



**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.

**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: September 4, 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 (PI12535), 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

X

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.

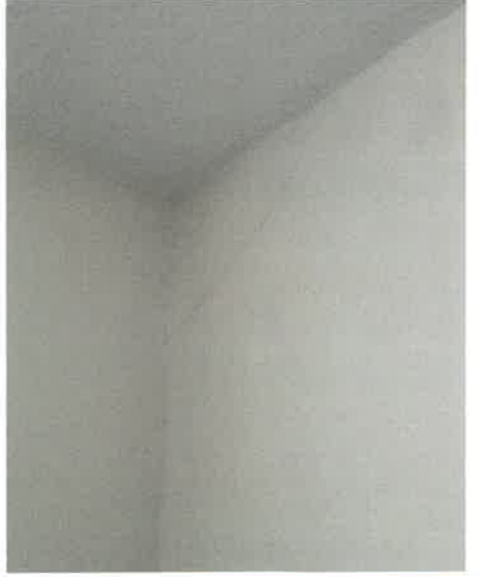
NA

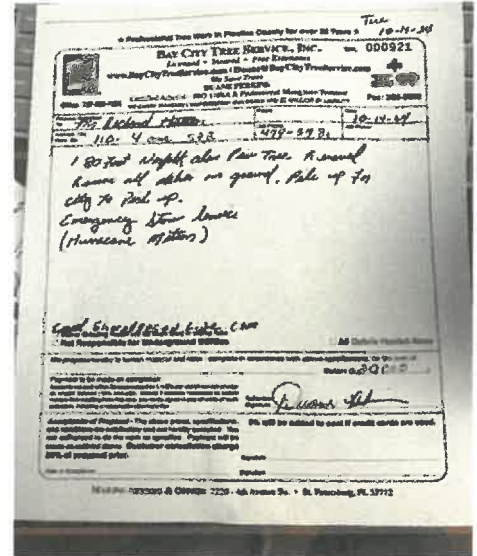
2. Attach photos and a survey of the existing property.

ATTACHED

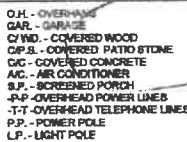
3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

NA





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.



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.

Tampa
1503 West Busch Blvd,
Suite A
Tampa, Florida 33612
Phone 813-961-3075



Orlando
9100 Conroy Windermere Rd,
Suite 200
Orlando, Florida 34786
Phone 407-537-2412

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

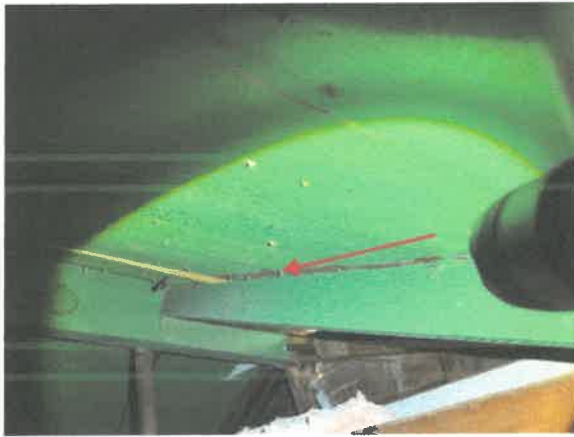


Observation 4: Cracking on rafter

Tampa
1503 West Busch Blvd,
Suite A
Tampa, Florida 33612
Phone 813-961-3075



Orlando
9100 Conroy Windermere Rd,
Suite 200
Orlando, Florida 34786
Phone 407-537-2412



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

Tampa
1503 West Busch Blvd,
Suite A
Tampa, Florida 33612
Phone 813-961-3075



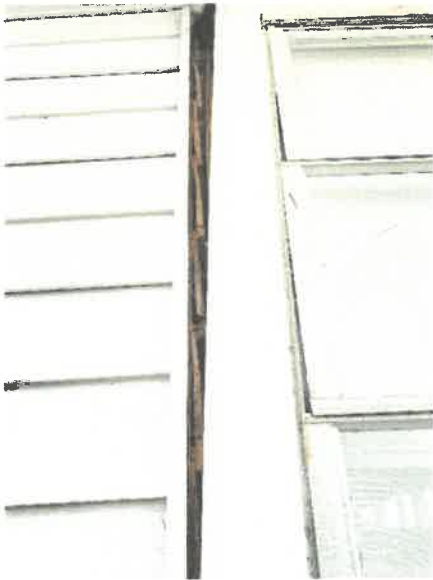
Orlando
9100 Conroy Windermere Rd,
Suite 200
Orlando, Florida 34786
Phone 407-537-2412



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.

Tampa
1503 West Busch Blvd,
Suite A
Tampa, Florida 33612
Phone 813-961-3075



Orlando
9100 Conroy Windermere Rd,
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Orlando, Florida 34786
Phone 407-537-2412

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.

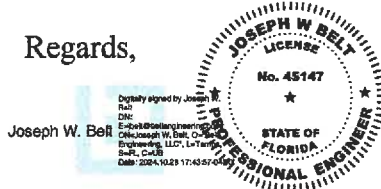
LIMITATIONS

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. (☒) 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. 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.

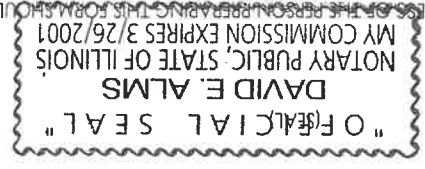
Signed Richard L. Hatton
(principal)
(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURES OF THE AGENTS.)
I certify that the signatures of my agent (and successors) are correct.

_____ (agent)	_____ (principal)
_____ (successor agent)	_____ (principal)
_____ (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: September 4, 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.

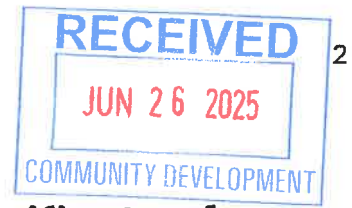
The applicant should be made aware that an existing option to develop to the underlying zoning district is pending removal if the Pass-A-Grille Overlay District amendments are approved. While this would not affect the ability for the applicant to develop a residence on the lot, it may prevent the lot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

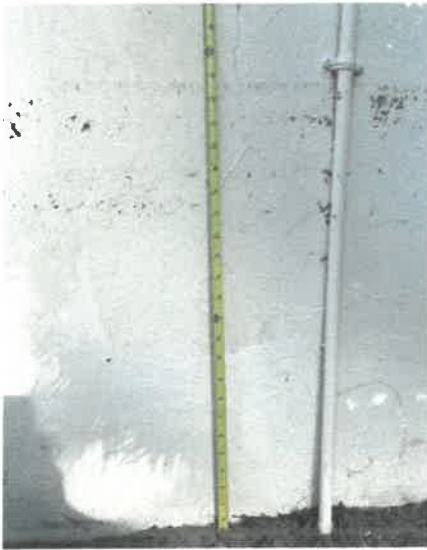
NA

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





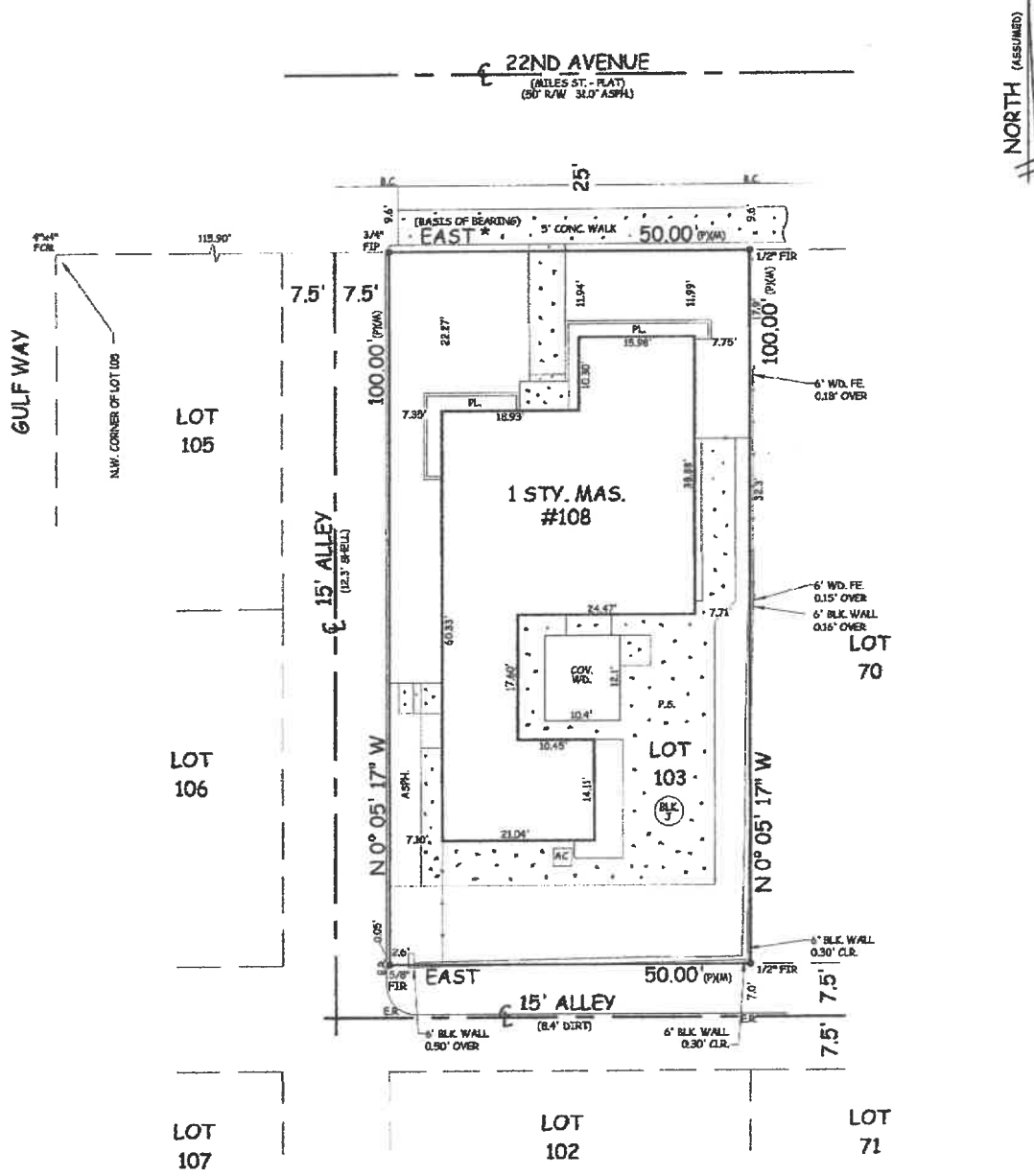
JOB NO.: 160286		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 2/25/16			FAX (727) 344-4640

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: 8/03/03 Base Flood Elev.: 11.0'

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 54-17, 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 REVISORING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID 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:							
F.I.P. - FOUND IRON PIPE				F.D. - FOUND			
F.C.M. - FOUND CONCRETE MONUMENT				N.A.D. - NAIL AND DISK			
F.F.R. - FOUND FROM ROD				P.O.L. - POINT ON LINE			
S.I.R. - SET IRON ROD 1/2" LB #7410				P.C. - POINT OF CURVATURE			
P.R.C. - POINT OF REVERSE CURVATURE				P.T. - POINT OF TANGENCY			
P.C.C. - POINT OF COMPOUND CURVATURE				P.I. - POINT OF INTERSECTION			
F.N.F.E. - FINISHED FLOOR ELEVATION				X.I.L. - FENCE			
P.R.M. - PERMANENT REFERENCE MONUMENT				F.F. - FENCE			
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1989				A.D.J. - ADJACENT			
				R. - RADIUS			
				A. - ARC			
				C. - CHORD			
				Δ - DELTA			
				R/W - RIGHT OF WAY			
				# - NUMBER			
				M.S. - MASONRY			
				F.R.M. - FRAME			
				G.I. - GRATE INLET			
				C.B. - CATCH BASIN			
				F.H. - FIRE HYDRANT			
				M/S - METAL SHED			
				ALUM. - ALUMINUM			
				W.H. - WATER HEATER			
				P.S. - PAVED STONE			
				C.P. - CARPORT			
				P.L. - PLANTER			
				B.C. - BACK OF CURB			
				E.P. - EDGE OF PAVEMENT			
				E.R. - EDGE OF ROAD			
				E.O.W. - EDGE OF WATER			
				T.O.B. - TOP OF BANK			
				W.W. - WING WALL			
				C. - CENTERLINE			
				R/W - RIGHT OF WAY			
				(P) - PLAT			
				(C) - CALCULATION			
				(D) - DEED			
				(M) - MEASURED			
				N. - NORTH			
				S. - SOUTH			
				E. - EAST			
				W. - WEST			
				E.M.T. - EASEMENT			
				M.H. - MANHOLE			
				CONC. - CONCRETE			
				C.L.R. - CLEAR			
				C.O.L. - COLUMN			
				IND. - WOOD			
				A.C. - AIR CONDITIONER			
				S.P. - SCREENED PORCH			
				P.P. - OVERHEAD POWER LINES			
				T-T - OVERHEAD TELEPHONE LINES			
				P.P. - POWER POLE			
				L.P. - LIGHT POLE			

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)

Exterior Material/Siding
Windows NA
Doors
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.

Richard Hatton per 6/25/25
 Owner/Applicant Signature Susan Hatton 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. (☒) 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.)

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

SUSAN HATTON

Janese Davis

Signature of agent

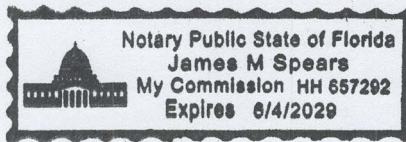
Janese Davis

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)

My commission expires 6.4.29



8-1-25

(Date)

**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: September 4, 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:

SCOPE OF WORK

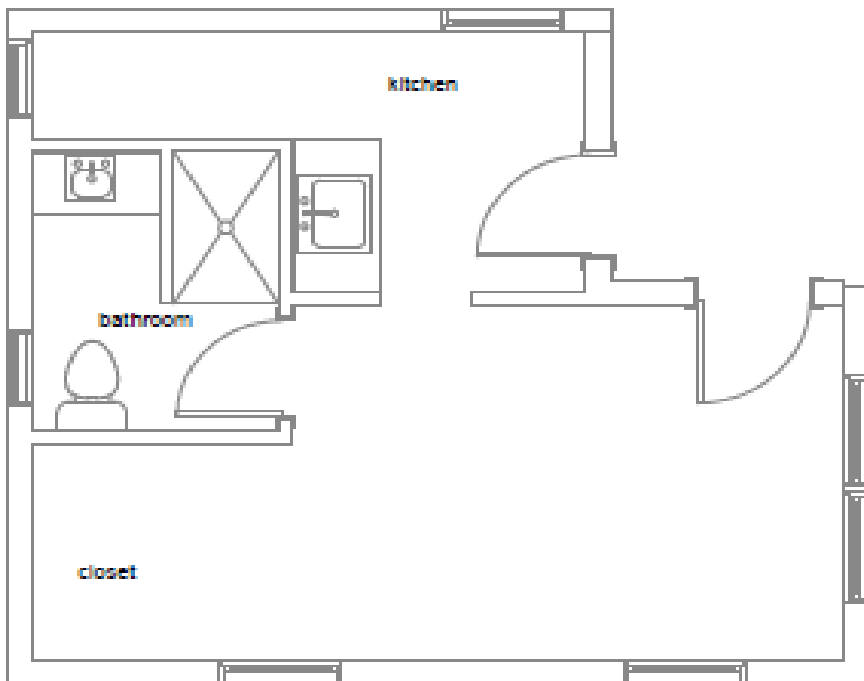
PROPOSED 44 SQ FT ADDITION TO THE EXISTING ADU.

EXTERIOR SCOPE:

- 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.

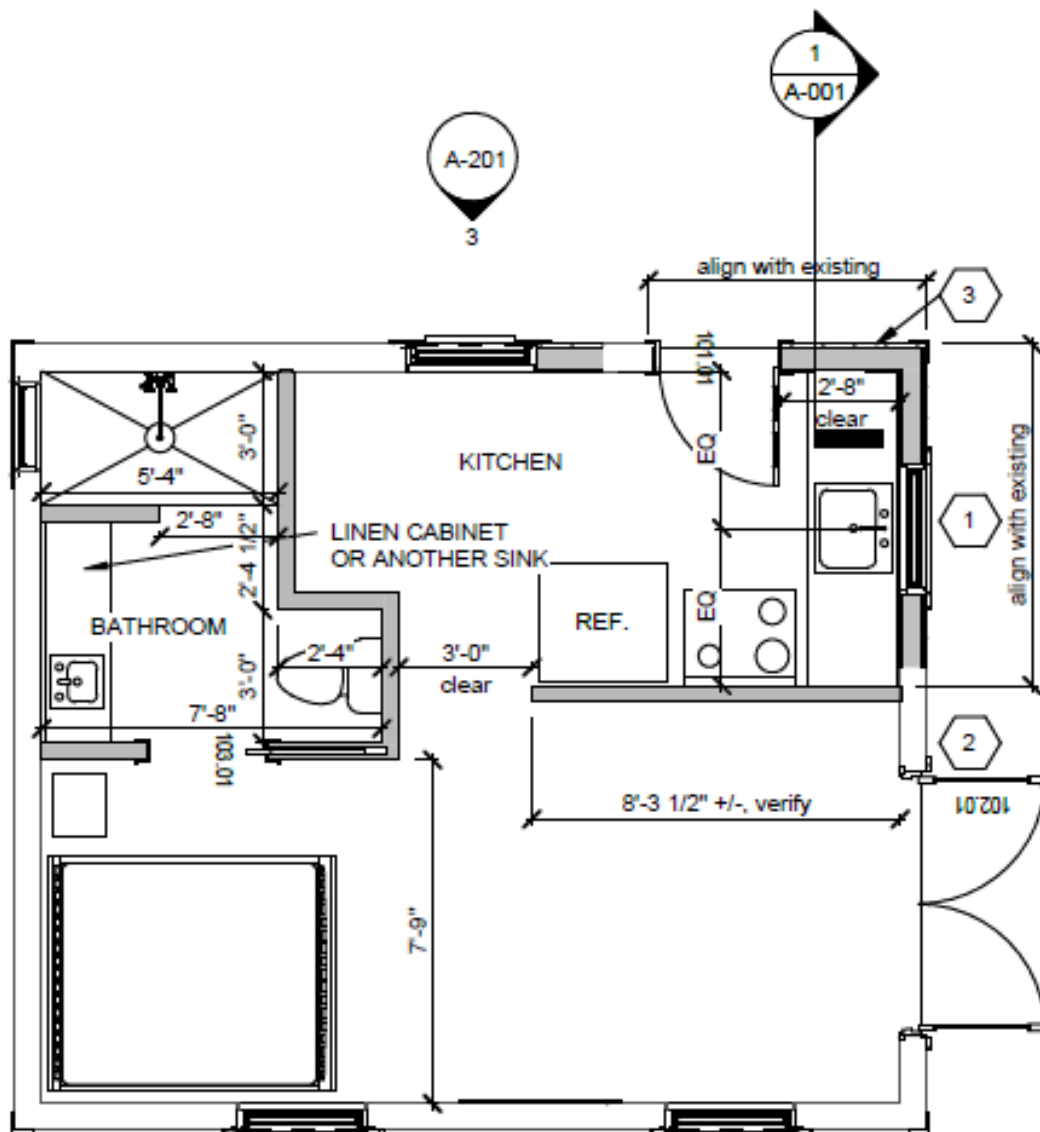
INTERIOR REMODEL SCOPE:

- 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 FOAM INSULATION.
- 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
 912 W. Martin Luther King Jr. Blvd
 Tampa, FL 33603

Leslie Van Trump
 Total Permitting Service
 1703 Village Ct
 Brandon, Florida,
 33511-6237

Phone 813-228-6661
 813-833-0775
 Phone leslietv6@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

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

PROPOSED USE

^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 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 proposed work on the following systems.

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

Exterior material/siding	
Matching existing siding:	
Windows	
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)	
Doors	
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	
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	
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.


Applicant Signature


Date



Application for FEMA Variance

GENERAL INFORMATION:

Case Number _____

Property Owner Name/Address

Agent or Representative Name/Address

Alexander Engelman + Adrienne Timmel Leslie Van Trump + Paul J. Sierra
825 Bayshore Blvd. 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
PJS@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 Hellene 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 as possible. The historic designation plac on this cottage is #60.

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.

Leslie Van 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.

AVT 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.

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

AVT 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.

AVT 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.

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

AVT 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.

AVT 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.

Joseph 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

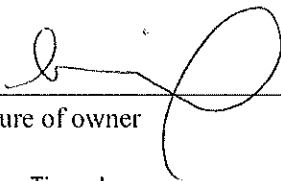
(print name of property owner)

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.

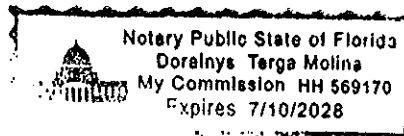
Doralyns Terga Molina

(Notary Signature)

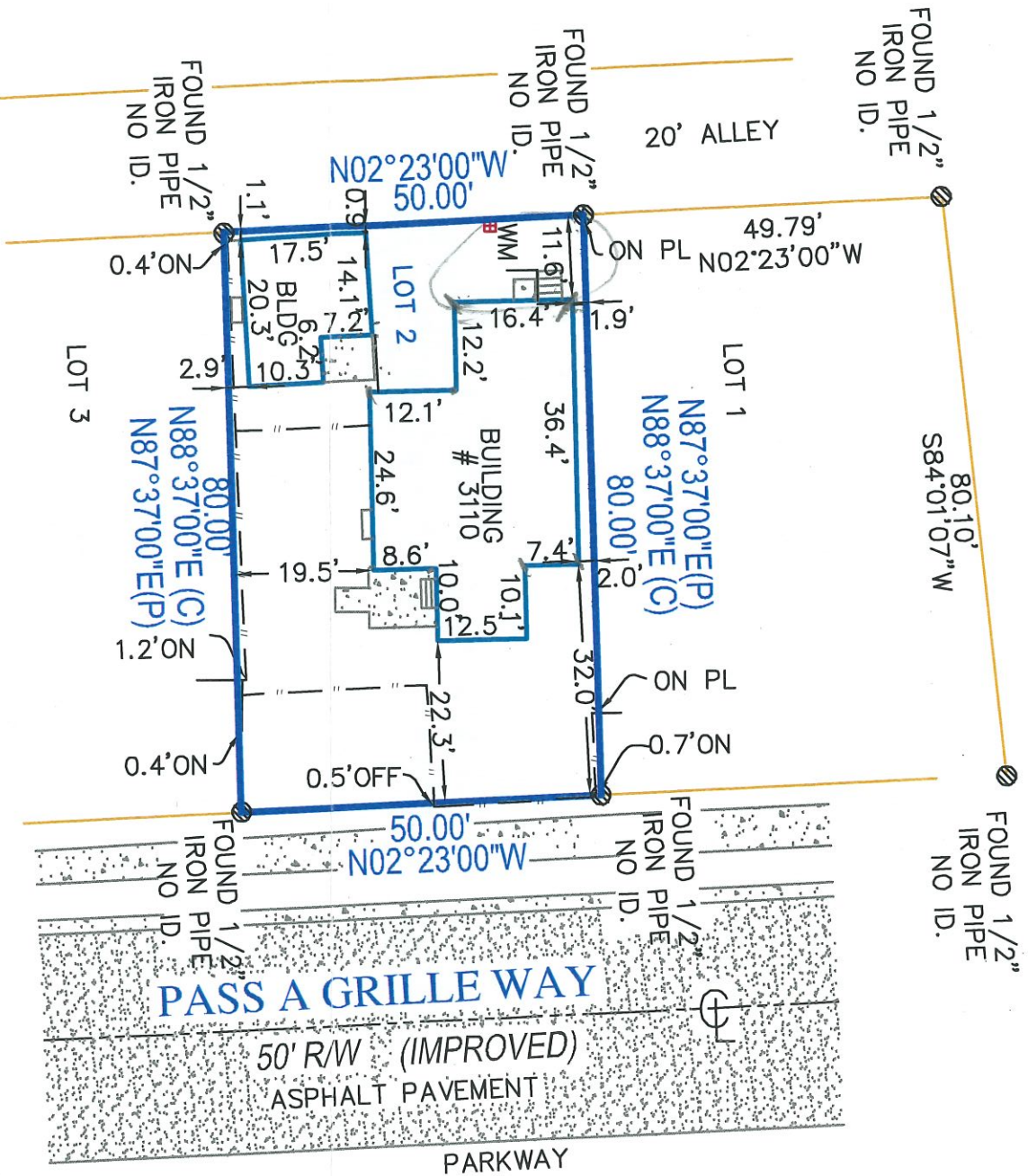
04/23/2025

(Date)

My commission expires 7/10/2028



BOUNDARY SURVEY

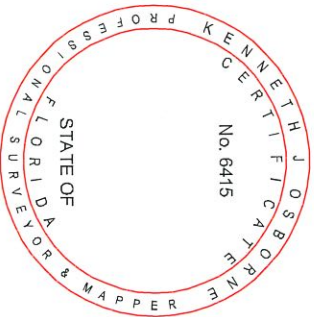


SCALE
1"=30'

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

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 SEAL, AND SIGNATURE.



**KENNETH
OSBORNE**

(SIGNED) **KENNETH J OSBORNE**
PROFESSIONAL SURVEYOR AND MAPPER #6415

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

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

TARGET
SURVEYING, LLC
LB #7893

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://targesurveying.net>

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)





