff finds is the layout most in alignment with the current footprints of the existing structures. The replacement structures will be three stories each with a ground level of parking and two living stories.

Staff's design consultant found the structures to meet the Pass-A-Grille Overlay District design criteria and for the lot's landscaping to meet the requirements for the building type. The consultant's recommendation pertained to the rooftop railing, which they requested match the railing of the features below.

The site is legally grandfathered relative to its

underlying zoning district density, which would permit two units if developed today. The applicant is seeking multiple variances to allow for encroachment of front porch elements and a trellis, rear encroachment of the southwestern building, and developed floor area, in order to construct the design as proposed. Staff finds that the site is not of an unusual proposed density relative to other apartment developments in the neighborhood, many of which were developed much later than the subject development. Furthermore, each reconstructed unit of the development would be limited to just one bedroom due to the design providing only eight parking spaces, which assists to preserve intensity. However, Staff finds the additional habitable floor area request of 2,700 square feet is substantial, nearly doubling the living square footage of the units, and the addition of the third story changes the scale of the structure, which can be seen as adverse to preservation of the form of the existing buildings. Staff does not consider this to be adverse to a finding of compatibility for the purposes of the design review, but these concerns may be more relevant when reviewing the proposed variances.

Staff also has concerns regarding the rooftop deck, which is found to be unusual for the vicinity and apartments in Pass-A-Grille in general, but recognizes that such elements are not currently regulated for residential as they are for commercial developments. However, such elements do further affect the overall scale of development, if not the building itself.

Funding: N/A

Attachments:

1. Application
2. Plans
3. Survey

Required Drawings

The following drawings, as applicable, are required at the time of this application submission. Please check that the document is included with your submission, or indicate that it is not applicable to the project. All drawings shall be sized between 11x17" and 24x36" unless otherwise approved by Staff.

Site plan showing the following improvements:		
	Provided	N/A
Building dimensions shown on plans, or drawn to scale on plans	X	
Mass and scale proportions of on-site building(s)	X	
Location of service areas, such as solid waste storage areas, and mechanical equipment	X	
Screening device locations	X	
Parking locations	X	
Site furnishings	X	
Lighting fixtures	X	
Freestanding signage	X	
Elevations (front, secondary front, side(s), rear) showing the following improvements:		
	Provided	N/A
Full color elevation(s) of any building elevation which fronts a public right-of-way	X	
Building materials referenced on elevations Note: Numbering the elevation with references to materials on a separate document is acceptable.	X	
Mass and scale proportions	X	
Location of service areas, such as solid waste storage areas, and mechanical equipment	X	
Screening devices	X	
Site furnishings	X	
Lighting fixtures	X	
Signage	X	
Landscaping plan showing the following:		
	Provided	N/A
One understory tree per 20 linear feet of the elevated building viewed from the public right-of-way(s) along primary frontage	X	
A minimum three-foot-wide landscaping area along primary frontage	X	
Ornamental grasses, and groundcovers	X	
At least ten shrubs, minimum three gallons, along primary frontage	X	
One canopy tree along primary frontage	X	
An opaque hedge (maximum 3' height at maturity), or wood, shell or concrete fence or knee wall of 2-4' in height, along the property frontage (except crossing driveways and pathways)	X	

Required Building Design Elements

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

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

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

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.

B. J. W. J.

03-20-2025

Applicant Signature

Date



ENTITLEMENTS PACKAGE



BARRACKS BY THE SEA

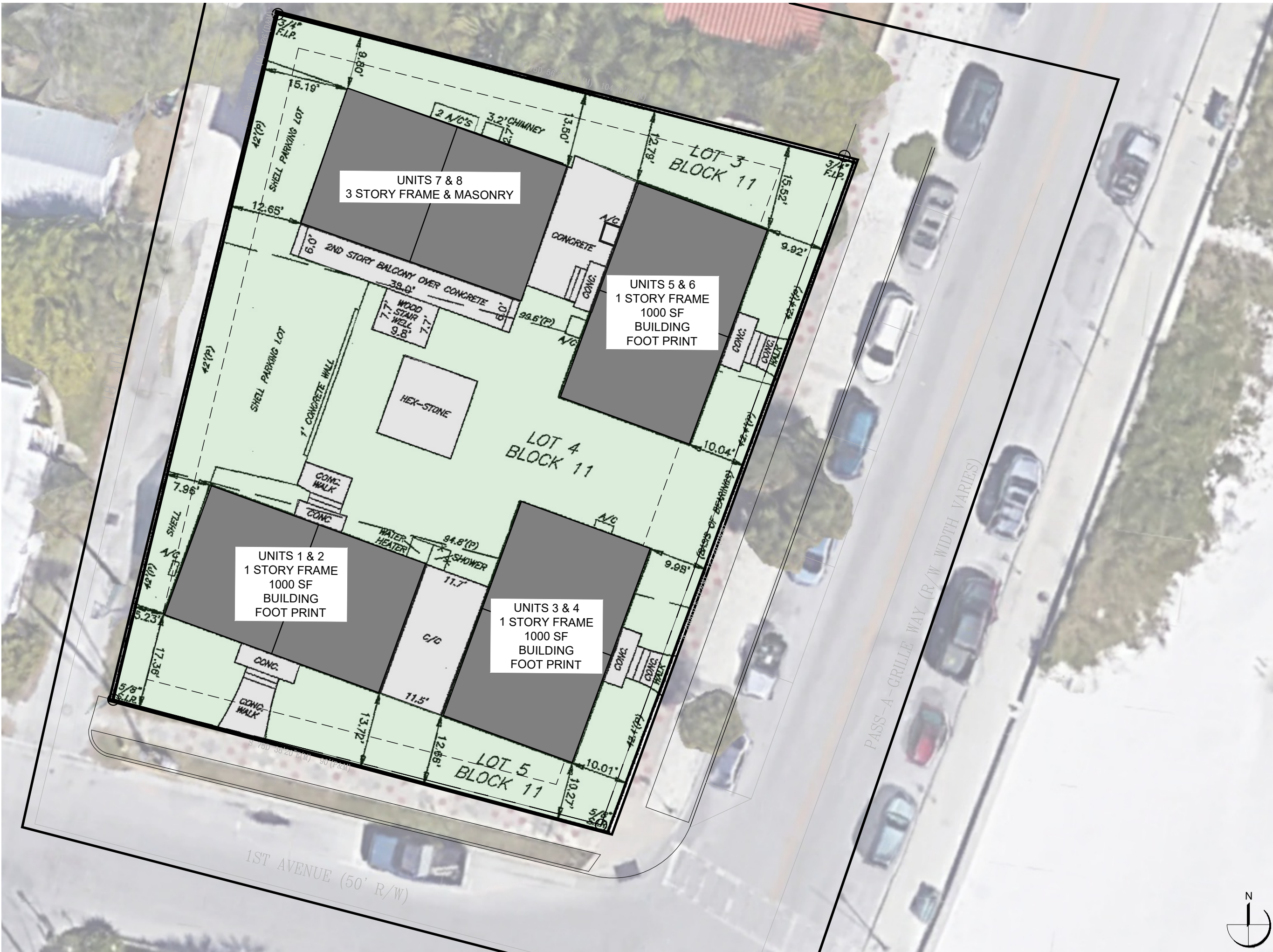
100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

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03.20.25

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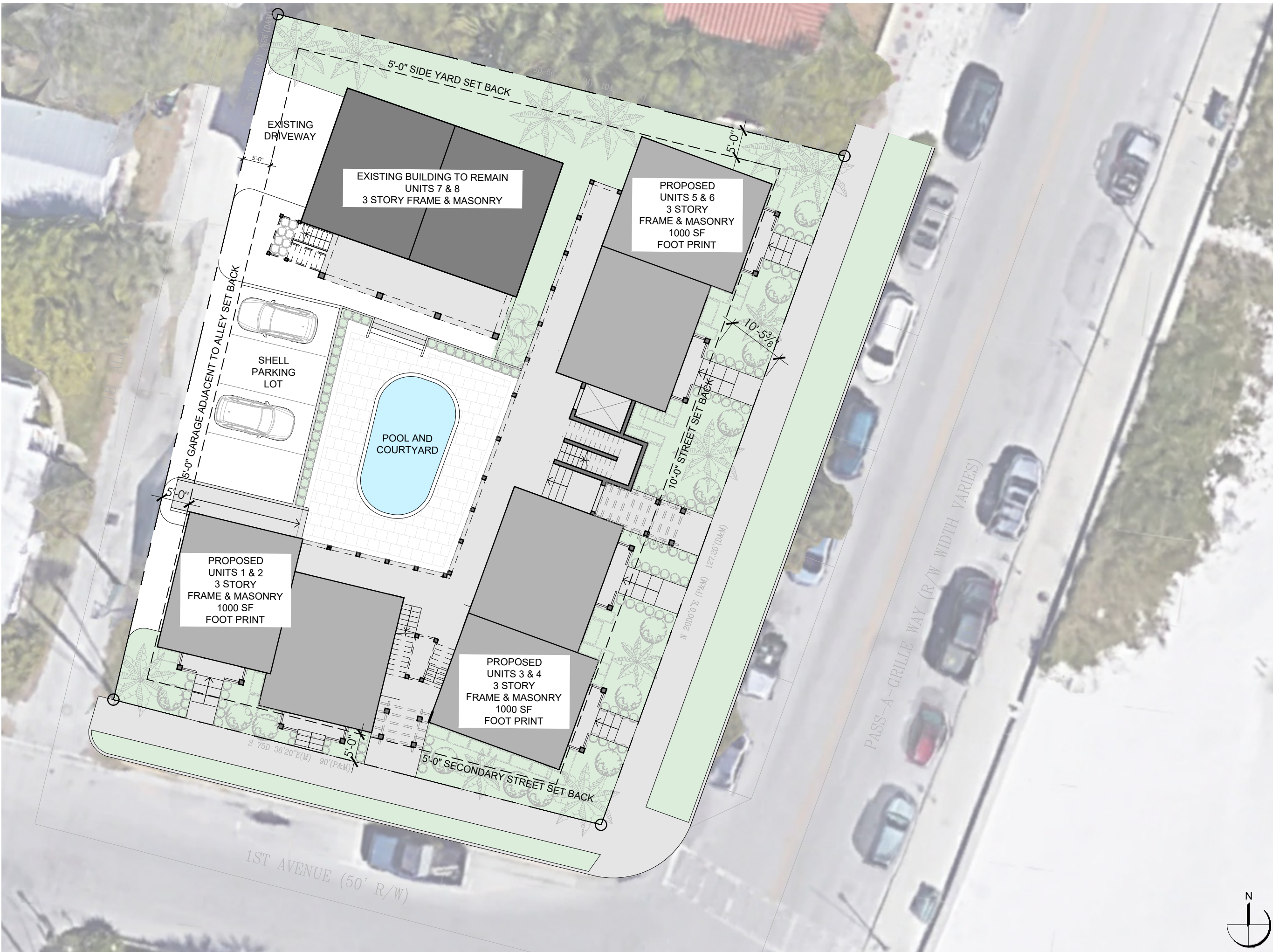
TABULATIONS		
EXISTING CONDITIONS		
	REQUIRED	PROPOSED
LOT COVERAGE	80%	45%
IMPERVIOUS SURFACE RATIO	0.70	.45



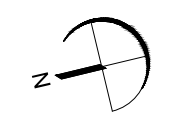
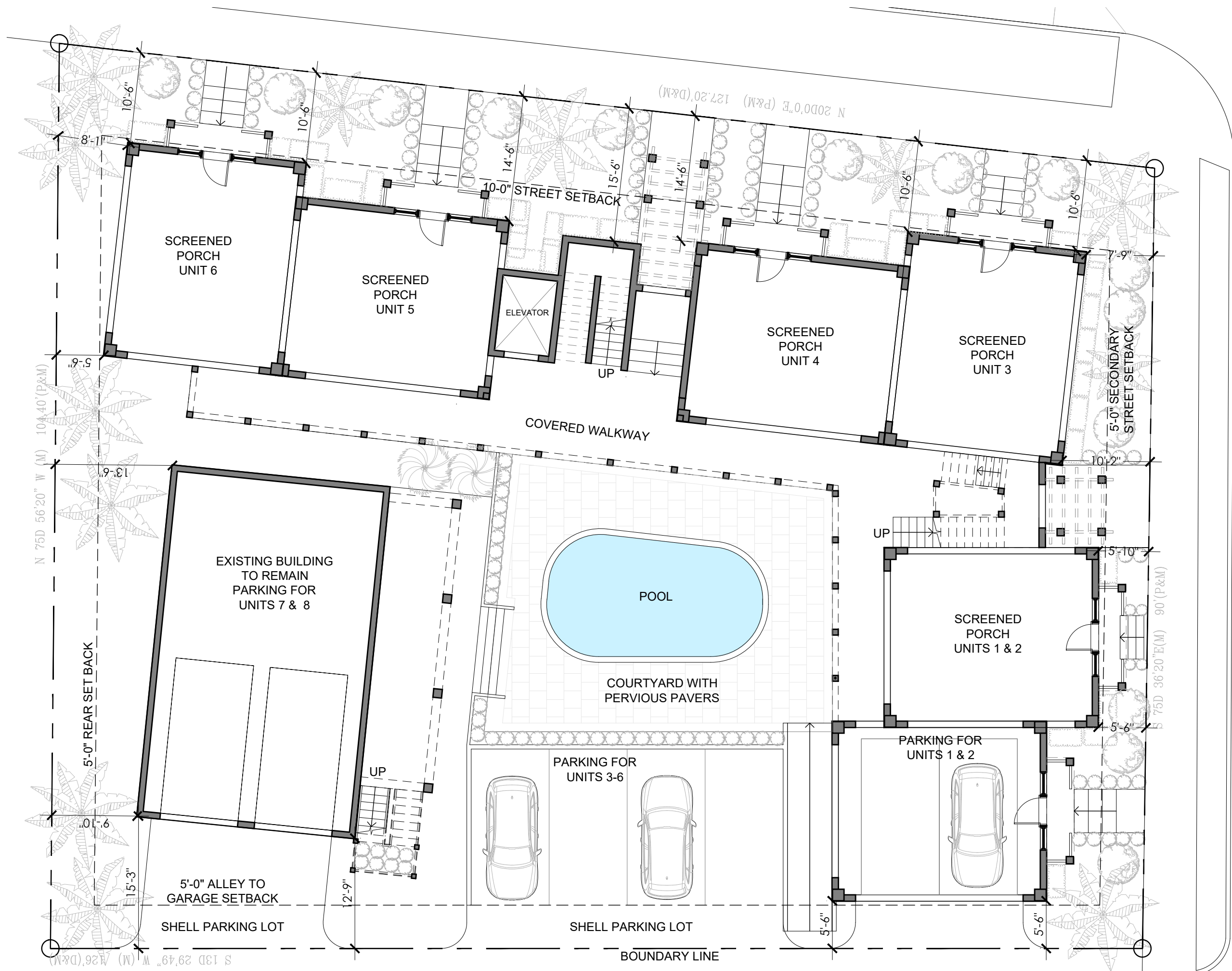
BARRACKS BY THE SEA
100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A0.1**

