



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, August 21, 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 August 7, 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. July 1, 2025 Meeting Minutes

4. Action Items (Administer Oath if applicable) -

a. Certificate of Appropriateness for Demolition No. 25091: 110 4th Ave.

Susan Hatton for Richard Hatton requests a Certificate of Appropriateness for Demolition of a single-family residence and detached garage on the subject property that are contributing to the Pass-A-Grille Overlay District, with the primary residence also listed as a locally-designated historic resource (Designation No. 16, 1997).

b. Certificate of Appropriateness for Demolition No. 25092: 108 22nd Ave.

Susan Hatton for Richard Hatton requests a Certificate of Appropriateness for Demolition of a single-family structure that contributes to the Pass-A-Grille Overlay District

c. Certificate of Appropriateness No. 25076 and Floodplain Management Regulation (FEMA) Variance No. 25077: 3110 Pass-a-Grille Way

Paul Sierra and Leslie Van Trump for Adrienne Timmel and Alexander Engelman request

a Certificate of Appropriateness and variance to the floodplain management regulations to construct a 7.2x6.2' addition to an existing, contributing cottage outbuilding that will exceed the depreciated value of the structure. The structure with primary residence are listed on the City's local historic registry (Designation No. 60).

5. Discussion Items

a. Design Review No. 25093: 1004 Pass-a-Grille Way

Nate Meyer requests Historic Preservation Board review of a House-Medium development constructed to the standards of the Pass-A-Grille Overlay District.

b. Design Review: Draft Introduction and Architectural Priorities

Sharing a draft introduction and architectural style preferences for inclusion in the design guidebook.

c. Update on short-term rental enforcement

d. Update on the status of storm-damaged, publicly-owned buildings

6. Informational Items -

a. Site Plan No. 25106: 702 Pass-A-Grille Way

Site plan for construction of a four-floor, 17-unit temporary lodging facility within the CRD-Eighth Avenue zoning district.

7. Next Meeting: September 4, 2025

8. Adjournment -

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

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

The public is cordially invited to attend this meeting.

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

DRAFT HISTORIC PRESERVATION BOARD MINUTES

July 1, 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; Attorney Taylor Simonds, City Attorney's Office; Ginny Keeter-Bodkin, Deputy Clerk; Lynn Rosetti, Consultant

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

1. Approval of the Agenda –

Member Young mentioned a discussion on including elevated homes in the design guidebook, which may already be part of 5.b. or c. Senior Planner Brandon Berry suggested holding that until next month, with a lighter agenda. Chair Loughery asked to add a discussion on the statuses of the Merry Pier and shuffleboard clubhouse, the “Airbnb” enforcement process, and moving houses set for demolition.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the July 1, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments – No one came forward to speak.

3. Approval of Minutes – a. **June 5, 2025 Meeting**

Motion: Vice Chair Hockensmith moved, and Member Dashiell seconded the approval of June 5, 2025 minutes as presented; the motion carried unanimously.

4. Action Items – The Deputy Clerk swore in all those who would be testifying before the board.

a. **Local Historic Designation No. 25059: 3116 W DeBazan Ave.**

Marcus Lehtovirta requests local historic designation of the masonry vernacular residence on the subject property.

Consultant Lynn Rosetti reviewed the staff presentation for this application which is part of the meeting record. Photographs, staff findings and recommendations were included in the meeting packet.

Although it has a sliding door for access instead of a typical garage door, staff had confirmed with the owner that the space is still a garage. The original footprint of the building is the same as the current footprint and the house as altered continues to support this neighborhood architecturally and is similar to other properties in the neighborhood. Since 2003, the owner has built a unique local business called Island Time Design which is a custom furniture design business.

Applicant Marcus Lehtovirta appeared and spoke briefly about the uncertainties during the hurricanes.

Motion: Vice Chair Hockensmith moved, and Member Young seconded to approve Local Historic Designation No. 25059 3116 W. DeBazan Ave. The motion carried 5-0.

b. Certificate of Appropriateness for Addition No. 25083: 3108 Pass-A-Grille Way

Joshua Joseph Trosclair for Celeste T Klitenic and Jacob A Klitenic III requests a certificate of appropriateness to construct a front stair and deck addition on a structure determined to be contributing to the Pass-A-Grille Overlay District as part of an elevation project.

Senior Planner Brandon Berry reviewed the staff presentation for this application, which is part of the meeting record. He explained that the applicant is requesting a Certificate of Appropriateness (COA) to construct a front stair and deck addition on a structure determined to be contributing to the Pass-A-Grille Overlay (PAG) District as part of an elevation project at 3108 PAG Way. The project will be going before the Board of Adjustment for a variance request. Staff supported the request as retaining access was preferable from a property integrity standpoint and is reasonable for the elevation. Due to the extent of elevation, staff found the improvement might preclude the structure from remaining a contributing structure under future surveys. Staff found the elevation and frontage improvement would preserve the general look of the existing residence and would not add additional living space or other improvements outside those necessary to access the living level and locate the home out of the floodplain.

Patrick Payne of Payne Building Movers appeared on behalf of the applicant. Chair Loughery questioned why the 12-foot height and Mr. Payne testified to his experience across the east coast lifting houses including Hurricane Sandy and the 100-year floodmark and that houses that were lifted to the bare minimum re-entered the flood zone that following year. He believed that height to be appropriate for a storm resilient structure. FEMA elevation requirements were discussed. Mr. Berry confirmed that the grade at this property is 4 ft., base flood elevation is at 9' and 1 ft. of freeboard is required, therefore 6 ft. would be the minimum required. Mr. Payne explained that the floor system of a lifted home will have joists and steel plates and beams beneath which will make the BFE higher. Mr. Berry testified that the highest point of the structure is compliant with code.

Owner Celeste Klitenic testified to the location of the working garage; the other doors are just to enclose outdoor space. Landscaping will be done and submitted for approval. She acknowledged the future risk of losing historic designation. She spoke of their love of the area, the home, and their intent to stay.

Motion: Chair Loughery moved, and Member Young seconded to approve Certificate of Appropriateness for Addition No. 25083: 3108 Pass-A-Grille Way with the requirement of a staff approved landscaping plan and recommendation to the Board of Adjustment to approve the variance request; The motion carried 5-0.

c. Certificate of Appropriateness for Demolition No. 25073: 113 3rd Avenue

BCA for Michael Peltier and James Tobin requests to demolish the single-family residence on the subject property that contributes to the Pass-a-Grille Historic District (PI12544).

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff supported the request to demolish the building without a stay. The damage sustained to the structure far exceeds what staff found to be a reasonable threshold to require repairs. The property could be redeveloped with a similar use and arrangement to what exists currently. The applicant should be made aware that an existing option to develop to the underlying zoning district is pending removal if the PAG Overlay District amendments are approved.

Roger Houde appeared on behalf of the applicant and testified that there are no floors left inside the

structure and that the owners have explored other options and found this the best solution.

Motion: **Member Young moved, and Vice Chair Hockensmith seconded to approve the Certificate of Appropriateness for Demolition No. 25073: 113 3rd Avenue with no stay; The motion carried 5-0.**

- d. **Certificate of Appropriateness for Demolition No. 25079: 206 Pass-A-Grille Way**
Roger Houde requests to demolish the single-family residence on the subject property that contributes to the Pass-A-Grille Historic District (PI12589).

Mr. Berry reviewed the case summary for this request. Staff were in support of the request to demolish the building without a stay. The structure was found to be beyond repair by the City's building official. The property could be redeveloped with a similar use and arrangement to what exists currently. The applicant should be made aware that an existing option to develop to the underlying zoning district is pending removal if the PAG Overlay District amendments are approved.

Owner/applicant Roger Houde appeared and testified that the structure is pushed off of the foundation.

Motion: **Member Hurley moved, and Member Dashiell seconded to approve the Certificate of Appropriateness for Demolition No. 25079: 206 Pass-A-Grille Way with no stay; The motion carried 5-0.**

- e. **Certificate of Appropriateness for Demolition Case No. 25078: 1209 Pass-A-Grille Way**
Sam Ervin of JVS for Thijs Van Der Kolk Living Trust requests to demolish the single-family residence on the subject property that contributes to the Pass-A-Grille Historic District (PI12603).

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff were in support of the request to demolish the building without a stay. The structure was found to be beyond repair by the City's building official. The property could be redeveloped with a similar use to what exists currently. The applicant should 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.

The applicant was not present, but available by phone of necessary.

Motion: **Chair Loughery moved, and Member Hurley seconded to approve the Certificate of Appropriateness for Demolition Case No. 25078: 1209 Pass-A-Grille Way with no stay; The motion carried 5-0.**

- f. **Certificate of Appropriateness for Demolition No. 25072: 2604 Pass-a-Grille Way**
Sam Angelides for Kevin and Lois Quinn requests to demolish the single-family residence and detached garage on the subject property that contribute to the Pass-A-Grille Historic District (PI12651).

Mr. Berry reviewed the staff presentation for this application. Staff were in support of the request to demolish the building without a stay. The structure was found to be beyond repair by the City's building official. The property could be redeveloped with a similar use and arrangement to what exists currently. The applicant should be made aware that an existing option to develop to the underlying zoning district is pending removal if the PAG Overlay District amendments are approved.

The applicant was not present, but available by phone if necessary. Mr. Berry testified that the applicant had explored other options, but this was the best decision available.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve the Certificate of Appropriateness for Demolition No. 25072 with no stay: 2604 Pass-a-Grille Way; The motion carried 5-0.

g. Addition to Ordinance 2025-07: Sec. 20.22. Fence Height Limitations

As directed by the Board, Staff has drafted an amendment to the fence height regulations that restricts front yard height, for inclusion in the Pass-A-Grille Historic Overlay District amendments.

Mr. Berry explained that the proposed amendments to ordinance 2025-07 are in follow-up to the board's request last month to have standards for fences in the front yard for development in PAG. He reviewed the standards – fences on properties built to Overlay must meet the standards required for new development and cannot exceed 4 ft. in height. Walls must be compatible with the design of the home. For all properties within the Overlay, fences that are either set closer than the front setback of the building or that would obscure the front of the building could not exceed 4 ft. in height or the Florida pool code (currently 4.5 feet for a gate latch) – they would need to comply with the 4 ft. Outside of the front setback could go to 8 ft. in height. Staff suggested that the board recommend approval of the amendment to Ordinance 2025-07 for final reading. Setbacks were discussed and Mr. Berry interpreted the text of the ordinance to the board's satisfaction. For homes not built to the Overlay standards, there are no current material standards, however any fence set closer to the front property line than the building, regardless of setbacks, cannot exceed 4ft. in height or 4.5 ft. with a pool.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to recommend the amendment to Land Development Code Section 20.22. for inclusion in the final reading of Ordinance 2025-07 as presented; The motion carried 5-0.

5. Discussion Items -

a. Key West Design Guidelines

Discussing guideline recommendations from the Historic Preservation Board for inclusion in the Pass-A-Grille Historic Overlay District Design Guidebook

Mr. Berry explained that at the last meeting it was decided that the board would review the Key West Design manual for recommendations for the city's design guideline book. Member Dashiell liked that the book spoke about to new additions or related new construction being undertaken in a manner that if moved in the future, the essential form and integrity of the historic property would be unimpaired – a way of saying please build something that fits the size, scope and scale of the community. She also liked that new elements added to a historic structure should be reversible, allowing a return to the original, if desired. Mr. Berry explained how to comply with that. Chair Loughery liked that the book talked about a maximum height of 2 ½ stories; he would like that in the city's guidebook after any current restrictions are lifted. Member Dashiell also appreciated the historic architecture design principles on pgs. 52 and 53 and the checklist, and the project categories and architectural guidelines that she felt would be easily readable for a layperson to understand what is allowable. Mr. Berry summarized that the intent of the guidebook is that someone who may not have expert knowledge could design a home that would be compatible. Those that chose not to use the guidebook and hire an architect would still be able to defend that before the board.

b. Design Guidebook Example: Seminole Heights

Providing the Board with an example of a design guidebook from Seminole Heights that provides similar guidance, in a regulatory form, to what will be provided in the City's guidebook.

Mr. Berry explained that the guidebook was included as an example of what staff are envisioning for the city's guidebook - a sort of combination of what is in Section 20.15 (height and depth of porches, elements, etc.) with mockups and photographs. Chair Loughery opined that staff and consultant Tara Salmieri could be the experts on the architectural details, but the board could assist with choosing existing types of homes that the board would want to include in the book - how the Pass-A-Grille look would be defined - i.e. pre-1950's architectural styles, with examples provided. PAG had already developed in style, pre-WWII. That differentiates PAG from other beach towns. Member Dashiell was in favor of listing design types with photos and bullet points with specific design elements. Chair Loughery suggested including photographs of historic homes that have been elevated, moved, or had additions, to give ideas on alternatives to demolition. In general, in the heritage section, home types should include frame vernacular, mediterranean revival, bungalow, craftsman, colonial revival, cypress cabin, and national folk. Photographs of homes that no longer exist should be included in the guidebook to illustrate styles.

Mr. Berry explained that Ms. Salmieri will provide examples of the styles discussed today with a narrative description and bring that back to the board. Chair Loughery suggested a section that focuses on the pre-WWII era, when PAG was its own city and a post-war section.

c. Education: Elevating and floodproofing of historic structures in flood-prone areas

The Secretary of the Interior's Standards for Rehabilitation & Guidelines on Flood Adaptation for Rehabilitating Historic Buildings, published in 2021, was included in the meeting packet.

Mr. Berry spoke briefly regarding elevation; staff will bring a presentation next month. The National Park Service recommends 3-4 ft. to achieve reasonable screening, which is a challenge here because along PAG Way 6-8 ft. elevation is required. The city needs to be able to support elevations higher than 3-4 ft. to keep historic structures long-term. Options can be explored, including hybrid scenarios or floodproofing. Per Mr. Berry, homeowners would typically lose their historic designation once they raise their home above 6 ft. Historic homes will still come before this board when elevating, so it is a case-by-case basis. Chair Loughery mentioned that owners of a historic home that may be significantly damaged may want to consider moving another historic structure into its place.

d. Added Items – Since staff was not prepared for these topics, they will bring updates on the Merry Pier (appraisal, repairs), shuffleboard courts, and Airbnb rentals (statistics on violations) and whether those are considered an issue.

6. Adjournment – The next meeting is scheduled for August 7, 2025.

Chair Loughery adjourned the meeting at 4:25 PM.

These minutes will be considered for approval at the August 7, 2025, Historic Preservation Board meeting.

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25091: 110 4th Ave.

Action Request: Approval of Certificate of Appropriateness for Demolition Case No. 25091 for the contributing structures at 110 4th Avenue without a stay on demolition.

Strategic Objective:

Date: August 21, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Susan Hatton for Richard Hatton requests a Certificate of Appropriateness for Demolition of a single-family residence and detached garage on the subject property that are contributing to the Pass-A-Grille Overlay District, with the primary residence also listed as a locally-designated historic resource (Designation No. 16, 1997)

Funding: N/A

Attachments:

1. 25091 Staff Report
2. Application & Survey



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

Certificate of Appropriateness Case No. 25091: Susan Hatton for Richard

Hatton Meeting Date: August 21, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting to demolish the single-family residence and detached garage on the subject property that contribute to the Pass-A-Grille Historic District (P112535), with the residence listed as a locally-designated historic resource as of 1997 (Designation #16).
SUBJECT PROPERTY	110 4 th Avenue; Parcel # 19-32-16-58932-009-0100; MOREY BEACH BLK 9, LOT 10.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1910
HISTORIC STATUS	Constructed c 1910 (unknown for garage), the structure and its garage were considered contributing resources to the Pass-a-Grille Historic District and reestablished as contributing resources in the 2015 re-survey, having been found in the 2003 survey as non-contributing due to interim façade improvements.
SURROUNDING AREA	North – Single-family residence South – Three-family residence East – Two single-family residences (detached) West – Three-family residence

BACKGROUND and ANALYSIS

The subject parcel contains a single-family, single-story wood frame residence constructed in 1910 and a complementary garage constructed in an unknown year, both of which are considered contributing resources to the Pass-A-Grille Historic District. The primary structure has seen a rear addition, front vinyl siding, and porch and window improvements in the late 1980s and early 1990s according to its Florida Master Site File. These improvements ostensibly resulted in the structure being found non-contributing in the City’s 2003 boundary increase to the Pass-A-Grille Historic District, but the structure was found contributing in a 2015 re-survey.

In 1997, the property owner individually listed the structure on the City’s local historic registry. This occurred prior to the City becoming a Certified Local Government, and would require the owner to

request re-listing to be eligible for substantial improvement waivers or variances to the floodplain management regulations. Review of the minutes indicate that the alterations to the frontage were discussed but that the individual merits of the residence still justified the local designation, which was approved unanimously.

Built in 1910, the home is one of the oldest in Pass-A-Grille, preceded only by a handful built generally in the second half of the 1900s. Staff considers the improvements made to the frontage to be moderate in terms of alteration to the structure's architectural integrity and to have had a noticeable impact on its form and features, but for the structure to generally preserve the mass as depicted in its 1936 property card.



Above, left: A photo of the residence from the 1936 property card (date unknown)
Above, center: The structure photographed for the 2015 re-survey of the Pass-A-Grille Historic District.
Above, right: The structure photographed after Hurricanes Helene and Milton, showing extensive damage.

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 constructed in a simple frame vernacular, consistent with other residences built in this time period and vicinity. It has overhanging eaves, pierced concrete, and wood gable louvers as distinguishing features. While the façade has been significantly modified in the past 50 years, the structure also retains the dwindling form and mass of the early century, which were typically modest-area buildings elevated 2-3 feet over an open foundation.

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

Staff finds the structure to remain architecturally significant, and to preserve the form and mass of the early development style of the district. It is unlikely to be considered individually significant for national listing due to the substantial modifications that were made in the late 1980s and early 1990s, which changed the access orientation to the front door, modified the siding, and modified the window pattern, among other alterations. However, the structure is one of a handful that remain on the island that were built in the neighborhood's first phase, prior to the construction of the McAdoo Bridge in 1919, and was one of the original contributing structures in Pass-A-Grille's 1989 historic district.

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

The structure is in a flood zone and cannot be reconstructed at the same height. It is located outside of the Coastal A and VE zone, and could be built with a closed ground level, which could help minimize the visual impact on its stature. However, the new structure will be required to be elevated several feet, and most recent builds have been elevated further to add a garage at the ground level. This will significantly impact the form and mass of the building.

(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 architectural style in Pass-A-Grille. Other good, if more contemporary, examples exist. This structure is primarily historic due to its age, scale, and massing due to significant material modifications. Staff is not aware of this structure's associations with significant historic figures in the community.

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

The City did not prepare a substantial damage estimate due to the structure being on the local historic registry. However, photos of the structure show extensive damage likely to greatly exceed the depreciated value of the structure. Staff finds it unreasonable to require the structure be preserved.

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

Given current physical condition, staff does not find that the anticipated expense of rehabilitation would be economically feasible.

Staff Recommendation:

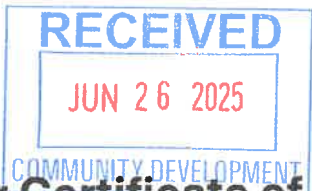
With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 90 days can be imposed to allow for consideration of preservation incentives.

Staff supports the request to demolish the buildings without a stay. The damage sustained to the structures is significant and exceeds what Staff finds to be a reasonable threshold to require repairs. The property could be redeveloped with a similar use and arrangement to what exists currently.

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 the lot, it may prevent the lot 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 design.

Staff recommendation:

Staff recommends APPROVAL of the Certificate of Appropriateness for Demolition of the contributing structures at 2604 Pass-a-Grille Way without a stay on demolition.



Application for Certificate of Appropriateness

25091

Owner Name & Address

Richard Hatton
558 Eton
Barrington, IL 60010

Representative Name & Address

Susan Hatton
6286 10th Ave. S.
Gulfport, FL 33707

Phone 847-381-1859

Phone 727-479-5781

Property Address and Legal Description

110-4th Ave, St Pete Beh 33706, Morey Beach Blk 9, Lot 10

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

If yes, provide the case number _____

Local Historic Designated # 16
PI 12535

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.

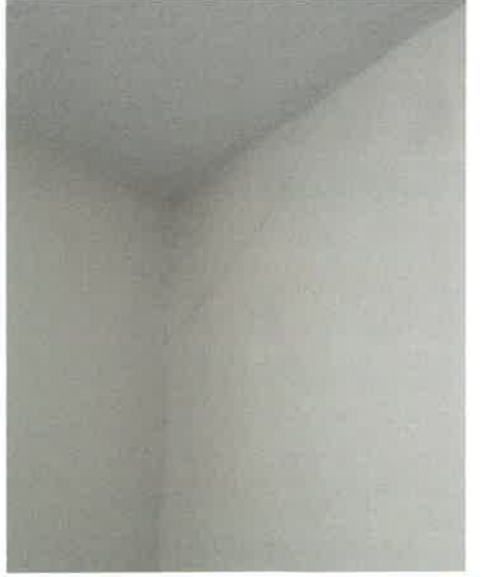
NA

- 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.**

NA





a Professional Tree Work in Pinellas County for over 20 Years a
Tree Removal Service, Inc. License # 000921
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 1101 11th St. Pinellas County, FL 34702
 Phone: 727-422-7000 Fax: 727-422-7000

Job Details:
 Job # 110-4-22-22 479-2921 10-14-22

1 80' tall cypress tree low tree removal
 Remove all debris on ground. Pick up to city to deal with.
 Emergency tree removal
 (Hudsonville #110)

Contractor: Tree Removal Service, Inc.
 Not Responsible for Unforeseen Situations
 All Details Must Be Read
 Signature: [Signature]

Agreement of Work: The above price, specifications, and conditions are binding and not to be changed. Payment will be made in full upon completion. Customer's responsibility is to provide all necessary permits.

20% of proposed price.

1101 11th St. Pinellas County, FL 34702

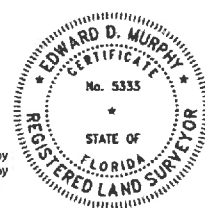
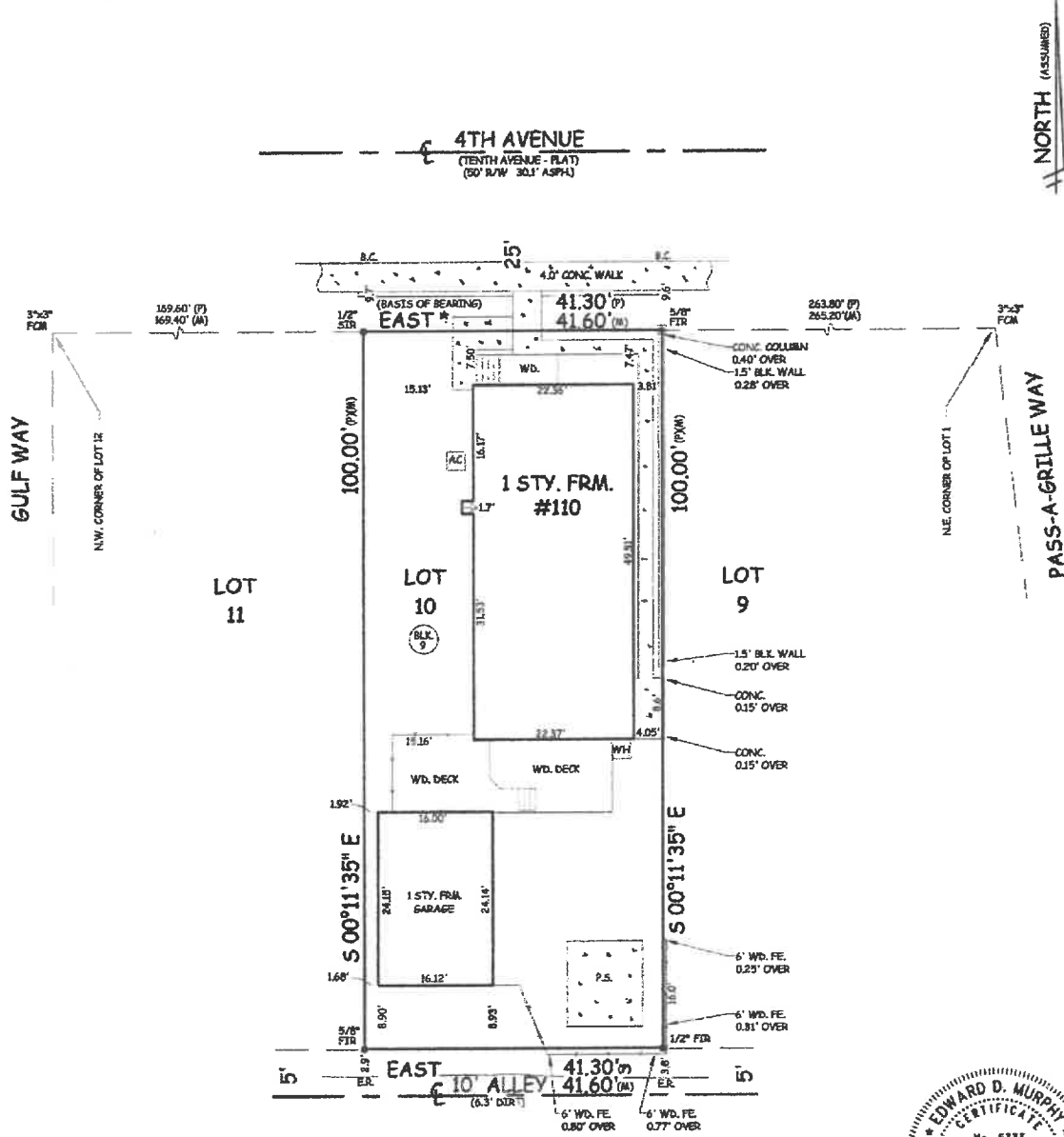
JOB NO.: 231063		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 8/28/2023			FAX (727) 344-4640

CERTIFIED TO: Richard Hatton

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.



Edward D. Murphy
Digitally signed by Edward D. Murphy
Date: 2023.09.06 11:41:41 -0400

A BOUNDARY SURVEY OF: Lot 10, Block 9, 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. : 125148 0286 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

LEGEND:	FD - FOUND F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 3/2" LB #7410 P.O.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION P.C.C. - POINT OF COMPOUND CURVATURE F.M.F.L. - FINISHED FLOOR ELEVATION P.F.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FB - FOUND N.A.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 A.D.J. - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER M.A.S. - MASONRY F.M.L. - FRAME G.I. - GRIPE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M.S. - METAL SHED ALL.M. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT P.L. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R.L. - EDGE OF ROAD E.D.W. - EDGE OF WATER T.O.S. - TOP OF BANK	W.W. - WING WALL C. - CENTERLINE R/W - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	E.S.M.T. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR C.C.M. - CELLUM WD. - WOOD BLK. - BLOCK S.W. - BEARWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVER-HANG GAR. - GARAGE C/W. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C. - COVERED CONCRETE A.C. - AIR CONDITIONER S.P. - SCREENED PORCH O.P. - OVERHEAD POWER LINE T.T. - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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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.

NA

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.

NA

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.

NA

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

NA

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

NA

- 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.**

NA

- 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.**

NA

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

NA

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.

NA

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.

NA

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.**

NA

- 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.**

NA

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

NA

- 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.**

NA

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;**

SEE ATTACHED

- 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.**

SEE ATTACHED

Permit #2504092, 110 4th Ave St. Pete Beach, 33706

LDC Section 28.11

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

Given the extensive structural damage sustained by the 100-year-old wood-frame fishing cottage located on Pass-a-Grille, St. Pete Beach, FL, reasonable measures to save the building are not feasible. The structure was first compromised by flooding during Hurricane Helene, which saturated and damaged the subflooring, likely introducing black mold. Just two weeks later, Hurricane Milton caused an 80-foot Norfolk Pine to fall directly onto the front peak of the house. The impact shifted the building on its block foundation, tore open the ceiling, damaged roof rafters and walls, bowed the front (North) wall and racked multiple door and window openings. The east wall of the front room pulled several inches away from the house, while the west wall was driven into the main structure by 4–6 inches.

Due to the cumulative damage, the cost of repairs exceeds the threshold set by the **FEMA 50% Rule**, which mandates that if repair costs surpass 50% of the building's pre-damage market value, the structure must be brought into full compliance with current floodplain regulations. In this case, that would require elevating the building or relocating it entirely out of the flood zone.

Note: On June 12th City Of St Pete Beach tagged 110 4th Ave as an Unsafe Structure. "This Building And Its Use Or Occupancy Has Been Prohibited By The Building Official. "Storm Damage Has Damaged Structural Elements Danger Of Collapse" Entry is "Not Allowed." In view of this notice we believe demolition should proceed in an expedited manner.

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.

Considering the building's compromised structural integrity, its location within a high-risk flood zone, and the prohibitive cost of elevation or relocation, the perpetuation of the structure is not economically feasible. Demolition is the only practical and responsible course of action under these circumstances.

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)

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

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.

Rich Hatton per _____ *6/25/25*
Owner/Applicant Signature *Awsan Hatton* Date
POA

October 28, 2024

ET24-0895

TO: Susan Hatton
110 4th Ave
St Pete Beach, FL 33706
Via email: susieh5790@icloud.com

RE: Structural Evaluation
110 4th Ave
St Pete Beach, FL 33706

Observation Report

GENERAL

Belt Engineering was contracted to perform a visual, non-destructive inspection of the structure located at the address listed above. Andres Vargas performed the inspection on Wednesday, October 16, 2024. The inspection was limited to the visible and accessible structural components of the property in reference above.

*For purposes of this report, front of building will be referenced as the north side.



Photo 1: Aerial View of Property Location



Photo 2: Front View of Building. (North)

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FIELD OBSERVATION PHOTOS

The following field observation photos were taken while on site at the above referenced inspection:



Observation 1: Fallen beam at front entry



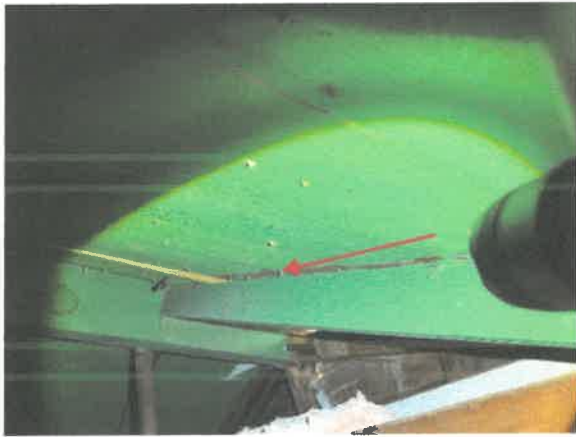
Observation 2: Connection beam to wall



Observation 3: Rafter to Ridge beam failed connection



Observation 4: Cracking on rafter



Observation 5: Separation between rafter and sheathing



Observation 6: Cracking at top of wall joint line



Observation 7: Cracking at top of wall joint line



Observation 8: wall corner separation



Observation 9: Bowing wall at front entry



Observation 10: Bowing wall at front entry



Observation 11: Opening in wall



Observation 12: Fallen concrete blocks
Non-structural



Observation 13: Cracked slab Non-Structural



Observation 14: Cracked slab

FIELD OBSERVATIONS

Based on the above investigation and observations, and to a reasonable degree of engineering certainty, the following conclusions are provided:

ROOF

- All accessible and visible areas of the roof framing structure were inspected. Inspection was limited to roof ridge, rafters, and beams.
 - Damage on rafters was observed on multiple locations for the main roof rafters. See observation 3, and observation 4.
 - Beam supporting the rafters on the lower side fell from the roof. See observation 1.
 - Ceiling damage was observed. See observation 1.

WALLS

- All accessible and visible components of the wall structure in question were inspected.
 - Wall was observed to have buckled and was bowing at the time of inspection at multiple locations. See observation 9, and observation 10.
 - Significant wall separation was observed in observations 8 and 11. The side wall will need to be braced until the front wall is rebuilt and properly tied in.



SUMMARY

At this time, there does not appear to be an immediate structural concern, however, we recommend some repairs to the issues observed and the side wall to be temporarily braced until the repairs are made. The front entry wall will require structural repair plans to restore the strength and of the wall and bearing points for the ceiling and ridge beams. The collapsed beam was observed to be a structural beam supporting the rafters that span to support the roof and will need to be replaced. Multiple roof rafters were damaged and will need to be removed and replaced with new uplift connectors to meet the current code. Some minor issues were observed on the exterior, but are considered to be cosmetic and non structural. All work is to be completed by a licensed and insured general contractor in the state of Florida.

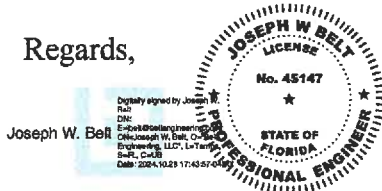
LIMITATIONS

The opinions expressed herein are based on the information collected during our assessment, our present understanding of the former site conditions, and our professional judgment in light of such information at the time of this Report. The Report is a professional opinion, and no warranty is expressed, implied, or made as to the conclusions, advice, and recommendations offered in this report. Belt reserves the right to update this Report should additional information become available. In expressing the opinions stated in this report, Belt has exercised a reasonable degree of care and skill ordinarily exercised by a reasonably prudent Engineer in the same community and in the same time frame given the same facts and circumstances.

CONTACT

Should you have any questions or concerns, please do not hesitate to contact us at (813) 961-3075 or e-mail jbelt@beltengineering.com.

Regards,



Joseph Belt, PE FL#45147
CA#29694
JWB/av

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSEPH W. BELT, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED BELOW, UNTIL YOU REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT, YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW" OF WHICH THIS FORM IS A PART (SEE THE BACK OF THIS FORM). THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

Power of Attorney made this 1 day of May, 1998
(month) (year)

I, RICHARD L. HATTON, of North Barrington, IL
(insert name and address of principal)

hereby appoint: SUE HATTON, of 6286 10th Ave. South, Gulfport, FL 33707
(insert name and address of agent) (Pinellas County)

as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

(YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

- | | | |
|--|--|---|
| (a) Real estate transactions. | (g) Retirement plan transactions. | (l) Business operations. |
| (b) Financial institution transactions. | (h) Social Security, employment and military service benefits. | (m) Borrowing transactions. |
| (c) Stock and bond transactions. | (i) Tax matters. | (n) Estate transactions. |
| (d) Tangible personal property transactions. | (j) Claims and litigation. | (o) All other property powers and transactions. |
| (e) Safe deposit box transactions. | (k) Commodity and option transactions. | |
| (f) Insurance and annuity transactions. | | |

(LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

(YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT.)

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney. (THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER, ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALIZING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)

6. (X) This power of attorney shall become effective on May 1, 1998.

(insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect)

7. () This power of attorney shall terminate on my death. (insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death)

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

(IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

10. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

Signed Richard L. Hatton (principal)

(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW, IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)

I certify that the signatures of my agent (and successors) are correct.

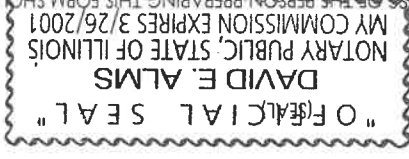
(agent) _____
(successor agent) _____
(principal) _____
(successor agent) _____
(principal) _____

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW.)

State of Illinois
County of Lake
)
) SS.
)

The undersigned, a notary public in and for the above county and state, certifies that Richard L. Hatton known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth (, and certified to the correctness of the signature(s) of the agent(s)).

Dated: May 1, 1998



[Signature]
Notary Public
My commission expires 3/26/01

(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by:

David E. Alms 1420 Renaissance Dr. #406 Park Ridge IL 60068

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25092: 108 22nd Ave.

Action Request: Following adequate applicant testimony to the extent of damage sustained:

Motion to approve Case No. 25092 for the demolition of the single-family residence at 108 22nd Avenue without a stay.

Strategic Objective:

Date: August 21, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Susan Hatton for Richard Hatton requests a Certificate of Appropriateness for Demolition of a single-family structure that contributes to the Pass-A-Grille Overlay District

Funding: N/A

Attachments:

1. 25092 Staff Report
2. Application
3. Agent Authorization



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

Certificate of Appropriateness Case No. 25092: Susan Hatton for Richard Hatton

Meeting Date: August 21, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting to demolish the single-family residence that contributes to the Pass-A-Grille Historic District (PI12581)
SUBJECT PROPERTY	108 22 nd Avenue; PHILLIPS DIVISION REV MAP BLK J, LOT 103; Parcel #18-32-16-68634-010-1030.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1957
HISTORIC STATUS	Constructed c 1957, the structure is considered a contributing resource to the Pass-a-Grille Historic District as of the 2003 Boundary Increase of the Pass-a-Grille Historic District, and remained a contributing resource in the 2015 re-survey.
SURROUNDING AREA	North – Single-family residence South – Single-family residence East – Three-family residence West – Single-family residences

BACKGROUND and ANALYSIS

The subject parcel contains a single-family residence constructed in 1957 (PI12581) or 1951 (2003 Pass-a-Grille National Register Historic District Boundary Increase). The home is constructed in a masonry vernacular and features overhanging eaves, sill courses, and integrated planters as distinguishing features. The home appears to be original in footprint but had porch and window alterations undertaken in an unknown year.



Above, left: A photo of the residence from the 2015 re-survey of historic resources in Pass-a-Grille.

Above, right: The structure photographed after the 2024 hurricanes.

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 constructed in a simple masonry vernacular style and appears to be relatively unaltered to footprint, but with later-stage porch and frontage window alterations. It is developed with what appears to be an original side-entry garage. The structure is not associated with a historic individual known to have made a significant impact on the development of Pass-A-Grille.

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

While fewer masonry vernacular buildings have been submitted for demolition after the recent hurricanes, and the style is among the most well-represented in the district, the building still retains a scale and layout similar to other developments that occurred in the

third phase of Pass-a-Grille's development and its loss will affect the district's overall integrity. However, Staff does not find the structure to be one of the last remaining examples, or among the most locally-significant examples, of the masonry vernacular style.

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

The structure is located within a flood zone and cannot be redeveloped at its current elevation. The structure is outside the Coastal A zone, which could help to retain its current massing should the redeveloped home be constructed with less than one full story of elevation. However, the owner does have the option to construct a larger structure of two living stories over parking or storage if desired.

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

The building is not one of the last remaining examples of its kind. There are other single-story masonry vernacular structures of similar age and detailing elsewhere in the neighborhood, including at least one on the same block. However, the pace of demolition of these structures has accelerated in the wake of the recent hurricanes.

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

The City's estimate of damage from the recent hurricanes fell well under the 50% depreciated structure value, at \$45,446 against a depreciated value of \$77,151. The applicant does state that it is not reasonable to save the structure, and has submitted photos showing both interior and exterior damage. In most cases, the City's assessment did not account for unseen interior damage, and would not have accounted for any accumulated damage or deterioration from any needed restorative work or maintenance not undertaken in the past ten months. The applicant may wish to provide additional testimony to justify their statement.

(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 buildings without a stay, pending applicant testimony on the extent of damage and justification that the structure is unable to be restored. The property could be redeveloped with a similar use and arrangement to what exists currently on the lot, particularly if built to the Pass-a-Grille Overlay District.

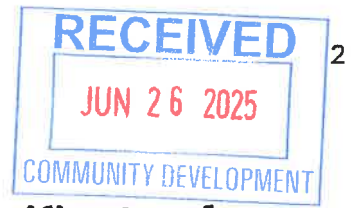
The applicant should be made aware that an existing option to develop to the underlying zoning district is pending removal if the Pass-A-Grille Overlay District amendments are approved. While this would not affect the ability for the applicant to develop a residence on the lot, it may prevent the lot 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 design. Staff finds that the

existing structure is of similar setbacks that would be permitted under the Pass-a-Grille Overlay District design standards.

Staff recommendation:

Following applicant testimony on the extent of damage and ability to restore the structure:

Staff recommends APPROVAL of the Certificate of Appropriateness for Demolition of the contributing structures at 108 22nd Ave [with or without a 30-day stay on demolition].



Application for Certificate of Appropriateness

25092

Owner Name & Address

Richard Hatton
558 Eton
Barrington IL 60010

Representative Name & Address

Susan Hatton
6286-10th Ave. S.
Gulfport FL 33707

Phone 847-381-1859

Phone 727-479-5781

Property Address and Legal Description

108-22ND Ave, St. Pete Bch 33706, Phillips Division Rev Map Blk J, Lot 103

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

If yes, provide the case number _____

PI 12561

TYPE OF ACTIVITY

New Construction _____

Addition _____

Demolition X _____

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.

NA

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

SEE ATTACHED

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

NA





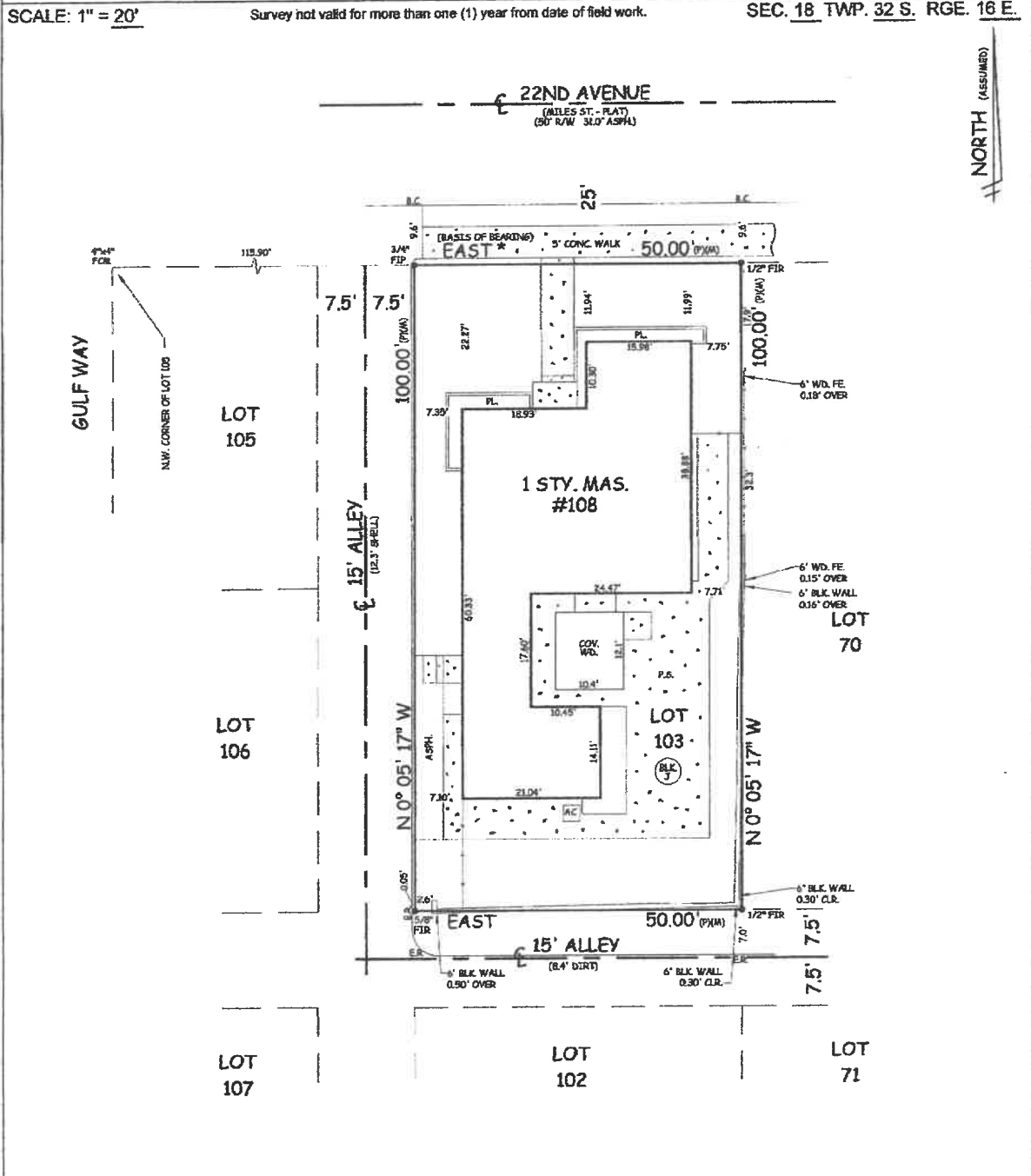
JOB NO.: 160286		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 2/25/16			FAX (727) 344-4640

CERTIFIED TO: Richard Hatton

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 103, Block J, THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY, as recorded in Plat Book 3, Page 38 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 G Map Date : 9/03/03 Base Flood Elev : 11.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(ES), 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 5A-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 REVISUING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK UNLESS ENDORSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

★ BEARINGS SHOWN ARE ASSUMED

EDWARD D. MURPHY REG. P.L.S. # 5335

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	ALUM. - ALUMINUM	EQ - CENTERLINE	M.H. - MANHOLE	GAR. - GARAGE
F.C.M. - FOUND CONCRETE MONUMENT	P.O.L. - POINT ON LINE	C - CHORD	W.H. - WATER HEATER	R/W - RIGHT OF WAY	CONC. - CONCRETE	C/W - COVERED WOOD
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	Δ - DELTA	P.S. - PAVING STONE	PL - PLANTER	CLR. - CLEAR	C.P.S. - COVERED PAVING STONE
S.I.R. - SET IRON ROD 1/2" LB #7410	P.T. - POINT OF TANGENCY	Δ - DELTA	C.P. - CARPORT	(C) - CALCULATION	COL. - COLUMN	C/C - COVERED CONCRETE
P.R.C. - POINT OF REVERSE CURVATURE	P.I. - POINT OF INTERSECTION	# - NUMBER	PL - PLANTER	(D) - DEAD	IND - WOOD	AC - AIR CONDITIONER
P.C.C. - POINT OF COMPOUND CURVATURE	C.M.S. - FENCE	M/S - MASONRY	B.C. - BACK OF CURB	(M) - MEASURED	BLK. - BLOCK	S.P. - SCREENED PORCH
F.N.F.E. - FINISHED FLOOR ELEVATION	FE - FENCE	FRM. - FRAME	E.P. - EDGE OF PAVEMENT	N. - NORTH	S.W. - SEAWALL	P-P - OVERHEAD TELEPHONE LINES
P.R.M. - PERMANENT REFERENCE MONUMENT	C.L.F. - CHAIN LINK FENCE	GI. - GRATE INLET	E.R. - EDGE OF ROAD	S. - SOUTH	ASPH. - ASPHALT	T-T - OVERHEAD TELEPHONE LINES
M.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1985	C.B. - CATCH BASIN	F.H. - FIRE HYDRANT	E.O.W. - EDGE OF WATER	E. - EAST	UTIL. - UTILITY	P.P. - POWER POLE
	ADJ. - ADJACENT		T.O.S. - TOP OF BANK	W. - WEST	DR. - DRAINAGE	L.P. - LIGHT POLE

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.

NA

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.

NA

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.

NA

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

NA

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

NA

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.**

NA

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.**

NA

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

NA

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.

NA

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.

NA

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.**

NA

- 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.**

NA

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

NA

- 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.**

NA

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;**

SEE ATTACHED

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.**

SEE ATTACHED

LDC Section 28.11

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

Assessing the Feasibility of Saving the Building After Hurricanes Helene and Milton

Analyzing Damage and Potential Restoration Measures

The building in question has sustained extensive damage from Hurricanes Helene and Milton, with the majority of the destruction attributed to flooding caused by Hurricane Helene. This assessment aims to determine whether reasonable measures can be taken to restore the building to a safe and usable condition.

Overview of Damage

The damage to the building is comprehensive and affects both its structural and functional components. Key issues include:

- **Interior and Exterior Doors:** All were severely damaged and will require full replacement.
- **Interior Walls:** Significant damage due to water saturation, necessitating removal and reconstruction.
- **Appliances:** All appliances in the building were rendered non-functional and must be replaced.
- **HVAC System:** Flooding has compromised the HVAC system, requiring complete replacement.
- **Electrical Fixtures and Boxes:** Water damage has necessitated the replacement of all electrical systems to ensure safety and functionality.