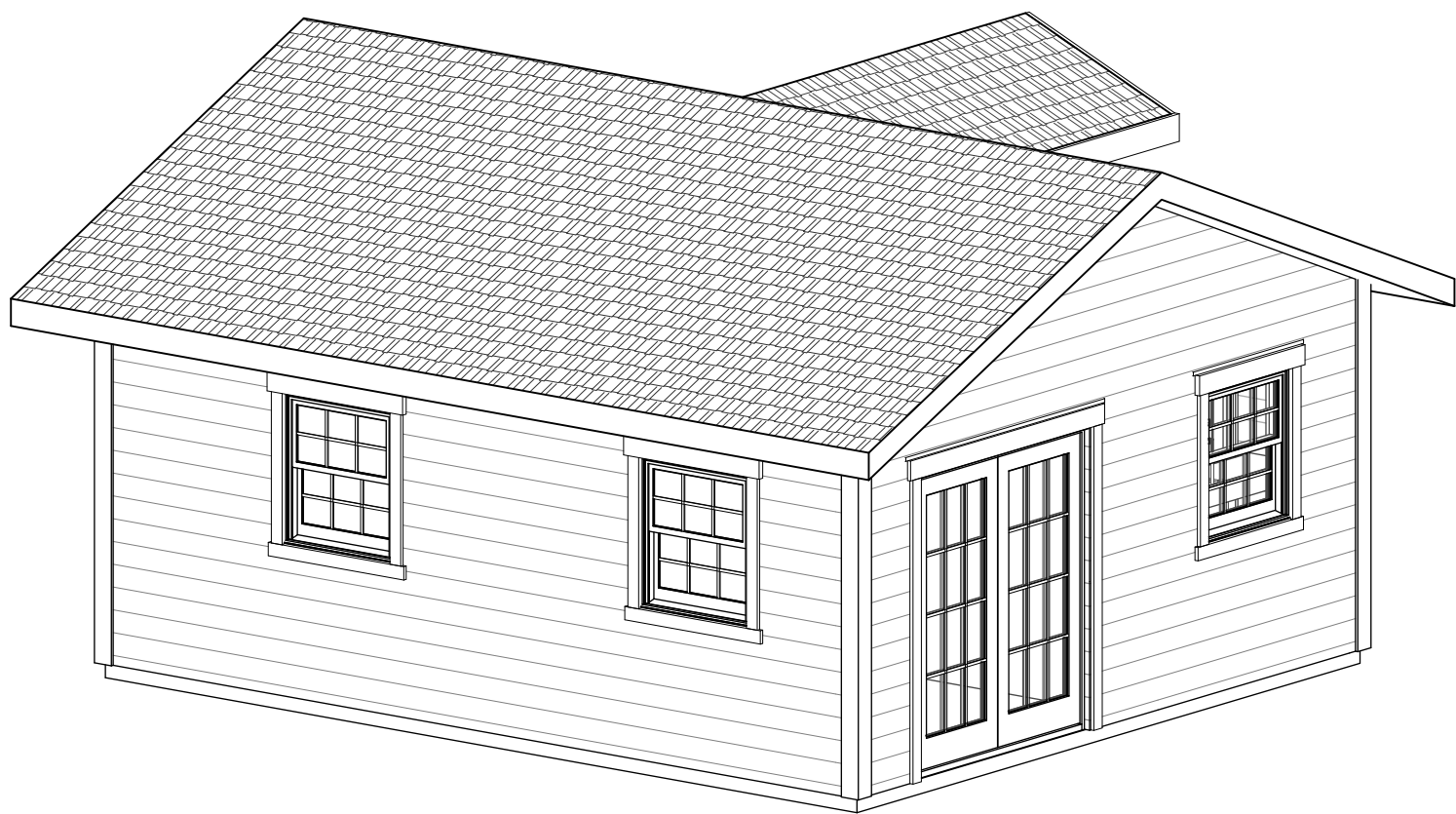






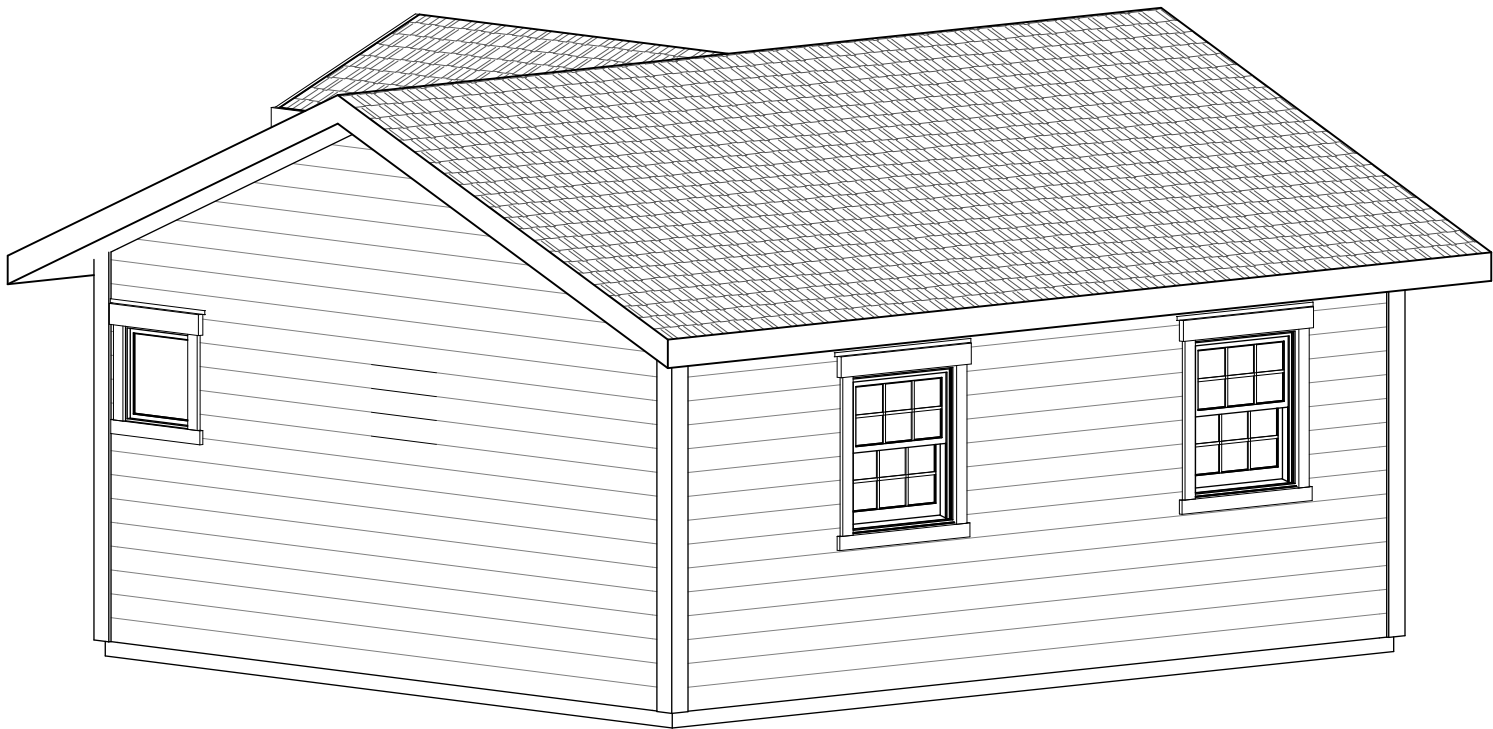


D



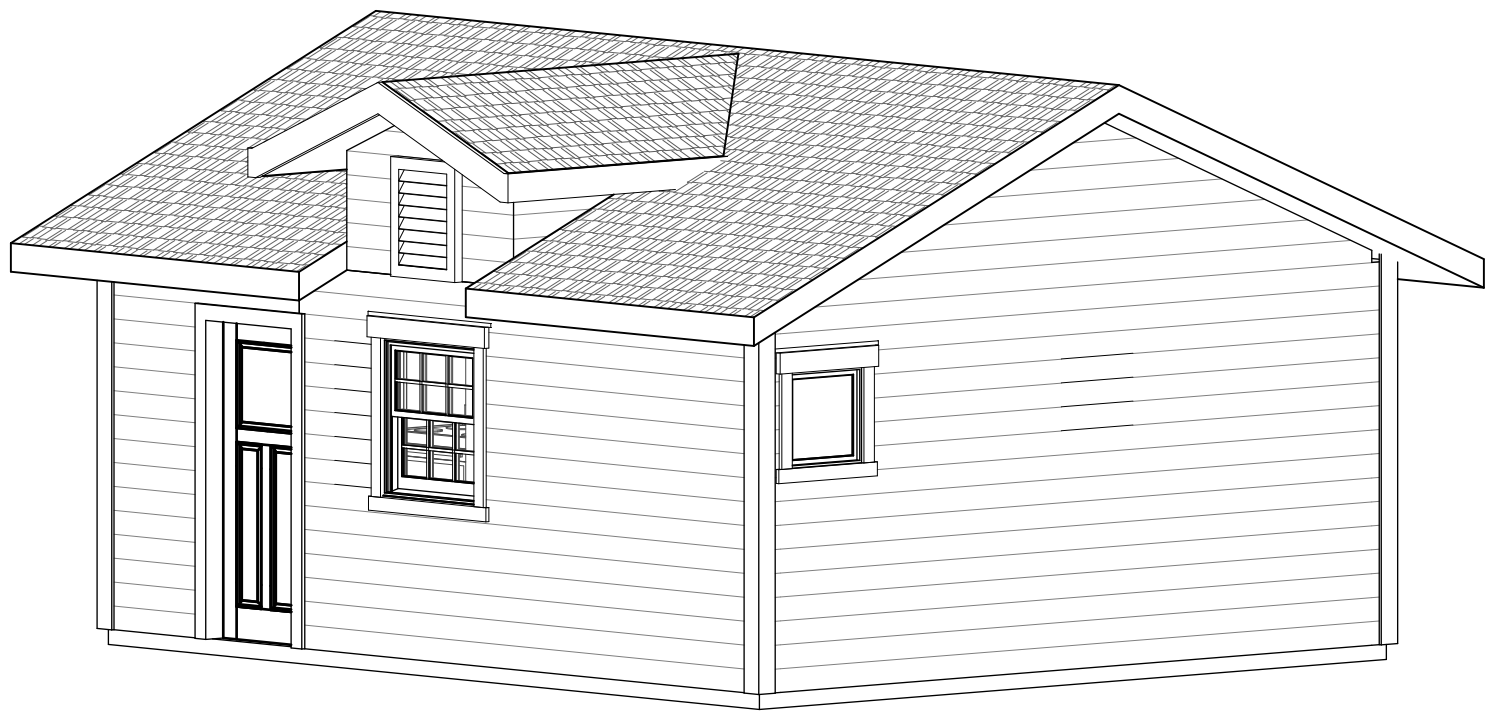
8 ORTHOGRAPHIC VIEW

C



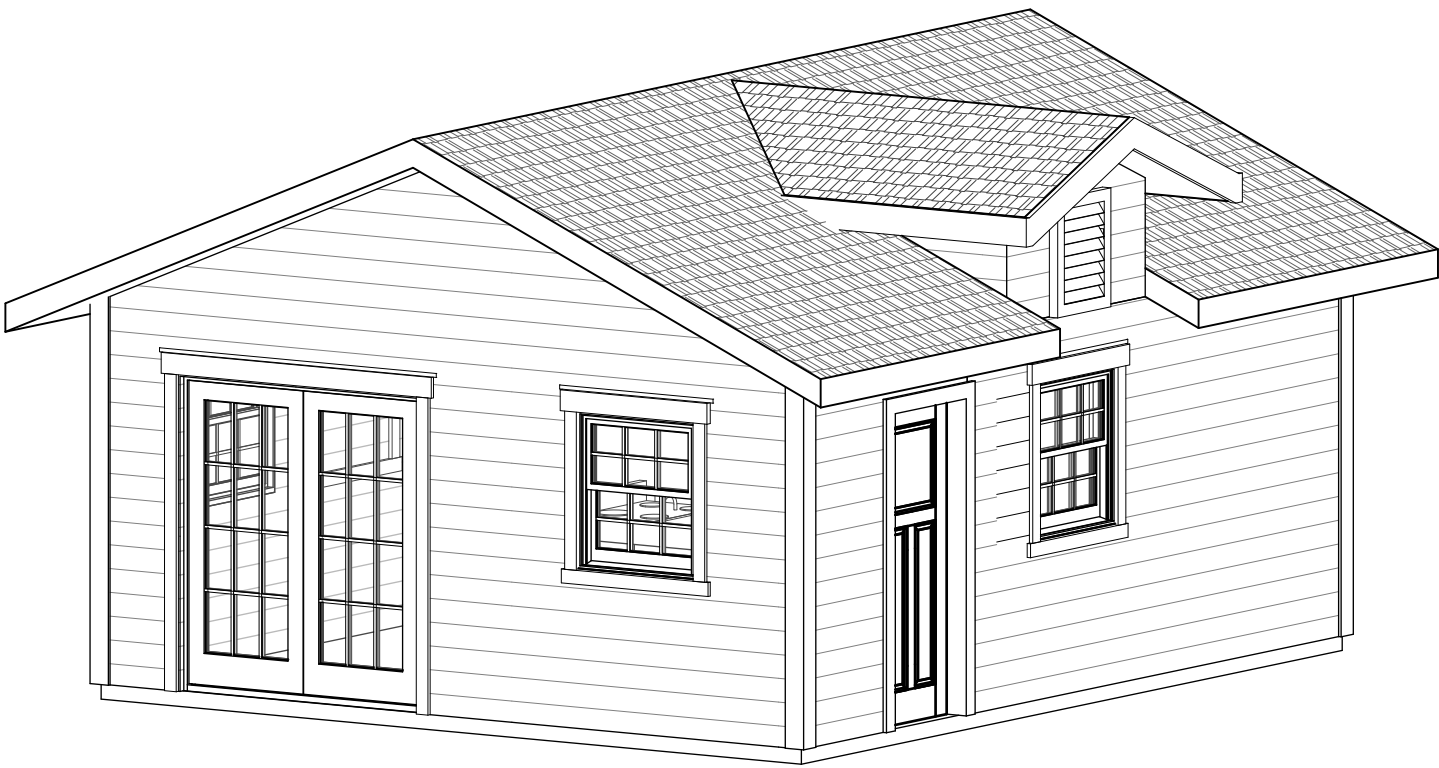
7 ORTHOGRAPHIC VIEW

B

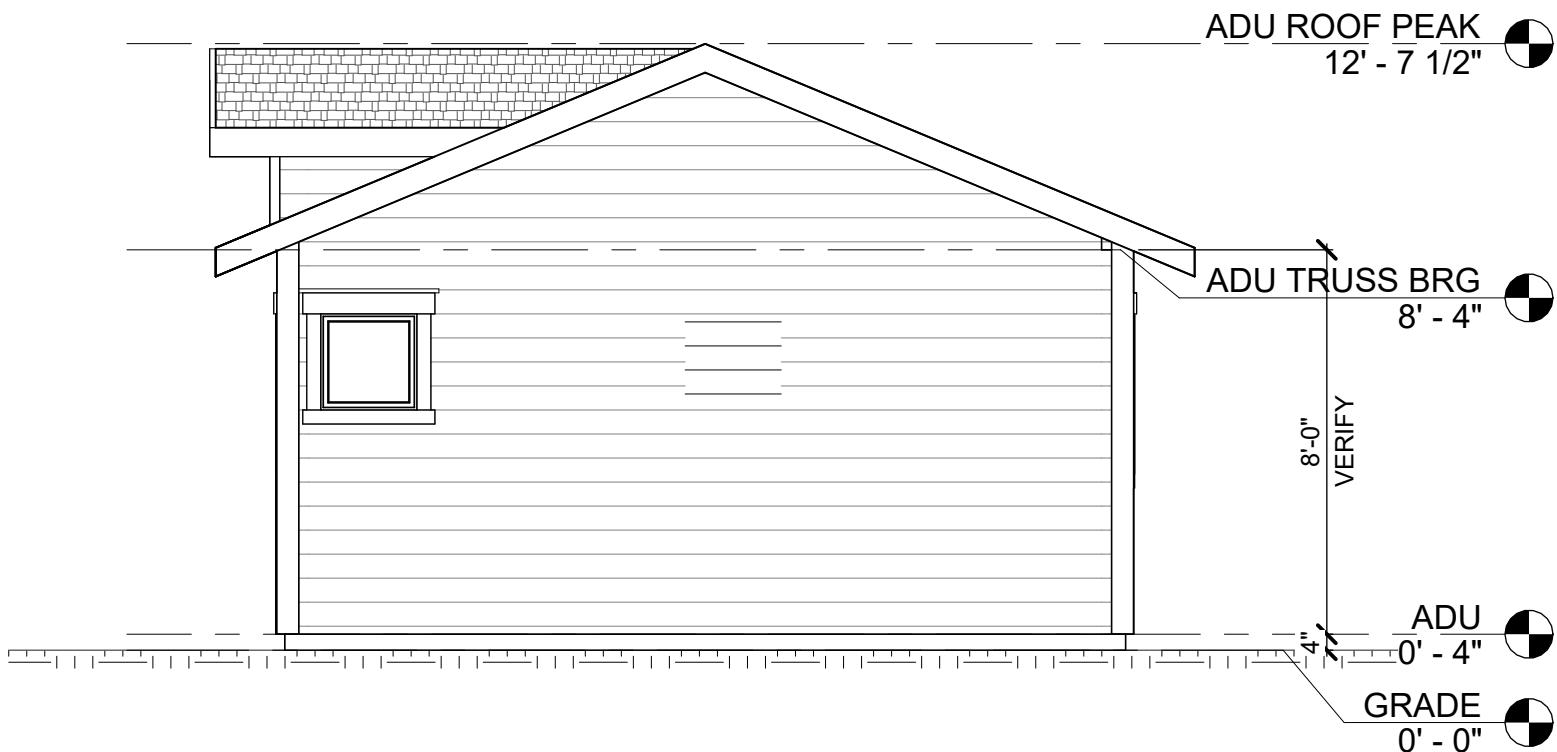


6 ORTHOGRAPHIC VIEW

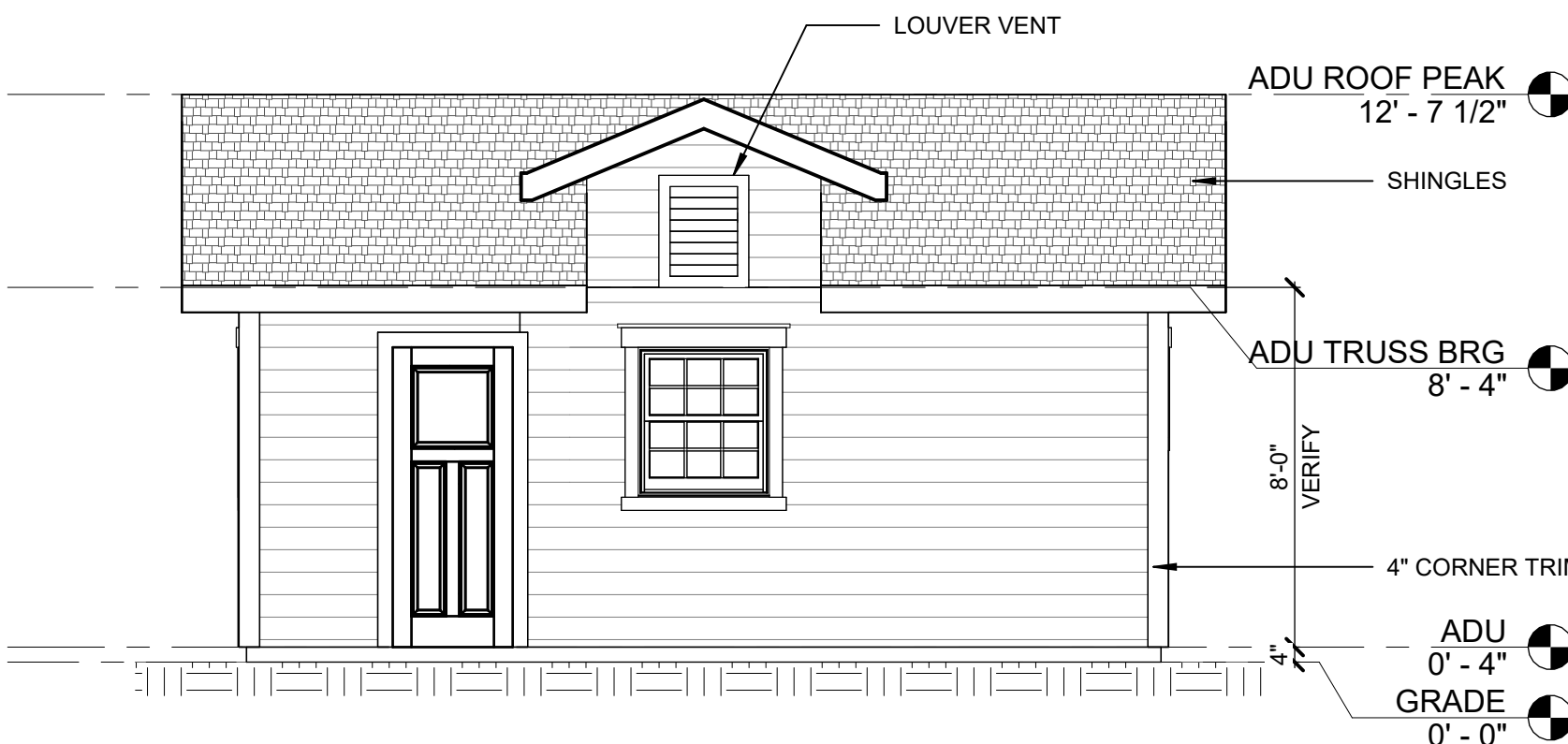
A



5 ORTHOGRAPHIC VIEW



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



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



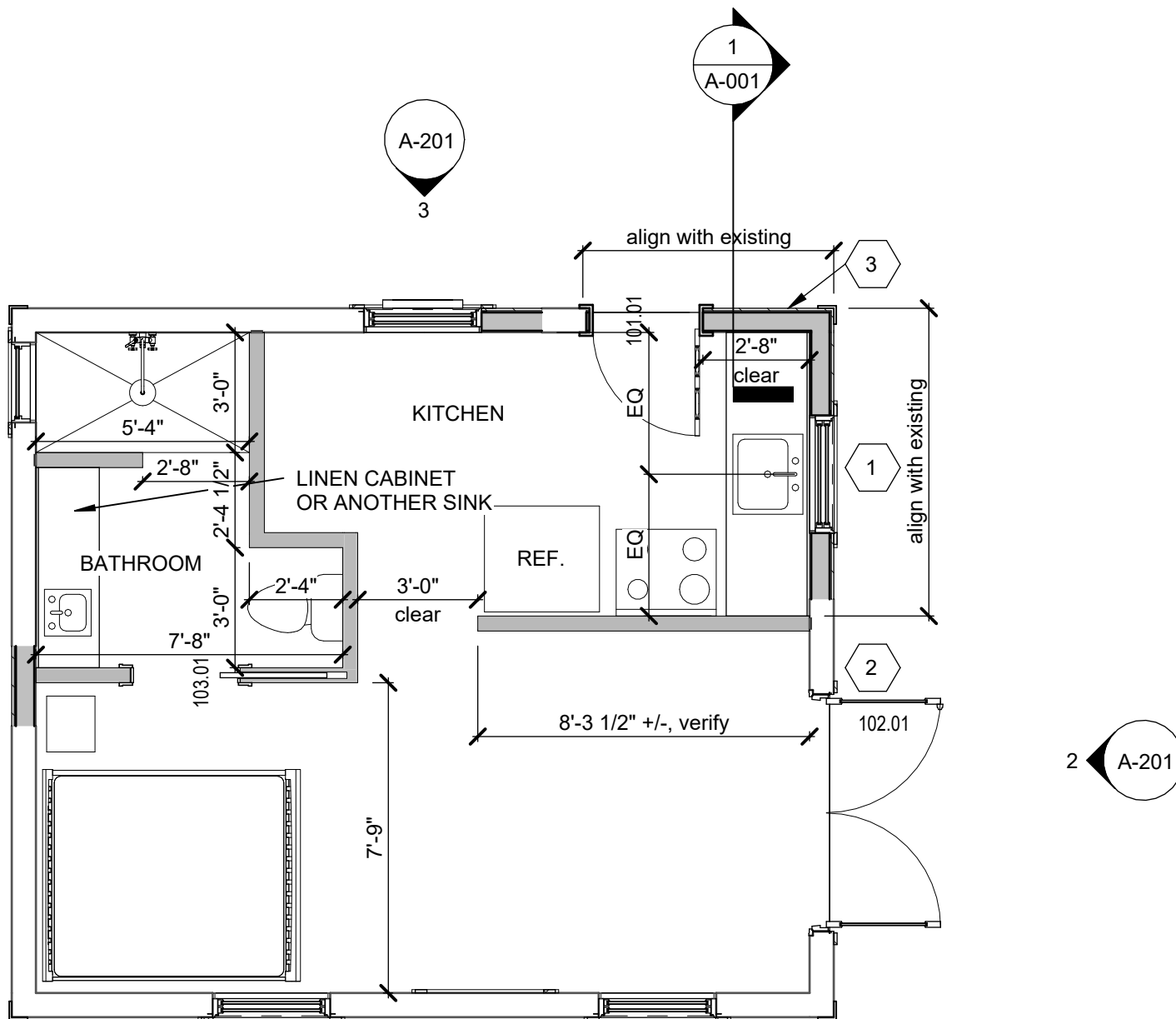
2 ELEVATION
1/4" = 1'-0"



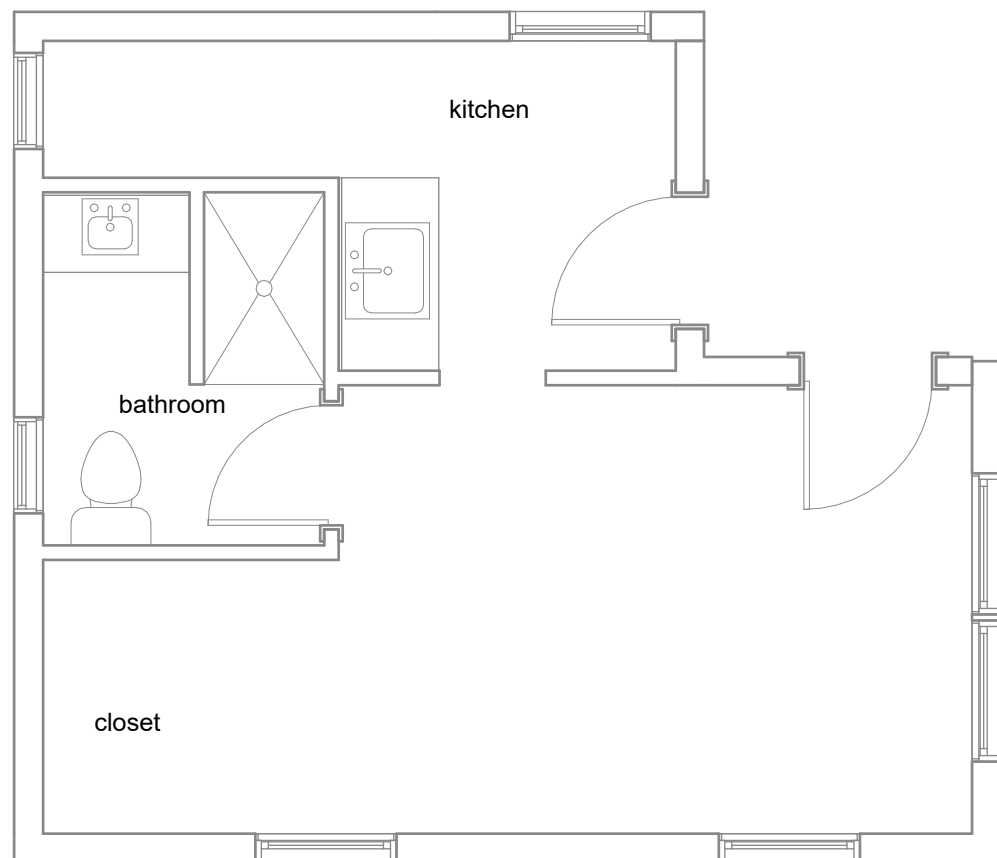
1 ELEVATION
1/4" = 1'-0"

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-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.



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



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

CW
I.A.A.E.

chris warren, LLC

IMPERIOR ARCHITECTURAL ENGINEERING
Cheuk Or FL REG. NO. AR95166
Chris Warren FL. REG. NO. ID6386
6226 Greenleaf LN, Tampa FL 33617

RENOVATION TO ACCESSORY
STRUCTURE
3110 Pass A Grille Way, Saint Pete Beach, FL 33706
CONSTRUCTION DOCUMENTS

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.

PRINTED COPIES OF THE DOCUMENTS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CHEUK OR
REGISTERED ARCHITECT NUMBER AR95166
STATE OF FLORIDA

© 2025 CHRIS WARREN, LLC.

EXTERIOR
ELEVATIONS

A-201

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25110: 2505 Pass-a-Grille Way

Action Request: (Following applicant testimony) Motion to approve Certificate of Appropriateness Case No. 25110 for demolition of the residence at 2505 Pass-a-Grille Way without a stay on demolition.

Strategic Objective:

Date: September 4, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Staff requests additional support pertaining to the damage claimed to be sustained to the foundation, but finds that there is evident damage to the interior as supported by applicant photos.

While the structure is frame vernacular, the most common style for the area, Staff finds the structure to be well preserved and a great example of a "rough-hewn" siding-clad residence. Its loss will be a loss for the district. While a later addition and not historic in its own right, Staff also finds the second-floor addition to be an excellent example of an addition that updates a residence for livability without destroying its historic integrity, as it is limited in extent and well-recessed behind a gable roof and significant landscaping screening.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Survey
4. Agent Authorization
5. Photos - Combined



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

Certificate of Appropriateness Case No. 25110: Precision Builders of Pinellas Inc. for Michele L and Daniel R Osborn of PAG Dreaming LLC

Meeting Date: September 4, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting to demolish the single-family residence on the subject property that contributes to the Pass-A-Grille Historic District (PI12647).
SUBJECT PROPERTY	2505 Pass-a-Grille Way; Parcel # 18-32-16-88074-007-0090; SUNSET PARK ADD REPLAT BLK G, LOT 9.
LAND USE / ZONING	RU-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1934
HISTORIC STATUS	Constructed c 1934, the structure was considered a contributing resource to the Pass-a-Grille Historic District in its 2003 boundary increase, and maintained in the 2015 re-survey.
SURROUNDING AREA	North – Single-family residence South – Three-family residence East – Water West – Single-family residence

BACKGROUND and ANALYSIS

The subject parcel contains a single-family frame vernacular residence constructed in 1934. The residence contains a small enclosed upper story with seating deck recessed to the rear of the structure to mask its presence from the primary frontage, and is notable for its rough-cut wood siding, overhanging eaves, and gable portico protecting the original front door.



Above, left: A photo of the residence from the 2015 re-survey of the Pass-A-Grille Historic District.
Above, right: The residence in 2023.

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 frame vernacular and is historically and architecturally significant for its scale and materials. The rough-sawn wood siding is a rare feature in south Pinellas County and contributes to the structure's rusticated exterior. The structure also has a modest porch, overhanging eaves, and other simple features evident of the early frame vernacular style. While added in later years, the rear addition is an excellent example of what Staff considers a scale-appropriate update to the residence, working with the existing scale of the structure and the gable roofline to effectively integrate with the building and provide a livability update without overpowering the residence.
 - (2) **The importance of the building to the character of a district, if applicable.**

While frame vernacular residences are common in the area, the massing, lack of significant exterior frontage alterations, and materials of the subject residence are of merit. The loss of this residence will affect the district's integrity.

(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 with the same living floor 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. Additionally, existing mature and healthy vegetation that assists with screening on the property may be removed to facilitate new construction.

The residence is constructed with generally-appropriate modern setbacks and at an allowable density for the property. A similar footprint could be reconstructed, at a FEMA-compliant elevation, provided the residence undergoes design review.

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

Frame vernacular remains the prevailing historic style in Pass-a-Grille, reflecting its modest origins as a resort community where emphasis on construction of residences of seasonal integrity was priority. However, its relatively unaltered status, the use of rough-hewn wood siding, and appropriate livability updates do set the residence apart from other frame vernacular residences and maintain it as a good example of the vernacular.

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

The City's substantial damage estimate for the structure found it to have sustained less-than substantial damage, at a damage estimate of \$68,000 against a 50% depreciated value of \$144,347. However, in their narrative, the applicant states that the foundation of the residence was destroyed, which would suggest a restoration value that far exceeds the City's estimate. Photos of the interior also show significant damage to flooring and drywall.

(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.

If the applicant provides additional justification for the claim that the foundation was destroyed, Staff finds it unreasonable to request rehabilitation.

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 requests additional information from the applicant pertaining to the foundation damage, as most photos showed the structure's interior rather than what is presumed to be foundation scour.

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:

Following additional applicant support for the foundation damage:
Staff recommends APPROVAL of the Certificate of Appropriateness for Demolition of the contributing structure at 2505 Pass-a-Grille Way without a stay on demolition.



Application for Certificate of Appropriateness

Owner Name & Address

PAG DREAMIN LLC
MICHELE L. OSBORN
DANIEL R. OSBORN
2503 PASS-A-GRILLE WAY
 Phone 417-860-6107

Representative Name & Address

PRECISION BUILDERS OF PINELLAS INC.
MARK ASARO
7968 134th ST N. SEMINOLE, FL 33776
 Phone ~~727-392-2525~~
727-392-2525

Property Address and Legal Description

2505 PASS-A-GRILLE WAY

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Rehabilitation

Relocation

DEMOLITION

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

N/A

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

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

New single family residence will be Approximately
4038 SF of living space above parking.

First two floors will be block + concrete.

Third floor frame, stucco + hardie board siding.

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;

After the storm beyond the home being completely immersed in black water the foundation of the original structure was destroyed.

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

The statement cannot be said in regards to the structure as a whole it is beyond the ability to be restored in particular to the original structure.

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
Stucco - Hardie board siding
Windows
PGT Vinyl Impact
Doors
" "
Roofing
STANDING seam
Entrances/Porches
concrete + tile

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



Owner/Applicant Signature



Date

Michele Osborn
TAG Dreamin', LLC Manager

MICHELE L OSBORN
DANIEL R OSBORN
758 TREE TOP LANE
SPRINGFIELD, MO 65802

80-1915/865

2203

DATE July 30, 2005 ^{MO}

SPECIALTY INK/NOI SECURITY



PAY TO
THE ORDER OF

St. Pete Beach \$50.00
fifty dollars ^{xx} 1.00 DOLLARS

Heat
Reactive
Ink

Private Banking

OakStar BANK www.oakstarbank.com

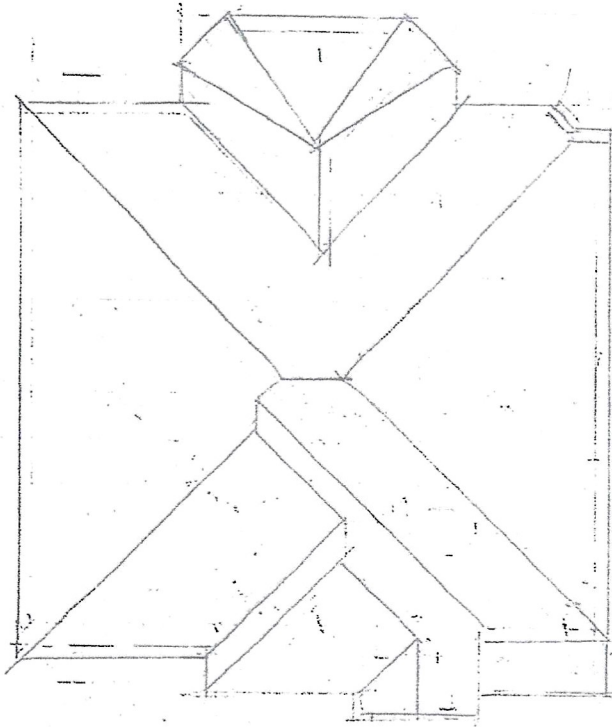
MEMO

permit app

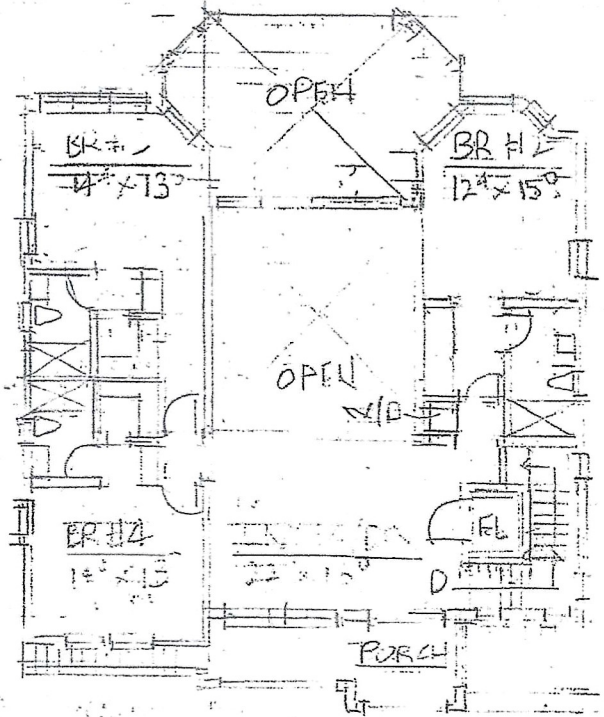
[Signature] ^{MP}

⑆006519159⑆ 2275570⑈ 02203

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

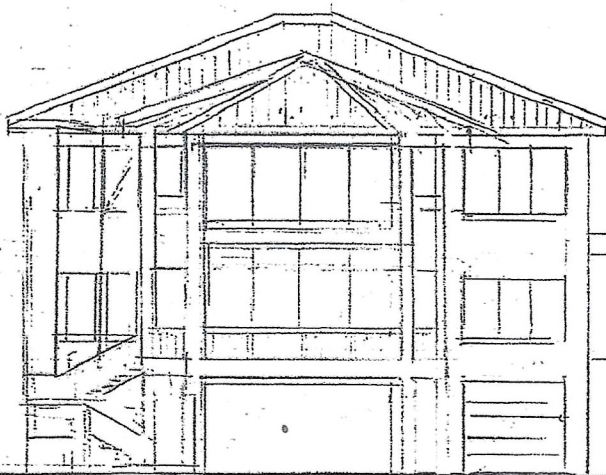


ROOF PLAN



THIRD FLOOR

$1/16" = 1'-0"$



REAR ELEVATION

$1/16" = 1'-0"$

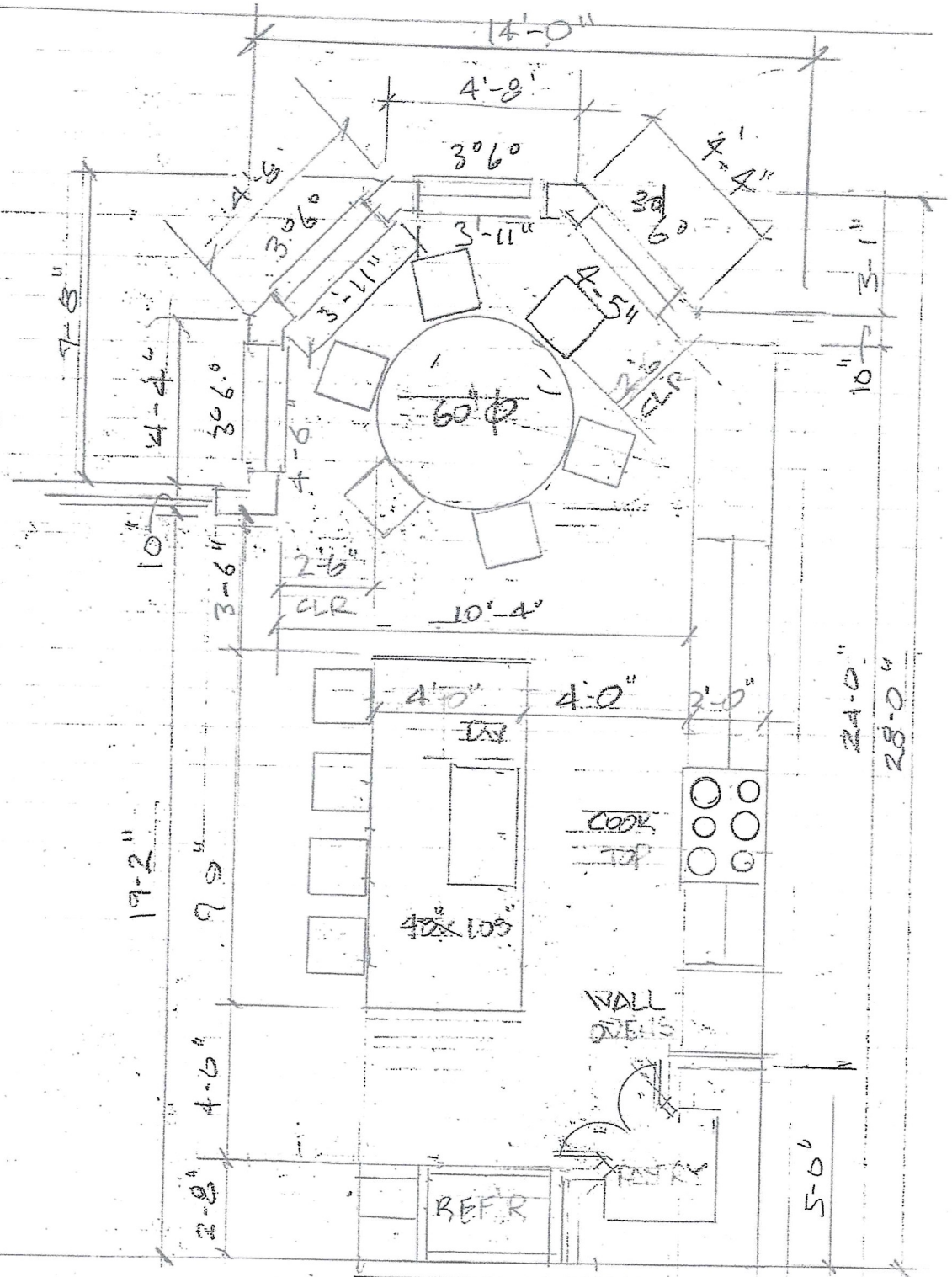


FRONT ELEVATION

$1/16" = 1'-0"$

PRELIMINARY DESIGN 4 SHEET 2 OF 2
JUNE 02, 2025

OSBORN RESIDENCE
2505 PASS-A-GRILLE WAY
ST. PETE BEACH, FL
MURDINC RES-17-2025



DINING/KITCHEN PLAN

OSBORN RESIDENCE

2505 PASSY CRUISE WAY

ST. PETE BEACH, FL

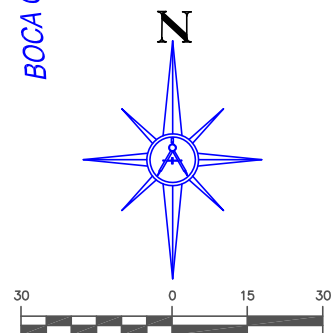
MJ RDING

RES-17-2025

JUNE 2, 2025

TYPE OF SURVEY: BOUNDARY

Property Address:
2505 PASS A GRILLE WAY
ST PETE BEACH, FLORIDA 33706



GRAPHIC SCALE (In Feet)
1 inch = 30 ft.

Professional Surveyor and Mapper Seal for Robert W. Richmond, License Number 8816, State of Florida. The seal is circular with a dashed border. The text "ROBERT W. RICHMOND" is at the top, "LICENSE NUMBER 8816" is in the center, and "STATE OF FLORIDA" is at the bottom. The words "Professional Surveyor and Mapper" are written along the bottom inner edge of the seal.



Owner's Authorization for Agent

I/WE PAG Dreamin, LLC, Michele Osborn, Manager
(print name of property owner)
hereby authorize Michael Julian
(print name of agent)
to represent me/us in an application for Certificate of appropriateness for demolition
(type of application: variance, conditional use, zoning, etc.)

[Signature]
Signature of Owner

Signature of Owner

Michele Osborn, Manager
Print Name of Owner
PAG Dreamin, LLC

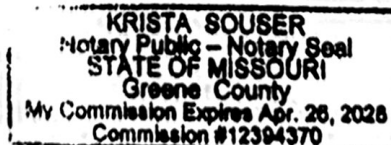
Print Name of Owner

The forgoing instrument was acknowledged before me this 5th day of August 2025 by Michele Osborn who is personally known _____ or produced Drivers License as identification.

Krista Souser
(Notary Signature)

8-5-25
(Date)

My Commission Expires 4-26-28



CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org







2505







PROTECTING ORGANISM
SERVING THE WORLD

102-700

SMART EXTERMINATING CO.
101 West 10th St.
Des Moines, IA 50319
(515) 461-8448
(515) 671-8881
24/7 OFF-PEAK, POST-SERVICE







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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25116: 108 13th Ave.

Action Request: Motion to approve Certificate of Appropriateness for Demolition Case Number 25116 for 108 13th Avenue without a stay on demolition.

Strategic Objective:

Date: September 4, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The structure has been significantly modified over the years and has sustained clear damage from the recent hurricanes. Staff does not request a stay on demolition.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Survey



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

Certificate of Appropriateness Case No. 25116: Jane and Michael Gilbertson

Meeting Date: September 4, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting to demolish the single-family residence on the subject property that contributes to the Pass-A-Grille Historic District (PI12499).
SUBJECT PROPERTY	108 13 th Ave; Parcel # 18-32-16-95454-003-0870; WEBSTER'S MAP, WARREN BLK A, LOT 87.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1947 or 1952
HISTORIC STATUS	Constructed c 1947 or 1952, the structure was not considered a contributing resource to the Pass-a-Grille Historic District in its 2003 boundary increase, but was reevaluated and found to be a contributing resource in the 2015 re-survey.
SURROUNDING AREA	North – Single-family residence South – Single-family residence East – Single-family residence West – Single-family residence

BACKGROUND and ANALYSIS

The subject parcel contains a single-family frame vernacular residence constructed in 1947. Its primary and side facades have been moderately altered over time with a vinyl exterior below the gable, with what appears to be original jigsawn woodwork clad on the gable. Its porch was enclosed in an unknown year. Cornice returns visible at the front of the structure are noted as a distinguishing feature of the residence, along with the remaining woodwork.



Above, left: A photo of the residence from the 2015 re-survey of the Pass-A-Grille Historic District.
Above, right: The residence in 2025.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Sec. 28.11. - Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) **The historic or architectural significance of the building.**

The structure is a frame vernacular residence and is significant for its scale and materials. The structure has been altered over time, including the addition of the tower at the western side of the structure, porch enclosure, and installation of vinyl as the primary façade material.

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

Frame vernacular is the most common style in Pass-A-Grille, and while this structure retains the mass and some of the original materials of its development, it has been altered over time. This residence was built in the third wave of the neighborhood's development, when the city and Pinellas County generally experienced significant growth from the permanent resettlement of soldiers who had been stationed in the area during the war. The alterations

do somewhat affect the structure's architectural integrity, although its mass is such that it retains the character of other residences in the area that were built in the same time period.

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

Similar unique "fishscale" jigsawed woodwork patterns could be utilized on a new structure, albeit likely in a newer material like fibercement. The structure is in an AE flood zone and does not need to be elevated on open piles, but does need to be elevated approximately five feet to bring the residence's living level above the floodplain. While a newer addition to the façade, vinyl sheets can also be used when chemically-set.

Single family residences are consistent with the use permissions for the zoning district. The structure is set closer to the rear property line than it could be if reconstructed, but both the front and side setbacks absent the screen porch are consistent with the allowable setbacks for a home constructed to the building types of the Pass-A-Grille Overlay District.

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

The structure is not one of the last remaining frame vernacular residences in the neighborhood.

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

The City's substantial damage estimate produced an estimate of 64% damage against a 50% depreciated value of \$132,648. The applicant has also verified extensive damage through photos. Staff does not find it reasonable to require the applicant to retain the structure given the extent of damage.

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

Staff does not find the current condition of the structure to reasonably warrant restoration.

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 finds this request can be undertaken without a stay, due to the justified extent of hurricane damage to the structure and the fact that it is not one of the last remaining examples of the frame vernacular style in Pass-A-Grille.

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 structure at 108 13th Avenue without a stay on demolition.



Certificate of Appropriateness

List of Required Submittals

The following are required for all request types, which can be found on Page 2:

- ☒ Completed COA application form
- ☒ Payment of application fee Payed online August 14, 2025
- ☒ Survey or site plan showing proposed work, unless no change to the footprint of the building or demolition is proposed. Note - sent as seperate file, unable to combine into a single PDF.
 - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36"
 - North arrow shall be provided
- ☒ Photographs of the subject property and structures in question

The following are required for any alteration to any façade of the building, including additions to the structure:

- ☒ Elevation drawings – all sides

NA
Demolition Samples or a detailed brochure of new materials to be used, including colors

The following are optional but strongly suggested:

- ☒ **Floor plans**
 - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36".
 - North arrow shall be provided
 - Location of all doorways, windows, and walls (interior and exterior)

Please note that a Historic Preservation inspection is required as part of the Building Permit process for any work that alters the exterior and does not constitute a full site demolition. A final building inspection will not be conducted until after the Historic Preservation inspection is approved or waived by Historic Preservation staff.



Application for Certificate of Appropriateness

Owner Name & Address

Jane & Michael Gilbertson

3400 N. Edgewood Drive

Janesville, WI 53545

Phone

608-751-9665 Michael

Representative Name & Address

NONE

Phone

608-295-9601 Jane

Property Address and Legal Description

108 13th Ave, St. Pete Beach, FL 33706

Lot 87, Block "A", WARREN WEBESTER'S MAP, according to the Plat thereof, as recorded in Plat Book 5 Page 38, of the Public Records of Pinellas County, Florida.

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Complete demolition requested due to flood damage.

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 - complete demolition requested.

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

See pages 10, 11 & 12. Survey attached as seperate file.

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

NA - complete demolition requested.

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 - complete demolition requested.

- 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 - complete demolition requested.

- 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 - complete demolition requested.

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

NA - complete demolition requested.

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

NA - complete demolition requested.

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 - complete demolition requested.

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 - complete demolition requested.

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

NA - complete demolition requested.

- 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 - complete demolition requested.

- 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 - complete demolition requested.

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 - complete demolition requested.

- 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 - complete demolition requested.

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

NA - complete demolition requested.

- 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 - complete demolition requested.

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;

Following Hurricane Helene on September 26, 2024, the interior of the residence was cleared of all debris and remediation measures were undertaken (removing wet/damaged materials) and the space was dehumidified and dried out.

Following that, options and costs were explored to repair the structure back to the prestorm condition. In December of 2024 we became aware that the FEMA 50% rule would be applied to the property, limiting the project to \$132,648. In the same time frame, St. Pete Beach sent a Notice of Substantial Damage Determination and Resources for Property Owners outlining five options to meet the State and City requirements.

As repairing the current home was not an option, lifting the home was explored. This proved not to be economically infeasible, leaving demolition as the only option.

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.

This home was purchased as rental income property. To meet the Substantial Damage requirements and restore this to an rental property, the home would need to be lifted, repaired, the lower level built out to accommodate the rental function, and completed with new furniture, fixtures and equipment.

Estimates for this project indicate it is not economically feasible to undertake this effort.

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> NA - complete demolition requested.
<i>Windows</i> NA - complete demolition requested.
<i>Doors</i> NA - complete demolition requested.
<i>Roofing</i> NA - complete demolition requested.
<i>Entrances/Porches</i> NA - complete demolition requested.