03.20.25
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TABULATIONS		
BUILDING ENVELOPE		
STREET SETBACK	REQUIRED 10'-0"	PROPOSED 10'-0"
SECONDARY STREET SETBACK	5'-0"	5'-0"
SIDE SETBACK	5'-0"	5'-0"
BUILDING HEIGHT	32'-0"	32'-0"
LOT COVERAGE	80%	61%
IMPERVIOUS SURFACE RATIO	0.70	.61
DENSITY		
EXISTING CONDITIONS	TOTAL	
2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)	2060 SF	
6 SINGLE STORY UNITS (500 SF PER UNIT)	3000 SF	
	5060 SF	
PROPOSED CONDITIONS		
EXISTING BUILDING TO REMAIN	2060 SF	
2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)		
6 THREE STORY UNITS WITH FIRST FLOOR NON-PROGRAMABLE SPACE		
FIRST FLOOR 500 SF PER UNIT	3000 SF	
SECOND FLOOR 450 SF PER UNIT	2700 SF	
	7760 SF	



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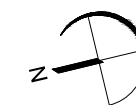
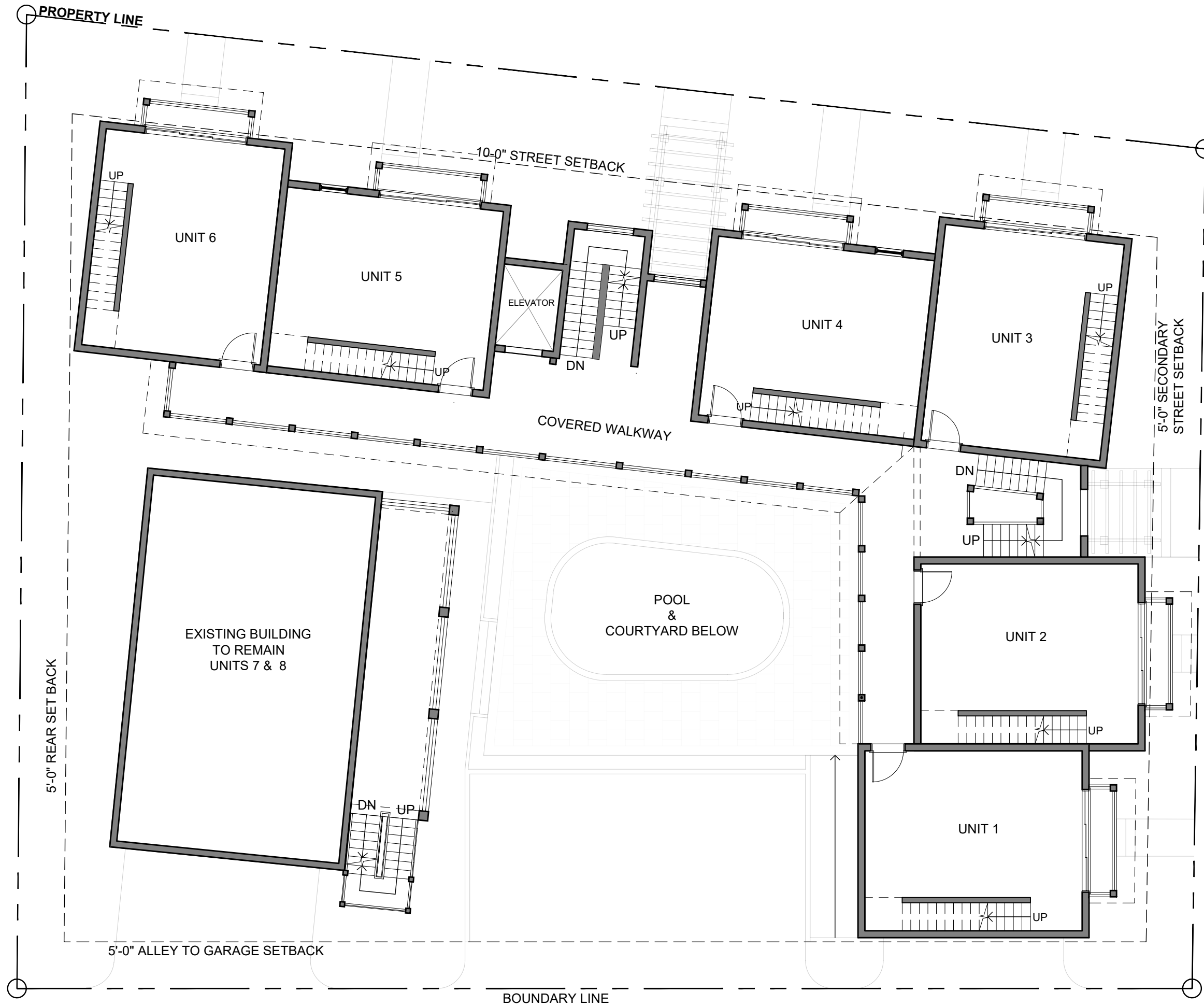
100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

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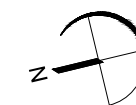
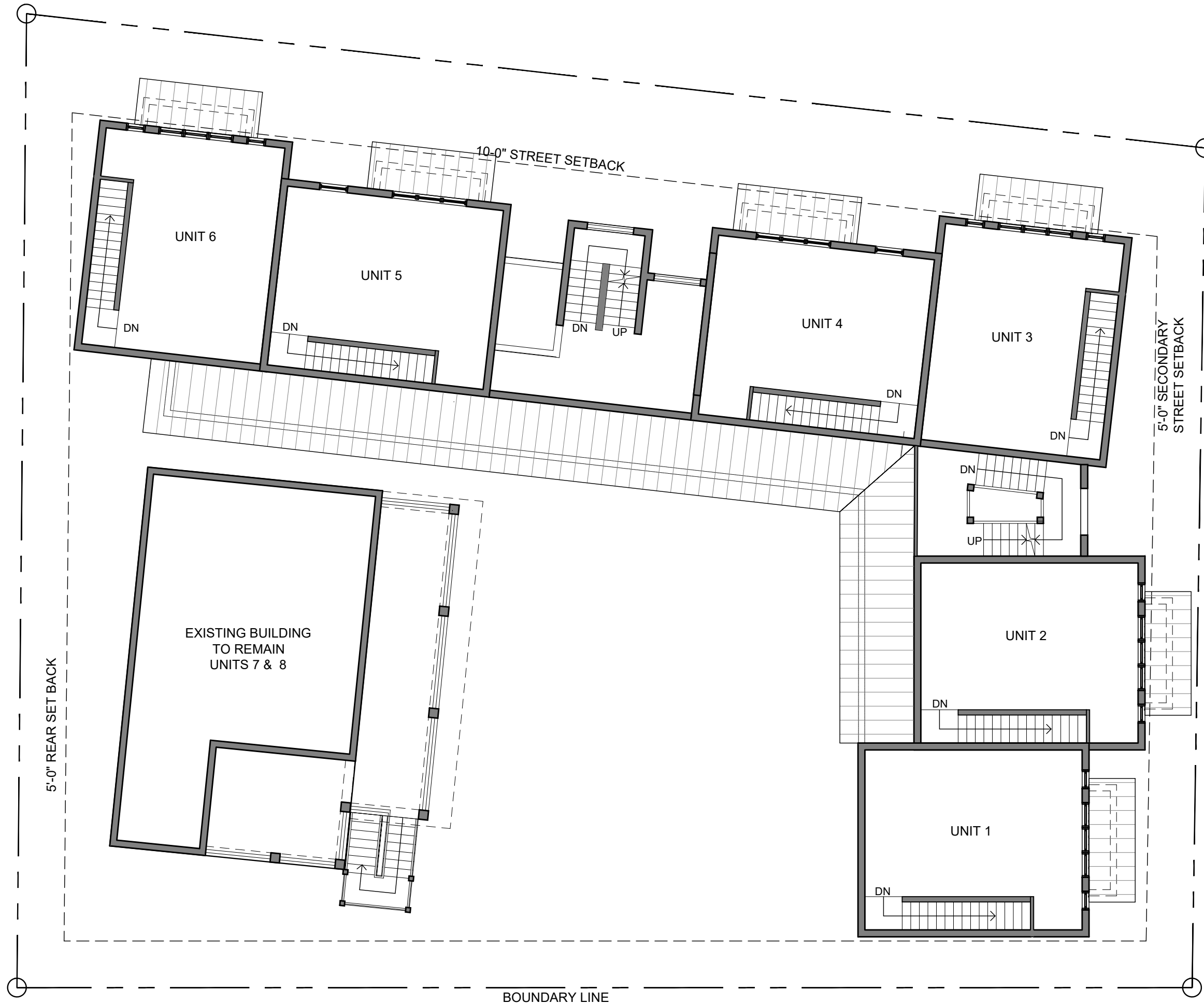
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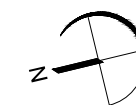
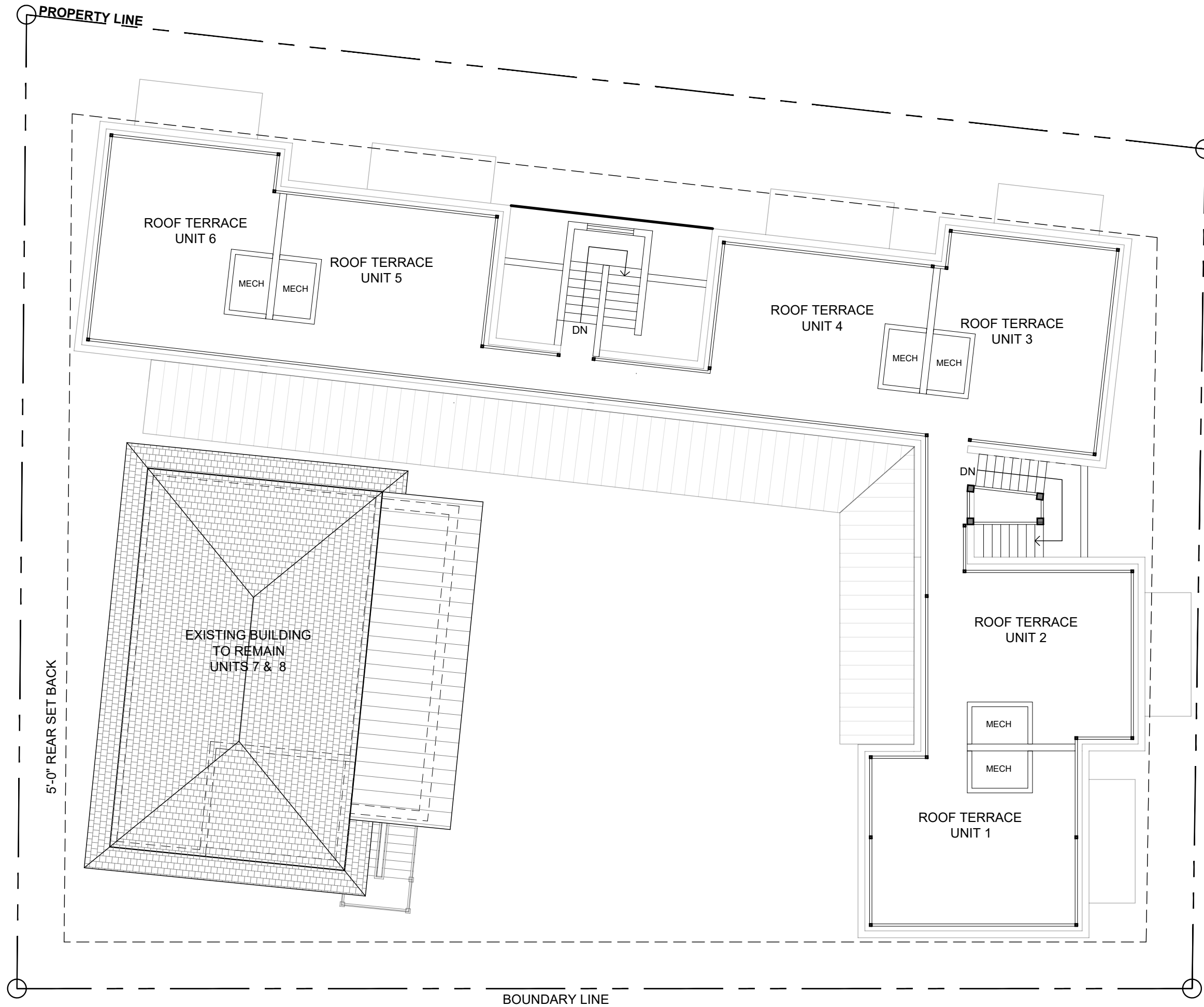
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03.20.25

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PROPOSED SECOND FLOOR PLAN

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



BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A1.3**

03.20.25

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PROPOSED ROOF TERRACE PLAN

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



NORTH ELEVATION



SOUTH ELEVATION

(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 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 1/2 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.