Considerations for Restoration

Restoring the building will involve several critical steps, as follows:

Structural Assessment

A thorough inspection of the building's structural integrity is essential. Floodwaters can weaken foundations, framing, and load-bearing structures. If the core structural frame remains intact and repairable, restoration is more feasible.

Water Damage Mitigation

The flooding from Hurricane Helene has likely caused significant water intrusion into walls, flooring, and insulation. These materials will need to be removed and replaced to prevent mold growth and ensure a safe indoor environment.

Electrical Systems

Flooded electrical fixtures and boxes pose severe safety hazards. A licensed electrician must replace these components and conduct a full inspection to ensure compliance with current safety codes.

HVAC Replacement

Given the flooding of the HVAC system, it must be replaced entirely. This step would also provide an opportunity to install a more energy-efficient system, potentially reducing future operational costs.

Doors, Walls, and Appliances

The replacement of all doors, both interior and exterior, and the reconstruction of interior walls are critical for security and usability. Additionally, all appliances must be replaced to restore the building to a functional state.

Additional Considerations

We estimate that the cost of repairs and updating the house to comply with current codes will be approximately \$80,000, which exceeds the insurance estimate. Furthermore, as the house is built on a slab-on-grade foundation, it is not a viable candidate for raising or moving. This structural characteristic leaves the house vulnerable to future flooding. Notably, one more flood affecting more than 21% of the structure's value would mandate its demolition under existing regulations.

Given current and projected climate conditions, it is reasonable to expect an ongoing trend of larger, stronger, and more frequent hurricanes in the region. These climate realities make it apparent that the building is likely to face recurring risks. Therefore, we believe the most practical course of action would be to demolish this structure, enabling replacement with a more resilient, flood-resistant, FEMA compliant design.

Cost Analysis

The feasibility of restoration depends heavily on the cost of repairs relative to the value of the building and any available insurance coverage. A detailed cost estimate should include:

- Demolition and debris removal
- Reconstruction of damaged areas
- Replacement of appliances and systems
- Permitting and compliance with updated building codes

Environmental and Safety Considerations

Ensuring the building is free from mold, asbestos, and other contaminants is critical. Additionally, elevating the building or implementing flood-resistant measures should be considered to mitigate future risks. However, as outlined, the current foundation design limits such adaptations.

Conclusion

While the damage to the building is extensive, the information provided, including repair costs, future flood vulnerability, and climatic trends, suggests that restoration may not be the most practical solution. Instead, demolishing the structure and constructing a more modern and flood-resilient building would be a more logical and sustainable approach. This decision balances immediate costs with long-term functionality and safety for the occupants.

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> NA
<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.

Richard Hattor per _____ 6/25/25
Owner/Applicant Signature Susan Hattor Date

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS AND SIGNIFICANT ACTIONS TAKEN AS AGENT. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS. UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED BELOW, UNTIL YOU REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT, YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW" OF WHICH THIS FORM IS A PART (SEE THE BACK OF THIS FORM). THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

Power of Attorney made this 1 day of May, 1998
(month) (year)

I, RICHARD L. HATTON, of North Barrington, IL
(insert name and address of principal)

hereby appoint: SUE HATTON, of 6286 10th Ave. South, Gulfport, FL 33707
(insert name and address of agent) (Pinellas County)

as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "Statutory Short Form Power of Attorney for Property Law" (including all amendments), but subject to any limitations on or additions to the specified powers inserted in paragraph 2 or 3 below:

(YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS YOU DO NOT WANT YOUR AGENT TO HAVE. FAILURE TO STRIKE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

- | | | |
|--|--|---|
| (a) Real estate transactions. | (g) Retirement plan transactions. | (l) Business operations. |
| (b) Financial institution transactions. | (h) Social Security, employment and military service benefits. | (m) Borrowing transactions. |
| (c) Stock and bond transactions. | (i) Tax matters. | (n) Estate transactions. |
| (d) Tangible personal property transactions. | (j) Claims and litigation. | (o) All other property powers and transactions. |
| (e) Safe deposit box transactions. | (k) Commodity and option transactions. | |
| (f) Insurance and annuity transactions. | | |

(LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY IF THEY ARE SPECIFICALLY DESCRIBED BELOW.)

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or special rules on borrowing by the agent):

3. In addition to the powers granted above, I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

(YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT.)

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

NEXT SENTENCE IF YOU DO NOT WANT YOUR AGENT TO ALSO BE ENTITLED TO REASONABLE COMPENSATION FOR SERVICES AS AGENT.)

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING:)

6. (X) This power of attorney shall become effective on May 1, 1998.

(insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect)

7. (X) This power of attorney shall terminate on my death.
(insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death)

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent: _____

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

(IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this power of attorney as such guardian, to serve without bond or security.

10. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my agent.

Signed Richard L. Hatton
Richard L. Hatton (principal)

(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)

Specimen signatures of agent (and successors)

I certify that the signatures of my agent (and successors) are correct.

(agent)

(principal)

(successor agent)

(principal)

(successor agent)

(principal)

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW.)

State of Illinois)
County of Lake) SS.

The undersigned, a notary public in and for the above county and state, certifies that Richard L. Hatton known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth (, and certified to the correctness of the signature(s) of the agent(s)).

Dated: May 1, 1998

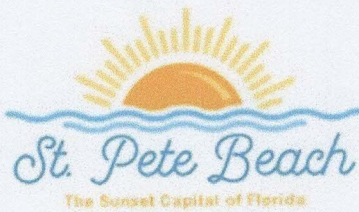


David E. Alms
Notary Public
My commission expires 3/26/01

(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by:

David E. Alms 1420 Renaissance Dr. #406 Park Ridge IL 60068



Agent Authorization Form
Building Department
City of St. Pete Beach, Florida 727-363-9241

I Susan Hatton
(License holder's printed name)

hereby authorize Janese Davis
(Agent's printed name)

to represent me in an application for Historic Preservation COA - Board
(Type of application: Building)

Susan Hatton
Signature of license holder

Janese Davis
Signature of agent

SUSAN HATTON

Janese Davis

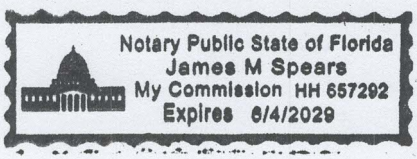
The foregoing instrument was acknowledged before me this 1 day
of August 2025, by Susan Hatton Janese Davis who
is personally known _____ or produced FLDL as
identification.

[Signature]

(Notary Signature)

8-1-25
(Date)

My commission expires 6-4-29



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

Agenda Report

Agenda Title Name: Certificate of Appropriateness No. 25076 and Floodplain Management Regulation (FEMA) Variance No. 25077: 3110 Pass-a-Grille Way

Action Request: Motion to approve Certificate of Appropriateness No. 25076 and variance to the floodplain management regulations (FEMA) variance No. 25077 for the cottage at 3110 Pass-A-Grille Way.

Strategic Objective:

Date: August 21, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Staff finds the work to be minimal, historically-appropriate, and to maintain the character of the contributing structure.

Funding: N/A

- Attachments:**
1. Staff Report
 2. COA Application
 3. FEMA Variance Application
 4. Agent Authorization
 5. Survey
 6. Plans
 7. Sample Renovation Project List
 8. Existing Structure Photos
 9. Floor Plans and Orthographic Views



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

Certificate of Approval and FEMA Variance Case Nos. 25076 and 25077: Applicants; Paul Sierra (Paul Sierra Construction Inc. and Leslie Van Trump (Total Permitting Services) on behalf of the **Property Owners;** Adrienne Timmel and Alexander Engelman
Meeting Date: August 21, 2025
Prepared By: Gil Martinez, Senior Planner

REQUEST	The property owner is requesting a Certificate of Appropriateness and FEMA Variance for 3110 Pass-A-Grille Way.
SUBJECT PROPERTY	3110 Pass-A-Grille Way. NORTH PASS-A-GRILLE REPLAT OF BLK 12 LOT 2 Parcel I.D. #07-32-16-60948-000-0020
LAND USE / ZONING	(RM) Residential Medium and (PAG) Pass-A-Grille Overlay
YEAR BUILT	Circa 1925 PI12676
HISTORIC STATUS	Locally Designated as a Landmark in March 2015.
SURROUNDING AREA	North – Commercial Building South – Single Family more than one house parcel East – Multi-Family Residential West – Single-Family

BACKGROUND and ANALYSIS

The property at 3110 Pass-a-Grille Way is located in the North Pass-a-Grille Replat subdivision, between 31st and 32nd Avenues in the City of St. Pete Beach. It falls within the boundaries of the Pass-a-Grille Historic District, which is listed on the National Register of Historic Places and designated locally by the City.

Constructed around 1925, the building is a one-story, L-shaped, Craftsman-style residence with a clipped-gable roof and overhanging eaves. While the original structure has undergone changes—including vinyl siding, window replacements, and enclosed porches—it retains its basic form and proportions. The main entrance is positioned off-center within the ell of the front porch. A detached garage is located at the rear of the property and accessed via the alley.

Despite alterations, the building maintains enough architectural integrity to be considered a contributing structure within the historic district. Its form, materials, and layout are consistent with residential construction patterns in Pass-a-Grille during the 1920s.

The neighborhood developed during Florida's 1920s land boom and reflects early efforts to establish permanent housing in a coastal environment. This property is typical of that period and reflects the modest scale and style that characterizes much of the district. 3110 Pass-a-Grille Way contributes to the historical and architectural context of the area and supports the ongoing preservation goals for Pass-a-Grille and the City of St. Pete Beach. **PI12676**

The estimated cost of the proposed work is \$75,000. According to the Pinellas County Property Appraiser the value allocated to the structures would allow improvements not to exceed \$15,630 based on the FEMA 50% rule.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

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

- 1. A property will be used as it was historical or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.** *The accessory structure, designated as Building 2 by the Pinellas County Property Appraiser, will remain in use as part of a single-family residence, consistent with its historic function. The proposed addition, which is less than 70 square feet, makes only minor changes to the existing footprint and spatial arrangement. The project is limited in scope, focusing on enhancing interior functionality without altering the building's form or its orientation on the site*
- 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.** *All proposed work is sensitive to the building's historic character. Siding used for the addition will match the existing siding. The new entry door will replicate the original style, and the French doors will reflect typical 1920s proportions and detailing. The form, finishes, and materials will harmonize with the original structure, ensuring architectural continuity.*
- 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 project avoids the introduction of false historic elements. Rather, it enhances the building's function using architectural details appropriate to the 1920s Craftsman style, in keeping with the building's date of construction (ca. 1925). The addition will be designed to appear seamless and authentic, without creating a false narrative of development.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *This standard is acknowledged, though not directly applicable. No historically significant post-construction changes will be removed or altered as part of this project.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *Craftsman-style details and proportions will be maintained throughout the addition and alterations. All replacement elements, including doors and siding, will match the original materials in texture, proportion, and visual character.*

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 deteriorated entry door and bedroom windows will be replaced due to their advanced deterioration. The new elements will be carefully selected or custom-fabricated to match the historic features in scale, style, and appearance, consistent with 1920s design.*

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. *This standard is not applicable. No chemical treatments or abrasive techniques are proposed*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *The application states that this is acknowledged, and they will comply.*

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 addition is modest in scale (less than 70 sq. ft.) and located at the rear corner of the structure, ensuring the building's form and proportions are preserved. The intent is for the new work to appear seamless. However, if visual differentiation is required, guidance will be sought from the Historic Preservation Board to meet the district's requirements while maintaining visual harmony.*

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. *New additions... will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property would be unimpaired."*

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

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.** *The addition will match the architectural style of the original 1925 Craftsman building, using similar siding, trim, and paint colors. French doors and the new entry door will be consistent with period designs. The overall aesthetic will maintain the modest and cohesive look typical of 1920s Pass-a-Grille construction.*
2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.** *The addition constitutes less than 20% of the total building square footage (approx. 300 sq. ft.), ensuring the new work remains in character to the historic structure. While the design will integrate visually with the original building, a distinguishable transition may be incorporated, if necessary, per Historic Preservation Board guidance.*
3. **Additions shall be attached to the rear and/or to the side of the original structure.** *The addition is planned for the northeast corner, consistent with the standard to attach additions at the rear or side of historic structures. This location minimizes visual impact from the public right-of-way (alley) and preserves the front and principal elevations.*
4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.** *Existing mechanical equipment is located on the south side of the building and screened from view. Any new equipment will be similarly screened. Given the structure's placement at the rear of the property, visibility from the street (alley) will remain minimal.*

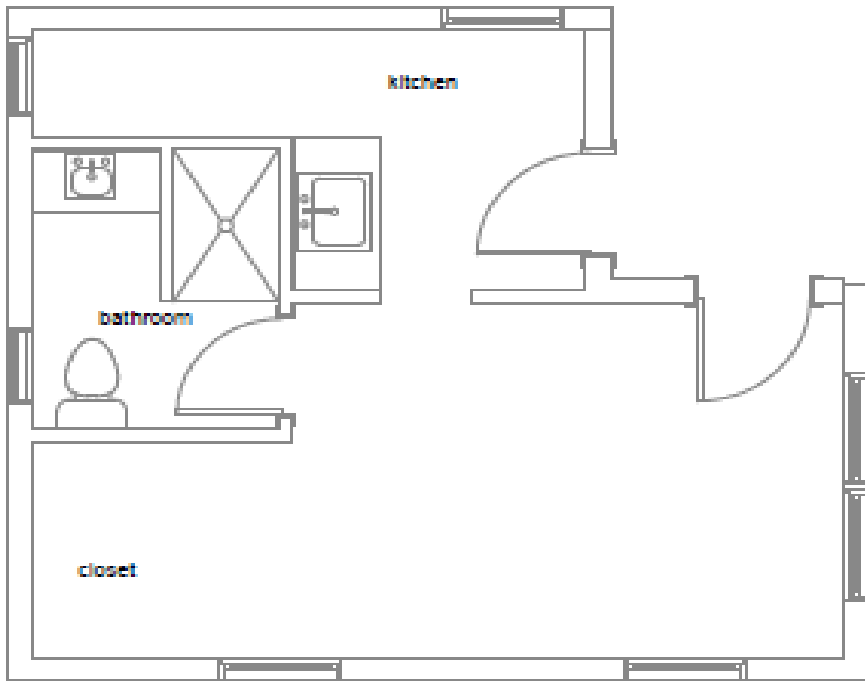
LDC Sec. 28.16 – Variance from floodplain management regulations, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances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

1. **The variance will not preclude the structure's continued designation as a historic structure.** *Staff finds that the variance will not preclude the structure's continued designation as a historic structure. The renovation list is attached to this report.*
2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *The proposed variance allows for a small addition and minor modifications that are essential to maintain the building's historic use and appearance. The scope is limited, period-appropriate, and designed to preserve the structure's original Craftsman character with minimal impact.*

Recommendation: *The proposed Certificate of Appropriateness and FEMA Variance are consistent with the City of St. Pete Beach Land Development Code and preservation standards. The work is minimal, historically appropriate, and maintains the character of the contributing structure. Staff recommends **APPROVAL** of the Certificate of Appropriateness and FEMA Variance from the floodplain management regulations.*

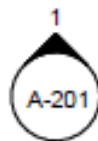
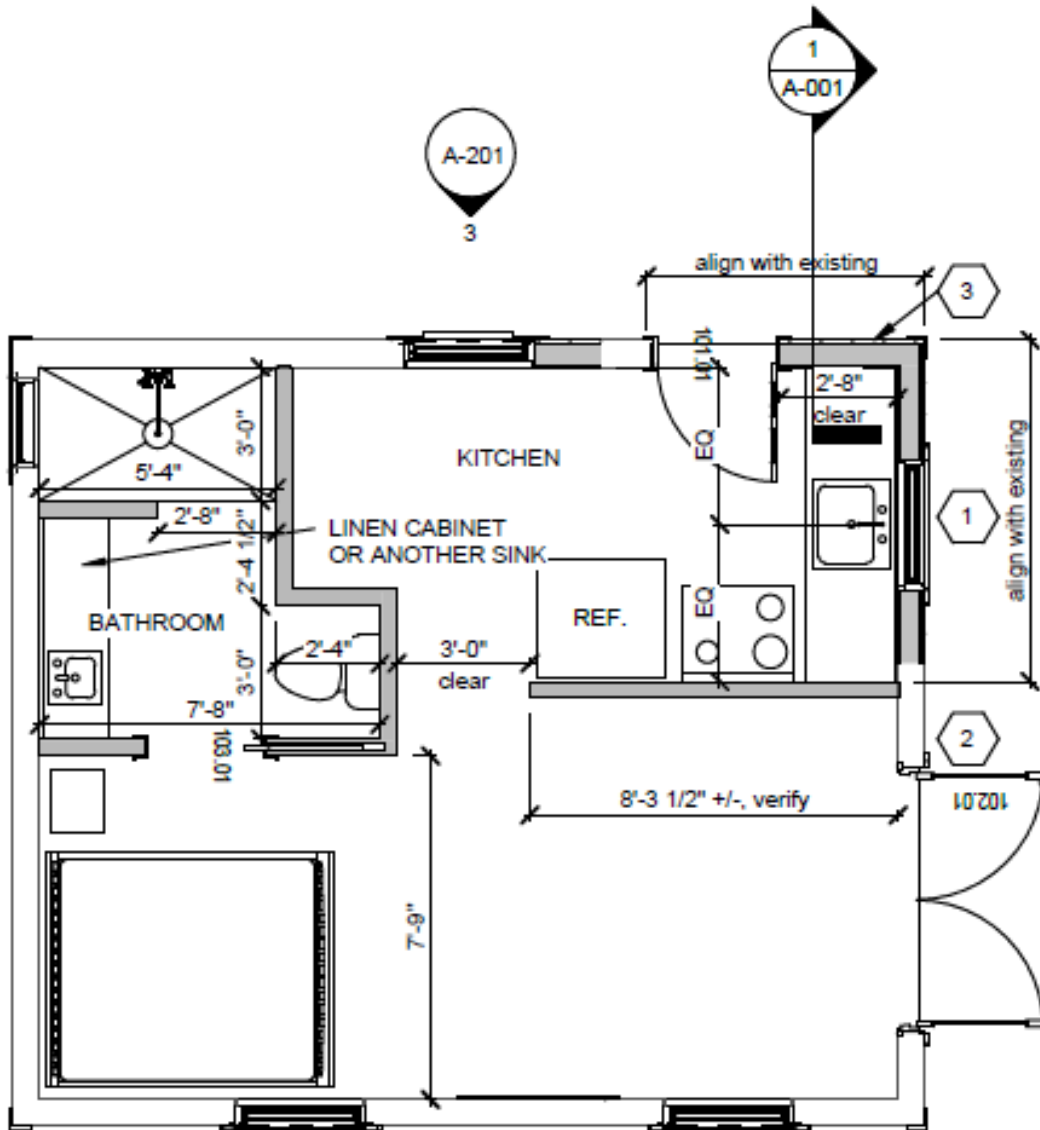
RENOVATION PROJECT LIST:

<h2 style="text-align: center;">SCOPE OF WORK</h2> <p>PROPOSED 44 SQ FT ADDITION TO THE EXISTING ADU.</p> <p>EXTERIOR SCOPE:</p> <ul style="list-style-type: none">A. REMOVE FLAT ROOF OVER THE EXISTING KITCHEN AREA.B. ADD/EXPAND THE EXISTING PITCH ROOF TO REMAIN WITH NEW WOOD RAFTERS BY "PIGGY BACK" OVER THE EXISTING KITCHEN AREA.C. ADD A "DORMER" OVER THE EXISTING KITCHEN AREA.D. PROVIDE NEW ROOF SHINGLES, KEEPING WITH IN THE SAME LOOK.E. ADD (1) SWING DOOR, MATCHING THE EXISTING AESTHETICS.F. REMOVE AND REPLACE DOUBLE WINDOW WITH (1) PAIR OF SWING DOOR, MATCHING THE EXISTING AESTHETICS.G. ADD TRIM BOARD AROUND WINDOWS AND DOORS , MATCHING THE EXISTING AESTHETICS. <p>INTERIOR REMODEL SCOPE:</p> <ul style="list-style-type: none">A. REMOVE AND REPLACE PLUMBING FIXTURES.B. REMOVE AND REPLACE INTERIOR PARTITIONS.C. REMOVE AND REPLACE INTERIOR DOORS.D. REMOVE AND REPLACE CASEWORK.E. REMOVE AND REPLACE FLOORING AND BASE BOARDS.F. REMOVE AND REPLACE APPLIANCES.G. REMOVE AND REPLACE CEILING FANS, LIGHTING AND OUTLETS.H. COMPLETE ELECTRICAL REWIRE.I. REMOVE AND REPLACE HVAC SYSTEM.J. REMODEL KITCHEN IN THE SAME LOCATION AND ADDITION.K. REMODEL BATH ROOM IN THE SAME LOCATION.L. PROVIDE SPRAY FOAMINSULATION.M. PROVIDE NEW FLOOR AS OUTLINED IN ACCEPTABLE FINISH MATERIALS.
--



EXISTING FLOOR PLAN

1/4" = 1'-0"



PROPOSED FLOOR PLAN

ZONING MAP



AERIAL PHOTOGRAPH



**CURRENT
GOOGLE EARTH**





Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Adrienne Timmel and Alexander Engelman
 3110 Pass a Grille Way
 St. Pete Beach, FL 33706

Phone 813-810-7644
 Email Address amtimmel@gmail.com

Agent or Representative Name & Address

Paul Sierra	Leslie Van Trump
912 W. Martin Luther King Jr. Blvd	Total Permitting Service
Tampa, FL 33603	1703 Village Ct
	Brandon, Florida,
	33511-6237

Phone 813-228-6661	813-833-0775
	leslievt6@gmail.com
Email Address	pjs@sierraconstruction.com

Property Address, Legal Description, Parcel ID

3110 Pass a Grille Way, St. Pete Beach, FL 33706
 North Pass-a-Grille Replat of Blk 12, Lot 2
 Parcel ID: 07-32-16-60948-000-0020

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

If yes, provide the case number(s) _____

TYPE OF REQUEST

PROPOSED USE

- Alteration of building/structure
- New Construction
- ^x Addition
- ^x Rehabilitation
- Relocation
- Demolition

- ^x Single-family residence
- Multi-family residence
- Office
- Commercial
- Hotel/Motel
- Restaurant
- Other _____

Estimated Cost of Work: \$ 75,000

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

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

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

This accessory structure, described by the property appraiser as Building 2 of the property, will remain a single family use. The intent is to expand the kitchen area by less than 70 square feet, convert two bedroom windows to french doors facing the patio, and elevate the flat portion of the roof to match the elevation of the peaked (gabled) portion.

- 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.**

Siding of addition will be consistent with existing siding on Building 2, replacement entry door will be same style as original, French doors will be consistent with appearance of French doors of the period (1920s).

- 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.**

This is all true. The addition will appear seamless with existing structure.

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

True, but not applicable.

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

Again, the small addition and door changes will be period appropriate and will appear seamless with existing historic building.

- 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.**

Deteriorated features to be replaced are the entry door and two bedroom windows. The replacement entry door will match the original door as closely as possible. The deteriorated bedroom windows will be replaced with french doors appropriate to the period (1920s).

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

Not applicable.

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

Not applicable.

- 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 intent is for the small (< 70 sq. feet) addition and door changes to be period appropriate (1920s) and appear seamless with the existing historic building. If the new work must be differentiated from the existing building, we will seek advice from Historic Preservation Board regarding how best how to accomplish this.

- 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.**

True. We are undertaking a very small addition (<70 square feet) that will simply square off the northeast portion of the building. The essential form and integrity of the historic property (approximately 300 sq. feet) will remain intact.

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

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

The intent is for the small (< 70 sq. feet) addition and door changes to be period appropriate (1920s) and appear seamless with the existing historic structure, including style, materials and paint color.

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

The addition will comprise less than 20% of the building's total square footage. The existing building is approximately 300 square feet and the addition will be less than 70 square feet. The intent is for the small addition and door changes to be period appropriate (1920s) and appear seamless with the existing historic building, including style, materials, and paint color. If the addition must be distinguishable from the original building, we will seek advice from Historic Preservation Board regarding how best to accomplish this.

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

The addition will square off the northeast portion of the original structure.

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

Correct. There is currently one mini-split located on the south side of the building, which is fenced off from street sight. Any additional equipment will be similarly fenced off from street sight. Note this building is the accessory structure located in the back of the property and the only street view is from the back alley.

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

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

<p>Exterior material/siding</p> <p>Matching existing siding:</p>	
<p>Windows</p> <p>New kitchen window centered over sink: JELD-WEN V-4500 71-1/2-in x 47-1/2-in White Exterior White Interior Left-Handed Vinyl Sliding Window Double strength (Full Screen Included)</p>	
<p>Doors</p> <p>Bedroom French Doors -WEN F-3500 72-in x 80-in x 4-9/16-in Jamb Low-E External grilles , Primed Fiberglass Right-hand outswing French Double Patio Door</p> <p>Entry Door: JELD-WEN 36-in x 80-in x 4-9/16-in Steel Half lite Left-hand inswing Primed Prehung Front Door Insulating core</p>	
<p>Roofing</p>	
<p>Entrances/Porches</p>	

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


 Applicant Signature


 Date



Application for FEMA Variance

GENERAL INFORMATION:

Case Number _____

Property Owner Name/Address

Agent or Representative Name/Address

Alexander Engelman + Adrienne Timmel
825 Bayshore Blvd.

Leslie Von Trump + Paul J. Sierra
912 W. M.L. King Jr. Blvd.

Tampa, FL 33606-2733

Tampa, FL 33603

Phone _____

Phone 813-833-0775 / 813-228-6661

Email amtimmel@gmail.com

Email LeslieVT6@gmail.com
PSS@sierraconstruction.com

Property Address, Legal Description, Parcel ID:

3110 1/2 Pass A Grille Way 07-32-16-60948-000-0020
North Pass-A-Grille Replat of Blk 12 Lot 2

Current Zoning: RM Current Land Use: PAG Lot Area: 4000

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

If yes, provide the case number(s) _____

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

This is a historic property that we need to reconstruct the badly damaged cottage from Hurricane Helene that is located behind the main house. We are requesting to put back this cottage per plan to livable conditions that will be submitted for building permit. Reconstruction will be to match the existing exterior finishes of the home on property as closely

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.
as possible. The historic designation plac on this cottage is #60.

Leslie Von Trump

Signature of Applicant/Authorized Agent and Date



FEMA VARIANCE APPLICATION

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

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

AVI On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.

AVI I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

AVI I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

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

AVI I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:

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

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

AVI I have been notified in writing from the Community Official about the NFIP flood insurance Implications of variances.

After acknowledgement of these conditions, please make sure your application is complete prior to submission. Incomplete applications will be returned to the applicant.

Proke Van Trum 5/7/25
Signature of Applicant/Authorized Agent and Date

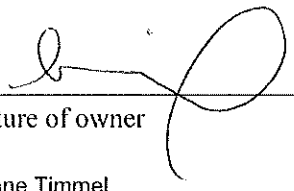



Agent Authorization Form
Community Development Department
City of St. Pete Beach, Florida

I/WE Adrienne Timmel and Alexander Engelman
(print name of property owner)


hereby authorize Paul Sierra (Paul J. Sierra Construction, Inc.) and Leslie Van Trump (Total Permitting Service)
(print name of agent)

to represent me/us in an application for FEMA Variance and Certificate of Appropriateness
(type of application: variance, land use, zoning, special event, etc)

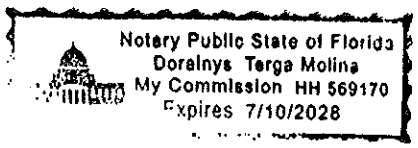

Signature of owner
Adrienne Timmel
Print name of owner


Signature of owner
Alexander Engelman
Print name of owner

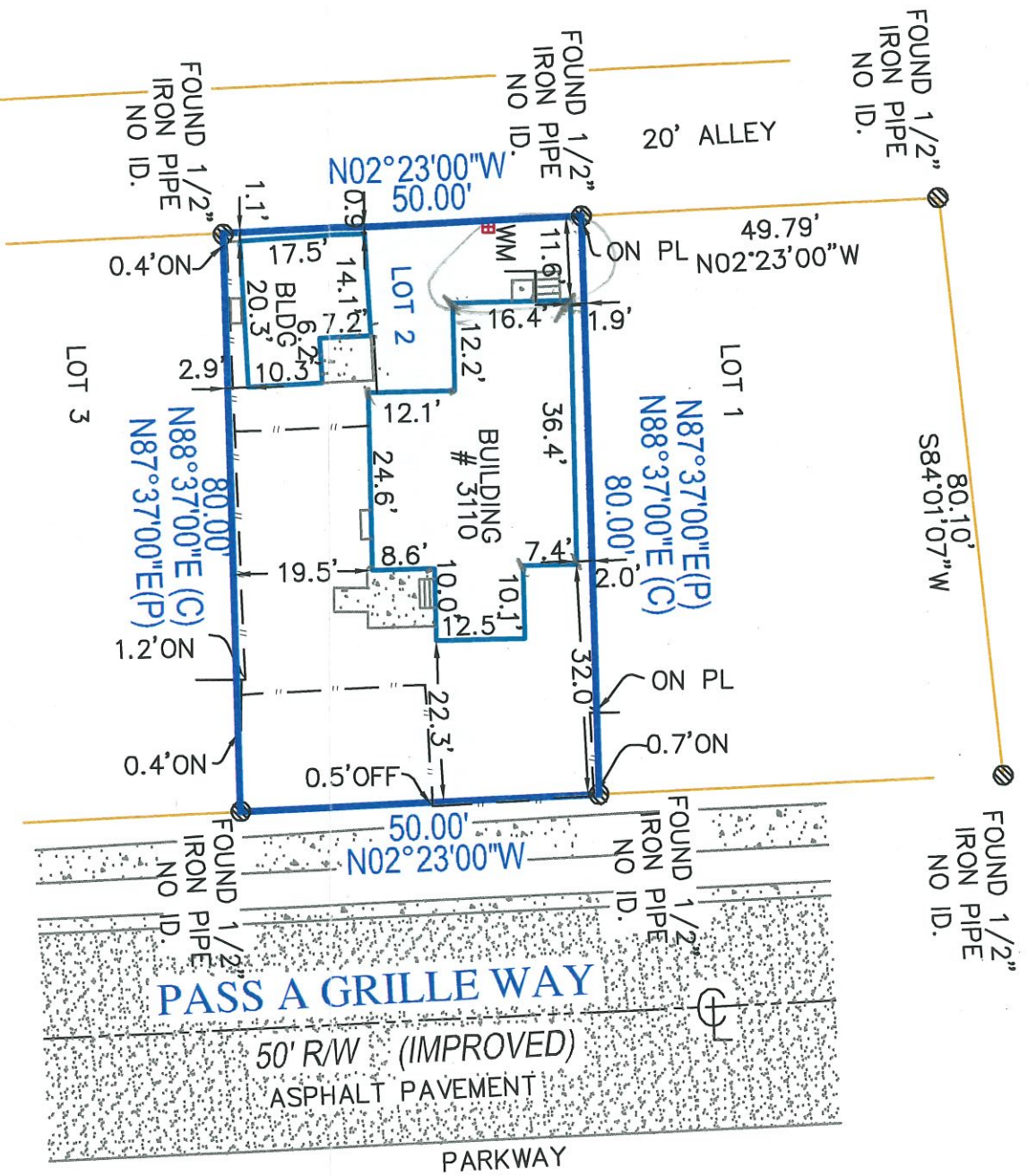
The foregoing instrument was acknowledged before me this 23 day
of April 2025, by Adrienne Timmel & Alexander Engelman who
is personally known ✓ or produced N/A as
identification.

 04/23/2025
(Notary Signature) (Date)

My commission expires 7/10/2028

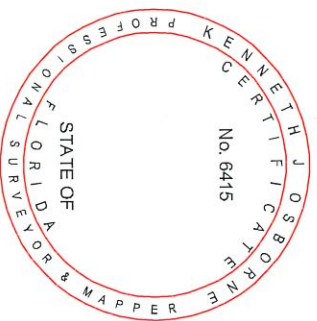


BOUNDARY SURVEY




 SCALE
 1"=30'

SURVEY NOTES
 - THERE ARE FENCES NEAR THE
 BOUNDARY OF THE PROPERTY



(SIGNED) Kenneth J. Osborne
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
 IS A TRUE AND CORRECT REPRESENTATION OF A
 SURVEY PREPARED UNDER MY DIRECTION,
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
 SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
 OR A RAISED EMBOSSED SEAL AND SIGNATURE.

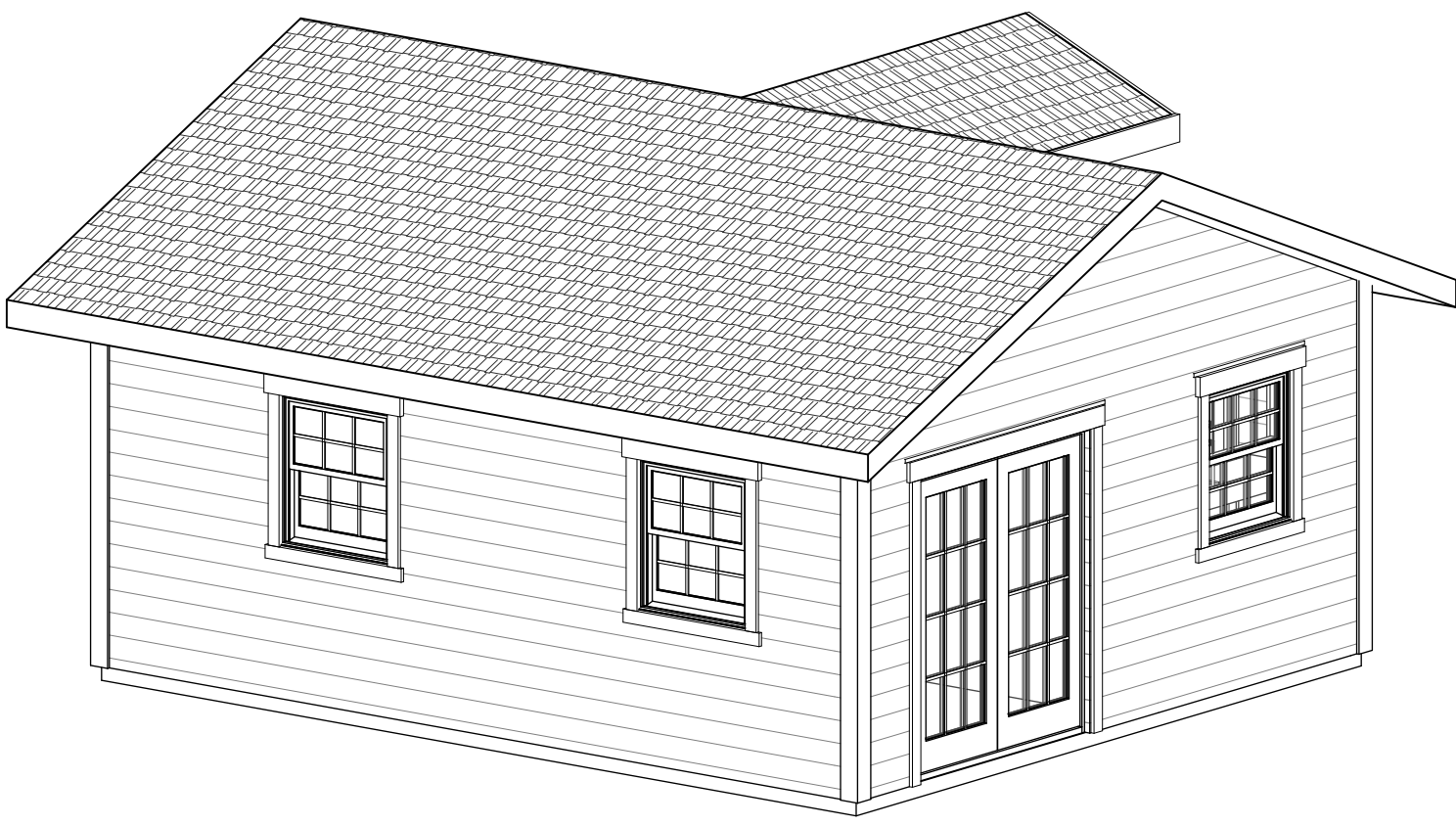
**KENNETH
 OSBORNE**

Digitally signed by KENNETH
 OSBORNE
 Date: 2023.03.03 09:30:46
 -05'00"

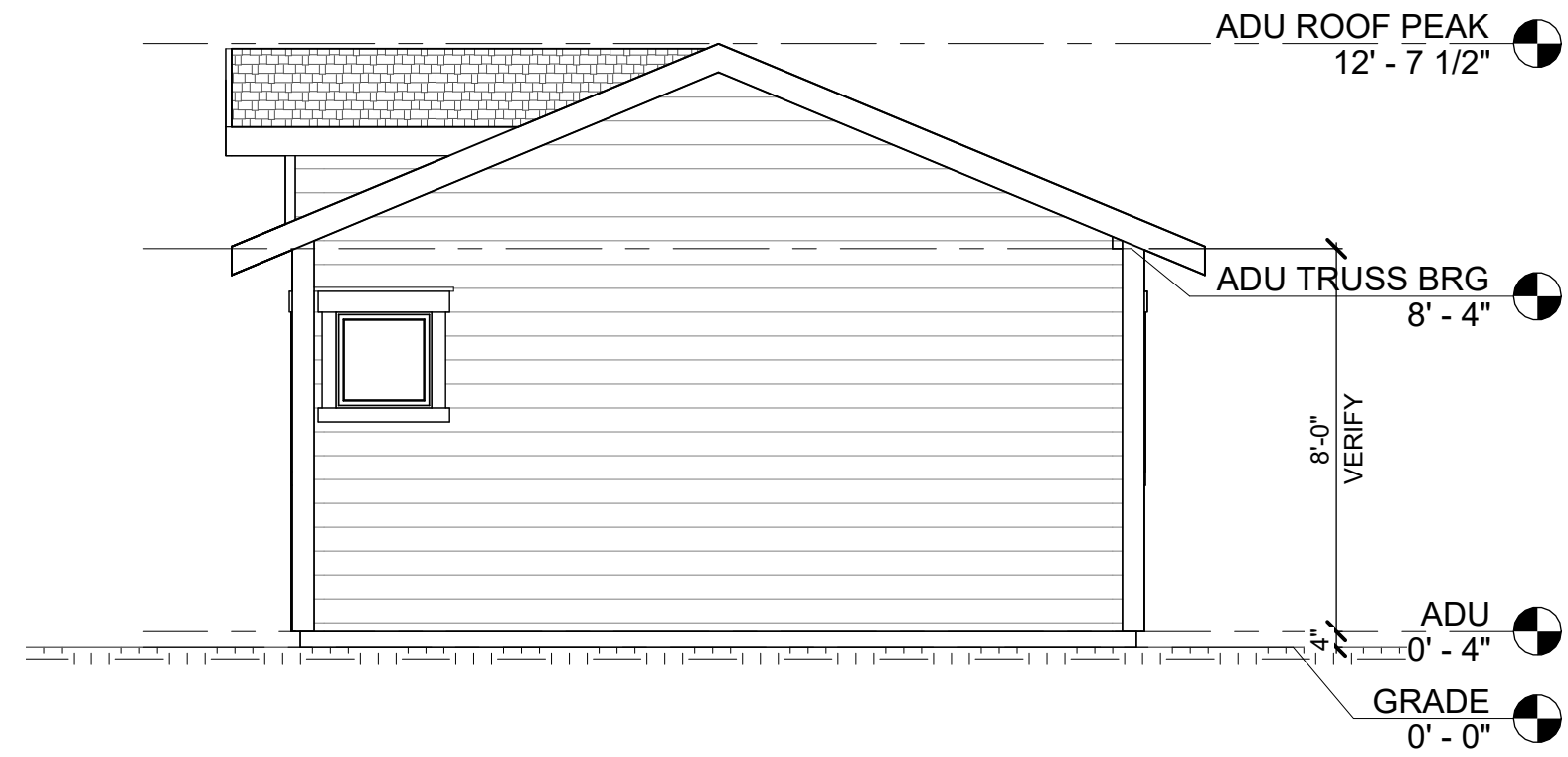
PAGE 2 OF 2 PAGES
 (NOT COMPLETE WITHOUT PAGE 1)

SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE: (561) 640-4800
 STATEWIDE PHONE: (800) 226-4807
 STATEWIDE FACSIMILE: (800) 741-0576
 WEBSITE: <http://targetsurveying.net>

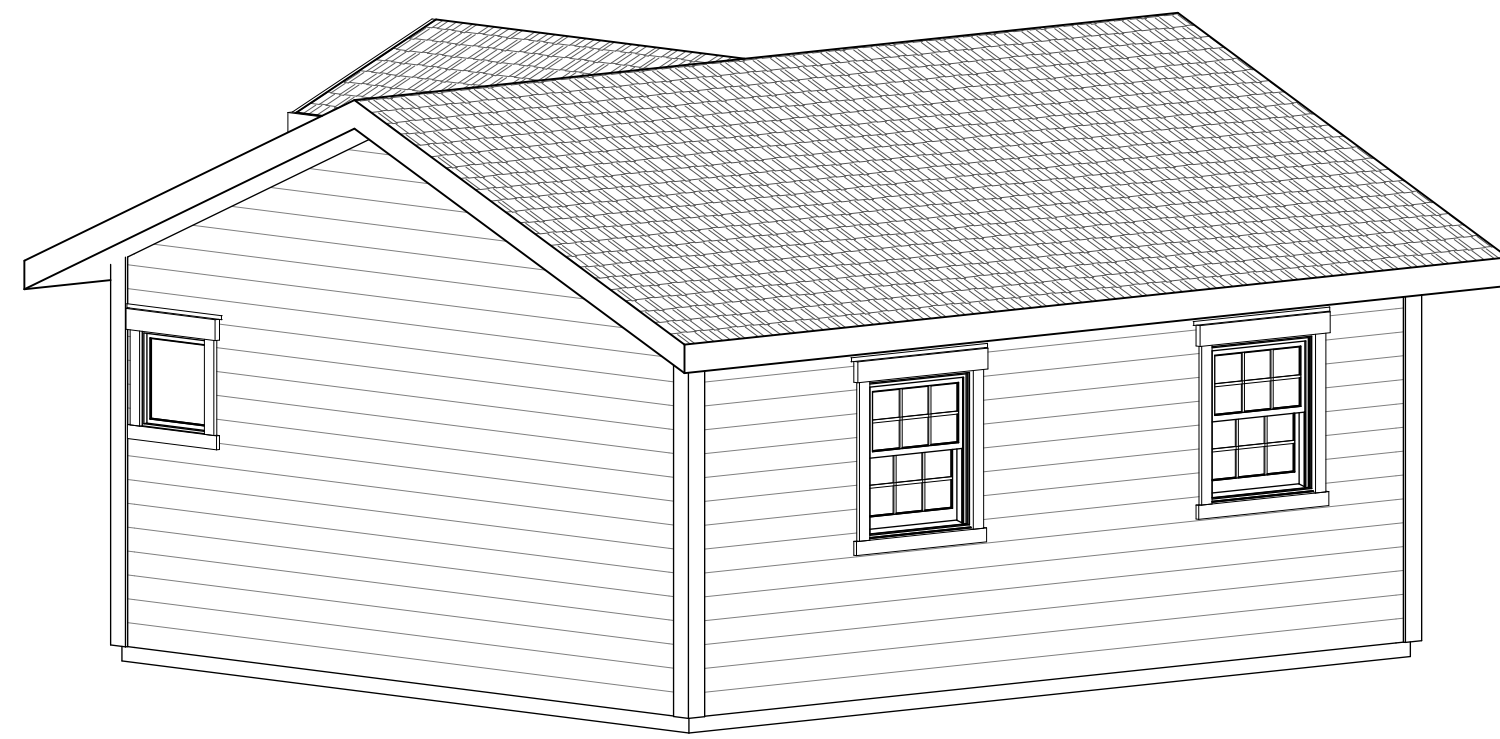




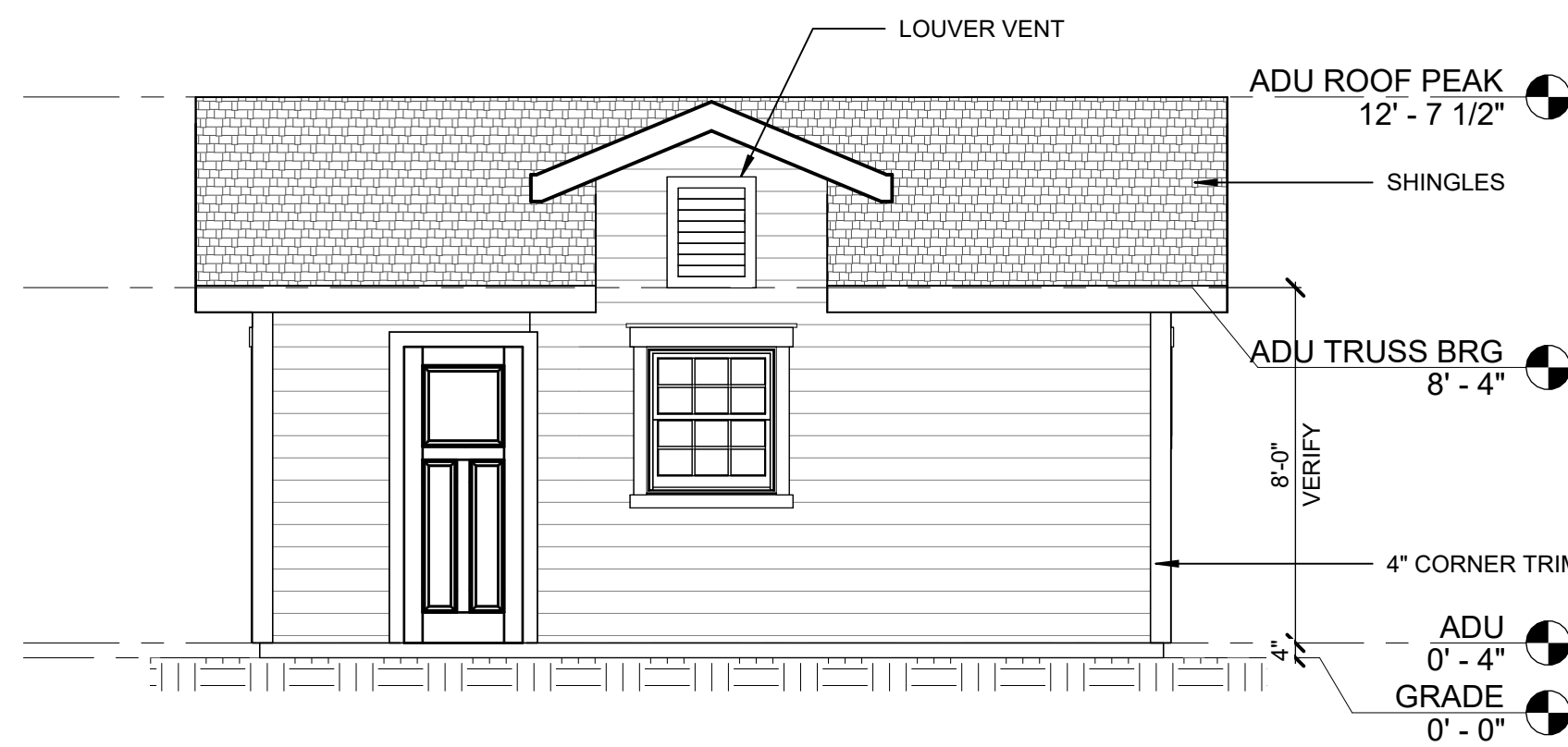
8 ORTHOGRAPHIC VIEW



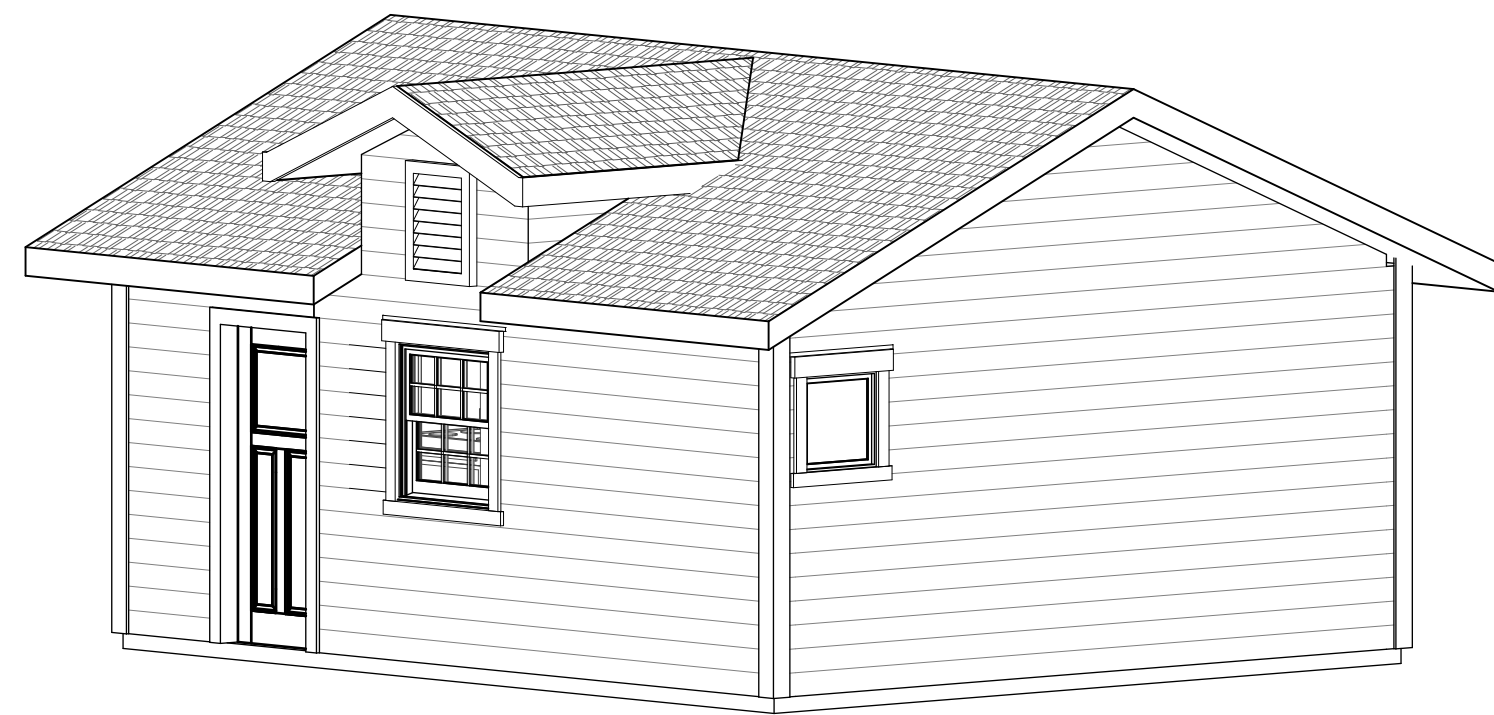
4 ELEVATION
1/4" = 1'-0"