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



Owner/Applicant Signature

August 14, 2025

Date

EXTERIOR PHOTOGRAPHS



NORTH ELEVATION



PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION



SOUTH ELEVATION



SOUTH & EAST ELEVATION

INTERIOR PHOTOGRAPHS



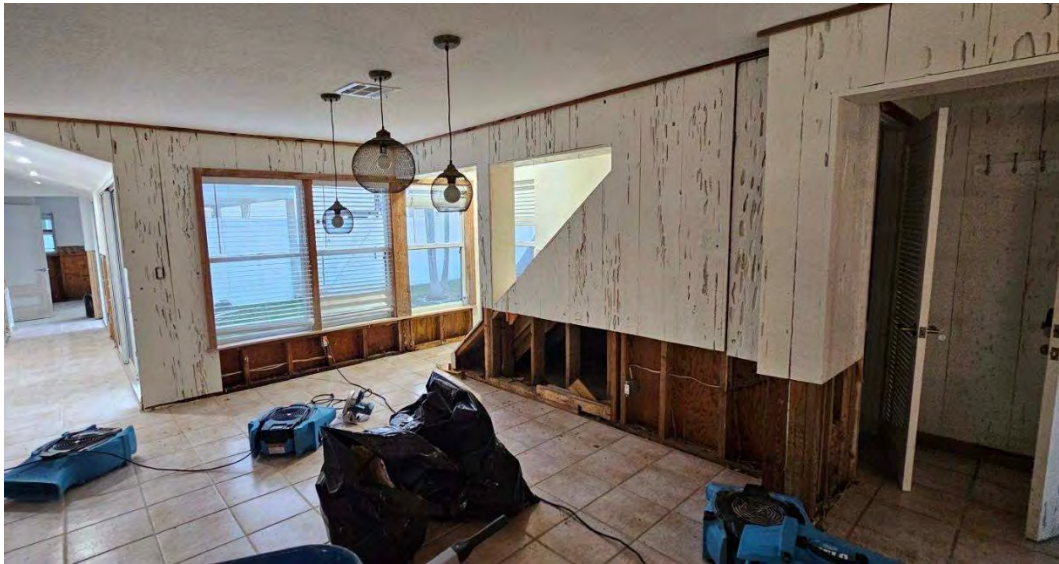
FRONT ROOM AFTER HELENE



FRONT ROOM AFTER REMEDIATION



DINING ROOM BEFORE HELENE



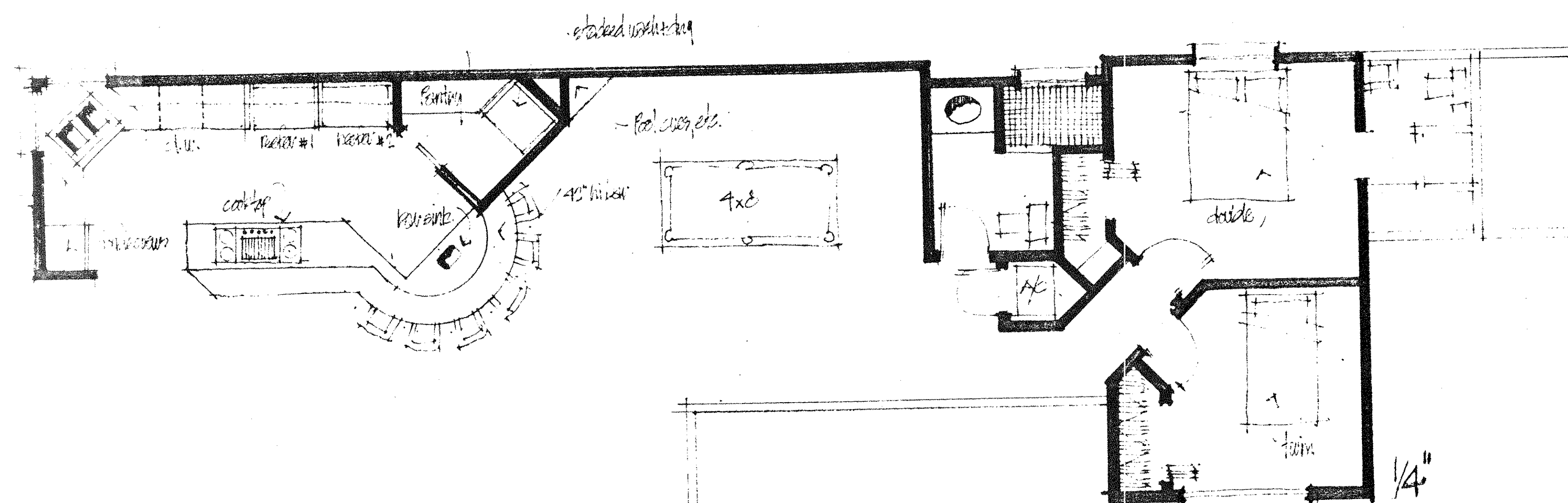
DINING ROOM AFTER REMEDIATION



BACK ENTRY BEFORE HELENE

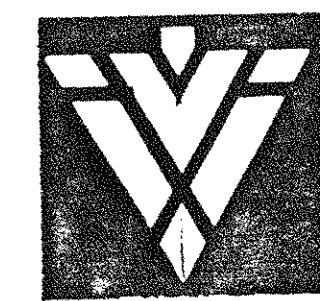


BACK ENTRY AFTER REMEDIATION

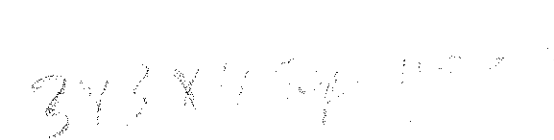


Betty & Bill's Bungalow

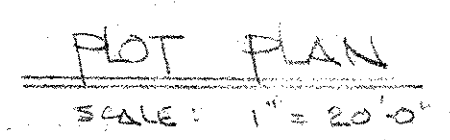
preliminary design studies, pass. a. grille. summer 1995 ...



Vaughn Everett McCarthy
architect



- 1 - All lumber below base flood level pressure treated.
- 2 - Provide relief openings 
- 3 - Solid wall to continue see B.4

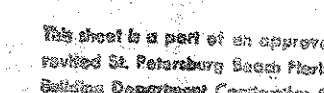


PLAN REVIEW

- FIRE
- BUILDING
- ELECTRICAL
- PLUMBING
- HEATING
- AIR CONDITIONING

... documents does not mean that the individual has the responsibility to ensure that the documents are not lost or destroyed. The individual is responsible for the documents and for the information contained therein. The individual is responsible for the documents and for the information contained therein. The individual is responsible for the documents and for the information contained therein.

REVISED
Date 7/6/95

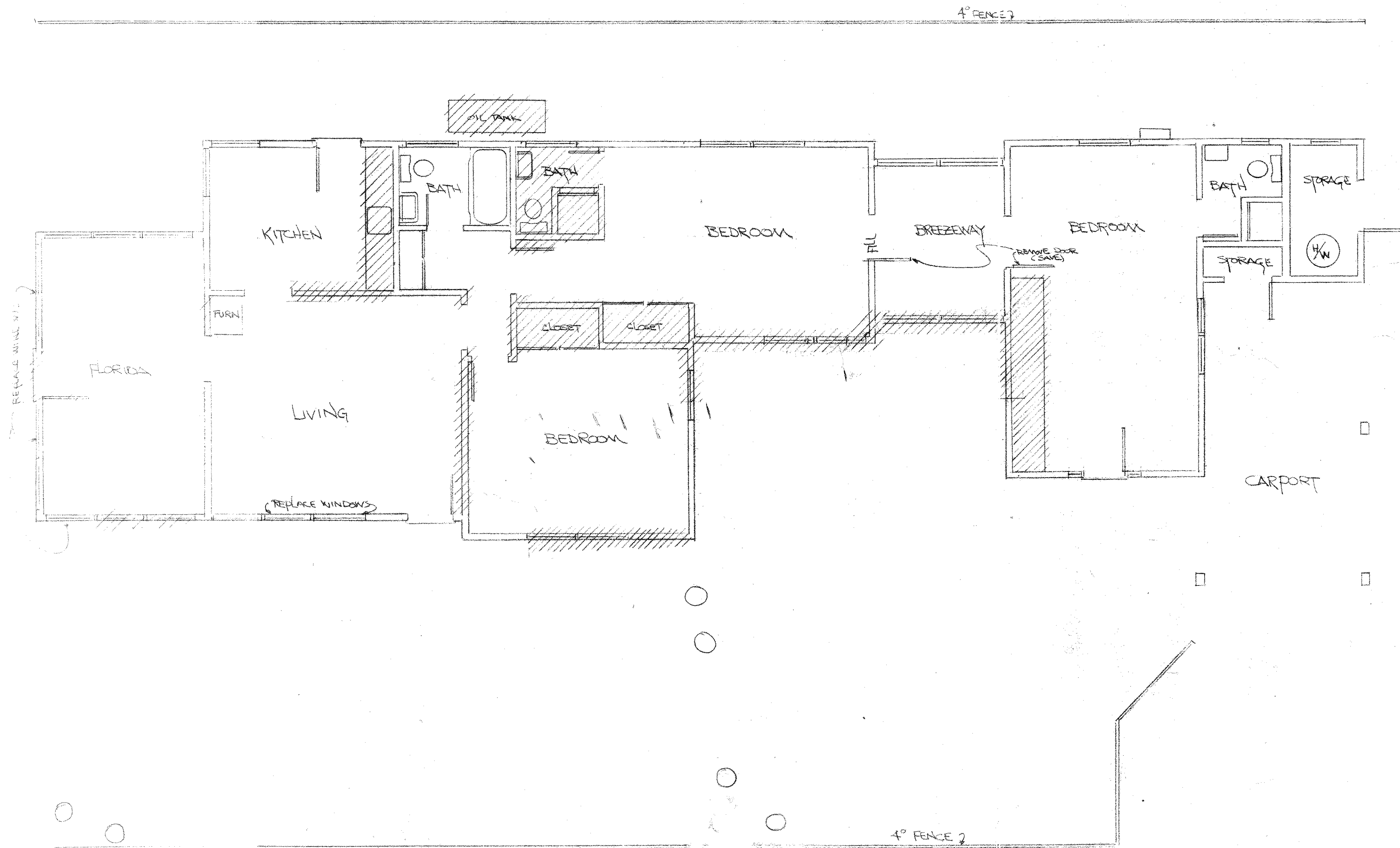


WEST ELEVATION

Dara M.
Zolkower & Co.
Structural Engineering
P.O. Box 2067 - Dunedin, FL 3455 Tel/Fax 736-1949

FIVE DESIGN
 1717 8th Avenue
 Ft. Lauderdale, Florida 33304
 (305) 442-4411

Dora M. Zalkowin PE
6-21-95



This sheet is a part of an approved, revised St. Petersburg Beach Florida Building Department Construction Set

PASS-A-DRILL
AC EXIST (EXISTING)
100-4-7-7-7

Dana M. Zolkower P.E.
06-21-95

Dana M.
Zolkower & Co., Inc.
Structural Engineering
Box 2007 • Dunedin, FL 33507 Tel: 736-1919

DATE: 06-21-95
1117 N. ...
2000 ...
...

305.6 PLYWOOD SHEATHING USED FOR UPLIFT RESISTANCE
 305.6.1 Plywood Sheathing Used for Both Shearwalls and Uplift:
 Plywood sheathing may be used to resist both lateral load (shearwalls) and uplift simultaneously. Shearwall requirements are determined from Tables 305P1 and 2, and the required shear capacity is achieved based on the framing member, sheathing material, nails, and nailing pattern shown in Table 305N. When the sheathing is plywood, and the nail spacing at the top, bottom, and all horizontal joints of sheathing panels is changed to the nail spacing shown in Table 305S2, the uplift resistance capacity of 15/32" plywood shall be as shown in Table 305S2. Panels shall be of the minimum thickness required for the shearwalls, and be installed as follows:

1. Panels shall be installed with face grain parallel to studs.
2. All horizontal joints shall occur over framing and shall be attached per Table 305S2. Flatwise blocking shall be used at all horizontal panel joints.
3. On single story construction, panels shall be attached to bottom plates and top member of the double top plate. Lowest plate shall be attached to foundation with bolts or connectors of sufficient capacity to resist the uplift forces developed in the plywood sheathed walls.
4. On two story construction, upper panels shall be attached to the top member of the upper double top plate and to band joist at bottom of panel. Upper attachment of lower panel shall be made to band joist and lower attachment made to lowest plate at first floor framing. Lowest plate of first floor framing shall be attached to foundation with bolts or connectors of sufficient capacity to resist the uplift forces developed in the plywood sheathed walls.
5. Panel attachment to framing shall be as illustrated in Figure 305S1.
6. Where windows and doors interrupt plywood sheathing, framing anchors or connectors shall be used to resist the appropriate uplift loads.

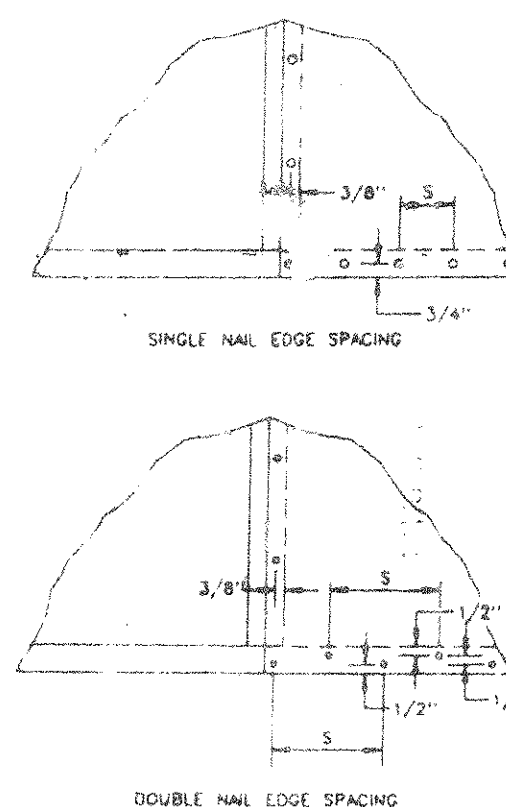
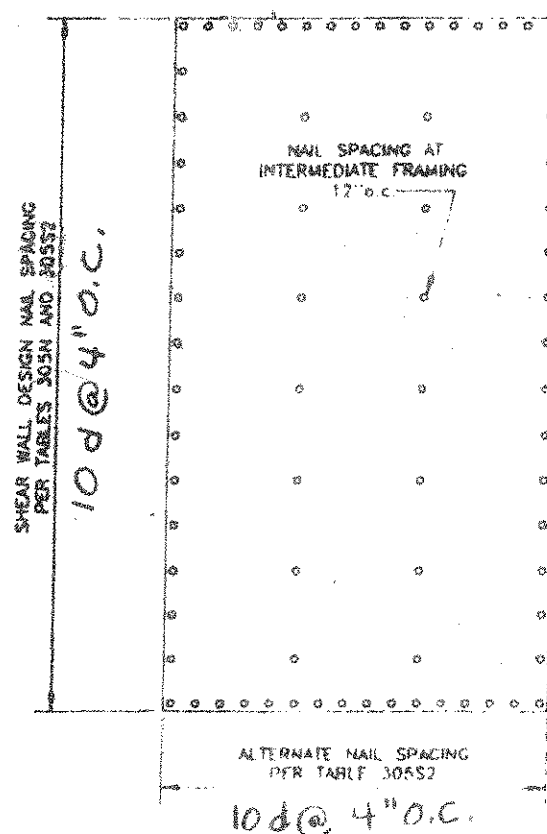
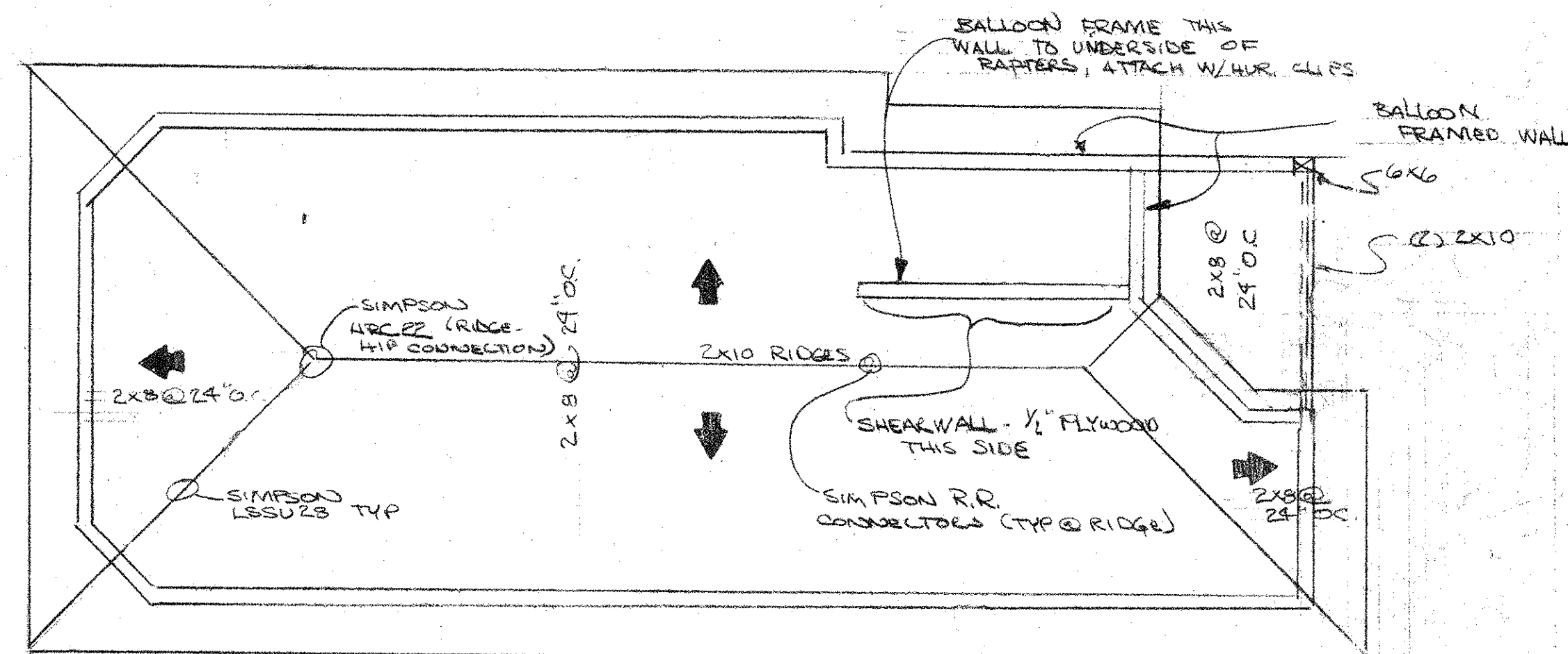
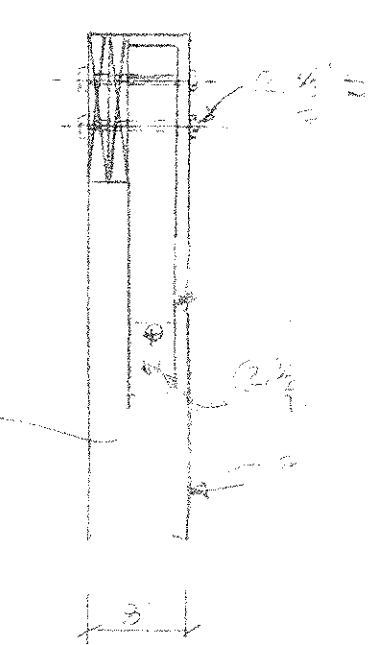
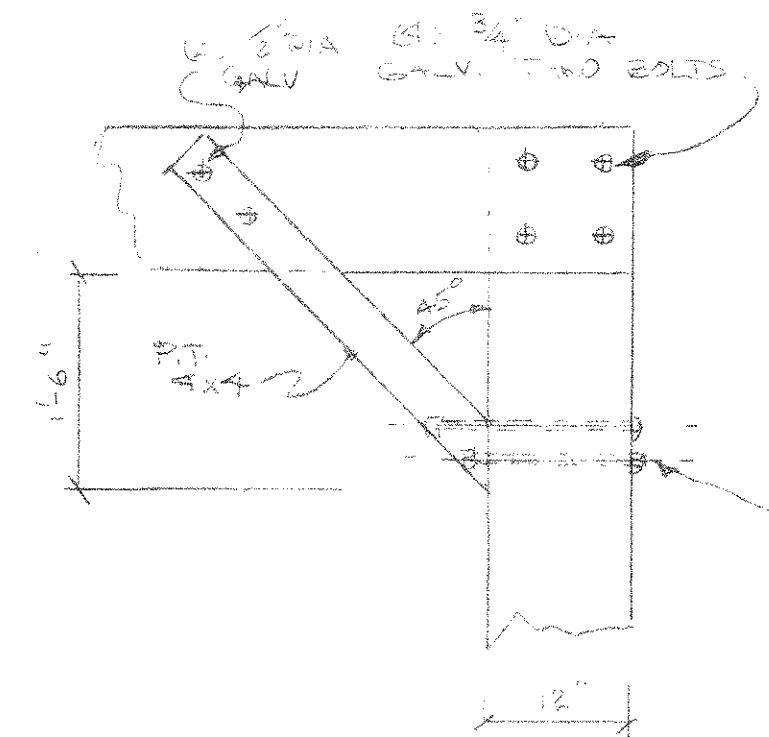
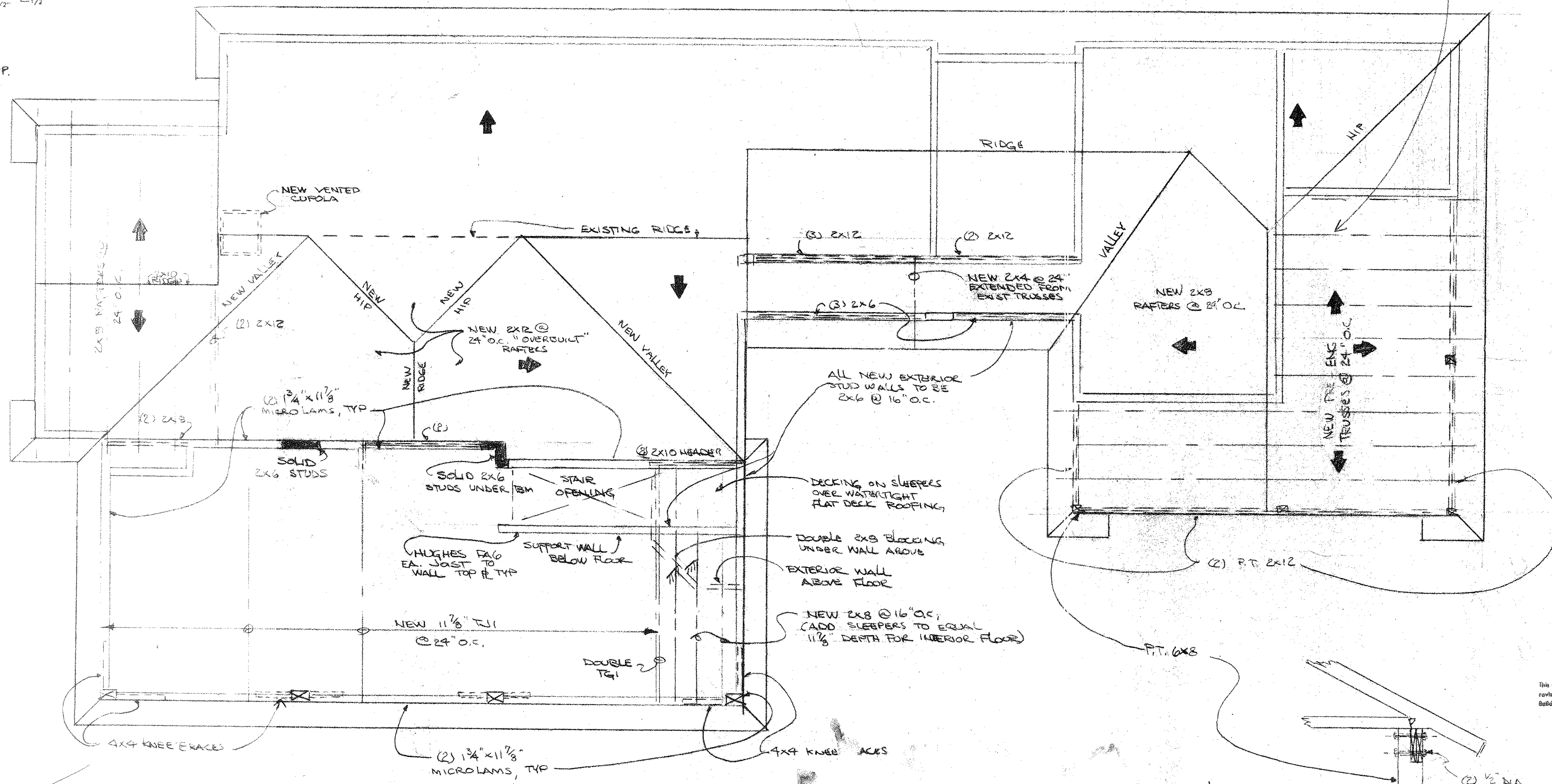
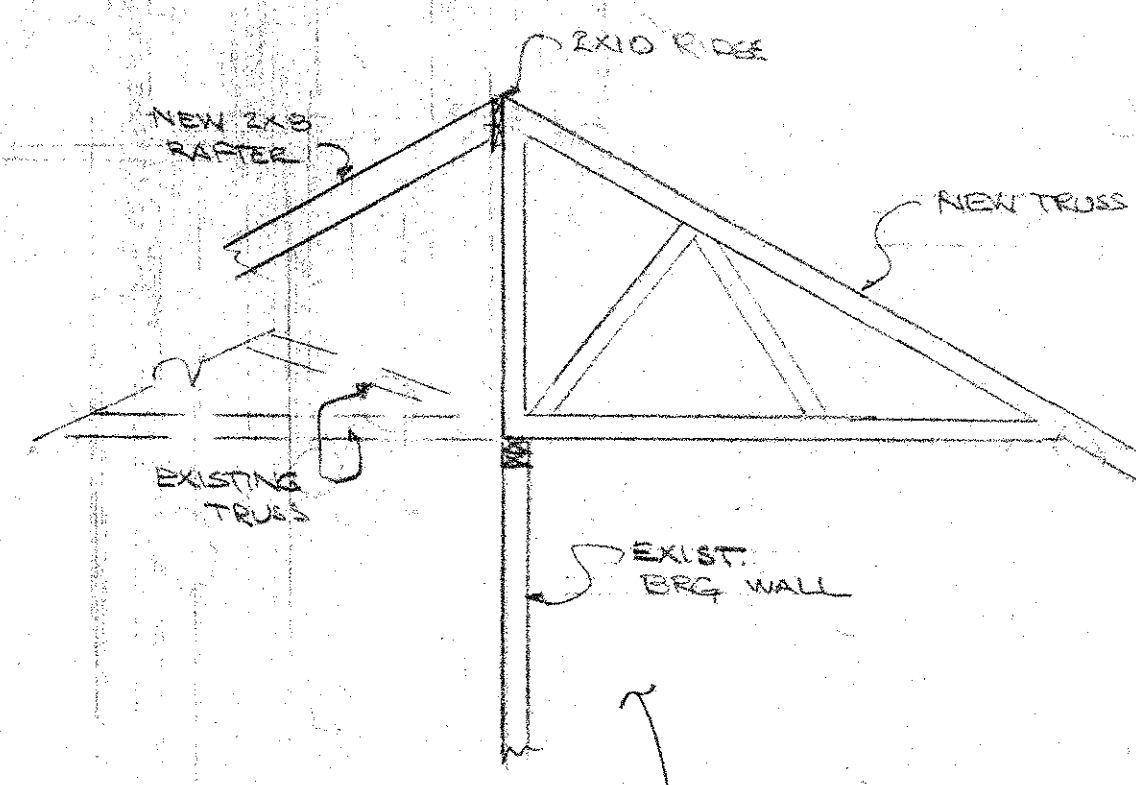


FIGURE 305S1
 PANEL ATTACHMENT FOR UPLIFT - SHEARWALLS, TYP.

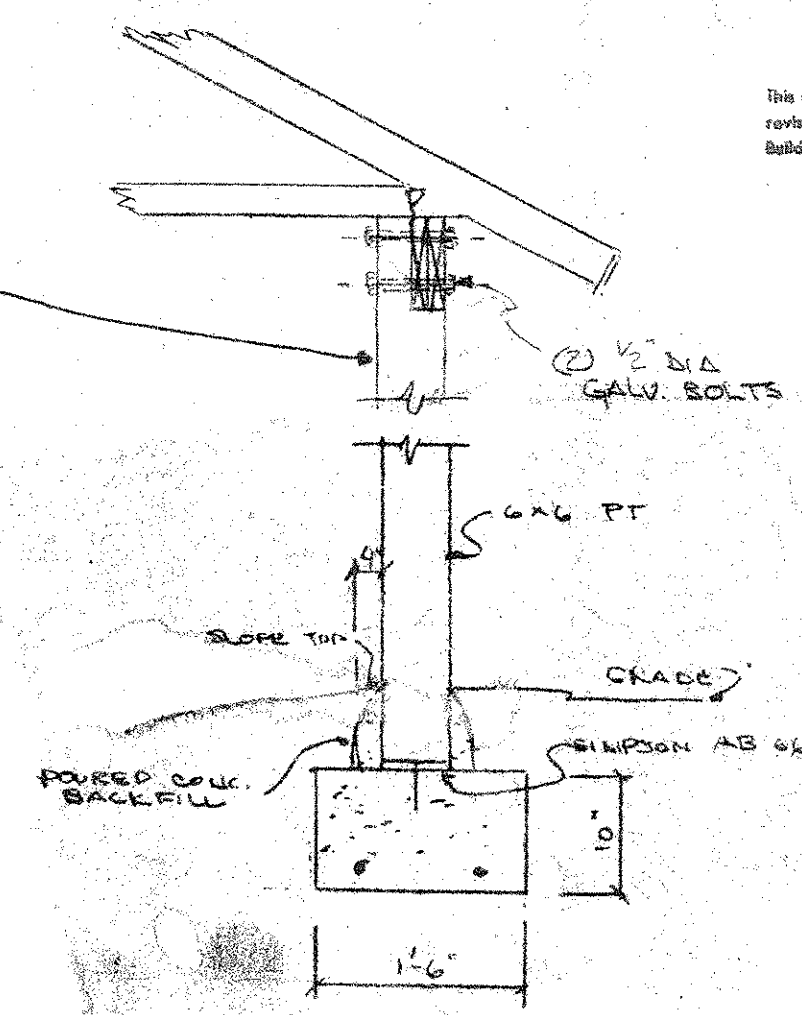
NOTE:
 FOR WALL SHEATHING & ROOF SHEATHING
 1/2" DIA. RING SHANKS @ 6" O.C. THROUGHOUT
 (PER S.D.T.D. 10-4-13)



UPPER ROOF FRAMING PLAN



ROC FRAM
 1/4" = 1'



REVISIONS	BY

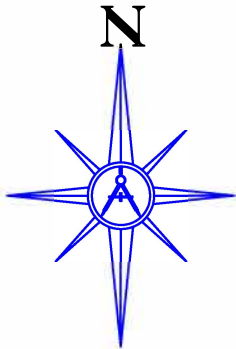
Dana M. Zolkower & Co., Inc.
 Structural Engineering
 P.O. Box 2067 - Dunedin, FL 34697 Tel/Fax 736-1948

STAIR REMODEL

Dana M. Zolkower PE
 6-21-95
 Date: 6/21/95
 Scale: 1/4" = 1'-0"
 Drawn: [Signature]
 Job: [Signature]
 Sheet: S-1
 Of: 1 Sheets

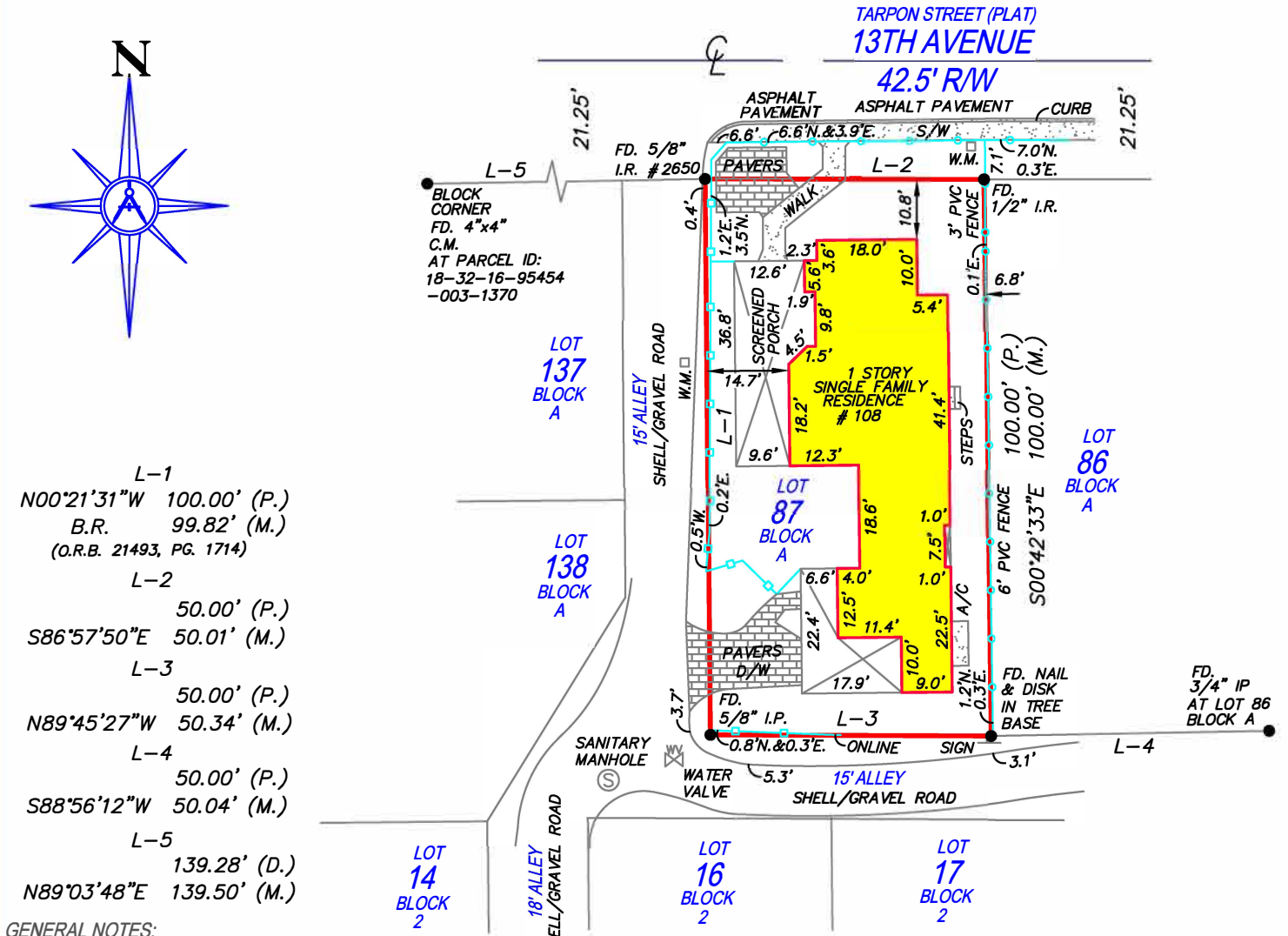
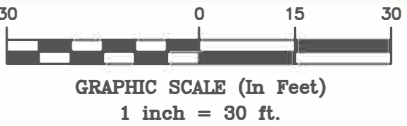
Legal Description:
Lot 87, Block "A", WARREN
WEBSTER'S MAP, according to
the Plat thereof, as recorded
in Plat Book 5, Page 38, of
the Public Records of
Pinellas County, Florida.