SEC. 20.24 SUMMARY

THIS PROJECT AIMS TO REVITALIZE, RESTORE, AND ENHANCE SIX EXISTING RESIDENTIAL UNITS THAT SUFFERED SEVERE DAMAGE DUE TO RECENT EXTREME WEATHER. THE PROPOSED DESIGN THOUGHTFULLY ADDRESSES THREE CRITICAL CHALLENGES: RESTORING THE STRUCTURES TO MEET FEMA REQUIREMENTS, ALIGNING THE BUILDING DESIGN WITH LAND DEVELOPMENT CODE (LDC) GUIDELINES, AND ENHANCING THE SITE'S LONG-TERM VIABILITY WHILE PRESERVING THE UNIQUE CHARACTER OF THE PASS-A-GRILLE COMMUNITY.

A KEY FOCUS OF THE DESIGN IS CREATING A WELCOMING, PEDESTRIAN-FRIENDLY ENVIRONMENT. THE PROPOSED GROUND-FLOOR PORCH ENTRANCES ENHANCE THE STREET-LEVEL PRESENCE WHILE MAINTAINING THE PORCH-LIKE ENTRYWAY OF THE ORIGINAL BUILDINGS, ENSURING SEAMLESS INTEGRATION WITH THE SURROUNDING NEIGHBORHOOD. THOUGHTFULLY LANDSCAPED PATHWAYS FURTHER ENRICH THE PEDESTRIAN EXPERIENCE, FOSTERING CONNECTIVITY BETWEEN THE RESIDENCES AND THE SIDEWALK.

THE DESIGN REMAINS TRUE TO THE COURTYARD APARTMENT TYPOLOGY OUTLINED IN THE LDC, MAINTAINING THE EXISTING 500-SQUARE-FOOT BUILDING FOOTPRINT AT GRADE. TO COMPLY WITH FEMA'S ELEVATION REQUIREMENTS FOR LIVABLE SPACE, THE SECOND FLOOR RETAINS THE EXISTING 500 SQUARE FEET, WHILE A NEWLY INTRODUCED 500-SQUARE-FOOT THIRD FLOOR EXPANDS LIVING SPACE TO ENHANCE BOTH FUNCTIONALITY AND LONG-TERM VIABILITY. EACH UNIT ALSO FEATURES A ROOFTOP TERRACE, PROVIDING A THOUGHTFULLY DESIGNED OUTDOOR GATHERING SPACE INSPIRED BY THE ARCHITECTURAL CHARACTER OF GULF WAY, 3RD AVENUE, PASS-A-GRILLE WAY, AND 7TH AVENUE. THESE TERRACES CONTRIBUTE TO THE DEVELOPMENT'S VISUAL APPEAL WHILE FOSTERING A STRONG SENSE OF COMMUNITY AMONG RESIDENTS. IMPORTANTLY, THE OVERALL AT-GRADE BUILDING FOOTPRINT REMAINS UNCHANGED FROM THE EXISTING STRUCTURES, AND THE TOTAL BUILDING MASS ADHERES TO THE ALLOWABLE REQUIREMENTS SET FORTH IN THE LDC.

THE PROPOSED BUILDING HEIGHT INTEGRATES HARMONIOUSLY WITH SURROUNDING STRUCTURES, INCLUDING THE FOUR-STORY POINT PASS-A-GRILLE CONDOMINIUM COMPLEX ACROSS 1ST AVENUE. BY MAINTAINING THE AREA'S RESIDENTIAL SCALE, THIS PROJECT WILL SERVE AS AN ARCHITECTURAL ANCHOR AT THE ISLAND'S SOUTHERN POINT, GUIDING FUTURE DEVELOPMENT WHILE PRESERVING THE NEIGHBORHOOD'S HISTORIC CHARACTER.

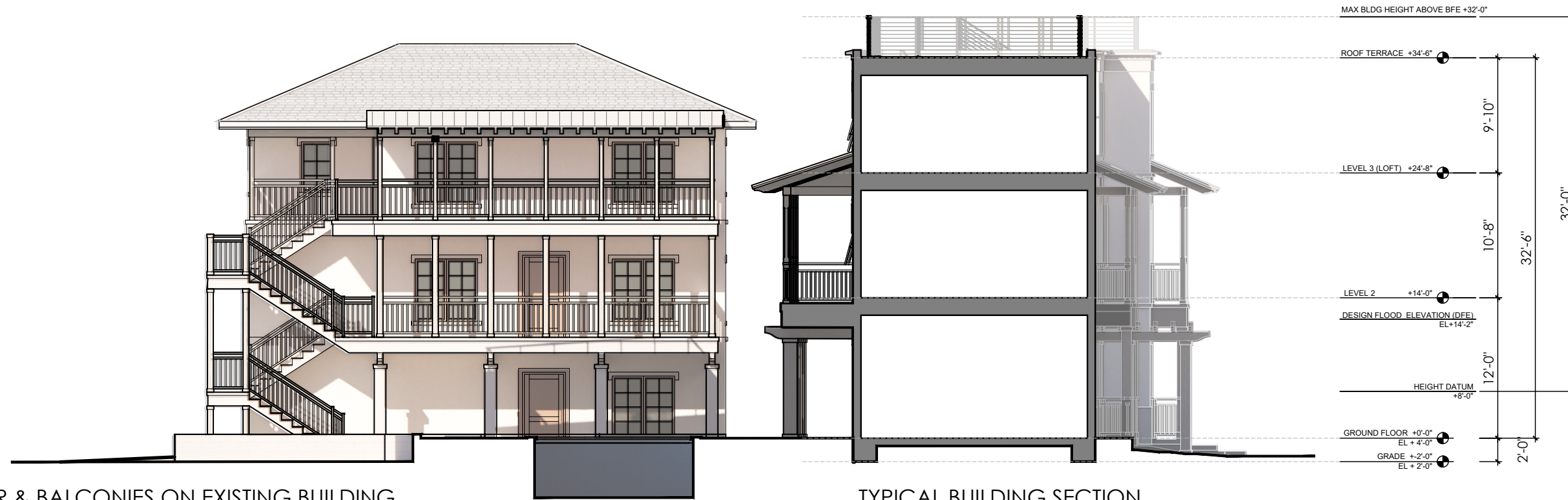
BEYOND RESTORING THESE UNITS, THIS PROJECT PRESENTS A UNIQUE OPPORTUNITY TO ENHANCE THE VIBRANCY AND RESILIENCE OF PASS-A-GRILLE. IT WILL REINFORCE THE COMMUNITY'S IDENTITY, SUPPORT RESPONSIBLE GROWTH, AND ENSURE THAT FUTURE DEVELOPMENT UPHOLDS THE CHERISHED CHARACTER AND SCALE OF THE AREA.



EAST ELEVATION



WEST / COURTYARD ELEVATION



NEW STAIR & BALCONIES ON EXISTING BUILDING
(STORM REPAIR)

TYPICAL BUILDING SECTION



BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A9.0**

03.20.25

(727) 800-5300 | ARCHITECTUREFP.COM



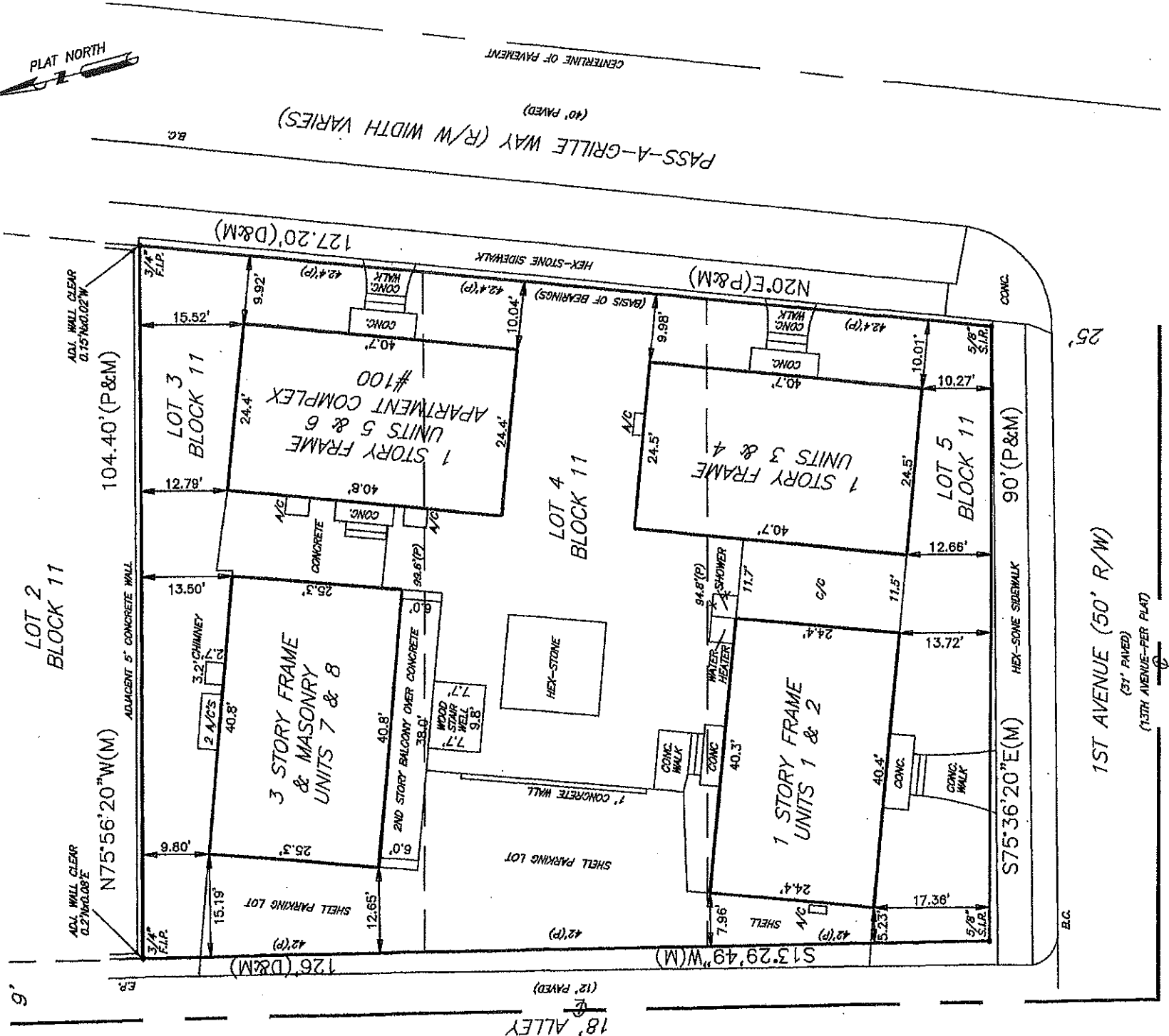
BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A9.1**

03.20.25

(727) 800-5300 | ARCHITECTUREFP.COM



A BOUNDARY SURVEY OF LOTS 3, 4 AND 5, BLOCK 11, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

JOB NUMBER: MMXVII137
 TELEPHONE: (727) 360-0636
 DATE OF FIELD SURVEY: 4/06/17
 SCALE: 1 INCH = 20 FEET
 DRAWN BY: DCH
 FLOOD ZONE: "AE"
 FLOOD MAP DATE: 8/18/09
 COMMUNITY NUMBER: 125149
 PANEL NUMBER: 0286 G
 CHECKED BY: DCH

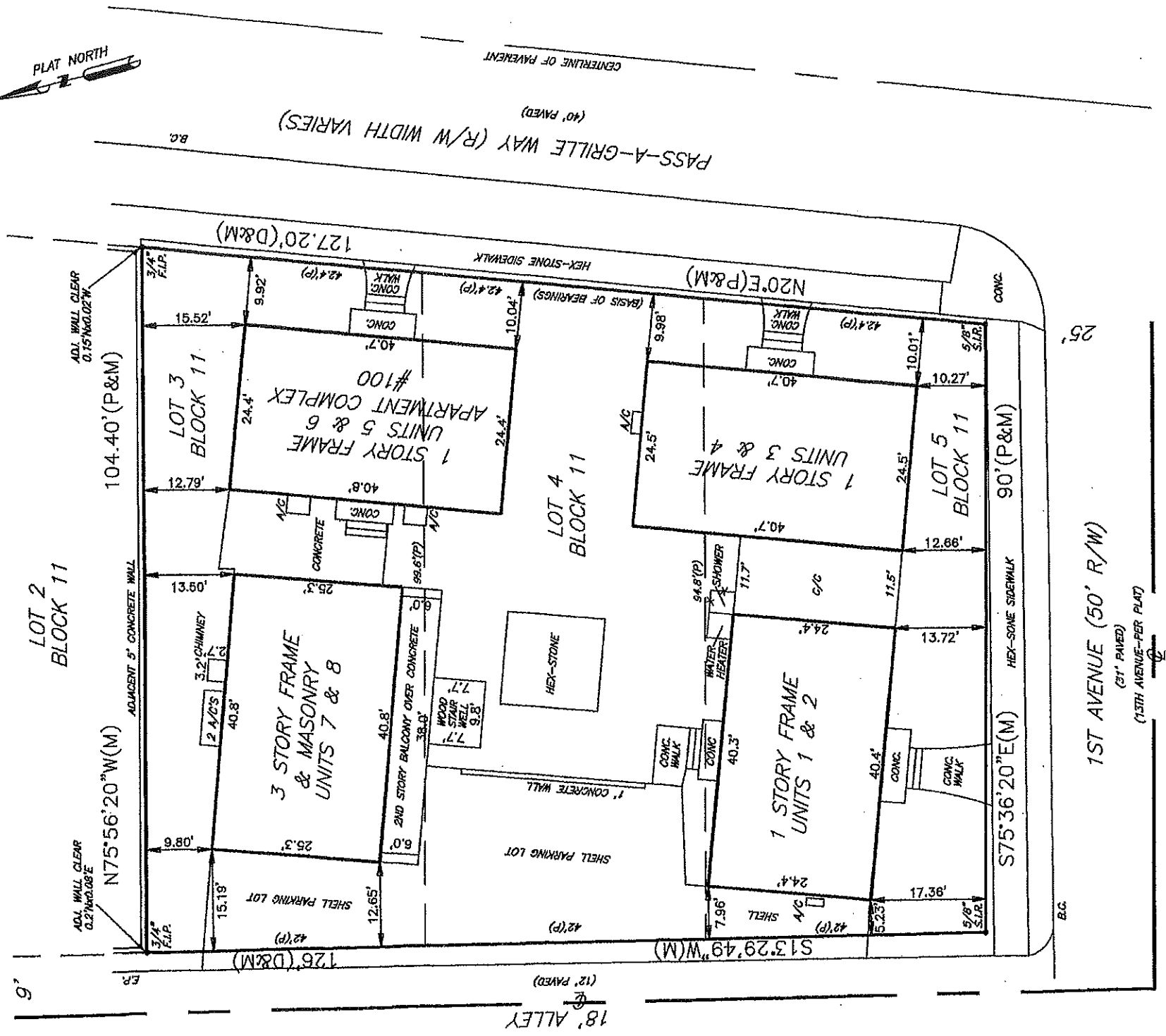
CERTIFIED TO: SEA BISCUIT PROPERTIES LLC
 SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST

I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

LEGEND:
 N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION
 A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C=CHORD LENGTH C.L.F.=CHAINLINK FENCE R.M.=RIGHT OF WAY
 CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CI=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE
 EL=ELEVATION F.F.=FINISHED FLOOR F.L.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2660 O.P.=OPEN PORCH
 F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M.=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE
 D=DEED R=RADIUS W/M=HING WALL W.F.=WOOD FENCE DR=DRAINAGE UT=UTILITY EASE=EASEMENT P/S=PAVERSTONE
 B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT

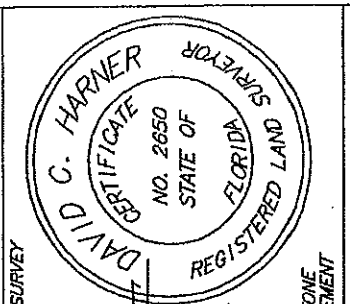
4/10/17 DCH
 DAVID C. HARNER
 REGISTERED LAND SURVEYOR
 NO. 2650
 STATE OF FLORIDA
 CERTIFICATE



A BOUNDARY SURVEY OF LOTS 3, 4 AND 5, BLOCK 11, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

JOB NUMBER: MMXVII137
 TELEPHONE: (727) 360-0636
 DATE OF FIELD SURVEY: 4/06/17
 SCALE: 1 INCH = 20 FEET
 DRAWN BY: DCH

DAVID C. HARNER
 PROFESSIONAL LAND SURVEYOR
 9925 GULF BOULEVARD
 TREASURE ISLAND, FL 33706
 SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST
 CHECKED BY: DCH



I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

LEGEND:
 N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION
 A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C.=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY
 CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE
 EL=ELEVATION FT.=FINISHED FLOOR F.L.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650 O.P.=OPEN PORCH
 F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED UT=UTILITY EASE=EASEMENT P/S=PAVERSTONE
 D=DEED R=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR=DRAINAGE UT=UTILITY EASE=EASEMENT P/S=PAVERSTONE
 B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT

CERTIFIED TO: SEA BISCUIT PROPERTIES LLC

FLOOD ZONE: "AE"
 FLOOD MAP DATE: 8/18/09
 COMMUNITY NUMBER: 125149
 PANEL NUMBER: 0286 G

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

Agenda Report

Agenda Title Name: Design Review No. 25039: 103 24th Ave

Action Request: None - the Historic Preservation Board may recommend modifications that make the structure more compatible with the Overlay District.

Strategic Objective:

Date: May 1, 2025

Prepared By: Brandon Berry, Senior Planner
Tara Salmieri

Through: Laura Canary, Community Development Director

Summary of Issue: The proposed plan is sought as a redevelopment of the subject property, which currently contains a residential structure determined to be contributing to the Pass-A-Grille Overlay District and a detached garage. The proposed structure contains one living level over parking and storage, with a significant roof pitch and dormer on the upper level.

The City's design consultant had the following comments:

- 1) The wainscot on the lower level should be eliminated or reduced to less than two feet in height to avoid drawing attention to the non-habitable level;
- 2) The front facade stairs should be shielded or reoriented;
- 3) The frontage landscaping requires additional foliage and layering of material to meet minimum code requirements.
- 4) The garage door color should be changed to be less stark compared with the rest of the lower level.

Staff has no zoning comments on the development except for the landscaping noted by the design reviewer. The structure appears to be appropriately scaled for the vicinity and otherwise meet zoning requirements for new construction.

Staff does request testimony from the applicant regarding the intent to underground or otherwise modify utility lines that extend through the center of the property and appear they would intersect the building.

Funding: N/A

Attachments:

1. Application
2. Agent Authorization
3. 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

Representative Name & Address

GINA AND MIKE PEZZA

NJM ARCHITECT, LLC
NATE MEYER, RA
5510 N BRANCH AVE
TAMPA, FL 33604

GINA 630.675.1397

Phone MIKE 630.675.1396

Phone 813.713.6862

Property Address and Legal Description

103 24TH AVE ST PETE BEACH 33706

Project Description

A NEW 2-STORY SINGLE-FAMILY RESIDENCE. THE MAIN LIVING LEVEL IS ELEVATED EXCEEDING THE DESIGN FLOOD ELEVATION OF 11FT. A NON-CONDITIONED FOYER PROVIDES ACCESS FROM THE GROUND LEVEL TO THE UPPER LIVING LEVEL. HVAC & ELECTRICAL EQUIPMENT IS ELEVATED ABOVE DFE.

TYPE OF ACTIVITY

New Construction: YES

Addition: _____

Other (please explain): _____

Required Drawings

The following drawings, as applicable, are required at the time of this application submission. Please check that the document is included with your submission, or indicate that it is not applicable to the project. All drawings shall be sized between 11x17" and 24x36" unless otherwise approved by Staff.

Site plan showing the following improvements:		
	Provided	N/A
Building dimensions shown on plans, or drawn to scale on plans	X	
Mass and scale proportions of on-site building(s)	X	
Location of service areas, such as solid waste storage areas, and mechanical equipment	X	
Screening device locations	X	
Parking locations	X	
Site furnishings		X
Lighting fixtures	X	
Freestanding signage		X
Elevations (front, secondary front, side(s), rear) showing the following improvements:		
	Provided	N/A
Full color elevation(s) of any building elevation which fronts a public right-of-way	X	
Building materials referenced on elevations Note: Numbering the elevation with references to materials on a separate document is acceptable.	X	
Mass and scale proportions	X	
Location of service areas, such as solid waste storage areas, and mechanical equipment	X	
Screening devices	X	
Site furnishings		X
Lighting fixtures	X	
Signage		X
Landscaping plan showing the following:		
	Provided	N/A
One understory tree per 20 linear feet of the elevated building viewed from the public right-of-way(s) along primary frontage	X	
A minimum three-foot-wide landscaping area along primary frontage	X	
Ornamental grasses, and groundcovers	X	
At least ten shrubs, minimum three gallons, along primary frontage	X	
One canopy tree along primary frontage	X	
An opaque hedge (maximum 3' height at maturity), or wood, shell or concrete fence or knee wall of 2-4' in height, along the property frontage (except crossing driveways and pathways)	X	

Required Building Design Elements

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

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

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

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

2/25/25

Date



Agent Authorization Form
Community Development Department
City of St. Pete Beach, Florida

I/WE Michael Pezza
(print name of property owner)

hereby authorize NATE MEYER, RA (NJM ARCHITECT, LLC)
(print name of agent)

to represent me/us in an application for PAG OVERLAY DESIGN REVIEW
(type of application: variance, land use, zoning, special event, etc)

[Signature]

Signature of owner

Signature of owner

Michael Pezza

Print name of owner

Print name of owner

The foregoing instrument was acknowledged before me this 25 day
of February 2025, by Michael Pezza who
is personally known _____ or produced driver's license as
identification.

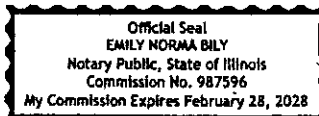
Emily Norma Bily EMILY NORMA BILY

(Notary Signature)

February 25, 2025

(Date)

My commission expires February 28, 2028



STATE OF Illinois
COUNTY OF DuPage

The foregoing instrument was acknowledged before
me this 25 day of February 2025,
by Michael Pezza

Emily Norma Bily EMILY NORMA BILY
Notary Public's Signature Notary Name
My Commission Expires February 28, 2028



PEZZA RESIDENCE

03.12.2025

103 24TH AVE
ST PETE BEACH, FL



Digitally signed by
nathaniel meyer
Date: 2025.03.12
10:42:42-04'00'

NJM
ARCHITECT

PAG DESIGN REVIEW
PEZZA RESIDENCE

ABBREVIATIONS

0°	DEGREES
>	GREATER THAN
<	LESS THAN
#	POUND OR NUMBER
AND	AND
Ø	DIAMETER
ACT	ACCOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	MOVIE FINISH FLOOR
AL/ALUM	ALUMINUM
ANODZD	ANODIZED
AHJ	AUTHORITY HAVING JURISDICTION
BYND	BEYOND
B.O.	BOTTOM OF
CCSPF	CLOSED CELL SPRAY FOAM (INSULATION)
CHNL	CAST IN PLACE CHANNEL
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CR	CERAMIC TILE
CS	DOUBLE DEMOLISH OR DEMOLITION
DEM	DIAMETER
DIM	DIMENSION
DMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION OR ELEVATION
ENV	ENVIRONMENTAL
EPDM	ETHYLENE PROPYLENE DIENE M-CROSS ROOFING
EPS	EXPANDED POLYSTYRENE (INSULATION)
EQ	EQUAL
EXG. (E)	EXISTING
FBC	FUTURE
FI	FLOORING
FD	FLOORING BUILDING CODE
FDI	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FEC	FIRE EXTINGUISHER CABINET
FXT	FUTURE
FLR	FLOOR
FM	FILLED METAL
FND	FOUNDATION
FR	FIRE RATED FIRE RESISTANT
GA	GALVANIZED
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GSF	GROSS SQUARE FEET
GWB	GYPSON WALL BOARD
HC	HOLLOW CORE
HDG	HOT DIP GALVANIZED
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ICBWB	IMPACT RESISTANT GYPSON WALL BOARD
IN	IN LINE OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
ISO	POLYISOCYANURATE (INSULATION)
LMI	LARGE MISSILE IMPACT
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MED	MEDIAN
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
MR	MOISTURE RESISTANT
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOI	NON-IMPACT
NSF	NET SQUARE FEET
OC	ON CENTER
OH	OPPOSITE OR OPPOSITE HAND
OPP	OPPOSITE
Q	QUICK
PCC	PRECAST CONCRETE
PLMB	PLUMBING
PLYWD	PLYWOOD
PLND	PRESSURE TREATED (WOOD)
PNT	PAINT OR PAINTED
PNT	PAINT OR PAINTED
PSC	POUNDS PER SQUARE FOOT
PSF	POUNDS PER SQUARE FOOT
PVC	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQ	REQUIRED / REQUIREMENTS
ROOM	ROOM
SA	SMOKE ALARM
SAB	SOUND ATTENUATION BATT
SCHD	SCHEDULE
SM	SIMILAR
SMI	SMALL MISSILE IMPACT
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPEAKER OR SPEAKER
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STR	STRUCTURE OR STRUCTURAL
STL	STEEL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TELE	TELEPHONE
TME	TO MATCH EXISTING
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL, TOP OF SLAB
TPO	TOILET PAPER DISPENSER
TRD	THERMOPLASTIC POLYOLEFIN ROOFING
TU	TELEPHONE DATA
TYD	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
US	UNDERSIDE
VF	VERTICAL IN FIELD
W	WITH
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WBR	WEATHER RESISTIVE BARRIER
WRR	WELDED WIRE REINFORCING
XPS	EXTRUDED POLYSTYRENE (INSULATION)

GRAPHIC SYMBOLS

	WALL ASSEMBLY TAG
	WINDOW TAG
	ELEVATION OF AN ELEMENT
	REVISION TAG
	DOOR TAG
	ACCESSIBILITY CLEARANCE
	OVERHEAD ELEMENTS
	HIDDEN ELEMENTS
	CENTERLINE OF ELEMENTS
	PROPERTY SETBACK LINE
	ELEVATION VIEW BUILDING
	TRUE NORTH SEE SURVEY
	PLAN NORTH

MATERIALS GRAPHICS

	EARTH (existing)
	EARTH (backfill)
	DRAINAGE FILL
	CAST-IN-PLACE CONCRETE
	PRECAST CONCRETE
	BRICK
	CONCRETE MASONRY UNITS
	STONE
	CAST STONE
	ALUMINUM
	STEEL
	WOOD CONTINUOUS
	WOOD BLOCKING
	FINISH WOOD
	HARDBOARD
	MEDIUM DENSITY FIBER BOARD (MDF)
	PARTICLE BOARD
	PLYWOOD
	SOLID SURFACE MATERIAL
	BATT INSULATION (MDF)
	LOOSE FILL INSULATION
	RIGID INSULATION
	GLASS
	LATH AND PLASTER
	GYPSON BOARD

APPLICABLE CODES

MUNICIPALITY: CITY OF SAINT PETE BEACH, FL
 RES COREY AVE
 SAINT PETE BEACH, FL 33706

LAND DEVELOPMENT CODE CITY OF ST PETE BEACH, FL
 FLORIDA BUILDING CODE 88 EDITION (2023) - RESIDENTIAL
 FLORIDA BUILDING CODE 88 EDITION (2023) - BUILDING OH 1
 FLORIDA BUILDING CODE 88 EDITION (2023) - ENERGY CONSERVATION
 FLORIDA FIRE PREVENTION CODE 88 EDITION (2023)
 FLORIDA STATUTES
 NFPA NATIONAL ELECTRICAL CODE

DESCRIPTION OF WORK

NEW CONSTRUCTION

A NEW 2 STORY SINGLE-FAMILY RESIDENCE. THE LOT IS LOCATED IN FEMA ZONE AE ELEVATION 8FT (DPE 10FT) AND LEWARD OF THE FEMA LHMW LINE. SPACES ON THE GROUND LEVEL ARE NON-CONDITIONED AND TO BE USED FOR GENERAL STORAGE AND A GARAGE.