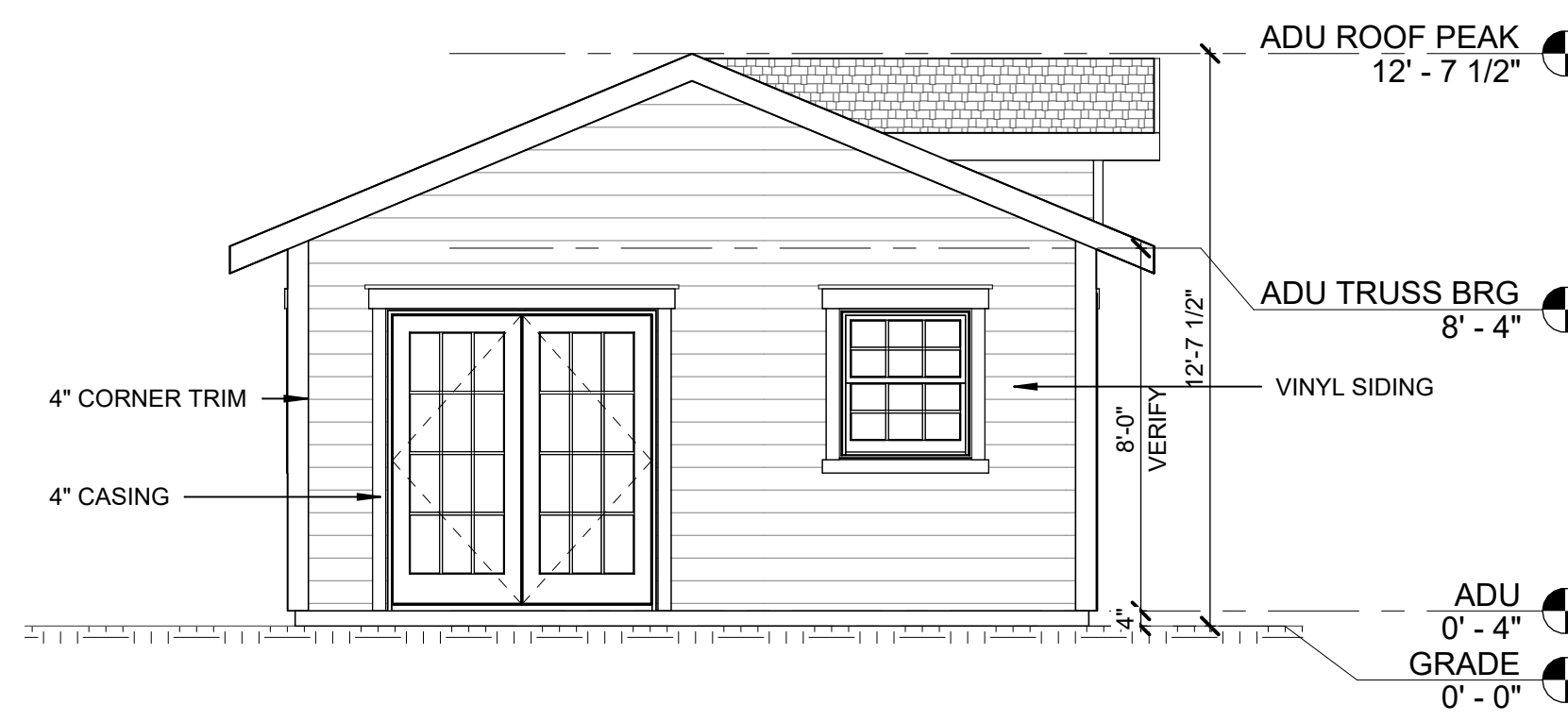
7 ORTHOGRAPHIC VIEW



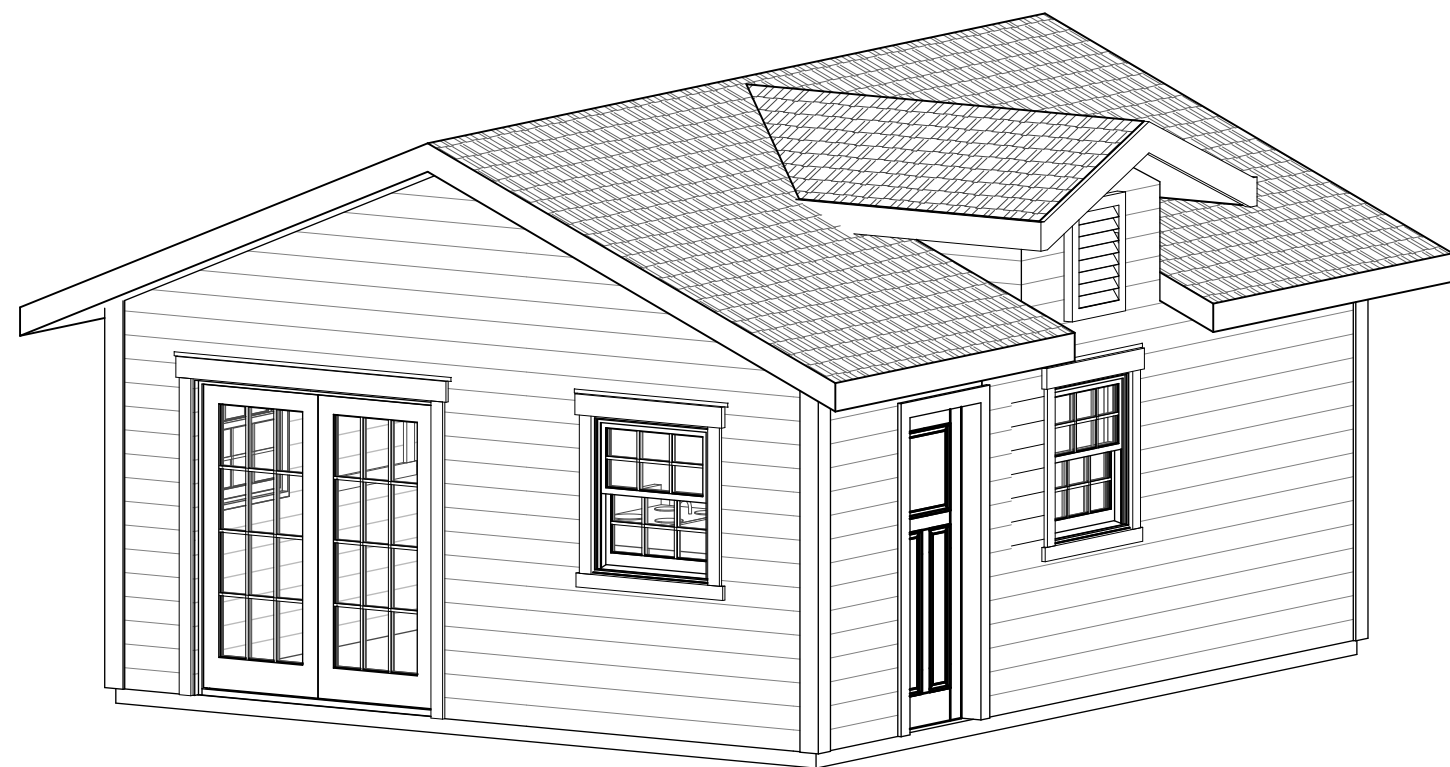
3 ELEVATION
1/4" = 1'-0"



6 ORTHOGRAPHIC VIEW



2 ELEVATION
1/4" = 1'-0"



5 ORTHOGRAPHIC VIEW



1 ELEVATION
1/4" = 1'-0"

KEY NOTES

- KITCHEN WINDOW CENTERED OVER SINK. JELD-WEN V-4500 35-1/2-IN X 35-1/2-IN WHITE EXTERIOR WHITE INTERIOR VINYL DOUBLE HUNG WINDOW (FULL SCREEN INCLUDED).
- BEDROOM FRENCH DOORS - JELD-WEN F-3500 72-(BN X 80-IN X 4-9/16-IN JAMB LOW-E EXTERNAL GRILLES, PRIMED FIBERGLASS RIGHT-HAND OUT-SWING FRENCH DOUBLE PATIO DOOR.
- VINYL SIDING TO MATCH AS CLOSE AS POSSIBLE THE EXISTING VINYL SIDING AT THE EXISTING HOME AND COTTAGE.

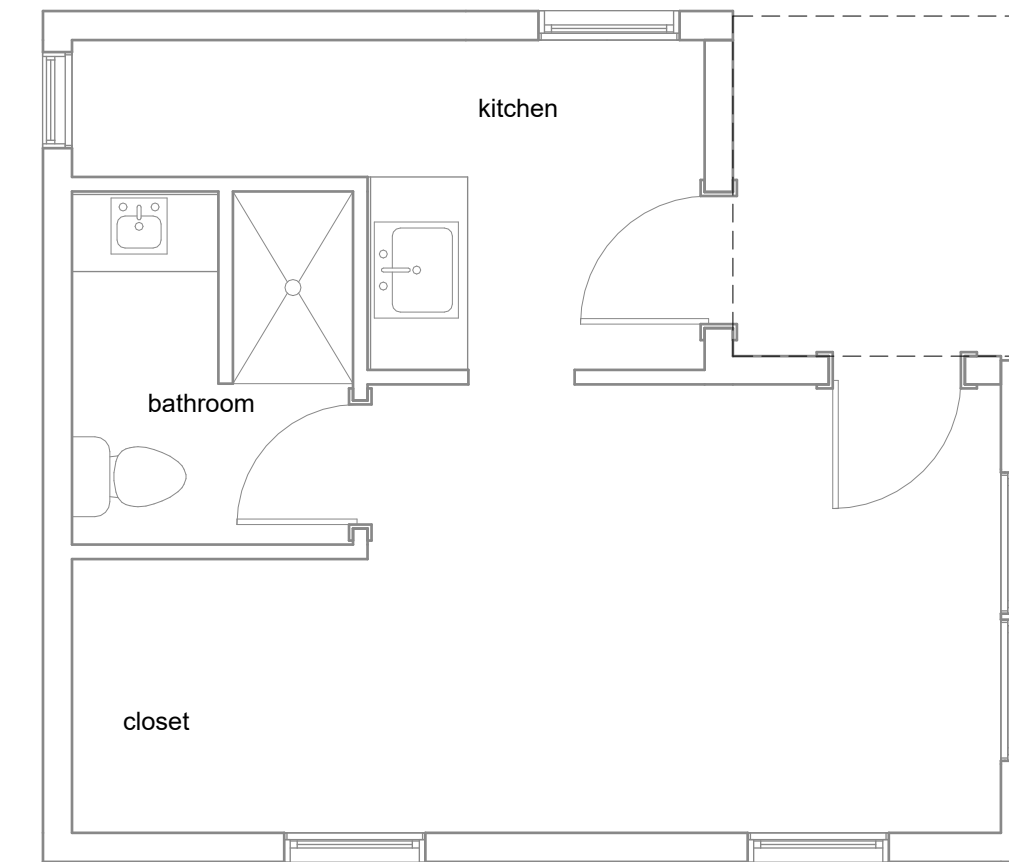
FLOOD DAMAGE-RESISTANT MATERIALS

WIRING FOR FIRE ALARMS AND EMERGENCY LIGHTING THAT CONFORM TO THE PROVISIONS OF NFPA 70 NATIONAL ELECTRIC CODE FOR WET LOCATIONS.

TABLE 1: COMMON STRUCTURAL MATERIALS, USES, AND FLOOD DAMAGE-RESISTANCE RATINGS

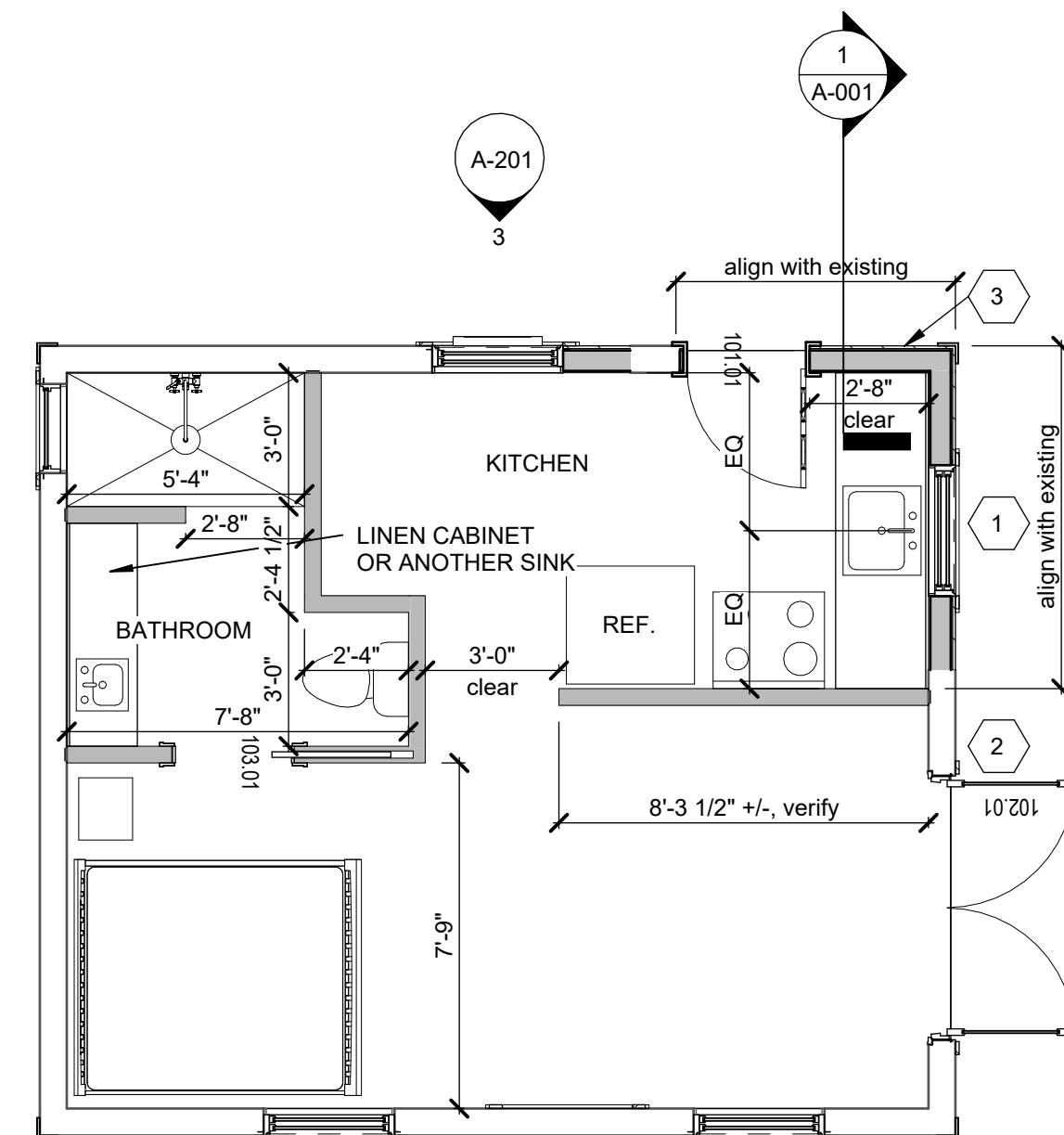
Structural Material	Description	Commonly Used in Floors	Walls/Ceilings	Flood Damage-Resistance Rating
Asbestos-cement board	—	No	Yes	Acceptable
Gypsum products	Non-paper-faced gypsum board or water-resistant, fiber-reinforced gypsum exterior sheathing	No	Yes	Acceptable
Oriented-strand board (OSB)	Exterior grade, edge swell-resistant, and all other types	Yes	Yes	Acceptable
Plywood	Marine grade, preservative-treated with borate, (2) alkaline copper quaternary (ACQ), and copper azole (C-A); or exterior grade/exposure (1) (weather and boil proof [WBP])	Yes	Yes	Acceptable
Structural building components	Floor trusses, steel, (3) or solid wood (e.g., 2x4s, 2x6s, 2x8s), decay resistant or preservative treated	Yes	Yes	Acceptable
Structural building components	Headers and beams, steel, (3) or solid wood (e.g., 2x4s, 2x6s, 2x8s); plywood, exterior grade or preservative treated; wall panels, steel (3) or plywood, exterior grade or preservative-treated	Yes	Yes	Acceptable
Wood	Solid, decay resistant (4)	Yes	Yes	Acceptable
Wood	Solid, standard, structural (e.g., 2x4s, 2x6s, 2x8s), or preservative-treated with borate, (2) ACQ, or C-A	Yes	Yes	Acceptable

- NOTES**
- Unfilled concrete block cells can create a reservoir that can hold water following a flood, which can make blocks difficult or impossible to clean if the floodwaters are contaminated.
 - Borate preservative-treated wood meets the NFIP requirements for flood damage resistance, but the borate can leach out of the wood if the material is exposed continuously to standing or moving water.
 - Not recommended in areas subject to saltwater flooding.
 - Examples of decay-resistant lumber include heart wood of redwood, cedar, and black locust. Refer to Section 2302 of the IBC® and Section R202 of the IRC® for guidance.



EXISTING FLOOR PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"

TABLE 2: COMMON FINISH MATERIALS, USES, AND FLOOD DAMAGE-RESISTANCE RATINGS

Structural Material	Description	Commonly Used in Floors	Walls/Ceilings	Flood Damage-Resistance Rating
Cabinets, built-in	Metal (2)	No	Yes	Acceptable
Ceramic and porcelain tile	With mortar set	Yes	Yes	Acceptable
Concrete tile	With mortar set	Yes	No	Acceptable
Doors	Fiberglass, wood core; metal (2) with wood core, foam-filled core, or hollow	No	Yes	Acceptable
Epoxy flooring	Formed-in-place	Yes	No	Acceptable
Glass	Sheets, colored tiles, panels	No	Yes	Acceptable
Glass blocks	—	No	Yes	Acceptable
Insulation	Sprayed polyurethane foam (SPUF) or closed-cell plastic foams	Yes	Yes	Acceptable
Paint	Latex, polyester-epoxy, and other oil-based waterproof types	No	Yes	Acceptable
Polyurethane	Formed-in-place	Yes	No	Acceptable
Rubber sheets or tiles (1)	With chemical-set adhesives (3)	Yes	No	Acceptable
Silicone floor	Formed-in-place	Yes	No	Acceptable
Steel (panels, trim, tile)	With waterproof adhesives (2)	Yes	Yes	Acceptable
Terrazzo	—	Yes	Yes	Acceptable
Vinyl asbestos tile (semi-flexible vinyl) (1)	With asphaltic adhesives	Yes	No	Acceptable
Vinyl sheets or tiles (homogeneous) (1)	With chemical-set adhesives (3)	Yes	No	Acceptable

- NOTES:**
- Using normally specified suspended flooring (i.e., above-grade) adhesives including sulfite liquor (linquin or "linoleum paste"), rubber/asphaltic dispersions, or "alcohol" type resinous adhesives (culmar, oleresin).
 - Not recommended in areas subject to saltwater flooding.
 - Examples include epoxy-polyamide adhesives or latex-hydraulic cement.

SCOPE OF WORK

PROPOSED 44 SQ FT ADDITION TO THE EXISTING ADU.

- EXTERIOR SCOPE:**
- REMOVE FLAT ROOF OVER THE EXISTING KITCHEN AREA.
 - ADD/EXPAND THE EXISTING PITCH ROOF TO REMAIN WITH NEW WOOD RAFTERS BY "PIGGY BACK" OVER THE EXISTING KITCHEN AREA.
 - ADD A "DORMER" OVER THE EXISTING KITCHEN AREA.
 - PROVIDE NEW ROOF SHINGLES, KEEPING WITH IN THE SAME LOOK.
 - ADD (1) SWING DOOR, MATCHING THE EXISTING AESTHETICS.
 - REMOVE AND REPLACE DOUBLE WINDOW WITH (1) PAIR OF SWING DOOR, MATCHING THE EXISTING AESTHETICS.
 - ADD TRIM BOARD AROUND WINDOWS AND DOORS, MATCHING THE EXISTING AESTHETICS.
- INTERIOR REMODEL SCOPE:**
- REMOVE AND REPLACE PLUMBING FIXTURES.
 - REMOVE AND REPLACE INTERIOR PARTITIONS.
 - REMOVE AND REPLACE INTERIOR DOORS.
 - REMOVE AND REPLACE CASEWORK.
 - REMOVE AND REPLACE FLOORING AND BASE BOARDS.
 - REMOVE AND REPLACE APPLIANCES.
 - REMOVE AND REPLACE CEILING FANS, LIGHTING AND OUTLETS.
 - COMPLETE ELECTRICAL REWIRE.
 - REMOVE AND REPLACE HVAC SYSTEM.
 - REMODEL KITCHEN IN THE SAME LOCATION AND ADDITION.
 - REMODEL BATH ROOM IN THE SAME LOCATION.
 - PROVIDE SPRAY FOAM INSULATION.
 - PROVIDE NEW FLOOR AS OUTLINED IN ACCEPTABLE FINISH MATERIALS.

Comm. No.:
Date: 05/13/25
Drawn: CWar

Revisions		
No.	Date	Revision Description

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE AND DATE.
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EXTERIOR ELEVATIONS

A-201

RENOVATION PROJECT LIST

MELISSA KADEL RENOVATION LIST 3305 E. DeBazan Ave.

EXTERIOR FRONT, In regards to Certificate Of Appropriateness:

1. Make garage into interior living space, replacing garage door with windows "Miami-Dade Approved High Impact" (see attached architectural rendering)
2. Replace driveway to fit 2 cars (pavers, not solid concrete, design included)
3. Replace front door with "Miami-Dade Approved High Impact" (the door is barely visible from street, and the existing door is not original)
4. Re-tile the front porch (not visible at all from street, and the existing tile is not original)
5. Upgrade landscaping (for such a small yard, I would like to do shells with native plants)
6. Replace mailbox
7. Replace roof in approx. 4-5 years (I will keep the same shingles)

EXTERIOR BACK:

1. Add fencing around partial sides of the house (with wood)
2. Moved A/C Condenser to side of house (within my fencing not visible from street)
3. Build outdoor shower on side of house (within my fencing not visible from street)
4. Add tankless water heater to outside (within my fencing not visible from street)
5. Build open outdoor deck on back of house
6. Build detached trellis in backyard
7. Upgrade landscaping
8. Upgrade electrical outlets to backyard for lighting
9. Upgrade existing irrigation system
10. Replace existing detached shed in backyard

INTERIOR:

1. Complete electrical rewiring (due to old and hazardous wiring)
2. Remove all ceiling fans + add recess lighting + several new electrical outlets
3. Complete redo of plumbing
4. Add reclaimed water valve
5. Replace all major appliances (A/C, stove, laundry, fridge, water heater)
6. Replace HVAC with energy efficient 18 seer system
7. Add spray foam insulation
8. Cap fireplace (so it's not in use)
9. Open the floor plan, changing layout of interior (designs included in this application)
10. Additional doors to access back and side of home (within my fence, not visible to street)
11. Complete remodel of kitchen
12. Complete remodel of main bathroom
13. Additional remodel to bathroom in garage space (where there is currently a bathroom)
14. Additional built-in closets and shelves
15. Replace carpeting for polished concrete floors (existing floors are concrete)



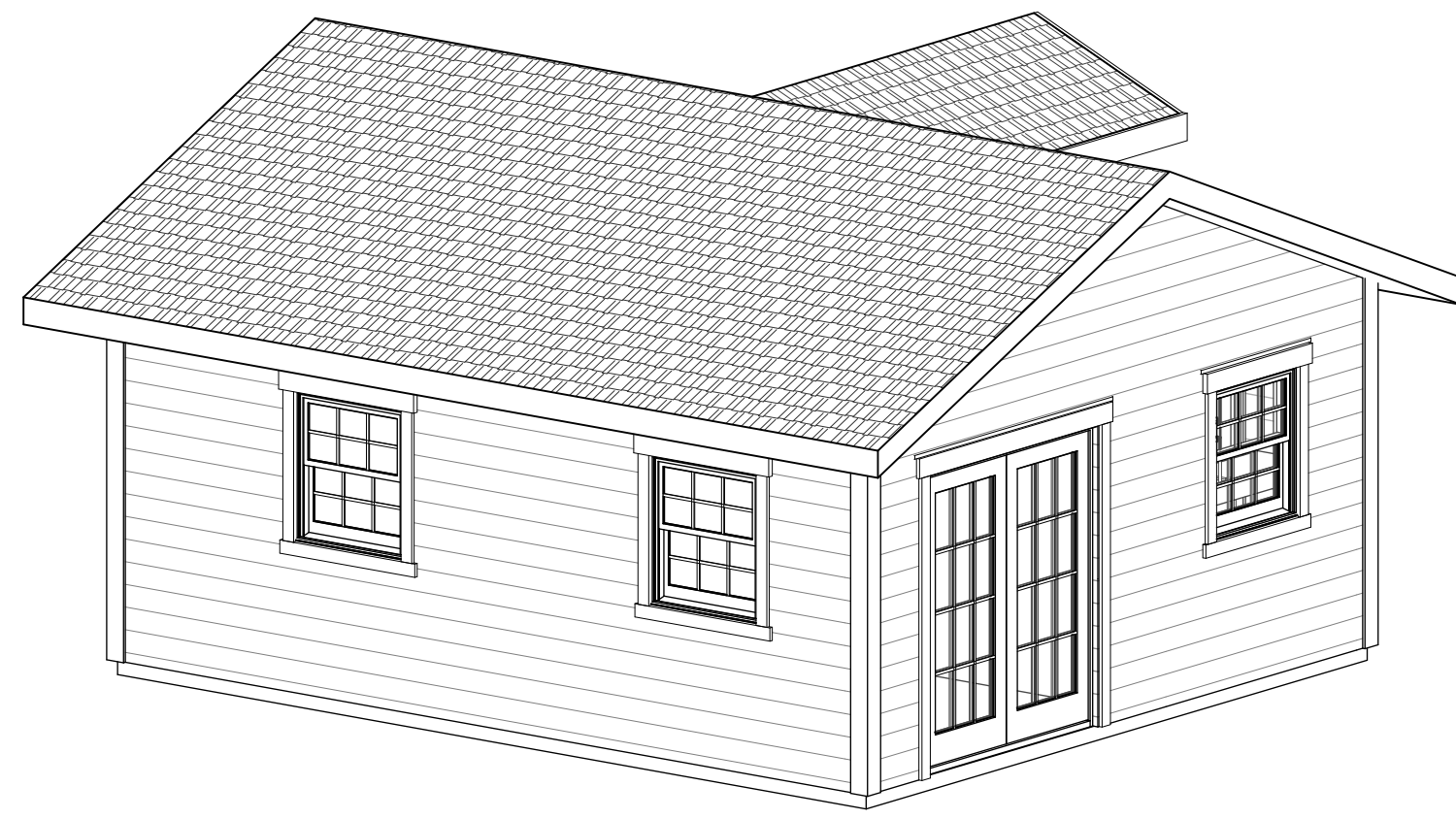




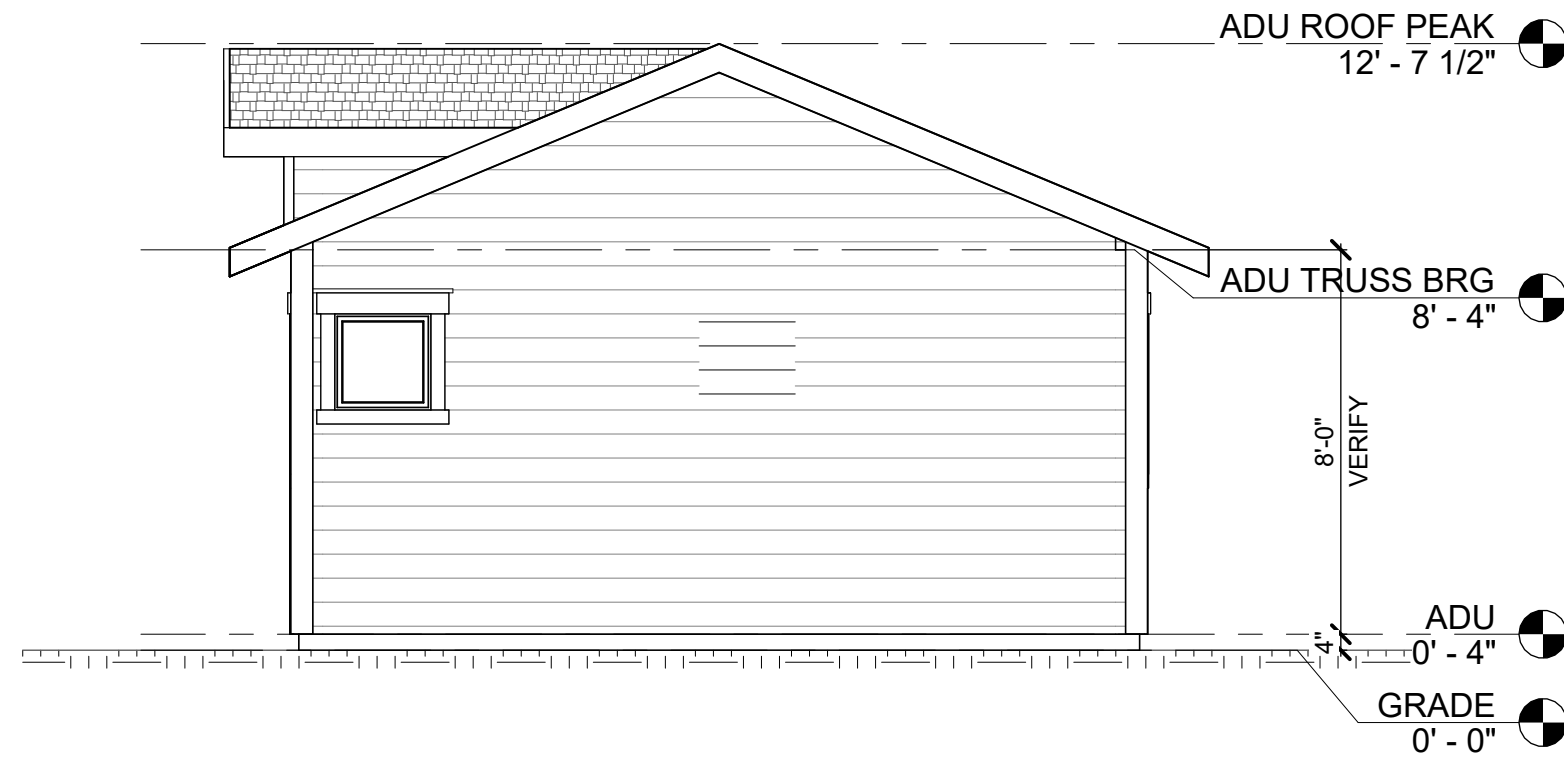








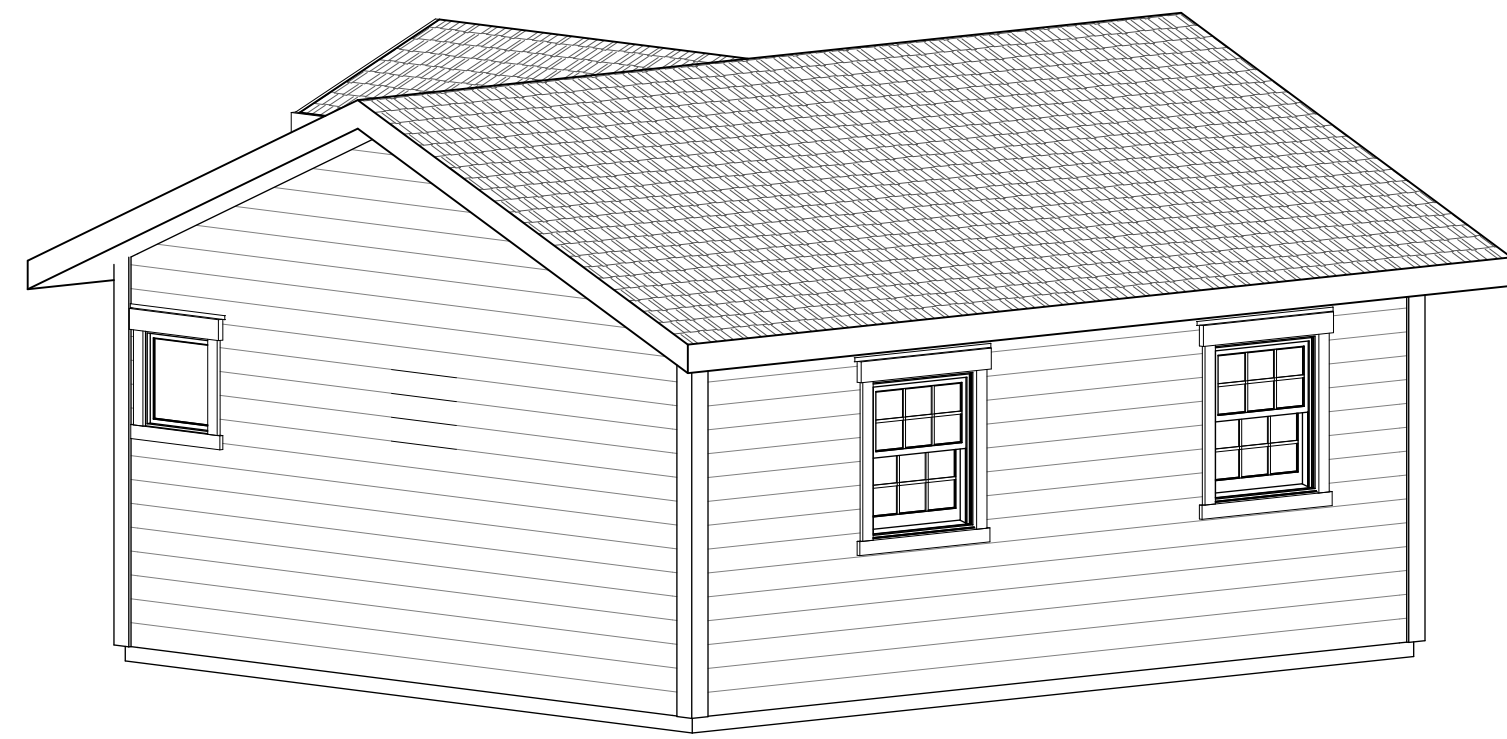
8 ORTHOGRAPHIC VIEW



4 ELEVATION
1/4" = 1'-0"

KEY NOTES

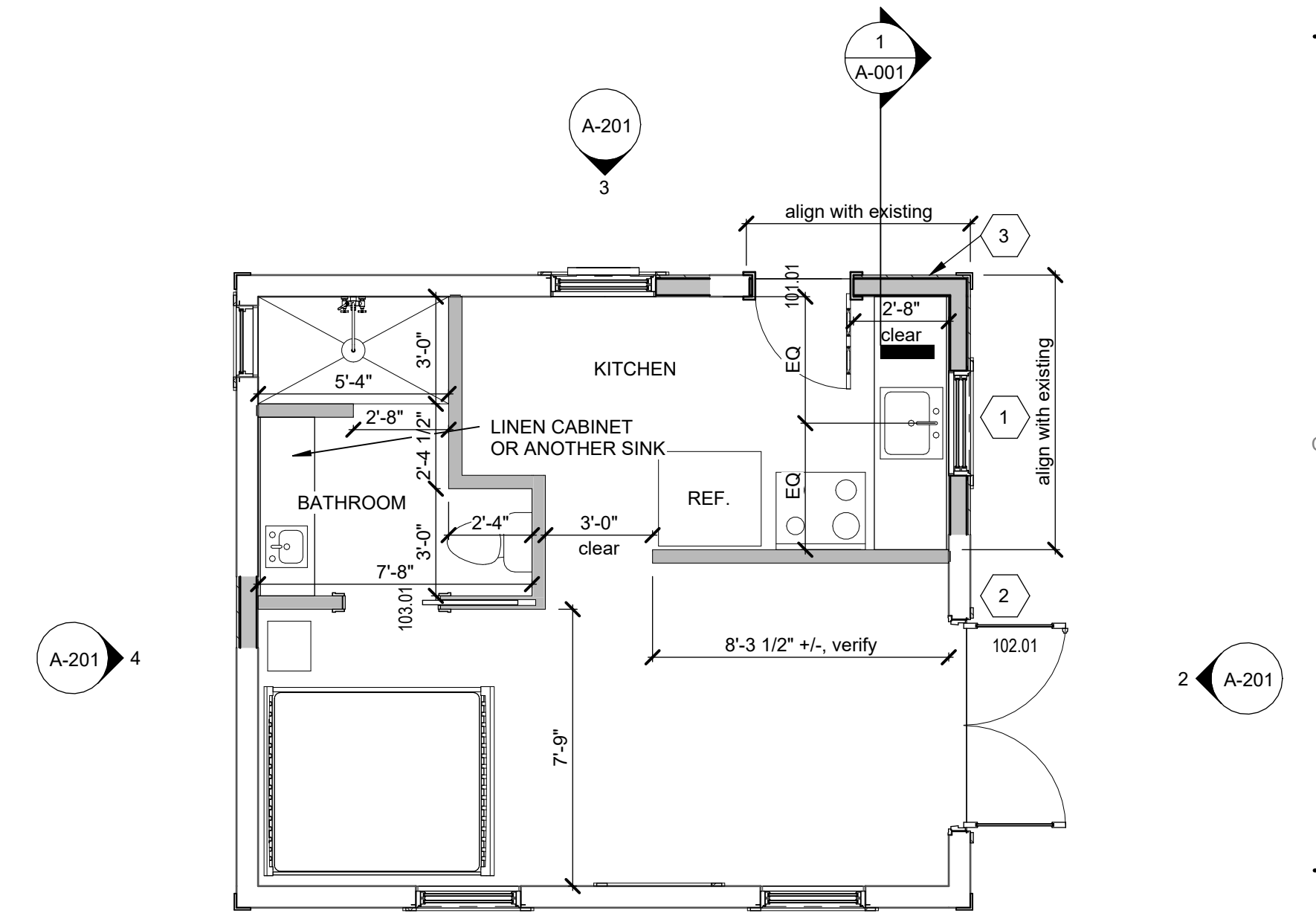
- KITCHEN WINDOW CENTERED OVER SINK: JELD-WEN V-4500 35-1/2-IN X 35-1/2-IN WHITE EXTERIOR WHITE INTERIOR VINYL DOUBLE HUNG WINDOW (FULL SCREEN INCLUDED).
- BEDROOM FRENCH DOORS - JELD-WEN F-3500 72-I(BN X 80-IN X 4-9/16-IN JAMB LOW-E EXTERNAL GRILLES, PRIMED FIBERGLASS RIGHT-HAND OUT-SWING FRENCH DOUBLE PATIO DOOR.
- VINYL SIDING TO MATCH AS CLOSE AS POSSIBLE THE EXISTING VINYL SIDING AT THE EXISTING HOME AND COTTAGE.