Property Address:
108 13th Avenue
St Pete Beach, Florida 33706



SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", PER F.I.R.M. COMMUNITY & PANEL NUMBER 125149-0278 H, LAST REVISION DATE 08/24/2021. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

Section 18, Township 32 South, Range 16 East

Drawn By: AV	Survey Number: 23-0103		
4			
3			
2			
1			00-00-2022
NO.	REVISIONS	BY	DATE

Prepared By
LakeRidge Surveying & Mapping, LLC

17316 DEER ISLAND ROAD
DEER ISLAND, FL 32778
CERTIFICATE OF AUTHORIZATION LB7723

PHONE 407-385-3151
407-385-3152
FAX 1-866-941-8789

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N.	NORTH	S/W	SIDEWALK
B.R.	BEARING REFERENCE	N&D	NAIL & DISC	SEC.	SECTION
C.	CALCULATED	N.R.	NON RADIAL	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	TX	TRANSFORMER
CALC.	CALCULATED	P.	PLAT	TYP.	TYPICAL
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK	U.E.	UTILITY EASEMENT
CB	CHORD BEARING	P.C.	POINT OF CURVATURE	W.	WEST
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE	W.M.	WATER METER
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT		
D	DESCRIPTION OR DEED	PG.	PAGE		
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION		
EL.	ELEVATION	P.K.	PARKER-KAYLON NAIL		
ELEV.	ELEVATION	P.O.L.	POINT ON LINE		
E	EAST	P.P.	UTILITY POLE		
E.O.P.	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE		
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING		
E.P.U.E.	ELECTRIC POWER	P.O.C.	POINT OF COMMENCEMENT		
ESMT.	EASEMENT	P.R.C.	POINT OF REVERSE CURVE		
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT		
FD.	FOUND	P.T.	POINT OF TANGENCY		
I.P.	IRON PIPE	R.	RADIUS		
I.R.	IRON ROD	RAD.	RADIAL		
L	ARC LENGTH	RAD. PT.	RADIUS POINT		
M.	FIELD MEASURED	R/W	RIGHT OF WAY		
M.E.	MAINTENANCE EASEMENT	S.	SOUTH		
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988				
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929				
G.P.S.	GLOBAL POSITIONING SYSTEM				
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927				
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983				

NOTE:

IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5A-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

CERTIFIED TO:

Jane Blain Gilbertson,
Trustee of the Jane Blain
Gilbertson Revocable
Trust dated 11/21/96, as
amended and restated;
Genisy Title, Inc.;
Chicago Title Insurance
Company

SHEET 1 OF 1

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 01-13-2023

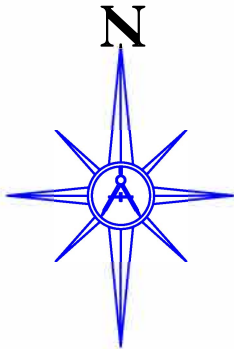


ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

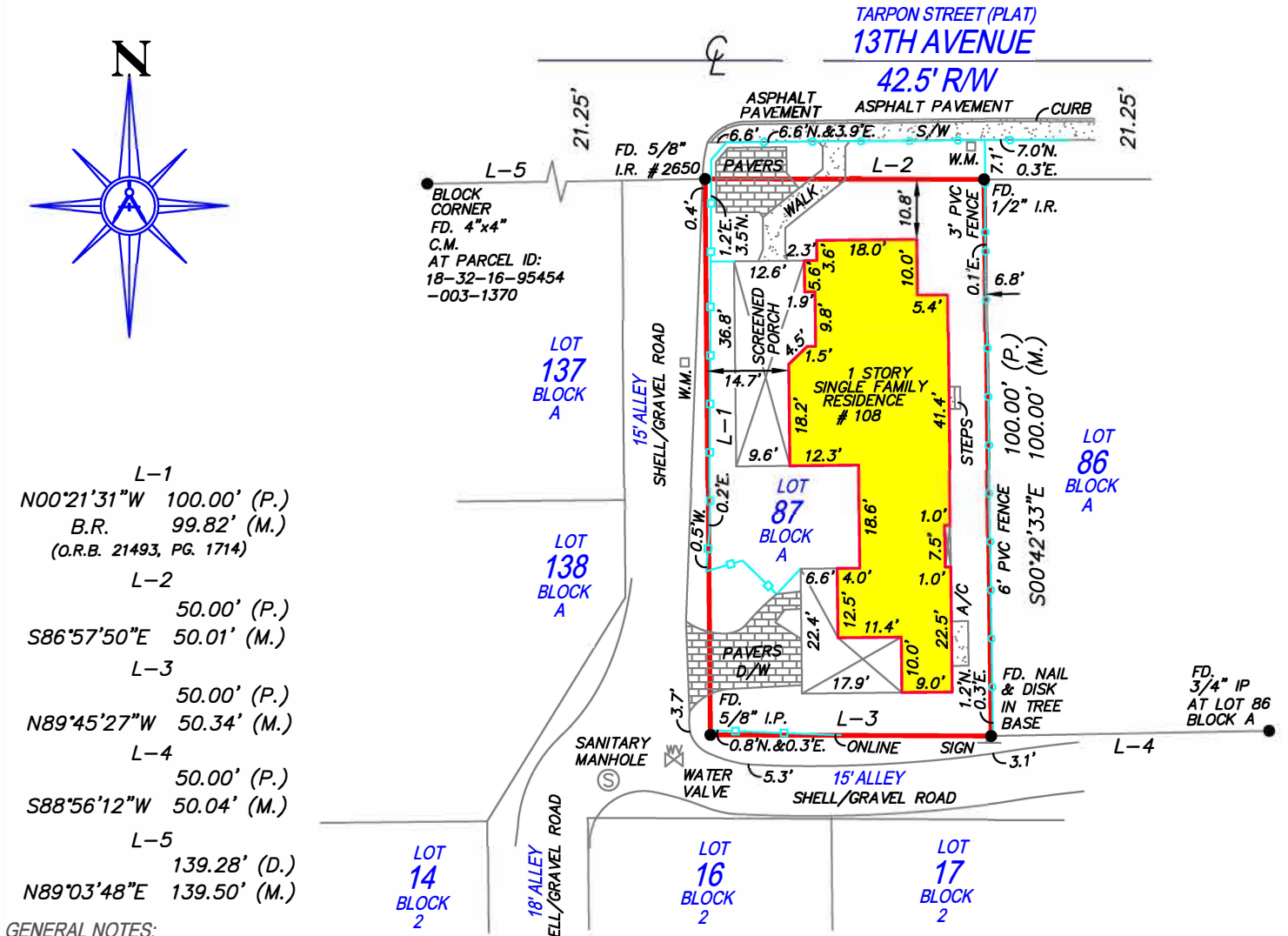
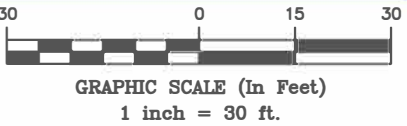
Legal Description:
Lot 87, Block "A", WARREN
WEBSTER'S MAP, according to
the Plat thereof, as recorded
in Plat Book 5, Page 38, of
the Public Records of
Pinellas County, Florida.

Property Address:
108 13th Avenue
St Pete Beach, Florida 33706



SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", PER F.I.R.M. COMMUNITY & PANEL NUMBER 125149-0278 H, LAST REVISION DATE 08/24/2021. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

Section 18, Township 32 South, Range 16 East

Drawn By: AV	Survey Number: 23-0103		
4			
3			
2			
1			00-00-2022
NO.	REVISIONS	BY	DATE

Prepared By
LakeRidge Surveying & Mapping, LLC

17316 DEER ISLAND ROAD
DEER ISLAND, FL 32778
CERTIFICATE OF AUTHORIZATION LB7723

PHONE 407-385-3151
407-385-3152
FAX 1-866-941-8789

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N.	NORTH	S/W	SIDEWALK
B.R.	BEARING REFERENCE	N&D	NAIL & DISC	SEC.	SECTION
C.	CALCULATED	N.R.	NON RADIAL	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	TX	TRANSFORMER
CALC.	CALCULATED	P.	PLAT	TYP.	TYPICAL
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK	U.E.	UTILITY EASEMENT
CB	CHORD BEARING	P.C.	POINT OF CURVATURE	W.	WEST
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE	W.M.	WATER METER
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT		
D	DESCRIPTION OR DEED	PG.	PAGE		
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION		
EL.	ELEVATION	P.K.	PARKER-KAYLON NAIL		
ELEV.	ELEVATION	P.O.L.	POINT ON LINE		
E	EAST	P.P.	UTILITY POLE		
E.O.P.	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE		
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING		
E.P.U.E.	ELECTRIC POWER	P.O.C.	POINT OF COMMENCEMENT		
ESMT.	EASEMENT	P.R.C.	POINT OF REVERSE CURVE		
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT		
FD.	FOUND	P.T.	POINT OF TANGENCY		
I.P.	IRON PIPE	R.	RADIUS		
I.R.	IRON ROD	RAD.	RADIAL		
L	ARC LENGTH	RAD. PT.	RADIUS POINT		
M.	FIELD MEASURED	R/W	RIGHT OF WAY		
M.E.	MAINTENANCE EASEMENT	S.	SOUTH		
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988				
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929				
G.P.S.	GLOBAL POSITIONING SYSTEM				
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927				
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983				

NOTE:

IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5A-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

CERTIFIED TO:

Jane Blain Gilbertson,
Trustee of the Jane Blain
Gilbertson Revocable
Trust dated 11/21/96, as
amended and restated;
Genisy Title, Inc.;
Chicago Title Insurance
Company

SHEET 1 OF 1

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

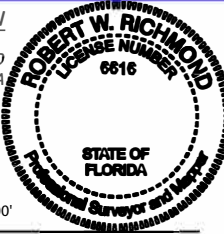
LAST DATE OF FIELD SURVEY: 01-13-2023

Robert w
Richmond

Digitally signed by Robert w
Richmond
Date: 2023.01.14 02:57:29 -05'00'

ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.



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

Agenda Report

Agenda Title Name: Local Historic Designation No. 25082: 8345 Boca Ciega Dr

Action Request: Motion to approve Case Number 25082 to designate the residence at 8345 Boca Ciega Drive as a local historic landmark.

Strategic Objective:

Date: September 4, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Laura Canary, Community Development Director

Summary of Issue: "The Pumpkin Shell" is one of the oldest houses in the North Beach neighborhood and is representative of the Craftsman or bungalow style. It received a Florida Master Site File in 1987 but has not previously been listed on the local historic registry.

Funding: N/A

Attachments:

1. Staff Report
2. Application and Supporting Documents



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

Local Historic Designation Case No. 25082: Dennis R. & Sandra B. Sullivan, property owners.

Meeting Date: September 4, 2025

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

REQUEST	The property owners are requesting a Local Landmark Designation for 8345 Boca Ciega Drive.
SUBJECT PROPERTY	8345 Boca Ciega Drive, St. Pete Beach, FL 33706 St. Petersburg Beach Replat Blk 99A, Lot 4 & N ½ of Lot 3 & SE'LY 20 ft of Lot 5. Parcel ID 36-31-15-77994-099-0040
LAND USE / ZONING	RU / RU-2, Residential District
YEAR BUILT	Circa 1925; Relocated to current location in 1938
HISTORIC STATUS	8345 Boca Ciega Drive "The Pumpkin Shell" is one of the oldest houses in the North Beach area of St. Pete Beach. Although this area has not been historically surveyed to date, a field windshield survey during the preparation of the North Beach survey grant application by staff finds that 8345 Boca Ciega Drive is typical and representative of this potential historic neighborhood. Note: The City of St Pete Beach has recently been notified by the State Historic Preservation office that a grant has been awarded to the City to have the North Beach area historically surveyed this coming year.
SURROUNDING AREA	North – Single-family residence constructed in 1995 South – Single-family residence constructed in 1966 East – Boca Ciega Bay West – Boca Ciega Dr; St. Albans Episcopal Church constructed in 1953

BACKGROUND and ANALYSIS

The island of Long Key historically housed the townships of Pass-a-Grille, Don CeSar Place, Belle Vista, and St. Petersburg Beach. In 1957 these townships voted to consolidate into the City of St. Petersburg Beach. Later the name was changed to St. Pete Beach to provide a distinction between the Beach community and the larger mainland City of St. Petersburg. Please take the opportunity to read the extensive historical documentation provided by the applicant because it is very well researched and documented and contains a lot of additional data.

According to the applicants' research which is included within the attached application, the "Pumpkin Shell" was first constructed no later than 1925 in the City of St. Petersburg and was likely located in the downtown area. It was later "trucked" to St. Petersburg Beach in the 1930's and it was finally located on its current site in 1938. This house was originally constructed during the Florida Land Boom of the 1920's in St Petersburg. However, during the 1930's, some St. Petersburg homes were moved to the beaches. This had a lot to do with the Great Depression. The applicants' research found that there were some houses moved from the mainland to the beaches in the 1930's. This was due to high property taxes in the City of St. Petersburg due to the City's boom-time municipal improvements that were undertaken in the 1920's. Because of the high taxes and economic depression of the 1930's some people abandoned their St. Petersburg homes. Apparently, some of these abandoned homes were relocated to St. Petersburg Beach where "lots were cheap and taxes low". Please refer to the attached historical research undertaken by the current property owner entitled *1925-2025 The Pumpkin Shell at 100*.

The integrity of 8345 Boca Ciega Drive remains intact and is well maintained. Stylistically, the house is representative of bungalow/craftsman architecture. As noted, it was originally constructed by 1925 in the City of St. Petersburg and moved to St. Petersburg Beach around 1935. It appears to have been located on its current site in 1938. This house is one of the oldest houses in the North Beach area. It also was added to the Florida Master Site File in 1987.

Sec. 28.20. - Designation report.

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

(1) Individual historic buildings or archaeological sites:

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

As previously noted, this residential building was placed in its current location in 1938 and is bungalow/craftsman in style. Please refer to the application for an excellent historical overview of this property.

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

Built by 1925 in St. Petersburg, moved to St. Petersburg Beach in 1935, and located on its present-day site in 1938, staff finds that 8345 Boca Ciega Drive meets this requirement as identified below:

- It reflects the broad cultural history of the North Beach residential component of the township of St. Petersburg Beach; and
- It embodies the distinctive visible characteristics of the Bungalow/Craftsman architectural style, period, and method of construction; and
- It is associated with the life of Yolande Van Reesma who owned the house and was an active community organizer and hostess from 1946-1975. In 1975, shortly before her death Ms. Van Reesma transferred ownership of the house to her granddaughter Sandra Sullivan who was married to Dennis Sullivan.

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

8345 Boca Ciega Drive appears to be in very good condition and has been well maintained. There are no known threats or other circumstances that might affect the integrity of the site at this time.

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

The applicant is not proposing to alter the historical use of the building as a single-family residential structure, nor are any alterations or adaptive use proposals being proposed at this time.

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

8345 Boca Ciega Drive is zoned RU-2, Residential District, with an RU land use category. A zoning map is included in this staff report.

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

Staff recommends that this contributing residential structure be recognized as a locally designated historic landmark property because it is a significant and well-maintained property that retains its integrity and is an excellent representative of Pass-a-Grille architecture. It is also one of the oldest houses in North Beach. No work is being proposed for this property and no specific preservation treatments appear necessary.

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

The photographic record from the FMSF along with Sullivan's application is attached to this designation report. Additionally, the PowerPoint presentation by staff will provide a photographic record as well.

Sec. 28.22 – Designation criteria established.

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

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

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated with the life of a person who has played a significant role in our local, state or national history; or

Staff analysis: Staff support this application to locally designate 8345 Boca Ciega Drive as a historic property. Staff finds that the building is significant in the following areas:

- It reflects the broad cultural history of the North Beach residential component of the township of St. Petersburg Beach; and
- It embodies the distinctive visible characteristics of the Bungalow/Craftsman architectural style, period, and method of construction; and
- It is associated with the life of Yolande Van Reesma who owned the house and was an active community organizer and hostess from 1946-1975. In 1975, shortly before her death Ms. Van Reesma transferred ownership of the house to her granddaughter Sandra Sullivan who is married to Dennis Sullivan.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of 8345 Boca Ciega Drive because it:

- It reflects the broad cultural history of the North Beach residential component of the township of St. Petersburg Beach; and
- It embodies the distinctive visible characteristics of the Bungalow/Craftsman architectural style, period, and method of construction; and
- It is associated with the life of Yolande Van Reesma who owned the house and was an active community organizer and hostess from 1946-1975. In 1975, shortly before her death Ms. Van Reesma transferred ownership of the house to her granddaughter Sandra Sullivan who is married to Dennis Sullivan.

ZONING MAP



AERIAL PHOTOGRAPHS





Application for Local Historic Designation

Case Number 25082

GENERAL INFORMATION

Property Owner Name & Address

Agent or Representative Name & Address

Dennis R. and Sandra B. Sullivan
8345 Boca Ciega Drive
St. Pete Beach, FL 33706

Phone 727-465-8025

Phone _____

Email Address drSull2@
tampabay.rr.com

Email Address _____

Property Address, Legal Description, Parcel ID

Add.: 8345 Boca Ciega Dr., St. Pete Beach, FL 33706
Deser.: N 1/2 of Lot 3, All of Lot 4, and S.E. 1/4 of Lot 5
of Block 99A of "Re-plat of St. Petersburg Beach Subdivision"

Historic Name of Property (if applicable): The Pumpkin Shell

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of The Pumpkin Shell located at 8345 Boca Ciega Dr. and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: _____

Dennis R. Sullivan

Date: _____

5-19-25

TYPE OF REQUEST

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

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

Survey attached. To be included in designation:
 Entire lot plus improvements = 10,000 sq. ft., incl 2800 sq. ft.
 of riparian water. Residential bldg. 2100 sq. ft. (main
 level 1445 sq. ft., lower level 855 sq. ft.) Plus wood decks
 546 sq. ft. (front 132', rear 414') Plus detached shed
 75 sq. ft.

FUNCTION OR USEHistoric Functions

Duplex prior to 1977
 Single family residence
 Since 1977

Current Functions

Single family residence

DESCRIPTIONArchitectural Classification

"Cracker" style typical
 of 1920s Florida
 Land boom

Materials

Wood frame on concrete piers.
 Old growth hard pine floors.
 Lower level - wood frame
 on concrete slab.

STATEMENT OF SIGNIFICANCE

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

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

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

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

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

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

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

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

Areas of Significance (please describe the following):

1. Period of Significance

1920s Florida Land boom

1930s Depression and movement of several
St. Petersburg homes to the beaches.

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

1925 Building Constructed

1938 Building moved to current site.
Lower level constructed.

Major interior remodeling 1950s, 1978, 1990s

3. Significant Persons

Yolande Van Roesma, owner and active
community organizer and hostess 1946-1975

4. Cultural Affiliation/Historic Period

1920s Florida Land boom

5. Architect

Unknown

6. Builder

Unknown.

Narrative Description – See attached Continuation sheet.

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

Major Bibliographic References

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

See attached:

1925-2025 The Pumpkin Shell at 100

including narrative, references, notes
and acknowledgements.

Page 5 Continuation Sheet

Narrative Description

1. The building is a single family residence.
2. The Pumpkin Shell is a cracker-style house typical of the earliest of the City's homes built in the 1920s and 1930s. It is possibly the last surviving example in the northern section of the City (the original St. Petersburg Beach Development). It is certainly one of the earliest surviving homes in District One.
3. The building is a single family residence in good repair, having been continuously occupied and maintained by the same family since 1946.
4. No rehabilitation or adaptation is proposed.
5. A location map is attached.

1925 – 2025

The Pumpkin Shell at 100



1925-2025: The Pumpkin Shell at 100

The Pumpkin Shell was one of the earliest homes in the new development called St. Petersburg Beach. When the land boom of the early 20s collapsed, the City of St. Petersburg had to levy extremely high taxes to pay for boom-inspired infrastructure improvements, leading to many abandoned houses. A few score of homes were moved from the city to the islands, including Pass-A-Grille and what was then a new development called St. Petersburg Beach, where "lots were cheap and taxes almost nil". One of the few survivors of those houses transplanted to what was then St. Petersburg Beach is The Pumpkin Shell, at 8345 Boca Ciega Drive, now at least 100 years old. The house has been in the same family for 79 years- and counting.

Historical Context

1916 A county-funded brick road, to be named Gulf Blvd., was built from Pass-A-Grille to Blind Pass. H. Walter Fuller had planned to build a bridge from the north end of Long Key to the mainland, splitting the cost with the county, but he went bankrupt in 1917.

1918 Wm. T. McAdoo bought 580 acres from C. Perry Snell and a bit more connecting land from Fuller. McAdoo named his development St. Petersburg Beach.

1918 McAdoo received approval from War Dept. to build a bridge at his own expense.

1919 McAdoo toll bridge opened, from S. Pasadena to the current location of the St. Pete Beach sewer pumping building at 87th Ave. and Boca Ciega Drive.

1919 McAdoo laid out streets including Blind Pass Road and Boca Ciega Drive, which was then called 3rd Street; and the connecting streets from 75th to 87th Ave.

1920 Mc Adoo sold the bridge to Frank Fortune.

1920 St. Petersburg Beach was platted.

1920 McAdoo contracted with Nathaniel J. Upham, dba International Realty Associates, to sell the lots.

1920 McAdoo sold most of his St. Petersburg Beach holdings to Upham for about \$750,000. McAdoo regretted the sale, and litigation ensued.

1921 Fred Walters, probably first city resident, opened a bait shop at the SPB end of the bridge.

1925 or earlier, the house which would become the Pumpkin Shell, was built in St. Petersburg.

1925 Just before the land boom collapsed, Upham resold St. Petersburg Beach to McAdoo, taking back a \$250,000 mortgage. McAdoo later reportedly turned down \$5 million for the property.

1928 With McAdoo 2 years delinquent on taxes and the mortgage, Upham foreclosed. McAdoo sued again.

1928 The McAdoo Bridge was demolished, replaced by the first Corey Bridge.

1930's Per historian Frank Hurley, St. Petersburg had to levy extremely high taxes to pay for boom-inspired city improvements, leading to many abandoned houses. A few score of homes, including the Pumpkin Shell, were moved to the islands, where lots were cheap and taxes "almost nil".

1935 Courts ruled in Upham's favor. Meanwhile, because of the court battle, very little building took place because developers hadn't been able to get clear title to lots. Besides, in the Depression years, there was almost no development or market for the lots. Per Walter F. Fuller, H. Walter Fuller's son, "In 1935 one couldn't sell St. Petersburg Beach lots wrapped up in dollar bills for enough money to make it worthwhile". The Uphams held onto most of St. Petersburg Beach until after WWII when demand for beach real estate revived.

1943 St. Petersburg Beach is incorporated. First mayor is W. H. Upham

1950 St. Petersburg Beach population 722.

(Note 1)

The Pumpkin Shell

The house, now at 8345 Boca Ciega Dr. (originally called 3rd Street) was built elsewhere in 1925 at the latest, according to county records. (Note 2) According to Bertha Bobbitt, daughter of St. Petersburg pioneer A. C. Pheil, the house was "built downtown and trucked to the Beach in the 30s", along with a house she owned next door, at 8321 Boca Ciega Drive. Much later, In 1958, Mrs. Bobbit built a new house on an adjacent vacant lot she also owned at 8301 Boca Ciega Drive. Her previous house at 8321 burned down in 1958 and was replaced by the current house at 8321 which is now owned by the Carnevale family. (Note 3)

In 1938 Mae V. Brush, the widow of recently deceased C. H. Brush, sold the vacant lot at 8345 to Homer Coy of Gulfport for \$400. Coy had the house which he bought or owned elsewhere

moved to its present site, 8345 Boca Ciega Drive, and an attached living unit was built on a concrete slab on the south side of the house ("the lower level"), evidently 'on the cheap', using reclaimed lumber and other available materials.

Coy did not occupy the house, but continued to live in Gulfport. By the time he died in 1945 it was owned by Steve B. Thompson. In 1944, Thompson had bought a filling station at 75th St. and Blind Pass Rd., notably for the purchase price of \$9,900.

In 1946 Yolande Van Reesma bought the house at 8345 Boca Ciega Drive from Thompson for ...\$9,900! (Note 4)

Yolande named the house The Pumpkin Shell. She rented the house and the attached unit to winter visitors while she wintered in a co-op apartment which she owned in Mamaroneck, New York. In the summers, she lived in The Pumpkin Shell and rented out the New York property, thereby suffering both northern winters and Florida summers. Always a resourceful, vivacious and independent woman, Yolande made her living during these years from the rentals and by continuing her work in New York as an artist's model for prominent painters, including John Sloan, a lifelong friend. She also gave lessons at the Pumpkin Shell in bridge, at which she was a tournament master, and in ballroom dancing. Her Pumpkin Shell became a frequent gathering place for community and social events.

1946-1975 Yolande made numerous additions and improvements to the house, detailed separately. She named the lower level unit The Pumpkin Seed, and for many years the property was zoned as a duplex. She even closed off a small room in the street side of the house and rented that. The new little unit became the "Pumpkin Seed" and the lower level was "The Pumpkin Blossom"

In 1975, shortly before her death, Yolande transferred ownership to her granddaughter, Sandra Sullivan, of Warren Township, New Jersey. Sandra and her husband Dennis spruced up the house and offered it for rent, learning in the process that it is unwise to be absentee landlords.

1977 Sandra and Dennis moved back to Florida with their four children. The Sullivan family has lived in The Pumpkin Shell ever since.

1977-Present The Sullivans have updated and restored the house, while maintaining the basic appearance of the original exterior. During restoration many original features have been retained, including 'ancient hard pine' floors and characteristic paneling.

2024 The main level of The Pumpkin Shell was flooded for the first time ever, by Hurricane Helene. Removal of interior wall coverings during restoration made it possible to identify the parts of the house which were original and the many parts which are later additions; and to better understand the house's place in the history of St. Pete Beach. (Note 5)

Sources and Notes

1. The narrative of the early settlement of the north end of St. Pete Beach is well told by Walter Fuller's *St. Petersburg and its People*, and *Surf, Sand and Post Card Sunsets*, by Frank T. Hurley. Direct quotes are from those two books.
2. Pinellas County's tax assessment notice lists 1925 as the construction date, but according to Jessy Breckenridge of the St. Petersburg Museum of History, the county uses 1925 as the date for many buildings older than that for which the county's records are inadequate. Evidently, some of the county's early records were lost or destroyed at some point. Nevertheless, we do know from the County's assessment records that the original Pumpkin Shell building was in existence by 1925 at the latest.
3. Personal communication from Bertha Bobbitt, about 1980. Personal communication from Joyce Ann Hughes, 2025.
4. Accessible County records for the property, both online and in-person, do not extend further back than 1975. The source for the period from 1938 to 1946 is legal notices and news items in the St. Petersburg Times researched by Jessy Breckenridge of the St. Petersburg Museum of History, who also provided insight about the 1925 construction date.
5. The history of the Pumpkin Shell from 1946 to present, when it has been continuously owned by one family, is based on Yolande's family stories passed down to Sandra Sullivan, and the personal memory and records of Sandra and Dennis Sullivan.

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Arsenault, Raymond, *St. Petersburg and the Florida Dream*, , 1988

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Acknowledgements

Special thanks to Jessy Breckenridge, Archives and Collections Manager at the St. Petersburg Museum of History, whose diligent research documented the earliest years of The Pumpkin Shell. Betcinda Kettels, Librarian of St. Pete Beach Public Library made valuable suggestions to follow up with historical museums and associations. And thanks to Joyce Ann Hughes and Jan Edenfield for sharing their memories of the neighborhood. Peter Sullivan drew the excellent then-and-now architectural floor plans. Above all, thanks to Yolande Yolanda Iolanthe Bugby Burt Miller Van Reesma Rondell Stein for being a loving and generous grandmother and for passing on the wonderful Pumpkin Shell to the next generations.

Compiled 2025 by Dennis Sullivan

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 25, TOWNSHIP 31S, RANGE 15E, PINELLAS COUNTY

PROPERTY ADDRESS:

8345 BOCA CIEGA DR.,
ST PETE BEACH, FL 33706
(FOLIO NO. 38-31-15-7799-028-0040)

DESCRIPTION: OF LOT 3, ALL LOT 4, AND
NORTH 1/2 OF LOT 5, BOCA CIEGA BAY
SUBDIVISION, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 6 AT PAGE 28
OF THE PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA, WITHIN THE CITY AND ALL
RIPARIAN, LITTORAL AND ACOUSTIC RIGHTS IN
ABOUT OR APPERTAINING TO EACH OF SAID LOTS

FLOOD ZONE INFORMATION:
JURISDICTION: CITY OF ST. PETE BEACH - 125149
MAPPING: NO. 1210302027H
SUFFIX: H
FIRM DATE: 09/24/2021
FLOOD ZONE: AE #11

THERE MAY BE LEGAL RESTRICTIONS ON THE
SURVEYED PROPERTY THAT ARE NOT SHOWN ON
THE MAP OF SURVEY THAT MAY BE FOUND IN THE
PUBLIC RECORDS OF PINELLAS COUNTY OR THE
RECORDS OF ANY OTHER PUBLIC AND PRIVATE
ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE
DISPLAYED AT THE NATIONAL METER SCALE IN
ENGLISH UNITS OF MEASUREMENT AND NOT
BROUGHT TO THE FACT THAT SAID DRAWING MAY
BE ALTERED IN SCALE BY THE REPRODUCTION
PROCESS

THIS SURVEY WAS CONDUCTED FOR THE
PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND
IS NOT INTENDED TO BE USED FOR ANY
REGULATORY JURISDICTION OF ANY FEDERAL,
STATE, REGIONAL OR LOCAL AGENCY BOARD,
COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES
AS DEPICTED ON THIS SURVEY WERE MEASURED
TO AN ESTIMATED VERTICAL
POSITIONAL ACCURACY OF 1/10 FOOT FOR
NATURAL GROUND SURFACES AND 1/100 FOOT
FOR MANMADE SURFACES, INCLUDING
PAVEMENTS AND OTHER MANMADE
FEATURES AS MAY EXIST.

BENCH MARK: MALL ELEVATION: 3.18 FEET
(NAVD83)
INACCESSIBLE CORNERS WERE CALCULATED
USING BOUNDARY PRINCIPLES AND BELIEF AND
PHYSICAL MARKERS WILL BE PLACED AT OWNERS
REQUEST AT THE EXACT LOCATION OF EACH
PROPERTY CORNER, UNLESS FIELD CONDITIONS
ARE NOT FAVORABLE, IN WHICH CASE, THE OWNER
SHOULD GUARANTEE ACCESS TO THE CORNERS
OR OFFSET MONUMENTATION WILL BE SET.
LEGAL DESCRIPTION WAS FURNISHED BY THE
CLIENT.

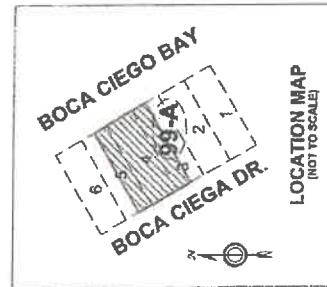
ABBREVIATIONS

BC-BLOCK CORNER
(C)-CALCULATED
(M)-MEASURED
(P)-PROPORTIONED
TYP-TYPICAL
P.B.-PLAT BOOK
P.G.-PAGE
F.I.P.-FOUND IRON ROD
F.N.D.-FOUND NAIL AND DISK
S.I.R.-SET IRON ROD
I.D.-IDENTIFICATION
F.C.-FENCE CORNER
B.M.-BENCHMARK

SCALE: 1" = 20'

LEGEND

- CENTER LINE
- PROPERTY CORNER
- PROPERTY LINE
- PALM & TRUNK TREE
- CANOPY & TRUNK TREE
- PINE & TRUNK TREE
- MANHOLE (SANITARY SEWER)
- GROUND ELEVATION
- PAVEMENT ELEVATION
- CATCH BASIN
- UTILITY POLE
- METER (WATER)
- AC UNIT
- GUY WIRE
- ELECTRIC BOX
- WATER RECLAIMED



WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS
SURVEY AND MAP WERE MEASURED TO AN
ESTIMATED HORIZONTAL POSITIONAL ACCURACY
OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON
AN ASSUMED VALUE OF N01°15'45"W FOR THE
NORTH RIGHT OF WAY LINE OF BOCA CIEGA DR. AS
DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY
DEDICATIONS, LIMITATIONS, RESTRICTIONS,
RESERVATIONS OR RECORDED EASEMENTS.

THIS SURVEY MAKES NO REPRESENTATION AS
TO OWNERSHIP OR OCCUPATION OF
THE SUBJECT PROPERTY BY ANY ENTITY OR
INDIVIDUAL

SUBSURFACE IMPROVEMENTS AND/OR
ENCROACHMENTS WITHIN, UPON, ACROSS,
ADJACENT TO OR OTHERWISE AFFECTING THE
PROPERTY WERE NOT LOCATED AND ARE NOT
SHOWN.

PHYSICAL COPIES ARE NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A
REGISTERED SURVEYOR AND MAPPER.
ELECTRONIC COPIES ARE VALID WITH THE
DIGITAL THIRD-PARTY APPROVED SIGNATURE
SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER. ADDITIONS AND DELETIONS TO THIS MAP
OF SURVEY BY OTHER THAN THE SIGNING PARTY
ARE PROHIBITED WITHOUT THE WRITTEN
CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR
THE EXCLUSIVE USE OF THE ENTITIES NAMED
HEREIN AND THE CERTIFICATION DOES NOT
EXTEND TO ANY UNNAMED PARTY.

NO TREES FOUND 20' AWAY FROM PROPERTY
UNLESS DEPICTED ON THIS MAP.

CERTIFY TO:

SULLIVAN, SANDRA B
SULLIVAN SURVEYING
VANDERBILT PROPERTIES, LLC
LORI HALL

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC
SURVEY AND THE MAP OF SURVEY WERE
THEREFROM WAS PREPARED UNDER MY
DIRECTION AND IS TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF AND
FURTHER THAT I AM A REGISTERED SURVEYOR
IN THE STATE OF FLORIDA AND THE MINIMUM TECHNICAL
STANDARDS FOR LAND SURVEYING IN THE
STATE OF FLORIDA, PURSUANT TO RULE 61-17.01, F.A.C.
IMPLEMENTING RULE, CHAPTER 472.07 OF THE
FLORIDA STATUTES.

6528 U.S. 301 UNIT 106
RIVERVIEW, FL 33578
L.B. 8195 - L.S. 8919
contact@gpsflorida.net

GPS
GLOBAL PRODUCTS SURVEYING

PROFESSIONAL
SURVEYOR AND MAPPER
PHONE: (813) 425-3483
FAX: (813) 389-0111
www.gpsflorida.net

ORIGINAL
SURVEYOR'S
STAMP

JOB NO. 26-2155

SHEET 1/1

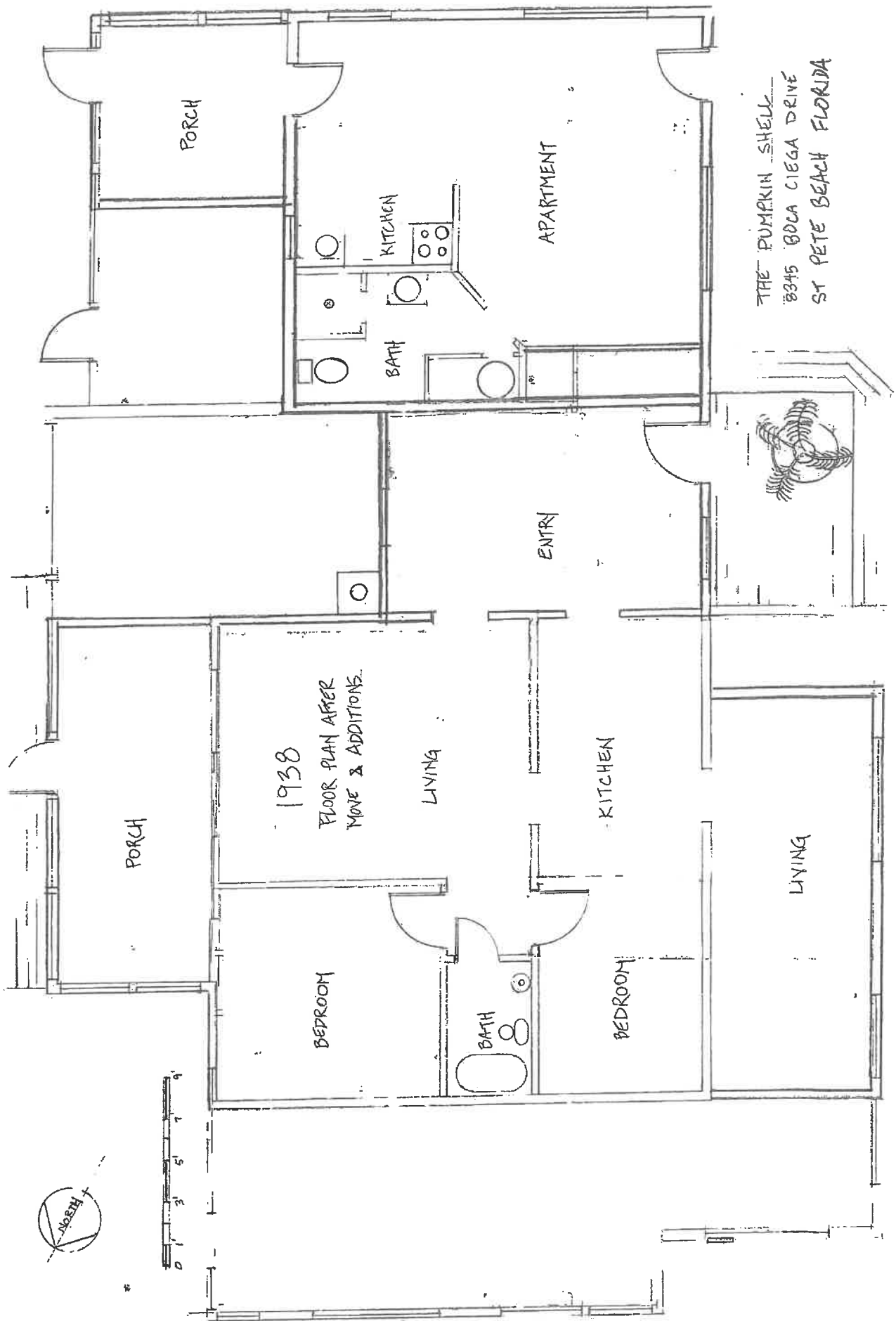
Digitally signed by Julio C. Rodriguez

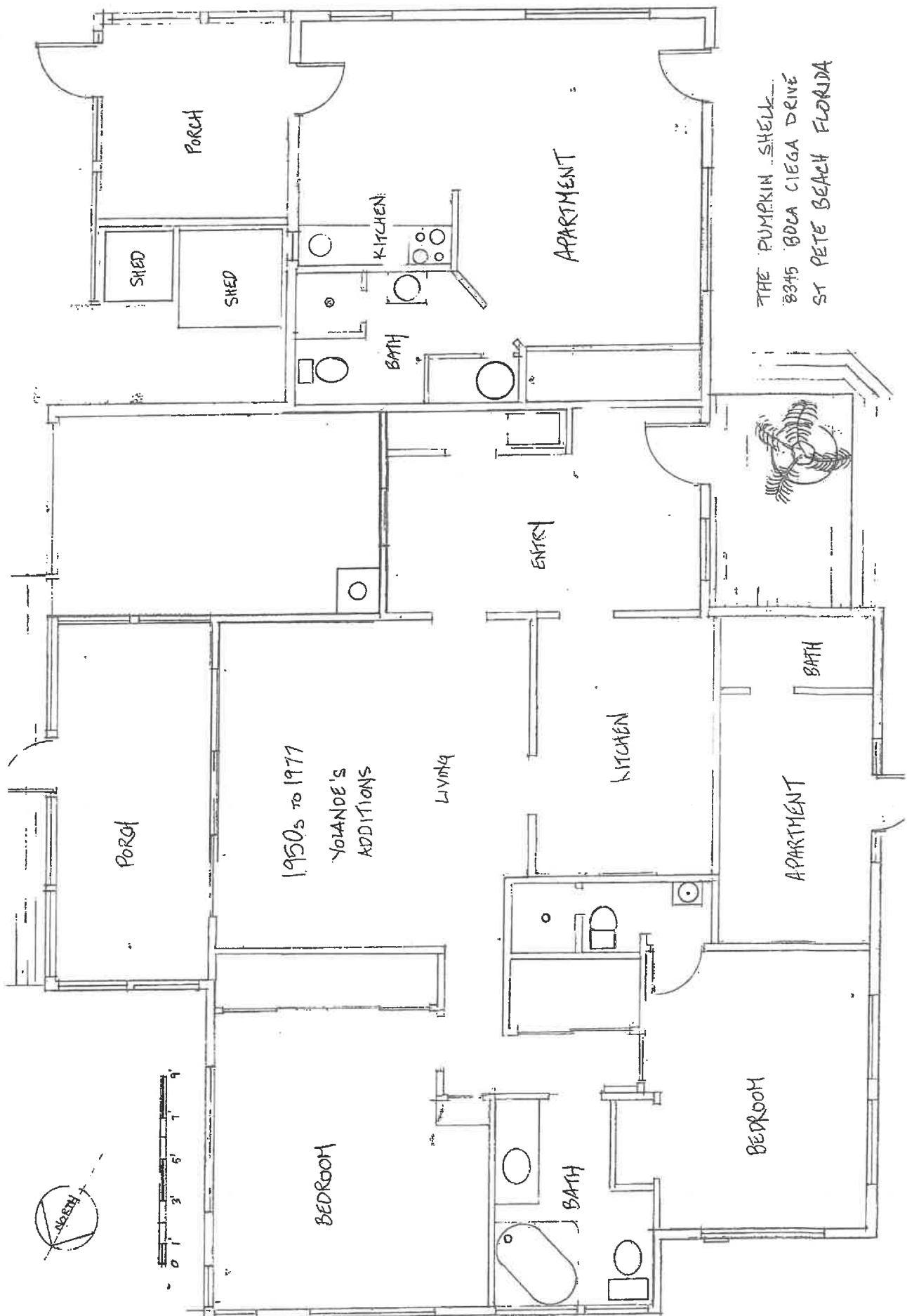


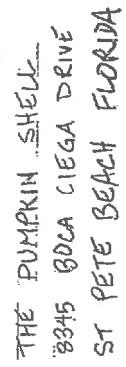
Date: 2025.02.07
143213-0500



THE PUMPKIN SHELL
8345 BOCA CIEGA DRIVE
ST PETE BEACH FLORIDA







FLORIDA MASTER SITE FILE
Site Inventory Form

SITE NO.: 8 PI 1269

RECORD NUMBER: 132

SITE NAME:

SURVEY DATE: 09/30/87

ADDRESS: 8345 Boca Ciega

INSTRUCTIONS TO LOCATE:

LOCATION: St. Petersburg Beach Replat
Subdivision Name

99A 4
Block No. Lot No.