GENERAL CONSTRUCTION

CONCRETE SLAB W/ TIMBER PALE FOUNDATIONS
 CMU EXTERIOR LOAD BEARING WALLS SUPPORTING WOOD FRAMING ABOVE
 PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES
 CONCRETE OVER METAL DECK BALCONY FLOORS

ALL MATERIALS BELOW DESIGN FLOOD ELEVATION ARE TO BE FLOOD-DAMAGE RESISTANT. REFER TO FEMA TECHNICAL BULLETIN 2 FOR APPROVED MATERIALS. SEE STRUCTURAL DRAWINGS FOR WOOD SPECIES.

MEANS OF EGRESS

CODE REFERENCE

ESCAPE AND RESCUE OPENINGS:	5/8" MIN NET CLEAR (58" @ GRADE)	FBC R310.2.1
	20" MIN CLEAR	
	24" MIN CLEAR	
	24" MIN 47" MAX SILL HEIGHT	
EGRESS DOOR:	32" X 78" MIN	FBC R311.2
EGRESS LANDING @ EXT DOORS:	32" X 78" MIN	R311.3
HALLWAYS:	30" MIN	R311.6
STARWAYS:	30" X 80" MIN	R311.7.1

THERMAL ENVELOPE SCHEDULE

PRESCRIPTIVE	CODE REFERENCE
CLIMATE ZONE	2A PINELLAS CO. FBC E TABLE R301.1
FENESTRATION U-FACTOR	0.40 MAX
FENESTRATION SHGC	0.25 MAX
ROOF / CEILING	R-28 CC SPRAY FOAM
WALLS	WOOD FRAMED
MASS / CMU	R-21 BATT W/ R-3 SHEATHING
FLOORS	R-5 XPS BOARD
	R-14 CC SPRAY FOAM

SCHEDULE-FLORIDA PRODUCT APPROVALS

CATEGORY	PRODUCT DESCRIPTION	MANUFACTURER	APPROVAL NO.
DOORS	SECTIONAL GARAGE DOOR	CLIPRAY	FL-2
DOORS	SLIDING GLASS DOOR	PST INDUSTRIES	FL 251
DOORS	SWINGING COMMERCIAL STEEL DOOR (GLAZED) (NON-ADZD)	CECO DOOR	FL 16355.2 / FL 16356.4
DOORS	SWINGING FIBERGLASS DOOR W/ Sidelite	MASONITE INTERNATIONAL	FL 22363.3
DOORS	SWINGING FRENCH PARTIO DOOR (MIL) VINYL OR ALUMINUM, FD 5555 / FD 570	PST INDUSTRIES	FL 253
ROOFING	FLASHING / PARAPET COPING, EDGE METAL AND SOFF GUTTERS	METAL ERA	MOA 29-09-08
ROOFING	METAL ROOFING PANEL, S-V CRMP	MBCI	FL 11933.1
ROOFING	METAL ROOFING PANEL, LONGSPAN	MBCI	FL 11933.6
ROOFING	SCOFF PANELS, W/RESINSOFFIT FIBER-CEMENT VENTED / NON-VENTED (M&S SQ IN LINER FOOT)	JAMES HARDIE BUILDING PRODUCTS	FL 13065.1 / FL 13065.2
ROOFING	UNDERLAYMENT, LIBERTY SELF-ADHERING MEMBRANE	GAF	FL 10626.1
ROOFING	UNDERLAYMENT, WEATHERLOK SELF-ADHERING MEMBRANE	OWENS CORNING	FL 9775.5
STRUCTURAL COMPONENTS	FLOOR VENT, 180-570, SEE 510 (2005F EA)	SMARTWAY	FL 3822.1 / FL 3822.3 / FL 3822.6
WALLS	PRE-CAST CONCRETE LINTELS	CAST CRETE USA, LLC	FL 158.1
WATERPROOFING	FLUID APPLIED ROOF / WALKING DECK SYSTEM, PL-DEK / CON DECK SYSTEMS INC.	PL-DEK LLC / PLU DECK SYSTEMS INC.	FL 15027.1 / FL 15027.2
WINDOWS	FIXED PICTURE, VINYL OR ALUMINUM WINGUARD PW-5501 / PW-725A	PST INDUSTRIES	FL 243
WINDOWS	SINGLE-HUNG MIL, VINYL OR ALUMINUM WINGUARD SH-5500 / SH-7705A	PST INDUSTRIES	FL 236

NOTES:
 1. PRODUCT APPROVAL DOCUMENTATION FOR ALTERNATE ENVELOPE COMPONENTS TO BE PROVIDED BY GENERAL CONTRACTOR.
 2. SEE STRUCTURAL DRAWINGS FOR COMPONENT AND CLADDING DESIGN PRESSURES.

SHEET INDEX

NO	SHEET NAME	REV	DESCRIPTION	DATE
00	GENERAL			
E01	FLOOR			
G01	GENERAL INFORMATION			
G1	COLOR IMAGES			
G2	COLOR IMAGES			
G3	COLOR IMAGES			
01	ARCHITECTURAL			
A01	ARCHITECTURAL SITE PLAN			
A1	FLOOR PLAN LEVEL 1			
A2	FLOOR PLAN LEVEL 2			
A3	ROOF PLAN			
A4	BUILDING ELEVATION SOUTH			
A5	BUILDING ELEVATION WEST			
A6	BUILDING ELEVATION NORTH			
A7	BUILDING ELEVATION EAST			

GENERAL NOTES

1. THE ARCHITECT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE HEREBY RESERVED IN THE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS PRODUCED BY THE ARCHITECT. THESE IDEAS, DESIGNS, PLANS, DRAWINGS, AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH STATE STATUTES TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 503 AND 603 OF THE FLORIDA STATUTES.

GENERAL NOTES - FLOOD-RESISTANT CONSTRUCTION

1. ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, HEATING, VENTILATING, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT IS PERMITTED BELOW THE DESIGN FLOOD ELEVATION (DPE) REQUIRES IN SECTION 5022.0 OR 6022.0 PROVIDED THAT THEY ARE DESIGNED AND INSTALLED TO PREVENT WATER FROM INTRUDING OR ACCUMULATING WITHIN THE COMPONENTS AND TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND STRESSES, INCLUDING THE EFFECTS OF BUOYANCY, DURING THE OCCURRENCE OF FLOODING TO THE REQUIRED ELEVATION IN ACCORDANCE WITH ASCE 24.

2. ELECTRICAL WIRING SYSTEMS BELOW THE DPE ARE TO CONFORM TO THE PROVISIONS OF THE ELECTRICAL PART OF THE FBC R. FOR WET LOCATIONS.

3. ELECTRICAL METERS BELOW DPE TO BE ENCLOSED IN A WATERPROOF HOUSING IN COMPLIANCE WITH ASCE 24 AND APPROVED BY THE LOCAL UTILITY COMPANY.

4. BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE DPE SHALL BE FLOOD-DAMAGE RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA 18-2.

5. ALL WOOD USED BELOW DPE TO BE PRESERVATIVE-TREATED OR NATURAL 1 OR 2 CLASS RESISTANT FASTENERS AND CONNECTORS ARE TO BE HOT DIPPED ZINC COATED GALVANIZED STEEL.

6. ALL ENCLOSED AREAS BELOW DPE ARE TO BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE AND EACH AREA IS TO BE PROVIDED WITH AT LEAST TWO FLOOD OPENINGS ON DIFFERENT SIDES. THE BOTTOM OF EACH OPENING SHALL BE NOT MORE THAN 1 FOOT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE OR FLOOR AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.

7. IN COASTAL HIGH HAZARD ZONES, ALL HORIZONTAL STRUCTURAL MEMBERS ARE TO BE ABOVE DPE.

8. ELECTRICAL, MECHANICAL AND PLUMBING SYSTEM COMPONENTS ARE NOT TO BE LOCATED ON OR PENETRATE THROUGH WALLS THAT ARE DESIGNED TO BREAK AWAY UNDER FLOOD LOADS.

SCHEDULE-BUILDING AREA GROSS

NAME	AREA
FF LEVEL 1	
POWER	190 SF
GARAGE	665 SF
GARDEN	291 SF
LANNI	564 SF
OUTDOOR LIVING	293 SF
STAR-BALCONY	98 SF
STAR-PORCH	74 SF
STOOP	467 SF
STORAGE	2565 SF
FF LEVEL 2	
A/C LIVING	2011 SF
BALCONY	293 SF
PORCH	125 SF
TOTAL GROSS BUILDING AREA	5024 SF

SCHEDULE-BUILDING AREA CONDITIONED

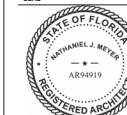
NAME	AREA
FF LEVEL 2	
A/C LIVING	2011 SF
TOTAL CONDITIONED AREA	2011 SF



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GENERAL INFORMATION

SHEET NUMBER

G0.02

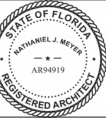


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COLOR IMAGES

SHEET NUMBER

G1.01

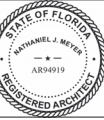


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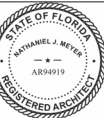


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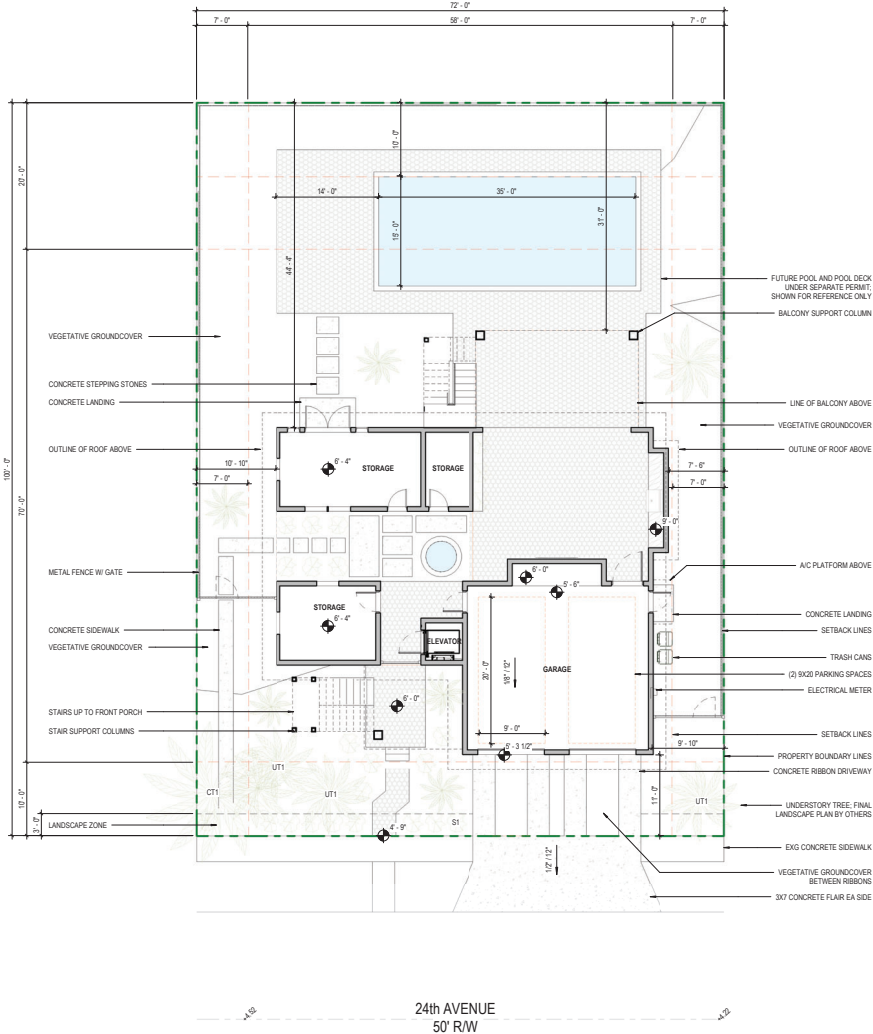
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SHEET NUMBER
G1.03



GENERAL NOTES - LANDSCAPING

- PLANT MATERIALS USED IN CONFORMANCE WITH THE PROVISIONS OF THIS ARTICLE SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN GRASSES AND STANDARDS FOR NURSERY PLANTS, PART I, 1983 AND PART II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, OR EQUIV.
- ALL TREES PLANTED UNDER THE PROVISIONS OF THIS CODE SHALL BE OF A SPECIES HAVING AN AVERAGE CROWN OF GREATER THAN 15 FEET AT MATURITY AND HAVING A TRUNK WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FREE OF BRANCHES FROM GRADE TO FIVE FEET ABOVE GRADE. CANOPY TREES SHALL HAVE A MINIMUM HEIGHT OF 12 FEET AND A DBH DIMENSION OF THREE INCHES AT THE TIME OF PLANTING.
- ACCENT/UNDER STORY TREES SHALL BE A MINIMUM OF EIGHT FEET IN OVERALL HEIGHT AND A TREE DBH DIMENSION OF TWO INCHES AT THE TIME OF PLANTING. SHRUBS AND HEDGES SHALL BE A MINIMUM OF TWO FEET IN HEIGHT (WHEN MEASURED IMMEDIATELY AFTER PLANTING).
- VEGETATIVE GROUND COVERS IN LIEU OF GRASS, IN WHOLE OR IN PART, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE.