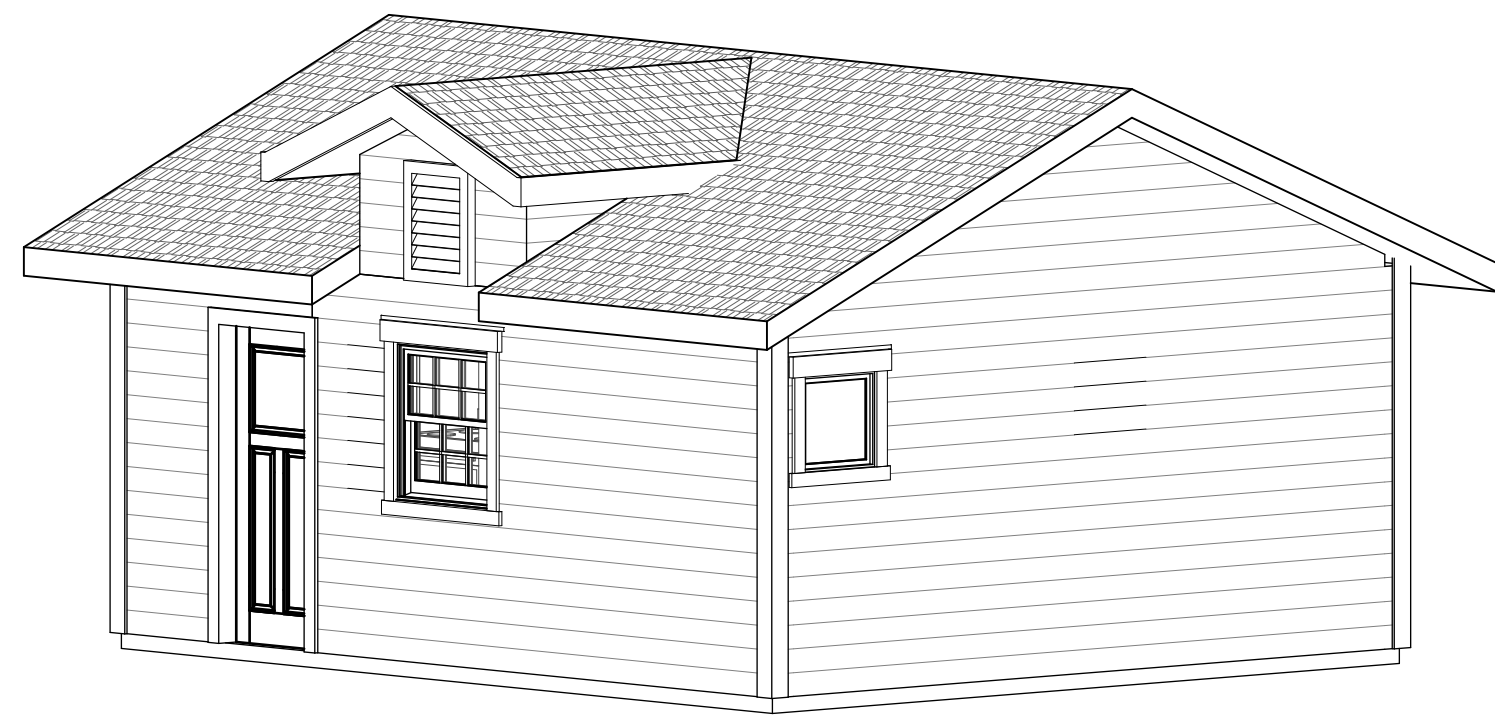
7 ORTHOGRAPHIC VIEW



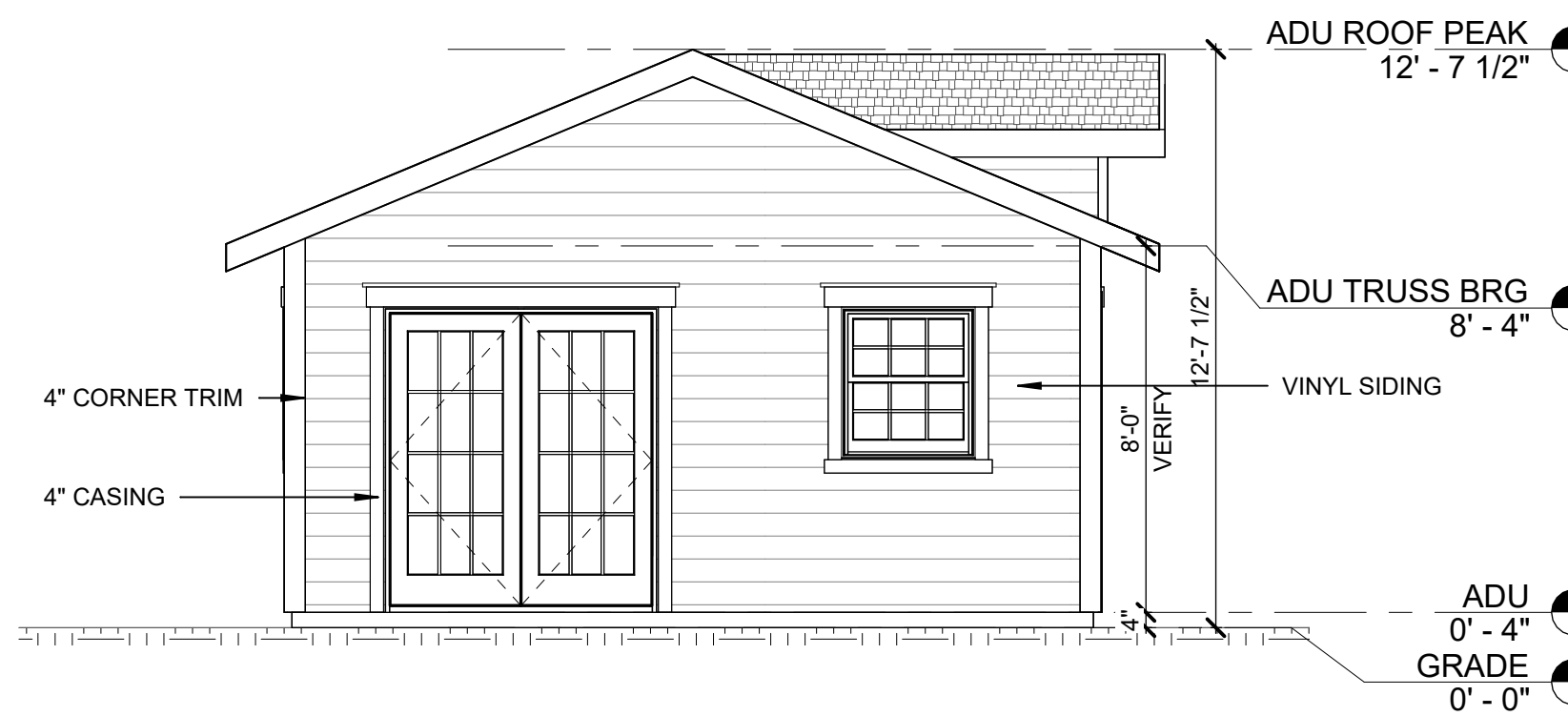
3 ELEVATION
1/4" = 1'-0"



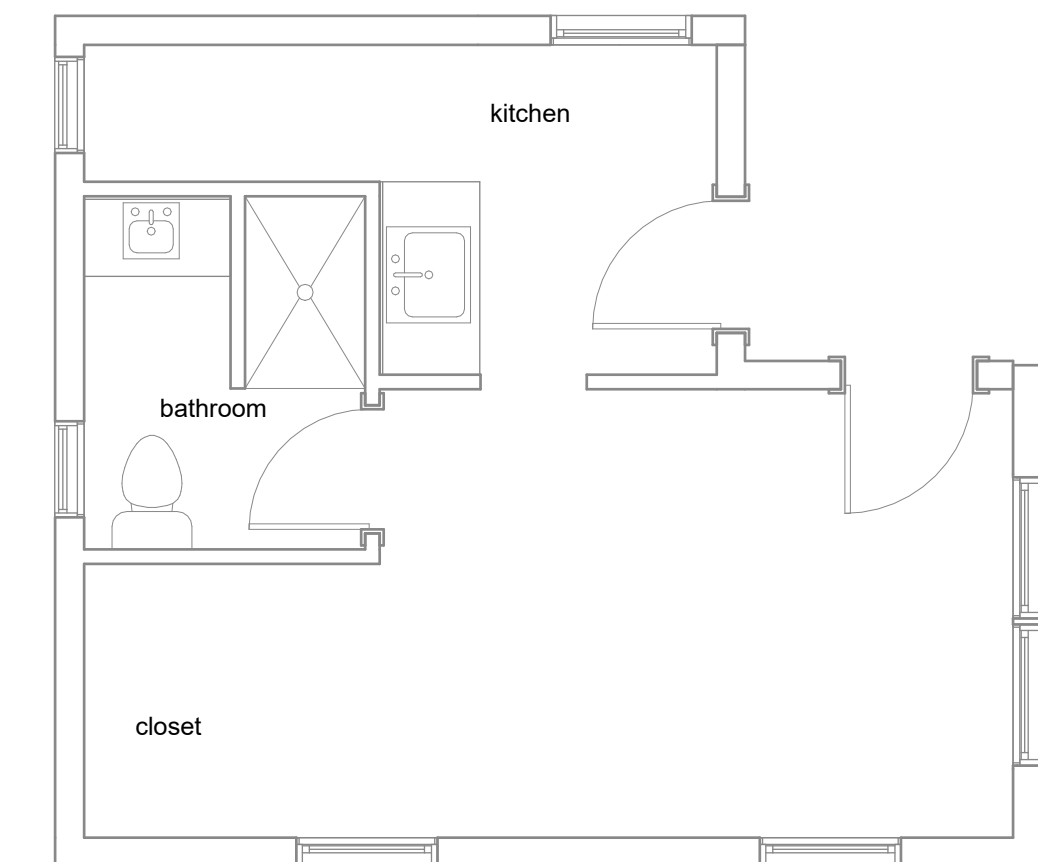
FLOOR PLAN
1/4" = 1'-0"



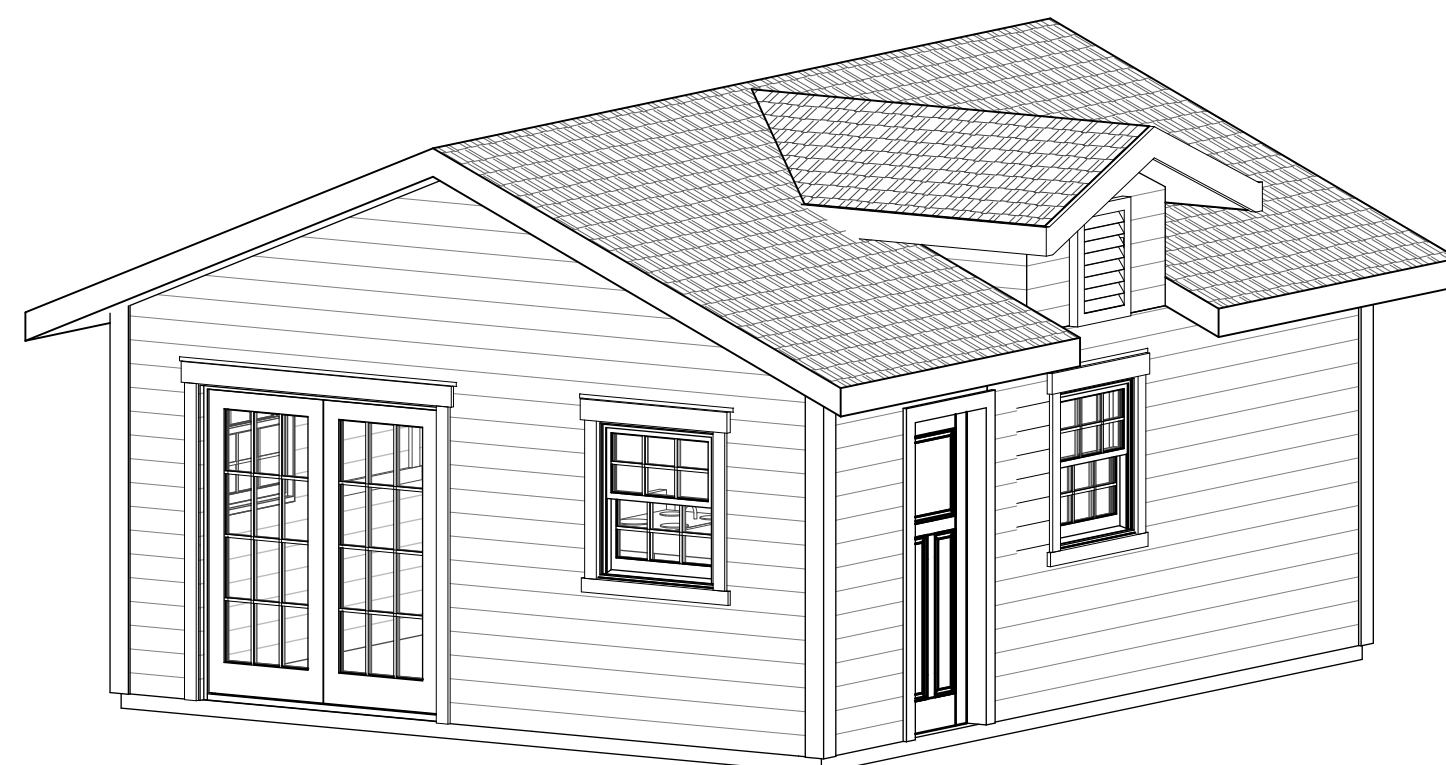
6 ORTHOGRAPHIC VIEW



2 ELEVATION
1/4" = 1'-0"



EXISTING FLOOR PLAN
1/4" = 1'-0"



5 ORTHOGRAPHIC VIEW



1 ELEVATION
1/4" = 1'-0"

Revisions		
No.	Date	Revision Description

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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EXTERIOR ELEVATIONS

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

Agenda Report

Agenda Title Name: Design Review No. 25093: 1004 Pass-a-Grille Way

Action Request: N/A - the Board may make recommendations for modifications that will assist with this project's compatibility within the district.

Strategic Objective:

Date: August 21, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The applicant is requesting design review to make use of the Pass-a-Grille Overlay District's 'House-Medium' setbacks, pursuant to Sec. 20.15 of the Land Development Code. Staff has reviewed the plan and offers the following preliminary comments:

Zoning

- 1) The rooftop space above 36 feet from grade shall not be habitable space. It is unclear if the projection to 32 feet is stairs only, or if the terrace parapet is included.
- 2) Each driveway connection at the alleyway cannot exceed 20 feet in width.

Design Review (A = applicant response; S = Staff Re-response)

1. Identify design elements on the architectural elevation with leaders.

A: General references are provided.

S: Staff will share the renderings with the design reviewer, but finds that vertical width could be directly identified on the plans. The standard that no more than 20% of the ground level to be screened shall be transparent could also be better identified, due to the large opening on the northern ground floor of the residence.

2. Show the private frontage to be utilized. The porch

area does not meet design intent of private frontage types as currently identified.

A: The outdoor area is intended to function as a porch, and the common yard was the type selected for this design.

S: While unintentional, additional landscaping is currently codified as an allowable private frontage type in lieu of a porch or stoop. Staff does find that additional definition could be provided to the porch to better fit the design intent of the district, but additional landscaping may be provided at time of permitting.

3. Provide a landscaping plan at time of permitting.

A: Landscaping will be finalized when the design review is approved.

S: Staff accepts the landscaping plan being finalized at time of permitting, but will request extensive compliance with requirements for screening of elevated buildings and the Common Yard and other residential landscaping standards of Division 20, due to the significant span of ground floor area that contrasts with the floors above. The porch area does not appear to function as a tertiary relief to prevent emphasis on the elevated ground floor as promoted through Division 20.

4. Explain how the void area for seating on the ground floor is meeting the requirement, and the blank wall is typing into overall design.

A: The applicant states the storage area anchors the building, and gives examples of other options that were explored but ultimately disregarded, such as installing glazing options. Staff will request additional feedback from the design reviewer prior to the review of this case.

Funding:

Attachments:

1. Application
2. Authorization
3. Plans
4. Response to Staff Comments

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

LARA AND DEAN DAVIS

NATE MEYER, AIA
ARCHITECT

5510 N BRANCH AVE
TAMPA, FL 33604

Phone LARA - 813.355.1718
DEAN - 813.355.1715

Phone 813.713.6862

Property Address and Legal Description

1004 PASS A GRILLE WAY - ST PETE BEACH FL, 33760

Project Description

A NEW 3-STORY SINGLE FAMILY HOME LOCATED IN FEMA COASTAL AE ZONE ELEVATION 9FT (DFE 10FT)

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:

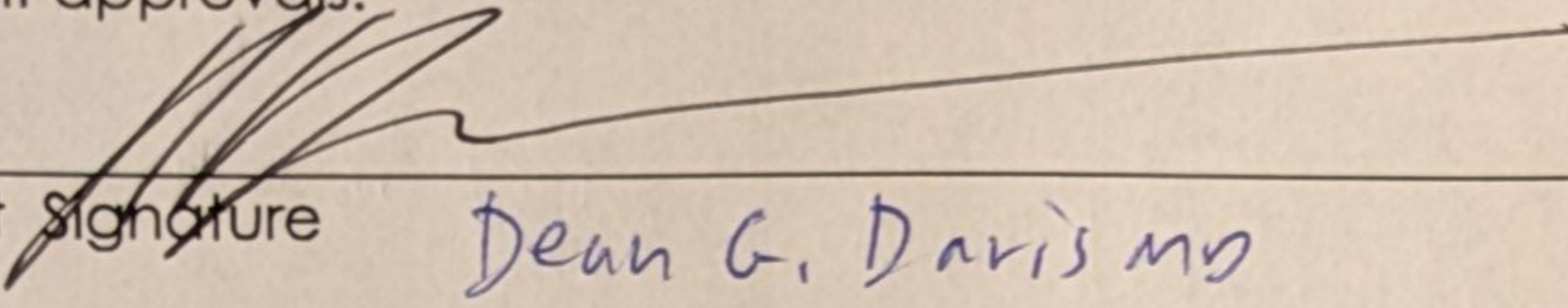
- (a) The mass of a building must include:
 - (1) *Primary mass*. The building shall have a distinct primary mass.
 - (2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in 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.

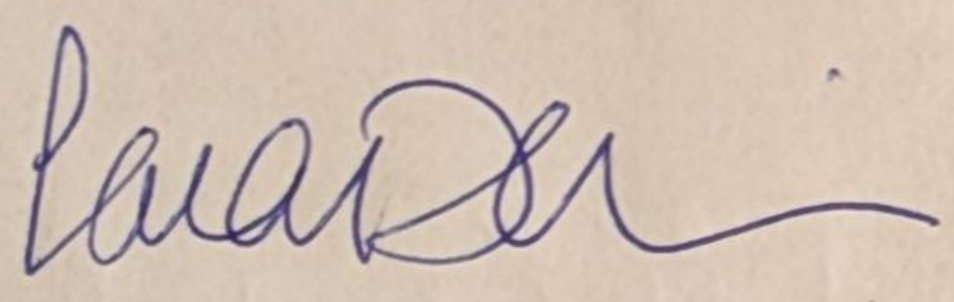
Applicant Signature

Date

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Applicant Signature Dean G. Davis MD

6/23/25
Date


Lara G. Davis

6/23/2025



Agent Authorization Form
Building Department
City of St. Pete Beach, Florida 727-363-9241

I Dean Davis and Lara Davis
(License holder's printed name)

hereby authorize NATE MEYER, AIA
(Agent's printed name)

to represent me in an application for RESIDENTIAL DESIGN REVIEW, BUILDING PERMIT
(Type of application: Building)

[Signature]
Signature of license holder

Digitally signed by
nathaniel meyer
Date: 2025.06.23
09:59:28-04'00'

[Signature]
Signature of agent
NATE MEYER, AIA

Dean G. Davis Lara G. Davis

The foregoing instrument was acknowledged before me this 23RD day JUNE
of _____ 2025, by DEAN DAVIS & LARA DAVIS who
is personally known ✓ or produced _____ as
identification.

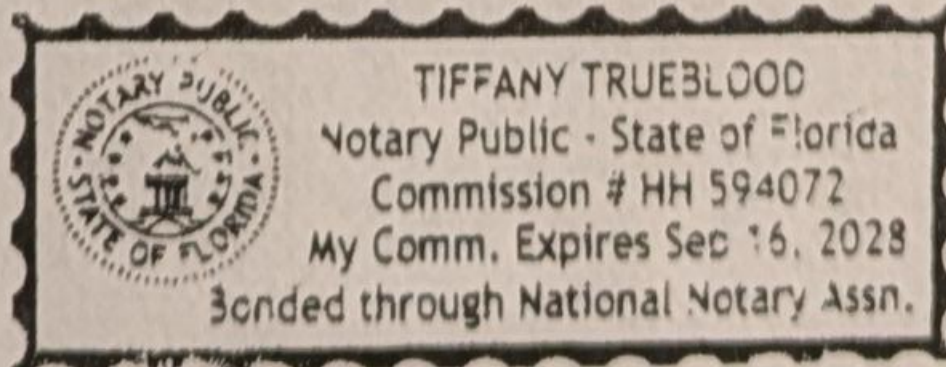
[Signature]

6/23/2025

(Notary Signature)

(Date)

My commission expires 9/16/2028





DAVIS RESIDENCE

06.27.2025

1004 PASS A GRILLE WAY
ST PETE BEACH, FL 33706

NJM
ARCHITECT

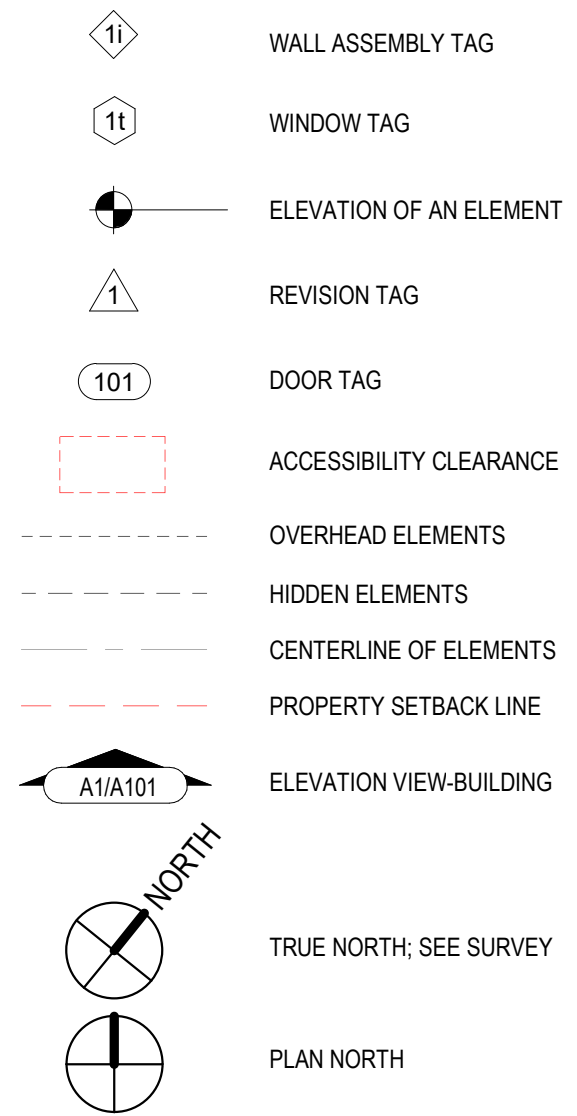
SCHEMATIC DESIGN-100

DAVIS RESIDENCE

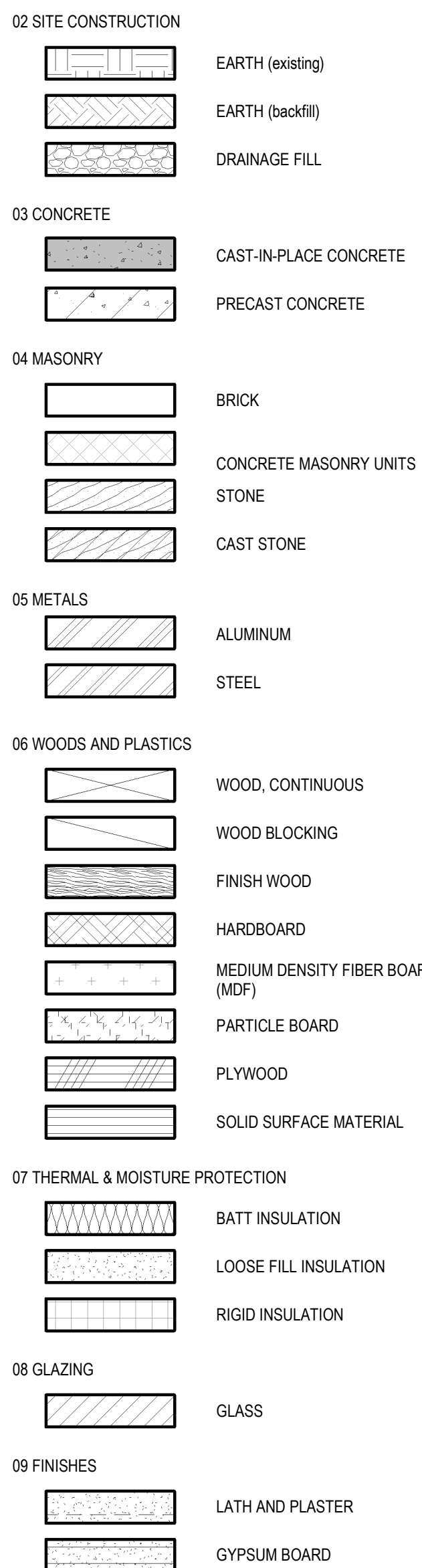
ABBREVIATIONS

Table of abbreviations and their corresponding full names, ranging from 0° DEGREES to XPS EXTRUDED POLYSTYRENE (INSULATION).

GRAPHIC SYMBOLS



MATERIALS GRAPHICS



APPLICABLE CODES

MUNICIPALITY: CITY OF SAINT PETE BEACH, FL
155 COREY AVE
SAINT PETE BEACH, FL 33706
LAND DEVELOPMENT CODE CITY OF ST PETE BEACH, FL (PASS-A-GRILL OVERLAY)
FLORIDA BUILDING CODE 8th EDITION (2023) - RESIDENTIAL
FLORIDA BUILDING CODE 8th EDITION (2023) - BUILDING CH. 1
FLORIDA BUILDING CODE 8th EDITION (2023) - ENERGY CONSERVATION
FLORIDA BUILDING CODE 8th EDITION (2023) - EXISTING BUILDING
FLORIDA FIRE PREVENTION CODE 8th EDITION (2023)
FLORIDA STATUTES
NFPA 70 NATIONAL ELECTRICAL CODE

DESCRIPTION OF WORK

NEW CONSTRUCTION
A NEW 3-STORY SINGLE-FAMILY RESIDENCE. THE 2 LIVING LEVELS ARE ELEVATED EXCEEDING THE DESIGN FLOOD ELEVATION. ALL AIR CONDITIONED SPACE AND EQUIPMENT IS ELEVATED ABOVE DFE. THE LOT IS LOCATED IN A FEMA COASTAL AE ZONE WITH A BASE FLOOD ELEVATION OF 10FT (DFE 11FT).

GENERAL CONSTRUCTION

CONCRETE SLABS W/ TIMBER PILE FOUNDATIONS
CAST-IN-PLACE CONCRETE WALLS, BEAMS, AND ROOF DECKS
WOOD-FRAMED INTERIOR WALLS AND STAIRS
PRE-ENGINEERED WOOD FLOOR TRUSSES
CAST-IN-PLACE CONCRETE BALCONY FLOORS

ALL MATERIALS BELOW DESIGN FLOOD ELEVATION ARE TO BE FLOOD-DAMAGE RESISTANT. SEE GENERAL NOTES.

MEANS OF EGRESS

Table with columns for description, code reference, and values. Includes ESCAPE AND RESCUE OPENINGS and EGRESS DOOR/FLOOR/LANDING @ EXT DOORS.

THERMAL ENVELOPE SCHEDULE

Table with columns for climate zone, provided, and prescriptive. Includes FENESTRATION U-FACTOR, ROOF / CEILING, WALLS, MASS / CMU, and FLOORS.

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

SHEET INDEX

Table with columns for NO, SHEET NAME, REV, DESCRIPTION, and DATE. Lists sheets G0.01 through G0.02 and 01-ARCHITECTURAL sheets A0.01 through A9.01.

SCHEDULE-BUILDING AREA GROSS

Table with columns for NAME and AREA. Lists areas for FF LEVEL 1, FF LEVEL 2, FF LEVEL 3, ROOF TERRACE, and TOTAL GROSS BUILDING AREA.

SCHEDULE-BUILDING AREA CONDITIONED

Table with columns for NAME and AREA. Lists areas for FF LEVEL 2, FF LEVEL 3, and TOTAL CONDITIONED AREA.

GENERAL NOTES

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GENERAL NOTES - FLOOD-RESISTANT CONSTRUCTION

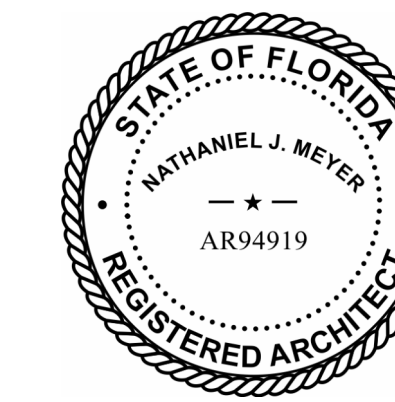
- 1. ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT IS PERMITTED BELOW THE DESIGN FLOOD ELEVATION (DFE) REQUIRED IN SECTION R322.2 OR R322.3 PROVIDED THAT THEY ARE DESIGNED AND INSTALLED TO PREVENT WATER FROM ENTERING 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.



NATE MEYER, AIA
P: 813.713.6862
NJM.ARCHITECT@GMAIL.COM

CONSULTANT

SEAL



DAVIS RESIDENCE
1004 PASS A GRILLE WAY
ST PETE BEACH, FL 33706

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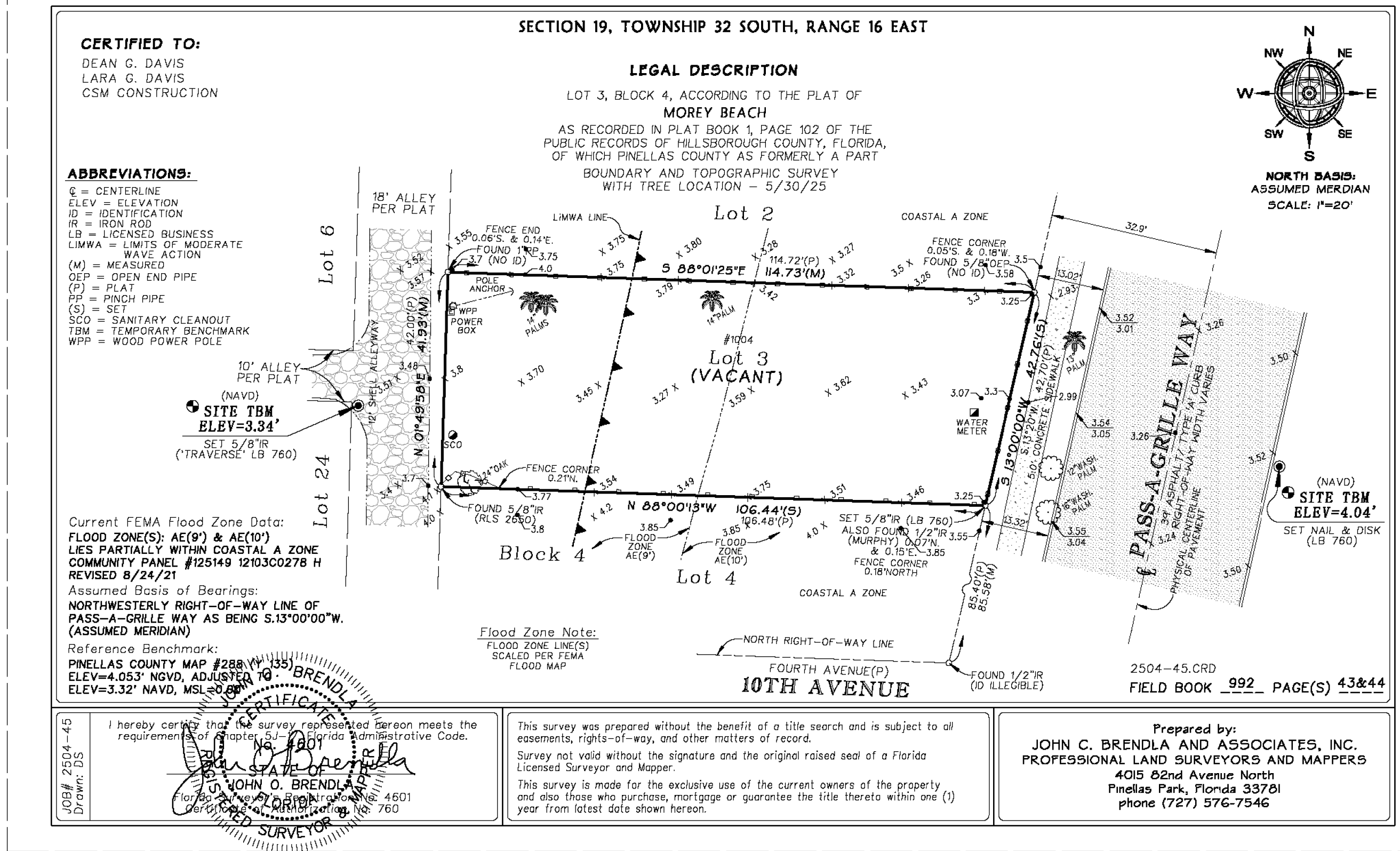
Table with columns for MARK, DATE, and DESC under the heading REVISIONS.

Table with columns for DATE and PHASE under the heading SHEET MANAGEMENT.

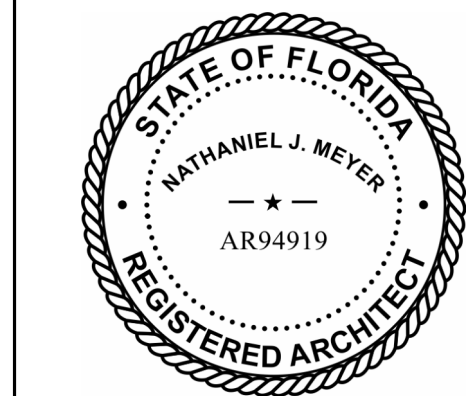
GENERAL INFORMATION

SHEET NUMBER

G0.02



DAVIS RESIDENCE
 1004 PASS A GRILLE WAY
 ST PETE BEACH, FL 33706



REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	06.27.2025
PHASE:	SCHEMATIC DESIGN-100
SHEET TITLE	

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A0.01

GENERAL NOTES - LANDSCAPING

- PLANT MATERIALS USED IN CONFORMANCE WITH THE PROVISIONS OF THIS ARTICLE SHALL CONFORM TO THE STANDARD FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1983, AND PART II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, OR EQUAL.
- 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.
- FINAL LANDSCAPE PLAN INCLUDING ALL PLANT AND VEGETATIVE GROUND COVER SPECIES AND SIZE TO BE PROVIDED BY OTHERS.
- SHELL GROUND COVER NOT TO EXCEED 20% OF REQUIRED PERVIOUS GROUND COVER.

ZONING DATA - SAINT PETE BEACH SEC. 20.20 LANDSCAPING STANDARDS

SEC. 20.21 SCREENING OF ELEVATED BUILDINGS
(A) ARCHITECTURAL SCREENING SHALL:
(1) CREATE A VISUAL CONTINUITY THAT IS INTEGRATED WITH THE OVERALL DESIGN AND ARCHITECTURE OF THE HOME USING DOORS, GARAGE DOORS, ENTRYWAYS, STAIRCASE AND/OR ARCHWAYS.
(2) NO MORE THAN 20 PERCENT OF THE AREA BEING SCREENED CAN BE TRANSPARENT.

(B) LANDSCAPE SCREENING SHALL BE INSTALLED:
(1) A MINIMUM 3-FOOT-WIDE LANDSCAPE AREA.
(2) ONE UNDERSTORY TREE PER 20 LINEAL FEET (OR PORTION THEREOF) OF THE ELEVATED BUILDING LENGTH VIEWED FROM PUBLIC RIGHTS-OF-WAY.
(3) PLANTED WITH SHRUBS, ORNAMENTAL GRASSES AND GROUND COVERS TO PROVIDE 100 PERCENT COVERAGE OF THE LANDSCAPE AREA WITHIN ONE GROWING SEASON. THE LANDSCAPE DESIGN SHALL, UNLESS SPATIALLY IMPRACTICAL, PROVIDE LAYERING OF PLANT MATERIALS THAT INCLUDES LARGER BACKGROUND SHRUBS AND LOW FOREGROUND GROUND COVERS. ALL PLANT MATERIAL SHOULD BE FLORIDA FRIENDLY PLANTINGS AS DEFINED AND IDENTIFIED BY UNIVERSITY OF FLORIDA/IF'S HORTICULTURE EXPERTS.
(4) PERMANENT MULCH MATERIALS, SUCH AS ORGANIC MULCHES, STONES, AND RECYCLED INORGANIC GROUND COVER MATERIALS ARE NOT PERMITTED IN LIEU OF VEGETATION, UNLESS THEY ARE PROVIDED AS ACCENT OR FOCAL POINTS THAT ENHANCE THE LANDSCAPE DESIGN.

SCHEDULE-IMPERVIOUS SURFACES

NAME	AREA
BUILDING FOOTPRINT	2253 SF
DRIVEWAYS	431 SF
WALKWAYS & PADS	115 SF
TOTAL IMPERVIOUS SURFACE	2800 SF
2,800SF / 4,640SF SITE AREA = 60% (70% MAX)	

SCHEDULE-PERVIOUS SURFACES

NAME	AREA
GREEN SPACE	1839 SF
TOTAL PERVIOUS SURFACE	1839 SF

SCHEDULE-PLANTS

MARK	COMMENTS
CT1	CANOPY TREE
SB1	SHRUB, 3GAL
UT1	UNDERSTORY TREE

ZONING DATA - SAINT PETE BEACH PASS-A-GRILLE (PAG) OVERLAY

SITE ADDRESS: 1004 PASS A GRILLE WAY, SAINT PETE BEACH, FL 33706
LOT DIMENSIONS (SEE SURVEY): FRONT -42' X -115' (4,640SF) W/ 18' ALLEY
FLOOD MAP: FEMA MAP 12103C0278H EFFECTIVE 08/24/2021
BASE FLOOD ELEVATION (BFE): 10.00'
DESIGN FLOOD ELEVATION (DFE): 11.00'
LOWEST FLOOR (FOYER) LEVEL: 15.00'
EXISTING GRADE (SEE ELEV. CERT.): LAG XX' - HAG XX'

ZONING DISTRICT SEC. 20.15 RLM-2 / HM (HOUSE MEDIUM)

SEC. 20.09 MAX IMPERVIOUS SURFACE RATIO (ISR)
70% MAX
4,640 X 0.70 = 3,248SF
SEE SCHEDULES

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

ACCESSORY STRUCTURE ENVELOPE: ---
STREET SETBACK: 30FT
SIDE SETBACK: 10FT
REAR SETBACK (INTERIOR LOT): 10FT
BUILDING FOOTPRINT: 800SF
ROOF HEIGHT AT 10FT SETBACK: 14FT

PRIVATE FRONTAGE - CY (COMMON YARD)
LANDSCAPE: ---
SHRUBS: 10 @ 3GAL
TREE (CANOPY): 1
FENCE: 2FT - 4FT

SEC. 20.17 BUILDING HEIGHT
FINISHED GRADE: ---
HEIGHT OF FLOORS: 8FT MIN 14FT MAX (LIVEABLE)
TOTAL HEIGHT: 28.32FT (FROM 8FT ABOVE NATURAL GRADE)

SEC. 23.5 NUMBER OF PARKING SPACES REQUIRED
RESIDENTIAL SINGLE-FAMILY: 2 SPACES PER UNIT

SEC. 23.11 PARKING CONSTRUCTION AND DESIGN REQ
90 DEGREE SPACES: 9' X 20'
DRIVEWAY WIDTH: 10FT MIN
20FT MAX AT PROPERTY LINE
26FT MAX AT CURB W/ 3X7 FLARES

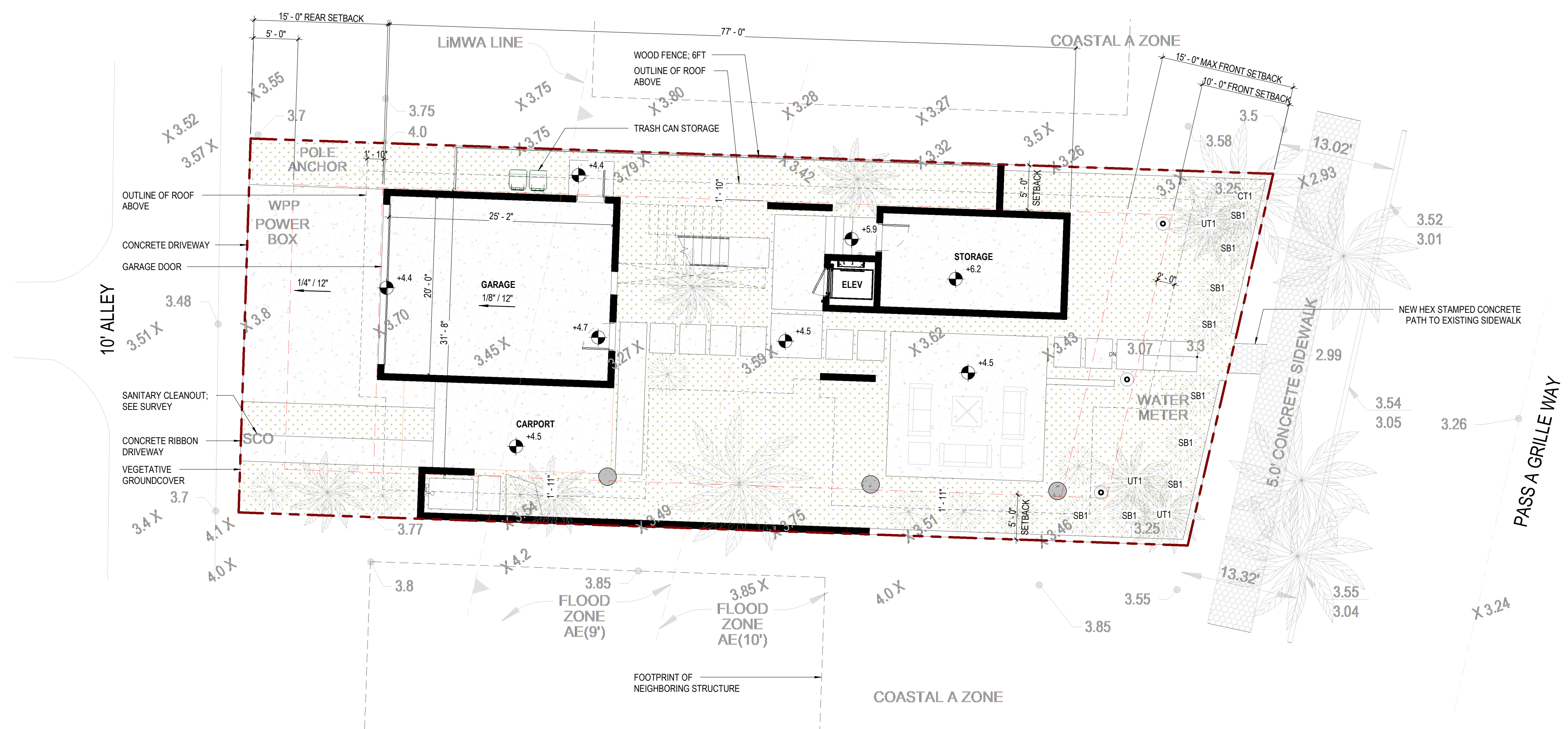
NUMBER OF DRIVEWAYS: 2
SEC. 6.13 RESIDENTIAL ACCESSORY STRUCTURES
ATTACHED GARAGE: SHARES 75% OF COMMON WALL

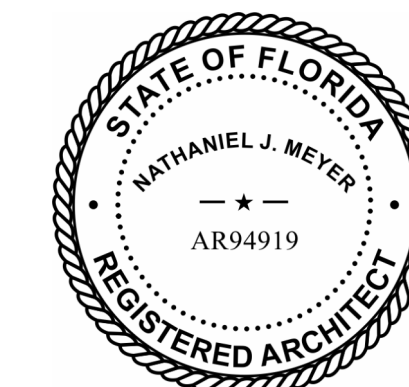
POOLS MEASURED FROM EDGE OF WATER: ---
REAR SETBACK: 5FT TO WATERS EDGE, 4FT TO COPING
FRONT AND SIDE SETBACKS: SEE PRINCIPAL STRUCTURE

FOUNTAINS AND WATERFALLS: ---
5FT MAX HT
15FT MAX SETBACK ENCROACHMENT

SEC. 6.14 RESIDENTIAL EQUIPMENT ENCROACHMENTS
GRADE: ---
ELEVATED: 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





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1004 PASS A GRILLE WAY
ST PETE BEACH, FL 33706

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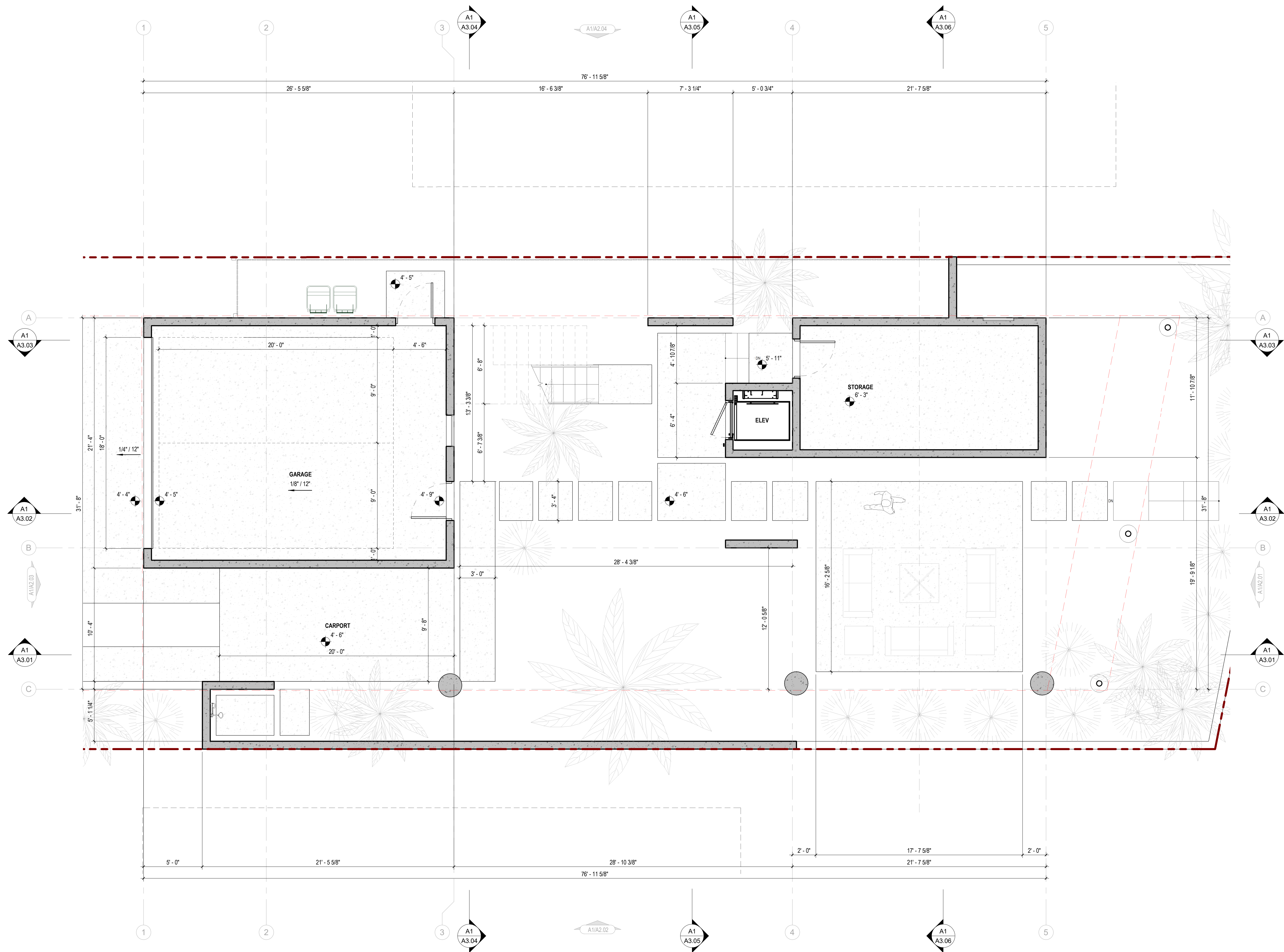
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	06.27.2025
PHASE:	SCHEMATIC DESIGN-100
SHEET TITLE	

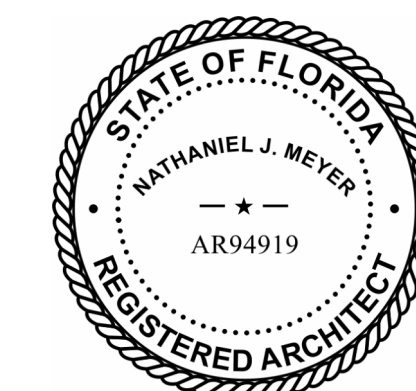
FLOOR PLAN LEVEL 1

SHEET NUMBER

A1.11



A1
A1.11 FLOOR PLAN LEVEL 1
1/4" = 1'-0"



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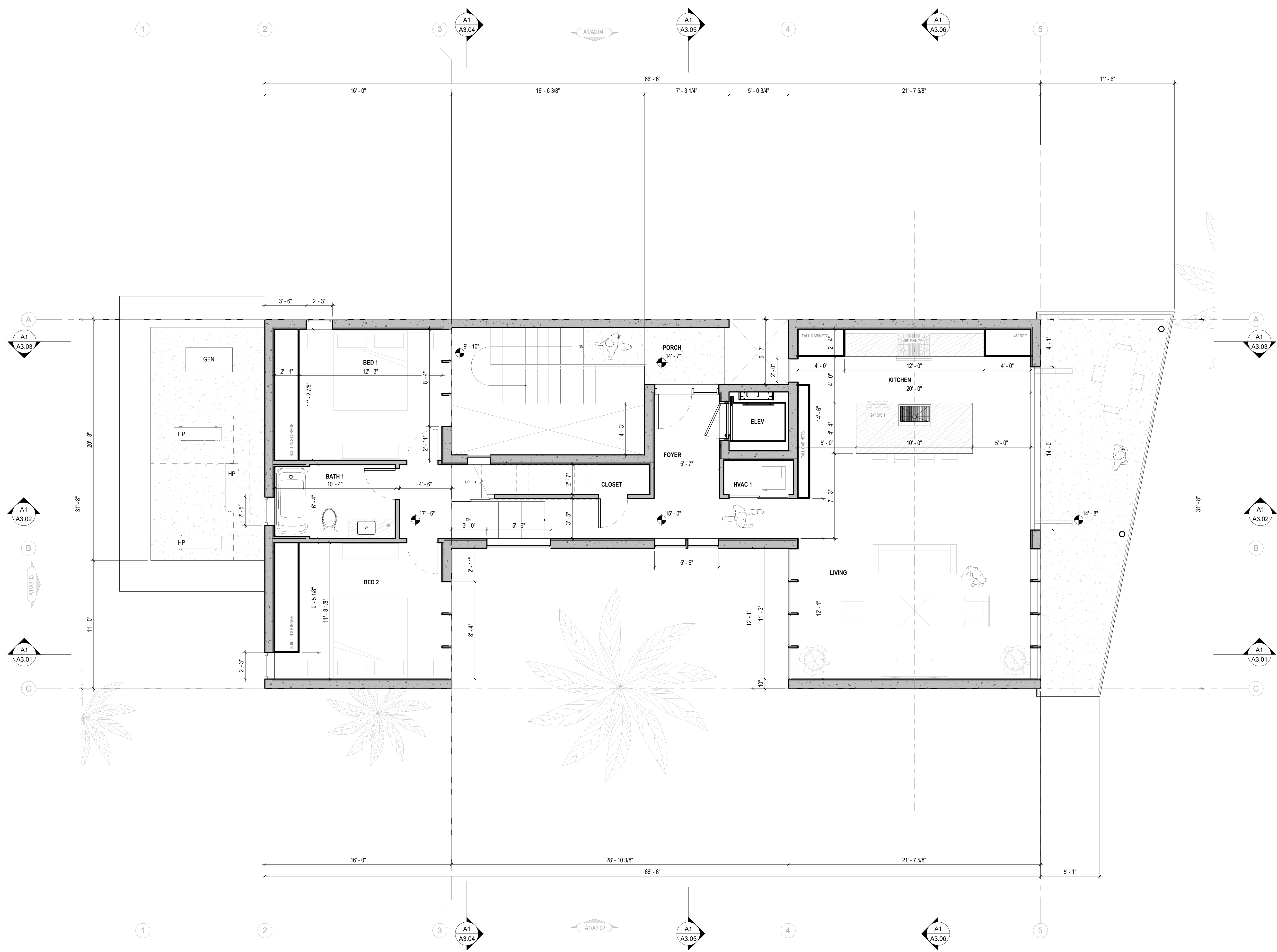
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	06.27.2025
PHASE:	SCHEMATIC DESIGN-100
SHEET TITLE	