COUNTY: Pinellas

DISTRICT NAME IF APPLICABLE:

OWNER OF SITE: NAME:

ADDRESS:

TYPE OF OWNERSHIP: Private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Gladys Cook

ADDRESS: Florida Preservation Services

CONDITION OF SITE:

Check One

INTEGRITY OF SITE:

Check one or more

EXCELLENT

GOOD

FAIR

DETERIORATED

ALTERED

UNALTERED

ORIGINAL SITE

RESTORED: / /

MOVED: / /

ORIGINAL USE:

Residence

PRESENT USE:

Residence

DATES:

c.1935

CULTURE/PHASE:

American

PERIOD:

20th Century

NR CLASSIFICATION CATEGORY: Building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

DEVELOPMENT

DETERIORATION

BORROWING

OTHER (See Remarks Below)

TRANSPORTATION

FILL

DREDGE

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

See Continuation Sheet

RECORD NUMBER:

152

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Bungalow

PLAN TYPE: T-shape

EXTERIOR FABRIC(S): Asbestos

STRUCTURAL SYSTEM(S): Wood:balloon

PORCHES:

ORIENTATION:

FOUNDATION: Piers:concrete block

ROOF TYPE: Gable

SECONDARY ROOF STRUCTURE(S):

WINDOW TYPE: Awning

ROOF SURFACING:

ORNAMENT EXTERIOR:

CHIMNEY:

CHIMNEY LOCATION:

NO. OF CHIMNEYS:

NO. OF STORIES: 1

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage):

TOWNSHIP RANGE SECTION

31

15E

25

UTM ZONE UTM EASTING UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

SUPPLEMENT SHEET
FLORIDA MASTER SITE FILE

PAGE 3 OF 4

SITE

SITE NAME

NATURE OF SITE ___standing structure__X___archeological site___both

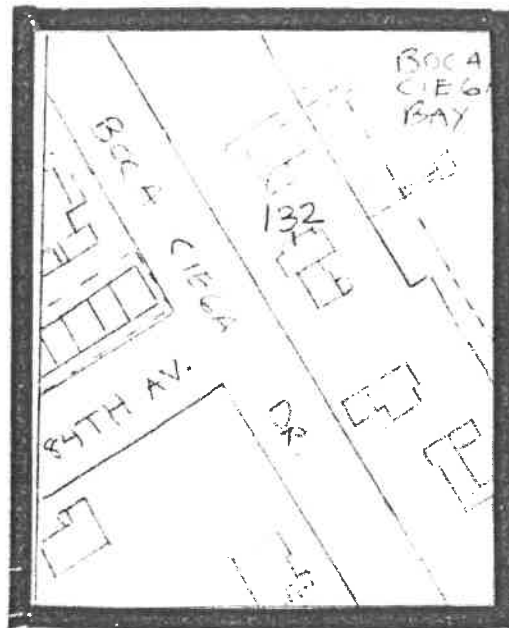
A. NARRATIVE DESCRIPTION OF SITE

The bungalow is a residential form of architecture that became widespread in America in the early twentieth century. The type III bungalow has a gable roof and cross gable. Details include brackets at the eave and multiple windows.

B. DISCUSSION OF SIGNIFICANCE

St. Petersburg Beach was platted in 1919 by William D. McAdoo on land he acquired by C. Perry Snell and Roy Hanna. McAdoo platted the city and hoped to develop it as a resort community. Paved streets, water, several buildings and an amusement pavillion and hotel were built on the beach. McAdoo built a toll bridge to enable customers to reach the island and built a five story bank building which did not house a bank for its first 27 years. McAdoo sold most of his holdings to Nathaniel J. Upham, who developed the commercial core of the town on Lorey Avenue. Little development actually occurred, however, until after World War II when major residential subdivisions were built.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE



✓
PINELLAS COUNTY HISTORICAL STRUCTURE
FLORIDA MASTER SITE FILE

Site Number 8PI01269

Historic Contexts

Nat. Register Category BLDG Local Designation

Other Names or MSF Nos

County Ownership Type PRIV

Location:

Address 8345 BOCA CIEGA City ST PETERSBURG BCH

Parcel Number 363115 7799 99 40

USGS 7.5' Map PASS-A-GRILLE BEACH

HISTORY

Architect:

Builder:

Const Date: 1925 Restoration Dates(s)

Modification Date(s):

Move: Date Orig Location

Original Use(s)

Present Use(s) RESI

DESCRIPTION

Style:

Plan: Exterior

Interior

No.: Stories Outbldgs 0 Porches Dormers

Structural System(s) XXXX

Exterior Fabric(s) XXXX

Foundation: Type Matls

Roof: Type XXXX Surfacing

Secondary Strucs.

Chimney: Mtls Locns

Windows

Exterior Ornament

Condition Surroundings

Narrative(general, interior, landscape, context:)

Archaeological Remains at the site.

Recorders' Evaluation of site

Areas of Significance

Eligible for Nat. Register?

Signif. as part of district?

Signif. at local level?

SUMMARY ON SIGNIFICANCE

Recorder Information: Name F PAUL M G

L CLARK

Date: Mo 3 Yr 93 Affiliation P.C. PLANNING DEPT

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

Agenda Report

Agenda Title Name: Design Review: 103 2nd Avenue

Action Request: None. Staff requests comments from the Historic Preservation Board pertaining to the design of the structure, to assist with ensuring compatibility within the district.

Strategic Objective:

Date: September 4, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject request converts an existing, 1950s-built single-family residence that is listed as a contributing resource to the Pass-a-Grille Historic District into parking, storage and access. Above, the applicant proposes to reconstruct the living level in generally the same footprint. This development will make use of the House-Medium front (minimum 10') and garage rear (minimum 5') setbacks eligible for projects that undergo design review. While the rear of the structure will be reestablished with living space above a garage that currently maintains an approximately ten-foot rear setback, further encroachment is necessary to establish rear stairs and an access deck to the living level, which will provide a 7'-3" setback from the rear alleyway property line.

Staff finds the development as proposed generally meets the design criteria for an updated residential structure in the Pass-A-Grille Overlay District. The original structure is still evident in the design, retaining the existing coquina stucco exterior, six lite windows, porch location and recessing space above the enclosed front adjacent the porch to provide clear ground floor support of the upper story. New windows are six-lite panels similar to those on the ground floor, the new lap siding and cornice matches the horizontal orientation of the ground-floor brickwork, and the colors of both

stories are neutral and drawn from a common palette. The massing of the building is appropriate for the area, which contains a mix of existing single-story homes, and modest two- and two-and-a-half story homes. Spaces within the structure are generally preserved, with garage access maintained from the alleyway and an interior connecting open porch remaining. Finally, the landscaping plan meets the requirements for elevated structures, providing a crepe myrtle to complement the existing buttonwood, shrubs, and groundcover.

Staff submits the following questions and comments to the applicant:

1) Staff finds the design criteria to generally be met. However, due to the removal of the roof and addition of a second story, and the inability of the ground level to be re-converted in the future, the structure will likely lose its contributing historic status. The owner will still be eligible for benefits provided to owners of residences in the Pass-a-Grille Overlay District but will likely forfeit any future benefits that may arise from local historic designation, including ad valorem tax exemptions and floodplain management variances in the unlikely event they are ever needed at this property. Understanding that masonry residences can be difficult to lift, Staff asks the applicant to state whether they explored elevating the home instead, for which lifts of 3-4 feet can be appropriate to preserve the historic integrity of the residence while providing a degree of protection from future flooding events.

2) The porch's metal filigreed posts are being replaced with solid wood finished with stucco. While complementary to the ground floor's stucco exterior, the existing columns do promote visual interest and are considered a distinguishing feature of the residence. If these columns are non-structural, the applicant should address why the substitution was performed.

3) The existing roof is concrete tile, and is being replaced with standing seam metal. Staff does not find this to be an incongruous change with the design of the residence, but would like the applicant to explain why the change was made.

4) As this structure is likely to lose its historic status when the second level is added, it is not eligible for

Historic Preservation Board-initiated rear setback waivers of up to ten feet. As the reestablished living level encroaches into the 15 feet permitted under the House-Medium building type, it must match the same ceiling-to-floor height as the level that was abandoned (eight feet) within the rear 15 feet. Alternatively, the applicant may pursue a variance.

Funding:

N/A

Attachments:

1. Design Review Application
2. Architectural Plans

Case #: _____ Submission Date: 8/15/25 Hearing Date: 9/4/25

Permit: 2504945



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

Kimberly & Stephen Turner

Representative Name & Address

Cal Webster

103 2nd Ave, St Pete Beach, FL 33706

349 14th St N, St Petersburg, FL 33705

Phone 727-480-0590

Phone 813-220-0706

Property Address and Legal Description

103 2nd Ave, St Pete Beach, FL 33706 - MOREY BEACH BLK 10, LOT 18

Project Description

ADDITION TO EXISTING STRUCTURE. REMOVE EXISTING ROOF, INTERIOR WALLS AND DOORS (AS NOTED), WINDOWS (AS NOTED), FIXTURES, CASEWORK AND FINISHES FROM SLAB ON GRADE STRUCTURE. EXISTING ELEVATED STRUCTURE TO REMAIN AS-IS. ALL EXISTING EXTERIOR WALLS TO REMAIN. NEW 1-STORY RESIDENCE CONSTRUCTED ABOVE EXISTING EXTERIOR WALLS. 3-BEDROOM, 2 BATH. EXISTING STRUCTURE AT GRADE TO BECOME STORAGE. EXISTING 1-CAR GARAGE TO REMAIN.

TYPE OF ACTIVITY

New Construction: _____

Addition: X

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

8/15/25

Date

TURNER RESIDENCE

103 2ND AVE
ST PETE BEACH, FL 33706



IMAGE PROVIDED FOR GRAPHIC PURPOSES ONLY - NOT FOR CONSTRUCTION

[illegible][illegible]

VICINITY MAP		DESIGN PARAMETERS		PROJECT INFORMATION			
		<u>SCOPE OF WORK</u> ADDITION TO EXISTING STRUCTURE. REMOVE EXISTING ROOF, INTERIOR WALLS AND DOORS (AS NOTED), WINDOWS (AS NOTED), FIXTURES, CASEWORK AND FINISHES FROM SLAB ON GRADE STRUCTURE. EXISTING ELEVATED STRUCTURE TO REMAIN AS-IS. ALL EXISTING EXTERIOR WALLS TO REMAIN. NEW 1-STORY RESIDENCE CONSTRUCTED ABOVE EXISTING EXTERIOR WALLS. 3-BEDROOM, 2 BATH. EXISTING STRUCTURE AT GRADE TO BECOME STORAGE, EXISTING 1-CAR GARAGE TO REMAIN. <u>ACTUAL GROSS BUILDING AREA (SQUARE FEET)</u> +/- 1,851 - EXISTING OVERALL GROSS BUILDING AREA +/- 1,851 - OF LEVEL 2 ALTERATION +/- 2,154 - OF ADDITION +/- 4,005 - PROPOSED OVERALL GROSS BUILDING AREA REFER TO A101 - OVERALL SITE PLAN FOR ADDITIONAL DESIGN PARAMETERS <u>BUILDING PROTECTIONS</u> TERMITES - PROVIDE ALL REQUIRED TERMITE PROTECTION AS OUTLINED IN FBC-R318 SAFETY GLAZING - PROVIDE FULLY TEMPERED OR LAMINATED SAFETY GLASS WHERE REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND/OR LAWS. SMOKE ALARMS - CONTRACTOR TO CONFIRM EXISTING SMOKE ALARM LOCATION AND INSTALL AS REQUIRE PER FBC R314. REFER TO THE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION. <u>GENERAL NOTES</u> - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS, OPENINGS, EQUIPMENT, ETC. - LARGER SCALE DRAWINGS AND DETAILS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS. - CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS, REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION. - CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.		ADDRESS: 103 2ND AVE., ST. PETE BEACH, FL 33706 PARCEL #: 19-32-16-58932-010-0100 OCCUPANCY: SINGLE FAMILY RESIDENTIAL NUMBER OF STORIES: CURRENT: 1-STORY / PROPOSED: 2-STORY OWNED BY: STEPHEN AND KIMBERLY TURNER CODE ENFORCEMENT: CITY OF ST. PETE BEACH <u>APPLICABLE CODES:</u> 2023 FLORIDA BUILDING CODE (8TH EDITION); BUILDING 2023 FLORIDA BUILDING CODE (8TH EDITION); RESIDENTIAL 2023 FLORIDA BUILDING CODE (8TH EDITION); PLUMBING 2023 FLORIDA BUILDING CODE (8TH EDITION); MECHANICAL 2023 FLORIDA BUILDING CODE (8TH EDITION); EXISTING BUILDING - NATIONAL ELECTRICAL CODE (NEC) 2020 <u>BUILDING CONSTRUCTION (CHAPTER 6):</u> TYPE 3B - FIRE RESISTIVE RATING <u>CURRENT ZONING:</u> RLM-2/PAG RESIDENTIAL DISTRICT / PASS A GRILLE OVERLAY <u>PRIMARY USE OR OCCUPANCY CLASSIFICATION (CHAPTER 3):</u> GROUP R RESIDENTIAL <u>FLOOD ZONE (FEMA DATA MAP)</u> ZONE AE AREA OF HIGH HAZARD MAP # 12103C0286H EFFECTIVE DATE: 8/24/2021			
		ARCHITECT SUNARC ARCHITECTURE 15100 HUTCHISON RD TAMPA, FL 33625		CONTRACTOR PIONEER BUILT 349 14TH ST. N. ST. PETERSBURG, FL 33705 PHONE: 727.310.4774		STRUCTURAL ENGINEER BECKLEY ENGINEERING CONSULTANTS 18730 CORTEZ BLVD BROOKSVILLE, FL 34601 PHONE: 352.316.7600	
		PROJECT # 1024		1061		COVER SHEET	
		G100					

DIVISION 11 - RLM-2 RESIDENTIAL DISTRICT

Sec. 11.1. - Purpose and intent.

The RLM-2 Residential District is intended for mixed residential areas designated within the RLM Residential Low Medium land use category on the future land use maps. Certain other structures and uses required to serve governmental, religious and non-commercial recreational needs of such areas may be permitted, subject to restrictions and requirements intended to preserve the character of such district.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 11.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RLM-2 Residential District are as follows:

(a)Residential dwellings—Detached single-family, multifamily and two-family. Such dwellings shall not be used for transient occupancy.
(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2004-18, § 5, 8-24-04)

Sec. 11.3. - Permitted accessory uses and structures.

(a)Uses and structures, as regulated in section 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures, do not involve the conduct of a business, and are not of a nature prohibited under section 11.5.(b)Home occupations, subject to the conditions set forth in section 6.5 of this Code.(c)Residential and Class B commercial docks, including tie poles, in conformance with the provisions of section 6.23 and other applicable codes and ordinances of the city, county or state.(d)Temporary structures under the provisions of section 6.11, Supplemental Regulations of this Code.
(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2013-08, § 1(Exh. A), 2-26-13)

Sec. 11.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the RLM-2 Residential District are as follows:

(a)Recreational—Public parks and/or recreational facilities.(b)Schools, public.(c)Utility substations and/or rights-of-way.
(Ord. No. 03-7, § 3, 5-1-03)

Sec. 11.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the RLM-2 Residential District.

Any use which has been determined under the provisions of Chapter 46 of the Code of Ordinances to be potentially noxious, dangerous or offensive to residents of the district or to those who pass by on public roadways or likely for other reasons to be incompatible with the character of the district, is hereby prohibited in the RLM-2 Residential District.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 11.6. - Minimum zoning lot requirements.

The maximum residential density permitted in the RLM-2 Residential District shall not exceed ten units per acre. The minimum lot area and width requirements in the RLM-2 Residential District are as follows:

(a)Detached single-family dwellings.(1)Lot area: 4,400 square feet.(2)Lot width: 40 feet.(b)Multifamily and two-family dwellings.(1)Lot area: 4,356 square feet for each dwelling unit.(2)Lot width: 50 feet.(c)All other uses. The lot area and width requirements stated below shall be considered the minimum standards; however, the requirements may be modified by the city under the site plan review process to fit the specific use.(1)Lot area: 4,400 square feet.(2)Lot width: 40 feet.
(Ord. No. 03-7, § 3, 5-1-03)

Sec. 11.7. - Minimum yard requirements.

The minimum yard requirements for principal structures in the RLM-2 Residential District are as required in this section.

(a)Residential dwellings.(1)Front yard: 20 feet.(2)Secondary front yard: Ten feet.(3)Side yards: Ten percent of the lot width.(4)Rear yard: 20 feet.(b)All other uses. The yard requirements stated below shall be considered the minimum standards; however, the requirements may be modified by the city under the site plan review process to fit the specific use.(1)Front yard: 20 feet.(2)Secondary front yard: Ten feet.(3)Side yards: Ten percent of the lot width.(4)Rear yard: 20 feet.
(Ord. No. 03-7, § 3, 5-1-03)

Sec. 11.8. - Maximum height of structures.

The maximum height for all structures shall be 30 feet.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 11.9. - Minimum off-street parking requirements.

Shall be in accordance with the requirements of division 23 of the Land Development Code, Off Street Parking and Loading.

(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2008-32, § 1, 8-26-08)

Sec. 11.10. - Landscaping required.

All uses shall be landscaped in accordance with the provisions of division 22 of the Land Development Code.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 11.11. - Maximum floor area ratio.

Maximum floor area ratio (FAR) for non-residential uses: 0.40.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 11.12. - Maximum impervious surface ratio.

The lot area used in the calculation of the maximum impervious surface ratio shall exclude any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Maximum impervious surface ratio (ISR) for residential uses: 0.70.

Maximum impervious surface ratio (ISR) for non-residential uses: 0.75.

DIVISION 20 - PAG PASS-A-GRILLE OVERLAY DISTRICT[1]

Footnotes:

(1) Editor's note— Ord. No. 2016-19, § 2(Exh. A), adopted Feb. 28, 2017, repealed Div. 20, §§ 20.1—20.14, and reenacted a new Div. 20, §§ 20.1—20.24, as set out herein. Former Div. 20 pertained to similar subject matter and derived from Ord. No. 03-7, § 3, adopted May 1, 2003; Ord. No. 2004-18, §§ 7, 8, adopted Aug. 24, 2004; Ord. No. 2008-32, § 1, adopted Aug. 26, 08; Ord. No. 2010-03, § 1(Att. A), adopted April 27, 2010; and Ord. No. 2011-03, § 3, adopted May 24, 2011.

Sec. 20.01. - Purpose and intent.

The City recognizes that the Pass-a-Grille Area was developed prior to the development of suburban zoning regulations. The (PAG) Pass-a-Grille Overlay District is intended to allow for structures that are considered contributing to the National Register Historic District to be considered conforming regarding base flood elevations and uses of property within the Pass-a-Grille area situated south of 32nd Avenue, in order to ensure that structures and uses will be compatible with the character of existing development, including the area within the designated Pass-a-Grille Historic District. Also, to recognize that the existing parcel size's, uses and overall character of the PAG shall be permitted to continue as viable uses while allowing for improvements to existing structures, additions and new development that is consistent with the existing mass and scale within the district.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.02. - Definitions.

(a)Accessory structure envelope means provisions for the setbacks and maximum building footprints permitted for accessory structures that are not specifically named and regulated under sections 6.12 or 6.13. The following is provided as a non-exhaustive list of accessory structures subject to this envelope: carriage houses, pool houses, detached living quarters, and detached storage buildings that exceed standards for residential or commercial storage buildings found in the aforementioned sections.

(b)Balance means the relationship among the elements of a building on either side of an imaginary centerline through the middle of a building. Buildings are either symmetrically or asymmetrically balanced.

(c)Balanced, asymmetrically means the shape(s) and design of a building may not match exactly, but instead have equal visual weight they are still visually balanced.

(d)Balanced, symmetrically means the shapes on one side of the centerline match the shapes on the other side. The two halves are visually equally.

(e)Building height: Provisions for permitted heights in feet (ft). The maximum height for first floor residential development shall be fourteen (14) feet and twenty (20) feet for non-residential. The maximum height for second story and higher shall not exceed fourteen (14) feet. Each building lot typology provides the range of height appropriate for the building type. No new or substantially improved building within the PAG Overlay District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed to exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, or thirty-two (32) feet overall, as defined below.a.For any structure with habitable space located less than eight (8) feet above natural grade, height shall be measured from the property's required Design Flood Elevation.b.For any structure with habitable space beginning at or higher than eight (8) feet above natural grade, height shall be measured from eight (8) feet above natural grade. Base flood elevation requirements are outlined in section 98-33 of the City's Code of Ordinances.

(f)Building envelope: Provisions for the minimum and maximum setbacks permitted by front, side, and rear yards. There is a minimum and maximum setback for each lot type. The maximum and minimum frontage refers to the proportion of the lot width along which the primary building façade must be within the minimum and maximum front setback.

(g)Compatible design means architectural design and construction that will fit harmoniously into the district based on scale, materials, and quality of construction with adjacent buildings and structures.

(h)Lot requirements: Provisions for minimum and maximums, lot depth, lot size and the permitted lot coverage.

(i)Lot, waterfront: A zoning lot which abuts any body of water or the beach. All lots not considered waterfront shall be considered interior for rear setback purposes.

(j)Mass, primary: largest shape of a building.

(k)Mass, secondary: additional shapes that form the façade of the building

(l)Parking provisions: The amount of parking shall be determined by Division 23 of the Land Development Code. Parking provisions provide zones where parking is permitted. The parking zone refers to any uncovered parking area located on the parcel. Driveways are permitted in any zone provided the frontage requirements have been met as required by building type. The diagram illustrates a primary and secondary street. Primary streets are streets that are addressed to the parcel of land. Secondary streets may or may not have access to the parcel. Zones are defined and illustrated by the lot area between the principal building frontage and:

(m)Private frontages, refers to the area that is attached or integrated into the primary building.

(n)Proportion means the relationship of one part of a façade to the whole. A house that is correctly proportionate establishes a visual relationship between all parts of its exterior. The voids, primary, and secondary masses should all be proportional to one another in order maintain architectural harmony.

(o)Proximity means that objects that are close together should complement each other.

(p)Rhythm means the use of repetitive elements in order to establish architectural harmony. It is based off of three main principles: the principle of Proximity, the principle of Similarity, and the principle of Continuation. These principles are part of a larger set known as Gestalt Principles.

(q)Similarity means how our eyes are easily able to group objects together that share common textures, colors, or features.

(r)Voids means windows, doors, or other openings that create negative space allowing for breaks within a primary or secondary mass

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17; Ord. No. 2021-08, § 2, 6-22-2021; Ord. No. 2021-22, § 2, 10-12-21)

Sec. 20.03. - Permitted principal uses and structures. Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

(a)All uses permitted in the underlying zoning district; and(b)Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.(c)Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted, if the building meets the standards set forth in this division of the Code.
(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.04. - Permitted accessory uses and structures.

(a)Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures, and are not of a nature prohibited under section 20.5.(b)Home occupations, subject to the conditions set forth in section 6.5 of this Code.(c)Residential docks, including tie poles, shall be in conformance with the provisions of section 6.23 and other applicable codes and ordinances of the city, county or state.(d)Temporary structures shall follow the provisions of section 6.11.
(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.05. - Allowable conditional use.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the PAG Overlay District are as follows:

(a)All permitted conditional uses allowed for in the underlying zoning district.
(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.06. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein or within the underlying zoning district are hereby prohibited in the PAG Overlay District.

Any use which the City Commission, upon appeal, and after investigating similar uses elsewhere, shall determine to be potentially noxious, dangerous or offensive to residents of the PAG Overlay District or to those who pass by on public roadways, by reason of odor, smoke, noise, glare, fumes, gas, fire, explosion or emission of particulate matter or likely for other reasons to be incompatible with the character of the PAG area, is hereby prohibited in the PAG Overlay District.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.07. - Density, intensity and assembly of parcels.

(a)The maximum residential density permitted in the PAG Overlay District shall not exceed the number of units per acre permitted by the underlying Future Land Use map for undeveloped parcels of land.(b)The existing residential density, exceeding one density unit, of an existing residential structure shall be permitted to rebuild on the existing parcel of land, with the same density as the existing structure(s) has, if the building was constructed prior to (insert adoption date) and can meet the lot requirements, by building type, in section 20.15 of this Division. In addition, any new construction cannot develop the existing developed square footage and must match the existing form and mass as defined in section 20.22 herein.(c)The existing hotel/motel units shall be permitted to rebuild on the existing parcel of land, with the same number of units that already exist as a rental/leasable room within the existing built hotel if the building was constructed prior to (insert adoption date) and can meet the lot requirements of a Boutique Hotel Building Type as provided in section 20.15 of this Division.(d)No more than two lots of record may be combined to accommodate additions to existing structures.
(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.08. - Maximum floor area ratio.

Maximum floor area ratio (FAR) for non-residential uses: Underlying Zoning District requirements.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.09. - Maximum impervious surface ratio.

If a parcel opts for new construction or addition to a single family home using the underlying zoning district standards, the ISR shall be determined by the underlying zoning district. The ratio's listed below are subject to any of the building types, defined in section 20.15 that are used.

Maximum impervious surface ratio (ISR) for residential and transient accommodation uses: 0.70.

Maximum impervious surface ratio (ISR) for non-residential uses: Underlying Zoning District requirements or existing building footprint.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.10. - Reduced setbacks for contributing structures granted a certificate of appropriateness. Proposed additions to contributing structures may be eligible for a reduction in setback requirements if the proposed plans have been reviewed, approved, and issued a certificate of appropriateness by the Historic Preservation Board pursuant to Division 28. The purpose of this regulation is to ensure the design is compatible design with neighboring structures.

Design review shall be based on the requirements set forth in the underlying zoning district and the PAG Overlay District herein and for consistency with the Secretary of Interior's Standards for Rehabilitation. If the Historic Preservation Board finds that an addition is consistent with the Secretary of the Interior's Standards and that the addition would not preclude the structure's continued designation as a contributing structure, and approves a certificate of appropriateness for the plans, then the applicant can request a reduction to any and all of the setbacks, provided the setbacks are consistent within the same block of the proposed addition by providing the historical setback data for the street block (both faces) the parcel is on and the historical setbacks along that particular street that will be evaluated by the Historic Board. The following setbacks shall be considered: The addition must still meet impervious surface, floor area, height, herein and the landscaping, and buffering standards as identified in this division. The reductions in setbacks do not abrogate the responsibility of the designer or homeowner to incorporate these requirements into the plan.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.11. - Minimum building type requirements.

Lots of record within the PAG Overlay District shall be deemed conforming despite the width and size regulations in the building types, so long as the lots are not further subdivided, and the condition existed prior to the adoption of the Division. No more than two lots of record may be combined to accommodate additions to existing structures.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.12. - Subdivision of lots.

Lots within the PAG Overlay District shall not be subdivided to a size smaller than the platted lot of record and/or building lot types in this division. Existing structures that are listed as contributing structures in the most recent Historic Resources Survey or that are locally designated historic structures are exempt from the setbacks imposed by this division; however, additions and accessory structures shall comply with the standards in section 20.15, by building type. All other structures shall also comply with the setbacks and required yards imposed by the building types in this Division, section 20.15.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.13. - Residential development option for single-family homes.

Any parcel within the PAG Overlay District with a Residential Zoning District designation of RU-2, RLM-2, or RM may develop a single family residential house using the underlying residential zoning standards for additions or new construction; if an applicant uses the underlying residential zoning district standards, for new construction or additions the following standards shall be met:

(a)Underlying Zoning Districts minimum lot requirements,(b)Underlying Zoning Districts Minimum yard requirements,(c)Underlying Zoning Districts Maximum floor area ratio standards; and(d)Height shall not exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard the building side, further provided that the overall roof height shall not exceed thirty-two (32) feet. Any other applicable standards within this division, not expressly stated in this section, shall apply to new development and redevelopment as outlined in this division.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.14. - Vacant parcels.

The following procedures shall be followed

(a)For parcels of land within a residential zoning district and:

Any parcel of land that is vacant, at the time of adoption, shall only be permitted either:

(1)A residential building type found in section 20.15 that is consistent with the underlying uses permitted in the Zoning District and section 20.07. The parcel of land shall meet the lot width and lot depth as identified, by building type found in section 20.15, to determine the appropriate standards to apply to that parcel, or(2)Provisions listed in section 20.13 of this division.(b)Parcels of land within non-residential land use districts:

Any parcel of land that is vacant, at the time of adoption of the PAG Overlay District, shall be permitted any of the non-residential building types found in section 20.15 that are consistent with the existing lot width/depth of the parcel of land.

(c)Assembly or parcel splits shall only be permitted through the City Commission, to determine the compatibility and respect for the existing character of the PAG Overlay District.
(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.15. - Permitted building types.

Building types are permitted by the following criteria:

(a)Existing Parcel Size, and(b)Existing Density, Units and Rooms

An applicant must provide a survey of the parcel to verify the actual parcel size (lot width/lot depth) or use the City's parcel data information. If the applicant believes the lot width and depth are different that the City's records, the applicant will be required to have a survey of the lot for verification.

SUNARC
ARCHITECTURE

TURNER RESIDENCE
103 2ND AVE
ST PETE BEACH, FL 33706

NO.	DESCRIPTION	DATE

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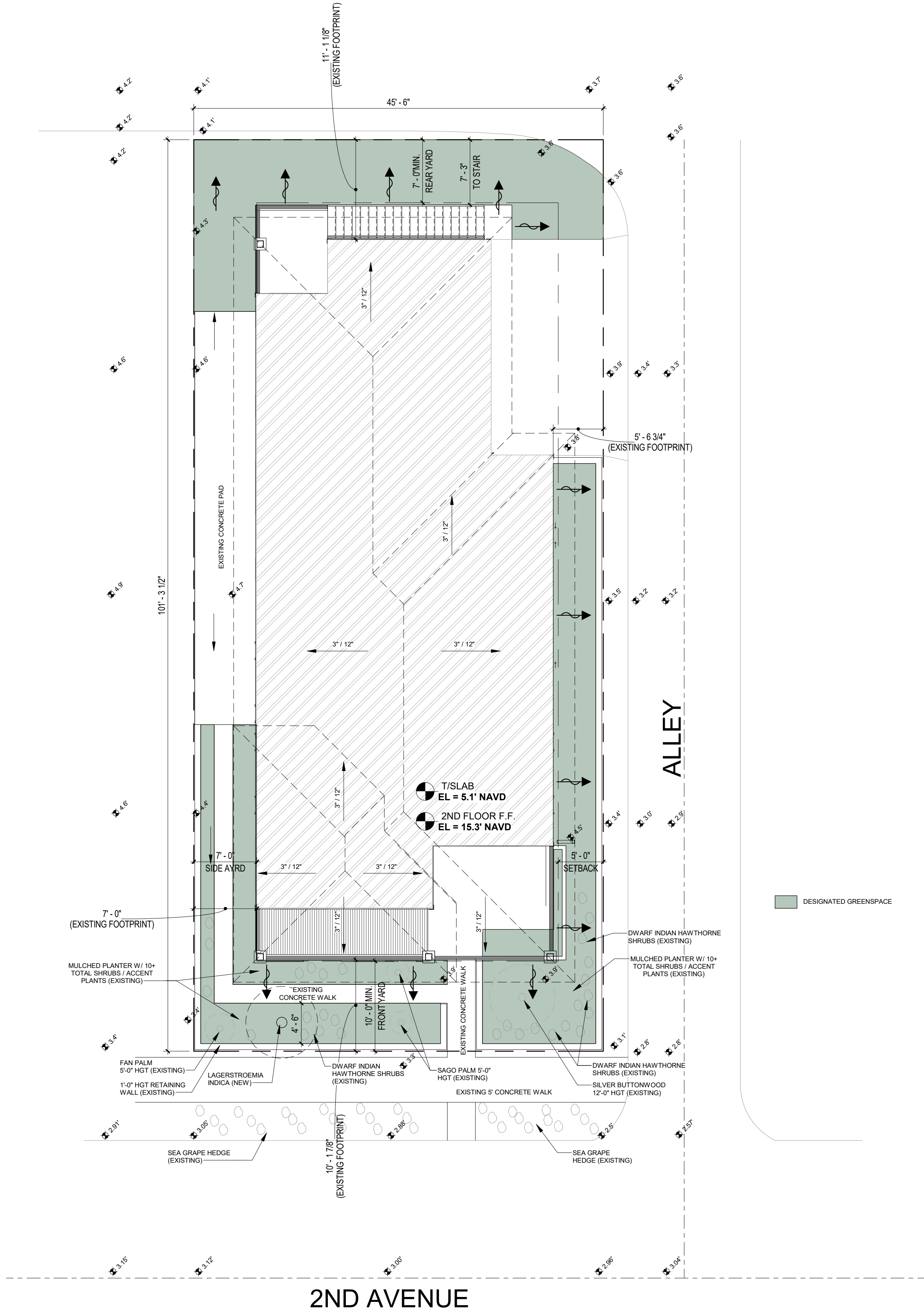
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PROJECT # 2024 1061

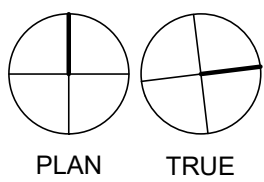
CODE ANALYSIS

G101



1 OVERALL SITE PLAN

A101 SCALE: 1/8" = 1'-0"



PROJECT PARAMETERS

ARCHITECTURAL STYLE - KEY WEST CONCH/COASTAL
CONETMPORARY
ZONING - RLM-2/PAG RESIDENTIAL DISTRICT
/ PASS A GRILLE OVERLAY

+/- 4,609 SF - PARCEL SIZE

.70 - MAX & EXISTING IMPERVIOUS SURFACE AREA
(SEE CALCULATIONS BELOW)

SETBACKS:
10' - FRONT SETBACK
7' - SIDE SETBACK
5' - ALLEY SIDE SETBACK

30' - MAX HEIGHT (TO ROOF MID POINT FROM BFE)

BASE FLOOD ELEVATION: 9.0' (MIN)
DESIGN FLOOD ELEVATION: 10.0' (MIN)

3 SPACES - MIN OFF-STREET PARKING

WIND SPEED CRITERIA - REFER TO STRUCTURAL

EXISTING IMPERVIOUS AREA

NAME	AREA	% OF GROSS SITE
EXISTING IMPERVIOUS	3150 SF	70%
EXISTING PERVIOUS	1328 SF	30%

PROPOSED IMPERVIOUS AREA

NAME	AREA	% OF GROSS SITE
PROPOSED IMPERVIOUS	3150 SF	70%
PROPOSED PERVIOUS	1328 SF	30%

OVERALL BUILDING AREA SCHEDULE

Level	Name	Area
EXTG 1ST FLR +5'-2" NAVD	ENTRY FOYER	171 SF
PROPOSED 2ND FLR +15'-3" NAVD	SECOND FLOOR LIVING	2150 SF
A/C		2321 SF
EXTG 1ST FLR +5'-2" NAVD	STORAGE	1266 SF
EXTG 1ST FLR +5'-2" NAVD	ENTRY PORCH	171 SF
EXTG 1ST FLR +5'-2" NAVD	EXISTING GARAGE	419 SF
EXTG 1ST FLR +5'-2" NAVD	EXTERIOR PATIO	460 SF
PROPOSED 2ND FLR +15'-3" NAVD	EXTERIOR PORCH	281 SF
PROPOSED 2ND FLR +15'-3" NAVD	EXTERIOR PORCH	79 SF
NON-AC		2676 SF

NET ROOM AREAS

LEVEL	ROOM	AREA
EXTG 1ST FLR +5'-2" NAVD	FOYER	120 SF
EXTG 1ST FLR +5'-2" NAVD	COATS	13 SF
EXTG 1ST FLR +5'-2" NAVD	EXISTING GARAGE	362 SF
EXTG 1ST FLR +5'-2" NAVD	SUN ROOM	437 SF
EXTG 1ST FLR +5'-2" NAVD	ELEVATOR	24 SF
EXTG 1ST FLR +5'-2" NAVD		956 SF
PROPOSED 2ND FLR +15'-3" NAVD	STUDY	63 SF
PROPOSED 2ND FLR +15'-3" NAVD	BEDROOM 3	114 SF
PROPOSED 2ND FLR +15'-3" NAVD	MASTER BEDROOM	193 SF
PROPOSED 2ND FLR +15'-3" NAVD	BEDROOM 2	116 SF
PROPOSED 2ND FLR +15'-3" NAVD	W.I.C.	53 SF
PROPOSED 2ND FLR +15'-3" NAVD	LAUNDRY	46 SF
PROPOSED 2ND FLR +15'-3" NAVD	CLOSET	17 SF
PROPOSED 2ND FLR +15'-3" NAVD	M. BATH	92 SF
PROPOSED 2ND FLR +15'-3" NAVD	DINING	174 SF
PROPOSED 2ND FLR +15'-3" NAVD	HALLWAY	75 SF
PROPOSED 2ND FLR +15'-3" NAVD	BATHROOM	49 SF
PROPOSED 2ND FLR +15'-3" NAVD	KITCHEN	300 SF
PROPOSED 2ND FLR +15'-3" NAVD	CLOSET	13 SF
PROPOSED 2ND FLR +15'-3" NAVD	LIVING ROOM	365 SF
PROPOSED 2ND FLR +15'-3" NAVD	ENTRY FOYER	145 SF
PROPOSED 2ND FLR +15'-3" NAVD	ELEVATOR	25 SF
PROPOSED 2ND FLR +15'-3" NAVD	MUDROOM	39 SF
PROPOSED 2ND FLR +15'-3" NAVD	PANTRY	18 SF
PROPOSED 2ND FLR +15'-3" NAVD	LINEN	4 SF
PROPOSED 2ND FLR +15'-3" NAVD	HVAC	8 SF
PROPOSED 2ND FLR +15'-3" NAVD		1910 SF
TOTAL PROJECT LIVING AREA		2866 SF