ZONING DATA - SAINT PETE BEACH
PASS-A-GIRL (PAG) OVERLAY
 SITE ADDRESS: 103 24TH AVENUE, SAINT PETE BEACH, FL 33602
 LOT DIMENSIONS: FRONT 72' x 100'
 FEMA MAP: 12100C0278H EFFECTIVE 08/24/2021
 ZONE: AE (ELEVATION OF FINISHED FLOOR)
 BASE FLOOD ELEVATION (BFE): AE LEeward OF LIMBA LINE 5.0'
 DESIGN FLOOD ELEVATION (DFE): 10.0'
 LOWEST FLOOR LEVEL (L): 10.4 3/4'
 EXISTING GRADE (SEE SURVEY): LAG X - HAG X

ZONING DISTRICT SEC. 20.15 RLM-2 (H. HOUSE LARGE)
SEC. 20.09 MAX IMPERVIOUS SURFACE RATIO (ISR) 60% MAX
 7.205SF SITE AREA X 0.60 = 4.320SF MAX IMPERVIOUS

SEC. 20.15 PERMITTED BUILDING TYPES
 HOUSE LARGE
 BUILDING ENVELOPE
 STREET SETBACK 10FT MIN 15FT MAX
 SECONDARY STREET SETBACK 7FT
 REAR SETBACK (INTERIOR LOT) 15FT
 GARAGE ADJACENT TO ALLEY 5FT
 FRONTAGE BUILDOUT 50%

ACCESSORY STRUCTURE ENVELOPE
 STREET SETBACK 10FT
 SETBACK 20FT
 REAR SETBACK (INTERIOR LOT) 8FT MAX 100SF
 BUILDING FOOTPRINT 14FT
 ROOF HEIGHT AT 10FT SETBACK ---
STOOP
 WIDTH 3FT MIN 10FT MAX
 DEPTH 3FT MIN 8FT MAX
 HEIGHT 18IN MIN 24IN MAX

SEC. 20.17 BUILDING HEIGHT
 DESIGN FLOOD ELEVATION 10.0'
 FINISHED GRADE X (SEE SURVEY)
 HEIGHT OF FLOORS 8FT MIN 9FT MAX (LIVABLE)
 TOTAL HEIGHT 28.35FT (FROM 8FT ABOVE FINISHED GRADE)

SEC. 21.5 NUMBER OF PARKING SPACES REQUIRED
 RESIDENTIAL SINGLE FAMILY ---
 2 SPACES PER UNIT

SEC. 21.11 PARKING CONSTRUCTION AND DESIGN REQ
 IN DEGREE SPACES 9:20
 DRIVEWAY WIDTH 10FT MIN
 20FT MAX AT PROPERTY LINE
 20FT MAX AT CURB W/ 30' FLOOR AREAS

SEC. 6.14 RESIDENTIAL ACCESSORY STRUCTURES
 ATTACHED GARAGE SHARES 75% OF COMMON WALL
 POOLS MEASURED FROM EDGE OF WATER ---
 5FT TO WATERS EDGE, 4FT TO FRONT AND SIDE SETBACKS
 SEE PRINCIPAL STRUCTURE COPING

SEC. 6.14 RESIDENTIAL EQUIPMENT ENCROACHMENTS
 ELEVATED 4FT
 PROHIBITED

SEC. 6.22 YARD AND MEASUREMENT REQUIREMENTS
 OPEN BALCONIES 3FT FRONT REAR ENCROACHMENT
 OPEN STAIRS 3FT ENCROACHMENT
 ORNAMENTAL COMPONENTS 1FT ENCROACHMENT
 ROOF EAVES W/ GUTTERS 2FT ENCROACHMENT

SEC. 11.6 MIN ZONING LOT REQUIREMENTS
 RLM-2
 MAX RESIDENTIAL DENSITY 10 UNITS / ACRE
 LOT AREA PER DWELLING UNIT 4.366SF
 DWELLING UNITS ALLOWED 2 (7.200SF / 4.366SF = 1.6)

SEC. 20.22 GENERAL BUILDING DESIGN
 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 FACADE OF THE BUILDING.
 3 VIEWS THAT ALLOW FOR NATURAL BREAKS IN THE MASS.

SEC. 20.23 SCHEDULE - PLANTS
 8 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 V. 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).

SCHEDULE-IMPERVIOUS SURFACE

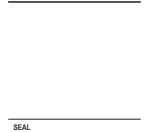
NAME	AREA
BUILDING FOOTPRINT	2443 SF
CONCRETE DRIVEWAY	45 SF
POOL DECK	132 SF
POOL WATER SURFACE	120 SF
STAIRS	164 SF
WALKWAYS	172 SF
TOTAL IMPERVIOUS SURFACE	4218 SF
4.218SF / 7.200SF SITE AREA = 58% (70% MAX)	

SCHEDULE-PERVIOUS SURFACE

NAME	AREA
FF LEVEL 1	2987 SF
PERVIOUS LANDSCAPE	2987 SF
TOTAL PERVIOUS AREA	2987 SF
2,987SF / 7.200SF = 42% PERVIOUS	
SHELL GROUND COVER NOT TO EXCEED 20% OF REQUIRED PERVIOUS GROUND COVER, 2.805SF MIN V. 20% = 1.605SF MAX	

SCHEDULE-PLANTS

MARK	COMMENTS
CT1	CANOPY TREE
ST	STAIRS
UT1	UNDERSTORY
FINAL LANDSCAPE PLAN INCLUDING ALL PLANT AND VEGETATIVE GROUND COVER SPECIES AND SIZE TO BE PROVIDED BY OTHERS.	



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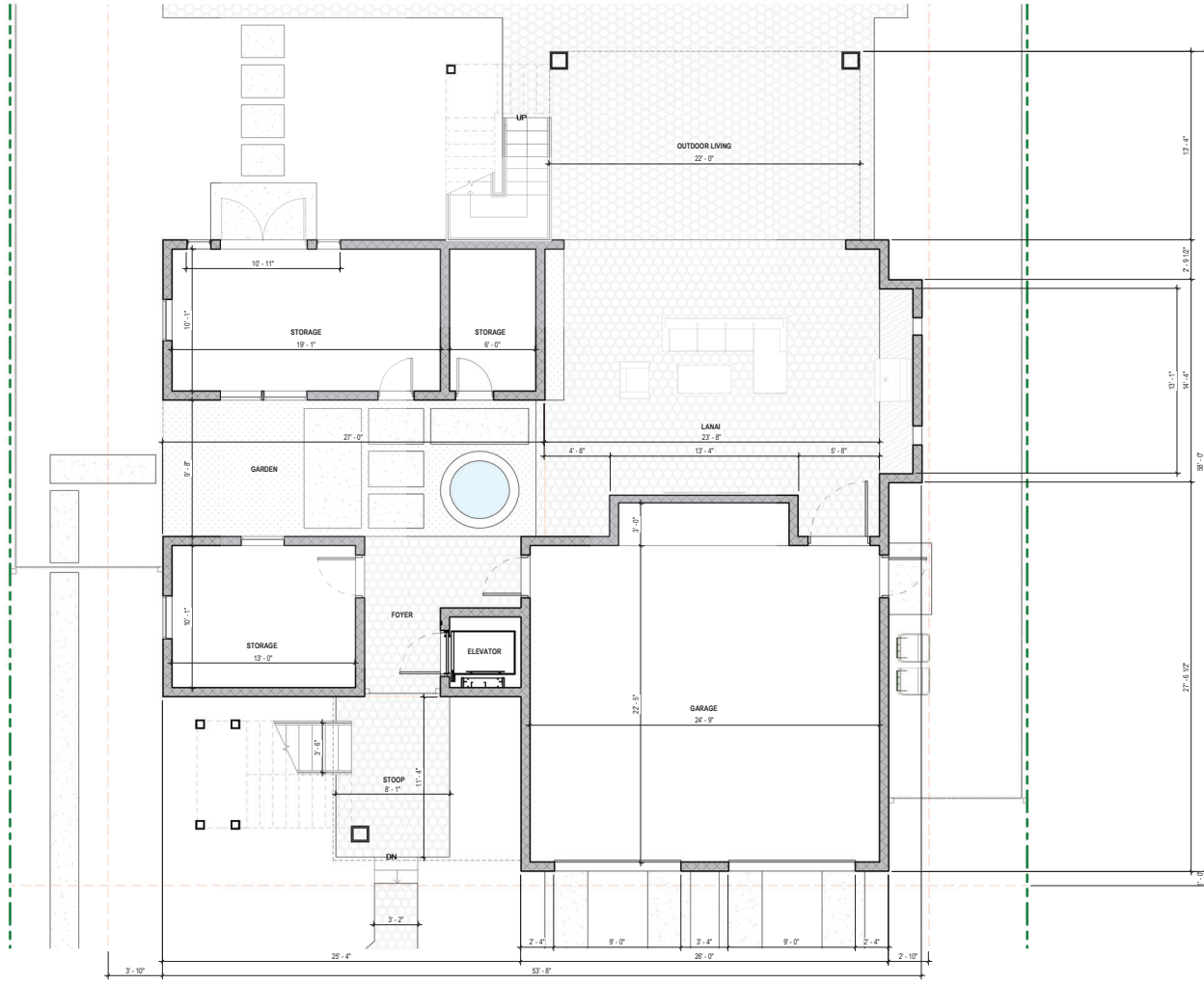
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ARCHITECTURAL SITE PLAN
 SHEET NUMBER
A0.01

A1 ARCHITECTURAL SITE PLAN
 A0.01 1/8" = 1'-0"





A1 FLOOR PLAN LEVEL 1
 A1.01 1/4" = 1'-0"

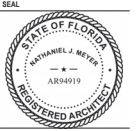
- GENERAL NOTES - FLOOR PLAN
1. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 2. PROVIDE BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES, MILLWORK, EQUIPMENT, AND ACCESSORIES.
 3. ALL MATERIALS BELOW DFE TO BE FLOOD DAMAGE-RESISTANT. FIRM T&E.
 4. ALL SYSTEMS, EQUIPMENT, AND COMPONENTS TO BE LOCATED ABOVE DFE. R322.1.6.

- GENERAL NOTES - RESIDENTIAL ELEVATOR
1. BASIS OF DESIGN: RESIDENTIAL ELEVATORS HP-1 LUXURY TRACTION LIFT W/ 7'4" CAB.
 2. GC IS TO CONTACT MANUFACTURER AND VERIFY ALL REQUIREMENTS FOR A COMPLETE INSTALLATION WHICH MUST MEET OR EXCEED ALL ASME/ANSI A17.1 AND FBC R321.4.
 3. SUBMIT MANUFACTURER / INSTALLERS SHOP DRAWINGS, INCLUDING PLANS, ELEVATIONS, SECTIONS, AND DETAILS. SHOW DRAWINGS TO INDICATE THE LOCATION OF ALL EQUIPMENT, LOADS, DIMENSIONS, TOLERANCES, CLEARANCES, MATERIALS, COMPONENTS, FABRICATION, FASTENERS, HARDWARE, FINISH OPTIONS, ACCESSORIES, AND OTHER INFORMATION TO RENDER A COMPLETE AND FUNCTIONAL ELEVATOR.
 4. WHERE PERMITTED BY CODE, PROVIDE ALL ELEVATOR EQUIPMENT INCLUDING CONTROLS, DRIVES, TRANSFORMERS, AND RESCUE FEATURES WITHIN THE ELEVATOR HOISTWAY.
 5. SEE MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 6. ELEVATOR PIT WATERPROOFING BASIS OF DESIGN: GCP APPLIED TECHNOLOGIES (W/ R. GRAZE) "PREPRUFE" BODY SYSTEM OR APPROVED EQUAL.
 7. COMPLETE WATERPROOFING SYSTEM TO BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURERS APPROVED AND WARRANTED METHODS AND DETAILS.



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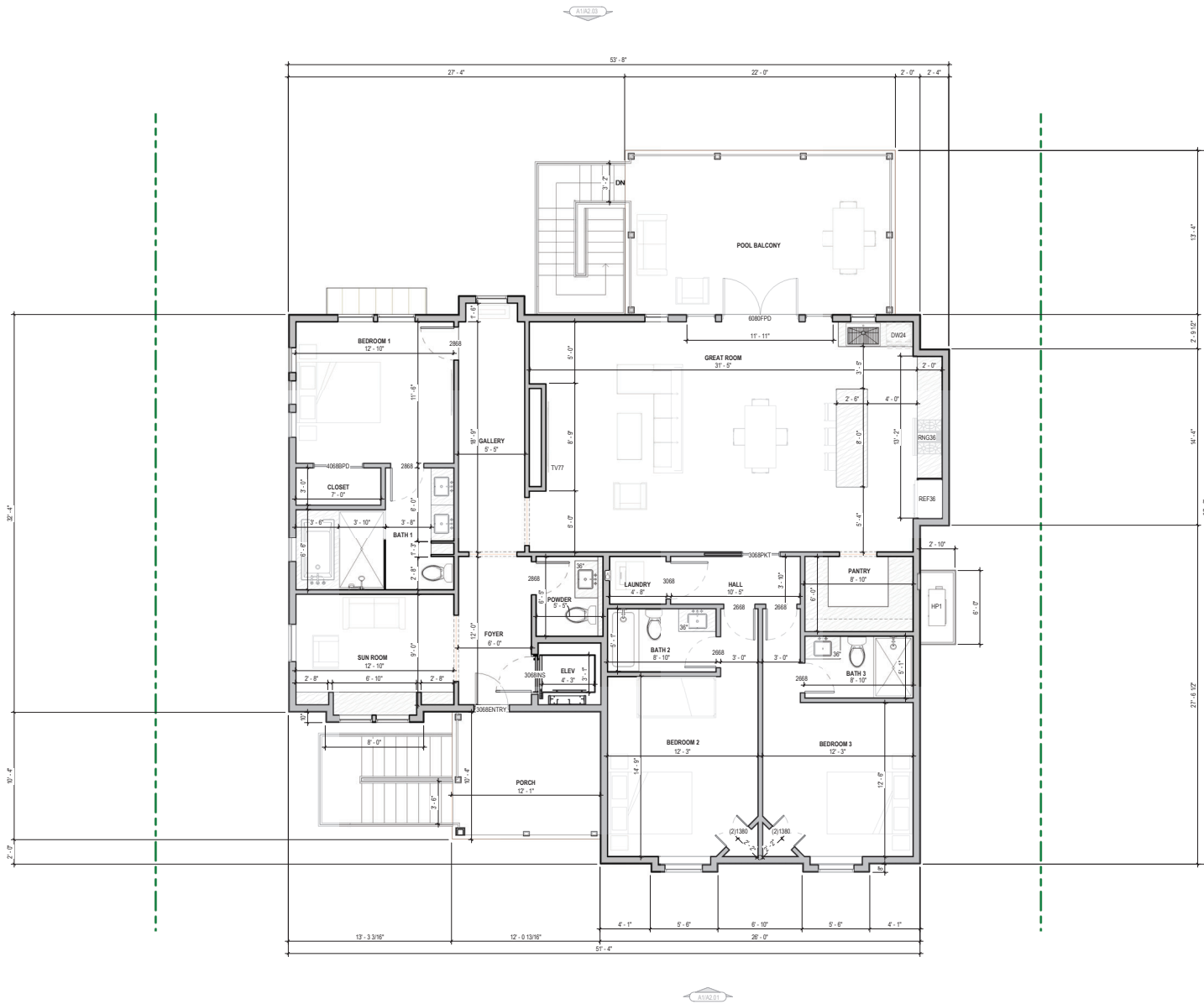
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FLOOR PLAN LEVEL 1