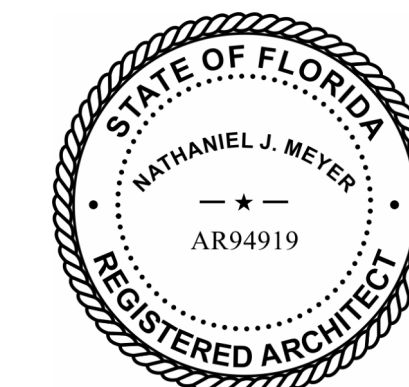
FLOOR PLAN LEVEL 2

SHEET NUMBER

A1.12



A1
A1.12 FLOOR PLAN LEVEL 2
1/4" = 1'-0"



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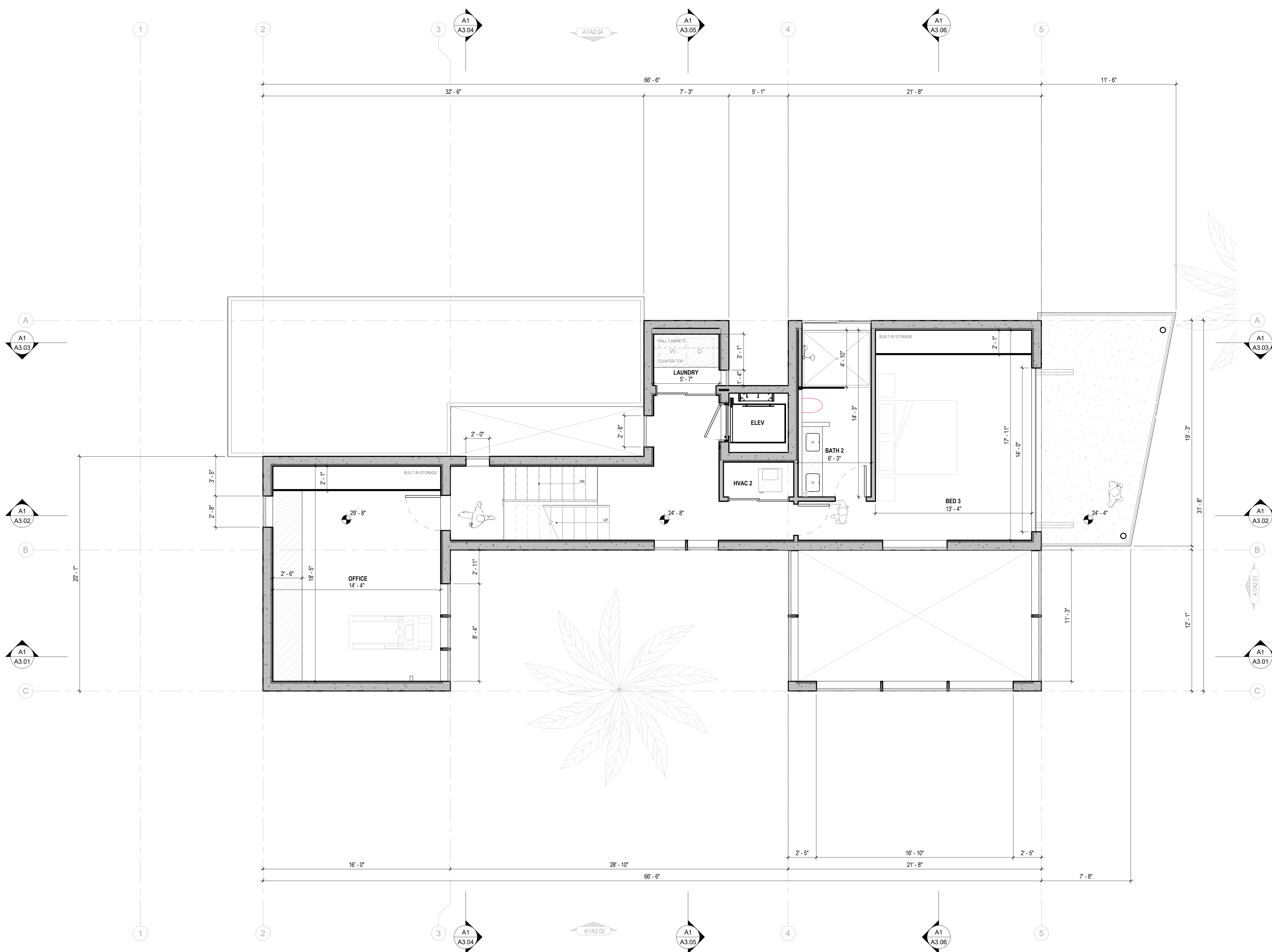
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	06.27.2025
PHASE:	SCHEMATIC DESIGN-100
SHEET TITLE	

FLOOR PLAN LEVEL 3

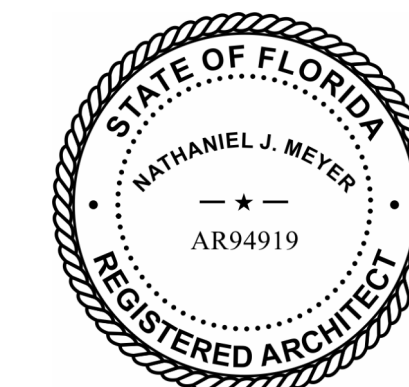
SHEET NUMBER

A1.13



A1.13 FLOOR PLAN LEVEL 3

1/4" = 1'-0"



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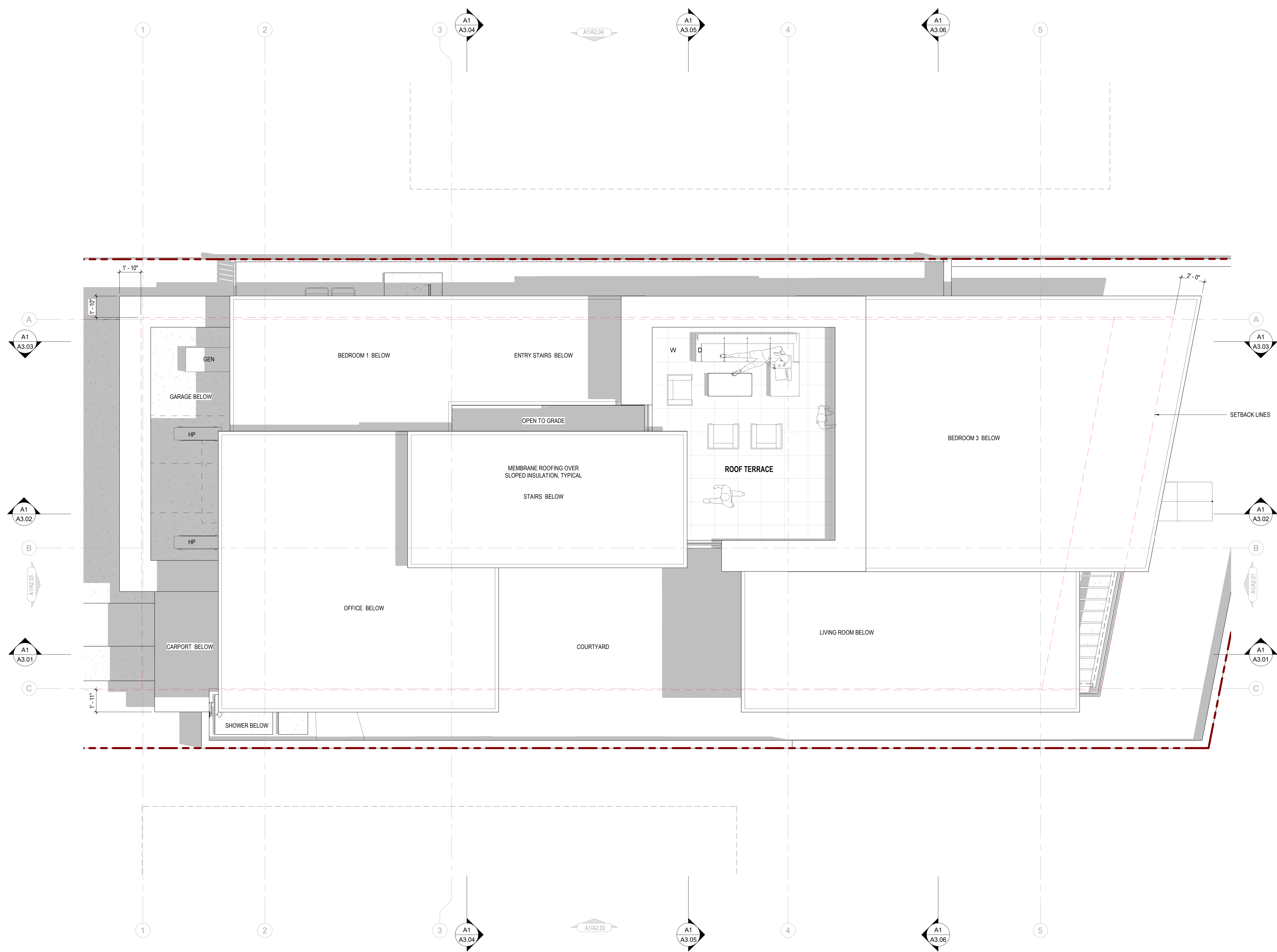
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MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	06.27.2025
PHASE:	SCHEMATIC DESIGN-100
SHEET TITLE	

ROOF PLAN

SHEET NUMBER

A1.14

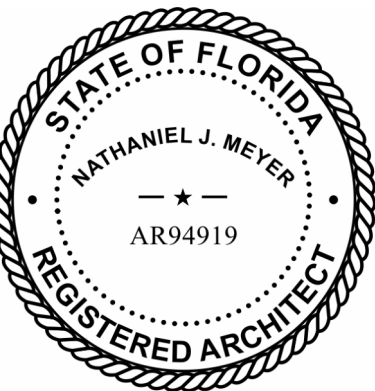


A1
A1.14 **ROOF PLAN**
1/4" = 1'-0"

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 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 1/3 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).



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SHEET MANAGEMENT	
DATE:	06.27.2025
PHASE:	SCHEMATIC DESIGN-100
SHEET TITLE	

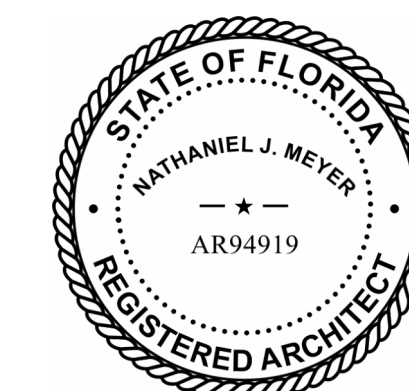
BUILDING ELEVATION EAST

SHEET NUMBER

A2.01



A1 BUILDING ELEVATION-EAST / PASS-A-GRILLE WAY
A2.01 1/4" = 1'-0"



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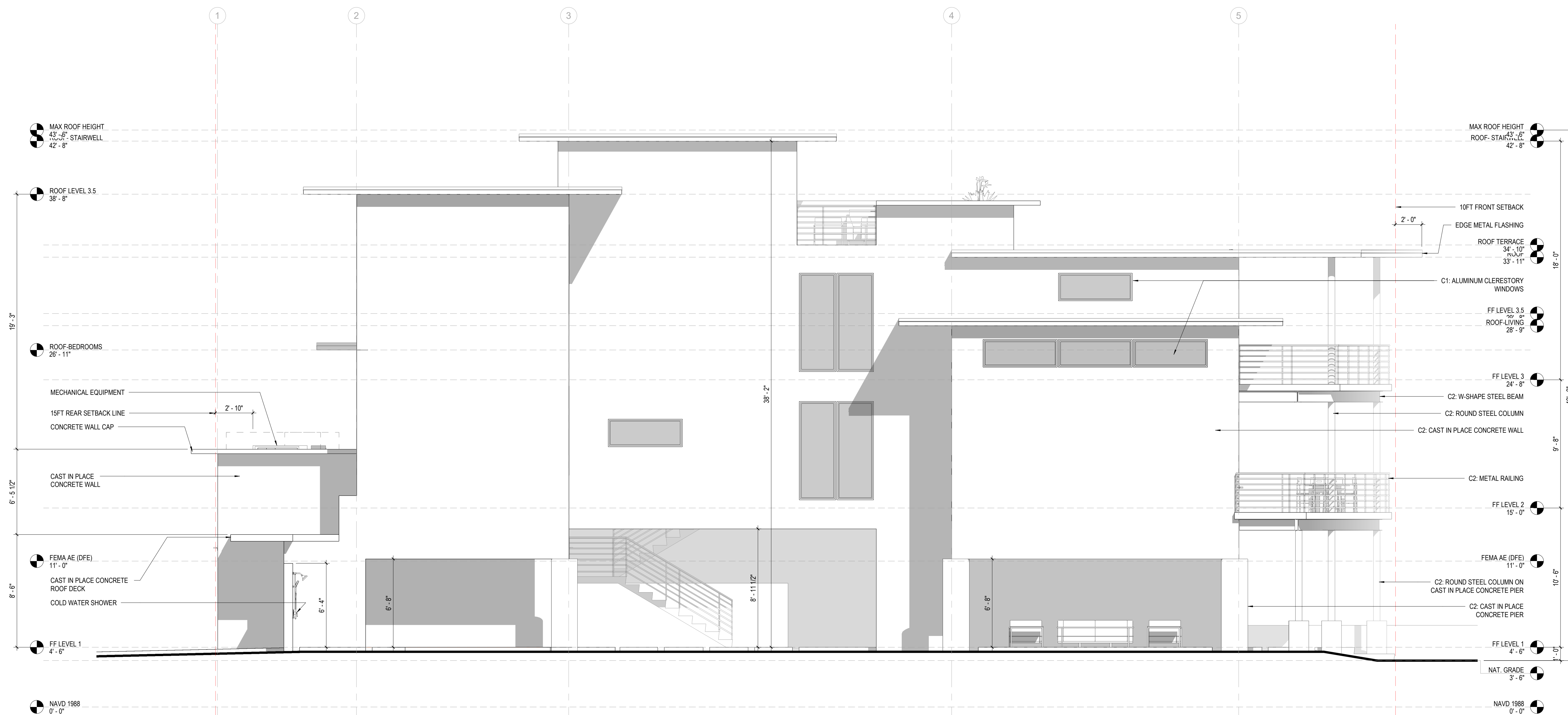
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	06.27.2025
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SHEET TITLE	

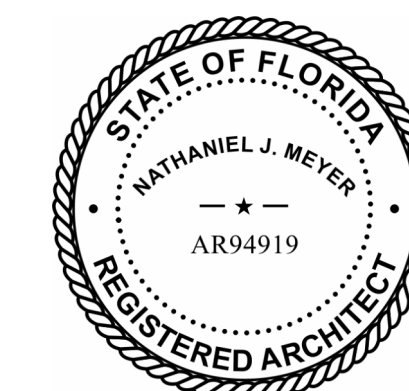
BUILDING ELEVATION SOUTH

SHEET NUMBER

A2.02



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



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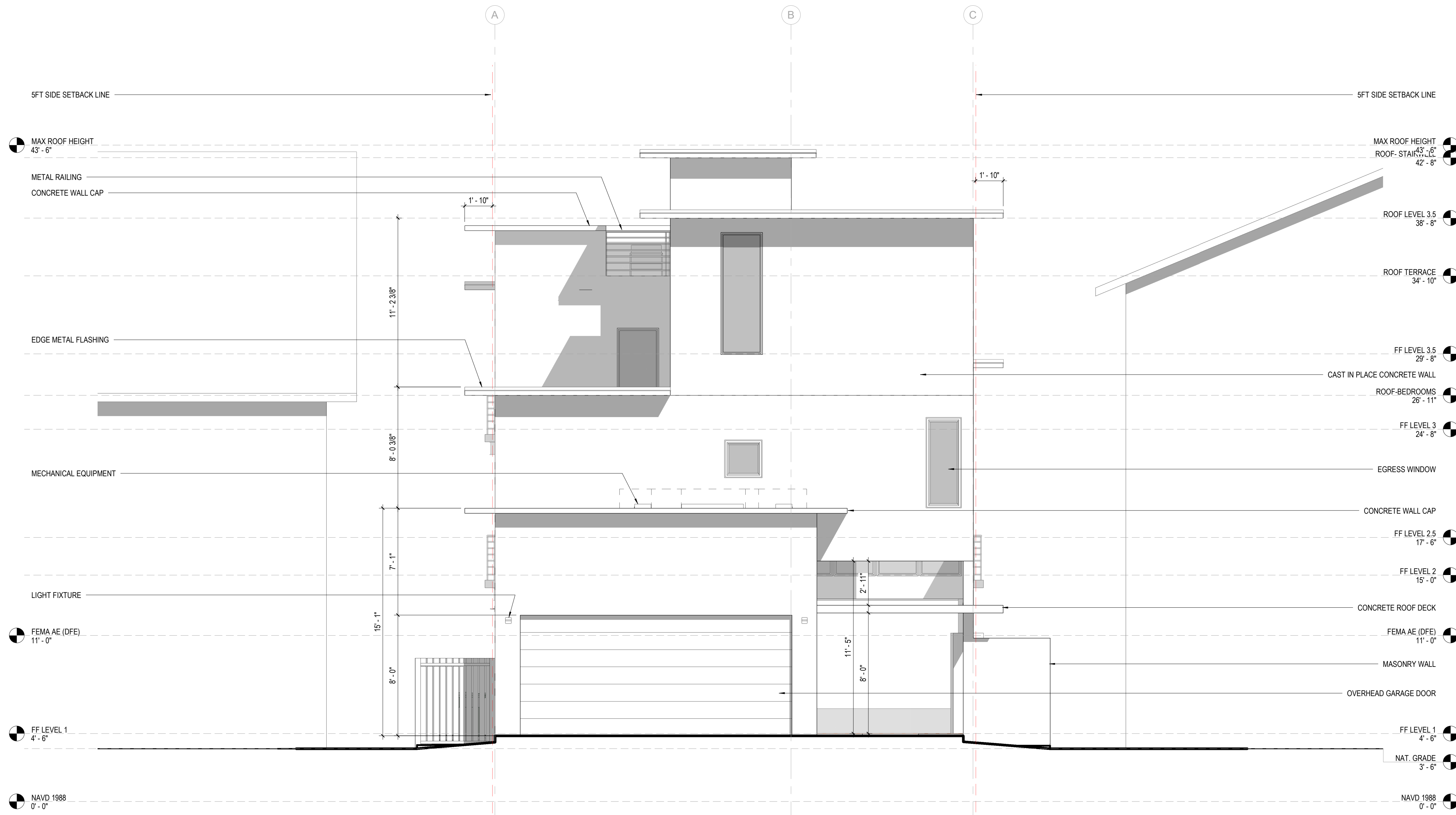
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MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	06.27.2025
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SHEET TITLE	

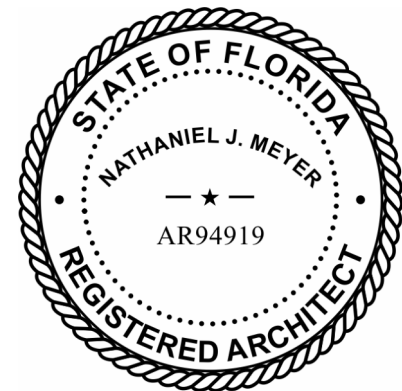
BUILDING ELEVATION WEST

SHEET NUMBER

A2.03



A1 BUILDING ELEVATION-WEST / ALLEY
A2.03 1/4" = 1'-0"



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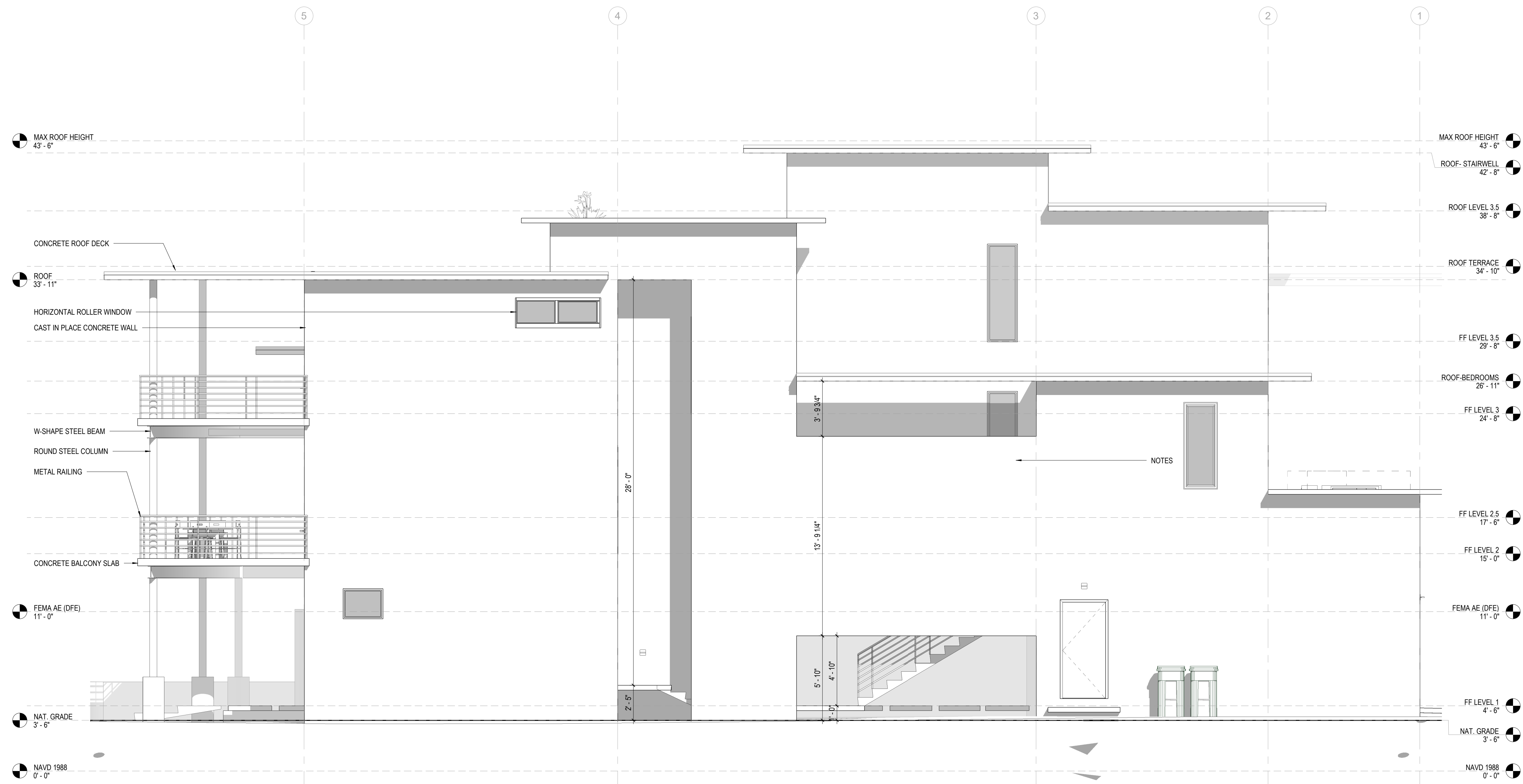
REVISIONS		
MARK	DATE	DESC

SHEET MANAGEMENT	
DATE:	06.27.2025
PHASE:	SCHEMATIC DESIGN-100
SHEET TITLE	

BUILDING ELEVATION NORTH

SHEET NUMBER

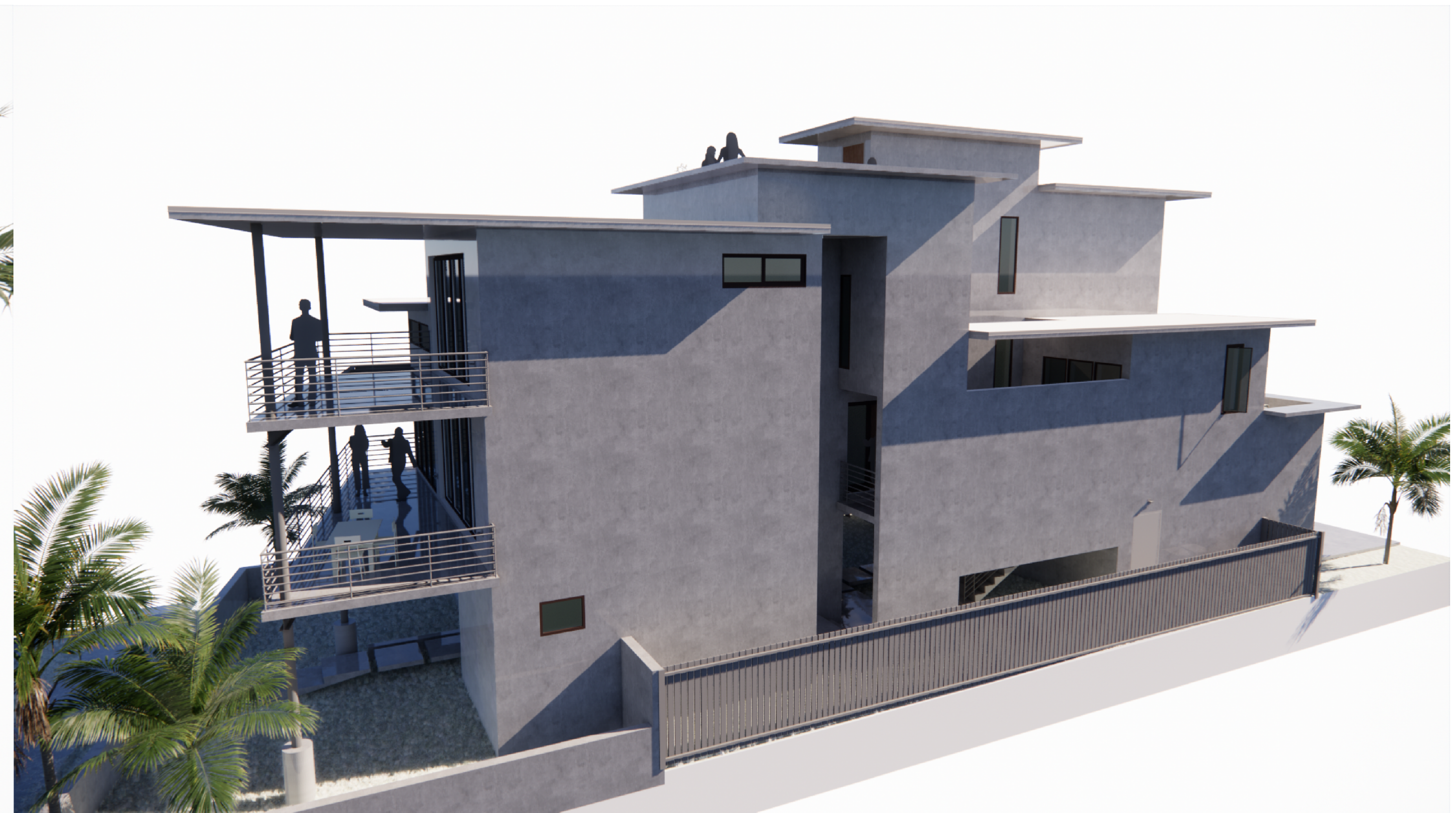
A2.04



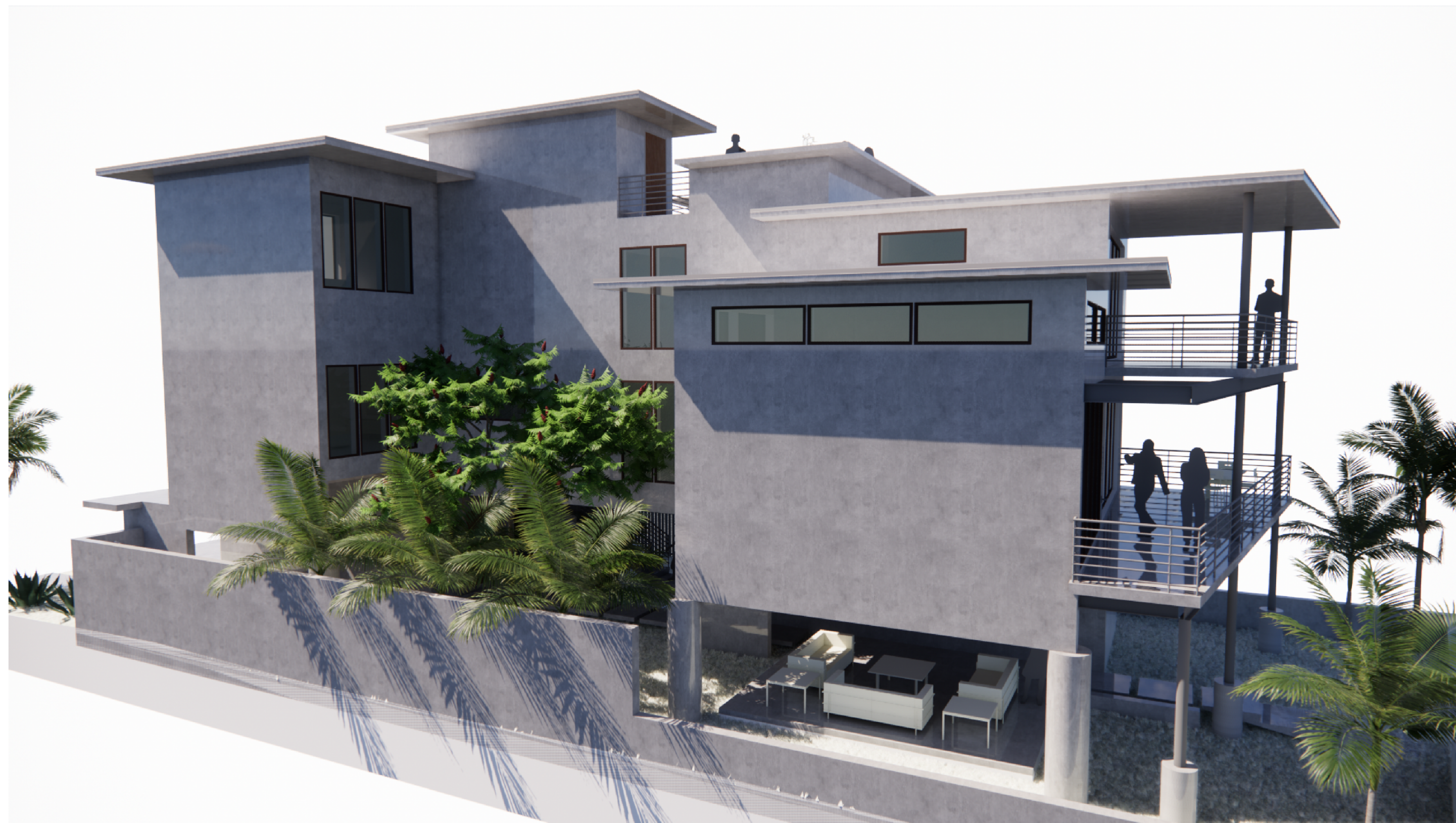
A1 **BUILDING ELEVATION-NORTH**
A2.04 1/4" = 1'-0"



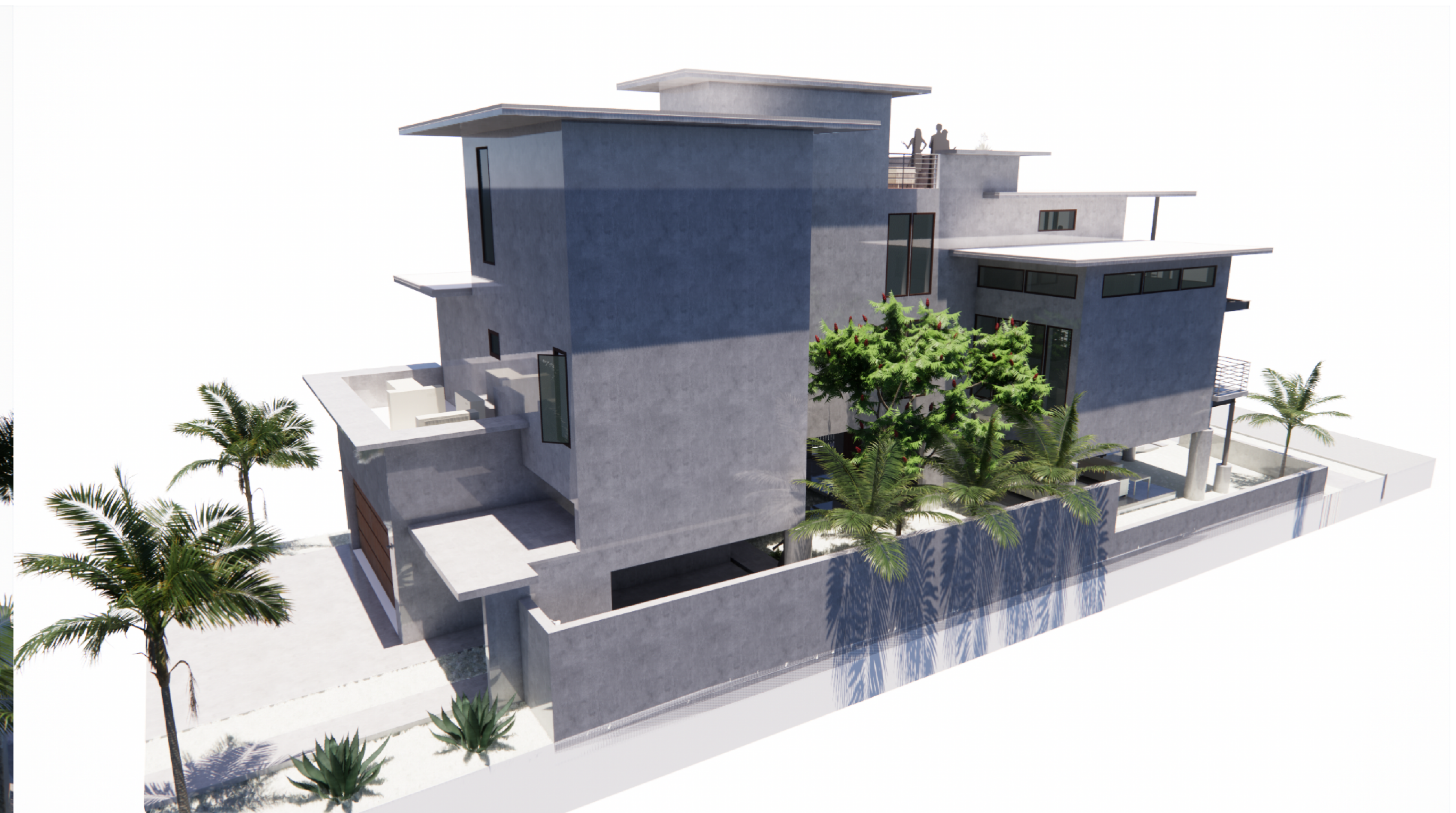
WEST / ALLEY



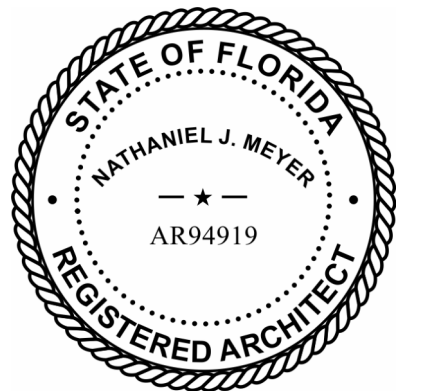
NORTHEAST



SOUTHEAST / PASS A GRILLE WAY



SOUTHWEST / ALLEY



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SHEET MANAGEMENT	
DATE:	06.27.2025
PHASE:	SCHEMATIC DESIGN-100
SHEET TITLE	

3D VIEWS

SHEET NUMBER

A9.01

Brandon Berry

From: nate@abode-studio.com
Sent: Wednesday, August 6, 2025 10:33 AM
To: Brandon Berry
Subject: RE: Design review comments: 1004 Pass-a-Grille Way

CAUTION: This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Hi Brandon
I have provided responses below in RED.
Thanks
Nate

NATE MEYER, AIA
A R C H I T E C T
CELL: 813.713.6862

From: Brandon Berry <bberry@stpetebeach.org>
Sent: Thursday, July 24, 2025 9:01 AM
To: Nate Meyer <nate@abode-studio.com>
Subject: Design review comments: 1004 Pass-a-Grille Way

Nate,

Here are comments from our reviewer:

- 1) Identify, with leaders, the architectural design elements. They largely appear to be provided but we will need them identified on the elevations. **IM NOT SURE WHAT MORE IS REQUIRED HERE. THE DRAWINGS DESCRIBE THE EXTERIOR MATERIALS AND REFERENCE SEC 20.22 GENERAL BUILDING DESING REQUIREMENTS. I THINK THE 3D COLOR RENDERINGS ARE A BETTER PLACE TO LOOK FOR DESIGN INTENT. PLEASE ELABORATE.**
- 2) In addressing 1), please show which private frontage is provided and identify the width, depth, height, and other elements of the frontage type (porch or stoop) pursuant to Sec. 20.15. **I CONSIDERED THE CY "COMMON YARD" FRONTAGE WAS MOST APPROPRIATE FOR THIS DESIGN. THERE WOULD BE SOME STEPS THAT LEAD FROM THE SIDEWALK UP TO SOME OUTDOOR SEATING. THE OUTDOOR SEATING AREA IS INTENDED TO FUNCTION AS A PORCH. IT WAS PLACED ADJACENT TO THE FRONT YARD SETBACK AND LEFT OPEN ON THE SIDES TO ADDRESS THE SIDEWALK. HOWEVER, IT DOES NOT MATCH THE SPECIFICS OF A PORCH AS DESCRIBED IN THE ZONING CODE.**

PRIVATE FRONTAGE - CY (COMMON YARD)	---
LANDSCAPE	GRASS /GROUNDCOVER
SHRUBS	10 @ 3GAL
TREE (CANOPY)	1
FENCE	2FT - 4FT

- 3) Sec. 20.20.(c)(1) – Ensure planting area depth is provided. I understand that you typically address landscaping comments at permitting, but the Board does typically ask these comments. Understory trees

should be oriented to provide mature screening of the ground level, and the palms as shown on the renderings lack the canopy opacity and are oriented away from that ground level. **THE ENTIRE FRONTAGE IS A PLANTING AREA THAT EXTENDS 15FT OR MORE INTO THE SITE. A LOW WALL IS PLACED AT THE SIDEWALK. IDEALLY THE UNDERSTORY TREES WOULD BE PLACED TO AT THE CORNERS IN ORDER TO MAINTAIN VIEWS TO THE WATER. BUSHES AND SHRUBS WOULD BE USED THROUOUT THE PLANTED AREA. AT THIS STAGE THE LANDSCAPE PLAN IS NOT COMPLETE. MY INTENT IS TO CONVEY THAT I AM AWARE THERE ARE LANDSCAPING REQUIREMENTS AND WE INTEND TO COMPLY WITH THEM. FROM A DESIGN PROCESS PERSPECTIVE, FINALIZING A LANDSCAPE DESIGN DOES NOT MAKE SENSE PRIOR TO GAINING DESIGN APPROVAL OF THE STRUCTURE. A GOOD LANDSCAPE PLAN CONSIDERS THE ENTIRE SITE WHEREAS THE ZONING IS ONLY FOCUSED ON THE FRONTAGE. APPROVAL OF THE BUILDING PROVIDES THE FRAMEWORK FOR THE LANDSCAPE DESIGN TO BUILD UPON. I HOPE THE LANSCAPE SCHEME PRESENTED IS ACCEPTABLE FOR NOW. WOULD YOU CONSIDER APPROVING WITH CONDITIONS?**

- 4) Explain how the 'void' area for seating is meeting the requirement, and how the blank wall is typing into the overall design, pursuant to Sec. 20.21. **THE VOID AREAS ARE PROVIDING THE BALANCE BETWEEN MASS AND OPENNESS. THE UPPER FLOORS, AND SPECIFICALLY THE BALCONIES AND ROOF PLANES, ARE INTENDED TO APPEAR LIGHT WITH WINDOWS EXTENDING THE FRONTAGE MAXIMIZING VIEWS TO THE WATER. THE STORAGE AREA ON THE GROUND FLOOR IS ONE MASS THAT ANCHORS. THIS IS A CONCEPT THAT APPEARS IN OTHER PARTS OF THE PROJECT. EXAMPLES ARE THE CARPORT IN CONTRAST WITH THE ENCLOSED GARAGE, THE EXTERIOR STAIR WITH OPENINGS ABOVE AND BELOW SET BETWEEN THE GARAGE AND STORAGE MASSES, THE BALCONY POSTS ARE PLACED ON HEAVIER CONCRETE PIERS. I EXPLORED GLAZING OPTIONS ON THIS WALL, BUT IT DIDN'T SUPPORT THE CONCEPT DESCRIBED AND NONE OF THE CONFIGURATIONS MADE SENSE TO ME VISUALLY. THE GLASS ALSO LIMITS WALL SPACE NEEDED FOR STORAGE. SO A SMALLER WINDOW WAS PLACED ON THE NORTH WALL FOR SOME NATURAL LIGHT.**

Sincerely,
Brandon



Brandon Berry

Senior Planner

City of St. Pete Beach

727-363-9229

bberry@stpetebeach.org

www.stpetebeach.org

155 Corey Avenue, St. Pete
Beach FL 33706



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

Agenda Report

Agenda Title Name: Design Review: Draft Introduction and Architectural Priorities

Action Request: None - for discussion purposes.

Strategic Objective:

Date: August 21, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Attached are a draft introduction, and architectural style preference outline, for Historic Preservation Board consideration. The architectural style preference outline will be converted to a narrative, with the help of the 2003 NRHP Boundary Increase and 2015 Survey research, upon Board approval.

Staff will be requesting Historic Preservation Board assistance with identifying the following for photograph inclusion in the design guidebook:

1. Examples of well-preserved, mostly-original historic structures;
2. Examples of preferred new construction that meets the intent of the Overlay;
3. Examples of historic structures that have been elevated that preserve the original integrity of the structure.

Funding: N/A

Attachments:

1. Introduction Draft - Prepared by Chair Loughery
2. Pass-a-Grille Design Guidebook - Draft Style Preferences

Design Guidebook - INTRODUCTION

Welcome potential residents to the Pass-a-Grille Historic District! This guidebook will hopefully assist you in making decisions about options available to you in preserving a historic home or building a new home in the historic district.

Pass-a-Grille has a long and storied history that evolved into this unique and charming neighborhood unlike anywhere on Florida's Gulf Coast. PAG is the southern tip of the barrier island of Long Key, which is now known as St. Pete Beach. PAG is a peninsula, approximately 34 blocks long and a block wide, which means all homes, if not on the water, are within a half block of the Gulf or Bay. Due to a natural spring located near where 7th avenue exists today, native Americans, fishermen, and explorers visited for hundreds of years. In the late 1800s, PAG began to be permanently settled. By 1910, there were a number of homes, (some still exist today), as well as various sized hotels. In 1911 PAG officially became a town and had its own post office. Being an island PAG was only accessible by boat. That did not discourage the early settlers from living here full time, or for out of staters to build vacation homes.

There was daily ferry service, which in its heyday brought tens of thousands of visitors. PAG is arguably the oldest “recreational” beach on Florida’s west coast. By the time a bridge was built in 1919 PAG had hundreds of residences as well as a few small and large hotels mostly in the “downtown” area located at and around 8th avenue. Through the 1920s, 30s and 40s more homes were built, though many of the hotels closed. PAG began as a tourist destination with some residences and by World war 2 had evolved into a fully functioning town with a tourist component.

After the mid 1940s, beaches all along the gulf coast began to be populated. Most of this new construction occurred outside of PAG since it predated this beach boom. Accordingly, much of the architecture found in PAG remained throughout the rest of the twentieth century. Recognizing the unique and distinct community PAG had become, the city of St Pete Beach established this neighborhood as a National Register Historic District in 1989. Over the following years the historic district was enlarged to cover all of PAG south of 32nd avenue.

The following was written about PAG Beach:

“Although PAG beach has some residences that may be characterized as pretentious, most of its homes are distinguished by simple, homelike qualities. They are the kind of homes that are built to be enjoyed, built to be lived in, built not for show but for comfort and real happiness. Pretty cottages nestled among a natural growth of palm trees, brightened by the gorgeous color of oleander and wild flowers, and looking out over the rippling blue waters of Bay or Gulf - what home of one’s dreams could be more charming?

While not a large community, PAG beach has been chosen for the winter homes of many prominent and wealthy people from all parts of America. It is doubtful if any place of its size in Florida can boast of such a large number of notable people among its winter residents. Yet, if you see these people enjoying life at PAG beach, you would never guess their position in life. For here they come to enjoy life, free from all the trammels and formalities of metropolitan living to which they would normally be accustomed.”

The above paragraphs are borrowed, word for word, from a PAG Beach brochure from the early 1930s. Amazingly, the descriptions are still accurate almost a hundred years later. Those words

encapsulate the charm, uniqueness, desirability and attitude that prevails with the locals today. Beach property values have increased dramatically over the last twenty years, especially in PAG. PAG was a hidden gem for so many years and has become highly desirable. Some recently built homes have missed the historical aesthetic that took decades to establish. It is the mission of this design guidebook to retain the historical look, feel and attitude of this little community.

Primary Styles

Architectural styles that were contemporary with the development of Pass-A-Grille, and are or were well-represented throughout the district.

Early 1900s through 1920s

- “Folk” (frame) vernacular: Not a specific style, but a method of construction (balloon) with similar features, such as -
 - Front gables or hip roofs
 - Elevated on piers
 - Minimally decorated, with pierced concrete vents, rafter tails, decorative surrounds, wood louvers, front porches, and similar features.
 - Roofs with wooden or sheet metal shingles
 - Exterior is horizontal plank, weatherboard siding, and rough-sawn wood siding where consistent with the original “folk” design.
 - Elevated less than one full level, vehicle access from sides and rear.
- Bungalow, and frame-bungalow: Represented a standardization of frame and bungalow development in the 1920s.
 - Brick chimneys
 - Double-hung sash windows, or multi-pane upper sashes with single lower lite.
 - Tapered piers and overhanging eaves in full-width or incised porches.
 - Exposed rafters supported by beams or columns
 - Elevated less than one full level over continuous foundations, vehicle access from sides or rear.

1930s-1940s

- Minimal Traditional: A pared-down version of the colonial revival style, with limited projection of a front gable, moderate roof pitch, front chimney, minimal additional architectural detail.
- More common in Pass-A-Grille than the Colonial Revival style, which often had more ornate features, such as pronounced porches and louvered shutters.

1940s-onward

- Masonry Vernacular
 - Concrete block with stucco or brick veneer
 - Shallow-pitched gable roofs, with projecting concrete beams below the eaves.

- Metal casement or awning windows.
 - Concrete screen walls along perimeter with pierced or cut-out adornment.
- Ranch (Split level)
 - More prolific in Don CeSar neighborhood, but examples of the style remain in Pass-a-Grille.
 - Low-pitched roofs, horizontal orientation, overhanging eaves.
 - May be elevated a full level to accommodate a garage underneath, but part of the split will be elevated less than a full level. Frequently contains a continuous foundation.

Secondary Styles

Styles contemporary with the early years of Pass-A-Grille's development, but for which few remaining, historic, examples were developed or exist.

- Colonial Revival
- Mediterranean Revival
- Tudor Revival

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

Agenda Report

Agenda Title Name: Site Plan No. 25106: 702 Pass-A-Grille Way

Action Request: None - for informational purposes.

Strategic Objective:

Date: August 21, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The site plan is to develop a temporary lodging use permitted under the CRD-EA regulations, per LDC Sec. 40.2.(b). The applicant is requesting a structure of the permitted density, coverage, and dimensional requirements for the district, and has not expressed an intent to pursue variances nor is a conditional use permit required for this development. A forthcoming, recommended design review process under Ordinance 2025-08 has not yet been adopted and thus this development is being shared for informational purposes.