GREEN SPACE REQUIREMENT
24% OF TOTAL LOT TO BE DESIGNATED GREENSPAPCE
LOT SIZE = 4,552 SF
TOTAL GREEN SPACE AREA = 1,145 SF
1,136 / 4,552 = 24.95%

SUNARC
ARCHITECTURE

TURNER RESIDENCE

103 2ND AVE
ST PETE BEACH, FL 33706

NO. DESCRIPTION DATE

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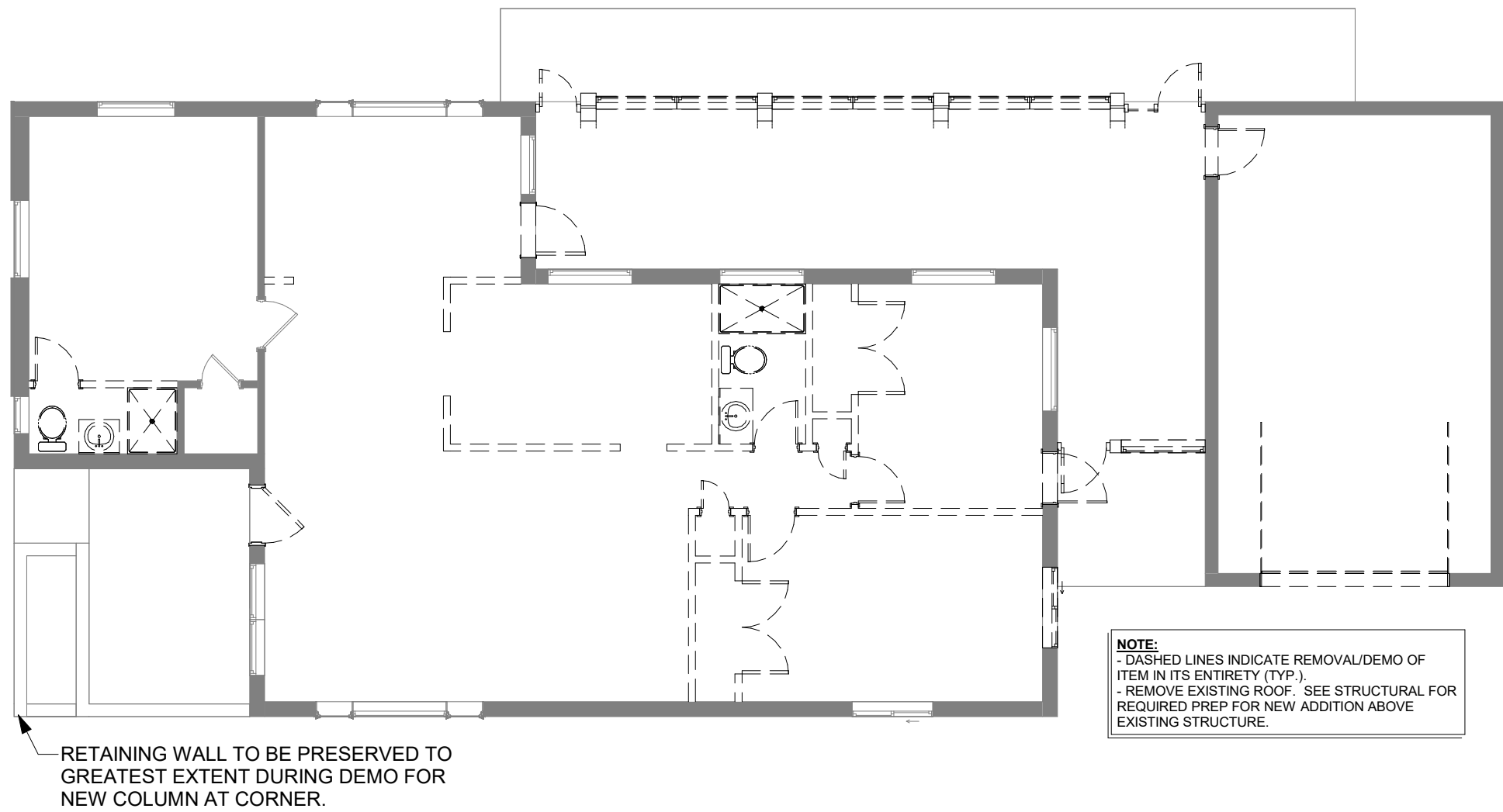
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PROJECT # 2024 1061

OVERALL SITE PLAN

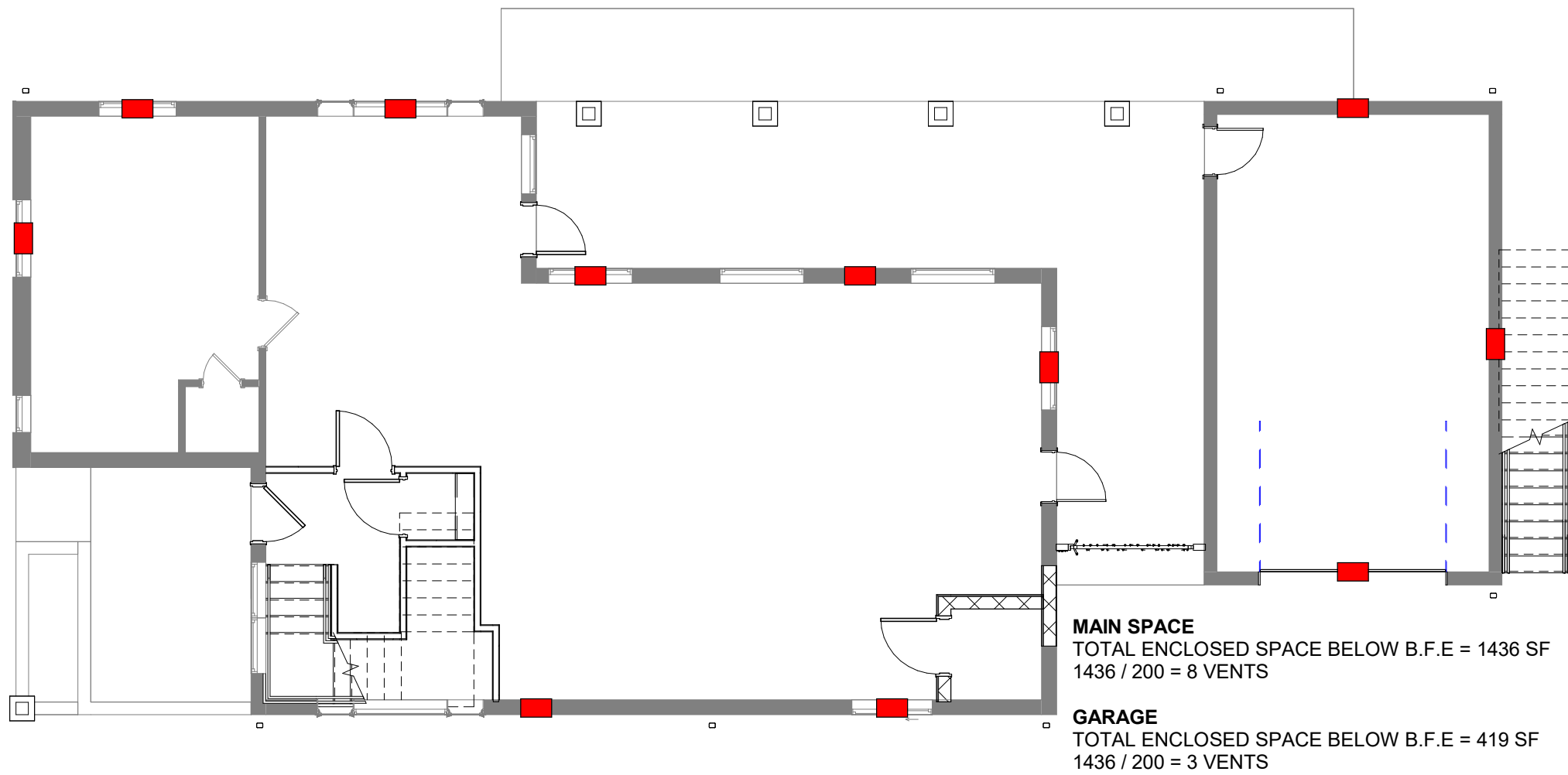
A101

STANDARD SYMBOLS		STANDARD ABBREVIATIONS		PROJECT SPECIFICATIONS		GENERAL CONDITIONS		SUNARC ARCHITECTURE				
DRAWING TITLE & GRAPHIC SCALE		SECTION/DETAIL MARKER		ELECTRICAL		1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND SEQUENCING OF CONSTRUCTION AND SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL SAFETY REQUIREMENTS. 2. ALL WORK SHALL CONFORM TO THE LATEST ACCEPTED EDITION OF THE FLORIDA RESIDENTIAL BUILDING CODE, PLUMBING, MECHANICAL, FUEL GAS AND NATIONAL ELECTRICAL CODES. 3. THE CONTRACTOR SHALL COMPLY WITH THE LOCAL BUILDING CODE AND REGULATIONS, LATEST EDITIONS, ALONG WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES CODES AND REQUIREMENTS AND LANDLORD REQUIREMENTS. 4. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF "NFPA 101 LIFE SAFETY CODE". 5. THE CONTRACTOR SHALL VERIFY THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: DIMENSIONS, LOCATIONS, SIZES, INVERTS, PIPES, WIRES, CONDUITS, STRUCTURAL ELEMENTS AND UTILITIES PRIOR TO COMMENCEMENT OF THE WORK. ADVISE THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, CONFLICTS OR ANY OTHER ANTICIPATED PROBLEMS PRIOR TO COMMENCEMENT. 6. DETAILS SHOW THE INTENT OF THE DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR ADJUSTMENTS REQUIRED TO FIT DESIGN TO FIELD CONDITIONS. 7. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL JOB CONDITIONS, DIMENSIONS, AND DETAILS PRIOR TO SUBMITTING ANY BIDS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK. PRIOR TO THE SUBMISSION OF BIDS. 8. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS GOVERN OVER PRINTED GRAPHICS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE PLANS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. 9. ALL TRADES SHALL BE COORDINATED WITH EACH OTHER AND FULLY INFORMED AND AWARE OF THE WORK OF OTHERS. 10. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY TIE-IN LOCATIONS. 11. PLUMBING, ELECTRICAL AND HVAC CONTRACTORS SHALL BE LICENSED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. 12. THE CONTRACT DRAWINGS AND SPECIFICATIONS CLEARLY DEFINE THE RESULTS THE CONTRACTOR IS EXPECTED TO ACHIEVE. PRIOR TO COMMENCEMENT OF CONTRACTED WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS, OMISSIONS, OR LACK OF DEFINITION BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR BETWEEN THE CONTRACT DOCUMENT AND EXISTING SITE CONDITIONS IN ORDER TO RESOLVE ANY PROBLEM. THE COMMENCEMENT OF CONTRACTED WORK BY THE CONTRACTOR WILL BE DEEMED AS ACCEPTANCE OF THE CONTRACT DOCUMENTS AS BEING TRUE AND CORRECT AND NO REQUESTS FOR ADDITIONAL PAYMENT DUE TO CONFLICTS, OMISSIONS, OR LACK OF DEFINITION BY THE CONTRACTOR SHALL BE MADE. 13. ALL WORK SHALL BE COMPLETED BY SKILLED CRAFTSMEN EXPERIENCED IN THE WORK OF THEIR TRADE. ALL WORK SHALL BE COMPLETED TO THE HIGHEST STANDARD AS OUTLINED ON THE DRAWINGS AND SPECIFICATIONS. ALL WORK DEEMED TO BE UNSATISFACTORY SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER. 14. IT IS NOT THE INTENT OF THESE PLANS AND/OR SPECIFICATIONS TO SHOW EVERY DETAIL OF THE WORK. ACCORDINGLY, THE CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR COMPLETE AND PROPER OPERATION. PROVIDE ALL ASSOCIATED HARDWARE, ACCESSORIES AND CONTROLS AS REQUIRED FOR SYSTEMS, FINISHES, EQUIPMENT, ETC., TO FUNCTION NORMALLY AND AS INTENDED. 15. IN THE EVENT THE CONTRACTOR REQUIRES CLARIFICATION OR ADDITIONAL DOCUMENTATION ON ANY PARTICULAR ASPECT OF THE DRAWINGS, SUCH CLARIFICATION OR DOCUMENTATION WILL BE ISSUED TO THE CONTRACTOR FROM THE ARCHITECT OR ENGINEER UPON REQUEST. 16. ALL WORK SHALL BE INSTALLED AND ARRANGED TO OBTAIN THE BEST VISUAL EFFECT. ALL COMPONENTS SHALL BE INSTALLED TRUE, PLUMB, SQUARE AND IN-LINE WITH RELATED ELEMENTS. 17. ALL CONTRACTORS SHALL KEEP THE JOB SITE CLEAN AND FREE OF ALL DEBRIS AT ALL TIMES. 18. ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE ELEMENTS. 19. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS BY THE BUILDING AUTHORITIES. COST OF SPECIAL INSPECTORS SHALL BE INCLUDED IN THE PROJECT COST. 20. IF VARIANCES OR DISCREPANCIES OCCUR IN DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT AND THE OWNER FOR INTERPRETATION PRIOR TO PROCEEDING WITH THE WORK OR ANY PORTION THEREOF. THE ARCHITECT'S INTERPRETATION OR DECISION SHALL BE FINAL AND NO WORK SHALL BE REVERSED BY THE OWNER OR AS OTHERWISE SET FORTH IN THE CONTRACT FOR CONSTRUCTION. 21. THE CONTRACTOR SHALL COMPARE DRAWINGS, VERIFY DIMENSIONS AND CONDITIONS PRIOR TO LAYING OUT THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CORRECTIONS CAUSED BY FAILURE TO COMPARE DRAWINGS AND VERIFY DIMENSIONS.		TURNER RESIDENCE 103 2ND AVE ST PETE BEACH, FL 33706				
ENLARGED DETAIL OR PLAN INDICATOR		ELEVATION LEVEL MARKERS		FRAMING, DRYWALL & TRIM		PROJECT SPECIFICATIONS						
SPOT ELEVATIONS		NORTH ARROW		PLUMBING		PROJECT SPECIFICATIONS		ADDITIONAL CODES & REFERENCES (LATEST EDITIONS) 1. AMERICAN CONCRETE INSTITUTE FOR STRUCTURAL CONCRETE (ACI 318). 2. AMERICAN CONCRETE INSTITUTE OF MASONRY STRUCTURES (TMS 402/ACI 530/ASCE 5). 3. THE MASONRY SOCIETY DIRECT DESIGN HANDBOOK FOR MASONRY STRUCTURES (TMS403). 4. AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES (ASCE-7). 5. SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. 6. DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE (TPI). 7. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS). 8. AMERICAN PLYWOOD ASSOCIATION DESIGN CONSTRUCTION GUIDE (APA).				
DIMENSIONING AND GRIDS		ALIGN SYMBOL		EXTERIOR FINISHES		SITE WORK						
ROOM TAG		ROOM NAME, NUMBER AND FINISH TYPE		GARAGES AND CARPORTS		1. REFER TO THE SOILS REPORT FOR SPECIFIC DESIGN REQUIREMENTS IF APPLICABLE. 2. REFER TO THE CIVIL DRAWINGS FOR LOCATION OF BUILDING WORKING POINTS, ROUGH GRADING, ON-SITE UTILITIES, SITE IMPROVEMENTS, SITE RETAILING WALLS, AND SPECIFIC GENERAL NOTES. THE SOILS REPORT AND CIVIL DRAWINGS SHALL OVERRIDE CONFLICTS WITH SITE WORK NOTED HEREIN. SEE LANDSCAPE DRAWINGS FOR FINAL FINISH GRADES, PLANTING, AND IRRIGATION. 3. PRESUMPTIVE SOIL BEARING CAPACITY IS 2000 PSF ON UNDISTURBED SOIL. TO BE VERIFIED. ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL. BOTTOMS OF FOOTINGS SHALL BE 1'-0" BELOW FINISH GRADE MIN. 4. ELEVATIONS SHOWN ON THE SITE DRAWINGS ARE MINIMUM REQUIRED DEPTHS, IF DIFFERENT CONTACT ARCHITECT. 5. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW FOOTING IS GREATER THAN 1/2" THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THE FOOTING. 6. ALL BACKFILL AT STRUCTURES, SLAB, STEPS, AND PAVEMENTS SHALL BE CLEAR OF GRANULAR FILL. PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS. 7. COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED. 8. WHERE APPLICABLE, DO NOT BACKFILL UNTIL SLABS HAVE CURED OR HAVE BEEN PROPERLY BRACED. 9. EXCAVATIONS TO BE A MINIMUM OF 3'-0" BEYOND THE NEW FOOTING LINE. 10. CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS. 11. IF BUILDING IS NOT DESIGNED TO BE CONSTRUCTED WITHIN A FLOOD ZONE, UNLESS NOTED OTHERWISE, CONTRACTOR IS TO VERIFY THE ELEVATION OF THE FINISHED FLOOR SLAB WITH THE SIGNED AND SEALED SURVEY WHICH COMPLIES WITH ALL LOCAL CODES HAVING JURISDICTION, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY, BUILDING AND ZONING CODES. 12. SWIMMING POOL, DECK, SPA, AND ASSOCIATED WORK IS TO BE PERMITTED SEPARATELY BY ENGINEERED SHOP DRAWINGS.						
DOOR NUMBER		WINDOW TAG		FIXTURE CLEARANCE MINIMUM		MANUFACTURED PRODUCTS		COPYRIGHT © SUNARC ARCHITECTURE				
EXTERIOR SYSTEMS TAGS		CEILING HEIGHT TAG		SAFETY GLAZING		1. ALL MANUFACTURED PRODUCTS SUCH AS: ROOFING, WINDOWS, DOORS, ETC. ARE SHOWN HEREIN FOR ILLUSTRATION PURPOSES ONLY. 2. THE INFORMATION SHOWN IS THE RESPONSIBILITY OF THE MANUFACTURER. THE MANUFACTURER IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. ATTACHMENT INFORMATION GIVEN BY THE MANUFACTURER IS PROVIDED HEREIN. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING THAT THE APPROPRIATE PRODUCT COMPONENT IS USED AND THAT IT HAS BEEN INSTALLED PER MANUFACTURER'S SPECIFICATIONS SUCH THAT IT WILL WITHSTAND THE COMPONENTS AND CLADDING PRESSURES REQUIRED BY THE SEALED PLANS. A. NOTE: ARCHITECT OF RECORD HAS NOT REVIEWED THIS INFORMATION FOR APPLICABILITY OR AS A FORM OF PRODUCT APPROVAL OR ENDORSEMENT.						
FINISH TAG		EQUIPMENT AND ACCESSORY TAG		THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS: 1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES. 2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES. 3. GLAZING IN STORM DOORS. 4. GLAZING IN UNFRAMED SWINGING DOORS. 5. GLAZING IN DOORS AND ENCLOSING RE-ENTRY HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE. 6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24-INCHES OF THE VERTICAL EDGE OF THE DOOR. IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. A. EXCEPTIONS: a. PANELS WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING. b. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. c. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION, OTHER THAN THE WALL TOWARDS WHICH THE DOOR SWINGS WHEN OPENED, IN ONE- AND TWO-FAMILY DWELLING UNITS. 7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS: A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET; B. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR; C. EXPOSED TOP EDGE GREATER THAN 18 INCHES ABOVE THE FLOOR; AND D. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING. a. EXCEPTION: SAFETY GLAZING FOR ITEM 7 IS NOT REQUIRED FOR THE FOLLOWING INSTALLATIONS: • A PROTECTIVE BAR 1 1/2 INCHES OR MORE IN HEIGHT, CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 60 POUNDS PLF WITHOUT CONTACTING THE GLAZING. • THE OUTBOARD PANE IN INSULATING GLASS UNITS OR MULTIPLE GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR. 8. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. 9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT: a. THE BOTTOM EDGE OF THE GLAZING ON THE POOL OR SPA SIDE IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING; AND b. THE GLAZING IS WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE OF A SWIMMING POOL OR SPA. 10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE. 11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.								
REVISION / ADDENDUM NUMBER		RFI TAG		ELEVATION CHANGE		PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. FOR ELECTRONIC COPIES THE SIGNATURE MUST BE VERIFIED.		PROJECT # 2024 1061 GENERAL INFORMATION & SPECIFICATIONS				
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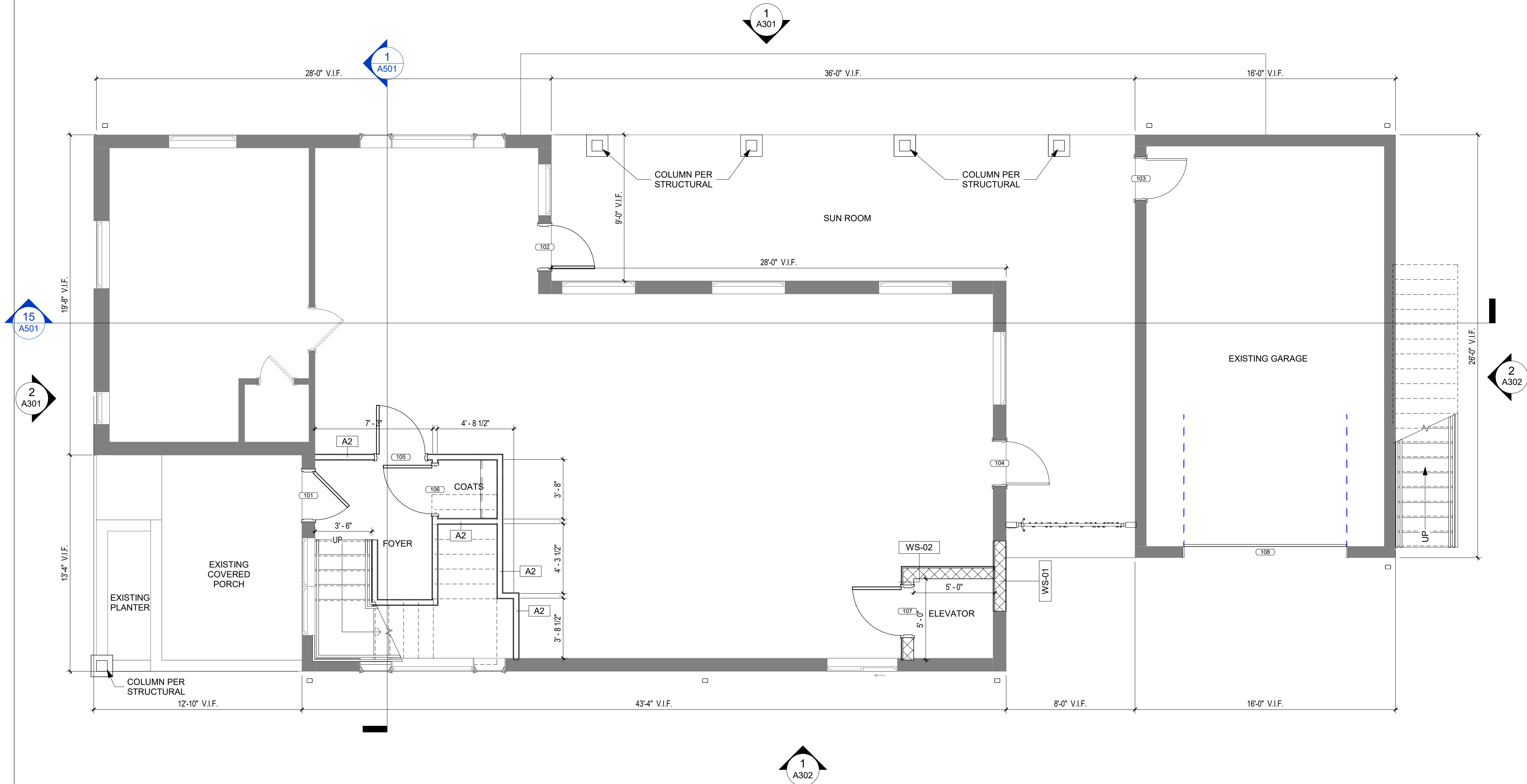
3 FIRST FLOOR PLAN - DEMO

A110 SCALE: 1/8" = 1'-0"



2 FLOOD VENT LOCATIONS

A110 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN - PROPOSED

A110 SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

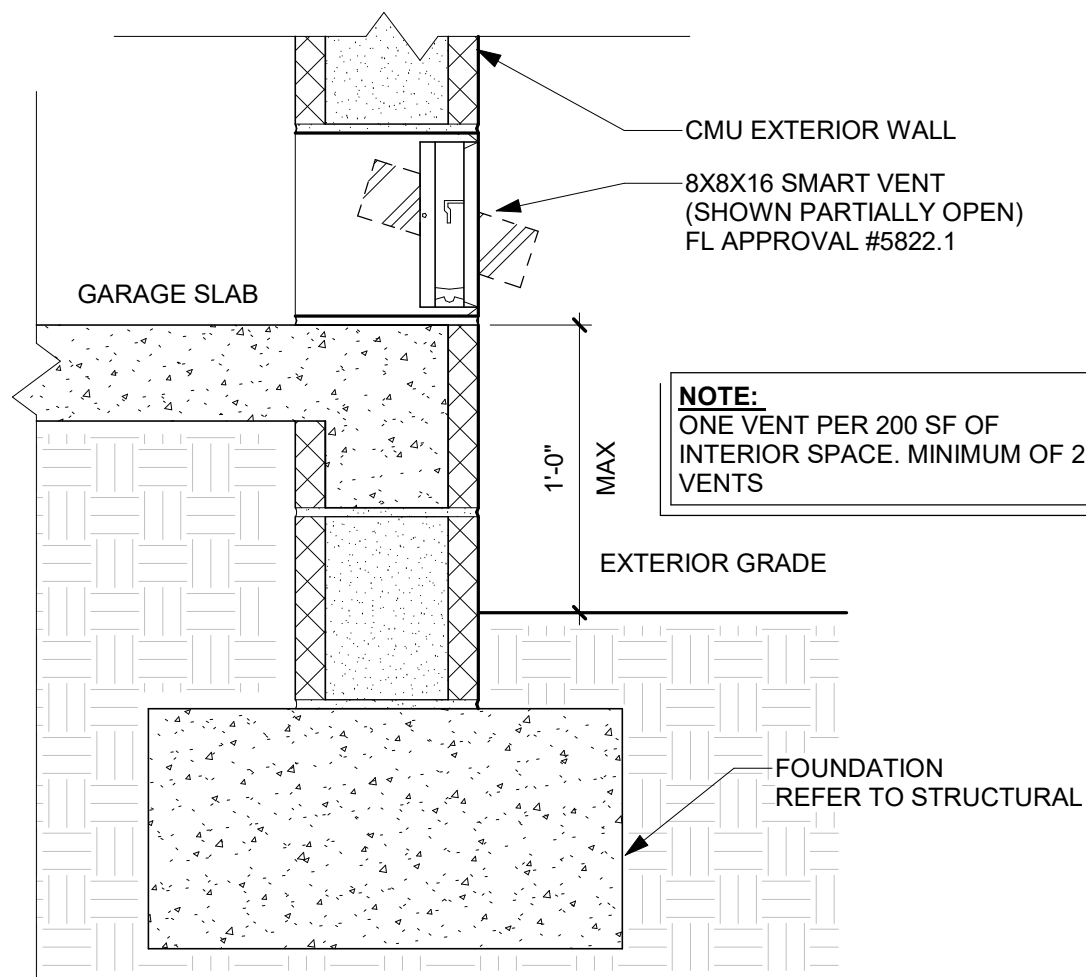
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS, OPENINGS, EQUIPMENT, ETC.
- LARGER SCALE DRAWINGS AND DETAILS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS. REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- DISTANCE FROM PERPENDICULAR WALL TO DOOR JAMB SHALL BE 4" UNLESS OTHERWISE NOTED.
- AT ROOMS WITH FLOOR DRAINS (TOILET ROOMS, MECHANICAL ROOMS, ETC.), PROVIDE 1/2 INCH DEPRESSION AT THE DRAINS AND SLOPE FLOOR TO DRAIN WITH A 24 INCH DISH AROUND THE DRAINS.
- PROVIDE FULLY TEMPERED OR LAMINATED SAFETY GLASS WHERE REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND/OR LAWS.
- CONCRETE SLAB CONTROL JOINTS AND EXPANSION JOINTS SHALL BE CLOSELY COORDINATED WITH TILE AND PAVING PATTERN AND SHALL OCCUR UNDER TILE JOINTS WHERE POSSIBLE. PROVIDE CRACK ISOLATION MEMBRANE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WHERE CONTROL JOINTS AND TILE JOINTS DO NOT ALIGN AND PROVIDE SOFT JOINT IN TILE ABOVE.
- ALL DIMENSIONS STRINGS TO NEW CONSTRUCTION INTERIOR WALLS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ALL DIMENSION STRINGS TO NEW CONSTRUCTION EXTERIOR WALLS ARE TO EXTERIOR FACE OF SHEATHING OR EXTERIOR FACE OF CMU UNLESS OTHERWISE NOTED.

DEMOLITION PLAN NOTES

- REMOVE CEILINGS, FLOORING, DOORS AND FRAMES, [DESIGNATED] PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK.
- REMOVE ABANDONED HVAC EQUIPMENT, DUCTWORK, ELECTRICAL DEVICES AND CONDUIT, WIRING DEVICES, LIGHT FIXTURES, PLUMBING LINES, PIPING, RISERS, DUCTS AND GRILLES FROM ALL AREAS, EXCEPT WHERE OTHERWISE INDICATED ON THE DRAWINGS. CAP AND IDENTIFY EXPOSED UTILITIES. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. NOTIFY OWNER AND THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- THE ARCHITECT HAS NO KNOWLEDGE OF, AND SHALL NOT BE HELD LIABLE FOR, ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOBSITE. IF ASBESTOS, OR OTHER HAZARDOUS MATERIALS, ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE [OWNER] [TENANT] AND [LANDLORD] FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ALL UTILITIES DETERMINED IN COURSE OF CONSTRUCTION AS BEING NECESSARY TO BE REMOVED WHICH HAVE NOT OTHERWISE BEEN NOTED FOR REMOVAL IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH ARCHITECT AND OWNER. WHETHER PREDETERMINED IN THE CONSTRUCTION DOCUMENTS, OR DETERMINED LATER IN THE FIELD, DISCONNECT, CUT BACK TO SOURCE, AND CAP ALL UTILITY SERVICES REMOVED. SEAL ALL PENETRATIONS CREATED BY REMOVAL OF UTILITIES TO MATCH ADJACENT CONSTRUCTION AND FINISHES.
- COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION
- DO NOT INTERFERE WITH USE OF ADJACENT BUILDINGS; MAINTAIN FREE AND SAFE PASSAGE TO AND FROM.
- PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE.
- PROVIDE, ERECT AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
- CAREFULLY REMOVE, STORE AND PROTECT FOR RE-INSTALLATION ALL MATERIALS AND EQUIPMENT SPECIFIED BY OWNER
- ERECT AND MAINTAIN DUSTPROOF PARTITIONS, AS REQUIRED, TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC., TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER.
- REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY, AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
- PROTECT ALL ITEMS AND FINISHES THAT ARE TO REMAIN OR BE RE-USED.

DOOR SCHEDULE - LEVEL 1

NO.	FIRE RATING	LEAF / DOOR		FL APPROVAL #	COMMENTS
		WIDTH	HEIGHT		
101		3' - 0"	6' - 8"	FL22378.5	EXTERIOR FIBERGLASS DOOR
102		2' - 8"	6' - 8"	FL22378.5	EXTERIOR FIBERGLASS DOOR
103		2' - 6"	6' - 8"	FL22378.5	EXTERIOR FIBERGLASS DOOR
104		2' - 8"	6' - 8"	FL22378.5	EXTERIOR FIBERGLASS DOOR
105		3' - 0"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
106		3' - 0"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
107		3' - 0"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR



4 FLOOD VENT DETAIL

A110 SCALE: 1 1/2" = 1'-0"

SUNARC
ARCHITECTURE

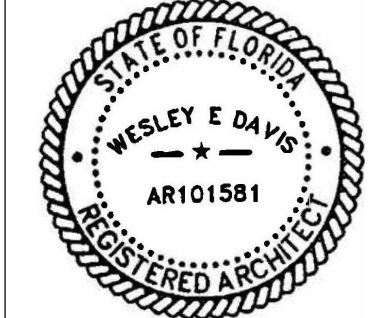
TURNER RESIDENCE

103 2ND AVE
ST PETE BEACH, FL 33706

NO. DESCRIPTION DATE

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SUNARC ARCHITECTURE

STAMP



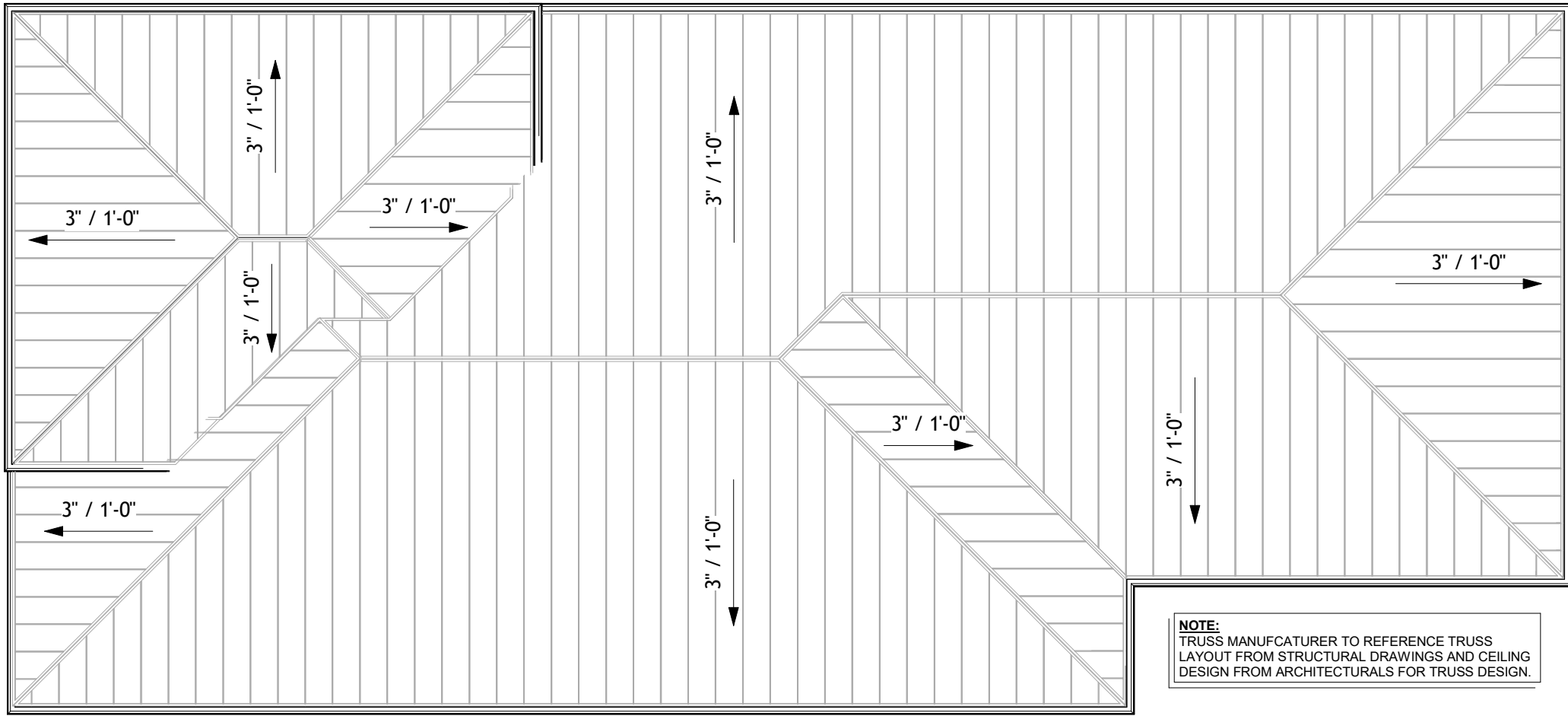
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PROJECT # 2024 1061

OVERALL FIRST FLOOR PLAN

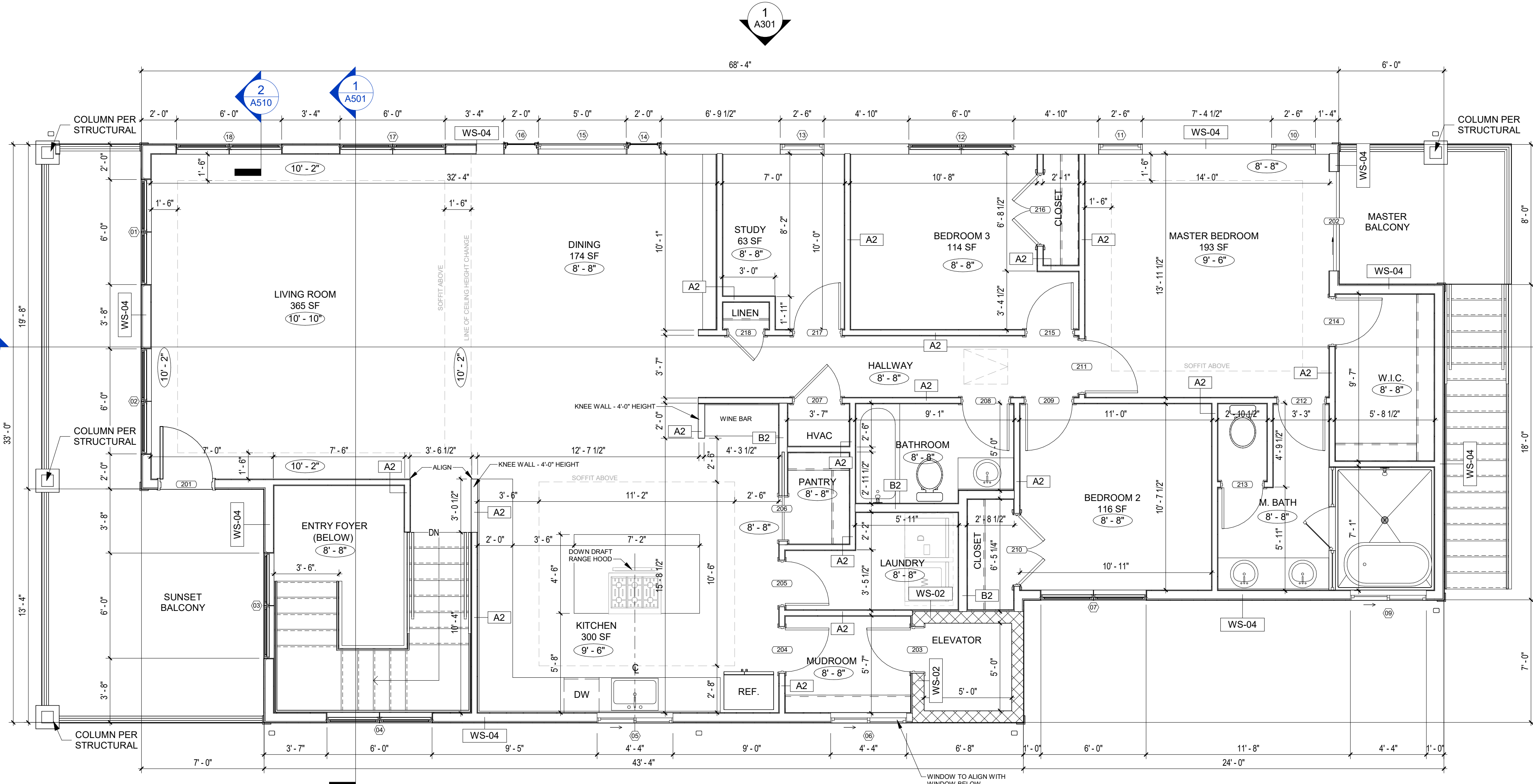
A110



ROOF VENT CALCS
ROOF AREA = 3,997 SQ FT
NFVA
3,997 / 300 = 13.32 SQ FT
10.2 X 144 = 1,472.16 SQ IN
740 SQ IN INTAKE
740 SQ IN EXHAUST

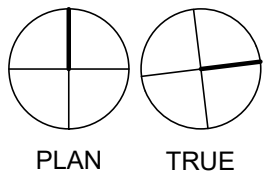
2 ROOF PLAN - PROPOSED

A120 SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN - PROPOSED

A120 SCALE: 1/4" = 1'-0"



GENERAL PLAN NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS, OPENINGS, EQUIPMENT, ETC.
- LARGER SCALE DRAWINGS AND DETAILS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS, REQUEST AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- DISTANCE FROM PERPENDICULAR WALL TO DOOR JAMB SHALL BE 4" UNLESS OTHERWISE NOTED.
- AT ROOMS WITH FLOOR DRAINS (TOILET ROOMS, MECHANICAL ROOMS, ETC.), PROVIDE 1/2 INCH DEPRESSION AT THE DRAINS AND SLOPE FLOOR TO DRAIN WITH A 24 INCH DISH AROUND THE DRAINS.
- PROVIDE FULLY TEMPERED OR LAMINATED SAFETY GLASS WHERE REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND/OR LAWS.
- CONCRETE SLAB CONTROL JOINTS AND EXPANSION JOINTS SHALL BE CLOSELY COORDINATED WITH TILE AND PAVING PATTERN AND SHALL OCCUR UNDER TILE JOINTS WHERE POSSIBLE. PROVIDE CRACK ISOLATION MEMBRANE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WHERE CONTROL JOINTS AND TILE JOINTS DO NOT ALIGN AND PROVIDE SOFT JOINT IN TILE ABOVE.
- ALL DIMENSIONS STRINGS TO NEW CONSTRUCTION INTERIOR WALLS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ALL DIMENSION STRINGS TO NEW CONSTRUCTION EXTERIOR WALLS ARE TO EXTERIOR FACE OF SHEATHING OR EXTERIOR FACE OF CMU UNLESS OTHERWISE NOTED.

