



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, September 4, 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 September 4, 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

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).

d. Certificate of Appropriateness for Demolition No. 25110: 2505 Pass-a-Grille Way

Precision Builders of Pinellas Inc. for Michele L and Daniel R Osborn of PAG Dreaming LLC requests to demolish a single-family residence on the property that is considered a contributing resource to the Pass-a-Grille Historic District

e. Certificate of Appropriateness for Demolition No. 25116: 108 13th Ave.

Jane and Michael Gilbertson request to demolish a single-family residence on the property that is considered a contributing resource to the Pass-A-Grille Historic District.

f. Local Historic Designation No. 25082: 8345 Boca Ciega Dr

Dennis R and Sandra B Sullivan, owners, request local landmark designation of "The Pumpkin Shell", a single-family residence constructed circa 1925 and relocated to its current address circa 1938.

5. Discussion Items

a. Design Review: 103 2nd Avenue

Cal Webster for Kimberly and Stephen Turner requests a design review, pursuant to LDC Sec. 20.15. - House-Medium and partially subject to Sec. 3.10. - Vested rights and nonconformities, to convert an existing, contributing one-story residence to parking, storage, and access, and construct above a reestablished living level.

b. Design Review: 106 20th Avenue

Casi Guess for ILIANA R GUESS & W MARION GUESS JR REVOCABLE LIVING TRUST requests a design review of a new House-Medium residence constructed at the subject property that is proposed to replace a storm-damaged two-family residence (LDC Sec. 20.24.).

c. Local Historic Districts

Staff will present the general requirements and benefits of local historic districts.

d. Design Guidebook: Preferred architectural styles and promoted new-builds

Discussing recent construction projects the Historic Preservation Board found met the intent of the Overlay design guidelines. Photos of these residences will be included in the Design Guidebook.

e. Update on the status of City-owned historic resources

Sharing updates, if any, on the status of City-owned historic resources.

6. Next Meeting: October 10, 2025

7. Adjournment -

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

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

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