Funding: N/A

Attachments:

1. Application
2. Site Plans
3. Property Survey
4. Authorization



Case Number: _____

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org

PROPERTY OWNER:

Name: DevMar, LLC

Address: 360 Central Ave., Suite 800D

City: St. Petersburg State: FL

Zip: 33701 Telephone: (727) 619-1729

Email: Mark@devmardevelopment.com

APPLICANT/AGENT (Attach agent authorization form):

Name: James Pappas - Fusco, Shaffer & Pappas, Inc.

Address: 550 E 9 Mile Rd.

City: Ferndale State: MI

Zip: 48220 Telephone: (248) 543-4100

Email: JPappas@fsparch.com

SUBJECT PROPERTY:

Address: 702 Pass-A-Grille Way

Current Name of Business: N/A

Parcel: See Attached Survey

Name of Project: DevMar - Pass-A-Grille

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

Site Plan Approval Review - Technical Review Committee

See attached SPA submission package



Signature of Applicant / Agent

7/29/2025

Date

HELIOS

PROPOSED TRANSIENT STAY

ST. PETE BEACH

FLORIDA

LIST OF DRAWINGS

- CIVIL ENGINEERING
- C001 SURVEY
- C1 DRC SITE PLAN

- ARCHITECTURAL
- A.S.101 ARCHITECTURAL SITE PLAN
- A.101 SECOND FLOOR PLAN & ROOF PLAN
- A.102 FOURTH FLOOR PLAN
- A.201 EXTERIOR ELEVATIONS
- A.202 EXTERIOR ELEVATIONS
- A.203 RENDERING
- A.204 RENDERING
- A.205 RENDERING

- LANDSCAPING
- LI.00 LANDSCAPE SITE PLAN
- LI.00 ROOF AMENITY SITE PLAN
- LD-1 LANDSCAPE DETAILS
- LD-2 LANDSCAPE SPECIFICATIONS
- LD-4 IRRIGATION SPECIFICATIONS

- LIGHTING
- E.P.100 SITE PLAN - PHOTOMETRIC

PROJECT ADDRESS
702 PASS-A-GRILLE WAY
ST. PETE BEACH, FL. 33706

SUMMARY TABLE

<u>SITE / BUILDING DATA</u>	
SITE AREA	+/- 0.35 ACRES OR +/-15,338 S.F.
ZONING & FUTURE LAND USE	EXISTING COMMUNITY REDEVELOPMENT / EIGHTH AVENUE CRD.EA
BUILDING HEIGHT	
MAXIMUM ALLOWED BUILDING HEIGHT ABOVE BFE / FRONT SETBACK STEPS 10' AT 35' ABOVE NATURAL GRADE	35 FT.
PROPOSED ALLOWED BUILDING HEIGHT 3 STORIES (ABOVE B.F.E.)	35 FT.
UNIT MIX/COUNT	2 BEDROOM UNITS (909-1,112 S.F.) 17 D.U.
PARKING (TRANSIENT USE - LESS THAN 30 DAY STAY)	
REQUIRED PARKING (AUTO) UNITS (0.9 SP / UNIT + AMENITY PARKING)	16 SPACES
REQUIRED BIKE PARKING (10% OF PARKING SPACES OR 5 MAX)	6 BIKES
PROVIDED PARKING (AUTO - 1 SP/UNIT)	17 SPACES
PROVIDED BIKE PARKING	6 SPACES
BUILDING AREA	
APARTMENT BUILDING (ENCLOSED 1ST FLOOR - ELEVATOR / STAIRS)	351 G.S.F.
TOTAL ENCLOSED APARTMENT BUILDING AREA	22,383 G.S.F.
COVERED 1ST FLOOR AUTO PARKING AND PATIO AREA (EXCL. ELEVATOR AND STAIR)	8,499 G.S.F.
TOTAL UNIT AREA (GROSS)	18,385 G.S.F.
DENSITY	
MAXIMUM ALLOWED (TRANSIENT USE)	50 D.U./ACRE
PROPOSED	48.5 D.U./ACRE

DEVELOPMENT TEAM

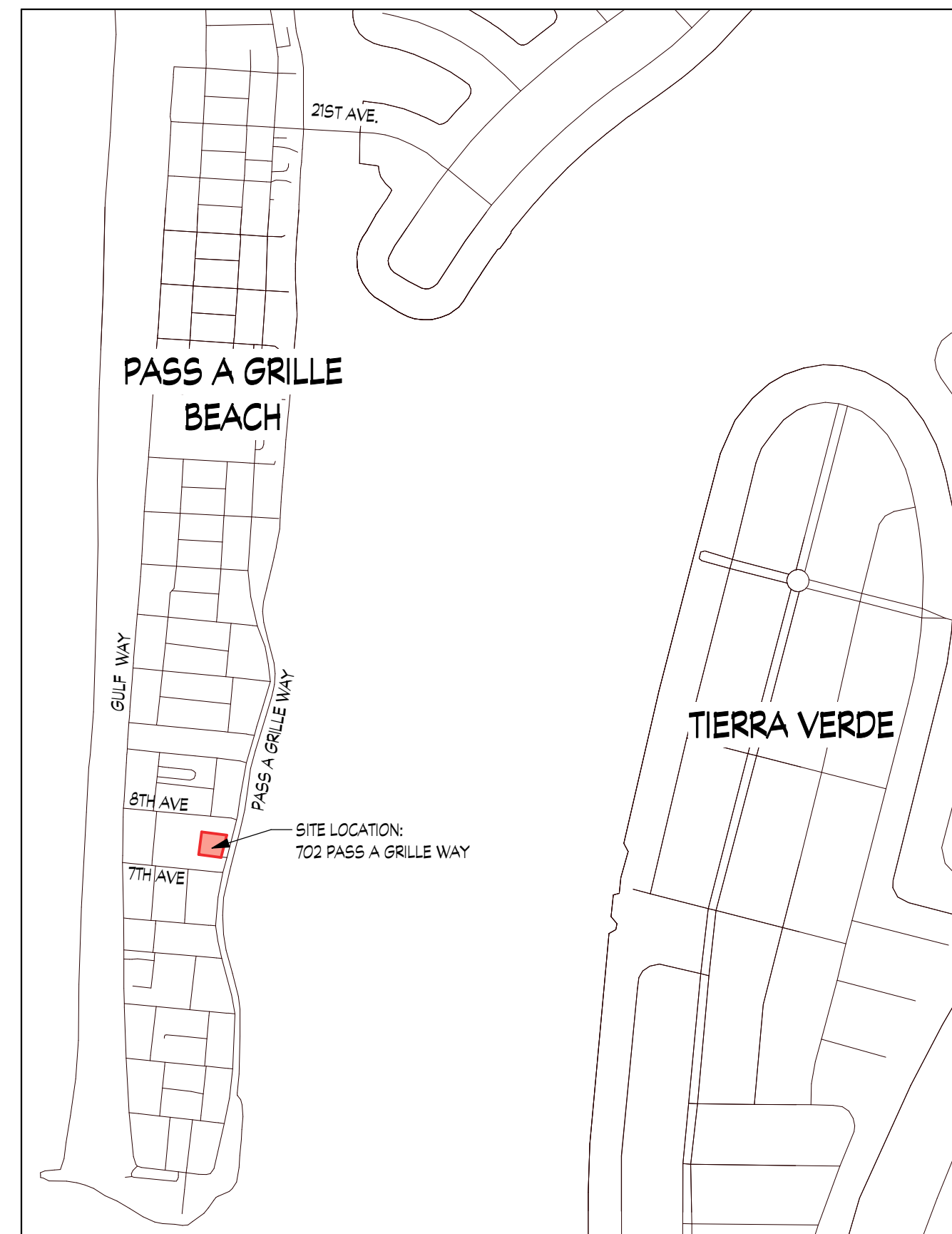
OWNERS / DEVELOPERS
DEVMAR LLC
360 CENTRAL AVE
ST. PETERSBURG, FLORIDA 33701

CIVIL ENGINEER
VICKSTROM ENGINEERING SERVICES, INC.
132 MIRROR LAKE DRIVE NORTH SUITE 202
ST. PETERBURG, FLORIDA 33701
727.894.0404

ARCHITECT
FUSCO, SHAFFER & PAPPAS, INC.
550 NINE MILE ROAD
FERNDALE, MICHIGAN 48220
248.543.4100

LANDSCAPE ARCHITECT
BOOTH DESIGN GROUP
146 SECOND STREET NORTH SUITE 302
ST. PETERSBURG, FLORIDA 33701
727.821.5699

LIGHTING
EMERALD ENGINEERING, INC.
9948 CURRIE DAVIS DRIVE SUITE H
TAMPA, FLORIDA 33619
813.995.0300



<u>DATE</u>	<u>ISSUE</u>
07.14.25	PRE-APP. SUBM.
07.21.25	SPA TRC SUBM.

<u>SIGNATURE BLOCK</u>		
SIGNATURE	INITIALS	DATE
OWNER		
ARCHITECT		
GENERAL CONTRACTOR		
SURETY COMPANY		

<u>BUILDING CODE SUMMARY</u>	
BUILDING CODE	FLORIDA BUILDING CODE EIGHT EDITION 2023
CONSTRUCTION TYPE	IIA MIXED USE NON SEPARATED TABLE 504.4
OCCUPANCY USE AND CLASSIFICATION	GROUP R-2 3 STORY GROUP S-2 LOW HAZARS STORAGE PARKING GARAGE
NFPA 220	
CONSTRUCTION TYPE	II (220)
FIRE SUPPRESSION	NFPA 13
PLUMBING CODE	FLORIDA PLUMBING CODE 2023
MECHANICAL CODE	FLORIDA MECHANICAL CODE 2023
ELECTRICAL CODE	NEC 2011, NFPA 70 NATIONAL ELECTRIC CODE
ENERGY CODE	FLORIDA BUILDING CODE EIGHT EDITION 2023 ENERGY CONSERVATION CODE
FLORIDA FIRE PROTECTION	FLORIDA FIRE PREVENTION CODE EIGHT EDITION NFPA 101, NFPA 1, FL 44 RULES FS 633
ACCESSIBILITY	FLORIDA BUILDING CODE EIGHT EDITION 2023 ACCESSIBILITY CODE
MAXIMUM ALLOWABLE HEIGHT	85' MAXIMUM 35' PROVIDED
ALLOWABLE STORIES	5 STORIES 3 PROVIDED
ALLOWABLE INCREASES FOR FIRE SUPPRESSION	NOT APPLICABLE
ALLOWABLE AREA R-2 OCCUPANCY	96,000 S.F. 7,461 PROVIDED
ALLOWABLE AREA S-2 OCCUPANCY	156,000 S.F. 8,499 PROVIDED

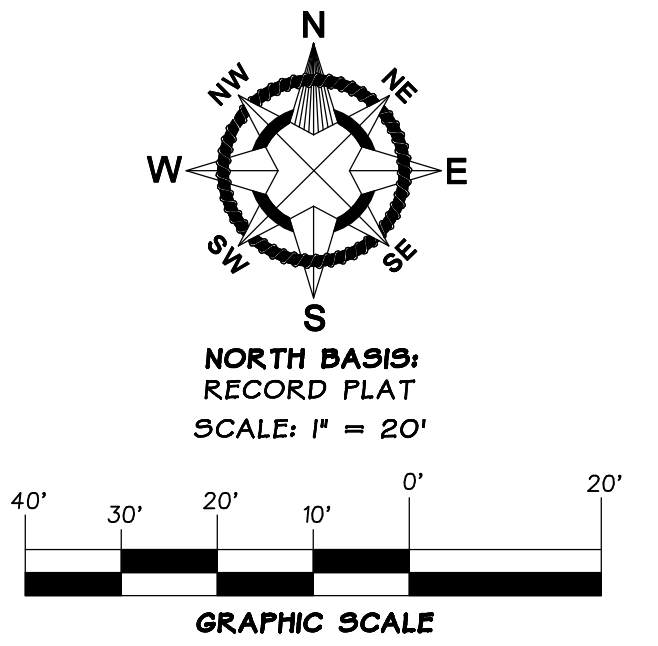


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ARCHITECTS AND PLANNERS
COPYRIGHT 2025-FUSCO, SHAFFER & PAPPAS, INC.

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 22519, PAGES 121-123)
 PART OF UNNUMBERED TRACT LYING WEST OF PASS A GRILLE WAY, IN BLOCK 6 OF MOREY BEACH SUBDIVISION, OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

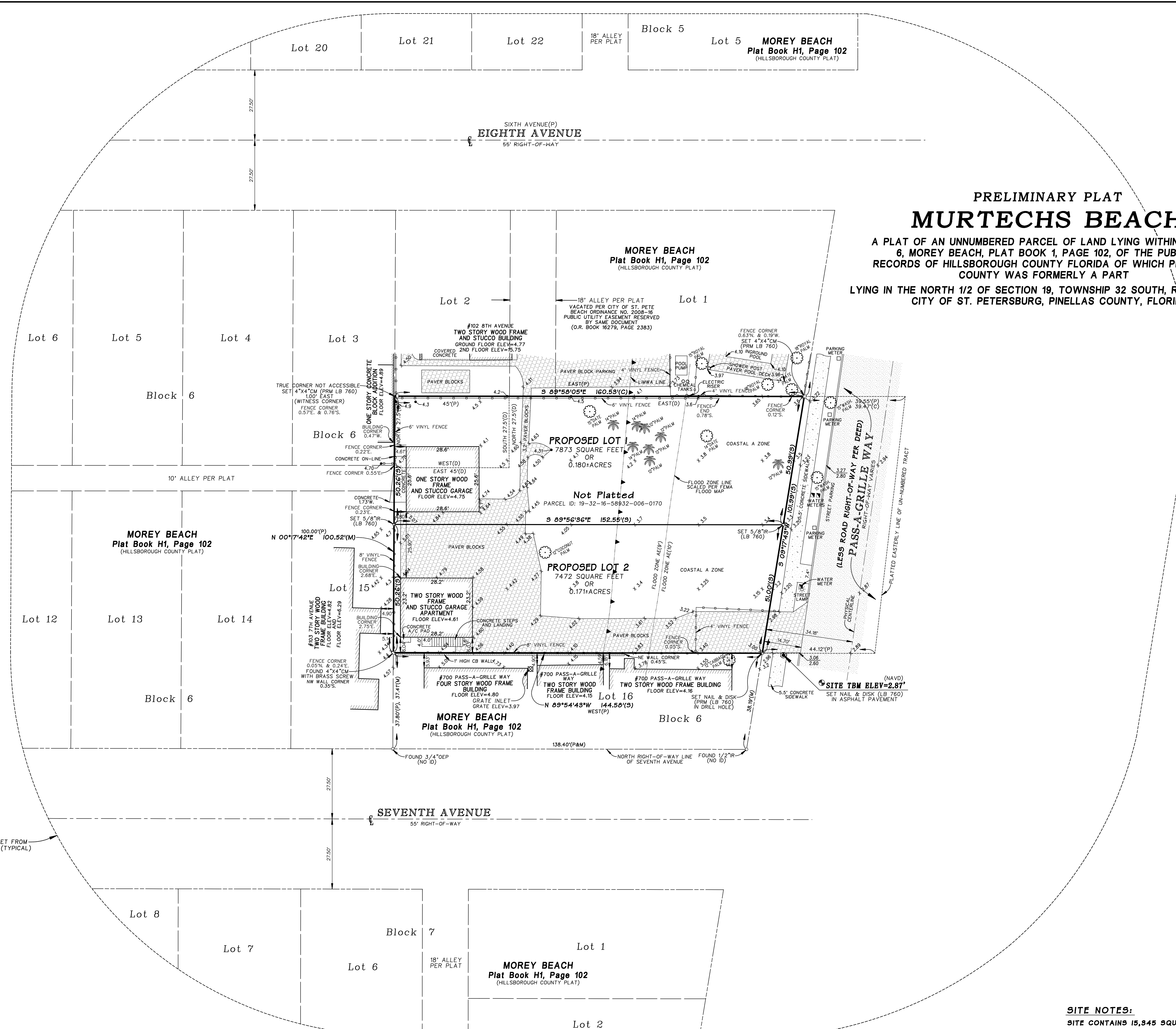
BEGINNING AT THE NW CORNER OF LOT 16, BLOCK 6, RUN EAST TO BOCA CIEGA BAY, BEGINNING AGAIN AT THE NW CORNER OF LOT 16, RUN NORTH 72.5 FEET, EAST 45 FEET, NORTH 27.5 FEET, THENCE EAST TO BOCA CIEGA BAY, THENCE SOUTHEASTERLY FOLLOWING MEANDERINGS OF BOCA CIEGA BAY, TO INTERSECTION OF FIRST DESCRIBED LAND LINE, LESS AND EXCEPT ROAD RIGHT OF WAY FOR PASS A GRILLE WAY, ALSO BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 6, MOREY BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE SOUTH 27.5 FEET, THENCE WEST THE WIDTH OF LOT 2, THENCE NORTH 27.5 FEET TO THE SW CORNER OF LOT 2, THENCE EAST ALONG THE SOUTH LINE OF LOT 2, 45 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 17, BLOCK 6, MOREY BEACH SUBDIVISION, OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



**PRELIMINARY PLAT
 MURTECHS BEACH**

A PLAT OF AN UNNUMBERED PARCEL OF LAND LYING WITHIN BLOCK 6, MOREY BEACH, PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART
 LYING IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA



OWNER: 702 PAG WAY, LLC
 3112 PASS A GRILLE WAY
 ST. PETE BEACH, FL 33706
 C/O CHRISTINA PERKINS
 PHONE: 727-592-2286
 CONTACT: CHRISTINA PERKINS
 EMAIL: CHRISTECHTRAVEL@GMAIL.COM

SURVEYOR: JOHN C. BRENDLA AND ASSOCIATES, INC.
 4015 82ND AVENUE NORTH
 PINELLAS PARK, FL 33781
 PHONE: 727-576-7546
 FAX: 727-577-9932
 CONTACT: DAVID SWAGGERTY
 EMAIL: DAVID@JCBRENDLA.COM

- ABBREVIATIONS:**
- (C) = CALCULATED
 - CL = CENTERLINE
 - CB = CONCRETE BLOCK
 - CM = CONCRETE MONUMENT
 - ELEV = ELEVATION
 - IR = IRON ROD
 - LS = LICENSED BUSINESS
 - LIMWA = LIMITS OF MODERATE WAVE ACTION
 - LB = LICENSED SURVEYOR
 - M = MEASURED
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM
 - MSL = MEAN SEA LEVEL
 - (P) = PLAT
 - PRM = PERMANENT REFERENCE MONUMENT
 - (S) = SET
 - TBM = TEMPORARY BENCHMARK
 - WASH. = WASHINGTONIAN PALM TREE

SITE NOTES:
 SITE CONTAINS 15,945 SQUARE FEET OR 0.361 ACRES, MORE OR LESS.

PRELIMINARY PLAT PREPARED: 4/22/25

Current FEMA Flood Zone Data:
 FLOOD ZONE(S): AE(9') AND AE(10')
 A PORTION LIES WITHIN COASTAL A ZONE
 COMMUNITY PANEL #125149 121030288 H
 REVISED 8/24/21
 Assumed Basis of Bearings:
 SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE AS
 BEING S.90°00'00"E., PER RECORD PLAT.
 Reference Benchmark:
 PINELLAS COUNTY MAP #288 Y135 PC (STATE SURVEY 135)
 ELEV=4.053' NAVD, ADJUSTED TO
 ELEV=3.32' NAVD, MSL=0.00'

NOTE:
 This Preliminary Plat was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record.
 Preliminary Plat not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 This Preliminary Plat is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

CERTIFICATION

I hereby certify that the above and therein represented hereon meets the requirements of Chapter 5J-17, Florida Statutes.

John C. Brendla
 Florida State Surveyor
 Certificate No. 4601
 Commission Expiration Date: 12/31/2025

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

JCB

4015 82nd Avenue North
 Pinellas Park, Florida 33781
 Telephone (727) 576-7546
 Facsimile (727) 577-9932
 LB 760 1808-17.CRD

**PRELIMINARY PLAT
 MURTECHS BEACH**

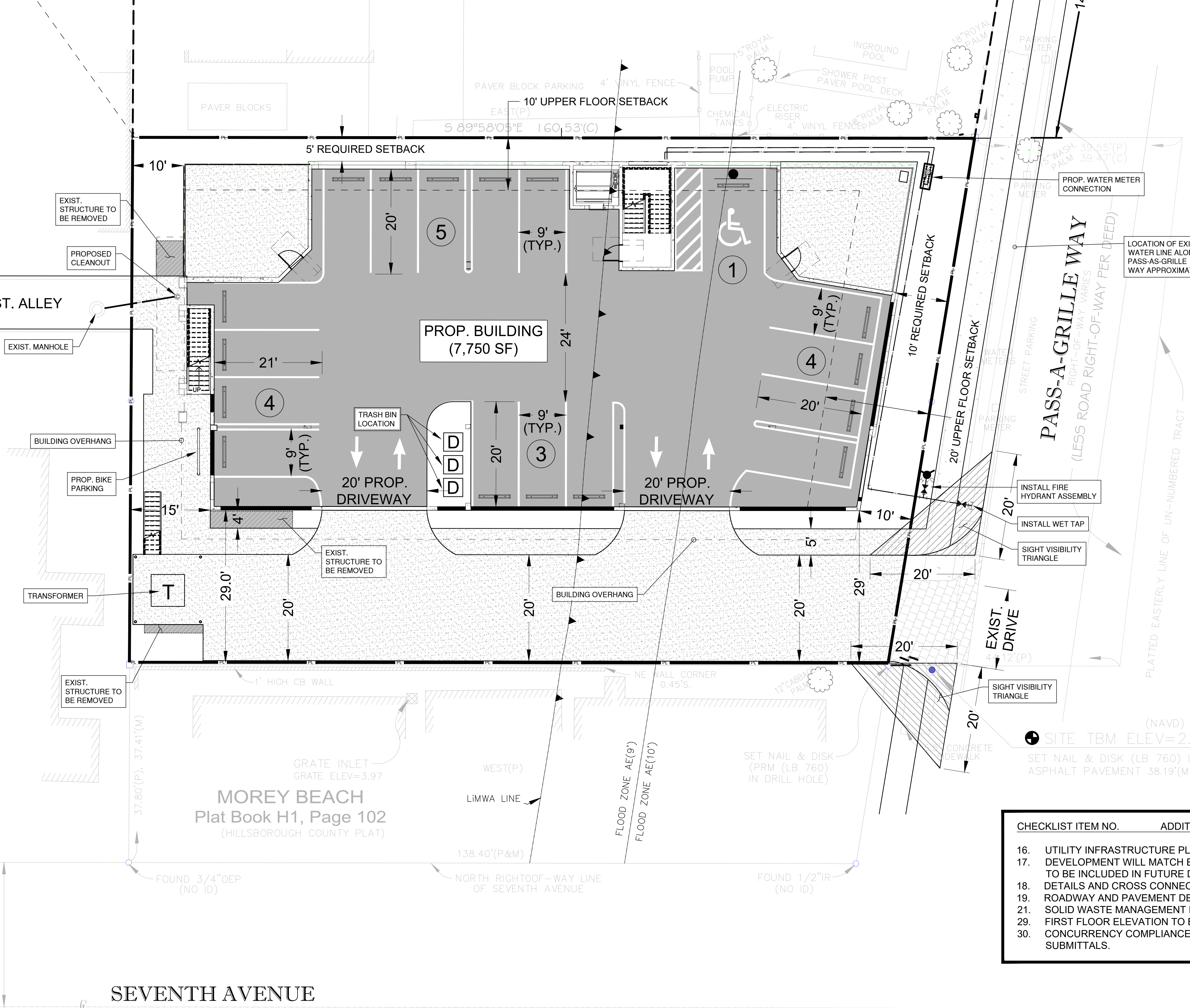
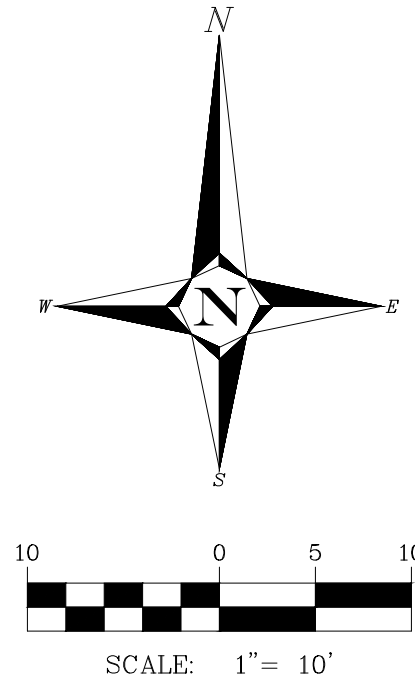
REVISIONS		
No.	DESCRIPTION	DATE

Job Number: 1808-17C
 Survey Date: 1/14/22
 Drawn: DS
 Checked: JOB

MOREY BEACH
Plat Book H1, Page 102
(HILLSBOROUGH COUNTY PLAT)

18' ALLEY PER PLAT
VACATED PER CITY OF ST. PETE
BEACH ORDINANCE NO. 2008-16
PUBLIC UTILITY EASEMENT RESERVED
BY SAME DOCUMENT
(O.R. BOOK 16279, PAGE 2383)

EXIST.
HYDRANT



SITE SUMMARY		
SITE AREA	15,345 S.F. ~ 0.352 ACRES	
EXIST. IMPERVIOUS AREA		
BUILDINGS	1,386 S.F.	0.032 AC.
CONCRETE	150 S.F.	0.003 AC.
PAVER BLOCK	3,717 S.F.	0.086 AC.
TOTAL EX. IMPERVIOUS AREA	5,253 S.F.	0.121 AC. (34%)
EXIST. PERVIOUS AREA		
NATURAL/LANDSCAPED	10,092 S.F.	0.232 AC.
TOTAL EX. PERVIOUS AREA	10,092 S.F.	0.232 AC. (0.66%)
PROP. IMPERVIOUS AREA		
BUILDINGS	7,678 S.F.	0.176 AC.
CONCRETE	5,405 S.F.	0.124 AC.
TOTAL PROP. IMPERVIOUS AREA	13,083 S.F.	0.300 AC. (85%)
PROP. PERVIOUS AREA		
NATURAL/LANDSCAPED	2,262 S.F.	0.052 AC.
TOTAL PROP. PERVIOUS AREA	2,262 S.F.	0.052 AC. (15%)

LEGEND	
	PROP. ASPHALT PAVEMENT AREA
	PROP. CONCRETE PAVEMENT AREA
	EXIST. PAVER AREA
	EXIST. STRUCTURE TO BE REMOVED
	SIGHT VISIBILITY TRIANGLE
	PROPERTY LINE
	PROP. TRANSFORMER
	PROP. DUMPSTER
	PROP. TRAFFIC SIGN
	PROP. WHEEL STOP

- CHECKLIST ITEM NO. ADDITIONAL QUALIFICATION NOTES:
- UTILITY INFRASTRUCTURE PLANS TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
 - DEVELOPMENT WILL MATCH EXISTING GRADES ALONG PROPERTY LINES. INTERNAL SITE GRADES TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
 - DETAILS AND CROSS CONNECTION CONTROL TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
 - ROADWAY AND PAVEMENT DESIGN TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
 - SOLID WASTE MANAGEMENT PLAN TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
 - FIRST FLOOR ELEVATION TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.
 - CONCURRENCY COMPLIANCE AND APPLICATION TO BE INCLUDED IN FUTURE DESIGN SUBMITTALS.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON D. KINNEY, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

132 Mirror Lake Drive N., Suite 202
St. Petersburg, FL 33701
Telephone No. (727) 894-0404
Registry No. 30184

VICKSTROM
ENGINEERING SERVICES, INC.

HELIOS - PROPOSED TRANSIENT STAY
702 PASS-A-GRILLE WAY
ST. PETERSBURG, FL. 33706

CLIENT
702 PAG WAY LLC.
3112 PASS-A-GRILLE WAY
ST. PETERSBURG, FL. 33706
PHONE: 727 - 592 - 2286

REVISIONS:
SPR TRC
SUBMISSION 7.21.25

Jason D. Kinney, P.E.
P.E. No. 62547
State of Florida

DATE: 7-17-25
SCALE: 1"=10'
DRN. BY: S.KH
CHK'D. BY: JDK

PROJ. No.
Sheet C1

E:\Users\Sasankhujaraj\OneDrive - Vicksstrom Engineering Services, Inc\Projects\702 Pag Way LLC\Conceptual\DRG Site Plan_7-16-2025.dwg, Layout: 7/21/2025 4:08:28 PM, Sasankhujaraj

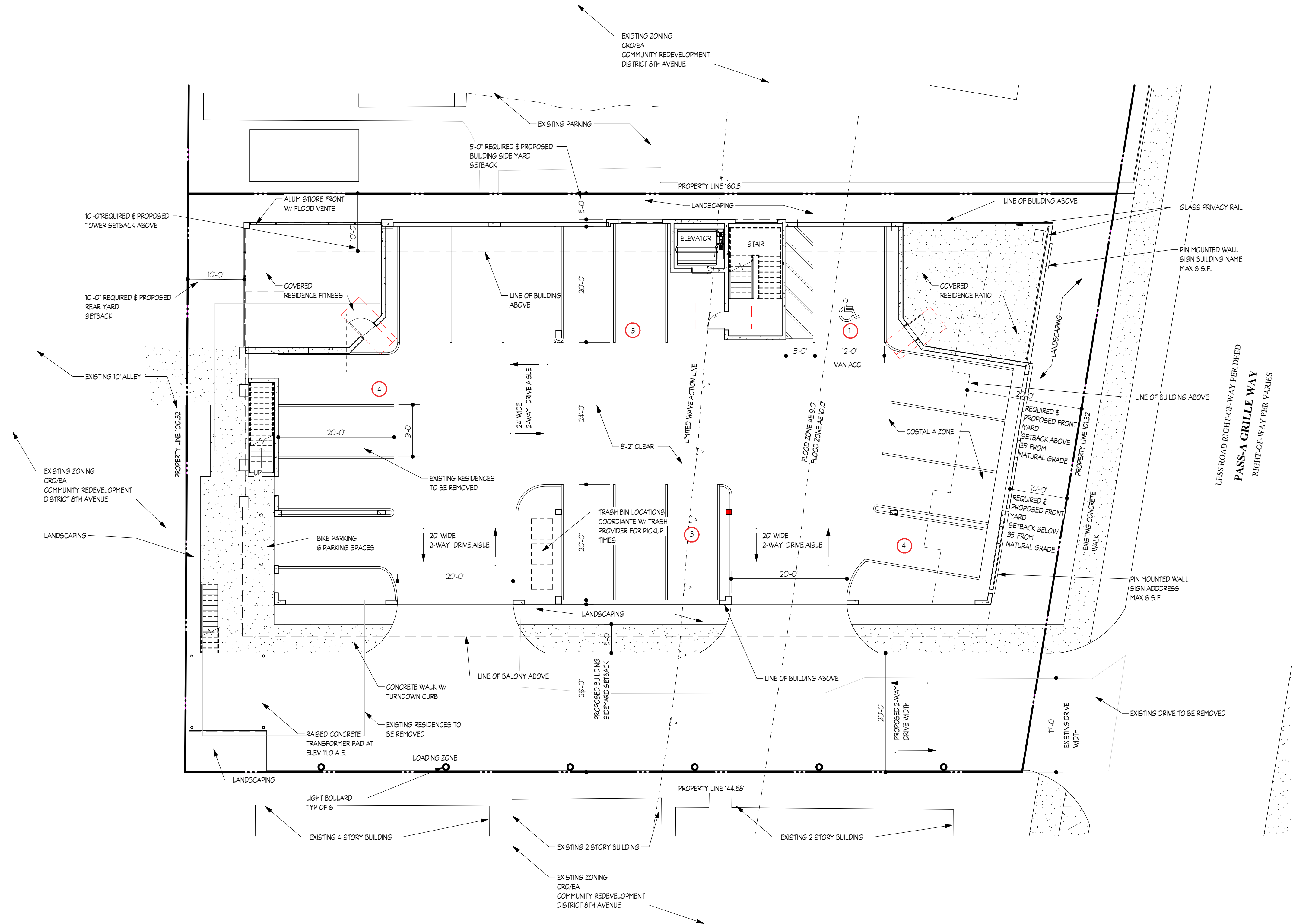
NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

SITE / BUILDING DATA

SITE AREA	±/- 0.35 ACRES
ZONING AND FUTURE LAND USE	OR ±/- 15,338 S.F.
EXISTING	COMMUNITY REDEVELOPMENT / EIGHT AVENUE CR/EA
BUILDING HEIGHT	35 FT.
MAXIMUM ALLOWED BUILDING HEIGHT ABOVE B.F.E. FRONT SETBACK STEPS 10' AT 35' ABOVE NATURAL GRADE	
PROPOSED ALLOWED BUILDING HEIGHT 3 STORIES (ABOVE B.F.E.)	35 FT.
UNIT MIX/COUNT	2 BEDROOM UNITS (909-1,112 S.F.) 17 D.U.
PARKING (TRANSIENT USE - LESS THAN 30 DAY STAY)	
REQUIRED PARKING (AUTO) UNITS (0.9 SP / UNIT + AMENITY PARKING)	16 SPACES
REQUIRED BIKE PARKING (10% OF PARKING SPACES OR 5 MAX)	6 BIKES
PROVIDED PARKING (AUTO - 1 SP/UNIT)	17 SPACES
PROVIDED BIKE PARKING	6 SPACES
BUILDING AREA	351 G.S.F.
APARTMENT BUILDING (ENCLOSED 1ST FLOOR - ELEVATOR / STAIRS)	
TOTAL ENCLOSED APARTMENT BUILDING AREA	22,383 G.S.F.
COVERED 1ST FLOOR AUTO PARKING AND PATIO AREA (EXCL. ELEVATOR AND STAIR)	8,499 G.S.F.
TOTAL UNIT AREA (GROSS)	18,385 G.S.F.
DENSITY	50 D.U./ACRE
MAXIMUM ALLOWED (TRANSIENT USE)	
PROPOSED	48.5 D.U./ACRE

NOTES

1. SET BUILDING FIRST FLOOR STRUCTURE 1 FOOT MINIMUM ABOVE EXISTING FLOOD PLAIN AE 10 FT ENTIRE PROJECT IN FLOOD PLAIN (AS INDICATED ON PREVIOUS SURVEY)



ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"
NORTH

FLORIDA

**PROPOSED TRANSIENT STAY
HELIOS**

ST. PETE BEACH

07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A.S.101

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

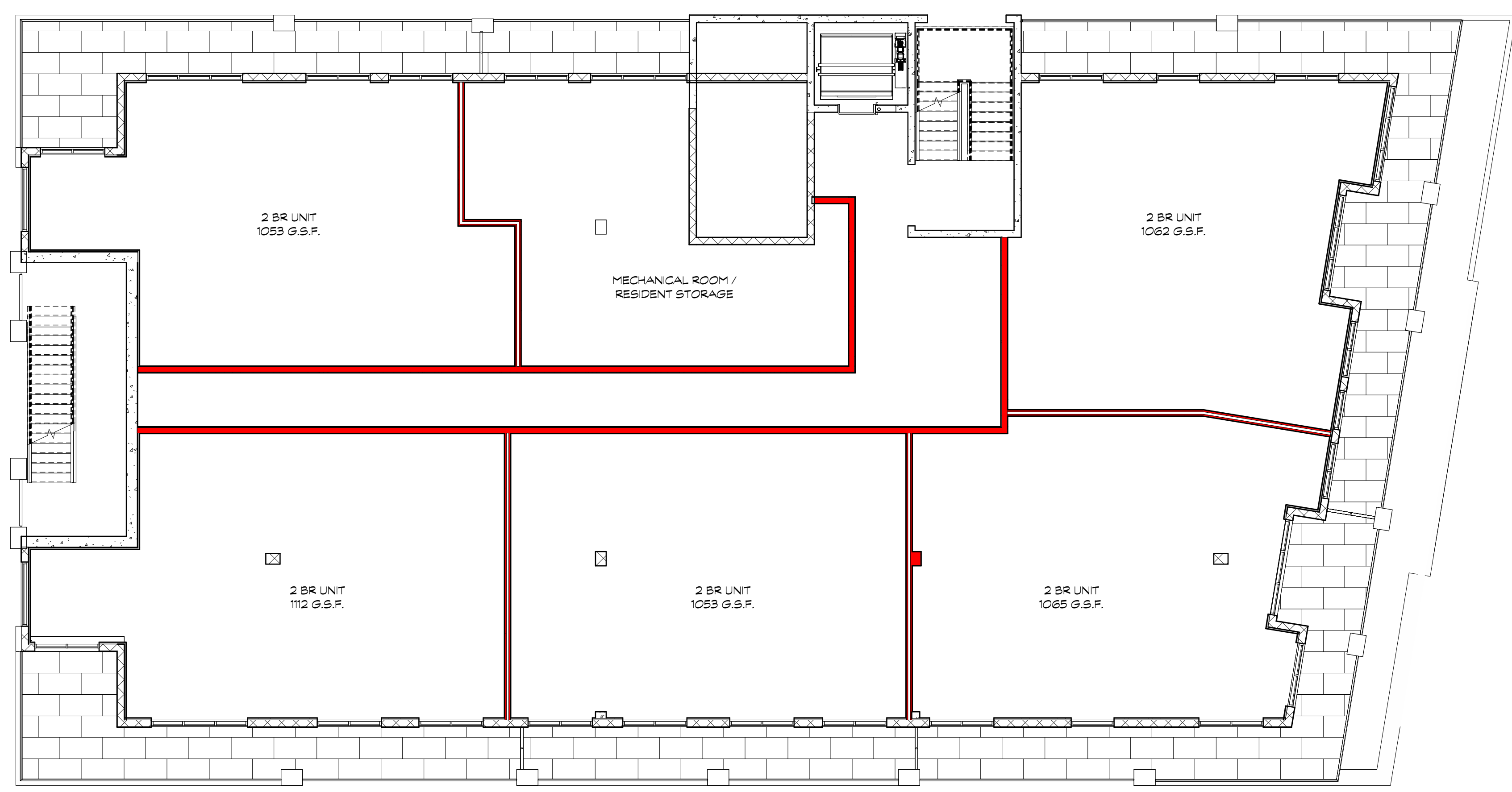
FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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SEAL

FLORIDA

PROPOSED TRANSIENT STAY
HELIOS

ST. PETE BEACH



DATE	ISSUE
07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.

KEY PLAN

FOURTH FLOOR
SCALE: 1/8" = 1'-0"
PLAN NORTH

FSP PROJECT NO.
DEL25.031

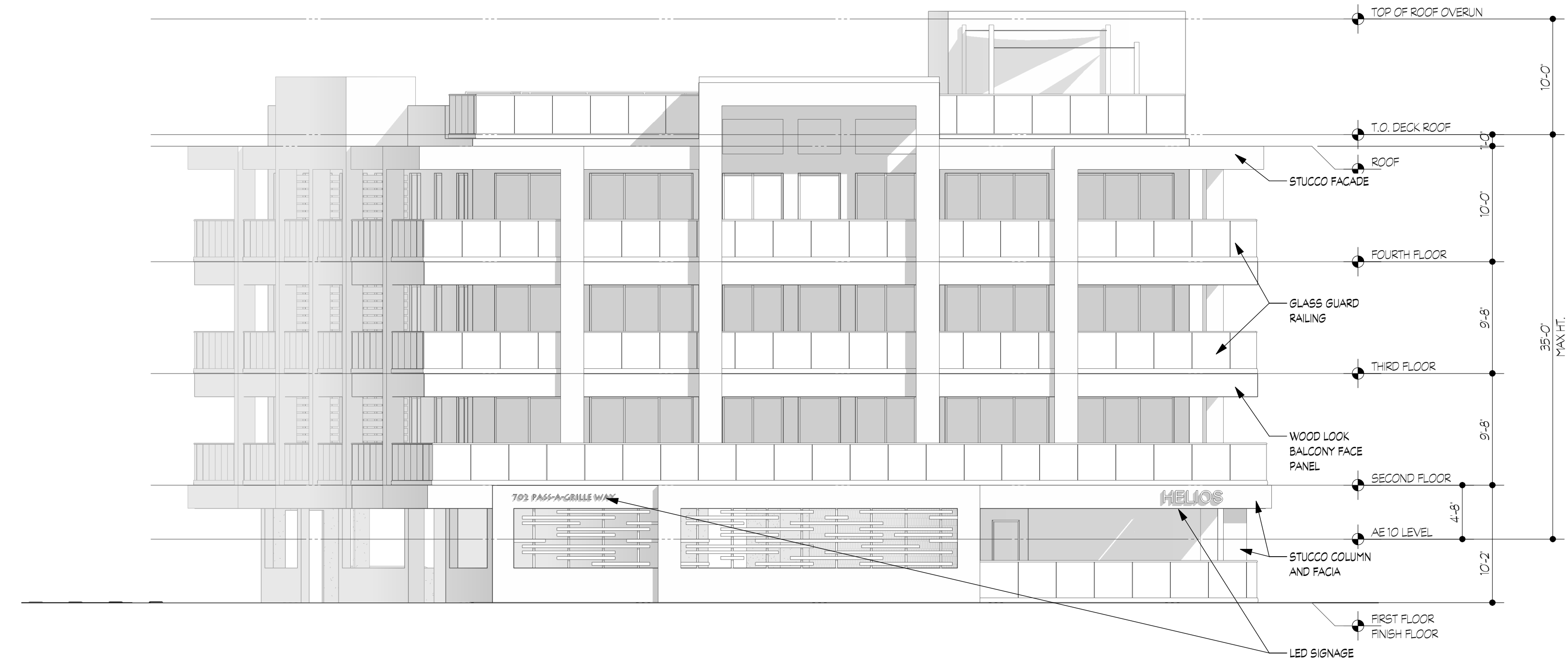
DRAWING TITLE

FOURTH FLOOR PLAN

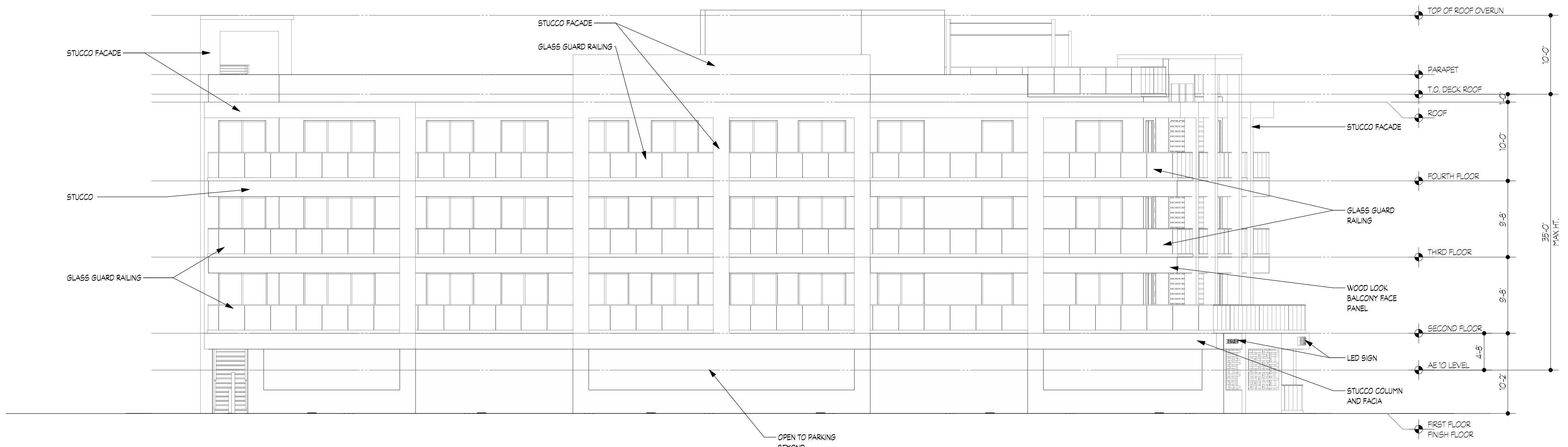
DRAWING NUMBER

A.102

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



2 FRONT ELEVATION (EAST)
 A.201 SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION (SOUTH)
 A.201 SCALE: 1/8" = 1'-0"

FLORIDA

PROPOSED TRANSIENT STAY
HELIOS

ST. PETE BEACH

DATE	ISSUE
07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.

KEY PLAN

FSP PROJECT NO.
 DEL25.031

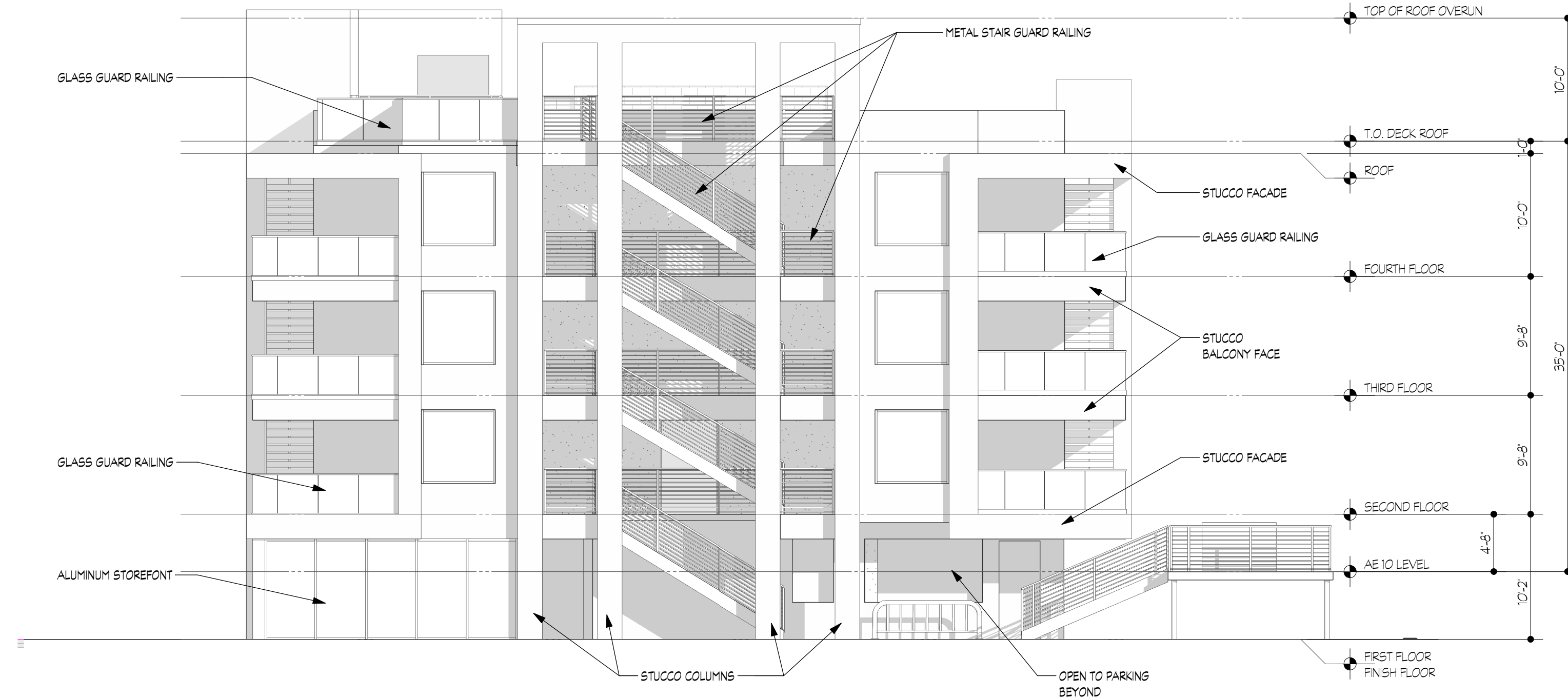
DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.201

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



2 REAR ELEVATION (WEST)
A.202 SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION (NORTH)
A.202 SCALE: 1/8" = 1'-0"

PROPOSED TRANSIENT STAY
HELIOS

07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.202

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



STREET VIEW FROM NORTHEAST

FLORIDA

**PROPOSED TRANSIENT STAY
HELIOS**

ST. PETE BEACH

07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
DEL25.031

DRAWING TITLE

RENDERING

DRAWING NUMBER

A.204

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



BIRDSEYE VIEW FROM SOUTHEAST

PROPOSED TRANSIENT STAY
HELIOS

DATE	ISSUE
07.21.25	SPA TRC SUBM.
07.14.25	PRE-APP. SUBM.