DOOR SCHEDULE - LEVEL 2

NO.	FIRE RATING	LEAF / DOOR		FL APPROVAL #	COMMENTS
		WIDTH	HEIGHT		
201		3' - 0"	6' - 8"	FL22378.5	GLAZED FIBERGLASS EXTERIOR DOOR
202		5' - 8"	7' - 0"	FL251.4	SLIDING GLASS DOOR
203		2' - 6"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
204		2' - 6"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
205		2' - 6"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
206		2' - 6"	6' - 8"	N/A	INTERIOR SOLID CORE POCKET DOOR
207		2' - 8"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
208		2' - 8"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
209		2' - 8"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
210		4' - 0"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR (DOUBLE)
211		3' - 0"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
212		2' - 8"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
213		2' - 4"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
214		2' - 8"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
215		2' - 8"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
216		4' - 0"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR (DOUBLE)
217		2' - 8"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR
218		2' - 0"	6' - 8"	N/A	INTERIOR SOLID CORE DOOR

WINDOW SCHEDULE - LEVEL 2

NO.	SIZE		SILL HEIGHT	FL APPROVAL #	COMMENTS
	WIDTH	HEIGHT			
01	6' - 0"	6' - 8"	2' - 0"	FL239.2	SINGLE HUNG (TWIN)
02	6' - 0"	6' - 8"	2' - 0"	FL239.2	SINGLE HUNG (TWIN)
03	6' - 0"	5' - 2"	2' - 0"	FL239.2	SINGLE HUNG (TWIN)
04	6' - 0"	5' - 2"	2' - 0"	FL239.2	SINGLE HUNG (TWIN)
05	4' - 4"	3' - 0"	4' - 2"	FL242.2	HORIZONTAL SLIDER
06	4' - 4"	3' - 0"	4' - 2"	FL242.2	HORIZONTAL SLIDER
07	6' - 0"	5' - 2"	2' - 0"	FL239.2	SINGLE HUNG (TWIN)
09	4' - 4"	3' - 0"	4' - 2"	FL242.2	HORIZONTAL SLIDER
10	2' - 6"	5' - 2"	2' - 0"	FL239.2	SINGLE HUNG
11	2' - 6"	5' - 2"	2' - 0"	FL239.2	SINGLE HUNG
12	6' - 0"	5' - 2"	2' - 0"	FL239.2	SINGLE HUNG (TWIN)
13	2' - 6"	5' - 2"	2' - 0"	FL239.2	SINGLE HUNG
14	2' - 0"	5' - 2"	2' - 0"	FL245.5	CASEMENT
15	5' - 0"	5' - 2"	2' - 0"	FL243.5	FIXED
16	2' - 0"	5' - 2"	2' - 0"	FL245.5	CASEMENT
17	6' - 0"	6' - 8"	2' - 0"	FL239.2	SINGLE HUNG (TWIN)
18	6' - 0"	6' - 8"	2' - 0"	FL239.2	SINGLE HUNG (TWIN)

SUNARC
ARCHITECTURE

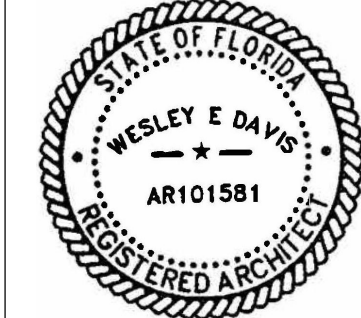
TURNER RESIDENCE

103 2ND AVE
ST PETE BEACH, FL 33706

NO. DESCRIPTION DATE

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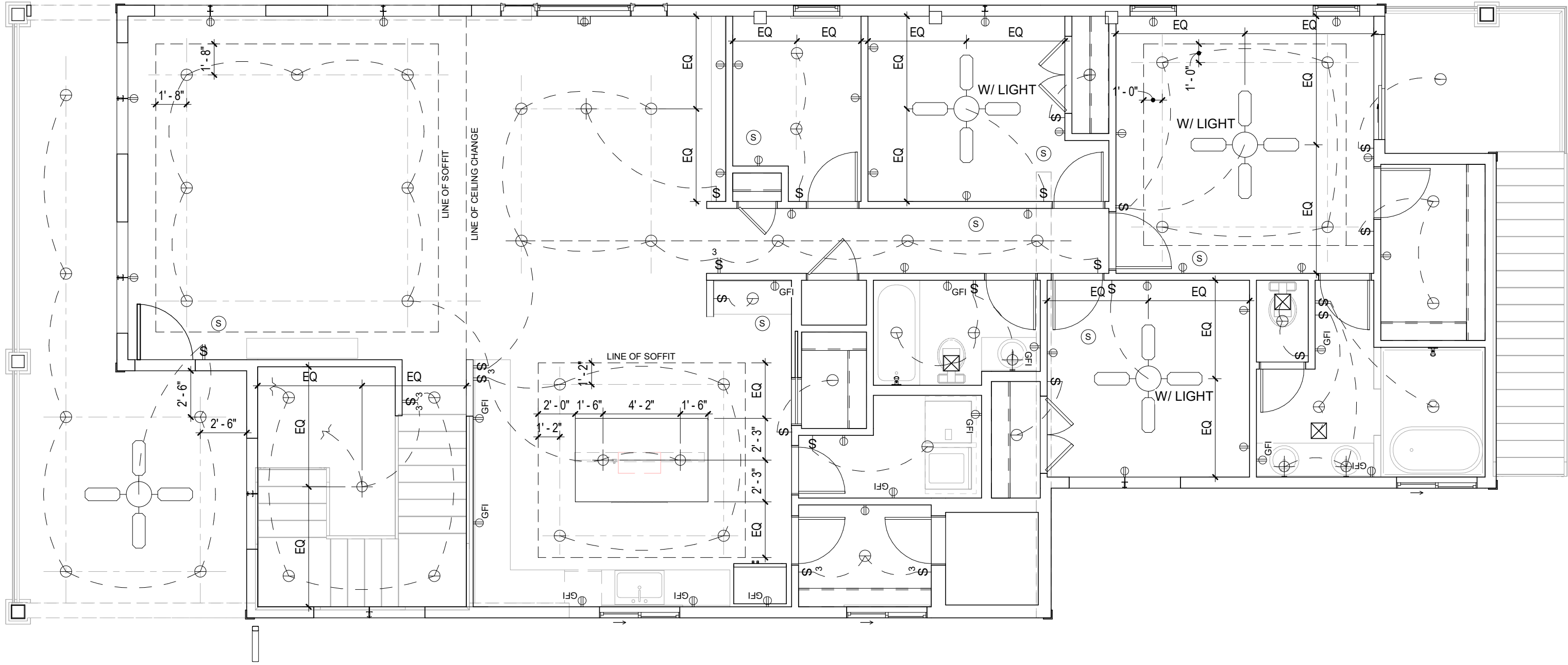
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PROJECT # 2024 1061

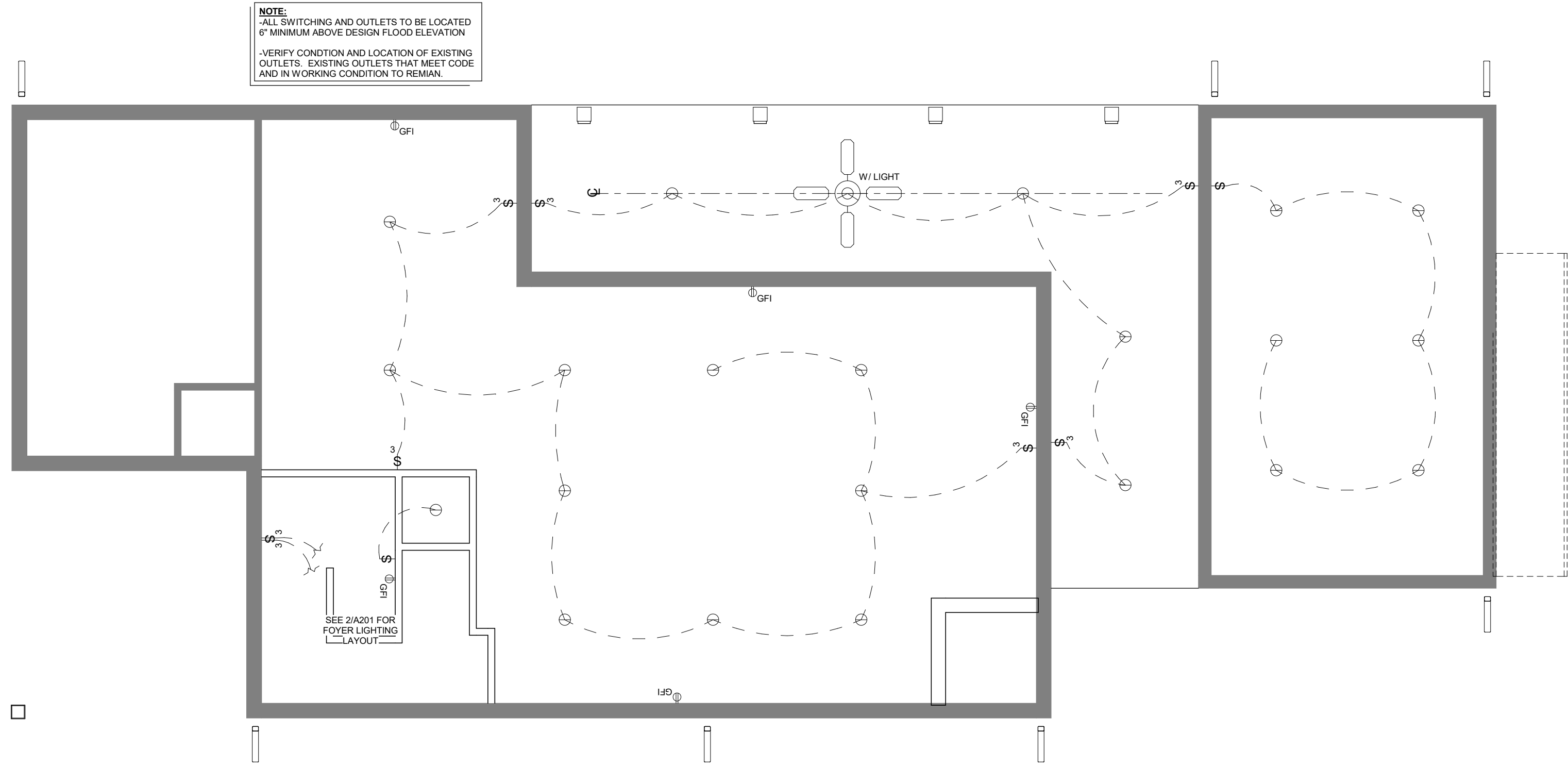
OVERALL SECOND FLOOR
PLAN

A120



2 SECOND FLOOR PLAN - ELECTRICAL

A201 SCALE: 3/16" = 1'-0"



1 FIRST FLOOR PLAN - ELECTRICAL

A201 SCALE: 3/16" = 1'-0"

GENERAL PLAN NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS, OPENINGS, EQUIPMENT, ETC.
- LARGER SCALE DRAWINGS AND DETAILS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS. REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- DISTANCE FROM PERPENDICULAR WALL TO DOOR JAMB SHALL BE 4" UNLESS OTHERWISE NOTED.
- AT ROOMS WITH FLOOR DRAINS (TOILET ROOMS, MECHANICAL ROOMS, ETC.), PROVIDE 1/2 INCH DEPRESSION AT THE DRAINS AND SLOPE FLOOR TO DRAIN WITH A 24 INCH DISH AROUND THE DRAINS.
- PROVIDE FULLY TEMPERED OR LAMINATED SAFETY GLASS WHERE REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND/OR LAWS.
- CONCRETE SLAB CONTROL JOINTS AND EXPANSION JOINTS SHALL BE CLOSELY COORDINATED WITH TILE AND PAVING PATTERN AND SHALL OCCUR UNDER TILE JOINTS WHERE POSSIBLE. PROVIDE CRACK ISOLATION MEMBRANE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WHERE CONTROL JOINTS AND TILE JOINTS DO NOT ALIGN AND PROVIDE SOFT JOINT IN TILE ABOVE.
- ALL DIMENSIONS STRINGS TO NEW CONSTRUCTION INTERIOR WALLS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ALL DIMENSION STRINGS TO NEW CONSTRUCTION EXTERIOR WALLS ARE TO EXTERIOR FACE OF SHEATHING OR EXTERIOR FACE OF CMU UNLESS OTHERWISE NOTED.

ELECTRICAL NOTES

- PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL:
 - VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
 - THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE ELECTRICAL SERVICE WITH THE UTILITY'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - NOTIFY THE ENGINEER OF ANY CHANGES REQUIRED TO COMPLETE NEW CONSTRUCTION.
- ALL LIGHTING FIXTURES, FANS, AND EQUIPMENT TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED.
- ROMEX SHALL BE CONSIDERED ACCEPTABLE WHERE PROTECTED BY THE BUILDING CONSTRUCTION FOR RESIDENTIAL PROJECTS.
- SWITCHES ARE TO BE MOUNTED AT 48" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- OUTLETS ARE TO BE MOUNTED AT 14" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- POWER BATHROOM EXHAUST FANS THROUGH LOCAL LIGHTING CIRCUIT AND CONTROLLED THROUGH SEPARATE SWITCH.
 - RETURN AIR SUPPLY GRILLES
 - KITCHENS
 - BATHROOMS
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT - INTERRUPTERS (GFI) AS REQUIRED BY THE NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIRMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUITS (ARC) IN ALL BATHROOMS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- MECHANICAL EXHAUST SYSTEMS WITHIN BATHROOM/ TOILET ROOMS SHALL HAVE A MECHANICAL EXHAUST CAPACITY OF 50CFM INTERMITTENT OR 20 CFM CONTINUOUS.

ELECTRICAL SYMBOLS

120V DUPLEX OUTLET	⊕
120V GFI DUPLEX OUTLET	⊕ _{GFI}
LIGHT SWITCH	\$
LIGHT SWITCH - MULTIPLE	\$
CEILING MOUNTED LIGHT FIXTURE	⊕
RECESSED CAN LIGHT FIXTURE	⊕
WALL MOUNTED LIGHT FIXTURE	⊕
SMOKE DETECTOR / CARBON MONOXIDE COMBO UNIT	⊕
BATHROOM VENT	⊗
CEILING FAN	⊕

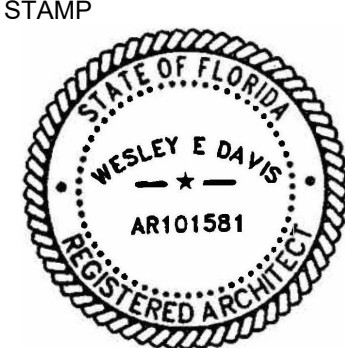
SUNARC
ARCHITECTURE

TURNER RESIDENCE

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ST PETE BEACH, FL 33706

NO.	DESCRIPTION	DATE

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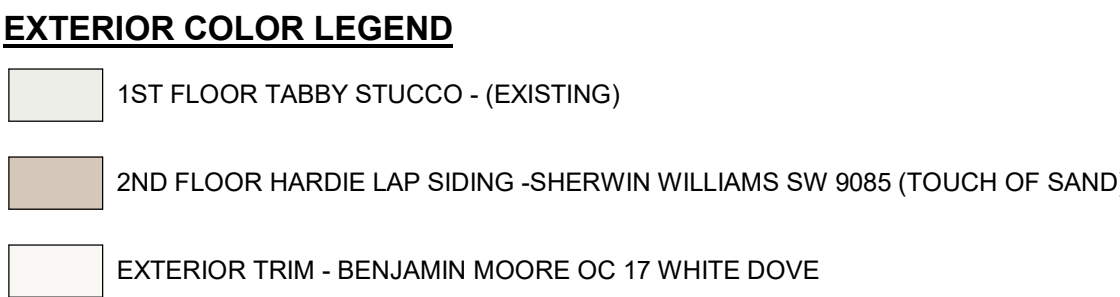
PROJECT # 2024 1061

OVERALL ELECTRICAL
PLANS

A201

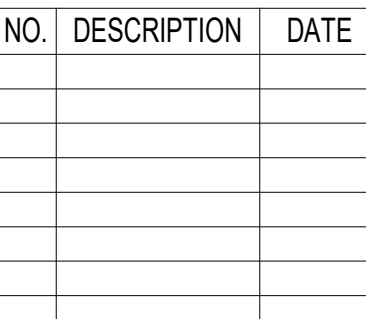
TURNER RESIDENCE

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ST PETE BEACH, FL 33706



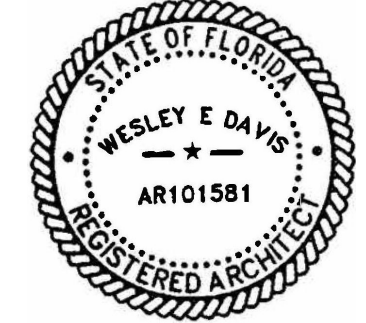
2 SOUTH ELEVATION - PROPOSED

A301 SCALE: 1/4" = 1'-0"



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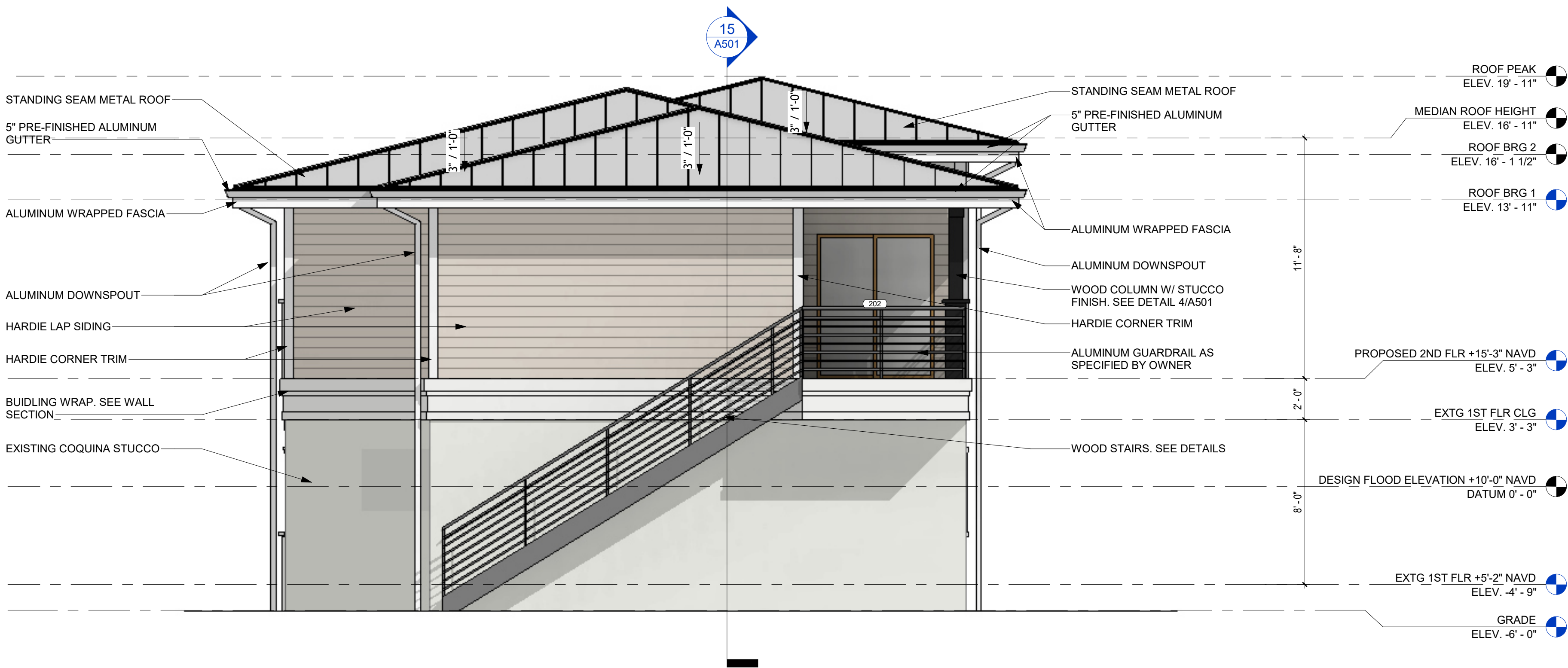
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PROJECT #	2024 1061
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EXTERIOR ELEVATIONS

A301



2 NORTH ELEVATION - PROPOSED

A302 SCALE: 1/4" = 1'-0"

EXTERIOR COLOR LEGEND

- 1ST FLOOR TABBY STUCCO - (EXISTING)
- 2ND FLOOR HARDIE LAP SIDING -SHERWIN WILLIAMS SW 9085 (TOUCH OF SAND)
- EXTERIOR TRIM - BENJAMIN MOORE OC 17 WHITE DOVE



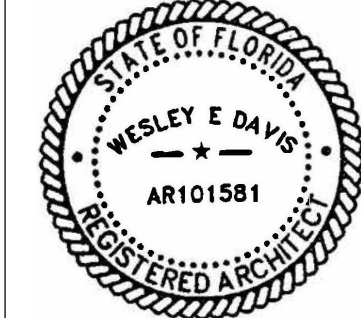
1 EAST ELEVATION - PROPOSED

A302 SCALE: 1/4" = 1'-0"

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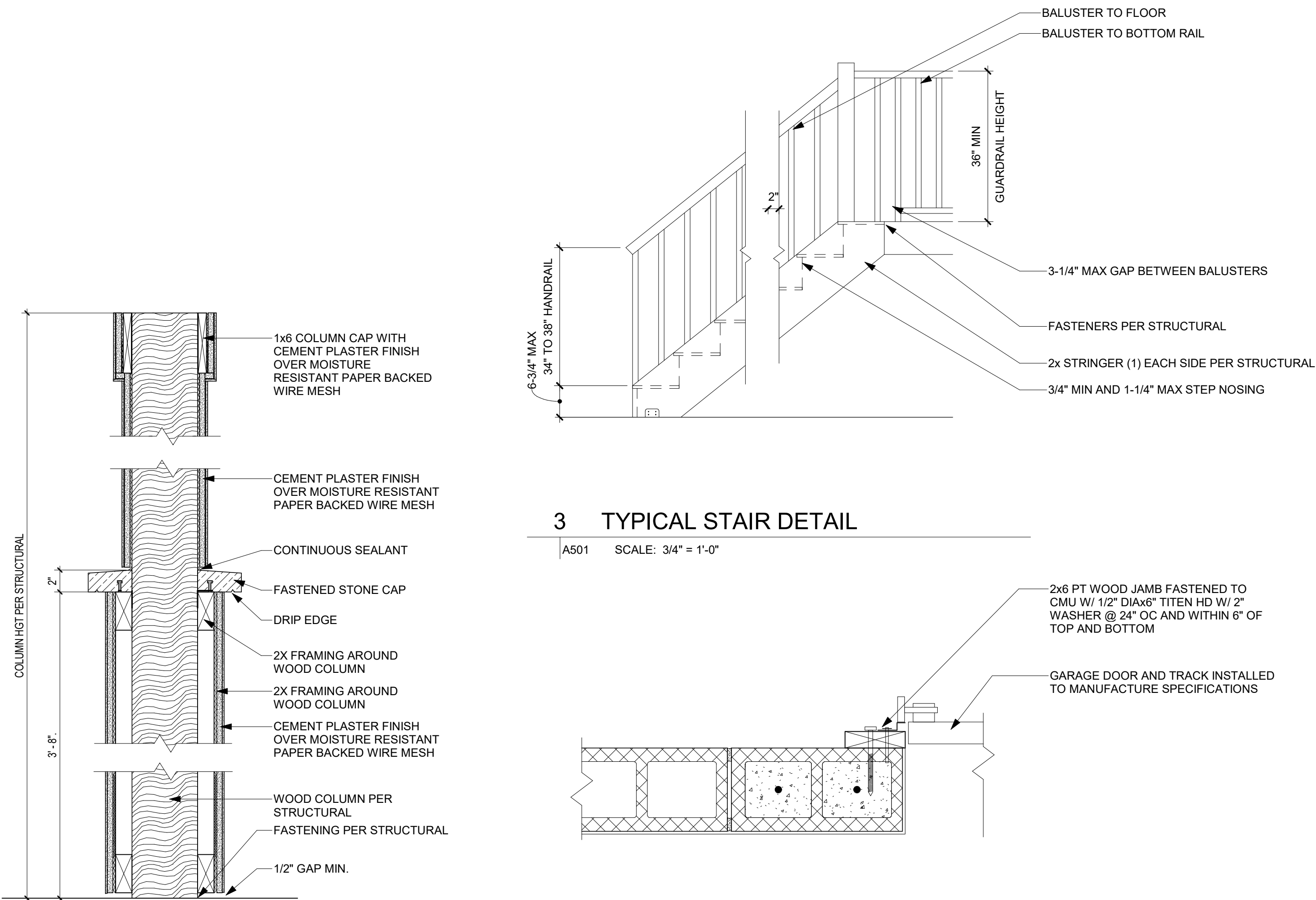


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EXTERIOR ELEVATIONS



3 TYPICAL STAIR DETAIL

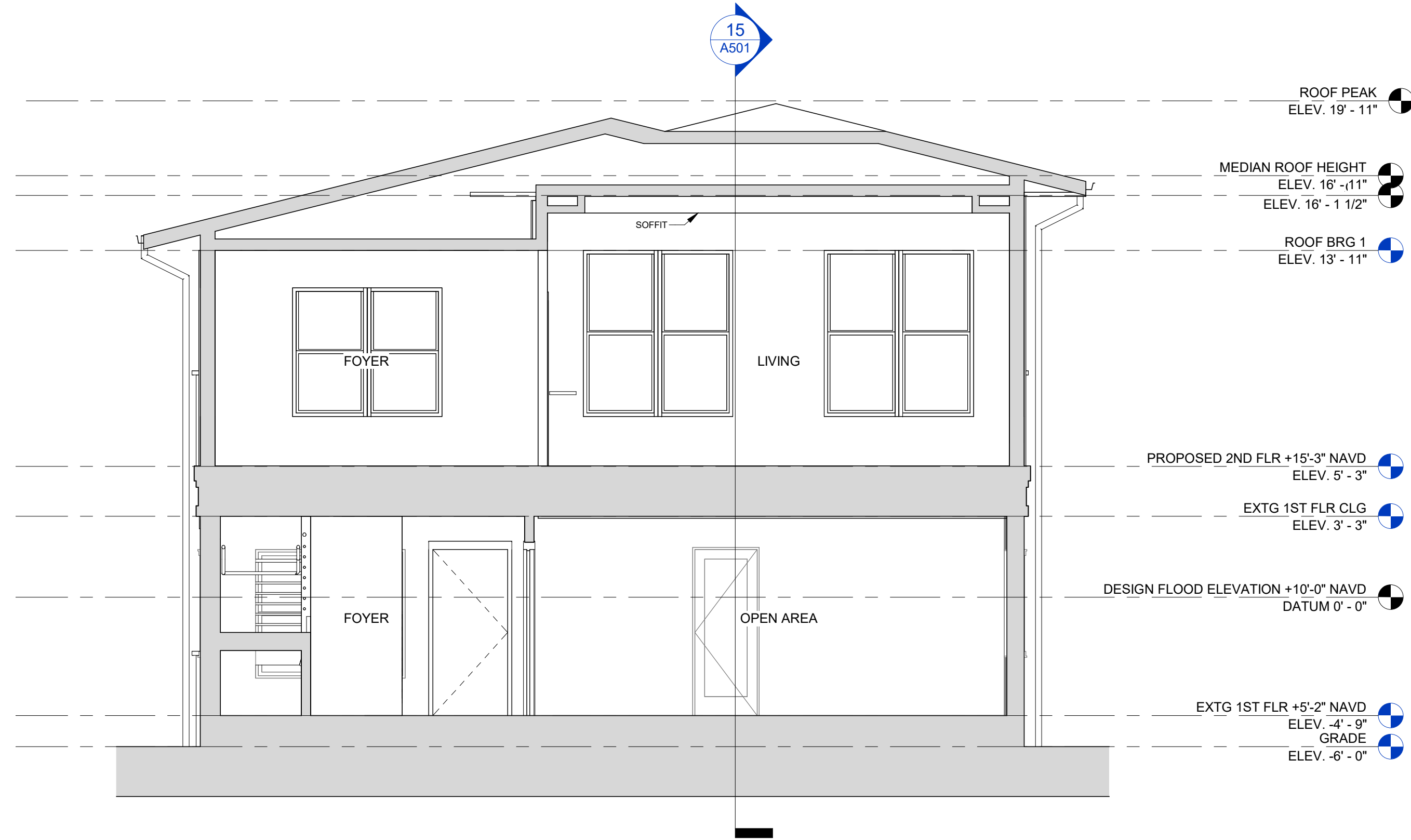
A501 SCALE: 3/4" = 1'-0"

4 COLUMN DETAIL

A501 SCALE: 1 1/2" = 1'-0"

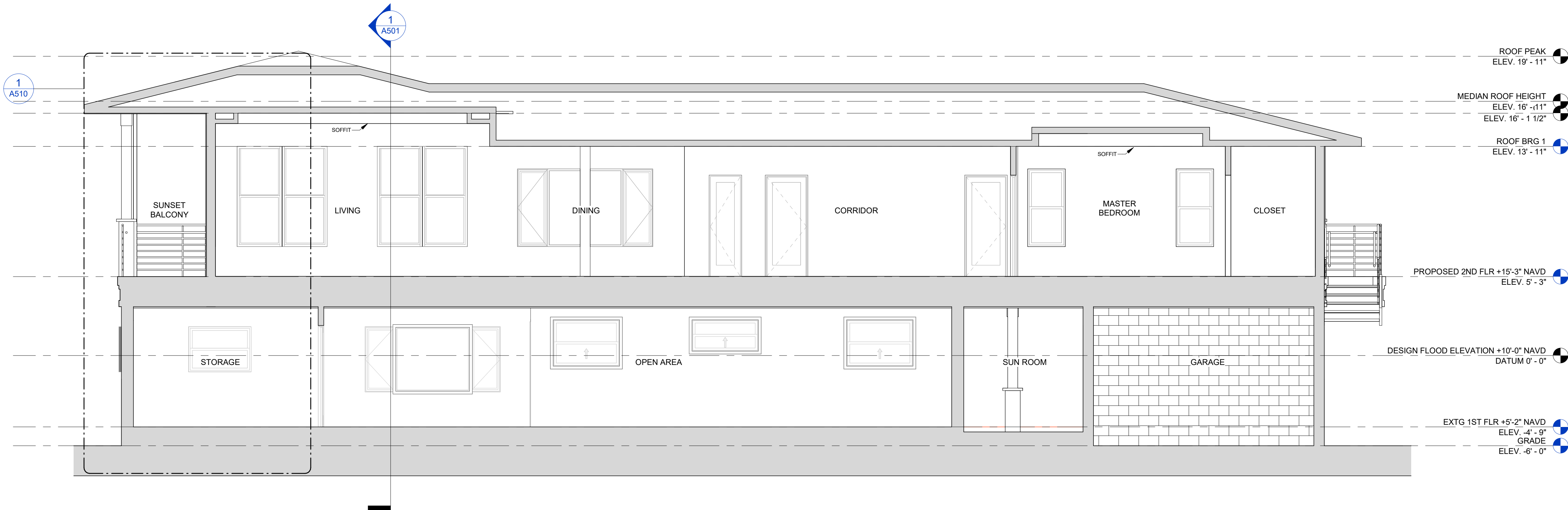
2 GARAGE DOOR JAMB TO BLOCK

A501 SCALE: 1 1/2" = 1'-0"



1 BUILDING CROSS SECTION

A501 SCALE: 1/4" = 1'-0"



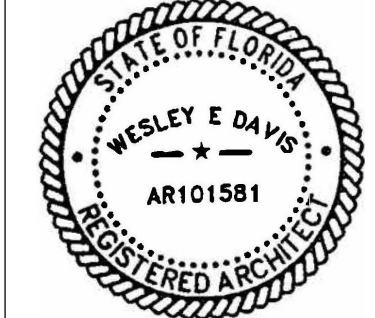
15 BUILDING LONGITUDINAL SECTION

A501 SCALE: 1/4" = 1'-0"

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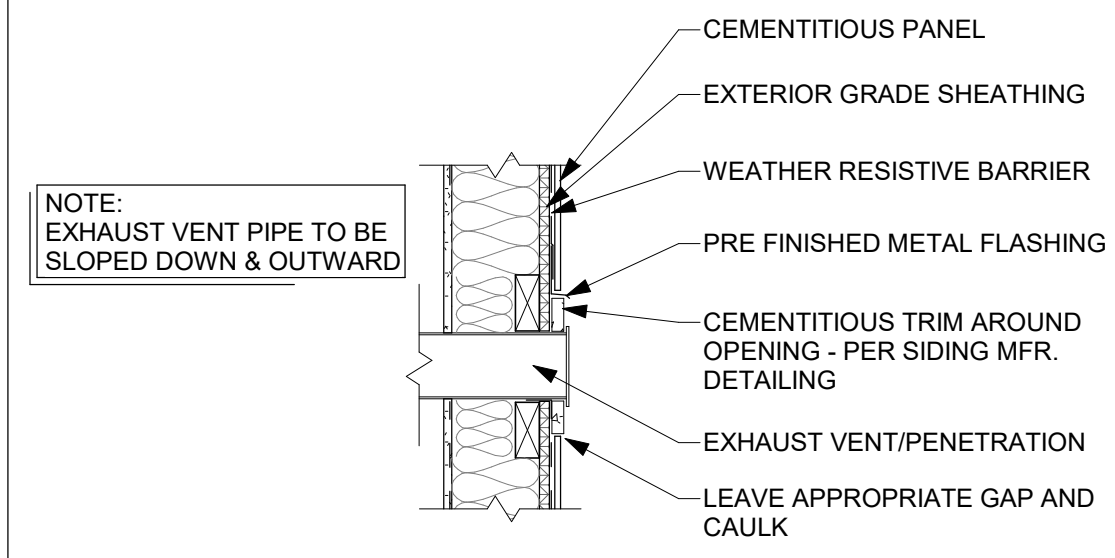
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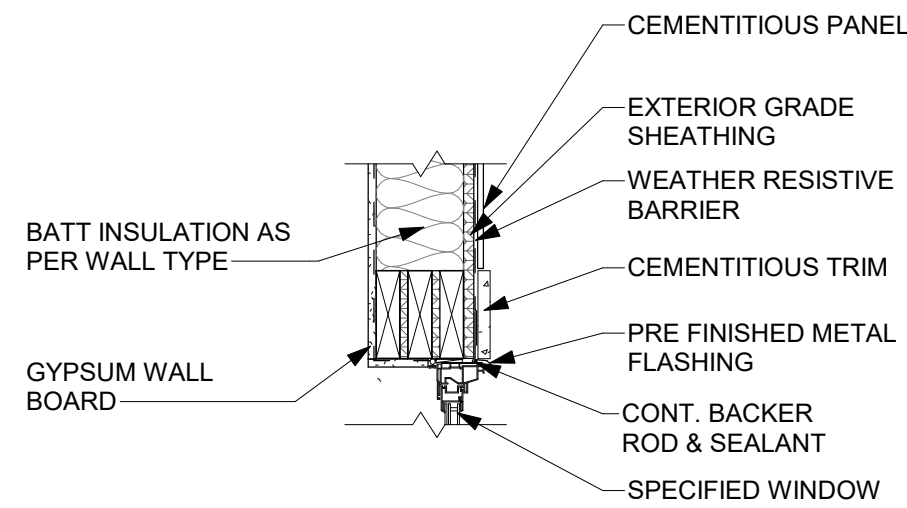
BUILDING DETAILS