SHEET NUMBER

A1.01





A1 FLOOR PLAN LEVEL 2
 A1.02 1/4" = 1'-0"

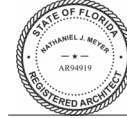


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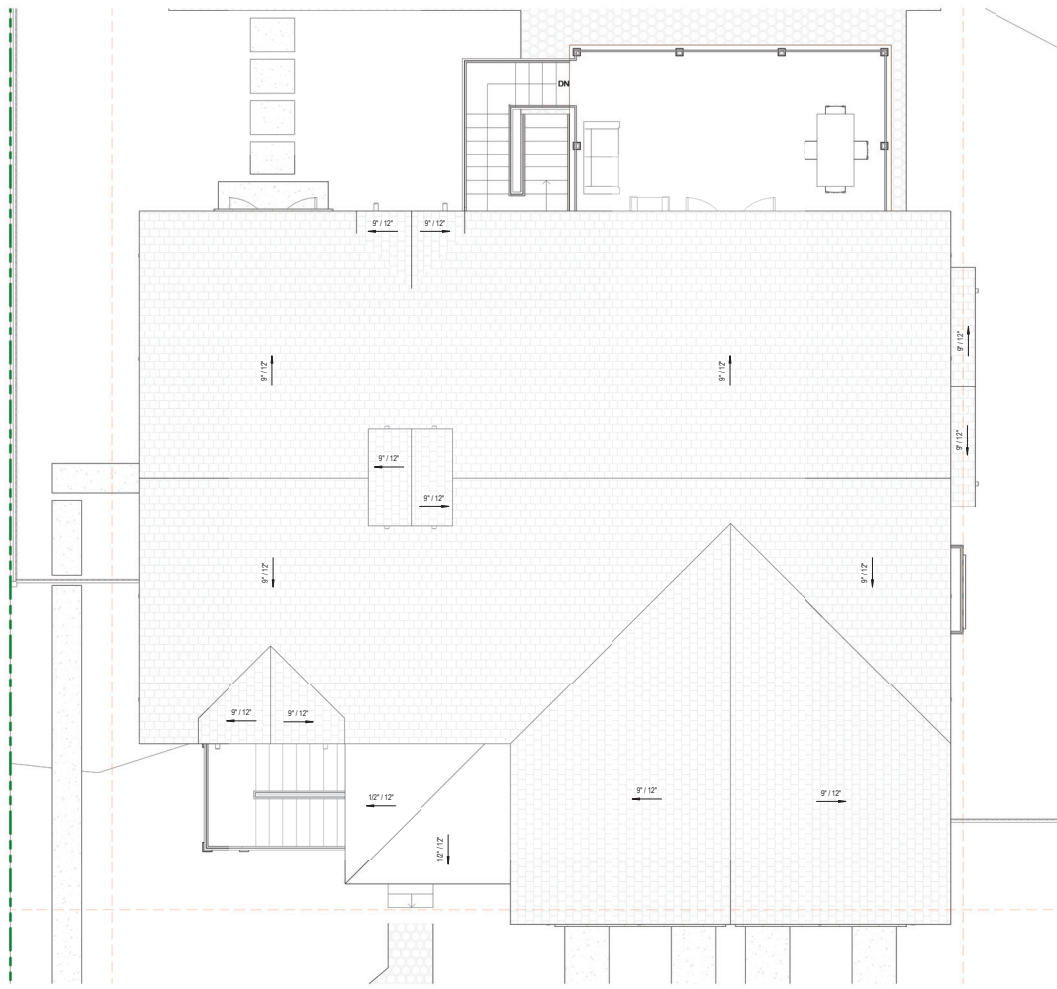
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SHEET NUMBER
A1.02



GENERAL NOTES - METAL ROOFING

1. BASIS OF DESIGN: SEE FLORIDA PRODUCT APPROVAL SCHEDULE.
2. MATERIALS AND INSTALLATION TO BE IN COMPLIANCE WITH FBC 905.
3. METAL ROOF PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE PRODUCT APPROVAL SHALL STATE THE ALLOWABLE UPLIFT RESISTANCE FOR THE ATTACHMENT SYSTEM.
4. THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS. MINIMUM ROOF SLOPE TO BE 3/12". CONFIRM WITH MANUFACTURER.
5. METAL ROOFING TO COMPLY WITH ASTM STANDARDS LISTED IN TABLE RB03.4.4.
6. METAL ROOFING WIND RESISTANCE TO MEET THE ASTM CLASSIFICATION REQUIREMENTS OF TABLE RB03.4.4.1.
7. VALLEY FLASHING SHALL EXTEND NOT LESS THAN 8" INCHES FROM THE CENTERLINE EACH WAY AND SHALL HAVE A SPLASH DIVERTER RIB NOT LESS THAN 3/8" INCH IN HEIGHT AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4" INCHES. THE METAL VALLEY FLASHING SHALL HAVE A 3/8" INCH WIDE UNDERLAYMENT DIRECTLY UNDER IT CONSISTING OF ONE LAYER OF UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY. IN ADDITION TO UNDERLAYMENT REQUIRED FOR METAL ROOF SHINGLES.

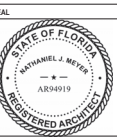
GENERAL NOTES - ROOF STORM DRAINAGE

1. RAINFALL RATE CONVERSION METHOD PER FBCP 1106.2.1; RAINFALL RATE IN INCHES / HR X SF ROOF AREA X .034 = GPM.
2. METAL VERTICAL LEADERS ARE TO BE 6" MIN + 150GPM EACH. SEE FBCP 1106.3.
3. METAL HORIZONTAL GUTTERS ARE TO BE 6" MIN SLOPED 1/8" / FT + 150GPM. SEE FBCP 1106.6.
4. FLOW RATES OF VERTICAL AND HORIZONTAL DRAINAGE SYSTEM TO BE CONFIRMED WITH MANUFACTURER.
5. HORIZONTAL SUB-SOIL DRAINS TO BE 4" MIN SLOPED 1/8" / FT MIN + 150GPM. SEE FBCP 1106.2.



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ROOF PLAN

SHEET NUMBER

A1.04

A1 FLOOR PLAN ROOF
A1.04 1/4" = 1'-0"





GENERAL NOTES - EXTERIOR FINISHES

- EXTERIOR WALLS ARE TO BE FIBER CEMENT PANELS OVER 1/2" WOOD FLOORING, PAINTED WHITE.
- WAINSCOT TO BE STUCCO W/ STONE CAP, PAINTED WHITE.
- ALL DOORS, WINDOWS, AND COLUMNS ARE TO BE TRIMMED WITH FIBER CEMENT TRIM BOARDS.
- WINDOWS, MOUNTAINS, AND PATIO DOORS TO HAVE BRONZE FINISH.
- EXTERIOR RAILINGS ARE TO BE METAL, PAINTED BLACK.
- ALL SHUTTERS ARE TO BE OPERABLE, PAINTED LIGHT BLUE.
- ALL CORBELS, BRACKETS, AND GABLE TRUSS BRACES TO BE LIGHT STAIN FINISH.
- CANOPIES TO BE STANDING SEAM METAL PANEL W/ CLEAR FINISH.

GENERAL BUILDING DESIGN
PASS-4 GRILLE / PASS OVERLAY

- SEC. 20.22 GENERAL BUILDING DESIGN (RESIDENTIAL)**
A: THE MASS OF A BUILDING MUST INCLUDE:
- PRIMARY MASS: THE BUILDING SHALL HAVE A DISTINCT PRIMARY MASS.
 - SECONDARY MASS: A BUILDING SHOULD ALSO INCLUDE SECONDARY MASS (PRIVATE FRONTAGE REQUIREMENTS) THAT FORM THE FACADE OF THE BUILDING.
 - VOIDS THAT ALLOW FOR NATURAL BREAKS IN THE MASS.
- B: PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE:
- WINDOWS IN VARYING, YET SIMILAR ARRANGEMENTS.
 - APPROPRIATE VERTICAL VISUAL CONSISTENCY AT THE CENTERLINE OF THE FACADE.
 - APPROPRIATE RATIOS OF VISUAL WIDTH BETWEEN TOP AND BOTTOM HALVES OF THE ELEVATION (BOTTOM 1/3 CLEARLY SUPPORTS THE TOP).
 - OVERALL DESIGN SHALL BE SYMMETRICALLY OR ASYMMETRICALLY BALANCED.

- C: DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
- PROXIMITY (OBJECTS CLOSE TOGETHER COMPLEMENT EACH OTHER).
 - SIMILARITY (COMMON TEXTURES, COLORS OR FEATURES).

- SEC. 20.24 SUMMARY**
A SERIES OF SITE DIAGRAMS SHOWING POSSIBLE RELATIONSHIPS BETWEEN THE MAIN HOUSE AND BUNGALOW WERE EXPLORED BEFORE CONCLUDING THAT MATCHING THE EXISTING ARRANGEMENT WAS PREFERRED. TWO SIMPLE TWO-UNIT MASSING PLANS ARE CONNECTED BY AN OPEN SPAN BRIDGE AT LEVEL 2. THE BRIDGE VISUALLY SEPARATES THE TWO MASSES BY 13FT, RESEMBLING THE TYPICAL RHYTHM FOUND IN THE NEIGHBORHOOD. THIS PROJECT IS INTENDED TO READ AS TWO SEPARATE STRUCTURES AS OPPOSED TO ONE MASSIVE BOX.

- ENTRY PORCHES ALONG PASS A GRILLE WAY WERE OFFSET FROM THEIR PRIMARY MASS IN HEIGHT AND WIDTH REDUCING THEIR SCALE. THEY WERE PUSHED UP TO THE 3FT SETBACK AND THE STEPS TAKE ADVANTAGE OF THE 3FT SETBACK PROJECTION ALLOWANCE. THESE SPACES ARE INTENDED TO BE OPEN AND VISUALLY ENGAGING AND WERE PLACED AS CLOSE AS POSSIBLE TO THE SIDEWALK.

- THE MAIN HOUSE HAS AN ASYMMETRICAL MAIN (EAST) FACADE, BUT IS SYMMETRICAL ALONG THE SOUTH AND WEST SIDES. ITS START TOWER PROJECTS FROM THE MAIN HOUSE, ADDING A THIRD FORM. THE BRICK AND STUCCO FOUNDATION WALLS CREATE A SOLID BASE GROUNDING THE MASS.

- THE BUNGALOW TOUCHES THE GROUND IN A MORE DELICATE WAY. MASONRY TIERED WITH ARCHITECTURAL SCREENS BETWEEN THEM ELEVATE THE PORCH AND MAIN FORM BEYOND. SMALL VOIDS ABOVE THE SCREENS ALLOW LIGHT AND BREEZES TO PASS THROUGH THE SITE.

- IN GENERAL WINDOWS ARE SIZED 2:1 ON THE LOWER LEVELS AND ARE SLIGHTLY SMALLER ON THE UPPER LEVELS. THEY ARE ARRANGED TO ALIGN VERTICALLY, HORIZONTALLY, OR SYMMETRICALLY TO LARGER ELEMENTS ON THE FACADE.

- EXTERIOR ELEMENTS AND MATERIALS SUCH AS BRICK, VENEER, LAPPEL SIDING, WOOD RAILINGS, WINDOW SHUTTERS & TRIMS, LATTICE SCREENING, AND METAL ROOFING HAVE BEEN INCLUDED ON THIS NEW PROJECT FOR HISTORIC ACCURACY AND SENTIMENTAL VALUE.