KEY PLAN

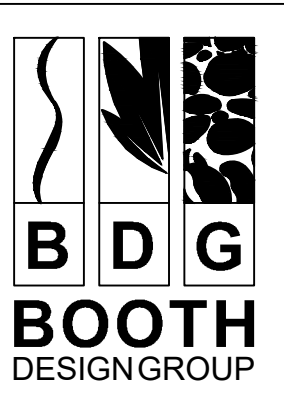
FSP PROJECT NO.
DEL25.031

DRAWING TITLE

RENDERING

DRAWING NUMBER

A.205



146 SECOND ST., N. STE. 302
ST. PETERSBURG, FL 33701
772.821.5699

OWNER AND CONSULTANTS

ARCHITECT
FUSSCO SHAFER AND PAPPAS

HELIOS- PROPOSED TRANSIENT STAY

PASS A GRILLE | FL

SIGNATURE & SEAL

FL Registration: LC26000471

CONSTRUCTION DOCS.

ISSUE DATE

NO.	COMMENTS	DATE
1	PRE-APPLICATION MTG.	07-15-25
2	SPR/TRC REVIEW SUB.	07-21-25

SHEET INFORMATION

JOB NUMBER 25029
DRAWN BY JB
CHECKED BY JB

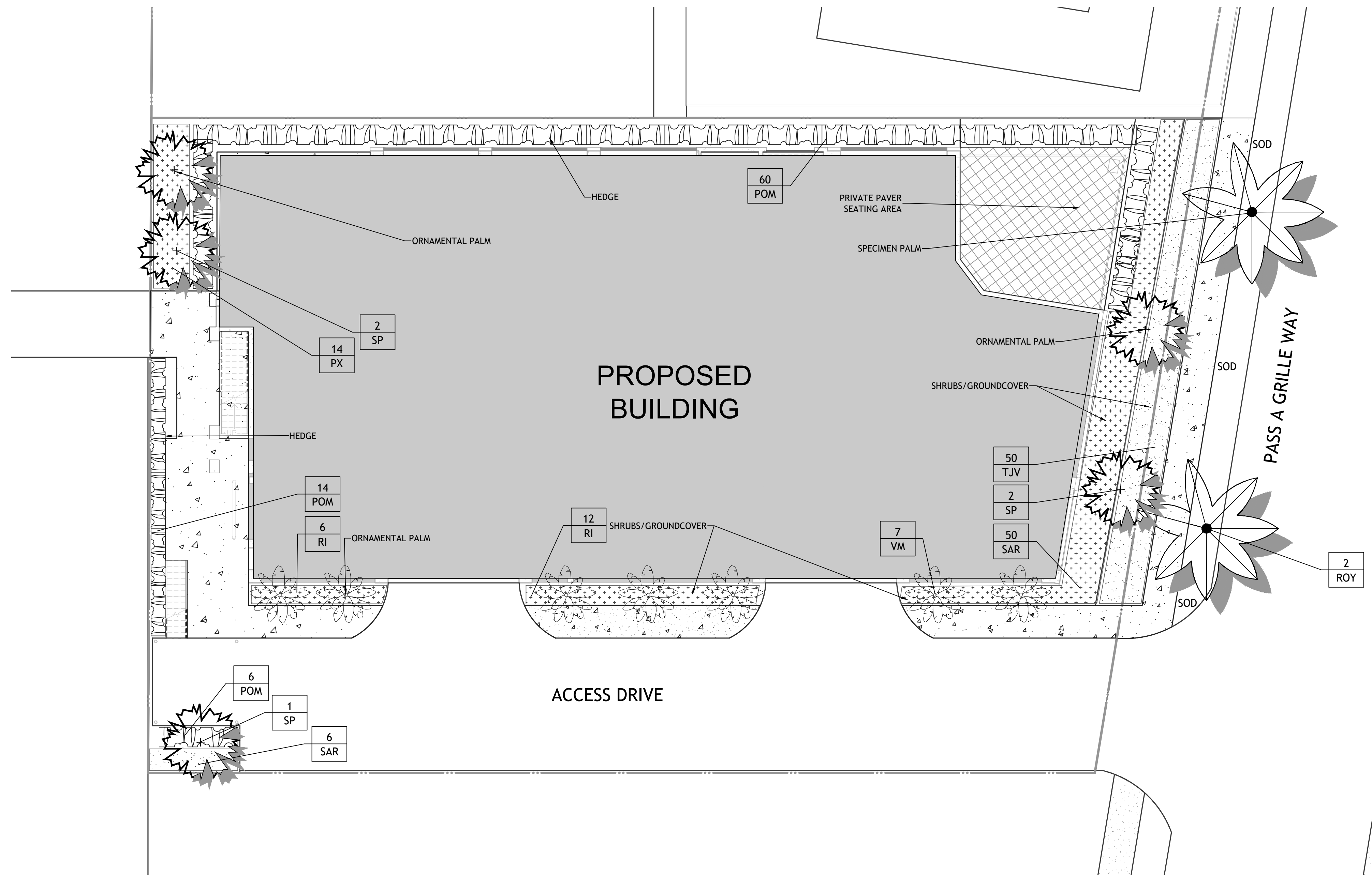
SCALE: 1"=10'-0"



LANDSCAPE SITE PLAN

L1.00

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V.U.A. AREA
ALL V.U.A. AREA IS BELOW THE BUILDING.

PLANT MATERIAL SCHEDULE

- PLANT MATERIAL NOTES:
 1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
 2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
 3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
80	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
14	PX	PHILODENDRON XANADU	XANADU PHILODENDRON	3 GAL., 16" HT. X 14" SPD., FULL	NO	YES	
18	RI	RHAPHIOLEPIS INDICA 'WHITE'	DWARF INDIAN HAWTHORN	3 GAL., 16" HT. x 18" SPD., DENSE	NO	YES	
2	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	5' GW, 6' OA. HT.	YES	YES	
56	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
5	SP	SABAL PALMETTO	CABBAGE PALM	12' C.T.	YES	YES	
50	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	
7	VM	VEITCHIA MERRILLII	CHRISTMAS PALM	6' C.T.	NO	YES	

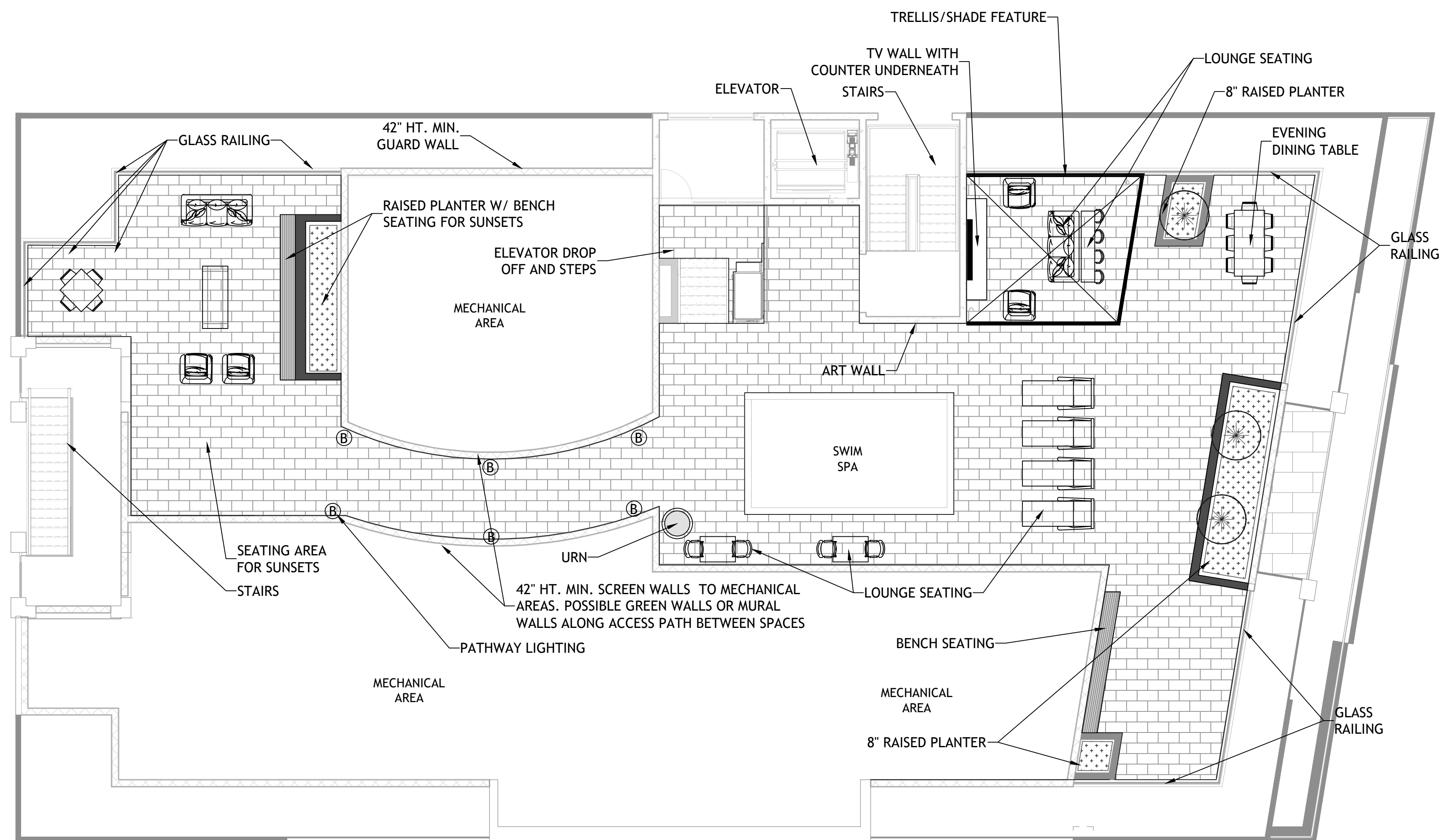


146 SECOND ST., N. STE. 302
ST. PETERSBURG, FL 33701
772.821.5699

OWNER AND CONSULTANTS

ARCHITECT

FUSSCO SHAFER AND PAPPAS



HELIOS- PROPOSED TRANSIENT STAY

PASS A GRILLE | FL

SIGNATURE & SEAL

FL Registration: LC26000471

CONSTRUCTION DOCS.

ISSUE DATE

NO.	COMMENTS	DATE
1	PRE-APPLICATION MTG.	07-15-25
2	SPR/TRC REVIEW SUB.	07-21-25

SHEET INFORMATION

JOB NUMBER 25029

DRAWN BY JB

CHECKED BY JB

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

0 4' 8' 16'



ROOF AMENITY

SITE PLAN

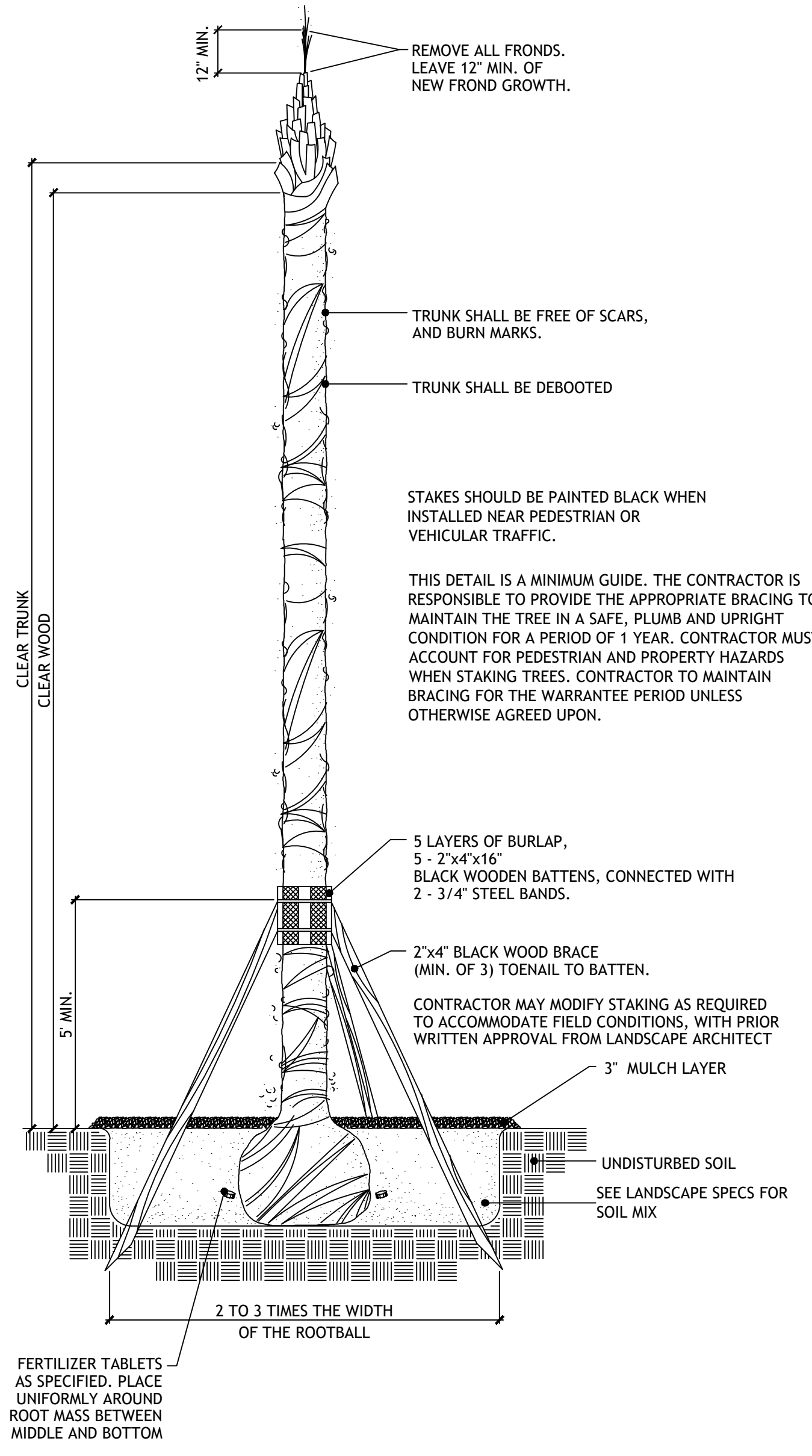
LP1.00

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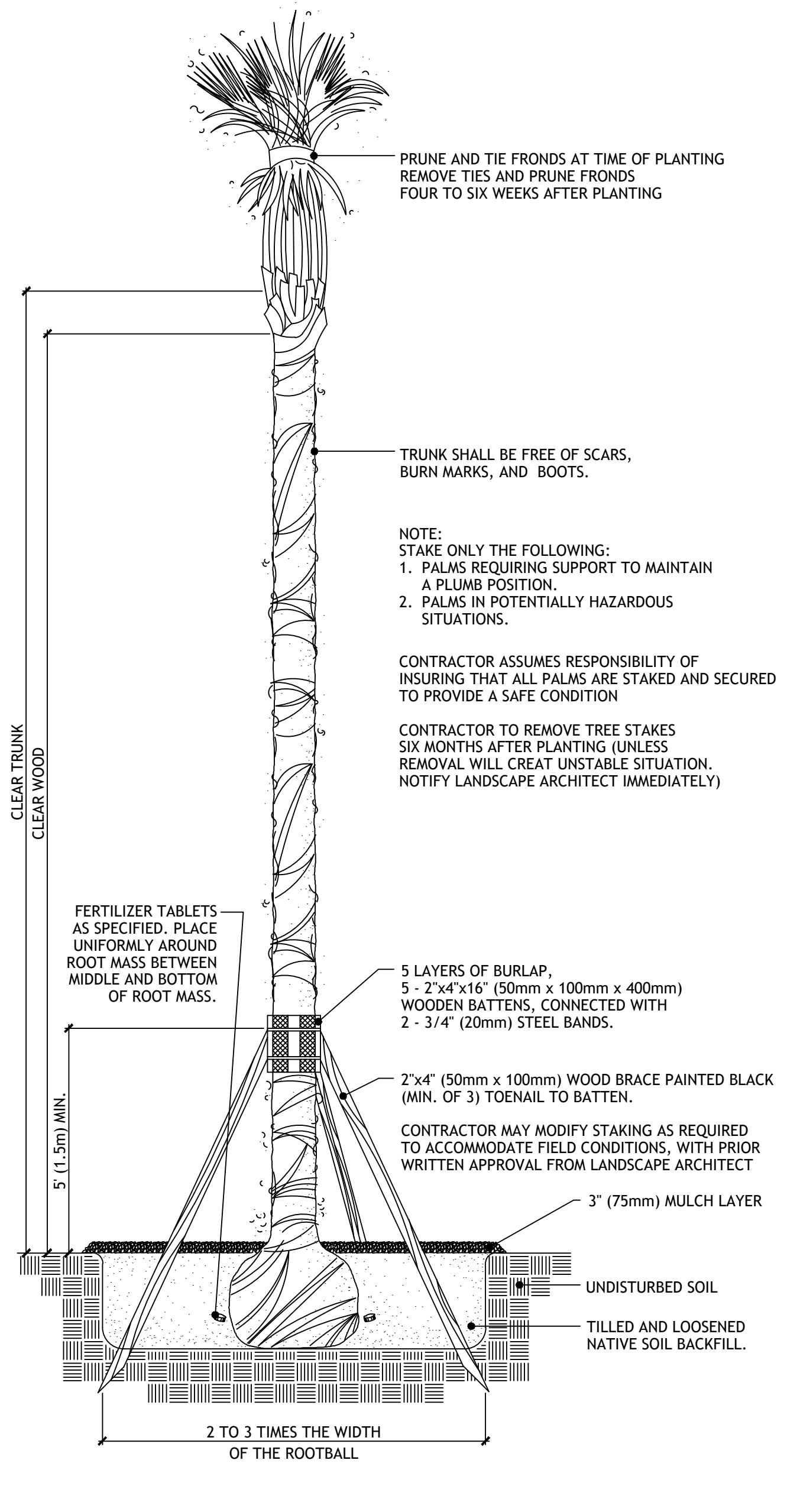
NO.	COMMENTS	DATE
1	PRE-APPLICATION MTG.	07-15-25
2	SPR/TRC REVIEW SUB.	07-21-25

SHEET INFORMATION

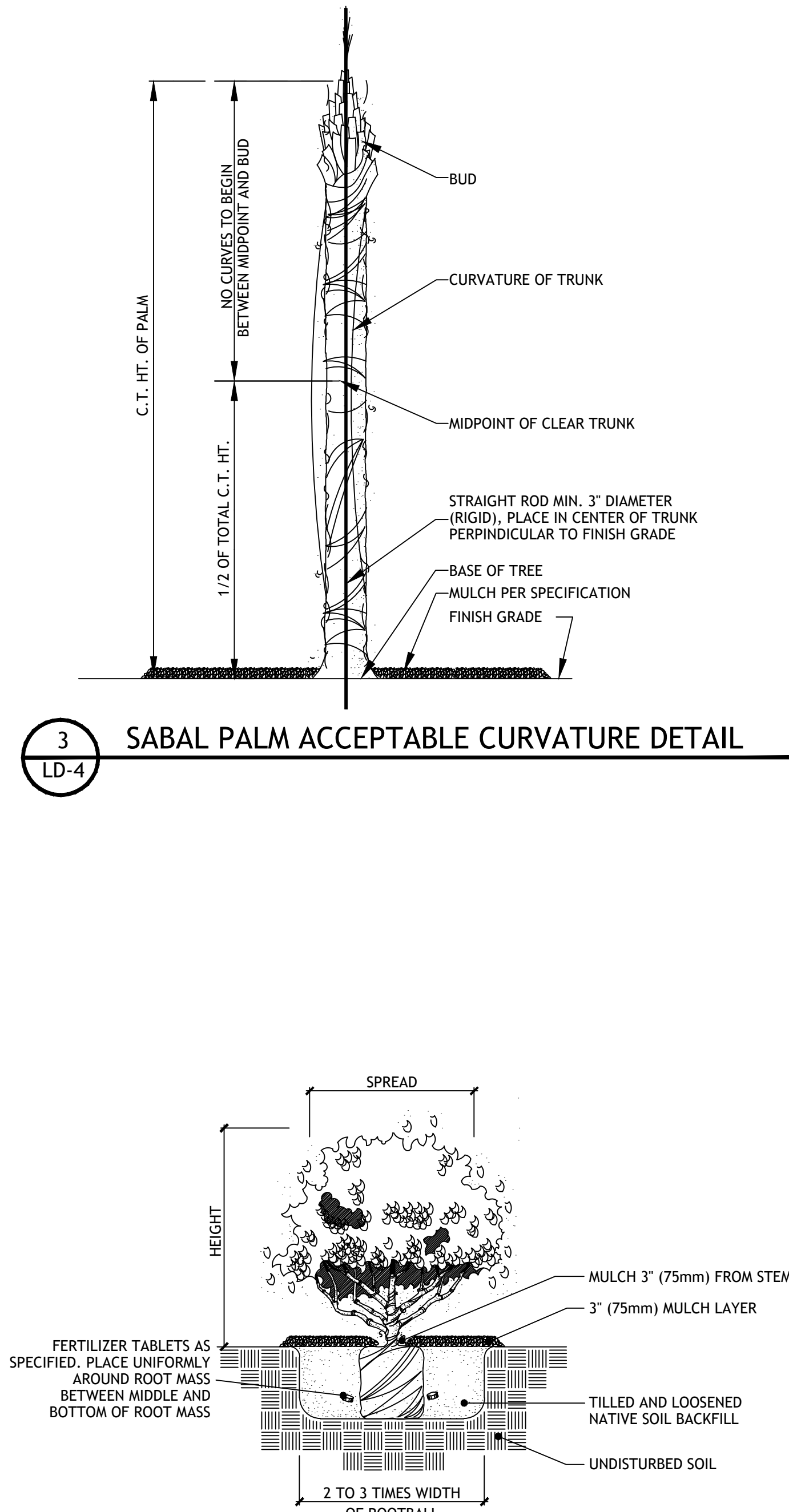
JOB NUMBER	25029
DRAWN BY	JB
CHECKED BY	JB



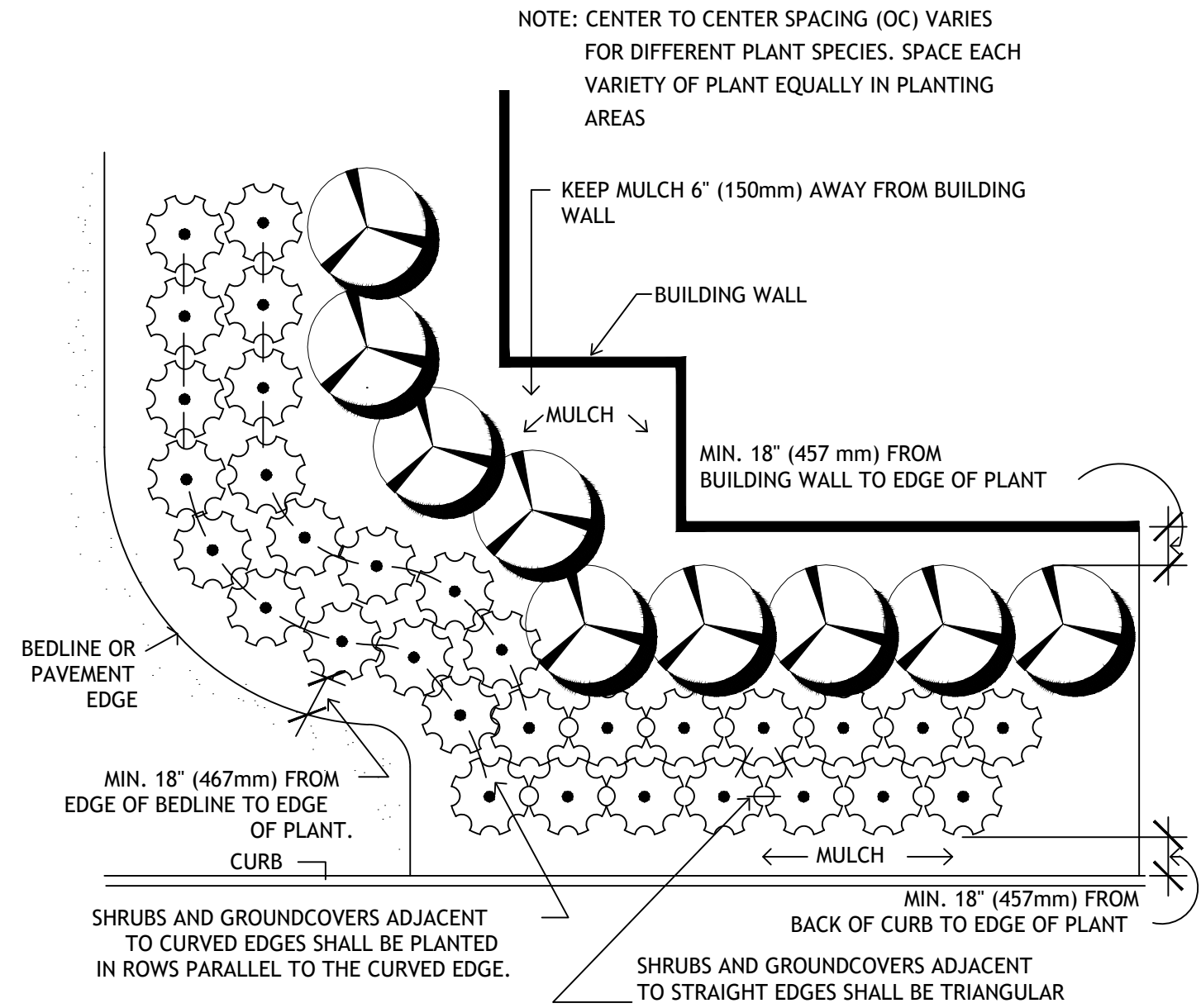
SABAL PALM PLANTING DETAIL



PALM PLANTING DETAIL (EXCEPT SABAL PALMS)



SABAL PALM ACCEPTABLE CURVATURE DETAIL



SHRUB AND GROUNDCOVER LAYOUT DETAIL

1.00 GENERAL

1.01 RELATED DOCUMENTS

A. The Contract Documents shall include the Plans, Details, Specifications, Bid Proposal, Contract Agreement, all Addenda, Special Conditions, and Installation Schedule (when required).

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Comply with Federal, State, Local, and other duly constituted authorities and regulatory agencies, without additional cost to the Owner in matters pertaining to codes, safety, and environmental matters.

B. Any permits for the installation or construction of any of the work included under the contract, which are required by any of the legally constituted authorities having jurisdiction, shall be arranged for by the Contractor and paid for directly by the Contractor, unless otherwise agreed upon in writing.

1.03 SCOPE OF WORK

A. All provisions of Contract, including General and Special Provisions and Plans, apply to the work specified in this Section. The Scope of Work includes everything for and incidental to executing and completing all landscape work shown on the Plans, Schedules, Notes and as specified herein.

B. Furnish and provide all labor, plants and materials, tools and equipment necessary to prepare the soil for plantings, to install and care for all plant materials (including finish grading if necessary); to remove and/or transplant existing plants if indicated; to furnish, plant, fertilize, guy and brace, water, mulch and prune all new plant materials; and to execute all other Work as described herein or indicated on the Plans.

C. Work under this Section shall include labor and materials for final grading and raking to prepare the site for sodding, sprigging, or seeding, so finished lawn or playing field will appear even and uniform, will grow adequately, and will comply with the intent of the landscape drawings.

D. Initial maintenance of landscape materials as specified in this document.

1.04 QUALITY ASSURANCE

A. Landscape work shall be contracted to a single firm specializing in landscape work who shall in turn subcontract no more than 40% of the work specified. All subcontractors under the control of the Contractor involved in the completion of the landscape work, shall be made known to the Owner and the Landscape Architect prior to their commencement of work on the project.

B. All work of this Section shall conform to the highest standard of landscape practices.

C. The Plant Material Schedule included with these Plans is provided only for the Contractor's convenience; it shall not be construed as to conflict or predominate over the Plans. If conflict between the Plans and the Specifications exists, the Plan shall predominate and be considered the controlling document.

D. During this work, the Contractor shall be responsible for maintaining safety among persons in his employ in accordance with the standards set by the Occupational Safety and Health Act of 1970 (and all subsequent amendments). Owner and Landscape Architect will be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.

E. The Contractor shall cooperate with and coordinate with all other trades whose work is built into or affects work shown in this Section.

F. All appropriate utility companies and agencies shall be contacted 72 hours prior to excavation. Call "Sunshine" at 1-800-432-4770.

G. The Contractor shall carefully examine the site and all existing conditions affecting the work, such as: soil, obstructions, existing trees, utilities, etc. Report any conditions in conflict with the work to the Landscape Architect.

1.05 SUBMITTALS

A. The Contractor is required to submit two copies of typewritten instructions recommending procedures to be followed for maintenance of landscape work. These instructions must be submitted prior to the expiration of the required maintenance period and must cover maintenance procedures over a one year period.

B. Furnish unit prices for all plant and inert materials, including labor for all specified work.

1.06 ALTERNATES, ADDITIONS, DELETIONS, SUBSTITUTIONS

A. If there are additions/alternates included in these Plans and Specifications, the Contractor must propose prices to accomplish the work stated as additions/alternates at the time of bidding.

B. The Owner, through his Project Representative, reserves the right to add or deduct any of the work stated herein without rendering the Contract void.

C. The Contractor must have written approval by the Project Representative for any substitutions not previously agreed in the purchase agreement; installation without approval is entirely at the Contractor's risk.

D. All material acquired through additions or substitutions shall be subject to all conditions and warranties stated herein on the Contract.

1.07 ABBREVIATIONS/DEFINITIONS

A. O.A. or H.T.: The over-all height of the plant measured from the ground to the natural, united state of the majority of the foliage, not including extreme leaves, branches or fronds.

B. C.T.: Clear trunk is measured from the ground to the bottom of the first leaf or frond stem with no foliage from ground to specified height. For example, on Canary Island Date Palms or similar, the clear trunk measurement includes the "nut" at the base of the fronds.

C. C.W.: Clear wood is measured from the ground to the bottom of the base of the lowest leaf sheath or bud, trimmed in a natural manner. For example, on Canary Island Date Palms or similar, the clear wood measurement does not include the "nut" at the base of the fronds.

D. SP: Spread, branches measured in natural untied position to the average crown diameter, not including extreme leaves, branches, or fronds.

E. ST.TR.: Straight trunk.

F. MIN.: Minimum.

G. GAL.: Gallon container size, i.e., 1 gallon (3.8 liters), 3 gallon (11.4 liters), 7 gallon (26.5 liters), etc.

H. O.C.: On center, distance between plant centers.

J. DIA.: Diameter.

K. LVS.: Leaves.

L. D.B.H.: Diameter or caliper of main trunk of tree as measured at breast height at 4 - 1/2 feet (1.37 meters) above ground.

M. CAL.: Caliper, the outside diameter of up to a four inch (100 millimeters) tree is measured six inches (150 millimeters) above ground, larger trees are measured at 12 inches (300 millimeters) above ground.

N. B&B: Balled and burlapped in accordance with horticultural standards of the American Association of Nurserymen.

O. PPP: Plants per unit.

P. FG: Field grown.

STD.: Standard, single, straight trunk.

R. Owner: To be known as that entity which holds title or control to the premises on which the work is performed.

S. Owner's Representative: Owner's on-site representative shall be responsible for approval of quantity and quality of materials specified and execution of installation.

T. Contractor: Shall refer to that person or enterprise commonly known as the Landscape Contractor.

U. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape Plans and Specifications.

1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Plant Materials:

1. Provide container grown or, if appropriate, freshly dug trees and shrubs. Do not prune prior to delivery. Do not burlap or bind trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. If plant delivery is made in open vehicles, the entire load shall be suitably covered.

2. All plants are to be handled at all times so that roots or root balls are adequately protected from sun, cold or drying winds. No root balls for trees and container plants that have been cracked or broken shall be planted except upon special approval. Plants shall not be pulled by the tops or stems, nor handled in a rough or careless manner at any time.

3. Balled and burlapped plants shall be moved with firm, natural, balls of soil, not less than 1 foot diameter of ball to every 1 inch (25 millimeter) caliper of trunk; root ball depth shall not be less than 2/3 of root ball diameter. B & B plants which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.

4. Trees shall be dug with adequate balls, burlapped, and wire bound if needed. Root pruning to be done a minimum of 4 weeks before removal from the field and planting at the site. Root balls may not be encased in "grow bags" or other synthetic material, except plastic shrink wrap for transport only.

5. Remove all fronds from sabal palms prior to planting, but leave a minimum of 12 inches (300 millimeters) of new frond growth above the bud. Do not damage bud. On all other palms, only a minimum of palm fronds shall be removed from crown to facilitate moving and handling. Clear trunk shall be determined after minimum fronds have been removed. Bolls shall be removed from trunk unless otherwise specified. Palms shall be planted within 24 hours of delivery.

6. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 8 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and cover to keep roots moist.

7. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

8. Sod: Time delivery so that sod will be placed within twenty four (24) hours after strapping. Protect sod against drying and breaking by covering portions of sod or placing in a shaded area.

1.09 JOB CONDITIONS

A. Acceptance of Job Conditions
1. The Contractor shall examine the sub-grade, verify elevations, observe the conditions under which work is to be performed and notify the Landscape Architect or Project Representative in writing of unsatisfactory conditions prior to beginning work. Do not proceed with the work until unsatisfactory conditions have been corrected and acceptable to the Landscape Architect. Start of work shall indicate acceptance of conditions and full responsibility for completed work.

2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work and following the approved schedule, if seasonal limitations apply, notify the Landscape Architect for adjustments to the Schedule.

3. Determine locations of all underground utilities and review for conflicts with planting operations.

4. When adverse conditions to plant growth are encountered, such as rubble fill, drainage conditions or obstruction, the Contractor shall notify the Landscape Architect in writing prior to planting.

5. Plant trees and shrubs after final grades are established and prior to the planting of lawns, protecting lawn areas and promptly repairing damages from planting operations.

6. Tera-Sorb AG or approved equal, soil amendment shall be mixed with native or planting soil for all trees, shrubs, ground cover, and annuals according to manufacturer's recommended application rates and methods, if specified on the Plans.

7. Wood fencing shall be 2 inch (50 millimeters) x 4 inch (100 millimeters) pressure treated (p.t.) stock with flanging on horizontal members. Space vertical members 6 feet (1.83 meters) to 8 feet (2.44 meters) on center. The barricade shall be placed so as to protect the critical protection zone area, which is the area surrounding a tree within a circle described by a radius of one foot for each inch (25 millimeter) of the tree's diameter at breast height DBH at 4 - 1/2 feet (1.37 meters) above grade.

8. Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of adjacent paved surfaces according to specific product name or equal. Install as directed by the manufacturer.

9. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.

10. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

11. The Contractor shall perform work in a manner which will avoid conflicts with utilities. Hand excavate as necessary to minimize possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.

12. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

2.00 PRODUCTS

2.01 MATERIALS

A. Plant Materials: Nomenclature
1. Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature is per Hortus Third, L.H. Bailey and E.Z. Boyle, 1976 (or latest edition) or Standardized Plant Names and Symbols, 1978, published by the American Joint Committee of Horticultural Nomenclature, and as conforms with names accepted in the nursery trade.

B. Plant Materials: Quality Assurance
1. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project. Plants shall have a habit of growth that is normal for the species and be sound, healthy, vigorous and free from insect pests or their eggs, plant diseases, defects, and injuries. Plants shall be well-branched and densely foliated when in leaf and shall have healthy, well-developed root systems.

2. Trees shall be heavily branched or, in the case of palms, be heavily feathery. Some plant materials may be collected stock with the approval of the Landscape Architect. Provide tree species that have a single main trunk (control leader), unless otherwise stated. Trees that have the main trunk forming a Y, shape or parallel branching are not acceptable.

3. Plant materials shall be as specified and shall be Florida #1 or better as to shape and quality for the species as outlined in Grades and Standards for Nursery Plants Parts I and II, Florida Department of Agriculture and Consumer Services (latest edition).

4. The Owner or Landscape Architect reserves the right to inspect plant materials either at the place of growth or at the project site prior to planting for compliance with requirements for name variety, size, quality, or designated area.

5. Landscape materials shall be shipped with certificates of inspection as required by governmental authorities. The Contractor shall comply with all governing regulations that are applicable to landscape materials.

6. Do not make substitutions. If specified landscape material is not available, submit Landscape Architect proof of it being non-available. In such event, if the Landscape Architect approves an alternate, the Contractor shall submit a written change order for the alternate. When authorized, a written change order for substitute material will be prepared, as well as any required adjustments to the Contract amount.

7. Height and/or width of trees shall be measured from ground up; width measurement shall be normal crown spread of branches with plants in the normal position. This measurement shall not include immediate terminal growth. All measurements shall be taken after pruning for specified sizes. All trees and shrubs shall conform to measurements specified in the plant material schedule, except that material larger than specified may be used with the approval of the Owner or Landscape Architect; with no increase to the Contract price. Plant materials shall not be pruned prior to delivery.

8. Plant Material shall be symmetrical, typical for variety and species. Plants used where symmetry is required shall be matched as nearly as possible.

9. Balled and burlapped plants shall have firm, natural balls of earth of sufficient diameter and depth to encompass the feeding root system necessary for full development of the plant and to conform with the standards of the American Association of Nurserymen. Root balls and tree trunks shall not be damaged by improper handling and/or baling & burlapping.

10. Container-grown plants may be substituted for balled and burlapped plants or vice-versa provided the quality is equal or better than specified and the Landscape Architect approves of the substitution.

11. Container-grown stock shall have been grown in containers for at least four months, but not over two years. If requested, samples must be shown to prove no root bound condition exists.

12. Sod or seed (as/if specified) shall be of a species as stated on the Plan. Solid sod shall be of even thickness and with a good root structure, 95% free of noxious weed, freshly mowed before cutting, and in healthy condition when laid. It must not be stacked more than 24 hours before laying and it must be grown in soil compatible to that in which it will be installed. Sod must be kept moist prior to and after installation.

13. Seed shall be delivered to the site in unopened bags with certification tags in place. Purity, germination and weed content shall be as certification requirements.

14. Mulch shall be 100% recycled wood mulch, thoroughly mixed with a pre-emergence weed killer according to the label directions. If recycled mulch is not specified, the Contractor shall install pine bark, or other as specified on the plans.

15. Exact location and configuration of berms may require modification to allow proper drainage; such changes will be coordinated with the Landscape Architect.

16. If shown on the Plans, contract berms using clean sandy loam fill dirt which is well-drained, free of rocks, roots, or other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavily organic soil, such as muck or peat shall be used in berm construction.

17. Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, corners, curbs, screen walls, etc. as the measuring reference point. Slight shifting may be required to clear wires, prevent blockage of signage, etc.

18. Shrubs and ground covers shall be located and spaced as noted on the plant material schedule (if provided), otherwise plants will be placed in the planting beds at the normally accepted spacing for each species.

19. Leave a minimum 18 inch (450 millimeters) border of mulched space between outer leaves of installed plant material and the bed line, curb, or building foundation wall for all plant sizes.

20. Any necessary "minor" adjustments in the layout of planting shall be made by the Contractor with the approval of the Landscape Architect in order to conform as nearly as possible to the intent of the plans.

F. Tree Staking Materials

1. For hardwood trees, approved below-grade staking shall be used with the rootball, per the planting detail. Metal strand guy wire shall not be used.

2. For single trunk palms, stakes shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.t.) stock, with a minimum of 3 stakes per palm. Bottom consisting of 5 layers of burlap and 5 - 2 inch (50 millimeter) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two - 3/4 inch (19 millimeter) steel bands shall be used around the palm trunk.

3. Other tree staking systems may be acceptable if approved.

G. Planting Soil

1. Unless stated on the plans or in the specifications, install plant material in tilled and loosened native soil backfill. It is the responsibility of the Landscape Contractor to test, prior to planting and at no additional cost to the Contract, any soils which may be unsuitable for the vigorous growth of plants. Unsuitable conditions shall be reported to the Landscape Architect immediately in writing.

2. When required, planting soil media shall be provided by the Contractor and shall consist of 1/3 sand, 2/3 sandy loam, with no lumps over 1 inch (25 millimeters).

3. Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There must be slight acid reaction to the soil with no excess of calcium or carbonate, and it shall be free from excess weeds, clay lumps, stones, stumps, roots and toxic substances or any other materials that might be harmful to plant growth or a hindrance to grading, planting, and maintenance procedures and operations.

4. Bed preparation for annual beds under 1 gallon (3.785 liters) container size shall consist of 3 inches (75 millimeters) of Florida peat or other approved organic soil amendment spread over full length and width of planting area. Retain organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil.

5. Tera-Sorb AG or approved equal, soil amendment shall be mixed with native or planting soil for all trees, shrubs, ground cover, and annuals according to manufacturer's recommended application rates and methods, if specified on the Plans.

6. Wood fencing shall be 2 inch (50 millimeters) x 4 inch (100 millimeters) pressure treated (p.t.) stock with flanging on horizontal members. Space vertical members 6 feet (1.83 meters) to 8 feet (2.44 meters) on center. The barricade shall be placed so as to protect the critical protection zone area, which is the area surrounding a tree within a circle described by a radius of one foot for each inch (25 millimeter) of the tree's diameter at breast height DBH at 4 - 1/2 feet (1.37 meters) above grade.

7. Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of adjacent paved surfaces according to specific product name or equal. Install as directed by the manufacturer.

8. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.

9. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

10. The Contractor shall perform work in a manner which will avoid conflicts with utilities. Hand excavate as necessary to minimize possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.

11. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

12. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

3.00 EXECUTION

3.01 PREPARATION

A. Obstructions Below Ground:
1. It shall be the responsibility of the Contractor to locate and mark all underground utilities, irrigation lines and wiring prior to commencement of the work.

2. If underground construction, utilities or other obstructions are encountered in excavation of planting areas or pits, the Landscape Architect shall be immediately notified to select a relocated position for any materials necessary.

3. All proposed landscape areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed landscape areas adjacent to water bodies shall be treated with Monsanto's "Rodeo" per the manufacturer's specifications.

4. New plant materials will not be installed until a 98% weed/turf eradication has been achieved. Areas where one application may be required to produce an acceptable planting bed.

5. A pre-emergent herbicide may be applied, but it is not a substitute for spray treatment of "Round-Up" or "Rodeo".

6. Should any plant material in the same, or adjacent beds be damaged by these chemicals, the same size, quantity and quality of plants shall be immediately replaced by the Contractor at no cost to the Owner.

7. Any necessary corrections or repairs to the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and raked to smooth, even finish grade, free from depressions, lumps, stones, sticks or other debris and such that they will conform to the required finish grades and provide uniform and satisfactory surface drainage without puddling.

8. The contractor shall remove debris (sticks, stones, rubbish) over 1 - 1/2 inches (38 millimeters) in any dimension from individual tree, shrub and hedge pits and dispose of the excavated material off the site.

9. Prepare native subgrade by rototilling or loosening by hand methods. Spread 3 inches of Florida peat (1/3), sandy loam (1/3), or other approved organic soil amendment over the full length and width of planting area for annuals. Retain organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into the native soil. Grade the planting bed by "crowding" to insure that surface drainage, aeration, and protection occur at proper rates. Add Osmocote time release fertilizer according to product instructions and rate.

10. Limit preparation to areas which will be planted promptly after preparation. Loosen sub-grade of seed and sod areas to a minimum depth of 4 inches (100 millimeters).

11. Immediately prior to any turf work, the Contractor shall finish grade the soil to a smooth, even surface assuring positive drainage away from buildings and the subsequent turf flush to the tops of adjacent curbs and sidewalks. The surface shall be sloped to existing yard drains.

12. A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one (1) pound (453.6 kilogram) of nitrogen per 1000 square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters) of soil.

13. Moist prepared seed and sod areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

14. Install berms at location and design shown on Plans and at the height and slope indicated. Height stated is for finished berm with soil at natural compaction.

15. Exact location and configuration of berms may require modification to allow proper drainage; such changes will be coordinated with the Landscape Architect.

16. If shown on the Plans, contract berms using clean sandy loam fill dirt which is well-drained, free of rocks, roots, or other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavily organic soil, such as muck or peat shall be used in berm construction.

17. Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, corners, curbs, screen walls, etc. as the measuring reference point. Slight shifting may be required to clear wires, prevent blockage of signage, etc.

18. Shrubs and ground covers shall be located and spaced as noted on the plant material schedule (if provided), otherwise plants will be placed in the planting beds at the normally accepted spacing for each species.

19. Leave a minimum 18 inch (450 millimeters) border of mulched space between outer leaves of installed plant material and the bed line, curb, or building foundation wall for all plant sizes.

20. Any necessary "minor" adjustments in the layout of planting shall be made by the Contractor with the approval of the Landscape Architect in order to conform as nearly as possible to the intent of the plans.

C. Planting Procedures:

1. All shrubs, trees and ground covers or vines shall be planted in pits having vertical sides and being circular in outline. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the base of the root ball.

2. Plants shall be set straight or plumb. In the locations shown, at such level that after settlement normal or natural relationship of the top of the root ball with the ground surface will be established. With regards to proper nursery practices, plants under certain conditions (i.e., low and wet areas) will benefit from being planted "high" with the root ball about 1 inch (25 millimeters) higher than the surrounding grade.

3. All plant materials shall be fertilized with Agriform 20-10-5 planting tablets, or approved equal, at time of installation and prior to completion of pit backfilling. Agriform planting tablets shall be placed uniformly around the root mass at a depth that is between the middle and the bottom of the root mass.

4. Application rate:
1 gallon (3.8 liter) 1 - 21 gram tablet
3 gallon (11.4 liter) 2 - 21 gram tablet
5 gallon (18.9 liter) 3 - 21 gram tablet
7 gallon (26.5 liter) 4 - 21 gram tablet
Trees 3 tablets each 1/2 inch (12 millimeters) caliper

5. Native soil shall be used in back-filling plant pits or as specified. The Contractor shall be responsible for providing additional soil for building tree saucers.

6. When balled and burlapped plants are set, undisturbed native soil shall be left under the base of the root ball to prevent voids. Backfill tilled and loosened native soil around the sides of the root ball. Remove the top 4 inches (100 millimeters) of root ball wire and all tie-down material from the root ball. Do not remove these materials from the bottom of the root ball. Thoroughly water-in before bringing the back-fill up to the proper grade. Roots of bare plants shall be properly spread out, and planting soil carefully worked in among them. Failure to comply is cause for rejection.

7. Containerized plants shall be installed with undisturbed native soil left under the base of the root ball to prevent voids. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball. Backfill tilled and loosened native soil around the sides of the root ball. Thoroughly water-in before bringing the backfill up to the proper grade.

8. Plant spacing shall be "on center" and varies with the different plant species. Space each variety of plant equally in the planting areas. Shrubs and ground covers adjacent to straight or curved edges shall be triangular-spaced in rows parallel to the adjacent edge to a minimum of 18 inches (450 millimeters) from the back of the curb to the outside edge of the plant.

9. All azaleas shall be placed into a prepared bed of amended soil containing 50% weed-free Florida peat or approved equivalent. Root balls shall be scarified vertically at 120 degree angles in a triangular pattern.

10. Sabal palms may be planted deeper than normal if conditions warrant and if approved.

11. During periods of drought, sod shall be watered sufficiently at its origin to moisten the soil adequately to the depth to which it is to be cut.