A501



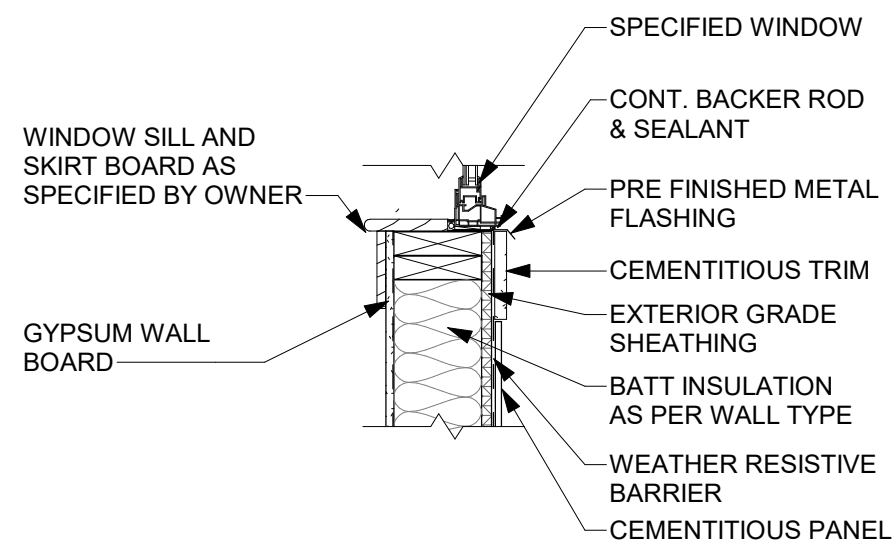
10 EXHAUST VENT PENETRATION DETIAL

A510 SCALE: 1" = 1'-0"



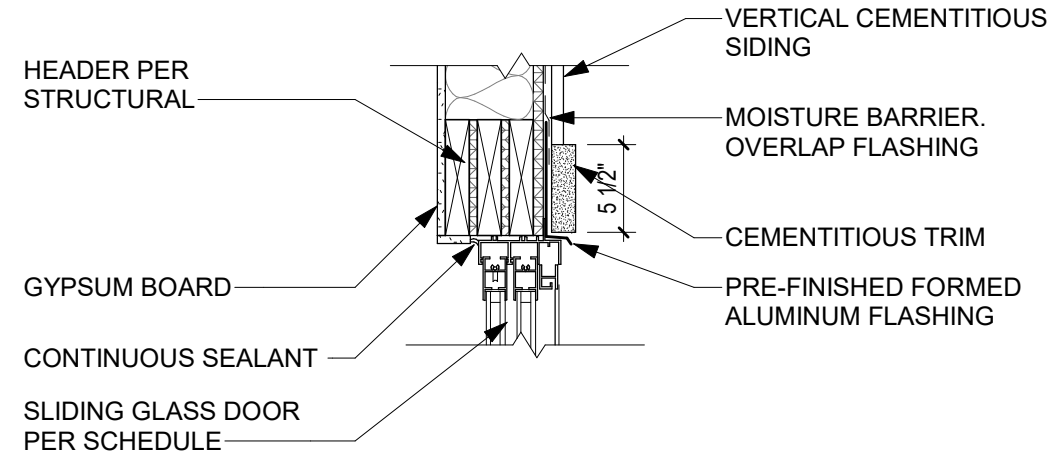
9 WINDOW HEAD DETAIL

A510 SCALE: 1" = 1'-0"



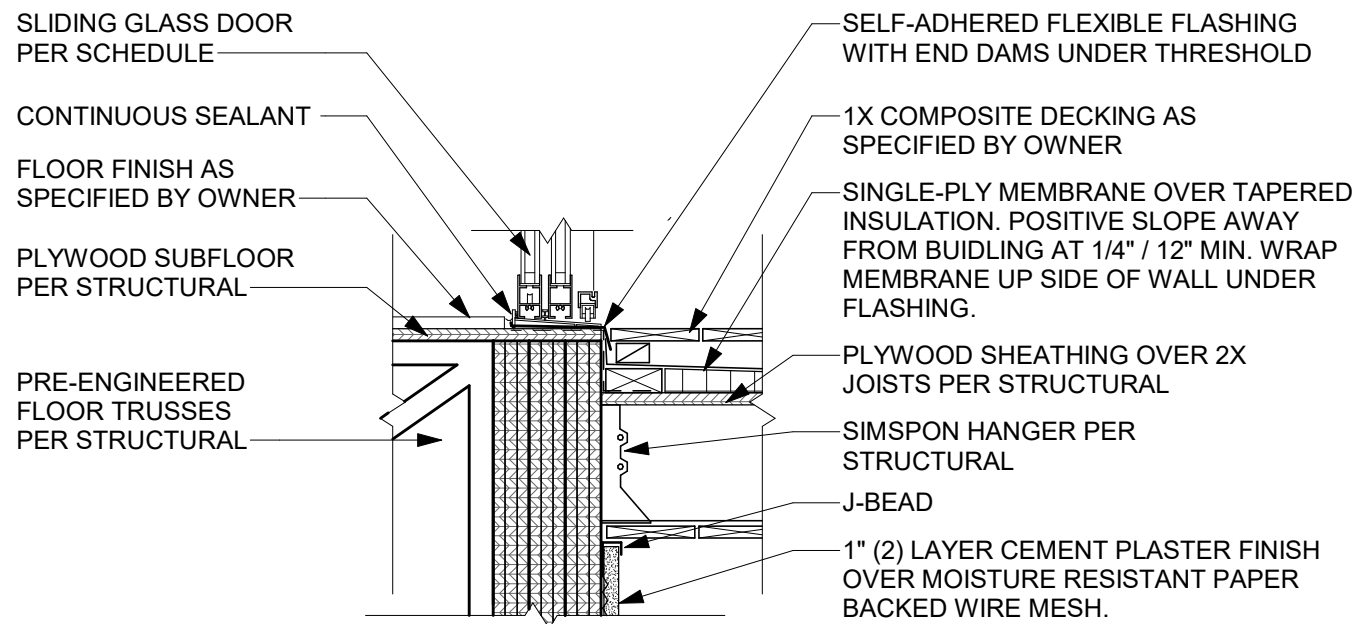
8 WINDOW SILL DETAIL

A510 SCALE: 1" = 1'-0"



7 SLIDING DOOR HEADER DETAIL

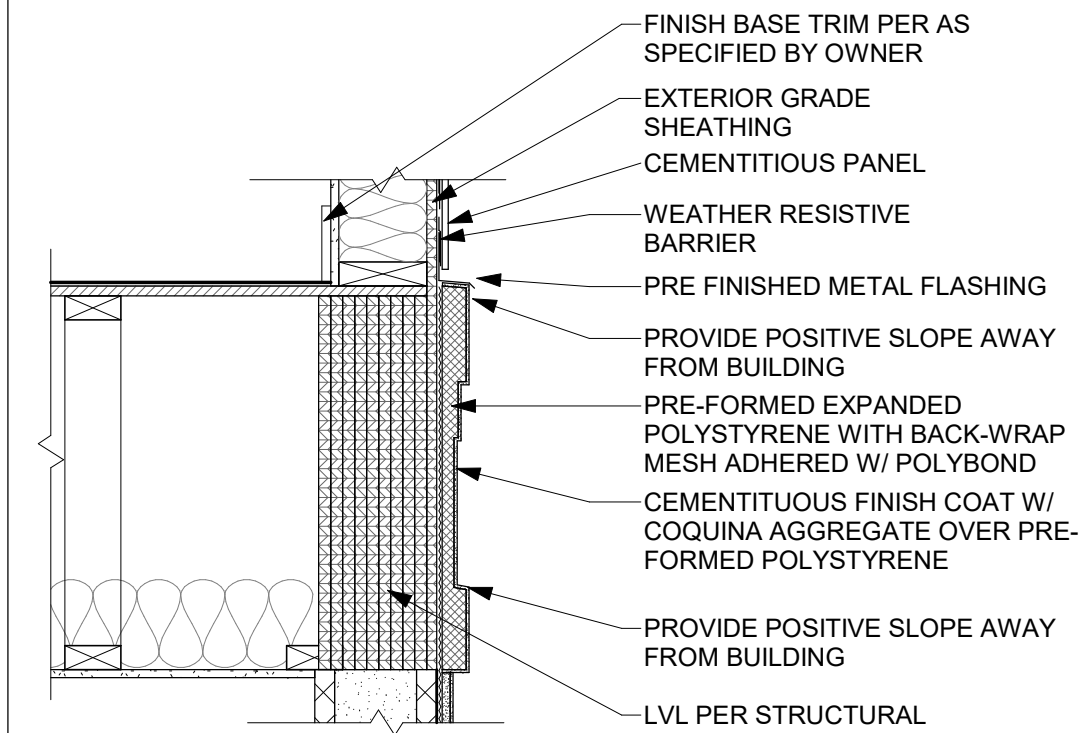
A510 SCALE: 1" = 1'-0"



6 SLIDING DOOR THRESHOLD

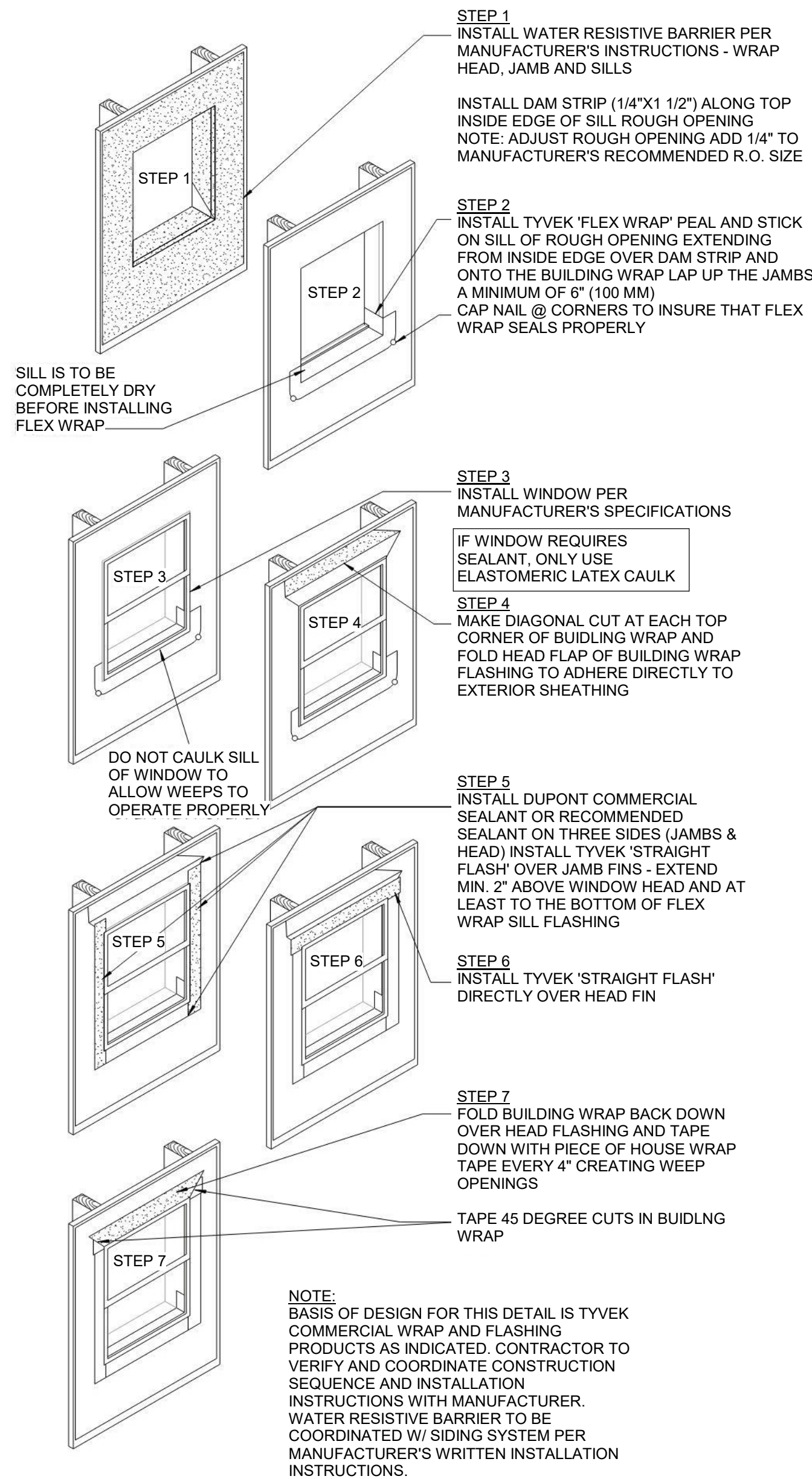
A510 SCALE: 1" = 1'-0"

ROOF PEAK
ELEV. 19' - 11"



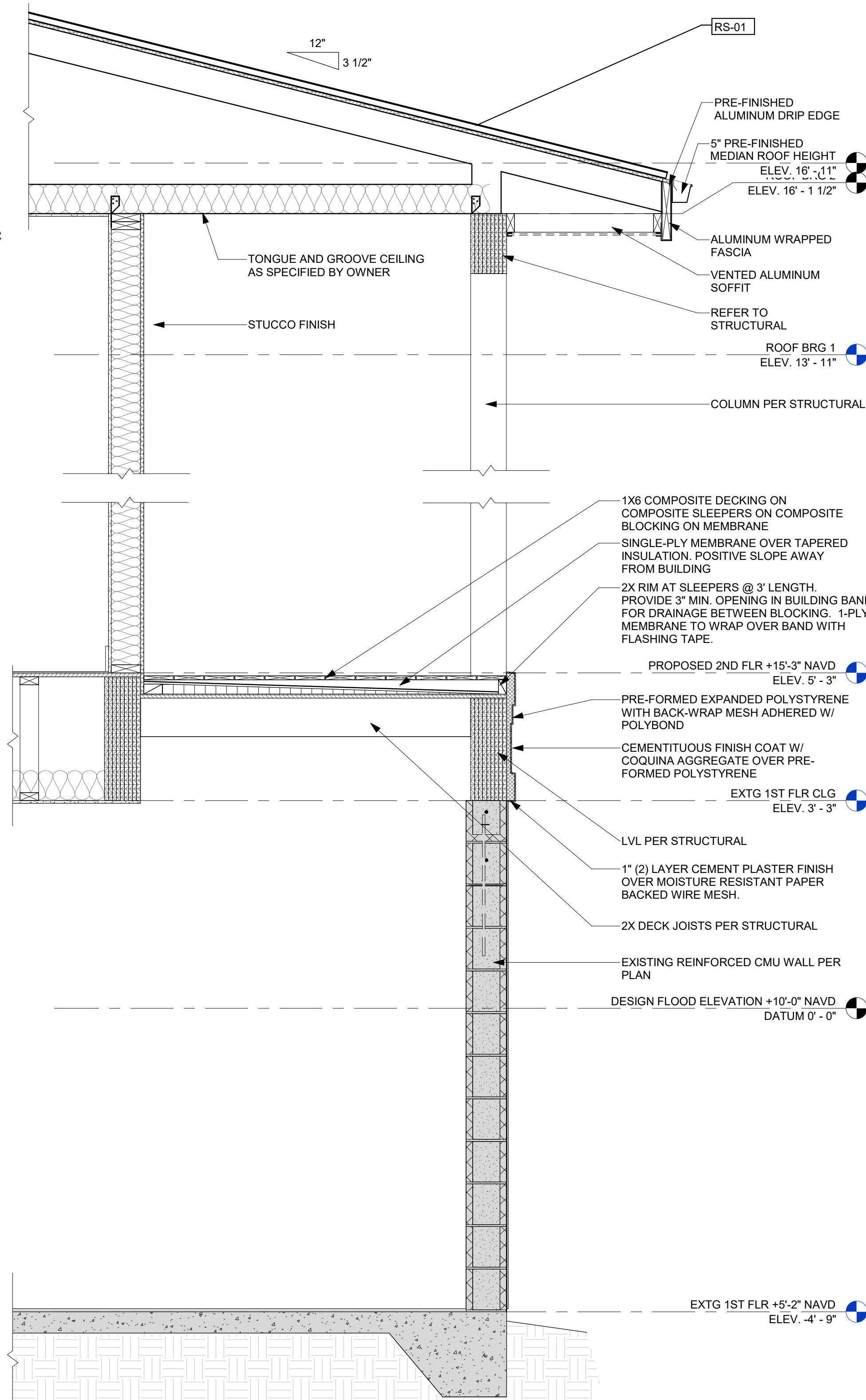
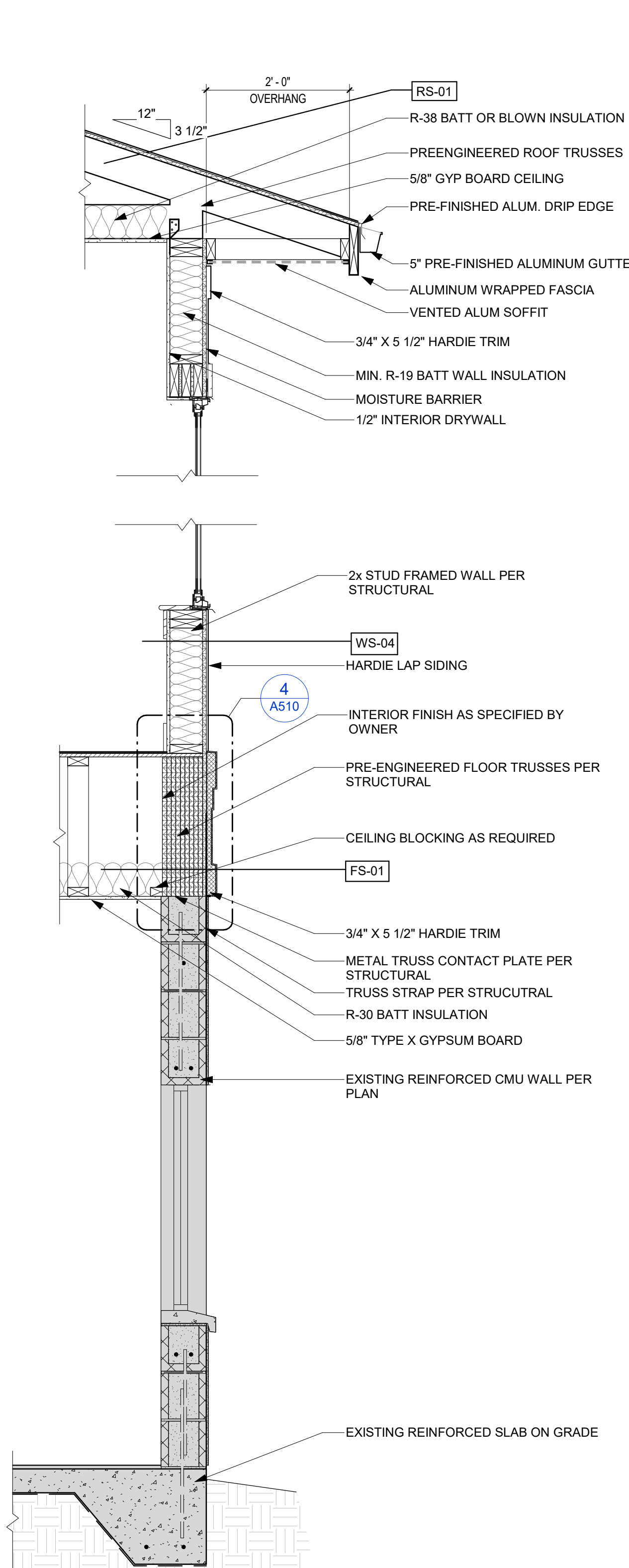
4 WALL BAND DETAIL

A510 SCALE: 1" = 1'-0"



2 TYPICAL WALL SECTION

A510 SCALE: 3/4" = 1'-0"



1 WALL SECTION AT BALCONY

A510 SCALE: 3/4" = 1'-0"

SUNARC
ARCHITECTURE

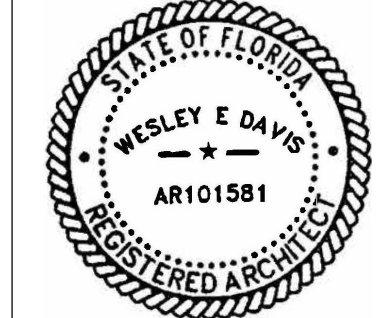
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PROJECT # 2024 1061

WALL SECTIONS / DETAILS

A510

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

Agenda Report

Agenda Title Name: Design Review: 106 20th Avenue

Action Request: None. Staff requests comments from the Historic Preservation Board pertaining to the design of the structure, to assist with ensuring compatibility within the district.

Strategic Objective:

Date: September 4, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: The subject request is for new construction of a single-family residence that is being built to the House-Medium standards of the Pass-A-Grille Overlay District. The former home, a duplex, was substantially damaged in the 2024 hurricanes according to the applicant, who is seeking to redevelop the property with a two-story single-family home. The existing residence is not considered a contributing historic resource and the owner will not need to obtain a Certificate of Appropriateness for demolition.

Staff's design consultant found the design to meet the criteria for residences in the Pass-A-Grille Overlay District. The redeveloped home pays homage to the original design, featuring similar window design, placement, and roof features despite a significant change in roof pitch. The structure will maintain a similar orientation to the front property line as existing, but will include spiral stairs that encroach approximately two feet into the required front setback and will require a variance from the Board of Adjustment to be constructed.

Staff submits the following comments for applicant consideration and response:

1) The home, and majority of the block, currently

accesses parking areas from the rear alleyways. This design will establish two driveway connections with 20th Avenue. While currently permitted, the applicant may wish to explain the change in vehicle access location, and whether it was considered for one of the two parking areas to instead be retained at the rear of the property.

2) There is limited space at the front of the residence for foliage, with the site plan showing two driveways and a paved connection between them. There is adequate space for landscaping at the outer sides of the driveway. The structure also lacks a defined porch or stoop, although the applicant is currently permitted to install landscaping ("Common Yard" frontage) to compensate. Staff requests the applicant address whether there is adequate space to provide the required ten shrubs, canopy tree, and two understory trees at this frontage. The applicant has shown adequate frontage vegetation in their accompanying landscaping plan, but an area shown as sod on that plan is shown as a paved area on the accompanying site plan and it unclear which is accurate.

Funding:

N/A

Attachments:

1. Application
2. Plans
3. Landscaping

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

Iliana R Guess

106 20th Ave.

St. Pete Beach, FL 33706

Representative Name & Address

Casi Guess

2038 Gramercy Circle

Atlanta, GA 30341

Phone 770-489-5564

Phone 404-667-1933

Property Address and Legal Description

106 20th Ave., St. Pete Beach, FL 33706

Address: 106 20th Ave., St. Pete Beach, FL 33706. Legal Description: Lot 74, Block H, Phillips Division of Pass-A-Grille, as recorded in Plat book 3, page 38, of the public records of Pinellas County, FL

Project Description

Due to hurricanes Helene & Milton fall 2024, we must demolish our current home and will build a hurricane compliant single family house.

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	✓	
Mass and scale proportions of on-site building(s)	✓	
Location of service areas, such as solid waste storage areas, and mechanical equipment	✓	
Screening device locations	✓	
Parking locations	✓	
Site furnishings	✓	
Lighting fixtures	✓	
Freestanding signage		✓
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	✓	
Building materials referenced on elevations Note: Numbering the elevation with references to materials on a separate document is acceptable.	✓	
Mass and scale proportions	✓	
Location of service areas, such as solid waste storage areas, and mechanical equipment	✓	
Screening devices	✓	
Site furnishings	✓	
Lighting fixtures	✓	
Signage		✓
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	✓	
A minimum three-foot-wide landscaping area along primary frontage	✓	
Ornamental grasses, and groundcovers	✓	
At least ten shrubs, minimum three gallons, along primary frontage	✓	
One canopy tree along primary frontage	✓	
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)	✓	

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.

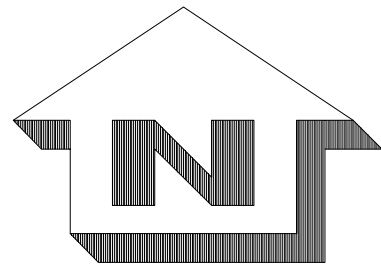
Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as 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.

(Casi) Cassandra E. Guess

Applicant Signature

7.21.25

Date



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

GULF WAY
GULF AVE (PER PLAT)

LEGEND:

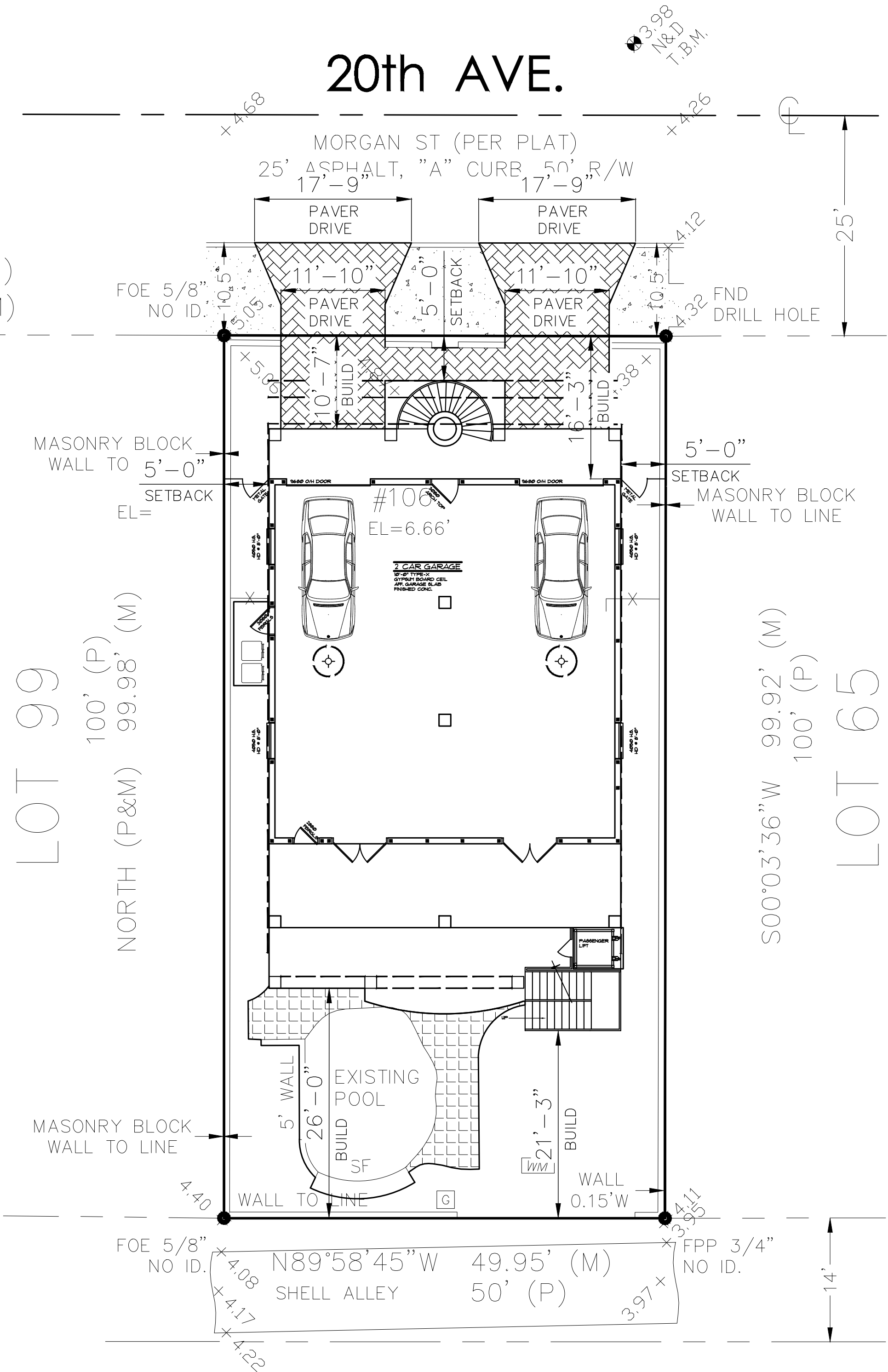
- FND = FOUND
SF = STONE FOUNTAIN
N&D = NAIL & DISK
FPP = FOUND PINCHED PIPE
FIR = FOUND IRON ROD
FOE = FOUND OPEN END PIPE
FCM = FOUND CONC. MONUMENT
(D) = DEED
(M) = FIELD MEASUREMENT
(P) = PLAT
CONC. = CONCRETE
R/W = RIGHT OF WAY
P.L. = PROPERTY LINE
S/W = SIDEWALK
T.B.M. = TEMPORARY BENCHMARK
C/C = COVERED CONCRETE
C/D = COVERED WOOD DECK
MF = METAL FENCE
PVC = VINYL FENCE
WM = WATER METER
C = CLEANOUT
GE = GATE EQUIPMENT
x 0.00 = SPOT ELEVATION

CERTIFIED TO:

ILIANA R. GUESS AND
W. MARION GUESS JR.
CASI

Flood Zone
AE (EL. 11')
COMMUNITY PANEL #125149 12103C0278 G,
REVISED 9/3/03
Basis of Bearings:
WEST BOUNDARY
ASSUMED NORTH
Benchmark:
COUNTY #288 Y 135
EL. = 4.053' N.G.V.D., ADJUSTED TO
EL. = 3.32' N.A.V.D. M.S.L. = 0.00'

20th AVE.



LEGAL DESCRIPTION

LOT 74, BLOCK H, ACCORDING TO THE PLAT OF
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.

BOUNDARY SURVEY WITH IMPROVEMENTS
AND ELEVATION CERTIFICATE - 5/26/2021

REVISIONS	BY

sdg

ARCHITECTURE

727-735-5463

793 San Christopher Drive • Suite A • Dunedin, FL 34698

RODNEY L. COLLAMAN, AIA

AR 0008372



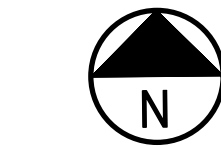
AN EXCLUSIVE HOME FOR:

The Guess Family

106 20TH AVE., ST PETE BEACH, FL 33706

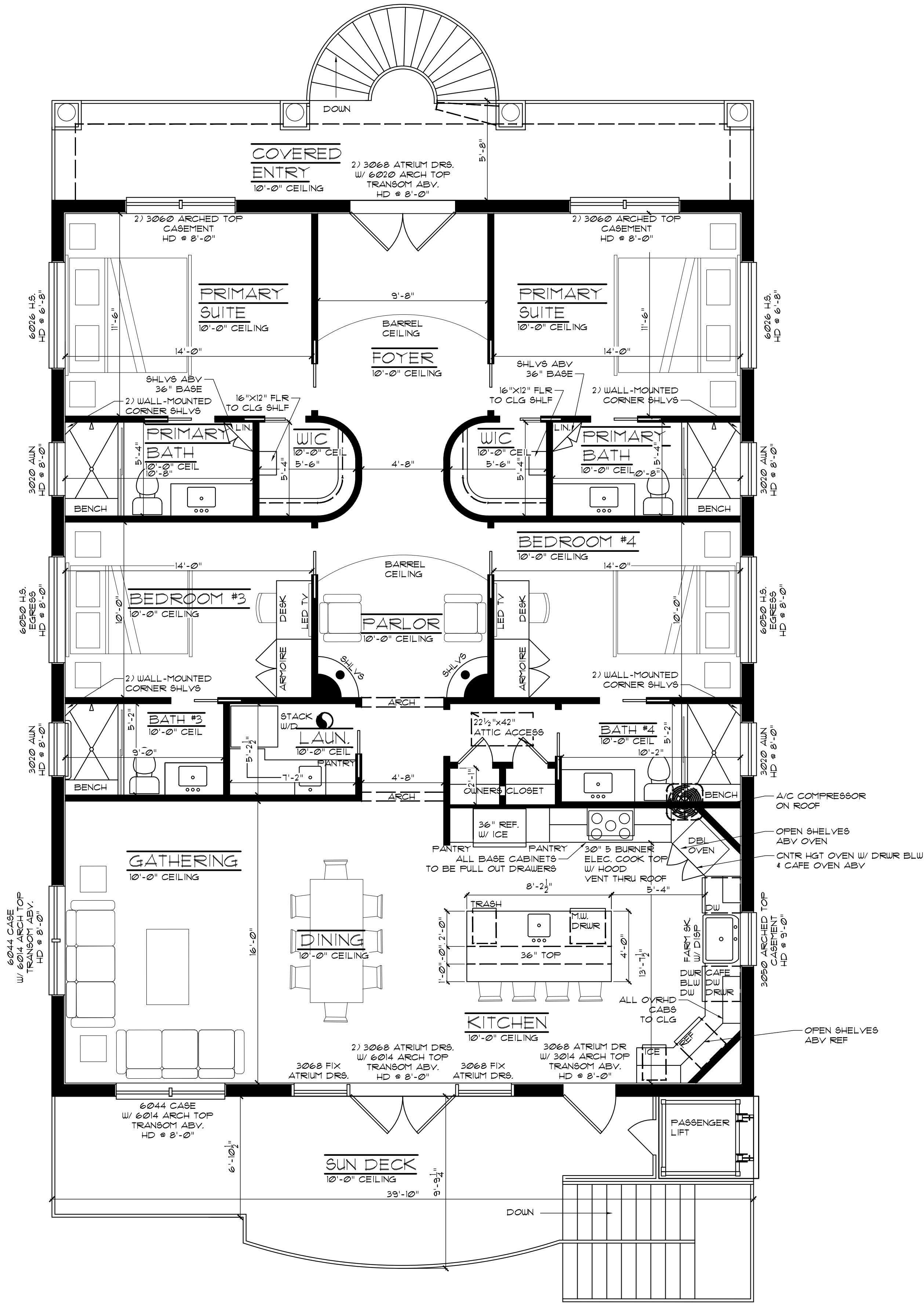
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2ND FLOOR PLAN
SCALE - 1/4" = 1'-0"

AREA TABULATION	
TOTAL 2ND FL LIVING	2,005 SQ. FT.



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FRONT ELEVATION

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



BACK ELEVATION

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

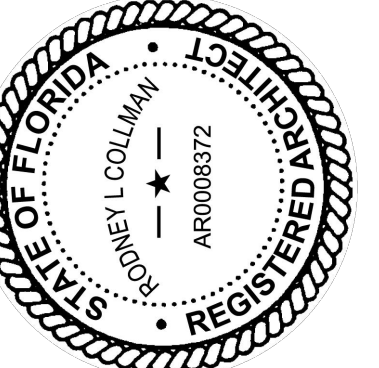
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LEFT ELEVATION

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



RIGHT ELEVATION

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

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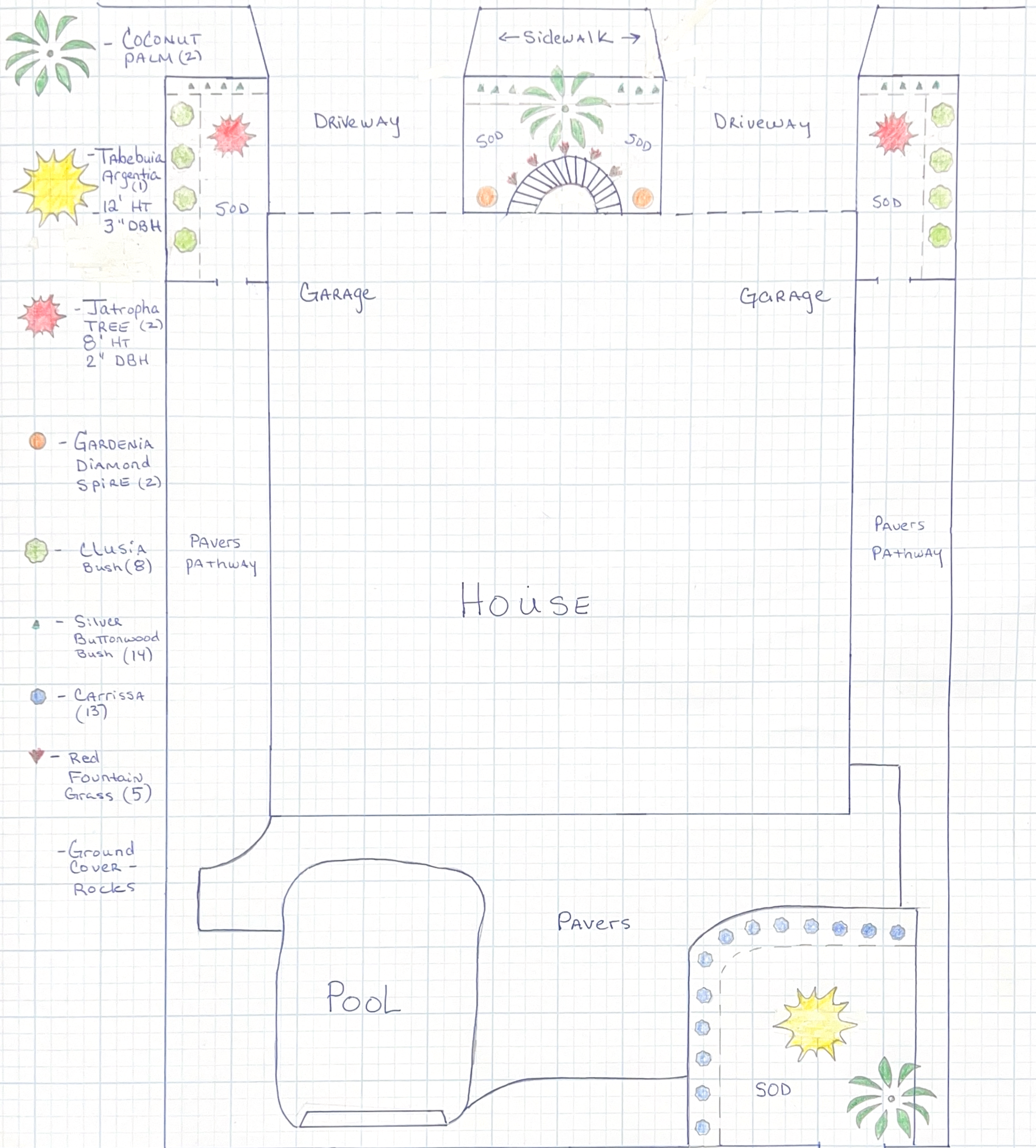
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