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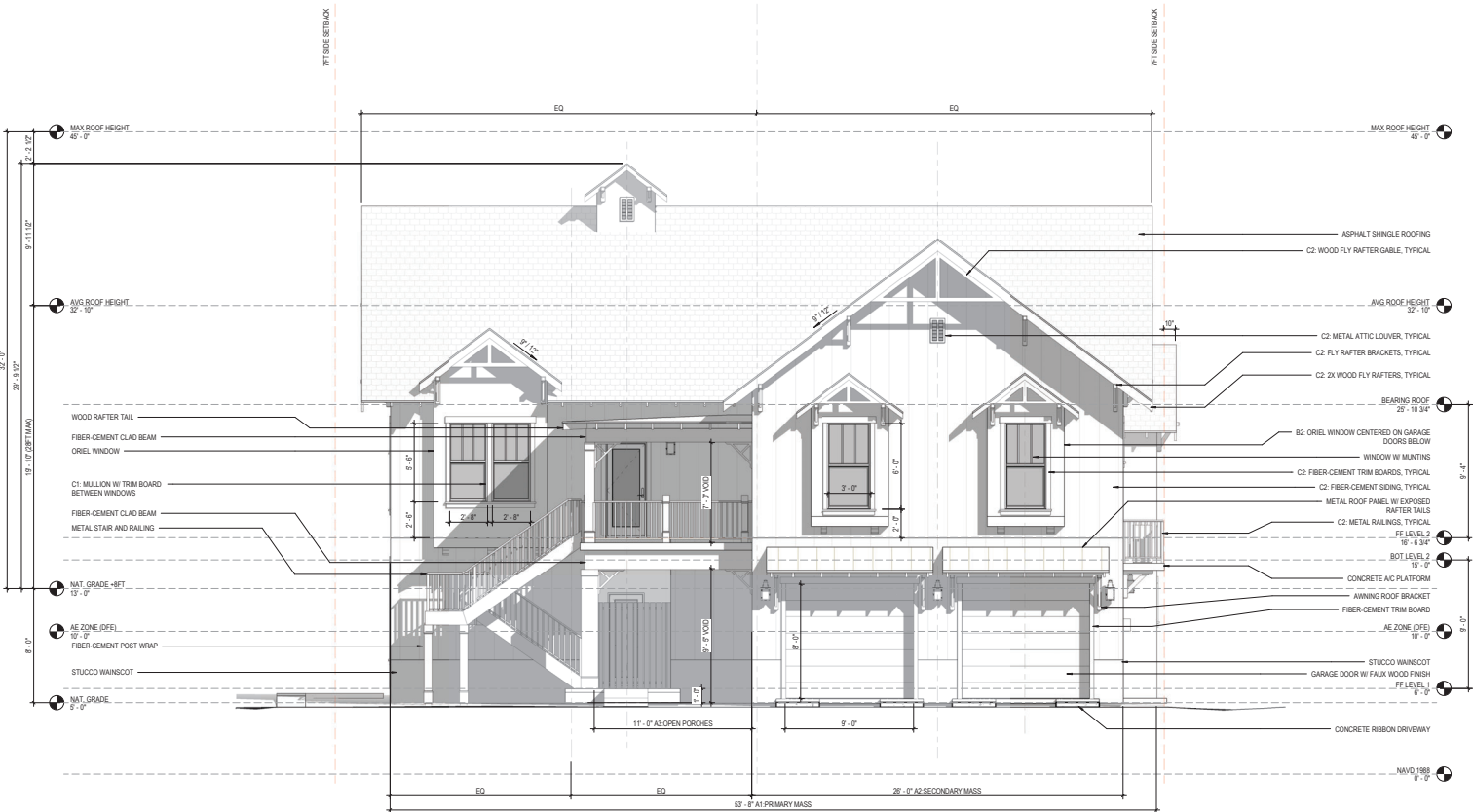
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DATE:	03.12.2025
PHASE:	PAG DESIGN REVIEW
SHEET TITLE	

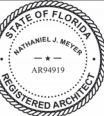
BUILDING ELEVATION-SOUTH

SHEET NUMBER

A2.01



A1 BUILDING ELEVATION-SOUTH / FRONT
A2.01 1/4" = 1'-0"



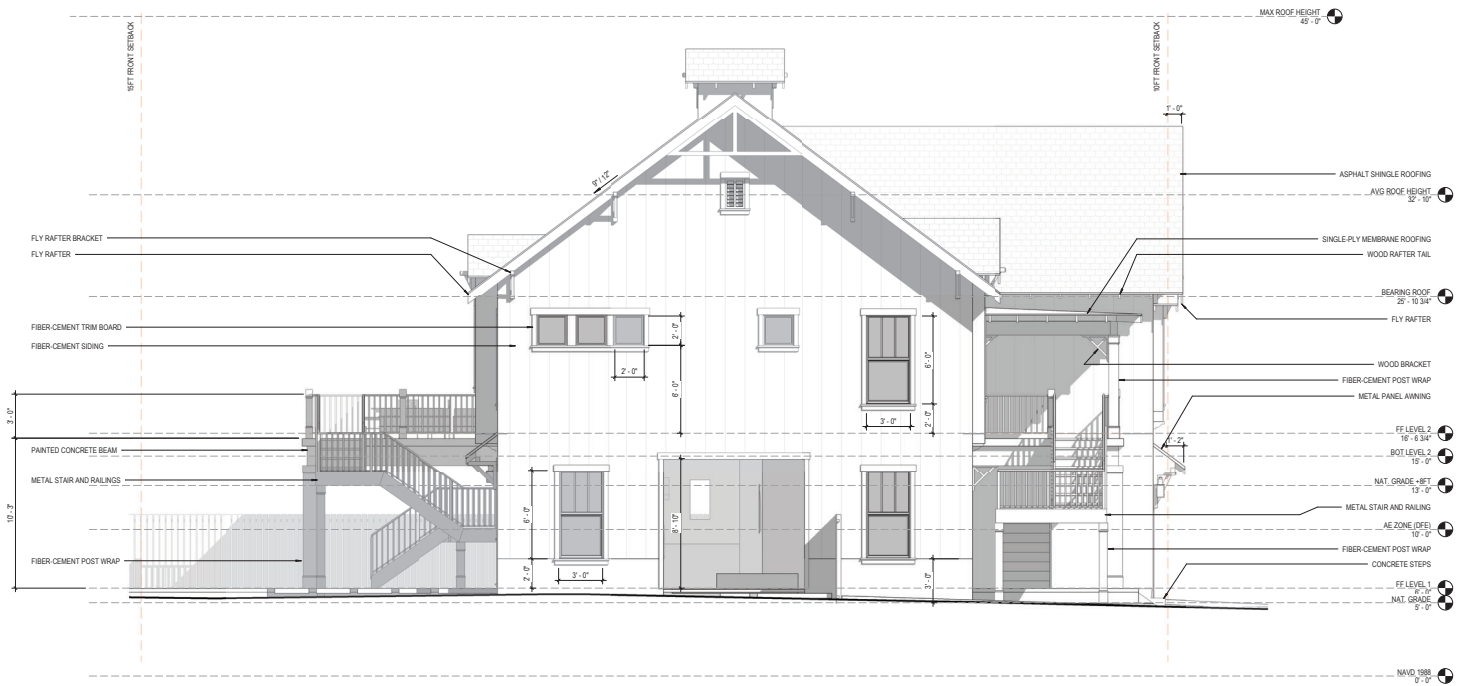
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MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	03.12.2025
PHASE:	P&G DESIGN REVIEW
SHEET TITLE	

BUILDING ELEVATION-WEST

SHEET NUMBER

A2.02



A1
A2.02 **BUILDING ELEVATION-WEST**
1/4" = 1'-0"



PEZZA RESIDENCE
103 24TH AVE
ST PETE BEACH, FL

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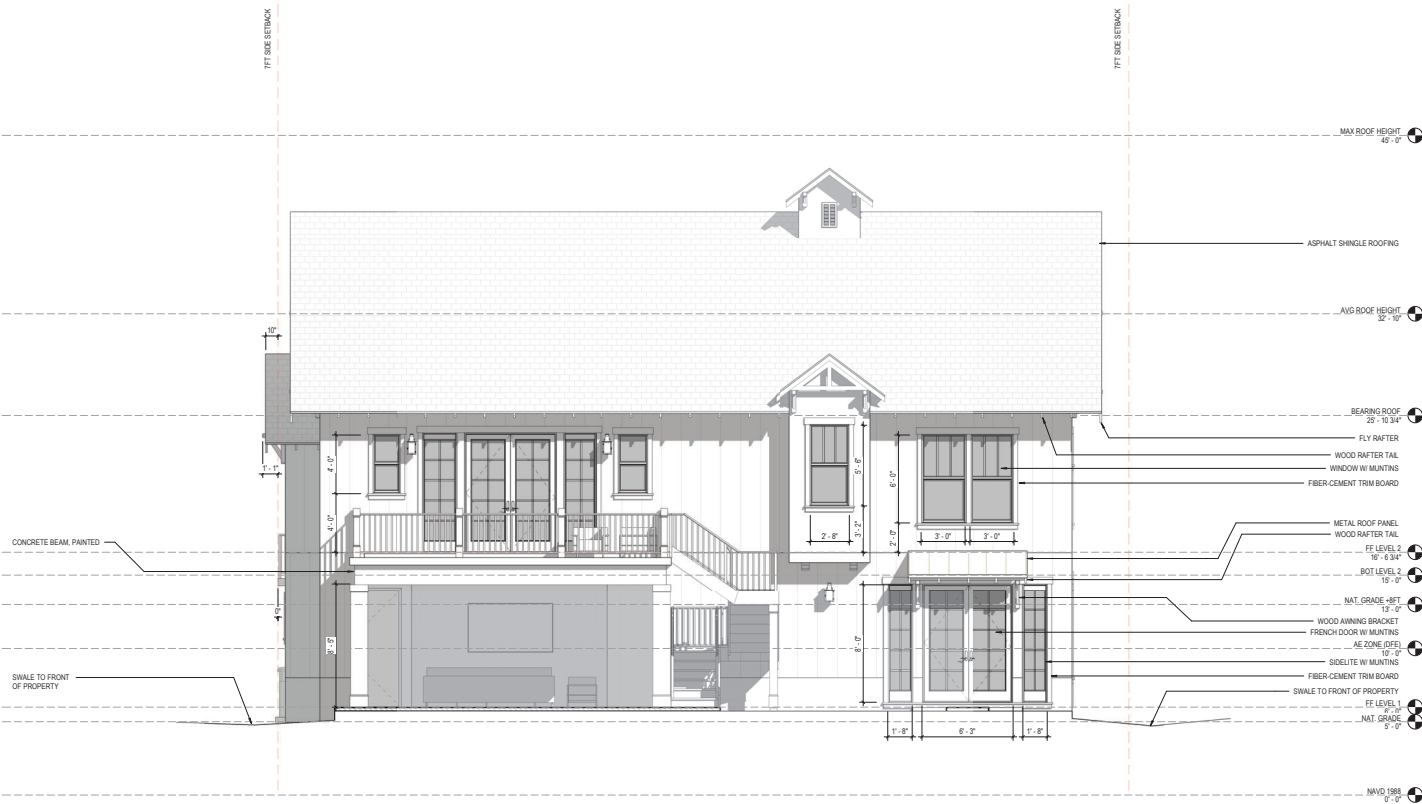
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DATE:	03.12.2025
PHASE:	PAG DESIGN REVIEW
SHEET TITLE:	

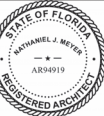
BUILDING ELEVATION-NORTH

SHEET NUMBER

A2.03



A1 BUILDING ELEVATION-NORTH / REAR YARD
A2.03 1/4" = 1'-0"



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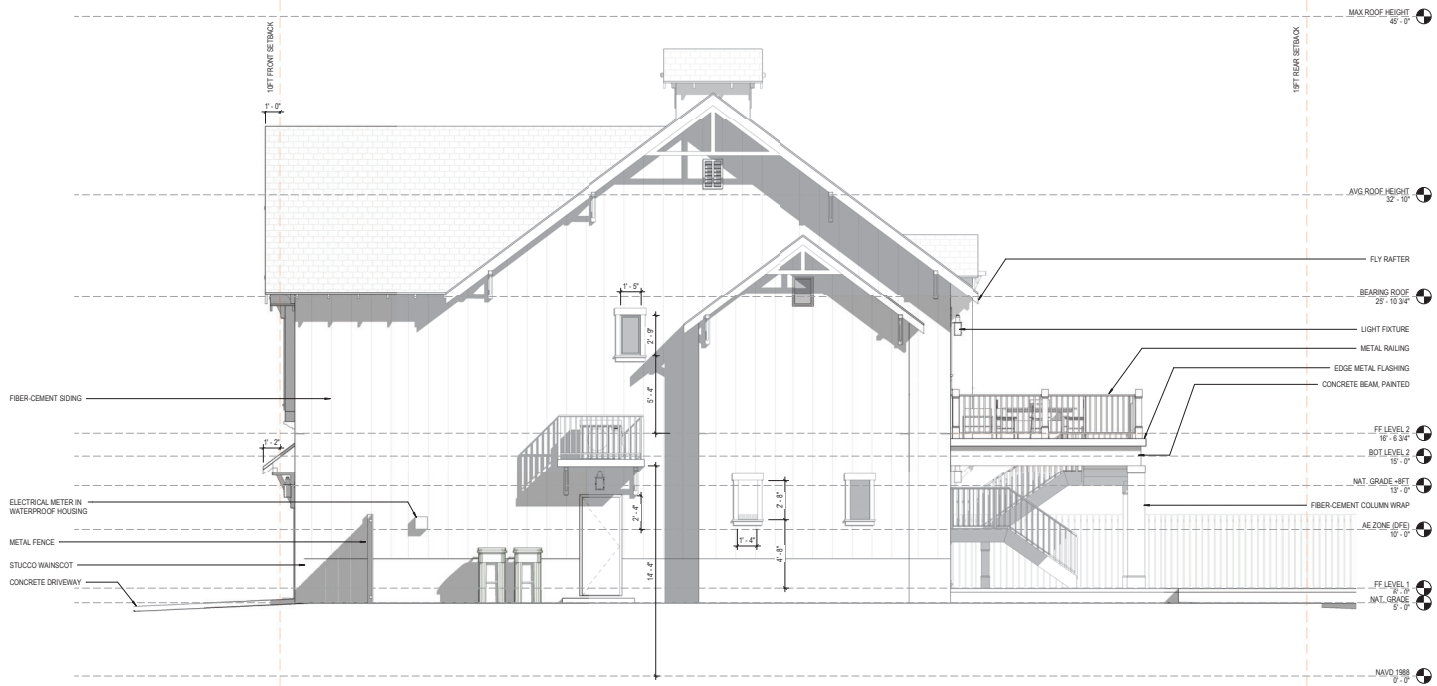
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	03.12.2025
PHASE:	PAG DESIGN REVIEW
SHEET TITLE:	

BUILDING ELEVATION-EAST

SHEET NUMBER

A2.04



A1 BUILDING ELEVATION-EAST / SIDE
A2.04 1/4" = 1'-0"