12. An application of 6-6-6, 40% organic, slow or controlled release fertilizer shall be made to all lawn areas just prior to the laying of the sod at a rate of one (1) pound of nitrogen (453.6 kilogram) per 1,000 square feet (92.9 square meters). The ground shall be wet down before the sod is laid in place.

13. Solid sod shall be laid lightly with closely abutting staggered joints with an even surface edge and sod edge, in a neat and clean manner to the edge of all the paving and shrub areas. Cut down soil level to 1 inch (25 millimeters) to 1 - 1/2 (38 millimeters) inches below top of walks prior to laying sod.

14. Within 2 hours after installing sod and prior to rolling, irrigate the sod. Sufficient water shall be applied to wet the sod thoroughly and to wet the sod to a depth of 2 inches (50 millimeters). The sod shall be rolled in a manner that will avoid erosion due to the application of excessive quantities, and the watering equipment shall be of a type that will prevent water to the finish grade soil surface. Watering shall be repeated as necessary to keep sod moist until contact to subgrade.

15. The sod shall be pressed firmly into contact with the sod bed using a turf roller or other approved equipment so as to eliminate air pockets, provide a true and even surface and insure knitting without any displacement of the sod or deformation of the surfaces of soded areas. After the soding operation has been completed, the edges of the area shall be smooth and shall conform to the grades indicated.

16. If, in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean silica sand shall be used to fill voids. Evenly apply sand over the entire surface to be leveled, filling-in dips and voids and thoroughly washing into the sod areas.

17. On slopes steeper than 2:1 and as required, the sod shall be fastened in place with suitable wooden pins or by other approved method.

18. Seed shall be installed per the specifications of the State of Florida Department of Transportation. See plan for type of seed.

19. Tree Guying, Bracing and Staking:
1. Tree guying, staking and bracing shall be the responsibility of the Contractor per sound nursery practices, and shall be done per details shown on the Plans. For trees, a minimum of 2 stakes shall be installed per tree. From 2 to 4 stakes per tree at the spacing shall be used. Stakes shall be installed per the manufacturer's directions. All hardwood trees shall be staked with below-grade staking.

2. For single trunk palms, a minimum of 3 stakes per palm at 120 degree spacing shall be used. For palm stakes to bottom consisting of 5 layers of burlap and 5 - 2 inch (50 millimeters) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two - 3/4 inch (19 millimeter) steel bands. Palms shall be staked with a minimum of 5 feet (1.5 meters) of stake above grade.

3. Contractor shall remove all palm guying, staking, and bracing from trees six (6) months after the date of final acceptance of the landscape work.

4. Contractor shall not remove below-grade staking and bracing from hardwood trees after the date of final acceptance of the landscape work.

5. Stake only trees that require support to maintain a plumb position or are in potentially hazardous areas.

E.

SECTION 02441 – IRRIGATION

PART 1 –GENERAL

1.01 RELATED DOCUMENTS

A. The Bidding, Contractual and Special Conditions apply to all work hereunder.

B. Related work specified or as shown elsewhere:

1. SECTION 02900 – LANDSCAPE

1.02 SCOPE OF WORK

A. Provide all labor, materials to install the specified Irrigation System as shown on the drawings and stated in the Technical Specifications.

B. Connection to existing water source on property at location shown on the drawings.

1.03 QUALITY ASSURANCE

A. Comply with Federal, State, County, Local and other duly constituted authorities and regulatory agencies.

B. Installation and materials shall conform to the Standards and Specifications for Turf and Landscape Irrigation Systems, Florida Irrigation Society, and the current Uniform Plumbing Code, Uniform Mechanical Code, state statutes and prevailing county and/or municipal ordinances.

1.04 JOB CONDITIONS

A. Responsibility to the Owner: The Contractor shall not willfully install the plumbing irrigation system as specified in the Contract Documents when it is obvious in the field that there are obstructions, grade differences and/or discrepancies in area dimensions until such conditions are brought to the attention of the Landscape Architect.

B. Utilities and Structures: Attention is directed to the fact that overhead, underground and surface utilities, structures and vegetation are in the area of the work and must be protected against damage during the progress of the work.

C. Protection and Safety: The Contractor shall be responsible and liable for the protection and safety against injury of property and persons on or about the project site during the term of his work. The Contractor shall provide and properly maintain necessary warning signs and lights, barricades, rollings and other safeguards. The Contractor shall conform with the current Occupational Safety and Health Standards.

D. Site Familiarity: The Contractor shall visit the project site to examine such conditions as soils, vegetation, utilities, structures, water supply, etc., as they will influence the work pursuant to bid submission and/or contract execution.

E. Utility Connections: Location of utility connections shall be shown on the plans or as shown by the utility company. The Contractor shall include in his bid all costs for such utility connections.

1.05 SUBMITTALS

A. Submit the following:

1. Submit proposed work schedule.

2. Product Data: Submit six (6) copies of manufacturer's technical data and installation instructions for underground sprinkler system. Submit samples of all materials and equipment to be installed on the project.

3. Equipment: Submit a schedule of equipment to be installed, to include: automatic controller, zone control valves, gate valves, vacuum breaker valves, pressure throttle valves, direct burial wire , pop-up rotor heads, pop-up spray heads, fixed shrub heads, bubbler heads, special purpose heads, emitter pipe, filters, fittings and valve boxes.

4. Design Data: Submit any all design data required under these specifications for all areas not shown on the irrigation plans that need irrigation rework of the existing system

1.06 DEFINITIONS AND ABBREVIATIONS

A. The Definitions and abbreviations given here below shall be considered a part of these specifications and shall apply to the interpretation and execution hereof.

1. P.S.I.: Static water pressure shall be given as pounds per square inch, abbreviated P.S.I., and where (1) P.S.I. shall equal 2.31 feet of head.

2. G.P.M.: Volume of water shall be given as gallons per minute abbreviated G.P.M.

3. Zone: A zone shall be defined as a group of heads or emitter pipes operating at the same time downstream under a common control valve. A zone shall be defined as further described hereinafter on the basis of available water pressure and volume and physical location/orientation.

4. P.V.C.: P.V.C. shall denote the abbreviation for polyvinyl chloride (schedule 40) material used in the manufacture of pipe and fittings as further specified hereafter.

5. Polypipe and Polyconnectors: A flexible polyethylene pipe and fittings used in swing joints, head and pipe connectors and emitter systems.

6. Owner: That entity which holds title or control to the premises on which the work is performed.

7. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape and/or irrigation plans and specifications.

8. Contractor: In reference to these specifications, the "Contractor" shall mean the irrigation contractor bidding on and/or being awarded the contract for the work stipulated. Said Contractor shall be duly licensed and insured as an irrigation supplier/contractor to perform necessary water supply and distribution functions in the state, county and municipality where the work is to be executed.

9. Project: The project as referenced herein shall be that tract of real property where the irrigation system is to be installed.

10. Contract Documents: For the purposes of bid submission, contract agreement and execution of the work, the contract documents shall be binding upon all parties and shall include but not be limited to applicable plans, details, schedules, specifications and bidder instructions.

11. Equivalency: Relevant to manufacturer product lines specified herein, equivalents shall be of like type, manufacture, design, material, operation and performance. They shall be approved by the Landscape Architect.

12. The Plans: Design drawings and specifications provided by the Landscape Architect. In the event of conflict between the plans and the written specifications, the plans shall prevail.

PART 2 – MATERIALS

2.01 PRODUCTS

A. All material shall be of new stock and best grade of its kind. It shall be as specified unless otherwise specifically approved by the Landscape Architect. Materials not named shall be subject to approval or rejection by the Landscape Architect. In all cases, workmanship and material shall conform to the local plumbing code having jurisdiction. Materials shall be installed as recommended by the Manufacturer.

B. Available Manufacturers:

1. Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include the following:

a. Rain Bird Sprinkler Mfg. Corp.
b. Hunter Industries
c. Netamir Irrigation
d. The Toro Co., Irrigation Division

C. Products the contractor wishes to substitute as an "Approved Equivalent" must be submitted to the Landscape Architect, in writing, a minimum of ten (10) days prior to the bid date. The Landscape Architect will provide either an approval or rejection of all products submitted in this fashion.

D. Plastic pipe shall be rigid, high impact, Type I, un-plasticized polyvinyl chloride. The pipe shall be homogeneous throughout and free from visible cracks, holes, foreign materials, blister, deleterious wrinkles or dents and shall conform to the following dimensions and physical properties:

1. All plastic pipe shall be continuously and permanently marked with manufacturer's name, kind of pipe, material size, IPS, NSF approval, schedule and type.

2. Plastic pipe shall be as manufactured by Losco, Celanese, Pacific Western, Johns Manville, Colonial, Universal, or as by specific emitter manufacturer.

3. Polyethylene pipe to be used for swing joints (for spray heads only), connectors or emitters, at appropriate P.S.I. ratings.

E. All main and lateral line piping used on this project shall be Schedule 40 P.V.C. unless otherwise approved in writing by the Landscape Architect and the Owner.

F. Pipe Fittings:

1. Plastic pipe fittings to be installed shall be medium weight injection molded for virgin Type II high impact un-plasticized rigid polyvinyl chloride (P.V.C.) molding compound. All plastic slip couplings shall be extruded fittings from some material as specified for plastic piping herein, unless otherwise approved by the Landscape Architect. Plastic pipe cement and lubricant shall be as recommended by pipe manufacturer.

2. Galvanized pipe and fittings: Where indicated, or required by code, use galvanized steel pipe ASA schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed, beaded malleable iron. Galvanized couplings may be a merchant coupling.

3. Under Pavement Lines: All piping under concrete and asphalt vehicle pavement, curbs, unopened areas subject to other than normal loads shall be rigid P. V. C. Schedule 40.

G. Sprinkler Risers and Connectors:

1. Shrub risers are to be Schedule 40.

2. Pop-up spray connectors (from tee to head base) are to be threaded, flexible polyethylene.

3. Pop-up rotor connectors (from tee to head base) are to be rigid 1" Schedule 80 PVC or Marlex swing joints.

H. Valves:

1. Manufacturer's standard, of type and size required, and as herein further specified, clearly identified with purple markings or labels for Reclaimed Waste Water.

2. Automatic Circuit Valves: Globe or angle configuration valves operated by low-power solenoid, normally closed, manual flow adjustment. All electric/hydraulic control valves shall be fully compatible with the automatic controller with respect to the type of control, voltage, amperage or pressure specifications and "normal" sequence positioning.

3. Quick Coupling Valves (if specified): Shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with a quick coupler. Key size and type shall be as shown on the plans or presented in the equipment schedule. Cover to be clearly identified by purple markings for Reclaimed Waste Water.

I. Sprinkler Heads:

1. Manufacturer's standard unit designed to provide uniform coverage over entire area of spray shown on drawings at available water pressure. Top of head to be clearly identified with purple markings for Reclaimed Waste Water.

2. Pop-Up Spray: Fixed or adjustable pattern, with screw-type flow adjustment and stainless steel retraction spring.

3. Pop-up Rotary Sprays: Gear driven, full circle and part circle.

J. Valve Boxes:

1. All gate and control valves shall be set in valve boxes with snap lock covers flush with finished grade. Valve boxes shall be "Nelson 8500 or "Ametek".

K. Automatic Control System:

1. The automatic controllers shall be as specified on the Plans or shall be of a capacity as required to efficiently operate the zones throughout the building and parking lot sites. The 120 volt electrical power to the automatic controllers location is to be furnished by the Owner (See Facilities Manager for exact controller location). Irrigation Sub-Contractor shall make all connections in the low-voltage system between the automatic controller and the valves.

2. Schedule the controller time clocks to operate the system control as nearly as possible between the hours of 11:00 P.M. and 7:00 A.M. and on the days required by local watering guidelines for deep well water source systems.

L. Sleeves and Conduits:

1. All pipe and wiring under paving shall be placed in separate Schedule 40 P.V.C. sleeves and conduit determined for the sleeve and conduit shall be of adequate diameter to accommodate the pipe(s)/wire(s) with sufficient free play to allow removal and reinstatement without binding.

M. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial wire AWG_U.F. #14-800 volt. Use red for pilot wire and white for common wire. Install in accordance with valve manufacturer's specifications and wire chart. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible. Place wire under water lines. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet. Tape to the bottom of the mainline at (8) foot intervals when in common trench. When wire only is placed in a trench, place under a continuous strip of subgrade: use pressure-treated southern yellow pine, 1" x 2", and attach to board at (8) foot intervals. An expansion curf shall be provided within three (3) feet of each wire connection and at least every one hundred (100) feet in length. Expansion curf shall be formed by wrapping at least five (5) turns of wire around a pipe 1" (or more) in diameter, then withdrawing pipe. All splices shall be made with pet-life fasteners. All control wiring or tubing routed beneath or through pavements, walks, curbs and/or other structural elements shall be run through P.V.C. Schedule 40 conduit of sufficient diameter for wire and tubing. All conduit and sleeves for irrigation pipes and control wiring shall be installed by the irrigation sub-contractor. The 120 volt electrical power to the controller location to be furnished by the Owner.

N. Valves:

1. General: Manufacturer's standard, of type and size required, and/or as specified on the Plans.

2. Gate Valves shall conform to federal specification WW 54, Type I, Class A, with all brass or bronze body, non-raising stem, "Kennedy #427" or "NIBCO #T_113".

3. Valves shall be clearly identified with purple markings and labels when Reclaimed Waste Water is used.

4. Automatic Circuit Valves: Globe or angle configuration valves operated by low-power solenoid, normally closed, manual flow adjustment. All electric/hydraulic control valves shall be fully compatible with the automatic controller with respect to the type of control, voltage, amperage or pressure specifications and "normal" sequence positioning.

5. Quick Coupling Valves: When specified, shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with a quick coupler. Key size and type shall be as shown on the plans or presented in the equipment schedule.

6. Other Valves: shall be as stated on the Plans.

O. Filters:

1. A Vu-Flow 60 mesh filter is required on all emitter systems. One filter will be required for each source of supply. Filters shall be located underground in an appropriately-sized meter box.

P. Backflow Prevention: (if applicable)

1. Backflow prevention shall be as approved by the local governing body.

Q. Emitter Pipe:

1. Emitter pipe shall be manufactured by one of the aforementioned suppliers for the express purpose of subsurface irrigation.

2. Pipe shall have prefabricated irrigation orifices placed 12 inches on center.

3. Emitter pipe, if different than those stated herein, must be approved in writing by the Landscape Architect.

PART 3 – EXECUTION

3.01 SYSTEM DESIGN

A. General:

1. The Contractor shall provide any additional irrigation design data required to complete the Contract Documents. All Contractor submitted design data must provide for a 100% coverage to all planting and sodded areas to be irrigated as shown on the plans.

B. Design Liability: All irrigation design data provided by Contractor shall be the full liability of the Contractor. All such design data shall be consistent with manufacturer's materials and installation methods, code compliance, coverage, application, distribution and operation and the provided plans and technical specifications.

C. Design Pressures: 1. Design Pressures should be as recommended by the pipe and fitting manufacturer type of pipe selected, or as indicated on drawings.

D. Emitter Pipe Locations:

1. If design data is required, the Contractor is to provide final layout plans of the emitter system specified to reflect the zone and valve locations, and specified coverage.

2. The application rate shall not exceed the intake rate of the soil, and as recommended by the Manufacturer.

3. The system shall provide the capability of accomplishing complete watering of the entire area or areas, for the particular combination of soil type and vegetation being irrigated, within a period of time no greater than that currently being recommended by recognized authorities.

4. Friction losses for pipe will be determined by the Hazen-Williams Formula. The retardance coefficient for P.V.C. pipe shall be 150 and for galvanized steel pipe 100. "C" factors for other products shall be determined from Marks Mechanical Engineers Handbook or other comparable friction loss tables. Maximum water velocity shall not exceed 5 feet per second in any part of the system.

3.02 INSTALLATION

A. Comply with all requirements of the Uniform Plumbing Code.

B. Layout

1. The locations of heads are approximate. Make minor adjustments as necessary to avoid plantings and other obstructions and to obtain coverage. Pipe may be shown in building, concrete, and/or asphalt areas for clarity only. Locate all pipe in planting areas where appropriate.

2. Emitter lines shall be installed as shown on the Plans.

C. Excavation/Trenching

1. Trenches shall be dug straight. Trench bottoms shall be at true gradient providing support to pipe through its entire length and shall be free from rocks, clods, debris and sharp-edged objects. The minimum depth of lines measured to top of pipe, unless otherwise indicated on plans, shall be:

a. Main lines and quick coupler lines shall be 18".

b. Lateral sprinkler lines shall be 12".

c. Non-pressure rotor head lines shall be 15".

d. Emitter lines shall be 6" below finish grade.

e. Provide minimum cover of 18" for all control wiring.

2. Where required or indicated on the plans, existing sod shall be removed where trenches are to be dug, and shall be protected from drying and replaced within 48 hours. Sod shall be cut in such a manner that a minimum of 2" of soil remains on the roots. The soil should be moist, but not wet, to prevent excessive loss due to crumbling. This Irrigation Sub-Contractor shall have all the responsibilities to maintain sodding and grass/ trees, shrubs, and plants; as required by Section 02900. This Irrigation Sub-Contractor may, at his option, contract with the Landscape, sodding and grass Sub-Contractor to handle this responsibility.

3. Back-fill shall not be placed until the installed irrigation system has been thoroughly inspected and tested by the Contractor (the Landscape Architect may request an inspection by his own personnel prior to back-filling of trenches). Back-fill material shall be approved soil, free from large rocks, debris or sharp objects. In general, the material removed from excavation may be used. Excavated rocky material shall be removed from the site and suitable fill material obtained for back-fill. Back-filling shall be done when pipe is not in an expanded or contracted condition due to temperature extremes. Cooling of the pipe can be accomplished by operation of the system for a short time before back-fill, or by back-filling in the early part of the morning before the heat of the day. Long runs of P. V. C. pipe shall be "snaked" in the trench to allow for contraction. Back-fill shall follow excavation with the least possible delay. Open trenches shall be adequately protected to cause the least possible hazard to and interference with people and animals. Back-fill shall be compacted in compliance with Earthwork Section. The operation shall be repeated until finished grade of back-filled trenches matches that of adjacent soil.

D. Water Connection:

1. Connect irrigation system to existing source on site. Connection shall include but may not be limited to the installation of appropriate gate valves, shut-off valves, and concrete meter box as required. Coordinate time of connection with affected persons in order to minimize irrigation downtime. Required modifications and/or relocations of equipment associated with the existing well shall be included in the irrigation work.

2. Municipal and County regulations must be adhered to during this and all other portions of work in this section.

E. Circuit Valves:

1. Provide union on downstream side.

2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3. Wherever possible, locate valves in plant bed areas for best concealment and accessibility.

4. Valves are to be installed in "Ametek" valve boxes, large enough to accommodate maintenance and operation of valves. Provide a 1/2" diameter river gravel sump 3" thick at bottom of valve pit.

F. Piping

1. Pipe shall be handled and stored in a manner to prevent damage. The plastic pipe and fittings shall be stored under cover, and shall be transported in a vehicle with a bed long enough to allow the length of pipe to lie flat so as not to be subject to undue bending or concentration of stress at any point. Any plastic pipe that has been dented or damaged shall not be used unless such damage has been cut and pipe is rejoined with a coupling.

2. Clean interior of pipe thoroughly and remove all dirt or foreign matter before lowering pipe into trench. Keep pipe clean during operations by plugs or other approved methods. The ends of all threaded pipe shall be reamed out full size with a long taper reamer so as to be partially beveled and perfectly smooth. All offsets shall be made with fittings. All water lines shall be thoroughly flushed out before heads are installed.

3. Lay pipe on solid sub-base, uniformly sloped without humps or depressions.

4. Install P.V.C. pipe in dry weather when temperature is above 40 degrees Fahrenheit in strict accordance with manufacturer's instructions. Allow joints to cure at least 24 hours at temperature above 40 degrees Fahrenheit before testing, unless otherwise recommended by manufacturer.

5. Welded joints shall be given at least 15 minutes set-up curing time before moving or handling. Pipe shall be partially center loaded to prevent arching and whipping under pressure. Plastic pipe shall be cut with a hand saw, hacksaw or other tool approved for such use in a manner so as to insure square ends. Burrs at cut ends shall be removed prior to installation so that a smooth unobstructed flow will be obtained. All plastic-to-plastic joints shall be solvent-weld joints. Only the solvent recommended by the pipe manufacturer shall be used. The solvent-weld joints shall be made in the following manner:

a. Thoroughly clean the mating pipe and fitting with a clean dry cloth.

b. Apply primer to all connections prior to applying solvent. Use only compatible primer following manufacturer's specifications.

c. Apply a uniform coat of solvent to outside of the pipe with a non-synthetic bristle brush. Apply solvent to the fitting in a similar manner.

d. Reapply a light coat of solvent to pipe and quickly insert it into the fitting. Give the pipe or fitting a quarter turn to insure even distribution of the solvent and make sure that the pipe is inserted to the full depth of the fitting socket.

e. Hold in position for 15 seconds. Wipe off excess solvent that appears at the outer shoulder of the fittings.

f. Care shall be taken so as not to use an excess amount of solvent thereby causing a burr or obstruction to form on the inside of the pipe. The joints shall be allowed to set at least 24 hours before pressure is applied to the system.

E. Pipe jointing, in general, shall be performed by competent tradesmen specially trained in the type of work required and using tools and equipment recommended by the manufacturers of the pipe, fittings or equipment.

F. Galvanized Steel Pipe and Fittings: Threads shall be sound, clean cut, and well fitting. Threaded joints shall be made up with the best quality pure joint compound or lead paste, carefully and smoothly placed on the male threads only, throughout the system. Any leaky joints shall be remade with new material. Use of thread cement or caulking to make joints tight will not be permitted. All cut ends shall be remade to full bore before assembly.

G. Plastic to Steel Connections: Male thread plastic to female thread steel shall be used. The same shall apply to plastic and brass or other metal. In no case shall metal be screwed into a plastic fitting. A non-hardening pipe dope such as "Permatex No. 2", or equal, shall be used on threaded plastic to metal joints, and light wrench pressure should be used.

H. Hose Bids:

1. If specified, shall be installed up stream of the electric valve in the same meter box. (Hose bids may be used with a pressure gauge to check operating pressure.)

I. Miscellaneous Emitter Equipment:

1. Pressure gauges and other miscellaneous equipment may be required by the manufacturer for ideal operation of the emitter system. The Contractor shall provide all necessary equipment for the full operation of the emitter system as recommended by the manufacturer.

J. Sprinkler Heads and Adjustment:

1. Sprinkler heads shall be installed in a plumb position at intervals not to exceed the maximum spacing specified by the manufacturer for project conditions, or as indicated on the drawings.

2. Heads in turf areas shall be installed 2" minimum to 6" maximum away from the edge of the curb or walk, and shall be set 3/8" below the edge of the curb or walk. All heads shall be installed on flexible connectors or swing joints and shall allow for vertical adjustment of heads. 6" pop-up spray heads or pop-up rotors (where appropriate) shall be used in turf areas.

3. All groundcover areas, including mass plantings of dwarf shrubs not exceeding 22", shall be irrigated with 12" pop-up spray heads and extenders.

4. Shrub risers shall only be installed in hedges or mass plantings of large shrubs and are not to extend more than 3" above the installed height of the shrub. If risers are used in hedges abutting parking areas, they must be placed a minimum of 30" away from back of curb and installed in hedges so as not to be seen or damaged by vehicle overhang. All risers and other above-ground piping and fixtures shall be painted with a permanent flat black enamel paint. Stake all risers over 2' with 1/4" reinforcing rod fastened securely to riser.

5. Provide swing joints on all pop-ups and rotors located adjacent to vehicular and pedestrian ways. Flexible polypipe may be used as swing joints for spray heads only. All rotor heads shall be installed with rigid 1" Schedule 40 PVC swing joints.

6. Pop-up heads adjacent to vehicle pavement that is not curbed shall be installed with concrete donut protectors set flush with the top of the heads. Heads installed adjacent to pedestrian curbs or walks shall be installed 6" away from the curb or walk. Where adjacent to buildings, fences or similar structures, heads shall be installed 6" away from the structure.

7. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

8. Adjustable sprinklers shall be adjusted by fully opening the sprinkler farthest from the control valve. The manual adjustment of the control valve shall be opened slightly to obtain a 12" high spray at the sprinkler mentioned above. After this condition has been met, all other sprinklers in the section shall be adjusted for equal height sprays, regulating the control valve as required maintaining this condition. With pressure gauge on the sprinkler first opened, the control valve shall be adjusted to obtain the catalog rated pressure for the sprinkler installed. Individual heads shall be rotated as required to keep sprays within the areas of lawn or shrubbery. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arcs as required.

3.03 SYSTEM CHECK

A. In no event shall the Contractor cover up or otherwise remove from view any work under this contract that has not been thoroughly inspected and tested. The Owner and/or Landscape Architect shall be present at time of inspection and testing. Any work covered prior to being inspected shall be opened to view by the Contractor at his expense. Notify the Owner and Landscape Architect when testing will be conducted.

B. Pressure Testing: All pressure lines shall be tested prior to back-fill of joints. As soon as lines are connected, flushed out, and valves are attached, cap all outlets and hydrostatically test at available pressure for a continuous 4 hour period, at the end of which the lines and joints shall be inspected, or leaks develop, the joint or joints shall be replaced, and the tests repeated until leaks are repaired. Any covered pipe found to leak, shall be excavated and repaired at the Contractor's expense.

C. Operational Testing: The entire installation shall be placed in operation by the Contractor and tested in the presence of the Owner or his Representative for proper functioning as a whole. Location and arc of heads shall be adjusted if required to eliminate any dry spots, over-water or spillage on adjacent areas and to prevent over-spray onto walks, roadways and buildings as much as possible.

3.04 AS BUILT RECORDS AND ADDITIONAL EQUIPMENT

A. Furnish record drawings of "as built" conditions as follows:

1. Location of water supply.

2. Tie-in and Owner furnished electrical service and disconnects.

3. Location of valve controllers and other control equipment.

4. Routing and sizing of sprinkler pipe.

5. Location and type of sprinkler heads.

6. Location and size of gate and zone control valves.

7. Routing of zone control valve electrical wiring.

8. The location of all "as built" conditions different from the original drawing shall be to scale from permanent points of reference. Exact location of main lines, control cables, and control valves shall be shown.

B. The Contractor shall provide as part of this contract two sets of sprinkler wrenches for adjusting, cleaning or disassembling each type of sprinkler. Two each of any special tools required for any other equipment shall also be furnished.

C. Six (6) service manuals for all equipment used shall be furnished to the Owner. Manuals may be loose-leaf and should show drawings or exploded views of equipment and catalog number. Operation instructions for all equipment shall be furnished.

3.05 WARRANTY

A. The Irrigation Sub-Contractor and Contractor shall Warranty all materials employed in the irrigation installation, are installed as specified and is in accordance with best trade practices. The Warranty shall also state there are no unauthorized substitutions of materials.

B. The Irrigation Sub-Contractor and Contractor shall warrant the work for a period of one (1) year.

C. The Contractor shall be responsible to replace all plant materials which have declined in health or have died due to a defective irrigation system. The contractor shall replace affected plants with plants of same variety and value within ten days of notice.

D. Corrections: Should any trouble develop within the specified warranty period which in the opinion of the Owner is due to inferior or faulty materials and/or workmanship, the trouble shall be corrected without delay by the Contractor, to the satisfaction of and at no expense to the Owner.

E. Liability: Any and all damage to rain water drains, water supply lines, gas lines and/or other service lines, shall be repaired and made good by the Contractor at no extra cost to the Owner. It is the responsibility of the Contractor to be aware of the location of all utilities or other permanent or non-permanent installations and to protect these installations from any damage whatsoever.

END OF SECTION



146 SECOND ST., N. STE. 302
ST. PETERSBURG, FL 33701
771.727.8159

OWNER AND CONSULTANTS

ARCHITECT
FUSSCO SHAFER AND PAPPAS

HELIOS- PROPOSED TRANSIENT STAY

PASS A GRILLE | FL

SIGNATURE & SEAL

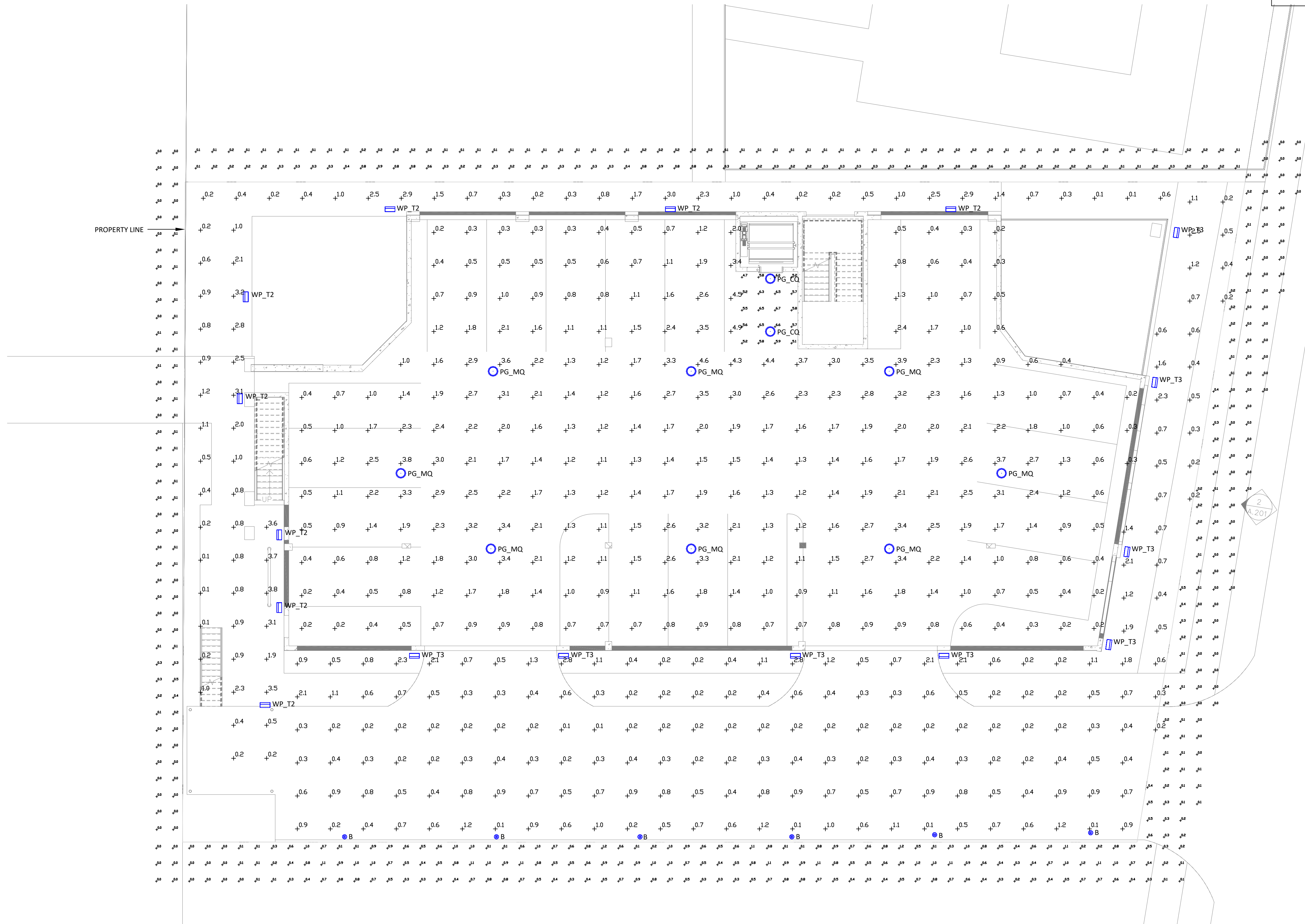
FL Registration: LC26000471

NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



550 E. NINE MILE ROAD
FERRISDALE, MICHIGAN, 48220
PHONE: 248.543.4100 FAX: 248.543.4141

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SEAL



Symbol	Label	Qty	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LF	Wattage	MM
○	B	5	UJH-10655-Ambor	Lightsoft 1 bollards	12 LED Amber	1	434	0.9	23	42°/AFG
○	PG_CQ	2	TF01-AMB-U-CQ	TOPPERLED PARKING GARAGE LUMINAIRE W/NARROW BAND AMBER LENS AND CONCENTRATED DISTRIBUTION	1 COB LED 3000K	1	1450	0.9	57.3	9°/AFF
○	PG_MQ	6	TF01-AMB-U-MQ	TOPPERLED PARKING GARAGE LUMINAIRE W/NARROW BAND AMBER LENS AND MEDIUM DISTRIBUTION	1 COB LED 3000K	1	1571	0.9	57.3	9°/AFF
□	WP_T3	8	ULEV30011-1S-Ambor	Levco Wedge 2	24 LED Amber	2	147	0.9	10.4	7°/AFG
□	WP_T2	8	ULEV30011-1C-Ambor	Levco Wedge 2	24 LED Amber	2	155	0.9	10.4	7°/AFG

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING GARAGE - ELEV & STAIR LOBBY	+	5.8 fc	6.7 fc	4.7 fc	1.4:1	1.2:1
PARKING GARAGE - LV L1	+	1.5 fc	4.9 fc	0.2 fc	24.5:1	7.5:1
SITE - E	+	0.9 fc	2.5 fc	0.2 fc	12.5:1	4.5:1
SITE - N	+	1.0 fc	3.0 fc	0.1 fc	30.0:1	10.0:1
SITE - S	+	0.6 fc	2.8 fc	0.1 fc	28.0:1	6.0:1
SITE - W	+	1.4 fc	3.8 fc	0.1 fc	38.0:1	14.0:1
SITESPILL - E	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
SITESPILL - N	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITESPILL - S	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
SITESPILL - W	+	0.6 fc	1.2 fc	0.0 fc	N/A	N/A

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

NOT FOR CONSTRUCTION

702 PASS-A-GRILLE

PROPOSED TRANSIENT STAY

FLORIDA

ST. PETE BEACH

KEY PLAN

EMERALD ENGINEERING INC.

9942 CURRIE DAVIS DR. STE H, TAMPA, FL 33619
TEL: (813) 956-0300 FLORIDA REG. # 72965
WWW.EMERALDENR.COM EBI PROJECT # Photom

FSP PROJECT NO. DEL25.031

DRAWING TITLE

PHOTOMETRIC PLAN

DRAWING NUMBER

EP-100

DATE: 07-21-25

ISSUE

SUBMISSION

SPR / TRC REVIEW

LOT 17, BLOCK 6, MOREY BEACH SUBDIVISION, OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.
LESS AND EXCEPT ROAD RIGHT OF WAY FOR PASS-A-GRILLE WAY CONTAINING 0.354 ACRES, MORE OR LESS.

NOTES

- BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF PASS-A-GRILLE WAY, BEING ASSUMED AS S09°17'43"W.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL 9 FEET), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 125149, MAP NUMBER 12103C2280H, EFFECTIVE DATE 8/24/2021 (MAP INDEX NUMBER 12103C0202C, MAP REVISED DATE 8/24/2021). POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREBY ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
- ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK, DESIGNATION 872 6442 TIDAL 2, HAVING AN ELEVATION OF 5.22, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
- TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER. BREAST-HIGH, SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
- THIS SURVEY IS BASED ON U.S. FEET.

CERTIFICATION

CERTIFIED TO: FUSCO, SHAFFER & PAPPAS, INC.
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

JULY 29, 2025
DATE OF SURVEY
DAN H. RIZZUTO
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER LS 5227
STATE OF FLORIDA

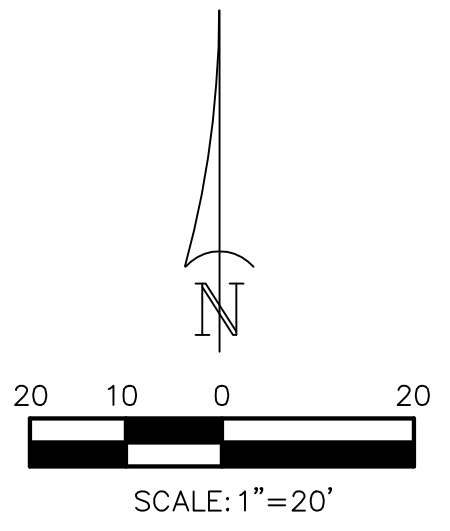
PROJECT: 702 PASS-A-GRILLE WAY, ST PETE BEACH, FL
TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR: FUSCO, SHAFFER & PAPPAS, INC.

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

CHECKED BY: DHR SCALE: 1" = 20' DRAWN BY: JT JOB NO: 5646-01 DRAWING PATH: H:\N\5646\DWG\5646B1.DWG SHEET 1 OF 1

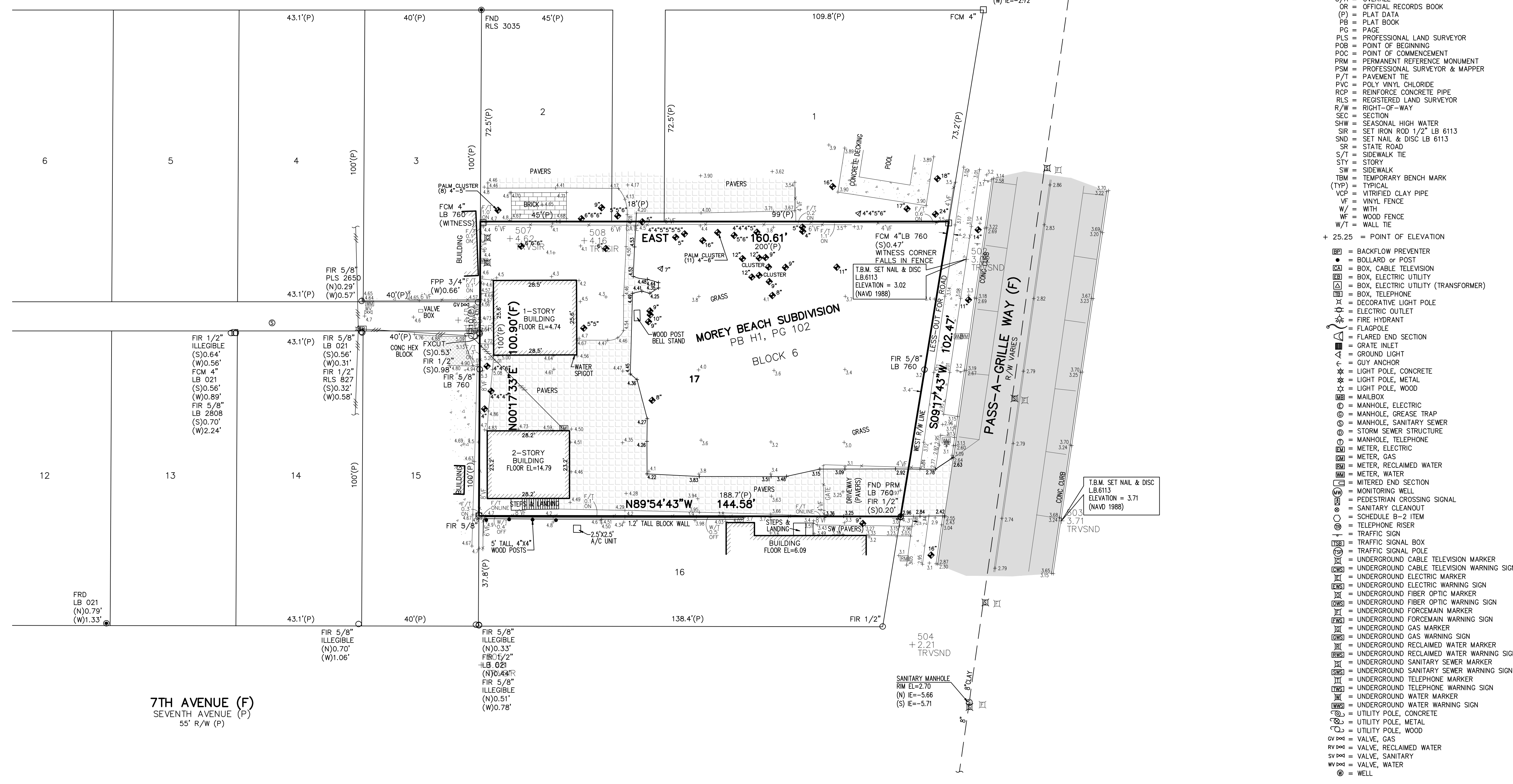
LEGEND

- A/C = AIR CONDITIONER UNIT
- BLDG = BUILDING
- (C) = CALCULATED DATA
- CCR = CERTIFIED CORNER RECORD
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- COR = CORNER
- CPB = CONDOMINIUM PLAT BOOK
- C/T = CURB TIE
- (D) = DEED DATA
- DB = DEED BOOK
- DIP = DUCTILE IRON PIPE
- ECMP = ELLIPTICAL CORRUGATED METAL PIPE
- EL = ELEVATION
- EP = EDGE OF PAVEMENT
- ERCP = ELLIPTICAL REINFORCE CONCRETE PIPE
- (F) = FIELD DATA
- FCM = FOUND CONCRETE MONUMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FIR = FOUND IRON ROD
- FND = FOUND NAIL & DISC
- FOP = FOUND OPEN PIPE
- FPP = FOUND PINCHED PIPE
- FRRS = FOUND RAILROAD SPIKE
- F/T = FENCE TIE
- FXC = FOUND X-CUT
- GR = GRATE ELEVATION
- IE = INVERT ELEVATION
- (L) = LEGAL DESCRIPTION DATA
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- MAS = MASONRY
- MHW = MEAN HIGH WATER
- NP = NORMAL POOL
- O/A = OVERALL
- OR = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- PB = PLAT BOOK
- PG = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- POB = POINT OF BEGINNING
- PCC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- P/T = PAVEMENT TIE
- PVC = POLY VINYL CHLORIDE
- ROP = REINFORCE CONCRETE PIPE
- RLS = REGISTERED LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- SHW = SEASONAL HIGH WATER
- SIR = SET IRON ROD 1/2" LB 6113
- SND = SET NAIL & DISC LB 6113
- SR = STATE ROAD
- S/T = SIDEWALK TIE
- STY = STORY
- SW = SIDEWALK
- TBM = TEMPORARY BENCH MARK
- (TYP) = TYPICAL
- VCP = VITRIFIED CLAY PIPE
- VF = VINYL FENCE
- W = WITH
- WF = WOOD FENCE
- W/T = WALL TIE
- + 25.25 = POINT OF ELEVATION
- ☐ = BACKFLOW PREVENTER
- = BOLLARD or POST
- ⊠ = BOX, CABLE TELEVISION
- ⊠ = BOX, ELECTRIC UTILITY
- ⊠ = BOX, ELECTRIC UTILITY (TRANSFORMER)
- ⊠ = BOX, TELEPHONE
- ⊠ = DECORATIVE LIGHT POLE
- ⊠ = ELECTRIC OUTLET
- ⊠ = FIRE HYDRANT
- ⊠ = FLAGPOLE
- ⊠ = FLARED END SECTION
- ⊠ = GRATE INLET
- ⊠ = GROUND LIGHT
- ⊠ = GUY ANCHOR
- ⊠ = LIGHT POLE, CONCRETE
- ⊠ = LIGHT POLE, METAL
- ⊠ = LIGHT POLE, WOOD
- ⊠ = MAILBOX
- ⊠ = MANHOLE, ELECTRIC
- ⊠ = MANHOLE, GREASE TRAP
- ⊠ = MANHOLE, SANITARY SEWER
- ⊠ = STORM SEWER STRUCTURE
- ⊠ = MANHOLE, TELEPHONE
- ⊠ = METER, ELECTRIC
- ⊠ = METER, GAS
- ⊠ = METER, RECLAIMED WATER
- ⊠ = METER, WATER
- ⊠ = MITERED END SECTION
- ⊠ = MONITORING WELL
- ⊠ = PEDESTRIAN CROSSING SIGNAL
- ⊠ = SANITARY CLEANOUT
- ⊠ = SCHEDULE B-2 ITEM
- ⊠ = TELEPHONE RISER
- ⊠ = TRAFFIC SIGN
- ⊠ = TRAFFIC SIGNAL BOX
- ⊠ = TRAFFIC SIGNAL POLE
- ⊠ = UNDERGROUND CABLE TELEVISION MARKER
- ⊠ = UNDERGROUND CABLE TELEVISION WARNING SIGN
- ⊠ = UNDERGROUND ELECTRIC MARKER
- ⊠ = UNDERGROUND ELECTRIC WARNING SIGN
- ⊠ = UNDERGROUND FIBER OPTIC MARKER
- ⊠ = UNDERGROUND FIBER OPTIC WARNING SIGN
- ⊠ = UNDERGROUND FORECMAIN MARKER
- ⊠ = UNDERGROUND FORECMAIN WARNING SIGN
- ⊠ = UNDERGROUND GAS MARKER
- ⊠ = UNDERGROUND GAS WARNING SIGN
- ⊠ = UNDERGROUND RECLAIMED WATER MARKER
- ⊠ = UNDERGROUND RECLAIMED WATER WARNING SIGN
- ⊠ = UNDERGROUND SANITARY SEWER MARKER
- ⊠ = UNDERGROUND SANITARY SEWER WARNING SIGN
- ⊠ = UNDERGROUND TELEPHONE MARKER
- ⊠ = UNDERGROUND TELEPHONE WARNING SIGN
- ⊠ = UNDERGROUND WATER MARKER
- ⊠ = UNDERGROUND WATER WARNING SIGN
- ⊠ = UTILITY POLE, CONCRETE
- ⊠ = UTILITY POLE, METAL
- ⊠ = UTILITY POLE, WOOD
- ⊠ = VALVE, GAS
- ⊠ = VALVE, RECLAIMED WATER
- ⊠ = VALVE, SANITARY
- ⊠ = VALVE, WATER
- ⊠ = WELL



8TH AVENUE (F)
SIXTH AVENUE (P)
55' R/W (P)

7TH AVENUE (F)
SEVENTH AVENUE (P)
55' R/W (P)



TREE LEGEND

- ⊕ = BAY TREE
- ⊕ = BOTTLE BRUSH TREE
- ⊕ = CAMPHOR TREE
- ⊕ = CEDAR
- ⊕ = CHINABERRY TREE
- ⊕ = CITRUS TREE
- ⊕ = CYPRESS TREE
- ⊕ = ELM TREE
- ⊕ = EUCALYPTUS TREE
- ⊕ = MAGNOLIA TREE
- ⊕ = MAPLE TREE
- ⊕ = MULBERRY TREE
- ⊕ = OAK TREE
- ⊕ = OTHER SPECIES
- ⊕ = PALM TREE
- ⊕ = PECAN TREE
- ⊕ = PERSIMMON TREE
- ⊕ = PINE TREE
- ⊕ = SYCAMORE TREE
- ⊕ = WAX MYRTLE TREE
- ⊕ = WILLOW TREE

- — — — — = TOP OF BANK
- — — — — = TOE OF SLOPE or CENTER LINE OF DITCH
- — — — — = 6" CHAIN LINK FENCE UNLESS OTHERWISE NOTED
- — — — — = OVERHEAD UTILITY LINES
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND FORECMAIN
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
- — — — — = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

DATE	NUMBER	REVISIONS	BY



Owner's Authorization for Agent

I/WE Brandon Tecklenburg for 702 PAG WAY GROUP LLC
(print name of property owner)
hereby authorize DEVMAR
(print name of agent)
to represent me/us in an application for TRC Approval
(type of application: variance, conditional use, zoning, etc.)

[Signature]
Signature of Owner

Signature of Owner

Brandon Tecklenburg
Print Name of Owner

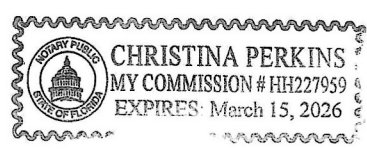
Print Name of Owner

The forgoing instrument was acknowledged before me this 22nd day of July 2025 by Brandon Tecklenburg who is personally known or produced as identification.

[Signature]
(Notary Signature)

7/22/2025
(Date)

My Commission Expires 3/15/2026



CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org